

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, April 26, 2016
7:00 p.m.

The Ypsilanti Historic District Commission works to safeguard Ypsilanti's built heritage by guiding development and renovation within the Historic District. Enabled by federal, state, and local legislation, the HDC seeks to stabilize and improve property values, to promote preservation education, and to develop the Ypsilanti Historic District as a vital living area.

An audio recording of the meeting will be made for the purpose of assisting in the preparation of official minutes only. Once the official minutes are approved the audio recording will be destroyed.

I. CALL TO ORDER AND ROLL CALL

Anne Stevenson, Chair	P	A
Hank Prebys, Vice Chair	P	A
Ron Rupert	P	A
Alex Pettit	P	A
Jane Schmiedeke	P	A
Erika Lindsay	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING – None

V. BUSINESS SESSION

A. OLD BUSINESS

1. 16 S Washington

Fence, green house and door install

B. NEW BUSINESS

2. 116 Maple St

Porch repair and painting

3. 410 N Hamilton St

New footing, concrete repair at garage

4. 410 N Hamilton St

Painting, siding and stucco repair

5. 1 S Huron St

Sign installation

6. 224 N River St

Fence installation

7. 109 Buffalo St

Window installation

8. 205 W Michigan Ave

Replace fire escape

9. 24 N Huron St.

Fence installation

10. 101 W Michigan Ave

Sign installation

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS—none

E. OTHER BUSINESS

11. HDC Realtor Outreach Postcard, third draft

12. Workshop planning

13. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of April 12, 2016

VIII. ADJOURNMENT

Secretary of the Interior's Standards for the Rehabilitation of Historic Structures

Developed by the U.S. Department of the Interior, the Standards provide a framework that guides protective decisions regarding historic structures. The Historic District Commission is required to cite applicable Standards with each formal decision it renders. It may also cite HDC Fact Sheets as part of its decision-making process.

1. Use property for original purpose or provide compatible use with minimal alteration.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. Do not destroy original character. Do not remove or alter historic material or features.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Do not imitate earlier styles.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Preserve significant changes acquired over time.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Preserve distinctive features.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Repair, don't replace. Replacements shall match original.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Clean building gently—no sandblasting.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Preserve archaeological resources.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New work shall be removable.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



HDC Work Permit Staff Review

Property address: 16 S Washington St

Date of Review: 4/21/16

Date of Meeting: 4/26/16

Proposed work: 1) Installation of 12' of fencing adjacent to the Beer Cooler; 2) installation of a 150 sq. foot, wood frame green house; 3) turning of antique blue garage door so it faces the interior and the addition of a ribbed sheet metal door (or masonry if funding secured) to seal the opening from the exterior.

Materials: Black aluminum fencing, lumber, brown semi-transparent stain, polycarbonate sheeting, insulation, ribbed, corrugated sheet metal panels in red/or bricks and cement.

Staff review:

1. UPDATE: Application was tabled at April 12, 2016 meeting—applicant was asked to return with more detailed information about how the opening from the antique garage door will be sealed. Also, the HDC requested a site plan showing the foot print of the proposed fencing and green house. Staff reached out to applicant via email asking if she would have the materials available for the next meeting. Staff has not heard back from the applicant.
2. Applicant lists the use of a semi-transparent brown stain on the wood frame Green House—HDC may want to request an opaque stain be used on the wood.
3. Applicant states that they will be installing 12 feet of fencing adjacent to the Beer Cooler—HDC may want to specify exact location of fencing. The fence

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.

- panels are 4' high and made of aluminum painted black.
4. Applicant states that they will be turning the antique blue garage door around so that the significant features face inward—they will then make the door flush with the interior wall, insulate the back of it and cover it with ribbed, corrugated steel panels (in red), or with masonry if a donation can be secured. HDC may want to inquire about the way the sheet metal will be attached to the masonry.
 5. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#9, #10

Suggested items to include in a motion to approve:

Work to include the installation of a 12' long, 4' high, aluminum fence, painted black, to be located adjacent to the Beer Cooler. Work also to include the construction of a 150 sq ft Green House, with a wooden frame and stained with a brown, opaque stain. The antique, blue garage door is to be turned so that it faces inward—the opening is then to be insulated and a sealed from the exterior with either corrugated, ribbed sheet metal in red, or with masonry.



Ypsilanti Historic District Work Permit Application



Date filed 04/06/2016 for HDC meeting date 04/12/2016

Action item Study item

Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 16 S. Washington St., Ypsilanti, MI 48197

Applicant Owner Architect Contractor

Name Growing Hope on behalf of Barnes & Barnes, LLC

Address 922 W. Michigan Ave

City Ypsilanti State MI Zip 48197

Phone 734-905-7369 MaryAnn Nie Fax _____

E-mail maryann@growinghope.net

Owner Barnes & Barnes, LLC
(If different than applicant)

Who will perform the work? Owner Contractor

Contractor _____
(Name, address, phone)

Action Items only:
Construction Cost under \$3000 Permit Application Fee 35.00
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed. Please be clear and complete. List the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed.
 - b. Paint color chips (if relevant).
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components.
 - d. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Demolition & moving structures: refer to the Historic District Ordinance and demo application for relevant provisions.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 04/06/2016 for HDC meeting date 04/12/2016

Property Address 16 S. Washington St., Ypsilanti, MI 48197

Applicant Growing Hope

Description of proposed work (see sample applications)

- 1) At 16 S. Washington adjacent to the Beer Cooler we would like to add 12 feet of fencing from Home Depot shown on the attached catalog sheet to establish the property and deter trash.
- 2) Behind 16 S. Washington a 150 sq. ft. wood frame greenhouse covered with hard, clear polycarbonate sheeting will be installed to house plants for YpsiPlant. We will stain the wood with brown opaque stain as shown in catalog sheet as suggested by this commision.
- 3) At 9 S. Adams St. warehouse building we plan to turn around the antique blue garage door on the northeast side of the building and face it inward . The door will be made flush with the interior wall and become an interiorr decor feature. Between the backside of the door and the exterior wall the door will be secured with lumber and insulation will be installed. The exterior wall will then be finished with ribbed corrugated sheet metal as shown or masonry if donation can be secured.

Materials

- Brown Semi Transparent Wood Stain
- Lumber
- Insulation
- Red Metal Ribbed Corrugated Siding or
- Bricks and Cement
- FENCING*

Colors (Attach color chips or samples)

Body _____ Accent 1 _____
 Trim _____ Accent 2 _____
 Roof _____ Other _____

This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

Mary Ann Mesley

 Signature of Applicant

4/6/2016

 Date



Allure Aluminum | Model # 482EBL1 | Internet # 100491514

4 ft. x 6 ft. Black Aluminum Unassembled Metropolitan 2-Rail Fence Panel

★★★★★ (33) | Write a Review | Questions & Answers (16)



Was \$49.99

\$44.99 /each

Save \$5.00 (10%) through 04/14/2016

Save 10% on top select Building Materials

- Lifetime warranty
- Delivered unassembled saving you money
- Aluminum will never rust

PRODUCT NOT SOLD IN STORES

Open Expanded View

Click Image to Zoom



PRODUCT OVERVIEW Model # 482EBL1 | Internet # 100491514

Constructed of aluminum alloy, the Allure Aluminum 4 ft. x 6 ft. Black Aluminum 2-Rail Metropolitan Fence Panel is strong and rust proof. It contains 15 pickets and is compatible with 4 ft. high posts (Not included). Maintenance free, it features a black coating that complements a variety of surroundings.

- Strong aluminum alloy construction is rust proof and maintenance free
- Black coating complements a variety of surroundings
- 2-rail metropolitan design has 15 pickets
- Ideal for fencing in yards
- For use with 48 in. high posts, corner posts or end/gate posts (not included)
- Includes hardware for convenience
- Great for fencing in yards with or without swimming pool
- Delivered to you in knock down unassembled kits that you must put together
- Always consult local building department for pool codes prior to installing fence
- Planning 101:



Architect Series | Model # 11103 | Internet # 202275225 | Store SKU # 846541

1 gal. Semi-Transparent Oil-Based Tahoma Brown Wood Stain

(3) | [Write a Review](#) | [Ask the first question](#)



[Open Expanded View](#)

[Click Image to Zoom](#)



\$31.98 /each

PRODUCT OVERVIEW

Model # 11103 | Internet # 202275225 | Store SKU # 846541 | Store SO SKU # 212844

Architect Series semi-transparent, Oil-Based Penetrating Stain and Sealer is ideal for beautifying and protecting exterior wood surfaces such as fences, decks and unpainted wood siding. This oil based stain penetrates deeply into your wood, giving superior protection, especially in harsh environments that cycle between sun and snow. The formula's organic oils protect the wood from water damage, while natural reflective pigments provide superior protection against UV damage. Tahoma Brown is an umber brown semi-transparent tint.

California residents: see [Proposition 65 information](#)

- Highlight the natural grain and texture of your wood with Architect Series oil-based semi-transparent wood stains
- Formulated for an easy, 1-coat application with a stain pad, brush or sprayer (for fences)
- Apply this oil based stain and simply wipe off any excess, it's that easy
- Organic oils penetrate wood to resist water damage while reflective pigments provide long-lasting protection against UV rays
- A gal. pail of stain will treat 400 sq. ft. of smooth deck boards or 200 sq. ft. of rough fence boards
- Beautifies new wood and renews old woods, while supplying the superior protection of an oil based stain to redwood, cedar, fir or any other type of porous exterior wood
- [Click here to learn more about exterior stain products](#)
- Actual paint colors may vary from on-screen and printer representations
- Online price includes Paint Care fee in the following states: CA, CO, CT, ME, MN, OR, RI, VT

SPECIFICATIONS

DIMENSIONS

Container Size	1 GA-Gallon	Coverage Area (sq. ft.)	300
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DETAILS

Application Method	Brush	Paint/Stain Clean Up	Mineral Spirits
Cleanup	Mineral Spirits	Paint/Stain Key Features	Sealer,UV/Fade Resistant
Coating Product Category	Stain	Paint/Stain/Waterproofer Product Type	Deck, House & Concrete
Color Family	Browns / Tans	Returnable	90-Day
Color/Finish	Brown	Sealer	Yes
Concrete Use	No	Substrate/Surface Use Type	Wood
Deck Use	Yes	Time before recoating (hours)	0
Dry to touch (min.)	720	Tintable	No
Interior/Exterior	Exterior	Transparency	Semi-Transparent
Mildew Resistant	No	UV Resistant	Yes
Paint Product Type	Semi-Transparent Stain	Waterproof	No
Paint/Stain Base Material	Oil		

WARRANTY / CERTIFICATIONS

Manufacturer Warranty	Manufacturer will replace product that is proven to be defective within 30 days of purchase.
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MORE PRODUCTS WITH THESE FEATURESTransparency: **Semi-Transparent**Color Family: **Browns / Tans**Substrate/Surface Use Type: **Wood**Brand: **Architect Series**Price: **\$30 - \$40**Coverage Area (sq. ft.): **300**Container Size: **1 GA-Gallon**

SEARCH

Metal Sales | Model # 2313324 | Internet # 204255047

10 ft. Classic Rib Steel Roof Panel in Red★★★★★ (25) | [Write a Review](#) | [Questions & Answers \(23\)](#)**\$29.98** /each**PRODUCT NOT SOLD IN STORES**[Open Expanded View](#)[Click Image to Zoom](#)**PRODUCT OVERVIEW** Model # 2313324 | Internet # 204255047

Built for beauty, durability and value, the Metal Sales Classic Rib is a hard-working roof panel that performs in all seasons. Ideal for a variety of structures including pole barns, equipment storage, stables, garages, sheds and houses, this lightweight metal panel is easy to install to protect your investment beautifully and affordably. Classic Rib has a low profile rib height of $\frac{3}{4}$ " and is designed for attachment to the roof substrate with fasteners that penetrate the face of the panel. Fastener heads are exposed to view and feature a gasket that prevents leaking. Classic Rib comes standard with MS Colorfast45, a superior four-layer coating system that has undergone rigorous real-world weathering tests to prove its long-term ability to stand up to the elements. All 7 color options are listed with ENERGY STAR and improve energy efficiency by reflecting sunlight before it can be absorbed as heat. This reduces the amount of energy needed for cooling your building. Classic Rib also provides you with decades of worry-free service with low maintenance requirements.

- 29 gauge thickness, 36 in. panel coverage and $\frac{3}{4}$ in. rib height; features bell top trapezoidal rib on 9 in. centers.
- Designed to be installed on roofs with a 3:12 or greater slope over open framing or solid substrate.
- MS Colorfast45 coating system guards against corrosion, fading, chalking and chipping.
- Carries a 45-year finish warranty for durability and aesthetics.
- Withstands severe weather conditions including high winds and fire – advantages that may lower insurance premiums.
- Environmentally responsible choice containing a minimum 30% recycled content and is 100% recyclable.
- Virtually maintenance free and resistant to mildew, rot and pests. Occasional cleaning will maintain its appearance.
- Product available to ship to local The Home Depot Store, not available for residential or jobsite delivery
- For help with your project please refer to our Pre-Installation and Installation videos located next to product images above.

SPECIFICATIONS

DIMENSIONS

Approximate Length (ft.)	10	Product Height (in.)	0.75
Coverage Area (sq. ft.)	30	Product Length (in.)	120
Product Depth (in.)	120	Product Width (in.)	36

DETAILS

Color Family	Red	Profile	Metal Sheets
Commercial / Residential	Commercial / Residential	Returnable	90-Day
Material	Steel	Roofing Product Type	Panel
Product Weight (lb.)	22 lb		

WARRANTY / CERTIFICATIONS

Manufacturer Warranty	45 Year Finish Warranty
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MORE PRODUCTS WITH THESE FEATURES





HDC Work Permit Staff Review

Property address: 116 Maple St

Date of Review: 4/21/16

Date of Meeting: 4/26/16

Proposed work: porch repair, step replacement; paint

Materials: Wood; paint in Sherwin Williams colors Lime Rickey (SW 6717), Dancing Green (SW 6716), and Gecko (SW 6719)

Staff review:

1. Applicant was seen as a Study Item at the March 22, 2016 HDC meeting to discuss repairing the porch, replacing the spindles, and installing new, wooden steps in place of the existing concrete steps. Applicant has returned to have these projects discussed by the HDC as an action item.
2. Applicant also wants to paint the exterior of the house in the colors listed above.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#2, #6, #9, #10

Suggested items to include in a motion to approve:
Work to include the replacement of the existing concrete porch steps with wooden steps; the installation of new wooden spindles, and repairs of the porch. Also, work is to include painting of the whole exterior of the house, using Sherwin Williams colors Lime Rickey (SW 6717), Dancing Green (SW 6716), and Gecko (SW 6719).

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.



Ypsilanti Historic District Work Permit Application

Rec. 20362 #2
#2

RECEIVED
MAR 24 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

Date filed 3/24/16 for HDC meeting date 4/15/16

Action item Study item Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 116 MAPLE

Applicant Owner Architect Contractor

Name REX RICHIE

Address 7665 MAPLEWOOD

City YPSILANTI State MI Zip 48198

Phone 734 8340410 Fax _____

E-mail _____

Owner _____
(If different than applicant)

Who will perform the work? Owner Contractor

Contractor Same as Above
(Name, address, phone)

Action Items only:
Construction Cost _____ Permit Application Fee 35⁰⁰
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed. Please be clear and complete. List the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed.
 - b. Paint color chips (if relevant).
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components.
 - d. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Demolition & moving structures: refer to the Historic District Ordinance and demo application for relevant provisions.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

RECEIVED
CITY OF YPSILANTI
BUILDING DEPARTMENT

Property Address 116 MAPLEWOOD

Applicant REX RICHIE

Description of proposed work (see sample applications)

Repair Porch
Paint whole house

Materials

WOOD

Colors (Attach color chips or samples)

Body _____ Accent 1 _____
Trim _____ Accent 2 _____
Roof _____ Other _____

→ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

Rex Richie
Signature of Applicant

3-24-14
Date

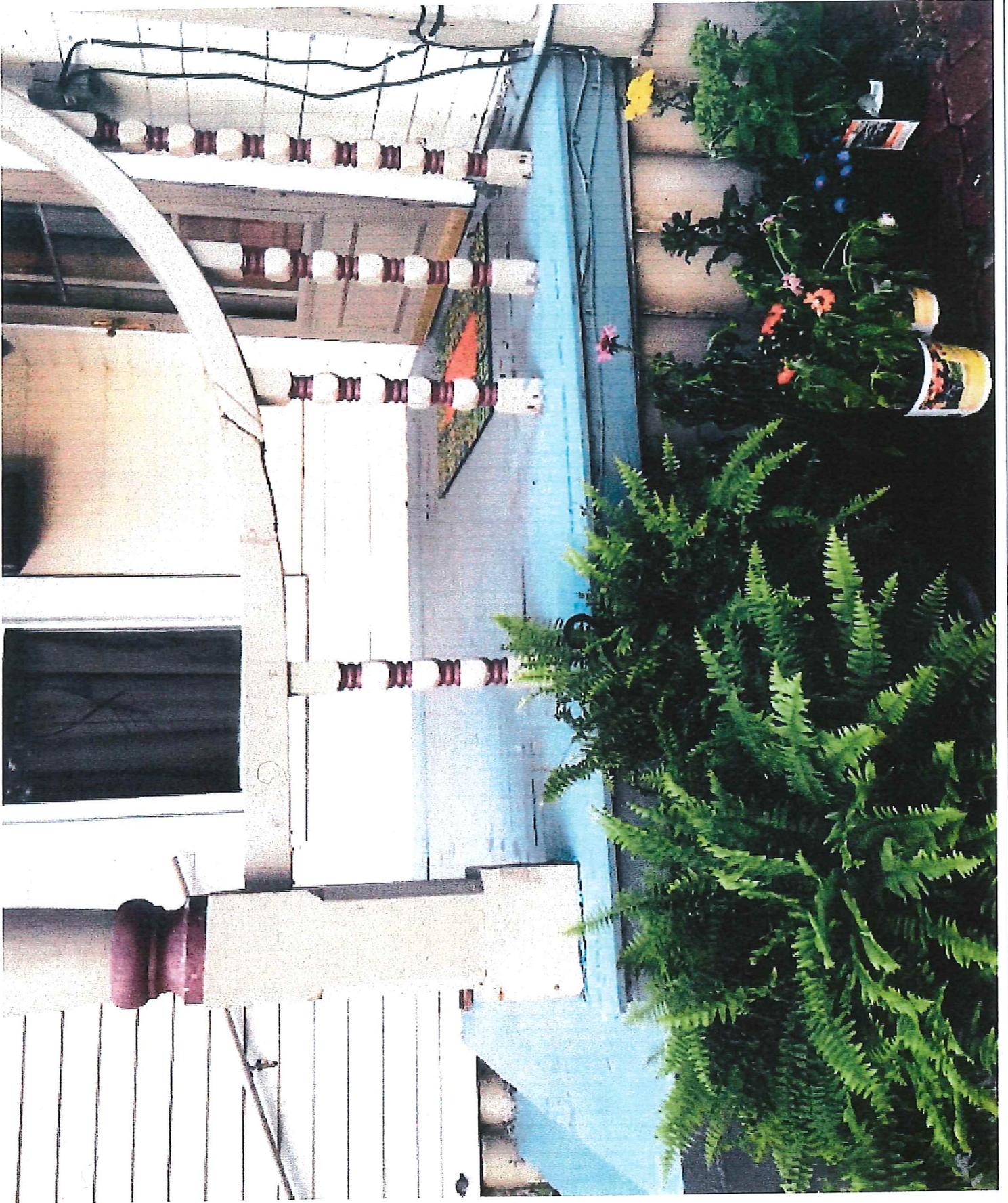


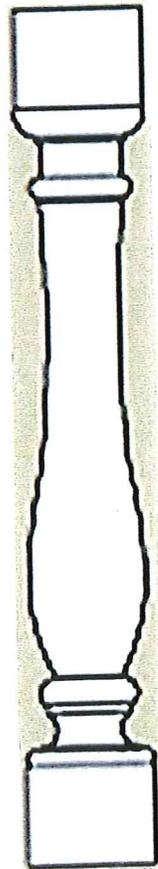
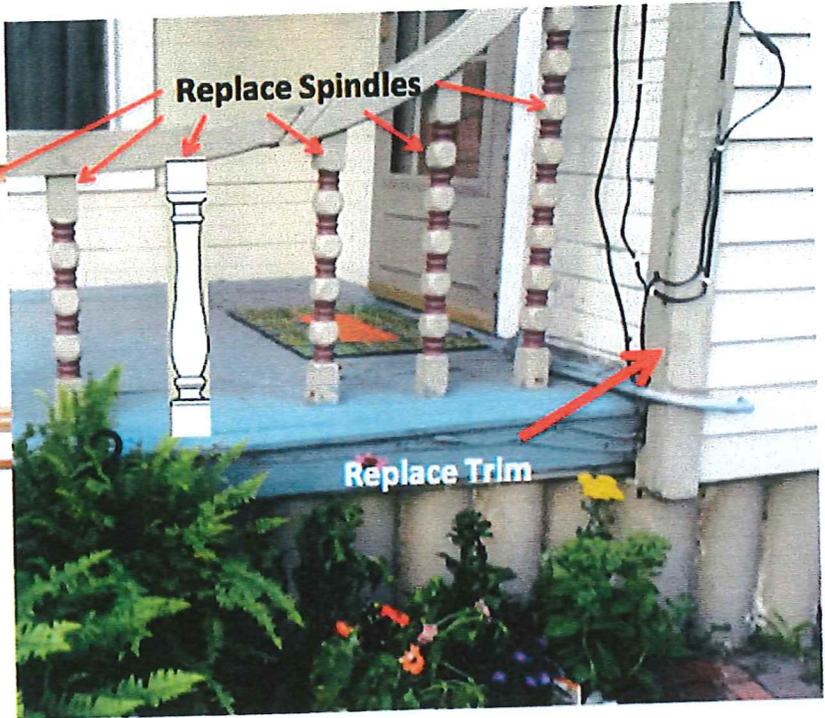




Porch to be re-leveled

Remove cement steps and replace with wood steps with new handrail





Example of new spindle shape

SW 6717
Lime Rickey

149-C3

SW 6716
Dancing Green

149-C2

SW 6719
Gecko

149-C6



HDC Work Permit Staff Review

Property address: 410 N Hamilton

Date of Review: 4/21/16

Date of Meeting: 4/26/16

Proposed work: raise garage to install new footings and straighten walls; repair or replace floor, replace glass in windows

Materials: poured concrete footings, ¾" plywood to strengthen interior walls, glass for windows

Staff review:

1. Application lists "replace glass in windows" under materials—Staff asked about this, the applicant stated he was just replacing broken panes of glass with "window glaze."
2. Application states that they will be jacking-up the garage in order to install new footings—Commission may want to make sure this doesn't compromise any significant features of the garage.
3. Application states they will be using plywood to strengthen interior walls and that they will be repairing or replacing the concrete floor. The interior work may not be relevant for the Commission, but they may want to ensure that it won't alter the exterior appearance of the garage.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#5, #6, #10

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.



Ypsilanti Historic District PHDC 16-0021 Work Permit Application

RECEIVED
APR 13 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT
#2 #3

Date filed 4-12-16 for HDC meeting date 4/26/16

Action item Study item Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 410 N Hamilton

Applicant Owner Architect Contractor

Name Jerel Harrington

Address 8370 Whitaker Rd

City Ypsilanti State MI Zip 48197

Phone 734-657-4012 Fax _____

E-mail Jerel.harrington1949@gmail.com

Owner _____
(If different than applicant)

Who will perform the work? Owner Contractor

Contractor Demarcos Home Improvement
(Name, address, phone) 734-754-6789

Action Items only:
Construction Cost 2500 Permit Application Fee 3500
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed. Please be clear and complete. List the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed.
 - b. Paint color chips (if relevant).
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components.
 - d. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Demolition & moving structures: refer to the Historic District Ordinance and demo application for relevant provisions.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.



Ypsilanti Historic District Work Permit Application

Date filed 4-12-16 for HDC meeting date _____

Property Address 410 N. Hamilton

Applicant Jerel Harrington

Description of proposed work (see sample applications) PLAN A & B

Plan A: Jack up garage and install adequate footing - straighten walls - Repair or Replace Floor

~~Plan B: Tear Down Garage~~

Materials - Poured concrete footing - 3/4 Plywood to strengthen interior walls - Replace glass in windows

Colors (Attach color chips or samples)

Body _____	Accent 1 _____
Trim _____	Accent 2 _____
Roof _____	Other _____

This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

Jerel Harrington
Signature of Applicant

4-12-16
Date

410 N HAMILTON - GARAGE

(4/21/16)





HDC Work Permit Staff Review

Property address: 410 N Hamilton

Date of Review: 4/18/16

Date of Meeting: 4/26/16

Proposed work: Painting of house and garage; repair of stucco around foundation; repair/replace siding as needed

Materials: Paint, stucco repair with stone and color added to match existing stucco, 1x6 beveled cedar siding

Staff review:

1. Application states they will be painting the garage and house to using the same color scheme— Commission may want to clarify if this will match the existing color scheme. Applicant stated he would bring paint chips to meeting with him.
2. Application states that they will be repairing and replacing the existing siding as needed—it lists the replacement siding as beveled cedar. Applicant provided cut-sheet of proposed siding, noting that it matches the existing siding exactly.
3. Application states that they will be using a metal lathe to repair the stucco base, and that they will be adding color to match the existing stucco as closely as possible.
4. Applicant stated he would bring additional photos with him to the meeting.
5. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#6, #7, #9, #10

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

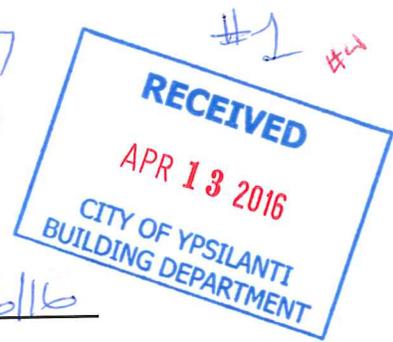
9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.



Ypsilanti Historic District Work Permit Application

Rac 20107
PHDC-16-0020



Date filed April 12, 16 for HDC meeting date 4/26/16

Action item Study item Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 4105 N Hamilton

Applicant Owner Architect Contractor

Name Jewel Harrington

Address 8370 Whitaker Rd

City Ypsilanti State Mi Zip 48197

Phone 734-657-4012 Fax _____

E-mail Jewel.harrington1949@gmail.com

Owner _____
(If different than applicant)

Who will perform the work? Owner Contractor

Contractor _____
(Name, address, phone)

Action Items only:
Construction Cost 1200 Permit Application Fee 3500
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed. Please be clear and complete. List the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed.
 - b. Paint color chips (if relevant).
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components.
 - d. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Demolition & moving structures: refer to the Historic District Ordinance and demo application for relevant provisions.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.



Ypsilanti Historic District Work Permit Application

Date filed 4-12-16 for HDC meeting date _____

Property Address 410 N Hamilton

Applicant Jere Harrington

Description of proposed work (see sample applications)

Paint house and garage using the same color scheme. Some siding repair/replacement required.
- Repair stucco around foundation

Materials

PAINT Exterior of course -
Colors - Cream, Blue/Grey, Red -
Stucco Base Repair with metal Lath stone & color added to match old stucco as close as possible
Replace wood with cedar - 1x6 - and 8" beveled cedar siding - wood siding

Colors (Attach color chips or samples)

Body <u>Cream</u>	Accent 1 _____
Trim <u>Blue Grey/Red</u>	Accent 2 _____
Roof _____	Other _____

This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

Jere Harrington
Signature of Applicant

4-12-16
Date

TO HCD

Made in U.S. Global Parts **MENARDS®**

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Enter SKU, Model # or Keyword



Welcome, Sign In



Price

Min:

Max:

Submit



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MADE IN U.S.A. with US & Global Parts

Mary's River 3/4" x 6" x 6' Cedar Bevel Siding

Model Number: 10043486CedarBevel | Menards® SKU: 1077960

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- Add to My List
- Add to Gift Registry

Product Overview

Description & Specifications

Online Price

Rebates

You Save \$61 After Mail-In

Rebate

* Must be ordered in increments of 6

Building Materials

Doors, Windows & Millwork

Electrical

Flooring & Rugs

Green Housewares & Pet

Heating & Cooling

Home & Decor

Kitchen

Lighting & Ceiling Fans

Outdoors

Paint

Plumbing

Storage & Organization

Tools & Hardware

Company Information

About Us

Sitemap

Services

Blueprint Upload

Buy Online & Pick Up at Store

Energy Star

Extended Protection Plans

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Local Delivery

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Propane Fueling Stations

Rental Equipment

Tax Exempt Registration

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Project Center

Buying Guides

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Garden Center

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Not eligible for Ship to Home

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Menards® Mobile App

Propane Fueling Stations

Rental Equipment

Tax Exempt Registration

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Ship to Store - Free!

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Rental Equipment

Tax Exempt Registration

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Project Center

Buying Guides

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Garden Center

+View Full Details

Qty: 6

Select a Store & Buy

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410 N Hamilton

This siding is exactly matches existing siding

410 N HAMILTON (4/21/16)



410 N HAMILTON

(4/21/16)



410 N HAMILTON (CIRCA 2007)



08-06-2007 08:26



HDC Work Permit Staff Review

Property address: 1 S Huron St

Date of Review: 4/18/16

Date of Meeting: 4/26/16

Proposed work: Installation of a 20'4"x 11'10" sign on the rear side (south elevation) of City Hall.

Materials: Perforated fabric sign face, flat bleed retro frame

Staff review:

1. Application states that the sign will be installed with 20 aluminum brackets, bolted into the existing mortar joints and spaced evenly. ¼" expansion anchors will also be used in mortar joints.
2. The sign face is a perforated fabric, 30% open. The text is to be as shown—Commission may want to clarify if this is the final design for the sign face.
3. Application includes cut sheets about the proposed flat bleed retro sign frame.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#5, #6, #10

Suggested items to include in a motion to approve:
Work to include the installation of a 20'4"x11'10" sign on the south wall of 1 S Huron. The sign face is to be made of perforated fabric, and the frame is to be a Flat Bleed Retro Frame, attached to the wall in the existing mortar joints with 20 aluminum brackets, spaced evenly.

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.

#3 #5



Ypsilanti Historic District

PHDC-16-0022

Work Permit Application

Date filed 4/13/16 for HDC meeting date _____

Action item Study item Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 1 South Huron

Applicant Owner Architect Contractor

Name FASTSIGNS

Address 3500 WASHINGTON STE J

City ANN ARBOR State MI Zip 48104

Phone 734-677-1500 Fax 734-677-5656

E-mail ROGER.CUNNINGHAM@FASTSIGNS.COM

Owner _____
(If different than applicant)

Who will perform the work? Owner Contractor

Contractor FASTSIGNS
(Name, address, phone) 3500 WASHINGTON STE J

Action Items only:

Construction Cost _____ Permit Application Fee _____

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed. Please be clear and complete. List the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed.
 - b. Paint color chips (if relevant).
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components.
 - d. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Demolition & moving structures: refer to the Historic District Ordinance and demo application for relevant provisions.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address _____

Applicant _____

Description of proposed work (see sample applications)

Materials

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

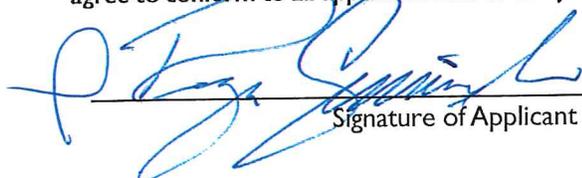
Accent 2 _____

Roof _____

Other _____

- This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.



Signature of Applicant

9/13/16

Date



CITY OF YPSILANTI

BUILDING INSPECTION & ORDINANCE
ENFORCEMENT DEPARTMENT
ONE SOUTH HURON STREET
YPSILANTI MI 48197

Memorandum

Date: 4/13/16

To: Mr. Ralph Lange

From: Jenni Wennerberg

RE: Waive Permit Fee Request

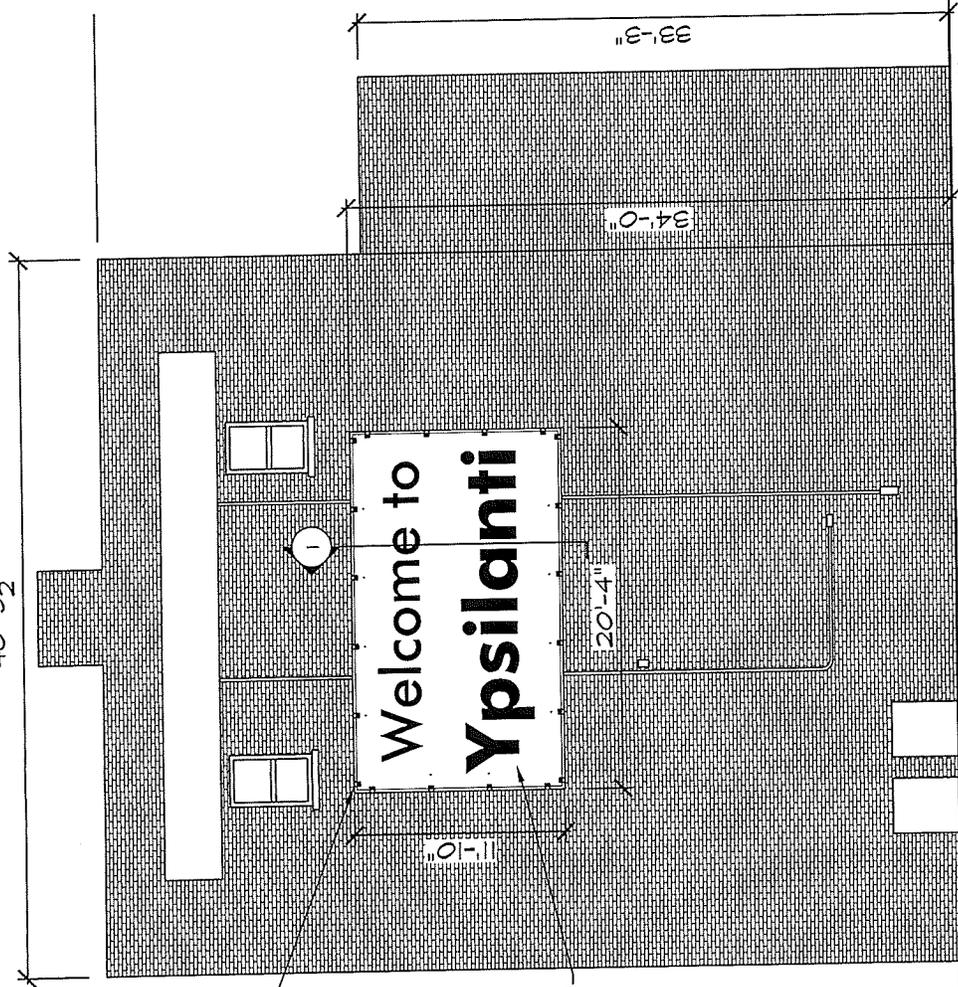
Please waive the sign and HDC work permit application fees (total \$135.00) for the sign being installed at 1 S Huron under sign permit PSIGN-16-008 and HDC approval number PHDC-16-0022 to install one (1) 240 sq ft flex frame perforated banner on rear of building.

Approved: Yes No

Signed: _____

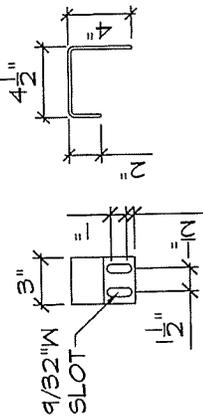
Ralph A. Lange

40'-3 1/2"



SIGN SUPPORT BRACKETS (20); BOLT TO EXISTING MORTAR JOINTS; SPACE EVENLY

PERFORATED FABRIC SIGN MATERIAL



ALUM SIGN SUPPORT BRACKET; 3/16" ALUM (20)

SIGN FRAME COVER

PERFORATED SIGN FACE; 30% OPEN

1/4" EXPANSION ANCHORS SECURE IN BRICK MORTAR JOINTS; RAWL HOLLOW SET DROP-IN ANCHORS OR EQUAL (2 EACH SUPPORT BRACKET); USE COMPATIBLE RUST-RESISTANT BOLTS; FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR EMBED DEPTH; MIN. 2"

EXISTING BRICK WALL

SIGN FRAME

SS SHEET METAL SCREWS TO SECURE FRAME TO SUPPORTS



SIGN SECTION

SCALE: 1" = 1'-0"

Richard L. Henes

BUILDING ELEVATION

SCALE: 3/32" = 1'-0"

EXISTING BUILDING MATERIALS TO WHICH THE SIGN IS BEING ATTACHED ARE TO BE IN SOUND CONDITION AND SUITABLE FOR SPECIFIED FASTENERS. SIGN INSTALLER TO NOTIFY ARCHITECT IF EXISTING CONDITIONS DO NOT MEET THIS REQUIREMENT.

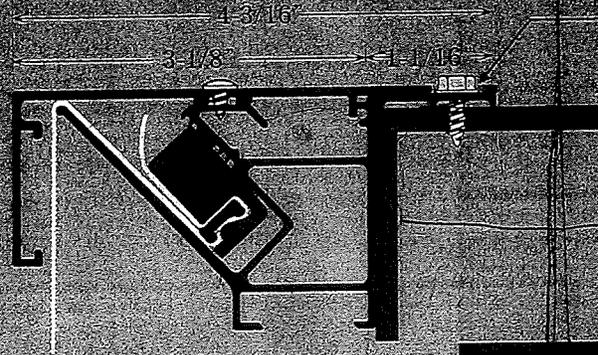
Cornerstone Design Inc
A R C H I T E C T S
310 Depot St. • Ann Arbor • Michigan • 48104
734.663.7580 Fax 734.663.1180

Ypsilanti City Hall
1 S. Huron.
Ypsilanti, MI 48197

Wall Sign Installation

Date
4-11-16
Scale
AS NOTED

A-1



When the cover is removed, the cover screws are removed. The cover is then placed over the sign and the cover screws are inserted. The cover is then secured by tightening only the cover screws.

Features & Benefits

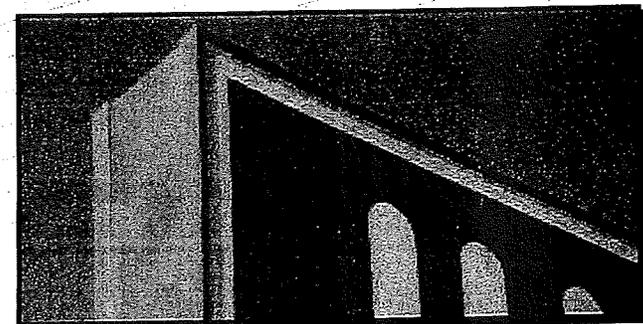
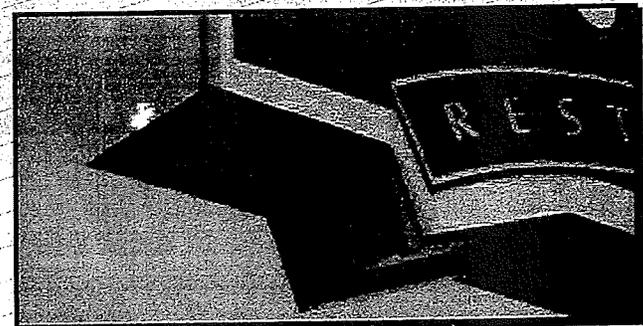
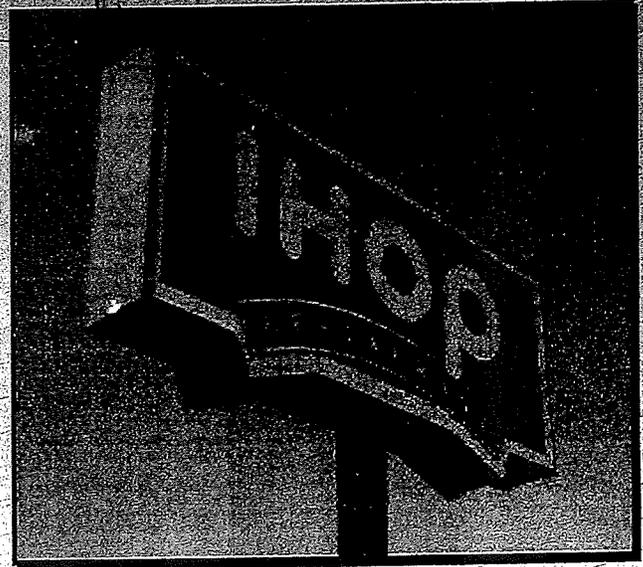
The Flat Bleed Retro Frame is designed to fit over an existing sign or support structure. Typically it changes a rigid faced sign to a flex faced sign. It will tension any size banner. The Tension Clips are easy to use and are re-useable. Eliminates hemming, grommets and double faced tape. It is available in Mill Finish.

Answers to FAQ's

- Accepts up to 22oz banner material.
- Tension Clip placement - Tension Clips are placed approximately 1-1/2" from the edge of the trimmed to size face material.
- Tension Clip spacing - Every 5" on center.
- Face material trim size - Add 3-1/4" of fabric to all four sides. (Adding a total of 6-1/2" to both the height and width)
- The correct Tension Tool to use with the frame is Part #5135.
- Frame Support Tube and Frame Braces may be required if the existing sign or structure is not strong enough to support the tension load.

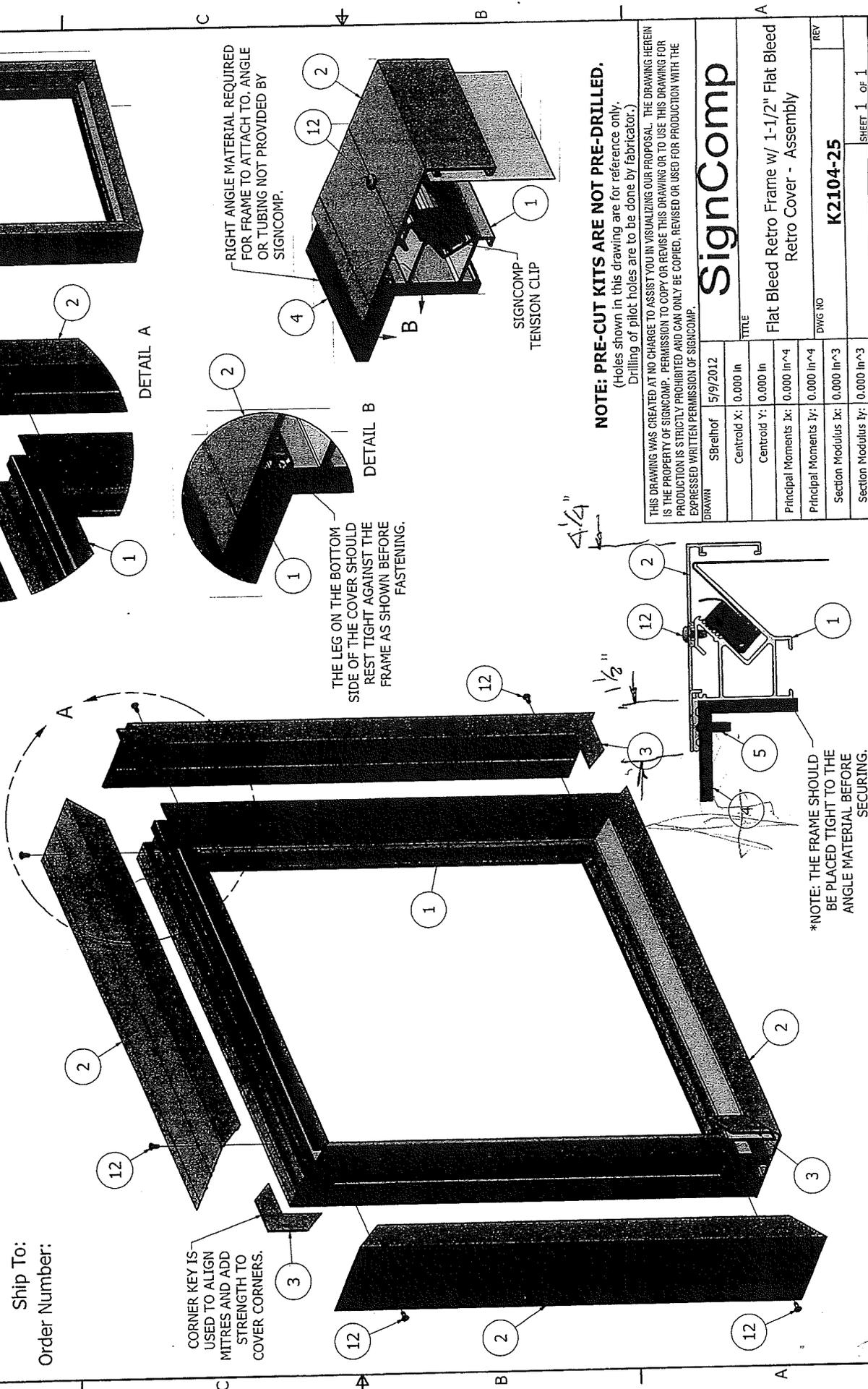
Optional Items

- Frame Support Tube - Part #2175
- Frame Brace - Part #5350 or 2 Piece Frame Brace - Part #5357



PARTS LIST			NOTES
ITEM	PART #	DESCRIPTION	
1	K2104	Flat Bleed Retro Frame	Assembly
2	K2125	1-1/2" Flat / Extended Bleed Cover	
3	5210	Corner Key	Required if not attaching to existing structure.
4	By Other	Angle or Tubing	Not provided by SignComp
5	By Other	Fastener	Pre-drill 3/32" hole
12	5195	Cover Screw	

Ship To:
Order Number:

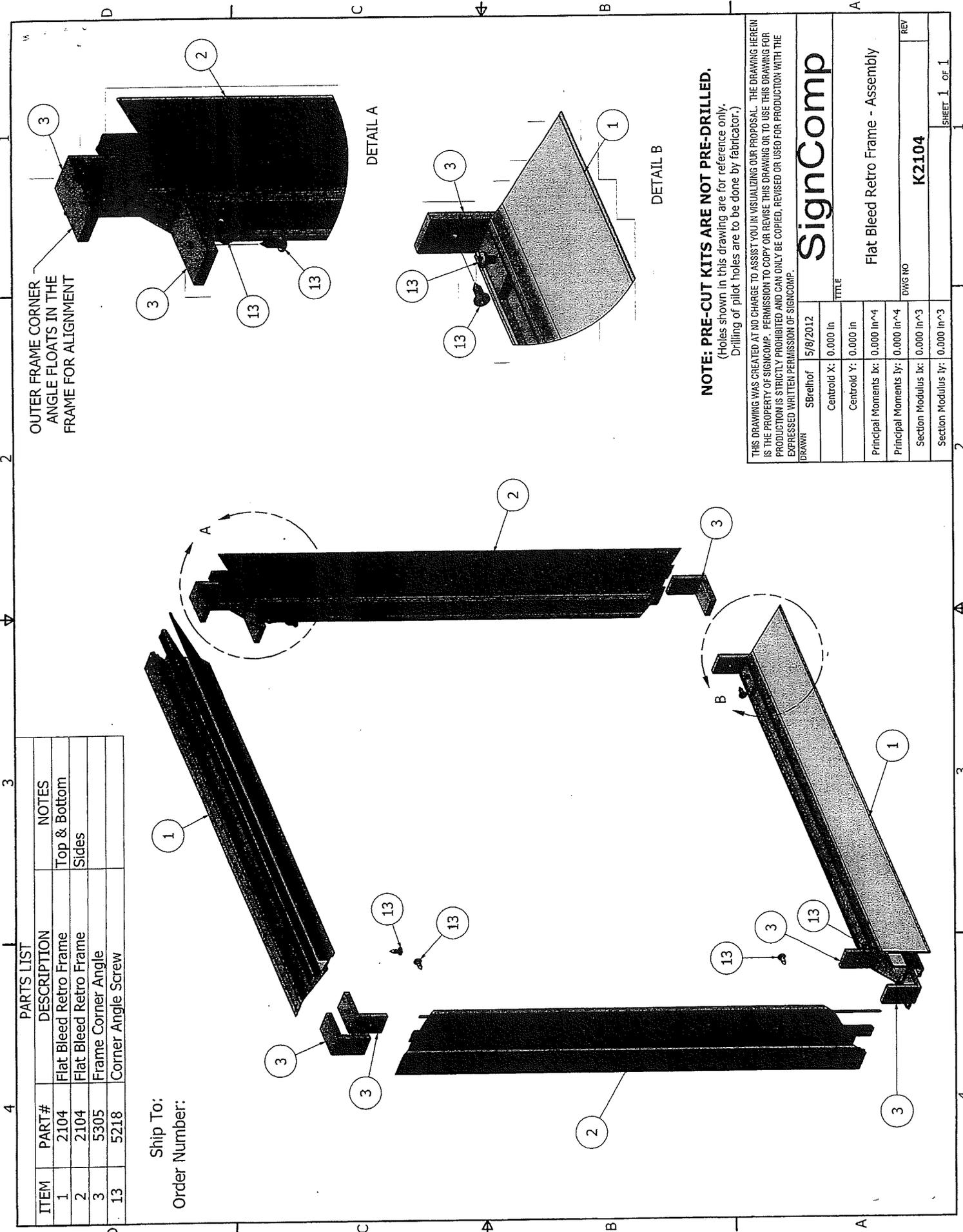


NOTE: PRE-CUT KITS ARE NOT PRE-DRILLED.
(Holes shown in this drawing are for reference only.
Drilling of pilot holes are to be done by fabricator.)

THIS DRAWING WAS CREATED AT NO CHARGE TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. THE DRAWING HEREIN IS THE PROPERTY OF SIGNCOMP. PERMISSION TO COPY OR REVISE THIS DRAWING OR TO USE THIS DRAWING FOR PRODUCTION IS STRICTLY PROHIBITED AND CAN ONLY BE COPIED, REVISED OR USED FOR PRODUCTION WITH THE EXPRESSED WRITTEN PERMISSION OF SIGNCOMP.

DRAWN		SBrehof		5/9/2012	
Centroid X:		0.000 in		TITLE	
Centroid Y:		0.000 in		Flat Bleed Retro Frame w/ 1-1/2" Flat Bleed Retro Cover - Assembly	
Principal Moments Ix:		0.000 in^4		DWG NO	
Principal Moments Iy:		0.000 in^4		REV	
Section Modulus Ix:		0.000 in^3		K2104-25	
Section Modulus Iy:		0.000 in^3		SHEET 1 of 1	

SignComp



OUTER FRAME CORNER
ANGLE FLOATS IN THE
FRAME FOR ALIGNMENT

DETAIL A

DETAIL B

NOTE: PRE-CUT KITS ARE NOT PRE-DRILLED.
(Holes shown in this drawing are for reference only.
Drilling of pilot holes are to be done by fabricator.)

THIS DRAWING WAS CREATED AT NO CHARGE TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. THE DRAWING HEREIN IS THE PROPERTY OF SIGNCOMP. PERMISSION TO COPY OR REVERSE THIS DRAWING OR TO USE THIS DRAWING FOR PRODUCTION IS STRICTLY PROHIBITED AND CAN ONLY BE COPIED, REVISED OR USED FOR PRODUCTION WITH THE EXPRESSED WRITTEN PERMISSION OF SIGNCOMP.

DRAWN	SBrehhof	5/8/2012
Centroid X:	0.000 in	
Centroid Y:	0.000 in	
Principal Moments Ix:	0.000 in ⁴	
Principal Moments Iy:	0.000 in ⁴	
Section Modulus Ix:	0.000 in ³	
Section Modulus Iy:	0.000 in ³	

SignComp

Flat Bleed Retro Frame - Assembly

DWG NO
K2104

REV
1 OF 1

PARTS LIST			
ITEM	PART#	DESCRIPTION	NOTES
1	2104	Flat Bleed Retro Frame	Top & Bottom
2	2104	Flat Bleed Retro Frame	Sides
3	5305	Frame Corner Angle	
13	5218	Corner Angle Screw	

Ship To:
Order Number:



10/02/2014



HDC Work Permit Staff Review

Property address: 224 N River St

Date of Review: 4/19/16

Date of Meeting: 4/26/16

Proposed work: installation of fencing

Materials: 6', dog-eared, wooden privacy fence stained with an opaque stain in color Sea Foam

Staff review:

1. The applicant is returning to have her original application approval amended. Staff spoke with the applicant who stated she is having trouble securing permission from her neighbor on the south side of her property to remove the existing chain link fence (leaving the posts) and to install the wooden privacy fence.
2. The original approval was for the removal of the fences on both sides (north and south) of the property, but allowed for the chain link on the rear of the property to remain.
3. Applicant proposes to leave the chain link fence on the south side of the property, and to install the new privacy fence 1' inside of the property line. The chain link fence will also remain on the east side (the rear) of the property, where it abuts a towing yard.
4. Staff requested that the applicant provide the Commission with a site plan showing the proposed changes in the plan for fencing. She has included the original drawing of the proposed fence.
5. Before proceeding with work, applicant must seek the appropriate building department permits.

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.

Relevant Secretary of the Interior's Standards:

#9, #10

Suggested items to include in a motion to approve:

Work to include the installation of a 6', dog eared, wooden privacy fence, stained with an opaque stain in the color Sea Foam. The existing chain link fence is to be removed on the north side of the property—leaving the posts—but is to remain on the east and south sides of the property. On the south side of the property, the new fence will be installed 1' inside of the property line, and on the east side of the property, the new fence will abut the existing chain link fence.

#4 #6



Ypsilanti Historic District Work Permit Application

Date filed 4-14-16 for HDC meeting date 26th

Action item Study item Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 224 N. RIVER

Applicant Owner Architect Contractor

Name JUDY WEINBURGER

Address 224 N. RIVER

City YPSILANTI State MI Zip 48198

Phone 734-260-3229 Fax _____

E-mail judyweinburger@howardhanna.com

Owner _____
(If different than applicant)

Who will perform the work? Owner Contractor

Contractor COWE'S
(Name, address, phone) _____

Action Items only:
Construction Cost _____ Permit Application Fee _____
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed. Please be clear and complete. List the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed.
 - b. Paint color chips (if relevant).
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components.
 - d. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Demolition & moving structures: refer to the Historic District Ordinance and demo application for relevant provisions.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 4-16-16 for HDC meeting date 26

Property Address 224 N. RIVER

Applicant JODY WEINBURGER

Description of proposed work (see sample applications)

6' wood privacy fence installed around back yard. Following property lines AND CURRENT CHAIN LINK fence on all sides EXCEPT SOUTH SIDE, Chain link fence will be removed on NORTH SIDE OF PROPERTY. Chain link will NOT BE REMOVED ON EAST SIDE, BORDERING TOWING YARD. BECAUSE THIS IS A 10' FENCE.

Materials

ON SOUTH SIDE IT WILL BE INSTALLED ONE FOOT INSIDE PROPERTY LINE

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

Other _____

This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

Jody Weinberger
Signature of Applicant

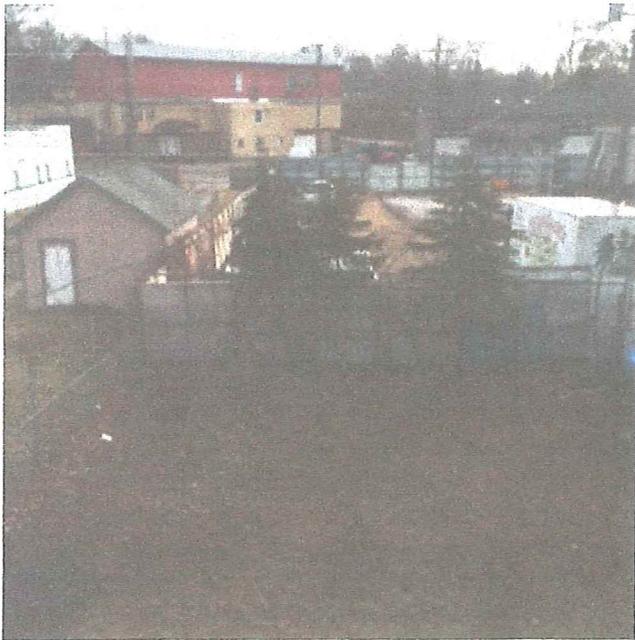
4-16-16
Date



BACK YARD



SIDE YARD



BACK YARD

MATT (PRO FENCE)



734-560-1140 profence10@gmail.com

Installation Proposal - Fencing

Date:

Store #	734	Sales Specialist	Michael Lopez
Customer Name	Judy Weinburger	License #	2105197369
2nd Contact Name		Home Phone	(734) 260-3229
Job Site Address	224 N. River	Work/Cell Phone	
City, State and Zip	Ypsilanti MI 48198	Customer Email	

Preparation: <input checked="" type="checkbox"/> Pre-installation inspection <input checked="" type="checkbox"/> Provide appropriate protection to home during installation <input checked="" type="checkbox"/> Obtain and post any necessary permits TBD <input type="checkbox"/> Dedicated project support staff will be in contact with you every step of the way	Additional Considerations: <input type="checkbox"/> Clear fence line <input type="checkbox"/> Add tension wire or wire mesh <input checked="" type="checkbox"/> Remove/haul away old fencing material / cleaning \$550⁰⁰ <input type="checkbox"/> Custom work: TNT TREE SERVICE (TOM) 734-915-6299
--	---

Installation: <input checked="" type="checkbox"/> Mark and prepare post hole locations <input checked="" type="checkbox"/> Install posts and backfill holes with concrete <input type="checkbox"/> Install fence material, including gates, hardware, and fasteners	Clean-up/Final Inspection: <input type="checkbox"/> Complete final cleanup and haul away all job related debris <input checked="" type="checkbox"/> Test product and perform complete inspection with customer Good side fencing out would require mins 18" between fences.
---	--

Notes & Product Description

New fence to be installed to the following grade specification (circle one):

Stepping

Racking

Straight

3958.65
total

- 6' DOG EAR PRIVACY TREATED WITH
12' DRIVE GATE \$3309.04

- Removal haul away of 95 L.F. \$550⁰⁰ additional

Total Investment \$3309.04 *permits add. / removal*

All installation services are guaranteed by Lowe's labor warranty. Additional charges may apply for permit fees. Professional Installation available through independent contractors licensed and registered where applicable. License numbers and certifications held by or on behalf of Lowe's Home Centers, LLC and/or Lowe's Home Centers, Inc.: AL #8187; AK #39289; AR #0037290514; AZ #ROC291645; CA #991832, Bond #106055877; CT #HIC0639387, #MCO.0903044; DE #1993102010; FL #CCC1326824, #CGC1508417, #CRC1327732, #FRO4517; GA #RBC0005306; HI #C-33489; IL #104014837; KS-Arkansas City #R-2010-0036, Wichita #5495, Johnson County #2012-6366; KY-Lexington #11562; IA #C110383; ID #RCE-38637; IN-Hammond #017105-02; LA-#LMP2481, CBCH16533, #554408; MA #148688, #35194; MD #91680-22; MI #2102144445; MN #BCG29859; MS #R17568; MT #161006; NC #70220; ND #30316; NE #23319; NM #382385; NY-New York City #1291730, #1291733, #1375178, #1351065, Nassau #H1777890000, #H1777890100, #H1777890200, Suffolk #43906-H, #48295-ME, #44066-MP, #41444-HF, Buffalo #556853, Putnam #PC2742-A, Tonawanda #CN0391, Rockland #H-11092-B6-00-00, Westchester #WC-23319-H10; NV#0079079; OH-Columbus #G5872, #HIC4565, Lancaster #500596, Warren #4266; OK #48191, 80000341, 002337; OR #202237; PA-Sunbury #751, Johnstown #0467; RI #20575; SC #G116664G118696; TN #64743, #3070; TX #TACLB24674E, #EC-29349; UT #9002087-5501; VA #2701036596A; WA #LOWESH863DH; WV #WV014656; and WI #1133309. License number(s) and certifications may be subject to change in accordance with local or state government processes. For the most current listing of license numbers and certifications held by or on behalf of Lowe's Home Centers, LLC and related entities, please visit <http://www.lowes.com/licensenumbers>.

IMPORTANT: This is an estimate only. This estimate is subject to change and does not bind you or Lowe's. This estimate is not a contract nor will it modify any future contract you may sign with Lowe's for the installation services. You may accept this proposal only by signing the appropriate Exterior Solutions Installed Sales Contract with Lowe's and making payment according to the terms and conditions therein. (Estimate good for 30 days). Installation fees will be and additional charges may be based on total product required to fulfill order (including waste), which exceeds actual area square footage. If you would like to discuss the measurements or would like a copy of this document, please contact the Lowe's Store Associate. Please review your contract carefully for all charges prior to signing.



HDC Work Permit Staff Review

Property address: 109 Buffalo St

Date of Review: 4/19/16

Date of Meeting: 4/26/16

Proposed work: replacement of two windows

Materials: vinyl windows

Staff review:

1. The applicant attended the previous meeting as study item to discuss her plans for replacing two windows on the rear of her property.
2. The Commission found that the windows were not original to the house, and that a majority of the windows on the house are vinyl.
3. The applicant explained that she has had a difficult time finding an affordable solution for the windows. The Commission said that they would be willing to make an exception and allow her to install vinyl windows, as the existing windows are already vinyl and they are on the rear of the house.
4. Staff spoke with the applicant who stated she was having a hard time getting a cut-sheet for the proposed windows. Staff asked that she bring the information with her to the meeting on Tuesday.
5. Staff photographed the house and the windows on April 18, 2016.
6. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#5, #9, #10

Suggested items to include in a motion to approve:
Work to include the replacement of two windows on the rear of the house with new, vinyl windows.

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.



Ypsilanti Historic District Work Permit Application

PHDC-16-0023
Rec 201622

#5

Date filed 4/13/2016 for HDC meeting date 4/26/2016

Action item Study item Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 109 Buffalo

Applicant Owner Architect Contractor

Name Gladys McLilley Lillian R. Johnson - POA

Address 109 Buffalo

City Ypsilanti State MI Zip 48197

Phone (734) 483-1805 (734) 604-5754 Fax _____

E-mail nailljo@gmail.com

Owner Gladys McLilley Lillian R. Johnson - POT
(If different than applicant)

Who will perform the work? Owner Contractor

Contractor _____
(Name, address, phone)

Action Items only:

Construction Cost _____ Permit Application Fee 35⁰⁰
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed. Please be clear and complete. List the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed.
 - b. Paint color chips (if relevant).
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components.
 - d. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Demolition & moving structures: refer to the Historic District Ordinance and demo application for relevant provisions.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 4/13/16 for HDC meeting date 4/26/2016

Property Address 109 Buffalo

Applicant Lillian R. Johnson - POA

Description of proposed work (see sample applications)

Replace 2 kitchen windows

Materials

Vinyl

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

Other _____

- This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

Lillian R. Johnson
Signature of Applicant

4/13/2016
Date

109 BUFFALO



109 BUFFALO



109 BUFFALO





HDC Work Permit Staff Review

Property address: 205 W Michigan Ave

Date of Review: 4/19/16

Date of Meeting: 4/26/16

Proposed work: replacement of fire escape

Materials: pressure treated lumber

Staff review:

1. Application is for the replacement of the fire escape at the rear of 205 W Michigan.
2. Application includes drawings of the proposed fire escape, including a top-down perspective of the roof and fire escape, and a side view of what the new fire escape will look like.
3. Staff spoke with the applicant and informed him that the Commission may likely want to see the pressure treated lumber painted or stained with an opaque stain or paint. The applicant asked about clear coatings, but Staff recommended he have a back-up plan for an opaque paint or stain.
4. Staff assumes that they will have to remove the existing fire escape—Commission may want to make sure that no significant features are damaged or removed during the demo of the existing fire escape.
5. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#2, #9, #10

Suggested items to include in a motion to approve:
Work to include the replacement of the existing fire escape at the rear of 205 W Michigan Ave with a new fire escape, made of pressure treated lumber.

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be

Rec 204125

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BUILDING DEPARTMENT

6



Ypsilanti Historic District Work Permit Application

Date filed 4/18/16 for HDC meeting date 4/26 in by 4/19

Action item Study item Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 205 West Michigan

Applicant Owner Architect Contractor

Name Anastasia Boumanis Trust

Address 1465 Hawthornwood

City Ann Arbor State MI Zip 48103

Phone 734 883 1329 Fax _____

E-mail _____

Owner [Signature] / Brian Smith, Authorized agent
(If different than applicant)

Who will perform the work? Owner Contractor

Contractor Terry Heiss Carpentry
(Name, address, phone) 5791 Country Lane Ypsilanti, MI 48197
734-485-5677

Action Items only:
Construction Cost 4500⁰⁰ Permit Application Fee 45⁰⁰
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed. Please be clear and complete. List the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed.
 - b. Paint color chips (if relevant).
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components.
 - d. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Demolition & moving structures: refer to the Historic District Ordinance and demo application for relevant provisions.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.



Ypsilanti Historic District Work Permit Application

Date filed 4/19/16 for HDC meeting date _____

Property Address 205 West Michigan Ave

Applicant Anastasia Roumanis Trust
Brian Bradley Authorized agent

Description of proposed work (see sample applications)

Replace fire escape

Materials

Treated wood

Colors (Attach color chips or samples)

All Natural wood with Sealer

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

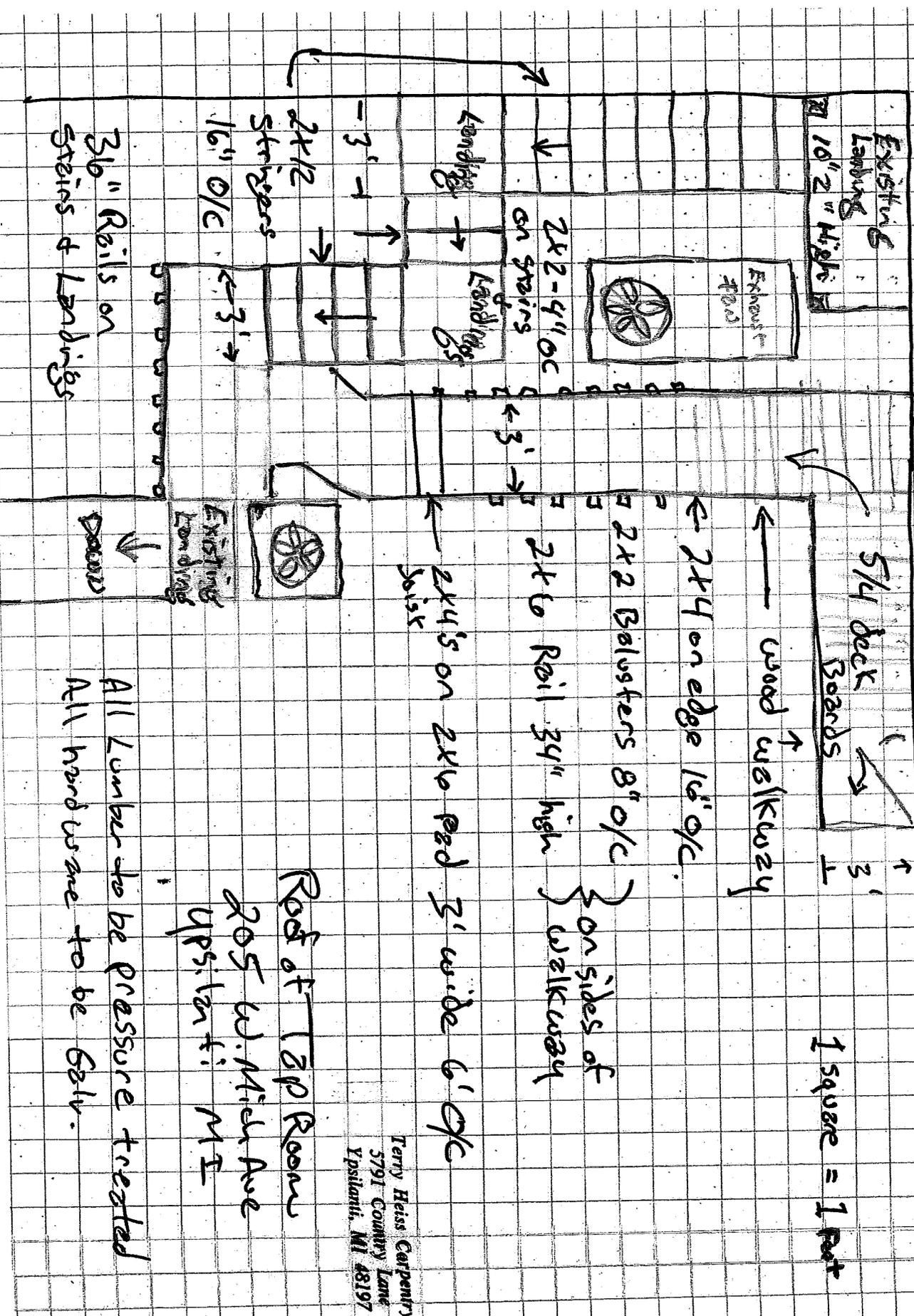
Other _____

This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

Brian Bradley
Signature of Applicant

4/19/16
Date



1 square = 1 post

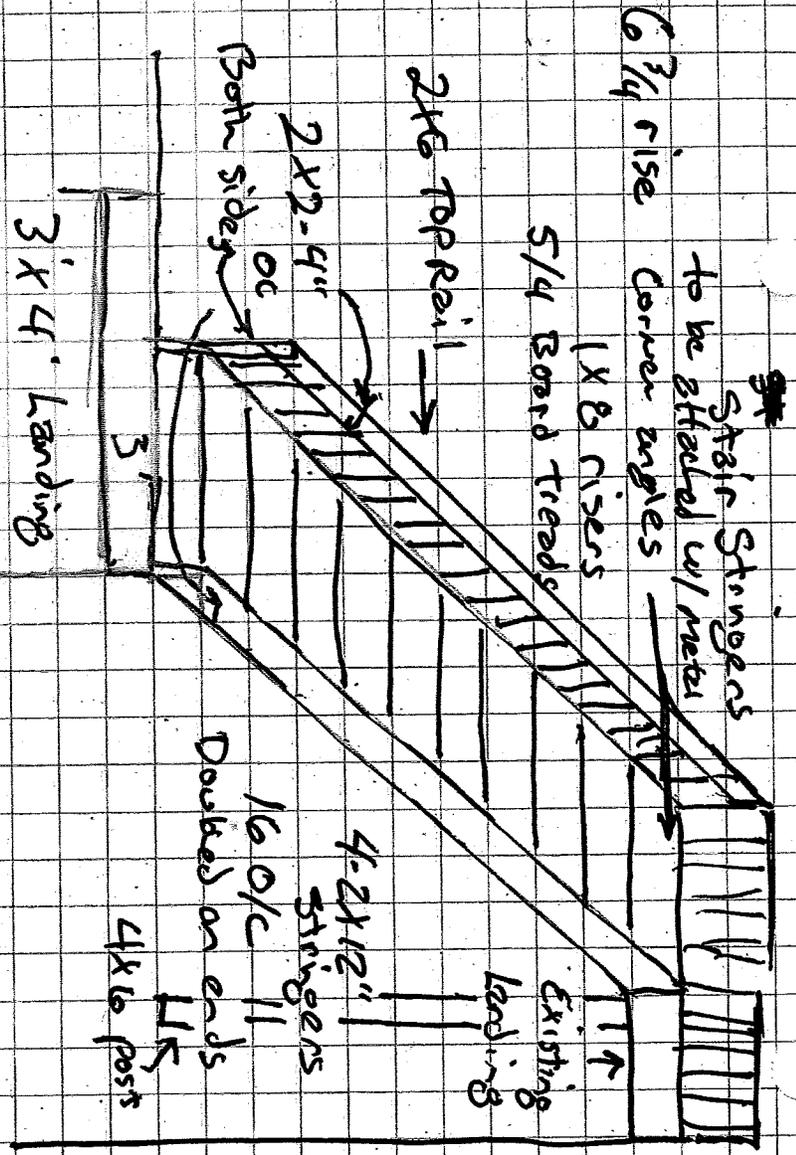
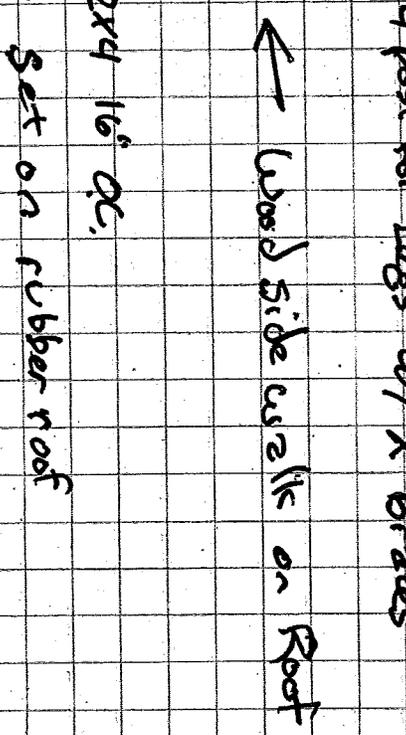
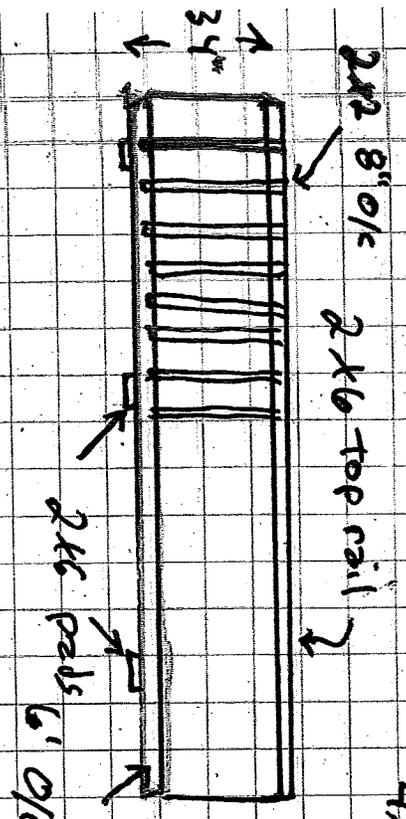
All Lumber to be pressure treated
All hardware to be Galv.

Roof of Top Room
205 W. Michigan Ave
Ypsilanti MI

Terry Heiss Carpentry
5791 Country Lane
Ypsilanti, MI 48197

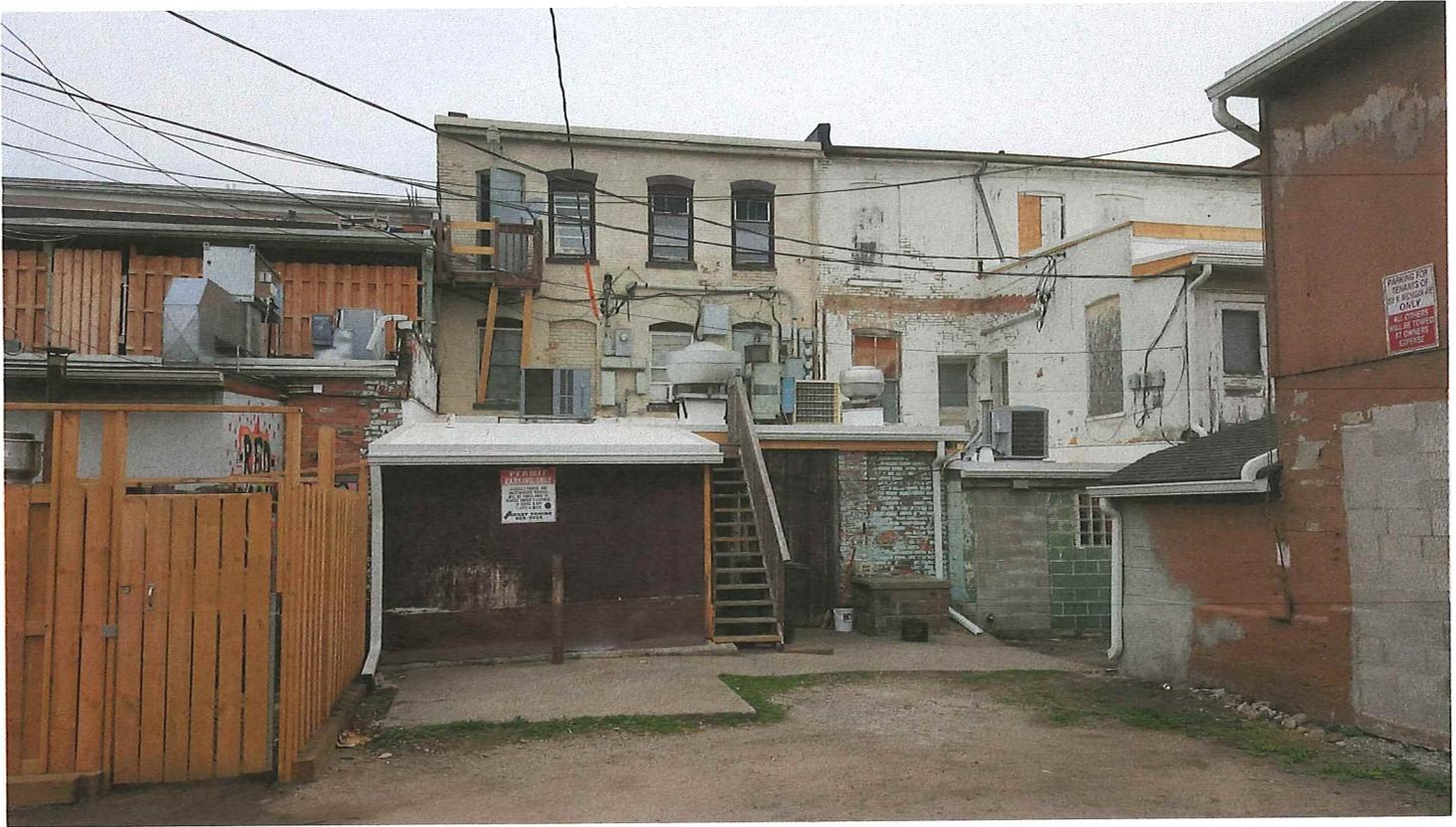
Terry Heiss Carpentry
 3791 Country Lane
 Ypsilanti, MI 48197

Top Room Roof
 205 W. Michigan Ave
 Ypsilanti, MI



6 3/4" rise
 1x8 risers
 5/4 Board Treads
 to be attached w/ metal corner angles

3' x 4' Landing



PARKING FOR
REMAINS OF
ONLY
ALL OTHERS
MAY BE TOWED
AT OWNER'S
RISK

NO PARKING
IN THIS ZONE
EXCEPT FOR
LOADING AND
UNLOADING
OF GOODS
AND PASSENGERS
ONLY
NO STOPPING
OR STANDING
OF VEHICLES
AT ANY TIME





HDC Work Permit Staff Review

Property address: 24 N Huron St

Date of Review: 4/21/16

Date of Meeting: 4/26/16

Proposed work: installation of a fence at the rear parking lot

Materials: 4' high, wooden picket fence, gate (metal?)

Staff review:

1. Applicant did not include a scope of work or materials—Staff reached out to her asking for this, but did not receive a reply. Staff assumes that the applicant is returning as an action item to discuss the installation of a fence at the parking lot behind her property.
2. Applicant included a site plan showing the location of the proposed fence. Applicant also included an image of the proposed fencing and of the gate. Commission may want more detail on the proposed materials.
3. Staff photographed the rear parking lot on 4/21/16.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#3, #9, #10

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.



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BUILDING DEPARTMENT

Rec 20426
#7

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date 4/26/16

Action item Study item Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 24 N. Huron

Applicant Owner Architect Contractor

Name BESSIE Pappas

Address 24 N. Huron

City Ypsilanti State MI Zip 48197

Phone 734-557-3909 Fax _____

E-mail mpappas-1@yahoo.com

Owner _____
(If different than applicant)

Who will perform the work? Owner Contractor

Contractor _____
(Name, address, phone)

Action Items only:
Construction Cost _____ Permit Application Fee 35⁰⁰
The permit fee is \$30 plus \$5 for each \$3,000 of construction cost, and is due at the time of application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permit.

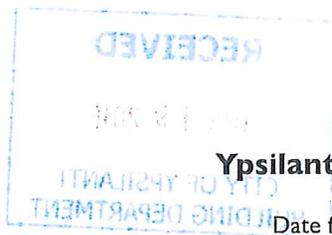
To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed
 - b. Paint color chips (if relevant)
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
 - d. Dimensioned drawings of any new construction or modifications to existing structures
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.



Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 24 N. Huron

Applicant Bessie Pappas

Description of proposed work *(see sample applications)*

Materials

Colors *(Attach color chips or samples)*

See Attachment.

Body _____

Accent 1 _____

Trim _____

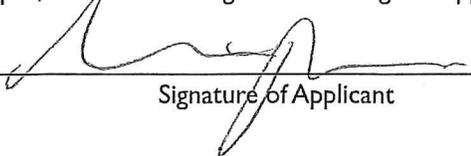
Accent 2 _____

Roof _____

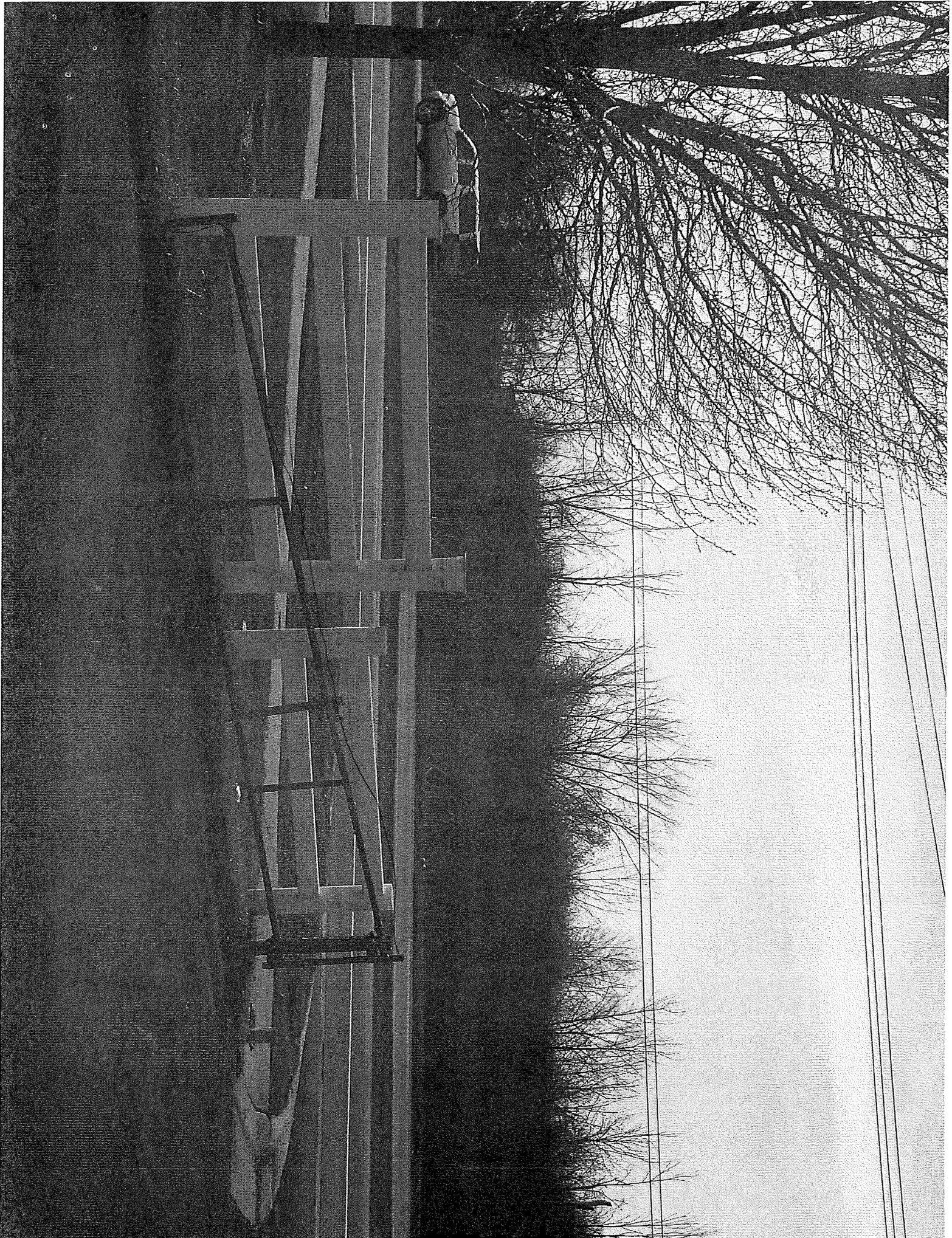
Other _____

- This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.

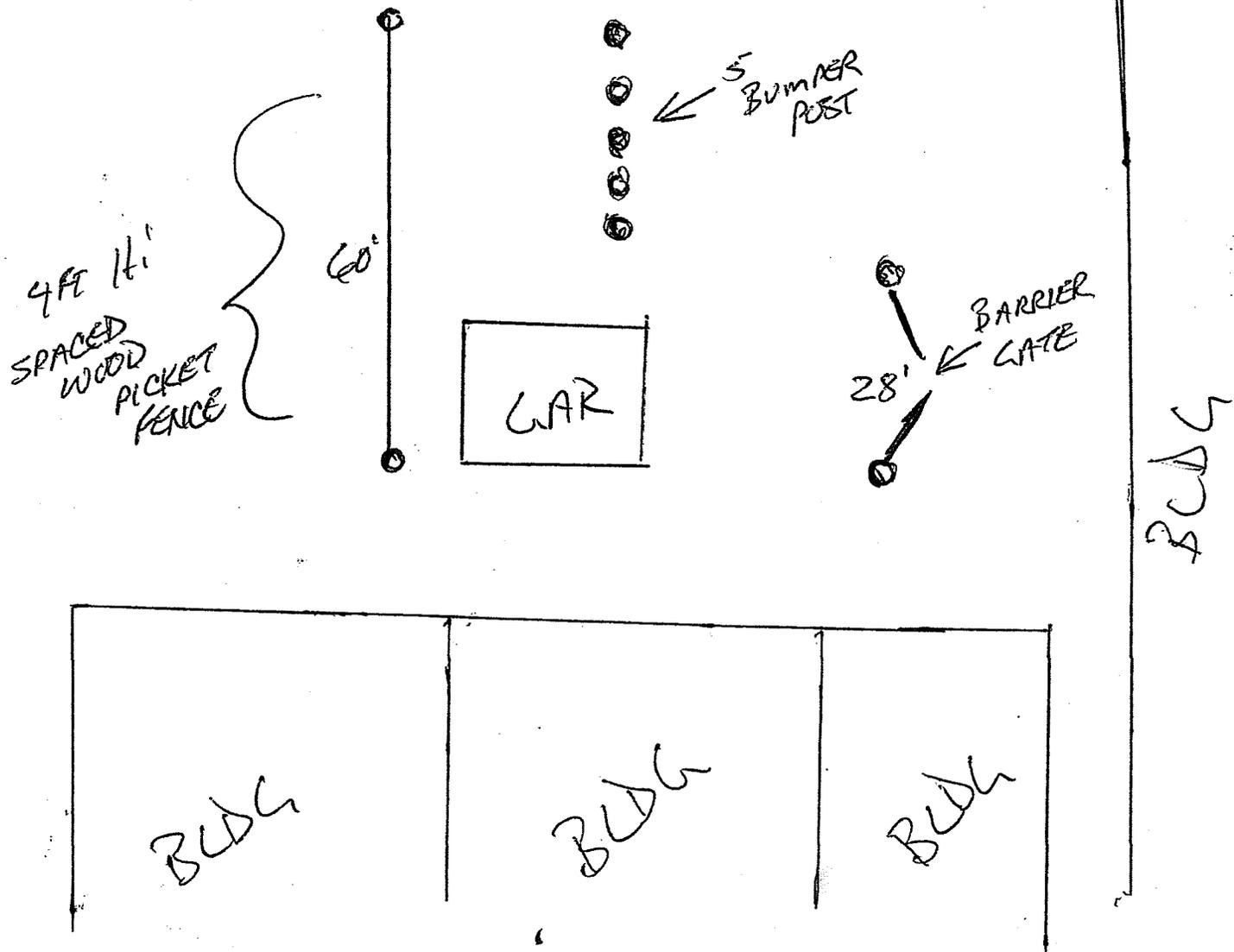

Signature of Applicant

12/16/15
Date





FENCE DIAGRAM



24 N HURON - REAR PARKING LOT



24 N HURON - REAR PARKING LOT





HDC Work Permit Staff Review

Property address: 101 W Michigan Ave

Date of Review: 4/19/16

Date of Meeting: 4/26/16

Proposed work: installation of sign on front façade

Materials: wood, plastic, vinyl, screws

Staff review:

1. Staff spoke with the applicant to get more information about how they plan to install the sign. The applicant, who is the tenant in the building, plans to buy the plastic/vinyl, put the company name on it, place wooden blocks behind it and screw it to the front façade of the building in the existing joints. He did not know specifics about the screws. Staff informed him that the Commission may have more specific questions about the installation of the sign. The applicant stated he would be present at the meeting to discuss his plans.
2. **NOTE:** The Building Department **disapproved** the applicant's building permit on 4/19/16, noting that the proposed sign is 32 sq feet, but the maximum signage allowed is 22 sq feet. Also, the application did not include plans for attachment. The building department sent out a letter informing the applicant on 4/20/16.
3. The area of the front façade where the sign will go is made up of glass tiles. The applicant states that the background of the sign will be black with white lettering.
4. The applicant plans to do the work himself, and not use a contactor.

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.

5. Staff photographed the front elevation of the property, where the sign will be installed.
6. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:

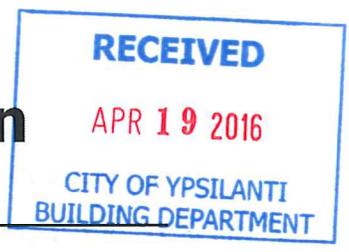
#5, #9, #10

Rec. 20128 #7

1944



Ypsilanti Historic District Work Permit Application



Date filed 4/19/16 for HDC meeting date _____

Action item Study item Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 101 W. Michigan Ave.

Applicant Owner Architect Contractor

Name INDEPENDENT VAPOR Company / Chris Schuur

Address 6165 GRAND River Ave.

City Brighton State Mi. Zip 48114

Phone 810-623-3657 Fax _____

E-mail Bobpiesz@gmail.com

Owner _____
(If different than applicant)

Who will perform the work? Owner Contractor

Contractor _____
(Name, address, phone)

Action Items only:
Construction Cost \$500 Permit Application Fee _____
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed. Please be clear and complete. List the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed.
 - b. Paint color chips (if relevant).
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components.
 - d. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Demolition & moving structures: refer to the Historic District Ordinance and demo application for relevant provisions.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

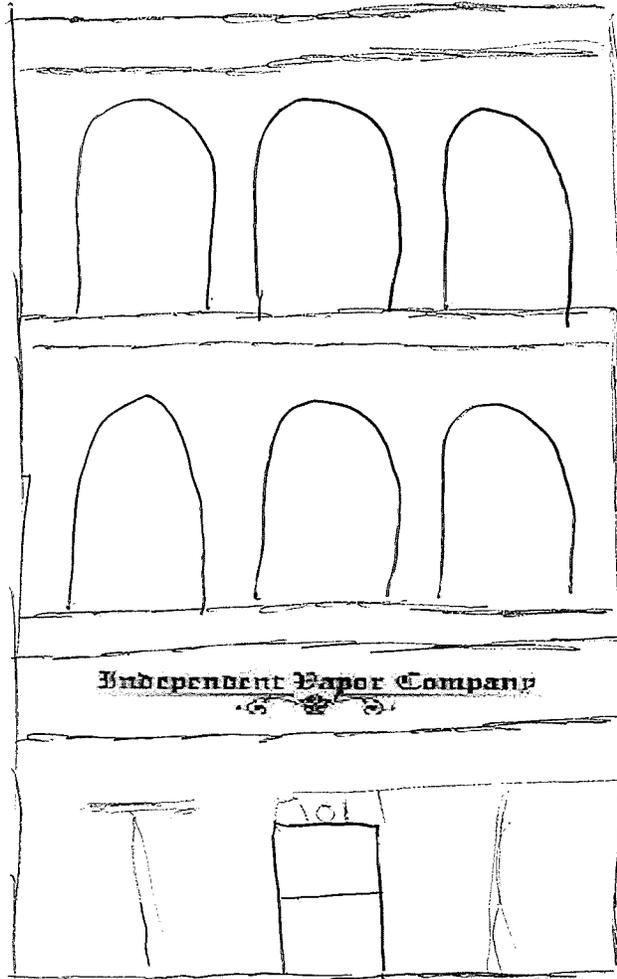
MASTER Sign Plan

INDEPENDENT VAPOR Co.
101 WEST Michigan Ave.
Ypsilanti, Mi.

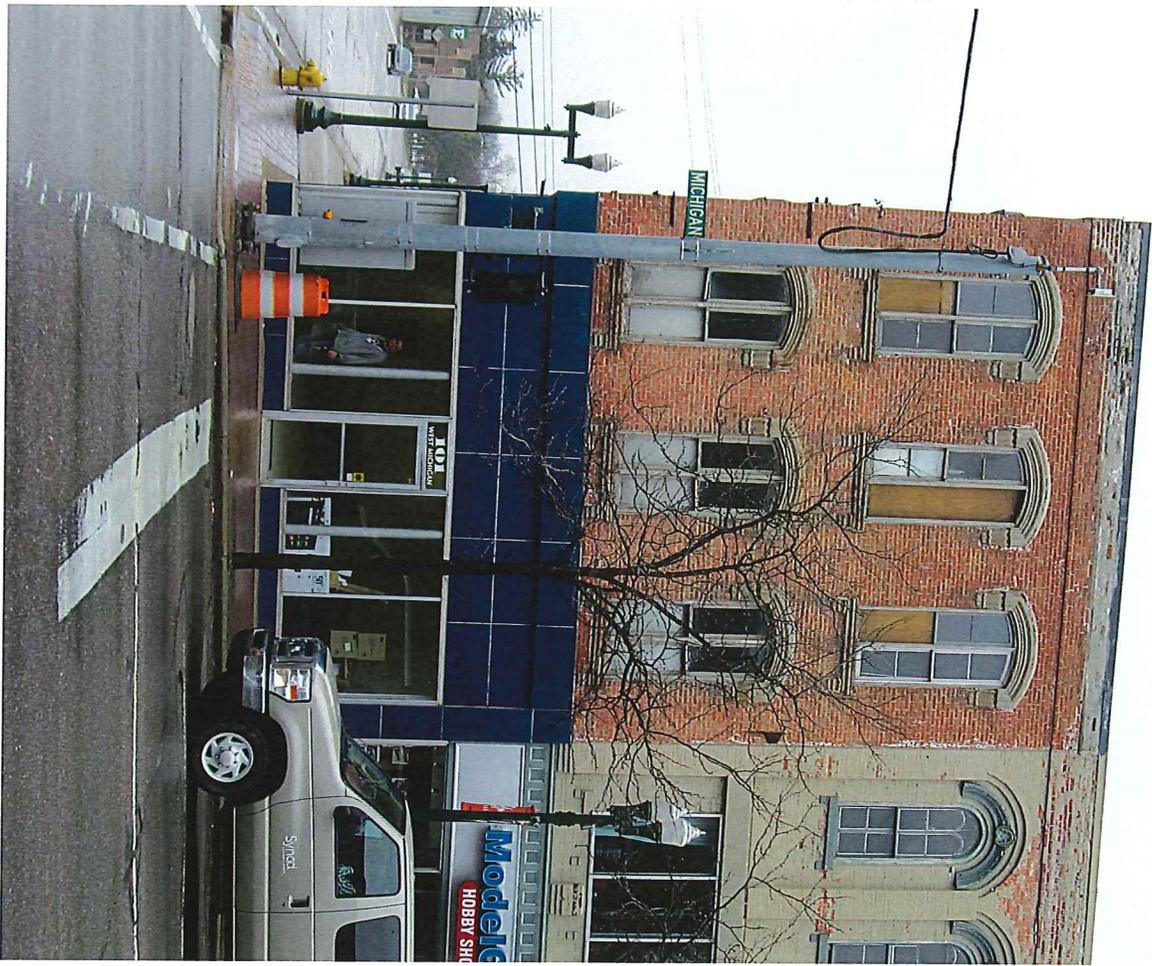
ZONING DISTRICT
HISTORIC

BUILDING FRONTAGE
22 FT

Sign area $16 \times 2 = 32^2$ FT.



101 W MICHIGAN



CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF April 12, 2016

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: Ypsilanti Historical Society Archives, 220 N Huron St.

Commissioners Present: Anne Stevenson, Ron Rupert, Alex Pettit, Jane Schmiedeke,
Erika Lindsay

Commissioners Absent: Hank Prebys

Staff Present: Haley McAlpine, HDC Assistant

APPROVAL OF AGENDA

Motion: Pettit (second: Rupert) moves to approve the agenda as amended to include 100 Market Place and 418 Maple St as study items .

Approval: Unanimous. Motion carries.

Motion: Rupert (second: Pettit) moves to approve the agenda as amended to include 109 Buffalo St, 201 Oak St, and 513 N River St as study items.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

133 W Michigan Ave

**Application is for the installation new signage on the front façade.*

Applicant: Corey Torrens, Eric Downs, David Small—Eco Sign Solutions, present

Discussion: Stevenson: States that the application is for new signage. States that she has questions about how the sign will be attached to the façade—the application states they will be attached using studs and silicone. States that she was unsure what they meant by “siliconed.”

Small: States that he was unsure if he would be allowed to use studs. States that there are some caulk joints on the wall that he would like to put a pair of studs in. States that he would then use VHB double sided, high bond tape. States that they would normally 100% silicone along the top to keep the water from getting down behind it. States that silicone is a very strong adhesive and would keep it from coming down.

Stevenson: States that the application lists PVC. States that she does not think they tend to have PVC signs.

Small: States that it is pretty standard sign material—that it is lightweight and that you probably would not know a sign was PVC unless you went up to it and really looked.

Rupert: States that there is a hair salon on Huron with a PVC sign that is painted black so that it looks like metal.

Pettit: Asks if the individual letters will be mounted, or will the individual letters be mounted to something that is mounted to the wall.

Small: States that there are two layers of PVC—there will be the purple layer, and then the white layer mounted to that. The two layers will be solidified as one, stud mounted with a couple of stud mounts in mortar joints and siliconed.

Pettit: Asks if each character is separate, clarifies that they aren't attached to each other.

Small: States they are individual—that the purple backing is one piece and then each individual white letter is adhered to that. States that it could all be picked up as one piece.

Stevenson: Asks if there will be any space between the purple piece and the wall.

Small: Affirms, there will not be any space.

Pettit: Asks how many attachments there will be to the building.

Small: States that he would like to use at least two, but that three would be preferable. States that he doesn't want to put a bunch of holes in the building. States that they will also use the VHB tape, that would hold it on its own.

Downs: States that where the sign will be placed is right where the granite comes together, that there is a grout joint there. States that if they take it out in the future, it can be caulked in.

Schmiedeke: Asks if the sign is lighted.

Small: States that it is not.

Rupert: Asks if they will be using stainless steel studs.

Small: States that they generally use the standard studs, which are aluminum or galvanized steel. States that they will most likely use aluminum because of the weight and because they are durable.

Stevenson: States that the photo in the application shows a light, asks if there is a light already existing there.

Small: Affirms, states that the sign itself doesn't have a light.

Motion: Pettit (second: Rupert) moves to approve the application for work 133 W Michigan Ave to include the installation of a new PVC sign, with 3/4" thick PVC routed letters that are attached to the façade using 1/4"x3" studs, using no more than three attachments to the building. The sign is also to be secured with silicone caulk. The sign is to be 48"x60".

Secretary of the Interior Standards:

#2—Do not destroy original character. Do not remove or alter historic material or features.

#5 —Preserve distinctive features.

#9—Contemporary designs shall be compatible and shall not destroy significant original material.

#10—New work shall be removable.

Approval: Unanimous. Motion carries.

7 W Michigan Ave.

**Application is for the installation of three new signs.*

Applicant: William Short, Huron Sign Company—present

Discussion: Stevenson: States that the application proposes a change in the logo from the Ypsilanti Bank to the Bank of Ann Arbor.

Short: States that Peter Fletcher, who has passed away, was on the board and was protecting the interests of Ypsilanti. States that now the bank is changing their logo. States that it is simply new inserts on all of the existing signs.

Stevenson: States that it is basically the same thing but with a different logo.

Short: States that the color is slightly different, but still blue.

Stevenson: States that it is pretty straight forward.

Motion: Rupert (second: Schmiedeke) moves approval for the application for 7 W Michigan Ave for sign replacement to include changing the current logo to

the Ann Arbor Bank logo, and using a darker shade of blue and shown in the illustrations.

Secretary of the Interior Standards:

#9—Contemporary designs shall be compatible and shall not destroy significant original material.

#10—New work shall be removable.

Approval: Unanimous. Motion carries.

16 S. Washington St.

**Application is for the installation of a fence, a wooden frame greenhouse, and the turning of an antique, blue garage door so that it faces inward and the use of sheet metal or masonry to seal the opening from the exterior.*

Applicant: MaryAnn Nisley, Growing Hope—present

Discussion: Stevenson: States that they just saw the application as a Study Item and now it has returned as an Action Item. States that she noticed the stain listed in the application for the green house is a semi-transparent. States that they want to see an opaque stain or paint.

Nisley: States that they will chose an opaque stain.

Lindsay: Asks the Commissioners if they had discussed the flipping of the antique door at the previous meeting. Asks the applicant how the roofing panel would be attached to cover the opening.

Nisley: States that she had assumed it would be attached to the brick. States that the Commission had recommend a standing rib type metal or masonry to cover the opening. States that the metal is more affordable. States that they looked for the standing rib metal and this roof panel is what they found.

Lindsay: Stats that it would be hard to approve the work without a drawing. States that they would basically be approving anything.

Rupert: States that he would not approve the standing rib metal being attached directly to the masonry, but that it would have to be on a frame and set in the opening.

Nisley: States that they could definitely do that, and that she was unclear of the plan. States that they are going to use a contractor to do the work and that they will do the work in the way the Commission requires.

Lindsay: Asks about the dimensions of the door.

Nisley: States that she doesn't have the dimensions but that it is a fairly good sized door.

Lindsay: Asks if it is taller than 10'.

Nisley: States that she is unsure.

Rupert: States that they could use the same door frame that currently exists, if they are just removing the door and repurposing it, and that they could actually use the original framing to mount the metal. They would just have to put the studs down from each panel. States that the panels are 36" wide, so they would have to install a stud every 16".

Nisley: Clarifies that they want it attached to the framing and not attached to the brick at all, and that it should be tucked into the opening.

Rupert: Affirms.

Pettit: States that he is having trouble picturing what it would look like. States that he would prefer the design to be done. States that he is wondering what the top of the opening would look like, since it is repurposed roof material.

Rupert: States that the ribs on the metal should be vertical, not horizontal.

Nisley: States that they had planned on having the ribs be vertical.

Pettit: States that he wonders how they seal off the top of the opening, if it could be flashing.

Lindsay: Asks how they can weatherize it.

Rupert: States that flashing could work. States that on a roof they would use a ridge cap.

Schmiedeke: States that something needs to be done to keep the water out.

Lindsay: States that she wonders how the bottom of the door will be situated.

Rupert: States that there should be a sill at the threshold and the threshold should be slanted away.

Lindsay: States that there is a problem deciding without a photograph or a site plan.

Nisley: *provides Commission with photo*

Pettit: States that they still can't see the detail at the ground from the photo. States that he wonders how you finish a covering like that. States that the other option was brick infill.

Stevenson: States that there needs to be a sill at the bottom to shed water away.

Lindsay: States that that would be ideal, but that she understands it is expensive. States that in the photo you can see that the top of the frame is starting to sag a bit.

Nisley: States that from being up close and personal with the door they that she knows they need to beef up the framing to make it a secure seal from the weather. States that it is the original door with nothing else added. States that they would like to turn it around and make it a feature on the interior of their venue.

Lindsay: States that it looks pretty porous.

Schmiedeke: Asks if there should there be insulation between the door and the new door.

Nisley: States that they want to insulate it.

Rupert: Asks if the brick at the bottom should be removed to keep water from stopping at that point and going in. States that it should be cement block, and that they may need additional framing on the side of the door.

Nisley: States that the interior of the door isn't flush with the wall, and that they were planning on bringing it forward to make it flush with the interior wall.

Stevenson: States that they will want to remove the cement blocks at the bottom and put in a sill so that the water angles away from the building.

Lindsay: States that they may want to regrade the soil near the building.

Rupert: States that they could use an aluminum seal or even cement or masonry block.

Schmiedeke: States that they cannot use wood.

Rupert: States that he can see how they would want to bring the door forward, and that they need new framing on the side.

Lindsay: States that ideally, they would like to see the drawings from a contractor, because it is hard for them to approve without drawings in front of them. States that they want to be able to let them know the different types of things that need to happen.

Pettit: States that their next steps are to work with a contractor, who will come up with exactly what they want to do. States that this is what he wants to see. States that there are a lot of ways they could do this, and it is not their job to pick the right way

Nisley: States that they want to make it look good. States that the most urgent thing they need to proceed with is the green house. Asks if they could go ahead with approving this.

Stevenson: States that they cannot approve separate parts of the application if they table it. States that they can go ahead with planning it, but that she cannot give them the official go ahead as a partial approval.

Pettit: States that since they have to return with the application anyway, that they should include a site plan showing exactly where the fence and the posts will be. States that this is information they want to have. States that they also need to see on a site plan with the buildings that already exist exactly where the greenhouse will go.

Nisley: Clarifies that they will want to see a drawing of the green house as it will look. States that they don't have photos of the greenhouse.

Pettit: States that they want to see a site plan from above showing where the greenhouse will be located in relation to the other buildings.

Lindsay: States that they want to see the footprint of the greenhouse.

Stevenson: States that the next meeting will be on April 26th, and that if they have a contractor, that they should see if they can come in with them and try to get more specific info.

Nisley: States that she believes there is a site plan already drawn.

Pettit: States that if she could just draw on the site plan where the items will go and bring it in, they should be able to make a decision.

Motion: Pettit (second: Schmiedeke) moves to table the application for work at 16 S Washington pending additional information on the details for the garage door replacement/infill, and the locations of the fence and the greenhouse on a site plan.

Approval: Unanimous. Motion carries.

STUDY ITEMS

203 S Huron St

**Applicant wants to discuss potential changes to the main entry and the front façade.*

Applicant: Robert King, contractor—present

Discussion: King attended the meeting to discuss various potential work items at the Gilbert Residence.

- 1) Changing the roof pitch of the roof section above the entry vestibule and connected to the awning. King presented two options—one with an 8/12 pitch that would match the roof pitch on the newer addition, and one with a 6/12 pitch that would split the difference between the existing 4/12 pitch and the proposed 8/12 pitch. The Commissioners were

- concerned that the 8/12 pitch would be a pronounced change in the spatial relationship of the building.
- 2) Changing the awning from canvas to something more durable, putting brick around the bottom of the posts. Also, changing the material in the gable from what he thinks is aluminum siding to match the hardy-board siding on the newer addition. King also proposes moving the main entry to the center of the vestibule to improve the site lines. King wants to replace the infill panels at the bottom of the vestibule/storefront windows with masonry. Commissioners were OK with moving the door to the center of the vestibule and adding the masonry to the bottom of the canopy posts and to the bottom of the vestibule/storefront windows.
 - 3) Removing, purple mini canopies over each window. King believes there is an infill panel above the windows. He proposes that the infill panel will stay, but that he had a little bit of a relief detail or trim work to box it out a little, rather than the plain flat panel. Commission had mixed feelings about replacing the flat panel above the windows.
 - 4) Changing the gutters—King states that there are copper gutters attached with straps mixed in with brown gutters, and brown downspouts. King wants to replace the copper gutters throughout and use the brown gutter system that they used on the newer addition. Commissioners had mixed reviews about removing the copper gutters and replacing them with the brown gutters.
 - 5) Adding a curb around the half circle drive to cut down on people driving on the lawn and increasing the canopy clearance from 10'4" to 10'6" to allow trucks better clearance. Commission did not have a problem with this.
 - 6) Replacing the existing aluminum windows with aluminum clad wooden windows. Applicant stated it would happen in phases.

109 Buffalo St

**Applicant wants to discuss options for replacing window at rear of house.*

Applicant: Lillian Johnson, owner—present

Discussion: Applicant wants to discuss the possibility of replacing two windows on the rear elevation of the house. Applicant states that her mother is the owner and that she is on a fixed income. Applicant also states that she had a hard time finding a reasonable quote for replacement windows. She states that the windows are not original to the house, that they are replacement windows. Commission agreed that they would be OK with replacing those particular windows with vinyl windows because the windows are already vinyl and they are on the rear of the building.

418 Maple St:

**Applicant wants to discuss the replacement of two doors.*

Applicant: Scott Merritts, owner—present

Discussion: Applicant wanted to discuss potential plans for replacing two doors on the property—the front door and the side door. Applicant showed the Commission photos of the deteriorating condition of the two doors, and also samples of proposed doors. The Commission recommended some of the proposed doors over others, noting that the door should be wood and should not mimic or imitate other historical periods not appropriate for the house. The Commission also recommended going with a simple door without ornamentation.

100 Market Place

**Applicant is here to discuss the possibility of enclosing the bottom portion of the decking.*

Applicant: Cynthia Kochanek—present

Discussion: Applicant wanted to discuss plans to install solid wood skirting at the bottom of the wooden deck at the freight house. In order to pass fire code, the bottom would have to either be sprinkled beneath the deck, or be closed off with solid skirting. To mitigate cost, applicant researched options to install a solid wood skirting along the bottom of the decking. The Commission seemed to be OK with the proposed solid wood skirting, with an access panel with no ornate detailing.

OTHER BUSINESS

HDC Realtor Outreach Postcard: Commission gave their comments and critiques regarding the postcard for realtor outreach.

Property Monitoring

303 N Hamilton: It was brought to Staff's attention that work was being done to the front porch at 303 N Hamilton without HDC approval. Staff visited the site and approached those working on the porch—they stated that they had already removed the existing porch railing and decking. They were in the process of replacing the railing, and had already replaced the decking with an Azak-type material. Staff informed them that the lattice they planned to install must be framed on all sides and that they were required to have the work approved by the HDC prior to beginning. Staff learned that no building permits were pulled for 303 N Hamilton.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of March 22, 2016

Motion: Prebys (second: Rupert) moves to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Prebys (second: Schmiedeke) moves to adjourn.
Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 9:14pm

DRAFT