

**CITY OF YPSILANTI**  
**Historic District Commission**  
**Regular Meeting Agenda**

**Tuesday, May 24, 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. 106 W Michigan Ave**                      **Storefront demo and install**

B. NEW BUSINESS

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**2. 321 High St.**                              **Reroof**  
**3. 501 N Adams St**                        **Porch and step replacement**  
**4. 100 Market Place**                      **Stair platform and wire mesh install**

C. STUDY ITEMS

**5. 101 S Huron**                              **Window replacement**  
**6. 114 River St.**                            **Window replacement**

D. ADMINISTRATIVE APPROVALS

**7. 228 N River St.**                        **Garage door install**  
**8. 202 S Huron St.**                        **Reroof**

E. OTHER BUSINESS

**9. HDC Application Revisions and Building Department Info Sheet—  
Second Draft**  
**10. New Commissioner Binder**  
**11. Michigan Places Matter and This Place Matters Campaign**  
**12. Property Monitoring**

**VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS**

**VII. HOUSEKEEPING BUSINESS**

Approval of the minutes of May 10, 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:* 106 W Michigan Ave

*Date of Review:* 5/4/16—updated May 19, 2016

*Date of Meeting:* 5/24/16

*Proposed work:* installation of a new storefront with exterior tile work, paint, and lights

*Materials:* anodized aluminum storefront; wood (painted); porcelain tile (light grey); glass tiles (Sea Foam); paint in Khaki for body and Light Khaki for accent color; Taos Square LED wall sconces in satin aluminum

## *Staff review:*

1. UPDATE: Staff spoke with the applicant who stated that she would have updated plans for the Commissioners by the May 24<sup>th</sup> meeting.
2. Application is for the installation of a new anodized aluminum storefront at 106 W Michigan Ave. Applicant included demolition plan that details how the existing storefront will be demolished and removed. The new storefront will be brought up so that it is flush with the sidewalk. Commissioners may want to inquire if any significant materials will be removed from the front façade.
3. New LED wall sconce lighting will be installed—the lights will have a satin aluminum finish. It also appears that new signage will be installed, although the applicant did not include information about the signage.
4. Staff shrunk down copies of the plans to include in the packet, but will have full scale copies of the plans at the meeting for review.
5. The proposed color scheme appears to be close to what currently exists, with the addition of glass tiles in color Sea Foam. The new storefront will also feature porcelain tiles in light grey.

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.**

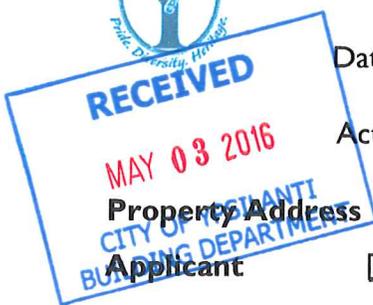
## **10. New work shall be removable.**

6. Before proceeding with work, applicant must seek the appropriate building department permits.

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



# Ypsilanti Historic District Work Permit Application



Date filed MAY 3 for HDC meeting date MAY 10<sup>th</sup>

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 106 W. MICHIGAN AVE

Applicant  Owner  Architect  Contractor

Name ANGIE LANE

Address 106 S. MAIN ST

City ANN ARBOR State MI Zip 48104

Phone 734 998 0098 Fax 734 996 8899

E-mail angie@momusinc.com

Owner ~~XXXXXXXXXX~~ WILLIAM DOUGLAS WINTERS  
(If different than applicant)

Who will perform the work?  Owner  Contractor

Contractor PHOENIX CONTRACTORS INC  
(Name, address, phone) 2111 GOLFSIDE RD YPSILANTI, MI 48197

Action Items only:  
Construction Cost 50,000 Permit Application Fee 270<sup>00</sup>  
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](mailto:hintern@cityofypsilanti.com).

# Ypsilanti Historic District Work Permit Application

Date filed \_\_\_\_\_ for HDC meeting date \_\_\_\_\_

Property Address 106 W. MICHIGAN AVE

Applicant ANGIE LANE

## Description of proposed work (see sample applications)

NEW STOREFRONT WINDOWS, EXTERIOR TILE, PAINT  
AND LIGHTS

Materials • ANODIZED ALUM. STOREFRONT

- WOOD (PAINTED)
- PORCELAIN TILE
- GLASS TILE

## Colors (Attach color chips or samples)

Body KHAKI

Accent 1 LIGHT KHAKI

Trim (TILE @ BASE) LT. GRAY

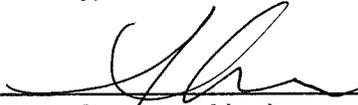
Accent 2 (GLASS TILE) SEA FOAM

Roof N/A

Other \_\_\_\_\_

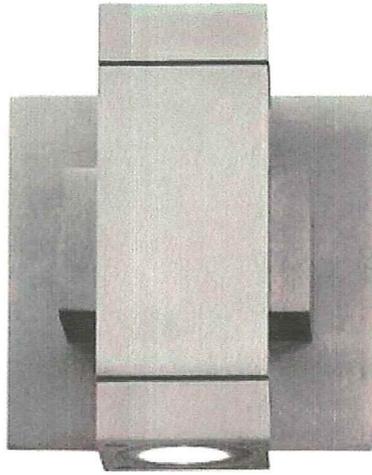
This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

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

5/2/16  
\_\_\_\_\_  
Date

# Taos Square ELV Dim LED Wall Sconce



**Description:**

The cylindrical shaped Taos Square LED Wall Sconce adds balance to the environment while providing bi-directional light above and below the fixture. Finish in Satin Aluminum. Includes two 3.26 watt LEDs totaling 6.52 watts (LED and power supply), 12VAC LED, 3182K color temperature, 84CRI, 24 lumens per watt for a total of 158 lumens. 70 percent lumen maintenance based on 50,000 hours of operation. An electronic 100-240 VAC 50-60 Hz constant current 700mA driver is included which fits easily inside the electrical box. Dimmable with a low voltage electronic dimmer (tested and approved Lutron DIVA DVELV-300P, Lutron Skylark SELV-300P, or Lutron Maestro MAELV-600), sold separately. Rated for indoor, outdoor and wet locations. ETL listed. ADA compliant. 5.1 inch height x 2 inch width x 3.25 inch depth. 4.4 inch diameter canopy. Fixture includes a 5 year warranty.

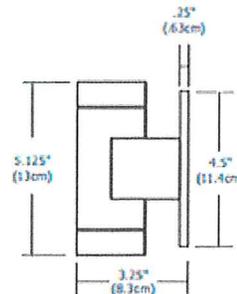
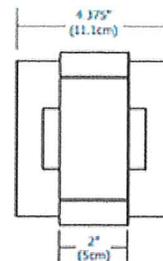
Shown in: Satin Aluminum

List Price: \$391.00  
 Our Price: \$281.52

Shade Color: N/A  
 Body Finish: Satin Aluminum  
 Lamp: 2 x LED/3.26W/12V LED  
 Wattage: 6.52W  
 Dimmer: Low Voltage Electronic  
 Dimensions: 5.1"H x 4.4"W x 3.25"D

**Technical Information**

Luminous Flux: 72 lumens  
 Lumens/Watt: 22.09  
 Color Rendering: 85 CRI



Product Number: <b>EDG 160151</b>			
Company:		Fixture Type:	Date: May 02, 2016
Project:		Approved By:	

#1200WC-TAOSSQ-004L1-XXSA

Fax: (773) 883-6131

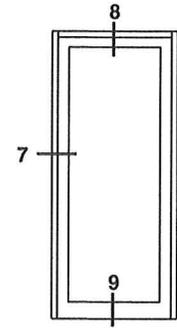
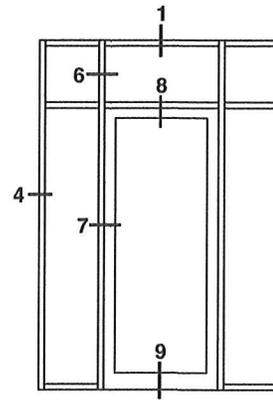
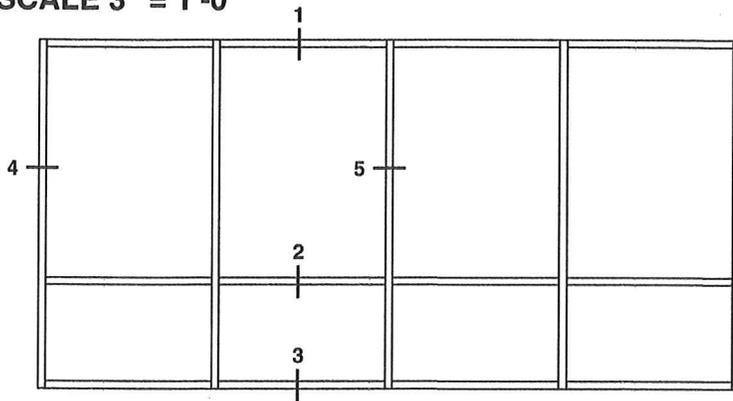
Phone: 866-954-4489

Address: 1718 W. Fullerton Ave. Chicago IL 60614

www.Lightology.com

 HURRICANE RESISTANT PRODUCT

SCALE 3" = 1'-0"

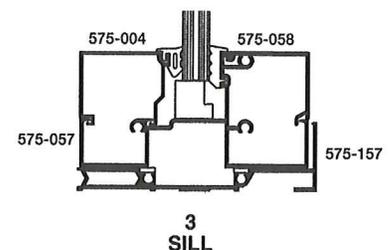
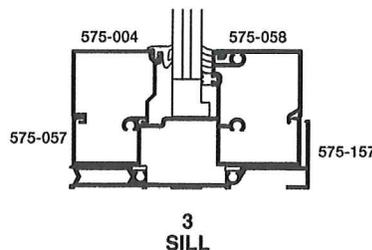
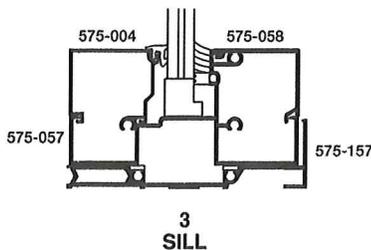
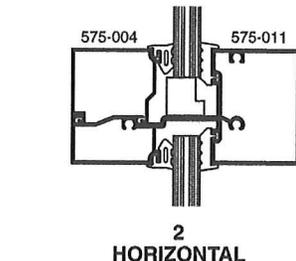
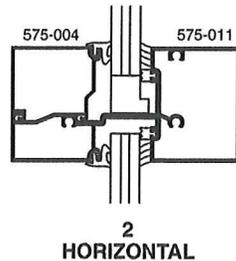
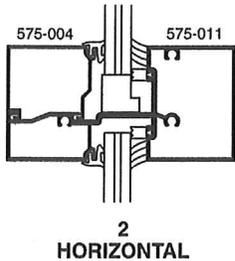
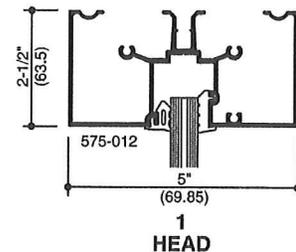
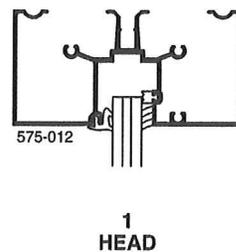
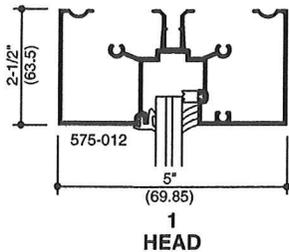
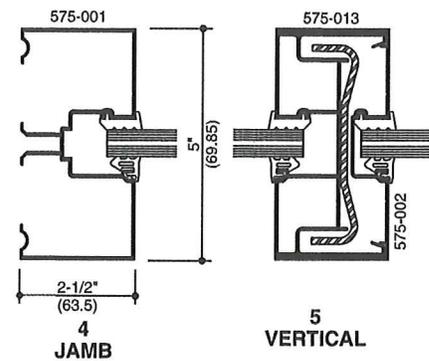
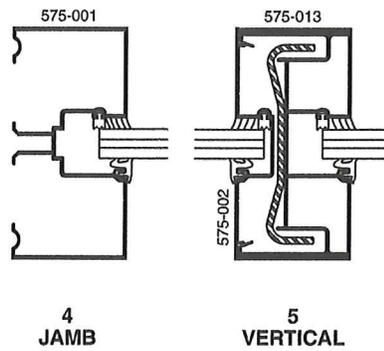
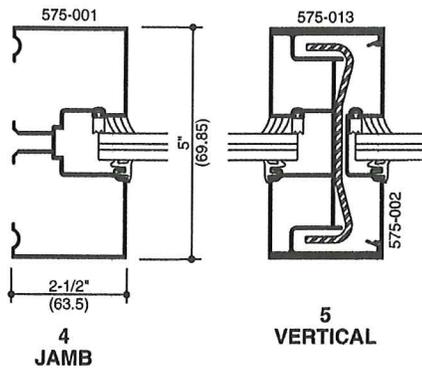


ELEVATION IS NUMBER KEYED TO DETAILS

9/16" INFILL

5/8" INFILL

9/16" INFILL (DRY-GLAZED)



Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.  
© Kawneer Company, Inc., 2010







SCALE 3" = 1'-0"

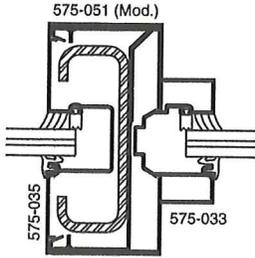
9/16" INFILL

5/8" INFILL

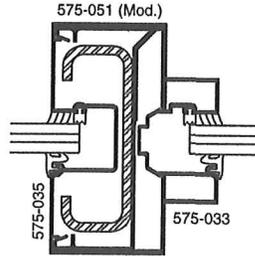
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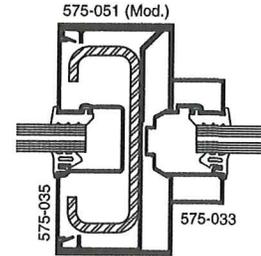
Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.  
 © Kawneer Company, Inc., 2010



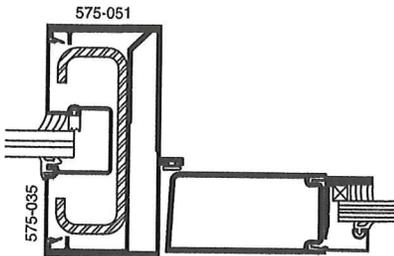
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DOOR JAMB AT TRANSOM



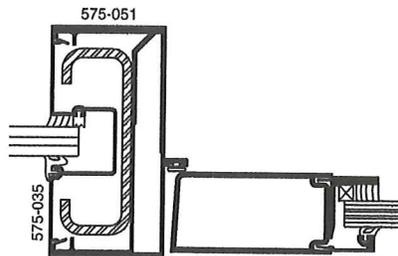
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DOOR JAMB AT TRANSOM



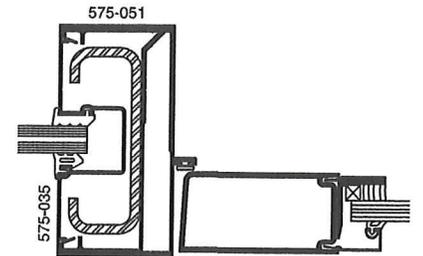
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DOOR JAMB AT TRANSOM



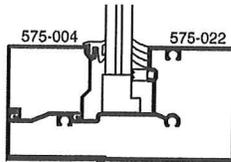
7  
DOOR JAMB



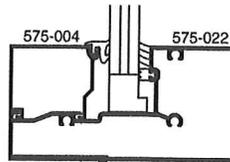
7  
DOOR JAMB



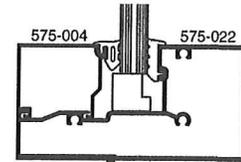
7  
DOOR JAMB



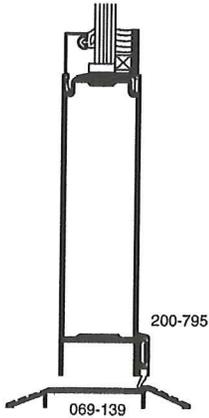
8  
DOOR WITH TRANSOM



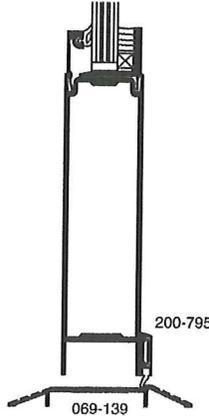
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DOOR WITH TRANSOM



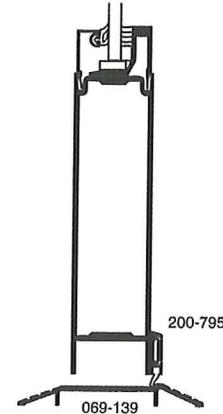
8  
DOOR WITH TRANSOM



9  
BOTTOM RAIL



9  
BOTTOM RAIL



9  
BOTTOM RAIL

storefront

GT1

CT1

P4S

P3S





## HDC Work Permit Staff Review

*Property address:* 321 High St.

*Date of Review:* May 17, 2016

*Date of Meeting:* May 24, 2016

*Proposed work:* Reroof

*Materials:* Tamko Heritage asphalt shingles in Black Walnut; drip edge and flashing in black (to match shingles); replacement box vents

### *Staff review:*

1. Application states that they will be removing the existing grey/charcoal shingles and replacing them with the new Tamko Heritage shingles in Black Walnut.
2. Application lists replacing existing box vents with new box vents—the application states that these will be on the street-facing portion of the roof. Staff informed the applicant that the Commission may want to inquire about alternative methods of venting.
3. Staff photographed the property on May 17.
4. 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 removal of existing shingles and installation of new Tamko Heritage asphalt shingles in Black Walnut with black flashing. Drip edge is to be painted black to match the shingles. [more information about approved method of venting here]

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.**

Rec 20174  
PHDC-16-0031



# Ypsilanti Historic District Work Permit Application

\* Date filed 5/6/16 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 321 High St YPSI, MI 48198

Applicant  Owner  Architect  Contractor

Name Neighborhood Roofing

Address 2601 Brassow Rd

City Saline State MI Zip 48176

Phone 734-994-6500 Fax \_\_\_\_\_

E-mail Cabrina @ neighborhoodroofing.com

\* Owner Jill Dieterle  
(If different than applicant)

Who will perform the work?  Owner  Contractor

Contractor Neighborhood Roofing

(Name, address, phone) 2601 Brassow Rd, Saline, MI 48176

\* Action Items only:  
Construction Cost 8160.00 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](mailto:hintern@cityofypsilanti.com).

**Ypsilanti Historic District Work Permit Application**

Date filed 5/6/16 for HDC meeting date \_\_\_\_\_

Property Address 321 High St, YPSI 48198

Applicant \_\_\_\_\_

**Description of proposed work** (see sample applications)

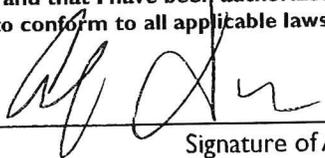
- Tear-off and re-roof using Tamko Heritage "Black Walnut" on house and garage
- all Drip edge and Flashing to Match roof (Black)
- Box Vents, are to be replace as is, <sup>which is</sup> not Materials on roof face which faces street, in black to match roof

**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

5/6/16  
 \_\_\_\_\_  
 Date





321 HIGH ST

321 HIGH ST.





# HDC Work Permit Staff Review

*Property address:* 501 N Adams St

*Date of Review:* May 17, 2016

*Date of Meeting:* May 24, 2016

*Proposed work:* concrete step replacement on two porches with new concrete footings; porch concrete slab/“cap” replacement on south porch (facing Olive St)

*Materials:* Concrete (to match existing in color)

*Staff review:*

1. Applicant plans to remove and replace the existing concrete steps on both the south and east facing porches, and to install new footings beneath the steps. The application also lists replacement of the existing concrete cap/porch with a new concrete cap/porch on the south porch (facing Olive St).
2. Application states that the new concrete will match the existing concrete in color.
3. Staff photographed the property May 17.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

*Relevant Secretary of the Interior's Standards:*  
#2, #5, #10

Suggested items to include in a motion to approve:  
Work to include the removal of the existing concrete porch steps on south and west porches, and the installation of new concrete porch steps and new concrete footings. The concrete cap on the south porch, facing Olive St, is to be replaced with a new concrete cap to match the existing concrete in color.

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.**

Rec 20192 #3



# Ypsilanti Historic District Work Permit Application

Date filed MAY 11, 2016 for HDC meeting date MAY 24, 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 501 N. ADAMS, YPSILANTI MI 48197

Applicant  Owner  Architect  Contractor

Name PATRICIAN HOMES LLC

Address 210 LITTLE LAKE DR, SUITE 12

City ANN ARBOR State MI Zip 48103

Phone 734-665-0234 Fax \_\_\_\_\_

E-mail \_\_\_\_\_

Owner \_\_\_\_\_  
(If different than applicant)

Who will perform the work?  Owner  Contractor

Contractor MBK  
(Name, address, phone) 2675 W. Joy Rd Ann Arbor 48105  
PHONE 734-994-4644

Action Items only:  
Construction Cost \$1800 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.

N/A  
N/A

**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](mailto:hintern@cityofypsilanti.com).

**Ypsilanti Historic District Work Permit Application**

Date filed 5/11/16 for HDC meeting date 5/24/16

Property Address 501 N ADAMS

Applicant PATRICIAN HOMES LLC

**Description of proposed work** (see sample applications)

REMOVE + REPLACE CONCRETE CAP ON OLIVE STREET SIDE PORCH. PORCH STAIRS RE-BUILT W NEW FOOTINGS UNDER THEM.

**Materials** CONCRETE, SAME COLOR AS CURRENT CONCRETE PORCH CAP (UNFINISHED CONCRETE COLOR)

**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]  
Signature of Applicant

5/11/15  
Date

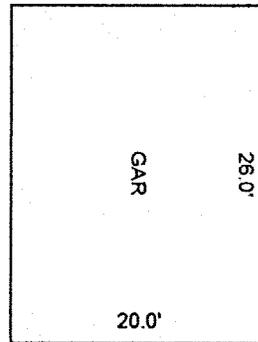
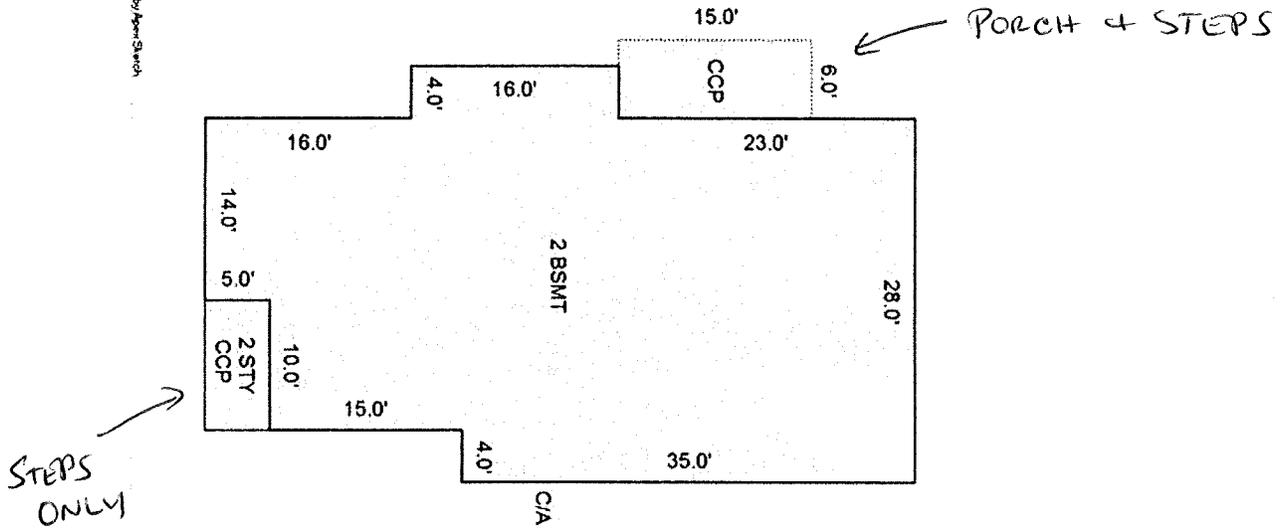
**Image/Sketch for Parcel: 11-11-40-108-013**

**City of Ypsilanti**

[Back to Non-Printer Friendly Version] [Send To Printer]

Caption: No caption found

Sketch By: Aileen Storch



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[Privacy Policy](#)





501 N ADAMS

501 N ADAMS





# HDC Work Permit Staff Review

*Property address:* 100 Market Place

*Date of Review:* May 17, 2016

*Date of Meeting:* May 24, 2016

*Proposed work:* Installation of new stair and platform at southwest corner; installation of wire mesh enclosure around entire perimeter of platform with 4" of stone fill

*Materials:* wire mesh (either painted a dark color or coated with PVC); stone; pressure treated wood; wood guardrail/handrail to match existing in dimension and finish

*Staff review:*

1. Application proposes the installation of a new stair and platform with hand rails to allow fire department access on the southwest corner of the freight house. The new platform and stair are to be made of pressure treated wood—Commission may want to inquire about how the wood will be finished (require an opaque stain or paint).
2. Application also proposes the installation of a wire mesh enclosure that will be either painted a dark color or coated with PVC. The wire mesh will go beneath the platform around the entire perimeter of the freight house. 4" of stone fill will also be installed at the bottom interior of the mesh enclosure.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

*Relevant Secretary of the Interior's Standards:*  
#2, #5, #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.**

Suggested items to include in a motion to approve:

Work to include the installation of a new pressure treated wood platform and stair with hand rails at the southwest corner of the freight house. Also, the installation of a wire mesh enclosure below the platform, around the entire perimeter of the freight house. The wire mesh is to either be painted a dark color or coated in PVC.



# Ypsilanti Historic District Work Permit Application

Date filed 5-9-2016 for HDC meeting date 5-24-2016

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 100 Market Place

Applicant  Owner  Architect  Contractor

Name City of Ypsilanti

Address 1 S. Huron

City Ypsilanti State Mi Zip 48197

Phone 734-483-9646 Fax \_\_\_\_\_

E-mail ckochanek@cityofypsilanti.com

Owner \_\_\_\_\_  
(If different than applicant)

Who will perform the work?  Owner  Contractor

Contractor Envision Builders  
(Name, address, phone) 28036 Oakland Oaks Ct, Wixom, MI 48393, 248-305-8181

*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](mailto:hintern@cityofypsilanti.com).

# Ypsilanti Historic District Work Permit Application

Date filed 5-9-2016 for HDC meeting date 5-24-16

Property Address 100 Market Place

Applicant City of Ypsilanti

## Description of proposed work *(see sample applications)*

Install a stair and platform at the southwest corner for fire department access. Install an enclosure below the platform that would deter debris from collecting below and creating a fire hazard. We are proposing the installation of a dark-colored (either painted or PVC coated) wire mesh around the entire perimeter of the platform along with 4" of stone fill below the entire platform.

See attached drawings and photos for more info.

## Materials

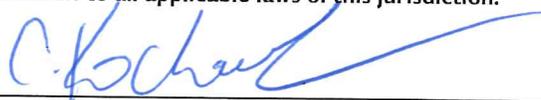
- painted or PVC coated wire mesh
- stone
- pressure treated wood
- wood guardrail/handrail & stairs to match existing in dimension and finish

## 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.)

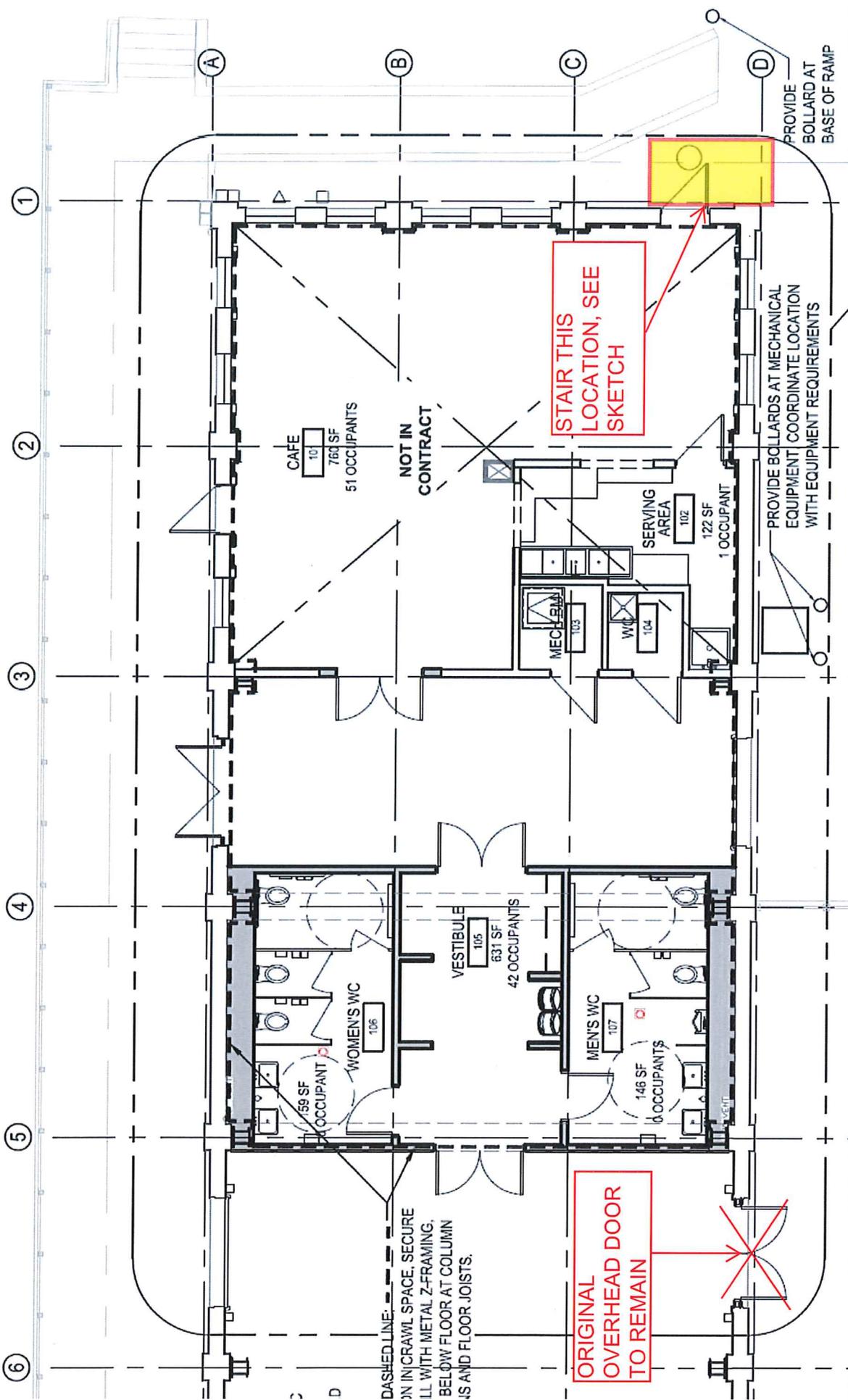
**I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed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

5-9-2016

Date



NOTE: PATCH ASPHALT FROM UNDERGROUND WATER CONNECTION TO BUILDING

F1  
A101

STAIR THIS LOCATION, SEE LOCATION, SEE SKETCH

PROVIDE BOLLARDS AT MECHANICAL EQUIPMENT COORDINATE LOCATION WITH EQUIPMENT REQUIREMENTS

PROVIDE BOLLARD AT BASE OF RAMP

44" WIDE (CLEAR) PRESSURE TREATED WOOD EGRESS STAIR. SET ON 12" DIA CONCRETE FOOTINGS 48" DEEP. WOOD GUARDRAIL/HANDRAIL & STAIRS TO MATCH EXISTING DECK IN DIMENSION AND FINISH.

NO STAIR THIS LOCATION

ORIGINAL OVERHEAD DOOR TO REMAIN

CAFE  
10  
763 SF  
51 OCCUPANTS

NOT IN CONTRACT

SERVING AREA  
102  
122 SF  
1 OCCUPANT

MECH  
103

WC  
104

VESTIBULE  
105  
631 SF  
42 OCCUPANTS

WOMEN'S WC  
106  
759 SF  
1 OCCUPANT

MEN'S WC  
107  
146 SF  
1 OCCUPANT

1

2

3

4

5

6

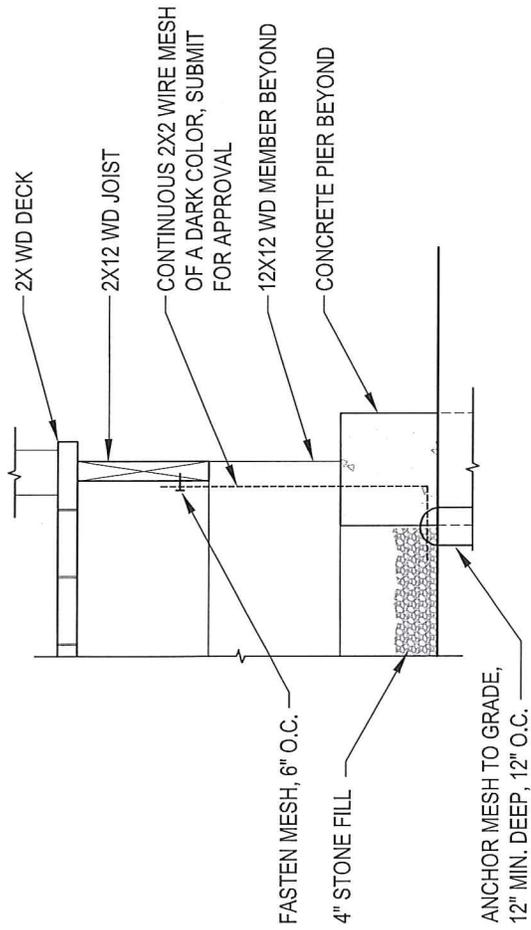
A

B

C

D

DASHED LINE IN CRAWL SPACE. SECURE ALL WITH METAL Z-FRAMING, BELOW FLOOR AT COLUMN AND FLOOR JOISTS.

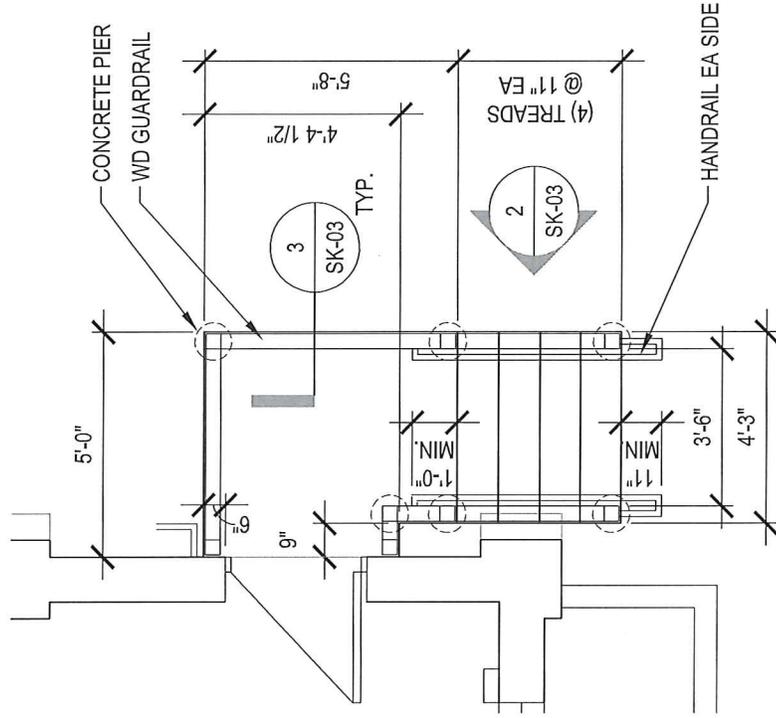


3 PLATFORM DETAIL

SCALE: 3/4" = 1'-0"

SK-03

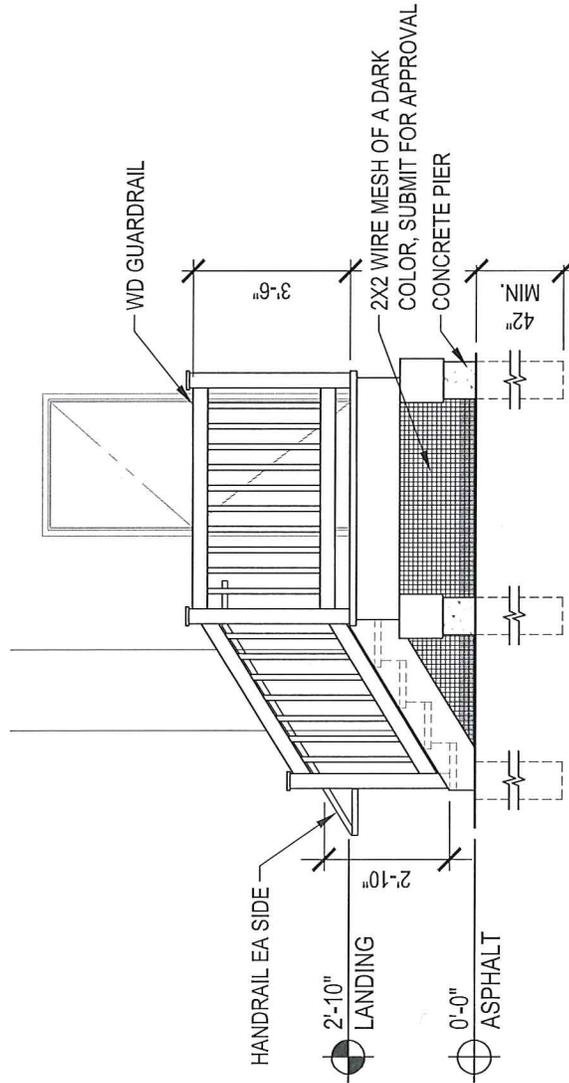
NOTE: WIRE MESH AND STONE FILL DETAIL SHALL BE INSTALLED AT FULL PERIMETER OF FREIGHT HOUSE PLATFORM, INCLUDING LOCATIONS BELOW RAMPS AND STAIRS. WIRE MESH WILL PROVIDE A BUFFER FOR DEBRIS FROM COLLECTING BELOW PLATFORM. STONE FILL PROVIDES AN ADDITIONAL MEASURE OF FIRE SAFETY FROM DEBRIS. THE WIRE MESH AND STONE FILL TOGETHER WITH THE CANOPY SPRINKLER HEADS AND ADDITIONAL EXIT WILL PROVIDE SAFE EGRESS FOR OCCUPANTS.



2 PLATFORM LEVEL PLAN

SCALE: 1/4" = 1'-0"

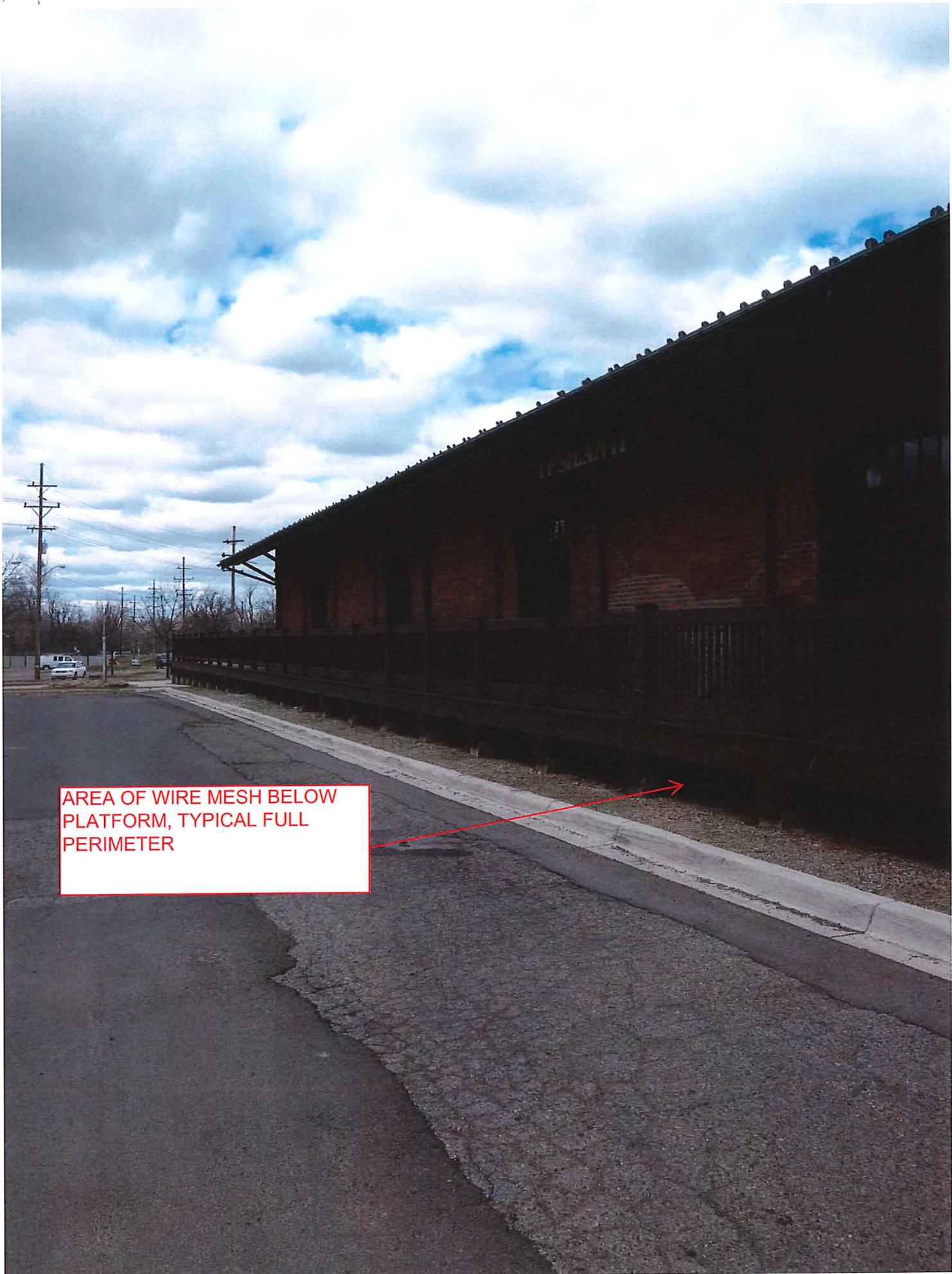
SK-03



2 PLATFORM ELEVATION

SCALE: 1/4" = 1'-0"

SK-03



AREA OF WIRE MESH BELOW  
PLATFORM, TYPICAL FULL  
PERIMETER

EXISTING DOOR TO  
CAFE

FARMER'S MARKET  
YPSILANTI

LOCATION OF  
PROPOSED STAIR AND  
LANDING FOR FIRE  
DEPT ACCESS





# Ypsilanti Historic District Work Permit Application

Date filed 04.25.16 for HDC meeting date 05.10.16

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 101 S Huron St

Applicant  Owner  Architect  Contractor

Name Matthew Craven

Address 2350 Franklin Rd

City Bloomfield Hills State MI Zip 48302

Phone 313.236.0562 Fax \_\_\_\_\_

E-mail matthewcraven@marvin.com

Owner SOS Community Services  
(If different than applicant)

Who will perform the work?  Owner  Contractor

Contractor Laurence Smith Design Center

(Name, address, phone) 2350 Franklin Rd, Bloomfield Hills, MI 48302 Ph: (248) 333-9085

*Action Items only:*  
Construction Cost \_\_\_\_\_ Permit Application Fee \_\_\_\_\_  
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**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](mailto:hintern@cityofypsilanti.com).

**Ypsilanti Historic District Work Permit Application**

Date filed 4.25.16 for HDC meeting date 5.10.16

**Property Address** 101 S Huron St

**Applicant** Matthew Craven - Marvin Windows

**Description of proposed work** *(see sample applications)*

Replace 27 windows with Marvin Integrity fixed picture windows to match existing. Exterior finish to be pebble gray. Additional brochures & material to be furnished at meeting.

**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

\_\_\_\_\_  
Date



# Ypsilanti Historic District Work Permit Application

Date filed 04.25.16 for HDC meeting date 05.10.16

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 114 River St

Applicant  Owner  Architect  Contractor

Name Matthew Craven

Address 2350 Franklin Rd

City Bloomfield Hills State MI Zip 48302

Phone 313.236.0562 Fax \_\_\_\_\_

E-mail matthewcraven@marvin.com

Owner SOS Community Services

(If different than applicant)

Who will perform the work?  Owner  Contractor

Contractor Laurence Smith Design Center

(Name, address, phone) 2350 Franklin Rd, Bloomfield Hills, MI 48302 Ph: (248) 333-9085

**Action Items only:**

Construction Cost \_\_\_\_\_ Permit Application Fee \_\_\_\_\_

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

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

# Ypsilanti Historic District Work Permit Application

Date filed 4.25.16 for HDC meeting date 5.10.16

**Property Address** 114 River St

**Applicant** Matthew Craven - Marvin Windows

## Description of proposed work *(see sample applications)*

Replace 24 windows (see types below) with Marvin-Integrity windows to match existing. Exterior finish to be Stone White. Additional brochures & material to be furnished at meeting.

- Q: 22 Double Hung
- Q: 1 Awning
- Q: 1 Casement

## 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.)

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\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

114 N RIVER ST



114 N RIVER ST



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# ULTREX<sup>®</sup> FIBERGLASS

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## QUICK GUIDE

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 **Integrity**  
from **MARVIN**  
Windows and Doors  
Built to perform.®

# ULTREX® FIBERGLASS – OVERVIEW

## What is it?

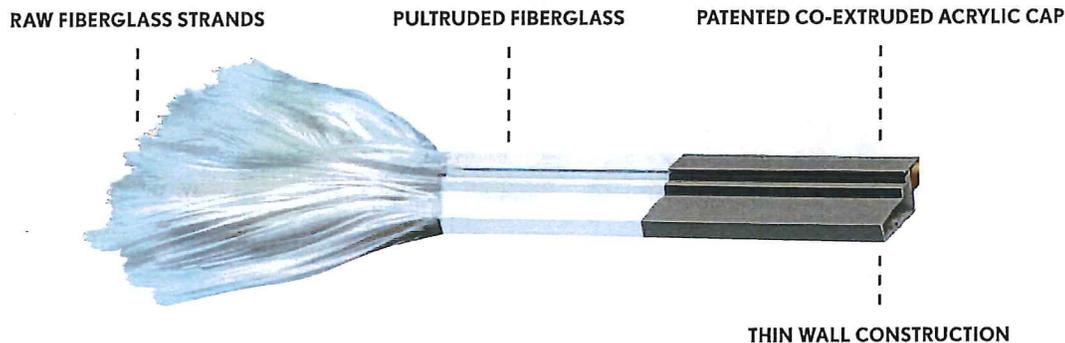
- Pultruded fiberglass composite
- Quite Possibly the Perfect Building Material®
- More than 20 years of proven success
- Sets Integrity® windows and doors apart from the competition

## What is a composite?

- A composite is two or more materials combined to create properties that are superior to their individual attributes
- The materials remain easily distinguishable within the composite
- Not all composites are the same

## How is Ultrex made?

- Through a process called pultrusion
- Continuous cables of glass are saturated with specially compounded resins, pulled through a heated die and cut with diamond-edge blades
- A patented acrylic finish is mechanically bonded to the substrate



## WHAT MAKES ULTREX FIBERGLASS QUITE POSSIBLY THE PERFECT BUILDING MATERIAL?

### Superior Strength and Rigidity

- Strength of steel (1 square inch supports up to 34,000 lbs.)
- 8 times stronger than vinyl and 3 times stronger than vinyl/wood composites like Fibrex®
- Strength of Ultrex allows for narrower frames and bigger views
- Ultrex stays true and square for years of dependable operation and performance
- Highly rigid and impact resistant to handle whatever Mother Nature dishes out

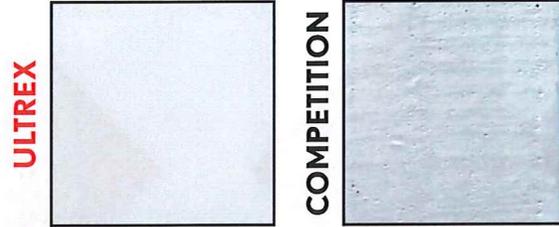
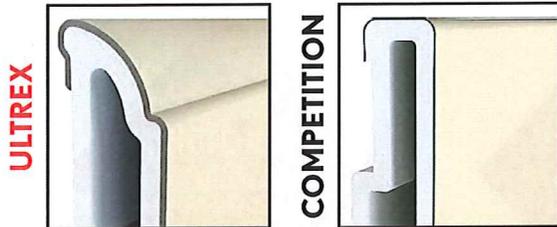
### Material Stability

- Ultrex expands and contracts at virtually the same rate as glass, so it stays stable across extreme hot and cold temperatures
- Windows and doors open and close on demand, regardless of the season, without sticking or binding from swelling, warping, material distortion or deformation from heat
- Reduced seal failures, air leaks and stress cracks – all things that can affect the energy efficiency of a window
- Integrity corners are solid square, strong, weather-tight and much more attractive than messy fusion-welded corners

### Thermoset vs. Thermoplastic

- Ultrex is a **thermoset** material cured and hardened into a shape, like concrete, through an irreversible chemical reaction – this means Ultrex keeps its shape when exposed to extreme temperatures
- Vinyl and vinyl/wood composites, like Fibrex®, are **thermoplastic** and have the potential to change shape, sag and deform in heat and become brittle and crack in cold

## The Industry's Best Fiberglass Finish



- Ultrex® is the *first and only* fiberglass finish to be third-party verified to AAMA 624-10 finish specifications
- Acrylic is mechanically bonded to the Ultrex, not painted
- 3 times thicker than paint, providing a smooth, superior appearance that is highly durable

- Resists discoloration, warping, rotting, corrosion, scratching, marring, cracking, fading and chalking
- Virtually maintenance-free – no sanding, scraping or painting
- Available in rich, dark colors that resist fading
- Can be painted without impacting the protective properties of Ultrex

### Durability

- Fiberglass windows have a 38% longer useful life than vinyl<sup>1</sup>
- The life span and durability is directly related to the strength and stability of Ultrex and its patented acrylic finish
- Job site tough to keep projects on time and within budget

### Efficiency

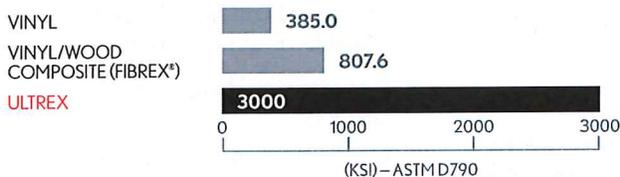
- Low thermal conductivity – minimal heat and cold transfer
- Products and options that meet or exceed ENERGY STAR® performance ratings
- Various glazing options
- Double- and triple-pane glass

### Sustainability

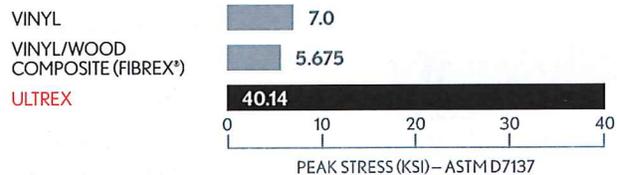
- Ultrex is made of silica sand, an abundant natural resource
- 39% less energy to produce than vinyl
- Integrity is committed to the recycling and reuse of materials, resourceful and responsible manufacturing practices, and environmentally conscious product design

## How Does Ultrex Compare to Other Composites Like Fibrex®?

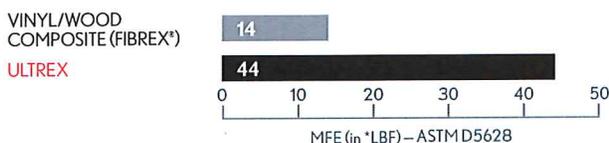
### FLEXURAL MODULUS



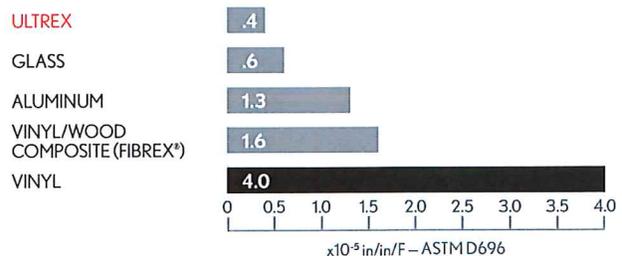
### TENSILE STRENGTH



### IMPACT RESISTANCE



### EXPANSION AND CONTRACTION



<sup>1</sup> "Life cycle assessment of windows for the North American residential market: Case Study," The University of British Columbia, Scandinavian Journal of Forest Research, 2008

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## 3 WINDOW AND DOOR PRODUCT LINES:

---

### Wood-Ultrex®

Durable Ultrex exterior  
and real-wood interior

### All Ultrex®

Durable Ultrex  
exterior and interior

### IMPACT (IZ3)

Durable Ultrex exterior  
and real-wood interior.  
Sustains winds up to  
140mph.

---

## FEATURES OF ALL INTEGRITY® PRODUCTS:

---

1

ENERGY STAR® qualified products and options

4

10/20 full transferable warranty

2

10-day delivery to local distribution with  
high-quality, seamless service

5

6 exterior finish colors; 5 hardware finishes

3

Available in special sizes in 1/64" increments

6

Multiple glazing and divided lite options

---



### Marvin® Windows and Doors

- Established in 1912 in Warroad, MN
- Family owned and operated
- Some employees are third- and fourth-generation
- Manufactured in the United States
- First window and door manufacturer to offer a composite window product made with Ultrex pultruded fiberglass

### Integrity Windows and Doors

- Established in 1994
- Born from a rich heritage of Marvin service and craftsmanship and an all-out focus on performance
- Pioneered the fiberglass window category
- Complements the Marvin line
- Manufactured in the United States in Fargo, ND, and Roanoke, VA



[Previous Photo/Video](#)

[Next Photo/Video \(/plan/inspiration-gallery/case-studies/greenwich-village-1085#view=122\)](/plan/inspiration-gallery/case-studies/greenwich-village-1085#view=122)

## GREENWICH VILLAGE

PROJECT TYPE: Historical Renovation

BUILDING TYPE: Multi-Family Residential

NUMBER OF OPENINGS: 122

UNITS AND APPLICATIONS: Infinity Double Hung windows

ARCHITECT: A2H Architects

DEALER: Windows and Doors Inc

Built in the early 1900's, this multi-family apartment building is located in Greenwich Village of New York City where most buildings are protected by the Landmarks Preservation Commission. Needing to replace aluminum double hung windows that were not approved by the Landmarks Preservation Commission, the Greenwich Village Board of Directors discovered Infinity Replacement Windows from Marvin®. Infinity Windows are made of Ultrex® fiberglass, a pultruded fiberglass material so strong and durable it is superior to other window materials. With the combination of low maintenance, energy efficiency, and traditional detailing, Infinity Replacement Windows were approved by Landmarks immediately.

- Infinity Replacement Windows were the first fiberglass windows approved by New York City's Landmarks Preservation Commission
- The Greenwich Village Board of Directors selected Infinity Windows for its low maintenance and energy efficiency



[Greenwich Village \(/download?Pub\\_ID=3429\)](/download?Pub_ID=3429)

Rec. 20505 ~~111~~

# 4



# Ypsilanti Historic District Work Permit Application

Date filed 5-10-2016 for HDC meeting date 5-10-2016

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 228 N. River St.

Applicant  Owner  Architect  Contractor

Name Steven Law

Address 228 N. River St.

City Ypsilanti State mi Zip 48198

Phone 734-474-2141 Fax \_\_\_\_\_

E-mail slaw284336.MIG@comcast.net

Owner \_\_\_\_\_  
(If different than applicant)

Who will perform the work?  Owner  Contractor

Contractor Crawford Door Sales - Phone 734-483-4563

(Name, address, phone) 334 E. Mich. Ave Ypsilanti mi

Action Items only:  
Construction Cost 1175.00 Permit Application Fee 35  
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](mailto:hintern@cityofypsilanti.com).

Ypsilanti Historic District Work Permit Application

Date filed 5-10-2016 for HDC meeting date 5-10-2016

Property Address 228 N. River St.

Applicant Steven & Sheila Law

Description of proposed work (see sample applications)

Replace garage door, door opener & framework

Materials Clopay - raised Panel to match existing door.

- 1) 8x7 T405 - white incolor - 15" Radius
- 2) Complete seal heavy hardware
- 3 high cycle spring = 20,000 door open & close
- 4) remove wood seal, takedown and hallway old door = 750<sup>00</sup>
- 1) Lift master 8355 Belt + drive operator - 7' rail, 2 remotes 425<sup>00</sup>
- 1 keypad

Colors (Attach color chips or samples)

Body white

Accent 1 \_\_\_\_\_

Trim white

Accent 2 \_\_\_\_\_

Roof green & black

Other \_\_\_\_\_

1175<sup>00</sup>  
↑  
TOTAL

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]  
Signature of Applicant

5-10-2016  
Date

From: CRAWFORD DOOR SALES.



Steven Law Sample image  
228 N. River St. Ypsilanti



Existing garage door 228 n. River

Rec 20506



# Ypsilanti Historic District Work Permit Application

**RECEIVED**  
MAY 16 2016  
CITY OF YPSILANTI  
BUILDING DEPARTMENT

Date filed 5-15-16 for HDC meeting date 5-24-16

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

#5

Property Address 202 SOUTH HURON ST.

Applicant  Owner  Architect  Contractor

Name WILLIAM E. FENNEL

Address 202 SOUTH HURON ST.

City YPSILANTI State MI. Zip 48197-8402

Phone 734-482-1071 Fax \_\_\_\_\_

E-mail BILL.E.FENNEL@GMAIL.COM.

Owner \_\_\_\_\_  
(if different than applicant)

Who will perform the work?  Owner  Contractor

Contractor DEAN E. CAMPAGNA  
(Name, address, phone) 700 LAIRD, LAKE ORION, MI. 48362

Action Items only: \$ 5,300.00 Permit Application Fee 40<sup>00</sup>  
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 5-15-16 for HDC meeting date 5-27-16

Property Address 202 SOUTH HURON ST.

Applicant WILLIAM E. FENNEL

Description of proposed work (see sample applications)

A. LAY OVER OWENS CORNING SURENAIL DIMENSIONAL ASPHALT SHINGLE TO EXISTING ROOF & GARAGE ROOF, ROOF COLOR & DESIGN SAME AS EXISTING ROOF COLOR & DESIGN (BLACK).

B. THERE WILL BE NO CHANGES TO EXISTING DRIPEDGE OR REPLACEMENT (DRIPEDGE IS WHITE IN COLOR NOW.) (NO REPLACEMENT)

C. THERE WILL BE NO CHANGES TO EXISTING ROOF VENTS, RIDGE VENTS, OR SOFFIT VENTS. ALL EXISTING VENTS ARE BLACK IN COLOR AND WILL REMAIN INTACTED AS ORIGINAL DESIGN. (NO REPLACEMENT)

Materials D. all GUTTER ON HOME WILL REMAIN INTACTED AS ORIGINAL DESIGN (NO REPLACEMENT)

OWENS CORNING SURENAIL DIMENSIONAL ASPHALT SHINGLE BLACK IN COLOR, (SAME AS ORIGINAL DESIGN. (DIMENSIONAL) LIFETIME WARRANTY FROM MANUFACTURE.

Colors (Attach color chips or samples)

Body \_\_\_\_\_

Accent 1 \_\_\_\_\_

Trim \_\_\_\_\_

Accent 2 \_\_\_\_\_

Roof BLACK (SAME)

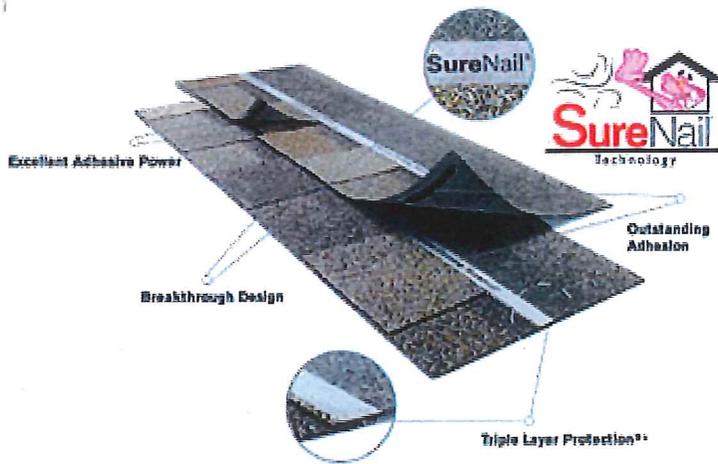
Other \_\_\_\_\_

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.

William E. Fennel  
Signature of Applicant

5-15-16  
Date



## SureNail<sup>®</sup> Technology

There's a line between a good shingle and a great shingle.

It's the nailing line on your shingles. The difference between a good shingle and a great shingle is having SureNail<sup>®</sup> Technology. With SureNail<sup>®</sup> Technology, strength and durability are built into every Duration<sup>®</sup> Series shingle, thanks to the unique fabric strip in the nailing area. This unique shingle design provides outstanding gripping power.

### SureNail Detail

- o **Patented SureNail<sup>®</sup> Technology** — Only from Owens Corning and featured on our Duration<sup>®</sup> Series shingles.
- o **Breakthrough Design** — The tough-engineered woven-fabric nailing strip is embedded in the shingle to create a strong, durable fastener zone.
- o **Triple Layer Protection<sup>®</sup> +** — A unique “triple layer” of reinforcement occurs when the fabric overlays the two shingle layers, called the common bond area.
- o **Outstanding Grip** — The SureNail<sup>®</sup> strip enhances the already amazing grip of our proprietary Tru-Bond<sup>®</sup> sealant.
- o **Exceptional Wind Resistance** — The SureNail<sup>®</sup> grip helps deliver 130-MPH wind warranty\* performance with fewer nails than required by most competitors.

## Wind Resistance

Significant wind can cause shingles to blow off the roof deck. Missing shingles can lead to leaks and other interior damage. The quality and performance of the sealant on a shingle helps play an important part in wind resistance performance. Owens Corning certifies our shingles to industry recognized wind resistance standards through independent third-party testing laboratories. To see the wind resistance warranty on this product, refer to the TECHNICAL SPECIFICATIONS tab.

## Algae Resistance

Algae growth may cause brown to black streaks on roofs but this discoloration does not impact the service life of the shingles. Algae species are transported through the air and growth occurs to varying degrees in all regions of the country; especially those subjected to warm, humid conditions. Algae should not be mistaken for fungus growth, soot, dirt, or moss. Almost all types of roofing systems are susceptible to algae discoloration. Where noted on the individual Product Detail page Technical Specifications tab, Owens Corning provides limited warranty coverage on some of our shingles for algae resistance. For full details of coverage, refer to the actual warranty for details, limitations, and requirements.

## TruDefinition Color Platform

TruDefinition is our color design platform trademark on shingles that are specially formulated to capture the bright, vibrant hues and dramatic shades that showcase the aesthetic appeal of your home. Shingles feature multiple-granule colors and shadowing to provide an extraordinary look that will enhance your home and complement its natural surroundings.

## ENERGY STAR<sup>®</sup> Rated Shingles

ENERGY STAR<sup>®</sup> is for roofs too. Similar to the energy-efficient appliances in your home, roofing products can provide heating and cooling saving qualities. Owens Corning Roofing Shingles can help reduce your heating and cooling bills when installed properly. Certain shingles reflect solar energy, decreasing the amount of heat transferred to a home's interior — and the amount of air conditioning needed to keep it comfortable. Actual savings will vary based on geographic location and individual building characteristics. Call 1-800-GET-PINK<sup>®</sup> or 1-888-STAR-YES for more information. ENERGY STAR<sup>®</sup> is available on the following colors: Shasta White

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+This image depicts Triple Layer Protection<sup>®</sup> and the amount of Triple Layer Protection may vary on a shingle-to-shingle basis. SureNail<sup>®</sup> Technology is proprietary with U.S. and foreign protection including U.S. Patent Nos. 7,836,654; 8,156,704; 8,181,413; 8,240,102; 8,430,983; 8,607,521; 8,623,164; 8,752,351; 8,991,130; 9,121,178; and other patents pending.

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**CITY OF YPSILANTI**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES OF May 10, 2016**

**CALL TO ORDER AND ROLL CALL**

Anne Stevenson                      Chair    7:00 PM

Meeting Location:                      SPARK East Business Incubator, 215 W Michigan Ave

Commissioners Present:                      Hank Prebys, Alex Pettit, Jane Schmiedeke, Erika Lindsay

Commissioners Absent:                      Anne Stevenson, Ron Rupert

Staff Present:                                  Haley McAlpine, HDC Assistant

**APPROVAL OF AGENDA**

Motion:                      Pettit (second: Lindsay) moves to approve the agenda as amended to remove 101 S Huron and 114 River St as study items, and to add 228 N River St as a study item.

Approval:                      Unanimous. Motion carries.

**PUBLIC COMMENT ON AGENDA ITEMS - none**

**PUBLIC HEARING—none**

**OLD BUSINESS**

**16 S Washington St**

*\*Application is for the installation of fencing, a green house, and for the removal of an existing antique garage door and the sealing of the opening*

Applicant:                      MaryAnn Nisley, Laura Gillis, Growing Hope—present

Discussion:                      Nisley: States that they have provided the Commission with a site plan showing the location of the fencing. States that the greenhouse has been clarified to have a non-see through stain. States that the door was the biggest question in tabling. States they have provided additional information about the door.

Gillis: States that they have provided additional documents after discussing with their architect. States that the architect asked them to point out that his plan is to attach plywood to the inside face of the door, that faces the interior of the warehouse, and then move the door 180 degrees to feature the exterior of the door on the interior of the market hall as an architectural and historic feature. States that the architectural rendering shows the

technical specs of what the structure will look like having the door turned to the inside with insulation and the ribbed metal panel on the exterior.

Schmiedeke: Clarifies that the plywood goes on the back of the old door, and then insulation and then the metal.

Gillis: Affirms.

Prebys: Asks Commission for additional questions.

Lindsay: States that she has a question about the fence on the site plan—asks if the fence is the dotted line or the solid line.

Nisley: States that the fence on the site plan is the dotted line going from the curb line, it is only a 12' section.

Schmiedeke: Asks if it follows the paving.

Pettit: Asks how the metal panel is attached.

Gillis: States that the metal panels themselves are 3' wide and 10' high, and they double checked the width of the opening and it is just about 10' and the height is 9'. States that they will install the panels with the ribs vertical, one next to each other, with no overlapping seams. States that their architect selected the 10' panels because they are the right height.

Pettit: Asks what happens at the edges of the panels.

Gillis: States that the architect told them that he wants to build a sub-wall in order to install the insulation, after removing the existing sub-wall out. States that the metal panel will be recessed in, see the wood jam and wood frame, with a silicone sealant at the joint. States that the architect wants the wood frame on the outside to stay in place as removing it would be destructive. States that the wood frame will be painted the same color as the panel.

Motion: Lindsay (second: Schmiedeke) moves approval for the application at 16 S Washington to include the installation of a 12' long 4' high aluminum fence, painted black, per the cut sheet in the packet, to be located adjacent to the Beer Cooler as shown on the site plan. Work also to include construction of a 150 sq foot green house with a wooden frame, stained with an opaque brown stain. Also, the moving of the antique blue garage door to be turned inward, and the opening is to be insulated and sealed from the exterior, per the details in the most updated packet today. The exterior frame is to remain. The exterior is to be faced with the corrugated ribbed sheet metal in red, or masonry, per the application.

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.

**116 Maple St**

*\*Application is for the repairing of the existing porch and painting of the house.*

Applicant: Rex Richie, contractor—present

Discussion: Richie: States that the owner added an additional color. States that the other question was the detailing of the spindles, states that they plan to mimic the fret work and the major newel post. States that the ones that are there were put in in the 1960s. States that he thought that was the plan.

Prebys: States that it was unclear.

Pettit: States that it may have come up when it was a study item.

Lindsay: Clarifies that the spindles are not original.

Rex: Affirms. States that they are from the 1960s, and from the best they can ascertain, the originals matched the fretwork. States that the owner is willing to match the fretwork.

Prebys: Asks what the plan is for the window sash color. Asks if they will be the same color as the window frames.

Rex: States he believes so. States that the owner is amenable to doing whatever, she has contributed her ideas but that she would be willing to change.

Prebys: States that they are just wondering. States that it doesn't matter the color, but that having it painted will be good.

Motion: Lindsay (second: Prebys) moves approval for the application at 116 Maple Street to include porch repair and repainting of the house. The porch spindles are to match the fretwork and the concrete steps are to be removed and replaced with wooden steps. Work to include the inclusion of new handrail. The porch is to be re-leveled, and the trim is to be replaced. The spindle replacement is to be of the design in the application. Colors are to include Sherwin Williams's colors Fired Brick, Lime Rickey, Gecko, and Dancing Green, as outlined in the paint scheme diagram within the application.

Secretary of the Interior Standards:

#5 - Preserve distinctive features.

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

Approval: Unanimous. Motion carries.

**24 N Huron St.**

*\*Application is for the installation of a fence at the rear parking lot of the property.*

Applicant: Bessie Pappas, owner—present

Discussion: Prebys: States they had asked for a mortgage survey to answer their questions about exactly where the fence was going, how long it would be, and an exact plan.

Pappas: States that she thinks she gave them a survey the first time she was there. States that she has a clearer picture.

Prebys: States that they had questions about how long it was to be, and that they wanted to see exactly where it was going to go. States that they need a plan.

Lindsay: States that the last time she was present they only saw a hand drawn diagram.

Pappas: \*shows diagram to Commissioners\* States that when the snow removal people remove the snow they push it against the building. \*Shows on diagram\* States that it is to stop the people from pushing the snow against the building.

Schmiedeke: Asks Pappas to show her on the diagram which building is which.

Pettit: Asks what direction the photo is taken from.

Pappas: States that there will be supports and posts to hold the fence.

Prebys: Asks if the fence will block the access behind the building.

Pappas: States it will not. States that the neighbor blocked off their driveway to rent ten additional parking spots. States that he won't open his driveway because he can access the alley via her parking lot. States that it is not right and that they could get hurt when walking out of the cleaners because he drives so fast. States that they are not closing the alley, and that the City knows this. States that it is her property. States that she installed the snow stoppers and the snow is still being pushed against her boiler room. States that she has to pay to have the wall repaired. States that they are going to knock the building down if they keep pushing snow against it. States that the neighbor is also dumping trash, tires, and paint back there. States that

she wants to put the fence up and make it nice, states that she pays taxes on this property and owns it, so she should be able to do what she wants with it. States that she does not want to give him the convenience.

Lindsay: Asks the material that the gate will be.

Pappas: States that it will be a simple fence, with a small post and closure.

Prebys: Asks if the fence will be metal.

Pappas: States that it will be wood, in white. States that it will be about 4'.

Prebys: Asks if that will keep the plows from pushing snow against it.

Pappas: Affirms. States that it will also keep people from taking their dogs back there, and keep people from dumping tires and paint and wood. States that she will make it look nice, she does not want trash. States that the boiler room is ready to go because they keep pushing the snow and ice against it and the wall is falling in.

Pettit: States that they want they have been asking for they still do not have, and that is a to-scale site plan that shows where exactly she will be putting this stuff. States they do not just want photos—states that they need to see the site plan.

Pappas: States that she does not understand and asks the Commissioners to explain to her what they mean.

Prebys: States that they are still confused about the potential location and if they had a site plan from the building department or from a mortgage survey, they would be able to see what the property is and they would know precisely where everything is going.

Pettit: States that they need a survey drawing of the property.

Pappas: \*shows an aerial photo\* Asks if this is a survey.

Lindsay: States that the site plan would show where everything would go, with measurements, in relation to the surrounding buildings.

Pappas: \*Explains the photograph\*

Prebys: Asks where the fence will end.

Pappas: States that it will end at the end of the alley where the recreational park begins. States that the fence will stop the people parking on her lot.

Lindsay: Clarifies that she wants to stop the cars, not the people.

Pappas: Affirms

Pettit: Asks if it stops at the property line.

Pappas: States that it will go to the property line. States that she has to keep the trash from coming on her property.

Pettit: Asks for location of bumper posts.

Pappas: \*shows location of bumper posts on the aerial photo\* States that when the trucks come in the winter time, they will take all of the bumper cement and bust it with their plates. States that they will put orange markers or posts.

Pettit: Clarifies that they will go along the white line.

Pappas: Affirms.

Lindsay: Asks how many posts. Clarifies if there will be 5 posts, but no distance is listed on the site plan. Asks how far apart they will be.

Pappas: States that they will be about 10' apart. \*shows on map\*

Lindsay: Asks if they are large concrete posts.

Pappas: States that they are round pipes.

Pettit: States that they are probably concrete filled pipes. States that he would like to know more about them.

Pappas: States that the concrete is on the ground.

Pettit: Asks what the bumper posts are made of.

Pappas: States that they will be aluminum, with no concrete.

Lindsay: States that the scale on the map makes them look very large, like bollards.

Prebys: Clarifies if they are not bollards, but are pieces of fence.

Prebys: Asks if they have enough information to make a motion.

Motion: Lindsay (second: Schmiedeke ) moves approval for the application at 24 N Huron St to include the installation of a fence at the rear parking. The fence will run the length of the property on the north side of the property. The fence is 4' high and is a spaced, wooden picket fence, per the application. It is to run 60' feet, and is to start at the west most edge of the boiler structure and will run to the end of the property line. On the other side of the lot, running along the property line just south, there will be 5 posts to be spaced evenly apart per the GIS survey provided at the meeting. Work will also include the installation of a barrier gate at the southernmost edge of the property in line with the last parking block as shown in the GIS survey

provided at the meeting. The gate is to be 28' with two posts and a swing, tringle in shape, per the packet. It is noted here that the applicant must seek appropriate building department permits.

Secretary of the Interior Standards:

#3 - Do not imitate earlier styles.

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

#10 - New work shall be removable.

Approval: Unanimous. Motion carries.

**101 W Michigan Ave.**

*\*Application is for the installation of a sign on the front façade of the property.*

Applicant: Chris Schuer, owner—present

Discussion: Schuer: States that he has a mockup of the proposed sign. \*gives copies to Commissioners and to Staff\*

Prebys: States that their major question is how the sign will be affixed to the building.

Schuer: States that they will use concrete anchors on the seams. States that there is a seam running down along the top of the door, and there is one to the left and to the right of the door. States that the seams to the right and to the left are where the anchors will go through the seams.

Schmiedeke: Asks if they are still planning on using the wooden blocks behind the sign.

Schuer: States that he another location in Brighton, MI and all he had to do there was take down the existing sign and have it re-vinylled with their logo. States that he was unfamiliar with the process here, and that he approached the sign company three doors down from him. States that they have done a lot of signage downtown. States that he asked for a mock up from them for tonight. States that the background will be black, not blue as shown in the photo.

Prebys: Asks if the sign company has seen the building.

Schuer: Affirms.

Lindsay: Asks if they had looked into using the existing poles that are on the façade of the building.

Schuer: States that the landlord thinks that the tiles are glass tiles. States that the blue tiles go up above the building and around the sides. States that from what he is able to touch from standing on the street, it seems to be aluminum not glass.

Prebys: States that they are probably aluminum panels or metal panels that have been enameled. States that if it is not aluminum it is probably steel.

Pettit: States that they see a lot of these panels around town that are enamalized metal panels, so its not glass but it can chip like glass.

Schuer: States that there are marks in the existing panels holes that he would like to use that appear to have been screwed through the blue tiles and painted over. States that he is here to do it as the Commission would like to do it, and that he just wants to have his sign up.

Lindsay: Asks that, as far as the seams go, does it look like it's a grout line or is it seams of the panels. Asks if the sign guy has looked closely at it.

Schuer: States that to his knowledge he has. States that he asked the contractor to do a mock up.

Prebys: States that their concern is with attempting to preserve the blue material on the front of the building that was probably put on in the 1940s or 50s. States that if it is mistreated, it will decay more quickly than not. States he was hoping it would be affixed with some sort of tape, rather than being screwed on. States that he doesn't see how they could go through the grout lines without destroying the metal.

Pettit: States that he thinks it is just a caulk joint between the panels. States it could be wide enough to fit something through.

Schmiedeke: States that the sign won't be heavy.

Schuer: States that the sign will be aluminum composite, so it will be thin and light. States that it will be simple and already in place for any future businesses that take over the space.

Lindsay: States that they may have to change the concept of the concrete anchors for the motion, since they don't think it's concrete.

Prebys: States that they should be specific in the motion, that it may be brick behind the panels. Asks if the anchors would be fairly big.

Schuer: States that he believes he would use a size that would be suitable for the size of the seam. States that there three seams total, and if they have a total of six anchors, it will be more than enough to hold the weight of the thin aluminum composite.

Prebys: Asks if they plan on illuminating the sign.

Schuer: States he would like to in the future—states that he likes the lights shining down on the pharmacy sign nearby. States that if they ever move out it would be easy for future tenants. States that they have no current

plan for lighting. Asks if he is able to acquire records from the City to see when the tile were installed.

Prebys: States that he may be able to find photographs of the building at the Historical Society Archives on Huron St.

Motion: Pettit (second: Schmiedeke) moves approval for application for work at 101 W Michigan Ave to include the installation of a Dibond aluminum composite sign as shown in the submitted drawing. The sign is to be 3' by 8' and will be black in color with a white logo and design. The fasteners are to be inserted through the joints between the enamelized panels, as appropriate for the material behind, use concrete anchors if it is brick or masonry type. All fasteners should be non-corrosive in nature.

Secretary of the Interior Standards:

#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.

## **NEW BUSINESS**

### **301 W Michigan Ave**

*\*Application is for the installation of new signage at the main entry.*

Applicant: Zahra and Youssef Chehab, contractors—present

Discussion: Zahra: States that they sent a copy of the sign and included samples of the materials they will use. States that it is an illuminated sign. States that it will be on the front of the building from the parking lot side.

Prebys: Clarifies if that is the West side.

Zahra: Affirms.

Prebys: States that is illuminated.

Zahra: States that it uses LED lights.

Pettit: Clarifies that there is light within it and it shines through the letters.

Schmiedeke: Asks if the background behind the sign is to be changed.

Zahra: States it won't be changed. States the sign itself will be on a raceway. States that the raceway will be a brown color to match the background.

Schmiedeke: Clarifies that the background that is there now will remain.

Zahra: Affirms.

Lindsay: Asks if it will be painted.

Zahra: States that it will not.

Pettit: States that it is a light projecting sign, which they don't usually approve in the district. States that the proposed sign is an illuminated sign in that it projects light out, it's not a sign that is lit up by a light so it projects light out.

Zahra: States that the faces of the letters cover the lights.

Pettit: States that they will be glowing.

Prebys: States that they are three dimensional letters that are glowing. States that it is opposed to an opaque background with letters that light shines through.

Zahra: States that Key Bank had the same sign in the same colors there before, which is why they chose those colors. States that they just moved.

Lindsay: Clarifies that it is not on a main street.

Pettit: Affirms, states that it is facing the parking lot on the west side.

Zahra: States that she already has approval from the City.

Pettit: Asks the color of the raceway.

Zahra: States that it will be a beige, brown color. States that they tried to match it closely to the building.

Lindsay: Asks how it will be attached to the wall.

Zahra: States that it will be attached with a Z bracket and screws. States that the power supply will be inside the raceway and it will be hidden.

Motion: Pettit (second: Lindsay) moves approval for work at 301 W Michigan Ave to include the installation of an illuminated sign, 16.5' by 1.5' above the main entry at 301 W Michigan Ave on the west side of the building. The sign is to be made of red and white acrylic, red vinyl, black jewelite, and aluminum coil. The raceway is to be colored beige. The sign will be lit using LED lights inside the letters, behind the acrylic. The sign is to be attached to a raceway that contains the power supply. The raceway is to be attached to the building as shown in the diagram in the submitted application. If there are existing mortar joints, those are to be used as the fastening locations.

Secretary of the Interior Standards:

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

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

#10 - New work shall be removable.

Approval: Unanimous. Motion carries.

**106 W Michigan Ave**

*\*Application is for the demolition of the existing storefront and the building and installation of a new, aluminum storefront brought up to be flush with the sidewalk.*

Applicant: Angie Lane, architect—present

Discussion: Prebys: Asks the applicant to explain in more detail the project which seems pretty extensive.

Lane: States that it is a new office build out for the Washtenaw County Visitors and Convention Bureau. States that they are using it as an office right now. States that they are building it out with a better layout. States that the storefront is set up like a retail storefront, with boxed-in platform windows that are set back. States that they would like to capture that space and create a storefront that is cohesive with the adjacent buildings.

Staff: Informs Commission that the full scale copies of the plans are available for their review.

Lane: States that the storefront kind of dives back, states that they are unsure what is underneath the wood clad.

Schmiedeke: Clarifies that they are going to keep the brackets and sign board.

Lane: Affirms.

Schmiedeke: Clarifies that the changes will take place below that section.

Lane: Affirms—states that they are basically infilling the existing openings.

Prebys: Asks what material would be close to the sidewalk.

Lane: States that it is large porcelain tile. \*shows tile options\* States that the storefront will be a champagne-like color. States that there will be stainless steel kick plates so that the tile doesn't chip off at street level.

Pettit: Asks if it is an unbroken pane.

Lane: Affirms.

Prebys: States that Schmiedeke had suggested that this project was taking one inappropriate front and replacing it with another inappropriate one. States that he means inappropriate in a sense that it doesn't fit with the building.

Lindsay: States that it is contemporary take and it has already been altered.

Pettit: States that they are not losing any original materials.

Prebys: Asks what the Commission thinks of the glass tiles.

Pettit: States that he is OK with it since it is a modern face. States that it is different.

Lindsay: Asks if the stainless steel kick plate will be a raw finish.

Lane: Affirms, states it will be a paint-brush finish.

Prebys: Asks about the idea of these domestic type windows in the storefront.

Lindsay: States that they are drawn differently in the rendering. Asks if it is a system with mullions.

Lane: States that it's a typical storefront window system. States that it looks seamless around the door and window. States that the rendering shows how they build it, rather than how it will look. States that they are spec-ing an extra frame to give it extra presence.

Prebys: States that the two things concerning him were the glass tiles and the windows. States that it is pretty, but wonders what it does for the neighboring buildings on Michigan Ave.

Lindsay: Asks where the tile is going, asks if there is a recessed area. States that it seems like there is a lot going on.

Prebys: Asks how it will relate to the neighboring building, with the large windows.

Lindsay: Asks if the lines will continue down from the top of the building.

Lane: States that the lines never carried through to the bottom portion of the building.

Schmiedeke: States that she cannot vote to approve it. States that she does not think it necessary in a case like this to replicate the storefront that was there in the 1870s, but she does think it necessary that any store front pay respect to the old building. States that the proportions are unrelated.

Pettit: States that the lines never carried through on the old store front.

Lindsay: States that the building is divided into thirds, and on one section the lines carry through.

Lane: Suggests that it is the photo that makes it appear that way.

Schmiedeke: States that she understands the concern with bringing the storefront to the sidewalk, to gain the interior space.

Lindsay: States that they don't have a problem with pulling it forward. States that the concern is with the many materials going on—it seems busy and it doesn't relate to anything around it or in the façade. States that even the framing isn't a nod to anything.

Prebys: States that the recessed entry is fine.

Schmiedeke: Asks if recessed entry will be handicap accessible.

Lane: States that it will be—the whole building is accessible.

Prebys: States that there has been a statement about the proposed new façade storefront in some way not relating to the rest of the building. States that bringing the storefront out and the recessed door is not a problem. States that the Commission is concerned with the relation of the storefront features with the rest of the building.

Lindsay: Suggests that simplification would make it more cohesive, and that pulling some of the existing lines down would relate back to that façade. States that they are dealing with two different proportions. States that she doesn't know if the height of the windows matters as much as the width.

Pettit: States that he is unsure if the storefront ever agreed with the rest of the building. States that he is unsure if bringing that down would make it better. States that they are two different buildings and could be looked at separately. Asks what would make it 'better'.

Lindsay: States that typically with a curtain wall, they would go with longer proportions for the windows rather than the short boxed in windows.

Lane: States that the opening is already there, that it is already blown out. States that when she talks about pulling down lines, they have to keep in mind that the opening there is a big hole.

Pettit: States that they want to make sure they are clear about what the problem is.

Lindsay: Suggests simplifying. States that there are proportions that break the area into smaller pieces making it very busy.

Pettit: States that the drawing isn't doing the design any favors, as the colors show up on the drawings much different then they will be.

Lindsay: States that a realistic rendering would help quite a bit.

Prebys: States that they won't be able to approve this today.

Lane: States that they can go back to the traditional design they had the first time.

Lindsay: Suggests that the applicant bring in a few options.

Motion: Lindsay (second: Prebys) moves to table the application at 106 W Michigan Ave, citing the need for more information and a more appropriate design as noted in the conversation.

Approval: Unanimous. Motion carries.

### **206 S Washington St**

*\*Application is for the reroofing of two flat sections of roof.*

Applicant: Neighborhood Roofing, contractor—not present

Discussion: Lindsay: Asks why it was not administratively approved.

Staff: States that the flat roof portions were not visible from the street and that she was unable to photograph those portions of the roof. States that the photos from the contractor did not come in until after the packet went out. \*Shows photographs from contractors\*

Schmiedeke: Asks why it was not administratively approved if it was over the portico.

Staff: States that the flat roof they are replacing is not over the portico, but over a breezeway that is not visible from the street. States that the roof of the breezeway was not visible from the street. States that the photos from the contractor did not come in until after the packet went out.

Motion: Lindsay (second: Schmiedeke) moves to approve the application at 206 S Washington St to include the reroofing of the flat roofs above the west breezeway and south library. Damaged or rotten decking will be replaced with OSB sheets. A 1.5" thick wood nailer or curb will be installed to duplicate the existing curb around the roof perimeter, and Versiguard 60 mil EPDM synthetic roofing in black will be installed. A new aluminum drip edge in black will also be installed. Damaged copper flashings will be replaced with new copper flashing.

Secretary of the Interior Standards:

- #5 - Preserve distinctive features.
- #10 - New work shall be removable.

Approval: Unanimous. Motion carries.

#### **418 Maple St**

*\*Application is for the installation of two new wooden doors and two new storm doors; for the repainting of the lintel around the front door; and for the replacement of existing concrete steps with new concrete steps.*

Applicant: Scott Merritts, owner—present

Discussion: Prebys: States that they are looking at two doors on the front and back. Clarifies that the house is aluminum sided and built about 1950.

Merritts: Affirms, states that it was built in 1956. States that for the front door he has presented two options: the first option comes from ETO Doors and the second door comes from Fingerly Lumber and it's a slab door with no features on it. States that he is asking which door is more acceptable. States that the front door will be a direct door replacement and nothing will be done with the jam.

Prebys: Clarifies that the existing door has three small off center windows.

Merritts: Affirms, there are three windows that graduate in size from largest to smallest, top to bottom. States that the cost is driving them down to these options.

Prebys: Asks if they are solid wood doors.

Merritts: Affirms.

Prebys: Asks what the Commission thinks.

Pettit: Asks if the storm door is the same on both doors.

Merritts: Affirms.

Pettit: States that he doesn't have a strong preference for either.

Schmiedeke: States that she was wondering about paint colors.

Pettit: States that he would be willing to approve either door.

Prebys: Clarifies that the back door has a light.

Merritts: Affirms.

Lindsay: States that the screen door seems fine.

Merritts: States that the backdoor will be painted yellow, and the front door may be stained with the grain showing or may be painted with brown paint. States that the entry way on the front door will be painted to match the brown trim.

Prebys: States that the paint may hold up better. States that the next item is the step replacement.

Merritts: States that they will be bullnose steps, which is similar to what is there. States that they want to replace the existing ones with the new ones, and that he suspects that this could help with the drainage problem.

Motion: Pettit (second: Schmiedeke) moves to approve the application for work at 418 Maple St to include the removal of the front and back doors. The front door is to be replaced with a wood door as included in the latest submittal—there are two examples shown, one a solid wooden door with two panels, the other a solid wood smooth slab type door. Either door option is approved. The rear door is to be replaced with a solid wood door as well, per the example shown in the latest submitted materials—a half light, with two panels underneath. The rear door is to include the replacement of the jam as well. Both doors will have a storm door installed, also shown in the latest submitted materials in color brown. The rear door is to be painted Romanesque Gold and the lintel around the front door will be painted to match the color of the house in color Cinnabark. The finish on the front door will be painted Cinnabark as well. Work will also include removal of the existing front steps and replacement of the front porch steps with two bull nose, pre cast concrete steps.

Secretary of the Interior Standards:

- #2 - Do not destroy original character. Do not remove or alter historic material or features.
- #9 - Contemporary designs shall be compatible and shall not destroy significant original material.
- #10 - New work shall be removable.

Approval: Unanimous. Motion carries.

## **STUDY ITEMS**

### **228 N River St**

Applicant: Steven and Shelia Law, owners

Discussion: Applicant was present to discuss the possibility of replacing a broken garage door at the property—which faces the Ferris St alley—with a garage door identical in color and design. The Commission agreed that they would be OK with this and that, given the time frame of ordering the garage door, they would allow Staff to administratively approve the garage door replacement.

The Applicant also discussed the possibility of replacing the windows on the house. The Commission suggested having the windows restored if

they are functional and in decent shape, rather than replacing them. The applicant stated that he was waiting on a contractor to look at the windows.

The applicant also discussed the possibility of removing the aluminum siding on the house and asked the Commission's opinion. The Commission informed him that he may find that the material beneath it is in good shape, or is damaged. The Commission suggested he may have to do spot-repair work, but often the wood beneath the aluminum siding is in good condition.

## **OTHER BUSINESS**

### **HDC Application Revisions and Building Department Info Sheet**

Staff and the Commission discussed introducing a new application format and an application checklist to help applicants understand the details that are expected of them when applying. The Commission had some suggestions on how to make both documents better and requested to see a second iteration of the materials at the next meeting.

### **Property Monitoring**

**414 Maple St:** Staff visited the site after it was brought to the attention of the Commission that a wooden fence—that was approved—still remained unpainted and unstained. The Commission requested that a letter be sent to the owners reminding them to paint or stain the fence.

**309 W Cross St:** Commission informed staff that the fence at this address has not been painted or stained. Commission requested a letter be sent to the owner reminding them to paint or stain the fence with an opaque stain or paint.

## **AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS** –none

## **HOUSEKEEPING BUSINESS**

### **Approval of the minutes of April 26, 2016**

Motion: Pettit (second: Lindsay) moves to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

## **ADJOURNMENT**

Motion: Pettit (second: Prebys) moves to adjourn.

Approval: Unanimous. Motion carries.

## **MEETING ADJOURNED AT 9:08pm**