CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, August 23, 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
Mike Davis Jr.	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING – None

V. BUSINESS SESSION

A. OLD BUSINESS

1. 111 Maple St.	**Garage demo**

B. NEW BUSINESS

2. 64 N Huron	**Mural**
3. 64-76 N Huron St	**Mural**
4. 213 N Hamilton St.	**Siding and roof replacement; painting**
5. 607 N River St.	**Reroof**
6. 323 Oak St.	**Window replacement**
7. 106 N River St.	**Garage door replacement**
8. 32 N Huron St.	**Sign installation**
9. 307 N Hamilton St.	**Various projects**
10. 401 S Huron St.	**Roof replacement, painting, etc.**

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS—none

E. OTHER BUSINESS

11. HDC Policy Review, second draft

12. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of August 9, 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: 111 Maple St

Date of Review: 8/2/16—updated 8/19/16

Date of Meeting: 8/9/16; **8/23/16**

Proposed work: demolition of a garage

Materials: N/A

Staff review:

1. **UPDATED INFO**: Staff contacted the applicant after the last HDC meeting and informed him of the discussion, detailing the required information he would need to provide for the next meeting. The applicant sent along several document which have been included in the packet. Updated documents include new site plans, demolition quotes, sketches, and photos of the existing structure in its dilapidated state.
2. Application is for the demo of a garage structure towards the rear of the property.
3. Applicant has justified the demolition, stating that it is a safety hazard. Applicant has provided photos as proof of the poor structural condition of the garage.
4. Applicant has also provided a site plan showing the existing structures on the property and the proposed new garage.
5. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
N/A

Suggested items to include in a motion to approve:
N/A

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. 20867

#2

RECEIVED
AUG 01 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

Ypsilanti Historic District

Demolition Permit Application

Date Filed _____ for HDC meeting date _____

Property Address 111 MAPLE ST

Applicant: Name DONALD R. URE

Address SAME

City YPSILANTI State MI Zip Code 48198

Phone 734.235.6707 Fax _____

Email DURE@AOL.COM

If applicant is not owner:

Owner's name _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Signature of Owner _____

Who will perform the work?

Contractor's name BEAL CONSTRUCTION SERVICES 734.662.6133 x114

Address and phone 221 FELCH ST, STE. 11, AA, MI 48103

Cost of proposed work _____ **Permit Application Fee** 35.00

The permit fee is $30 plus $5 for each (or any portion of) $3000 of construction cost and is due with the application. An additional administrative fee of $50 applies to HDC work started without the issuance of applicable permits.

To complete this application:

1. Fill in all necessary information on both sides of this application
2. The following additional items must be submitted with the application in order for an application to be considered complete:
   - Information sufficient to justify the grounds upon which the applicant has chosen to base the application.
   - Written evidence that alternatives to demolition or moving have been evaluated (including, but not limited to rehabilitation, sale, adaptive reuse) and both architectural and financial data to support a conclusion that demolition is the only feasible option. The evidence shall show that the property was offered for sale, the price asked, the period of time during which the property was offered for sale, and how it was advertised.
   - Written evidence of advice sought by applicant from a professional experienced in historic preservation work.
   - It is the applicant's burden to show that the application complies with the Guidelines. If the application does not meet the burden, the application shall be denied.

Incomplete Applications will not be considered

Date filed _____ for meeting date _____

Property Address 111 MAPLE ST

Applicant DONALD R. URE

Grounds upon Which an Application May be Based

Please check appropriate box and provide as many as possible of the materials listed under each of the grounds in the "Guidelines for the Consideration of Applications for the Demolition or Moving of Structures within the Ypsilanti Historic District" which is attached to this form.

- [x] The structure constitutes a hazard to the safety of the public or the occupants
- [x] The structure is a deterrent to a major improvement program that will be of substantial benefit to the community, and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances.
- [ ] Retaining the structure will cause undue financial hardship (as defined on p.10 of the Guidelines) to the owner when a governmental action, an act of God, or other event beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at it's fair market value, or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
- [ ] Retaining the structure is not in the interest of the majority of the community.

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.

My Signature _____ Date 8.1.16

For additional information visit our website www.cityofypsilanti.com, or contact the City of Ypsilanti Planning and Development Department, 734.483.9646.

IT IS A DETACHED GARAGE THAT I WOULD LIKE TO DEMOLISH. ONCE DEMOLISHED THEN I COULD REBUILD EXACTLY AS IT WAS.

111 MAPLE ST

111 MAPLE ST

08/17/2016

Attn: Don Ure
111 Maple St
Ypsilanti, MI 48198

Re: Garage Demolition
We at Beal Construction Services are pleased to provide you with this proposal for the work as required at *111 Maple St, Ypsilanti, MI 48198.*

Garage Demolition.....$6,000.00

- Remove Existing Wood Structure
- Remove Existing Concrete Walls
- Remove Existing 4''-6'' Concrete Floor
- Remove Existing Concrete Footer (2' wide x 2' thick Max)

Price INCLUDES all the following items:

- ***Labor***
- ***Equipment***
- ***Disposal***
- ***Materials***

Price EXCLUDES all the following items:

- ***Electric and Water on Site***
- ***Permits***
- ***Any Extra Requirements to Obtain Permits***
- ***Prints***
- ***Getting HDC Approvals***
- ***Any Work Needed To Prevent Dirt Collapse If Needed***
- ***Restoring Grade, Landscaping, or Grass to Existing Condition***
- ***Silt Fence or Storm Water Run Off Plan***
- ***Any Work Specifically Not Listed Above***

We at Beal Construction Services are pleased to have this opportunity to be of service with regard to this project and look forward to working with you.

Geoff Van't Hof

Geoff Van't Hof, Estimator
Beal Construction Services
Cell: 616-841-1310

277 Gratiot, Suite 410
Detroit, MI 48226
(313) 963-8951 x 224

221 Felch, Suite 11
Ann Arbor, MI 48103
(734) 662-6133 x224

425 W. Bancroft, Suite 104
Toledo, OH 43620
(419) 386-8578

08/17/2016

Attn: Don Ure
111 Maple St
Ypsilanti, MI 48198

Re: Garage Foundation Work

We at Beal Construction Services are pleased to provide you with this proposal for the work as required at *111 Maple St, Ypsilanti, MI 48198.*

Install Footer.....$4,000.00

- 60'L x up to 42"D x 12"W.
- Trench up to 42"D for footing if needed*.
- Form, install rebars and pour concrete, 4000 psi and 6 sacks.

Block Wall.....$5,200.00

- Install 9 courses of 8" block on top of footer
- Rebar in cores
- Fill cores with concrete

Concrete Floor Slab.....$2,775.00

- Prep ground for garage floor & apron 12' x 22'.
- Ensure there is 4" thick base
- Compact base, lay vapor barrier and pour 4" thick concrete,
- 4000 psi, 6 sacks and reinforced with fiber mesh.
- Restore area
- Curing compound

Extended Concrete Drive.....$2,575.00

- 20' x 12' in front of garage
- Prep ground for apron
- Ensure there is 4" thick base, Compact base
- Pour 4" thick concrete, 4000 psi, 6 sacks and reinforced with fiber mesh
- Remove forms and restore area
- Curing compound

Drain Tiles.....$2,450.00

- Install drain tiles around footer
- Weatherproof
- Lay pea stone around garage between dirt and building

Note: Unforeseen cost; there is no way of knowing what type of existing fill was used and what it was placed on (such as clay or organic material). In order to properly warranty our work we would remove any unacceptable material and replace it with a compacted 21AA crushed concrete or gravel base (we use sand for interior job). Though there would be no extra charge for the labor there would be for the extra sand/gravel.

Price INCLUDES all the following items:

- ***Labor***
- ***Equipment***
- ***Disposal***
- ***Materials***

Price EXCLUDES all the following items:

- ***Electric and Water on Site***
- ***Permits***
- ***Any Extra Requirements to Obtain Permits***
- ***Prints***
- ***Getting HDC Approvals***
- ***Any Work Needed To Prevent Dirt Collapse If Needed***
- ***Restoring Grade, Landscaping, or Grass to Existing Condition***
- ***Silt Fence or Storm Water Run Off Plan***
- ***Any Work Specifically Not Listed Above***

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Geoff Van't Hof

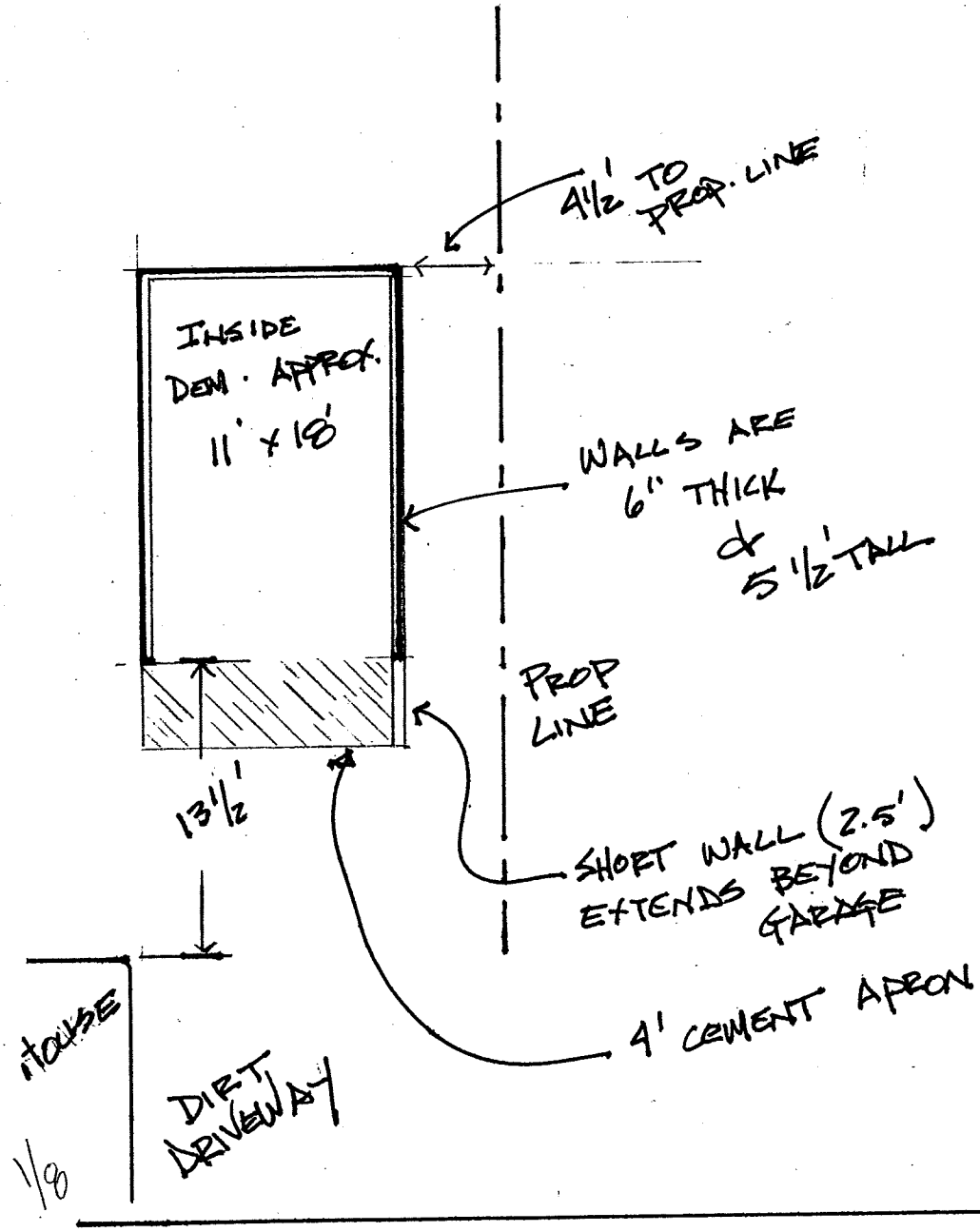
Geoff Van't Hof, Estimator
Beal Construction Services
Cell: 616-841-1310

SCALE 1/8"

111 MAPLE ST
48198

DON URE

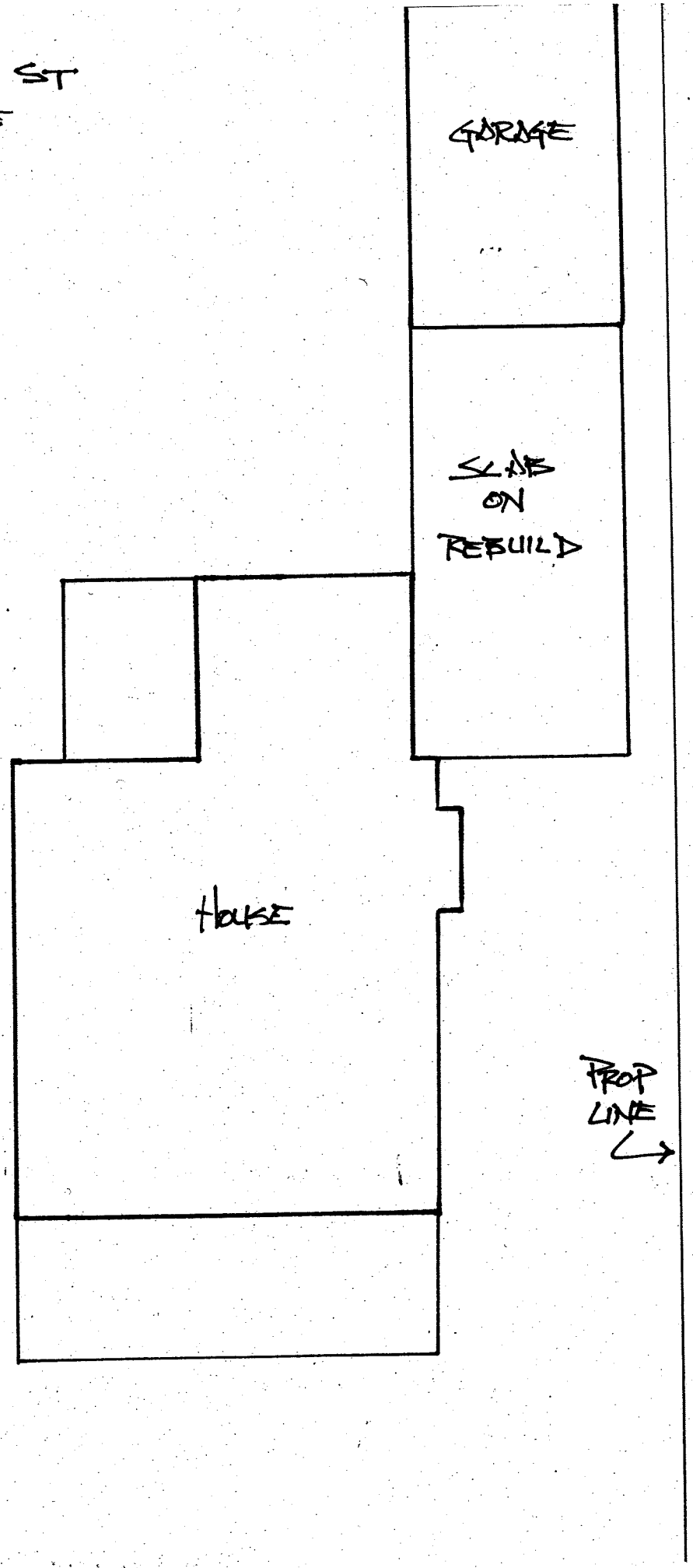
GARAGE DEMOLITION
&
REBUILD



1/8

8.4.2016

111 MAPLE ST
DON URE

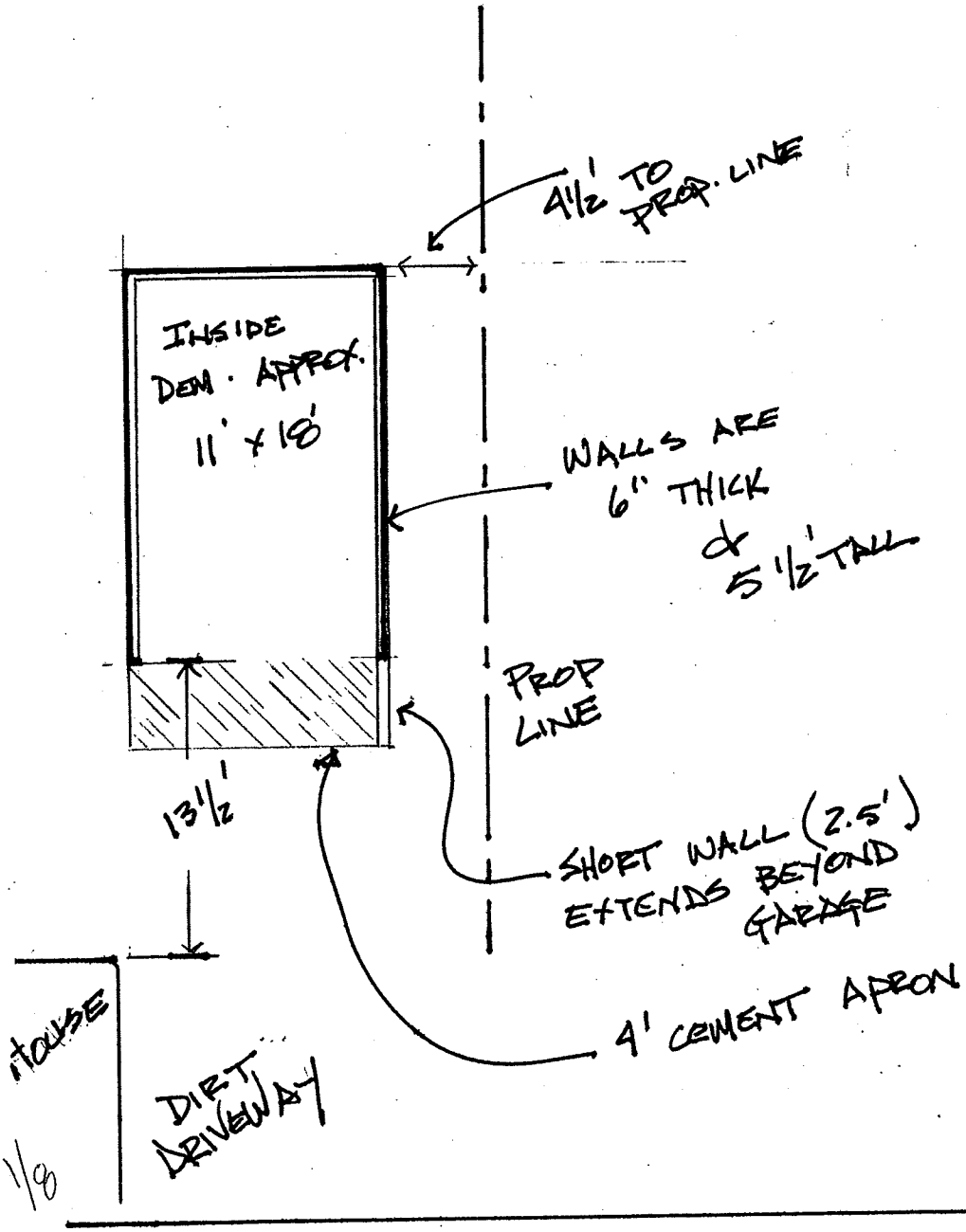


SCALE 1/8"

111 MAPLE ST
48198

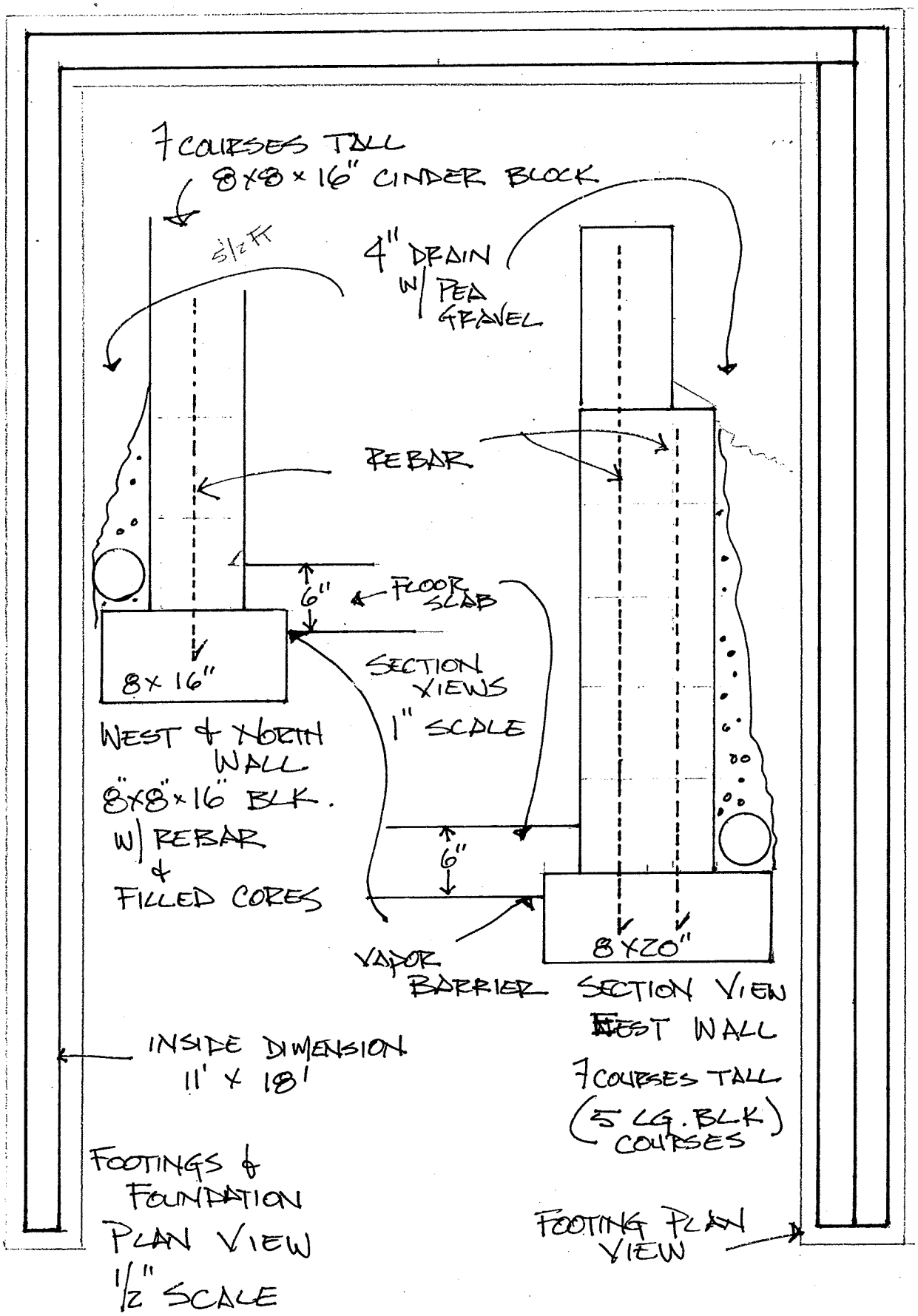
DON URE

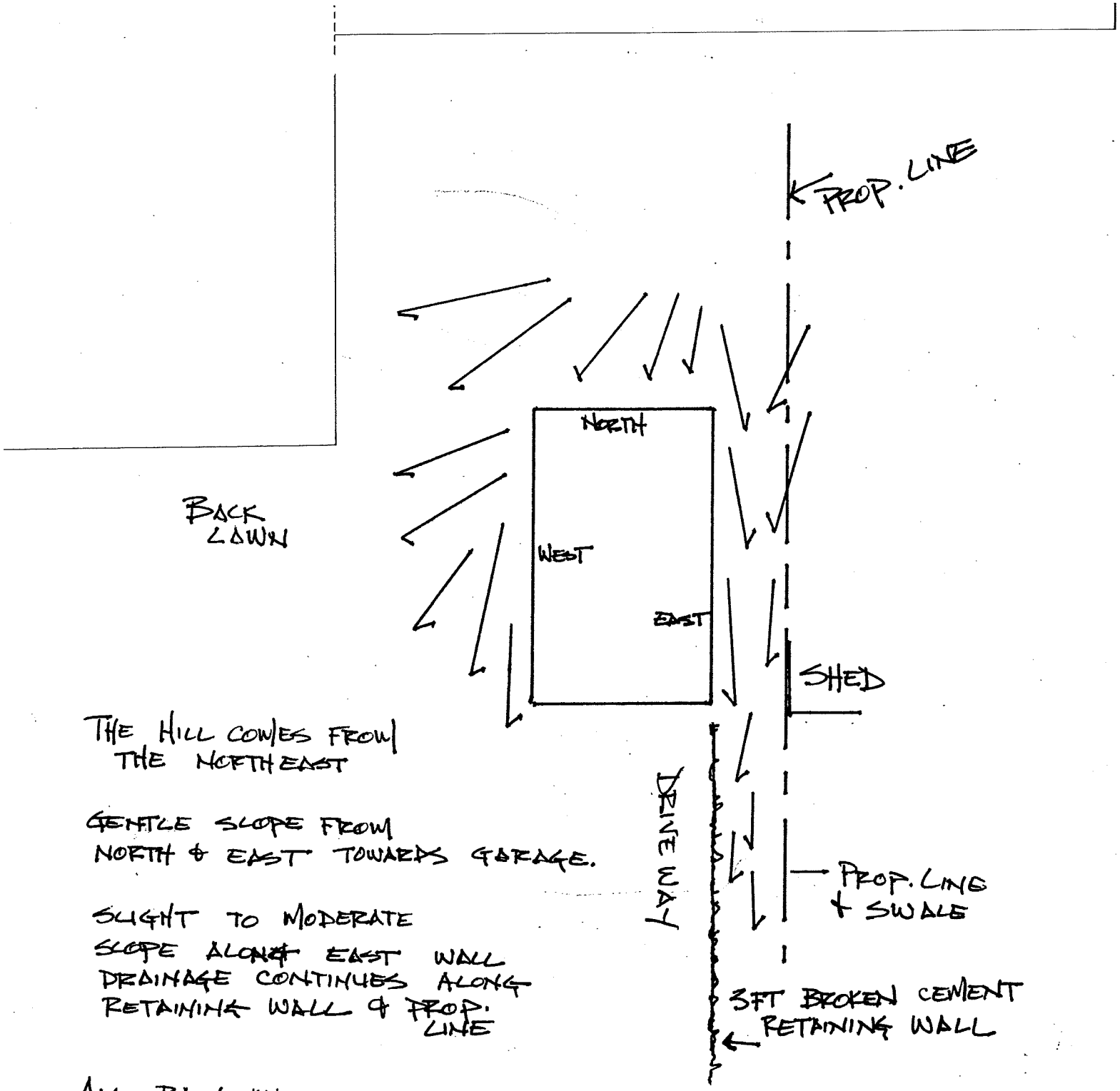
GARAGE DEMOLITION
&
REBUILD



8.4.2016

111 MAPLE ST. DON LIFE





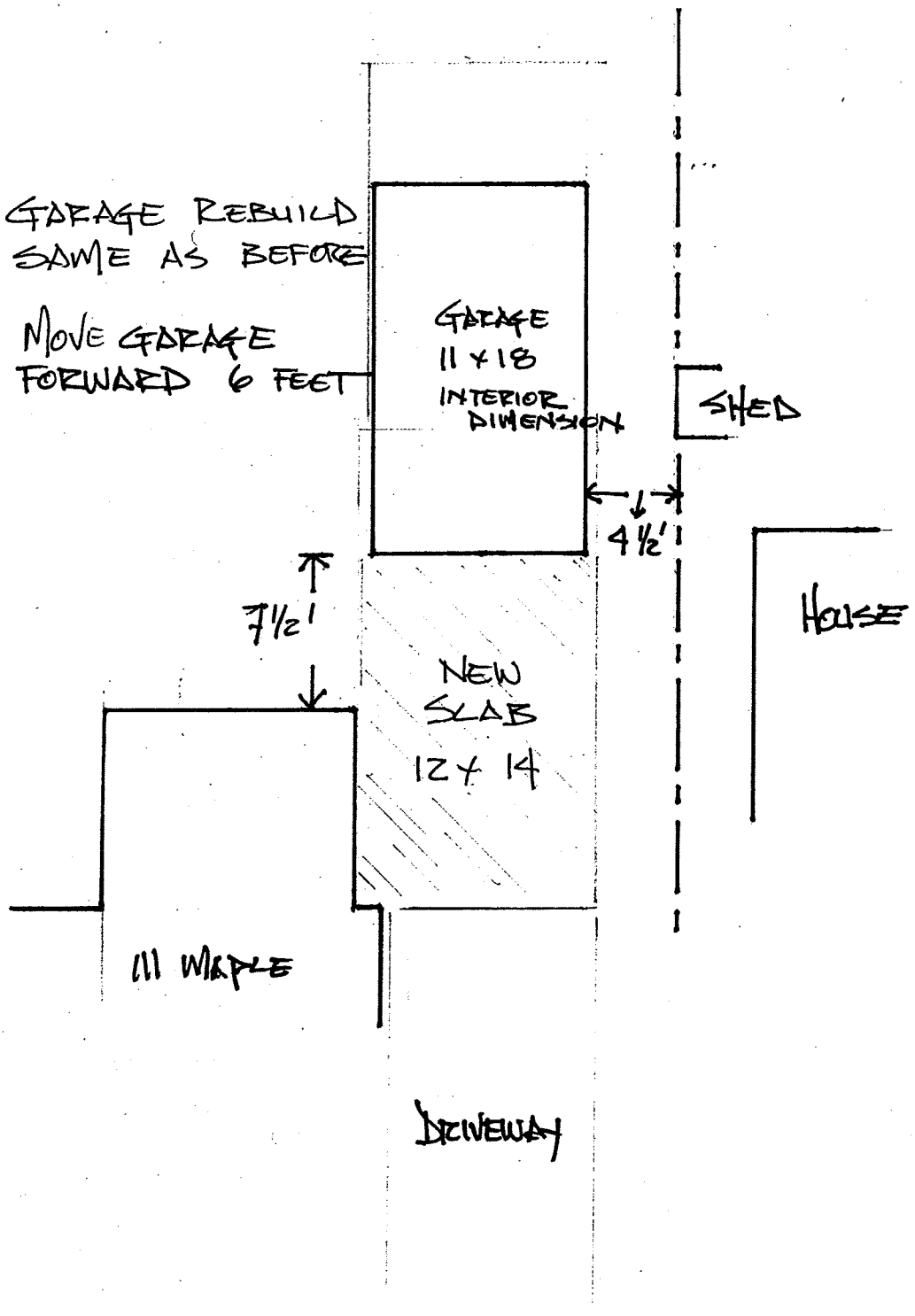
THE HILL COMES FROM THE NORTHEAST

GENTLE SLOPE FROM NORTH & EAST TOWARDS GARAGE.

SLIGHT TO MODERATE SLOPE ALONG EAST WALL DRAINAGE CONTINUES ALONG RETAINING WALL & PROP. LINE

ALL RAIN WATER GOES EITHER TOWARD BACK LAWN, TO PATIO THEN WEST, ABOVE RETAINING WALL ALONG PROP. LINE SWALE.

111 MAPLE ST
1/8 IN. SCALE

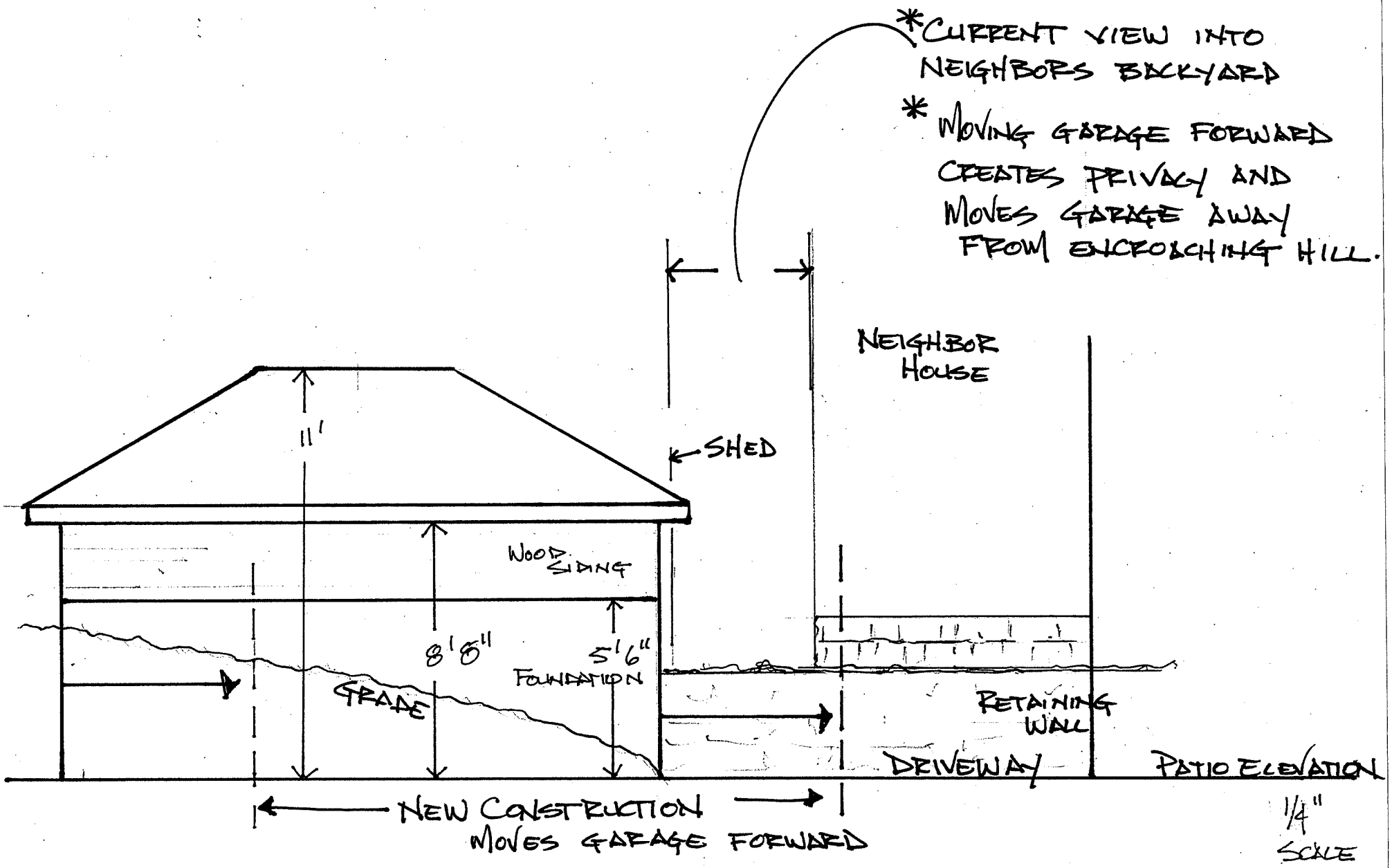


111 MAPLE ST
DONALD LEE

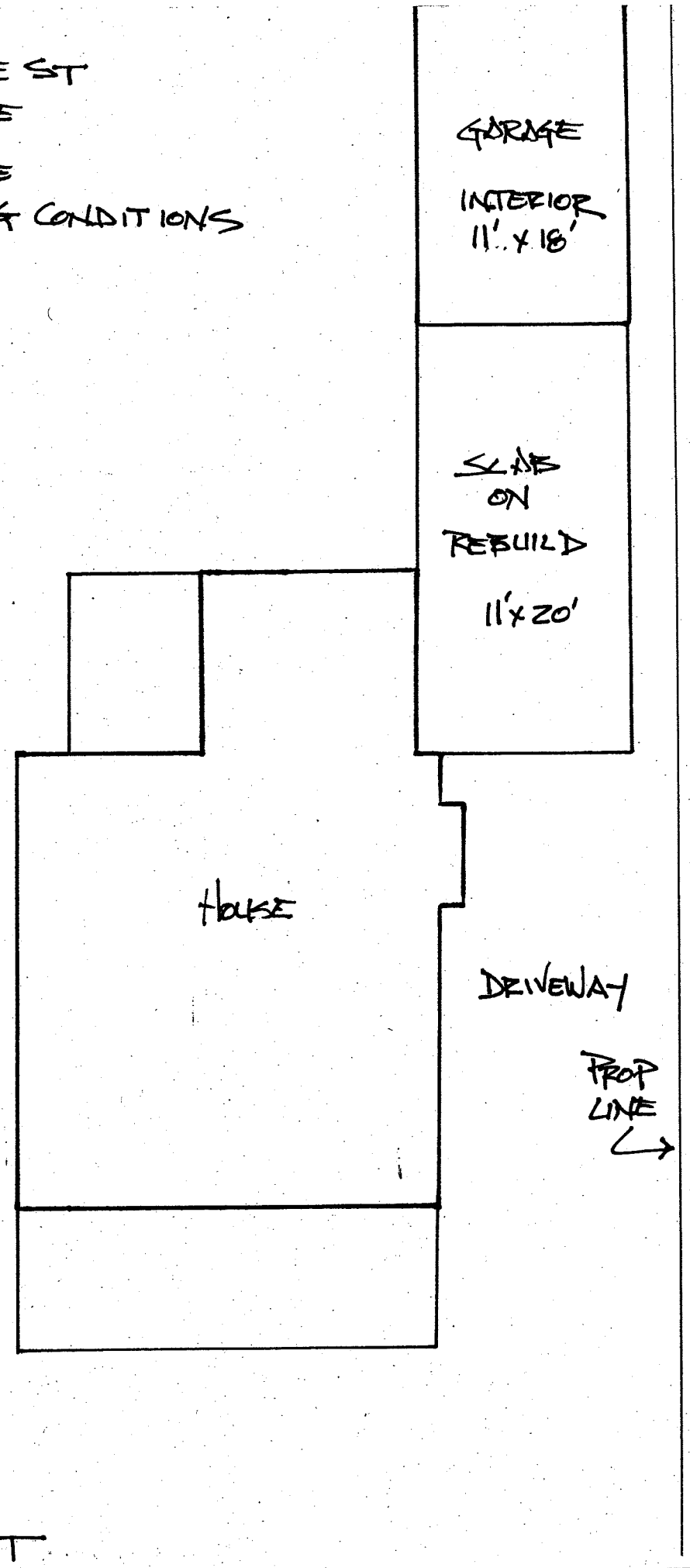
1/8" SCALE

SECTION VIEW

THIS SHOWS WEST WALL LOOKING EAST.



111 MAPLE ST
DON URE
1/8" SCALE
EXISTING CONDITIONS



HDC Work Permit Staff Review

Property address: 64 N Huron (rear wall)

Date of Review: August 18, 2016

Date of Meeting: August 23, 2016

Proposed work: Mural

Materials: Paint, varnish

Staff review:

1. Applicant attended the last meeting as a Study Item and the HDC was very amenable to the proposed mural projects.
2. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion to approve:
Work to include the painting of a mural on the rear wall behind the DTE transformer bin. Varnish will be applied after the painting is complete.

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 20844

RECEIVED
AUG 05 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY
Date Filed:
Meeting Date:
Action Item/Study Item

#1

To complete this application:

1. Complete this form.
2. Attach the following documents:
   a. Photo(s) showing all locations where work is proposed (can be emailed).
   b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
   c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
   d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address
64 N. Huron Back Alley

Applicant

*If applicant is not owner of property, a written statement from the owner authorizing this application must be included.

Name		
FLY Children's Art Center, Allida Warn Program Director		
Address		
64 N. Huron St.		
City	State	Zip
Ypsilanti	MI	48197
Phone / Fax	E-Mail	
(734) 217-2228	allida@flyartcenter.org	

Contractor

Contractor Name & Contact Info
FLY Children's Art Center, Mural Camp

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement
- ☐ Porches
- ☐ Sign
- ☐ Fence (or other sitework)
- ☑ Other

Complete Description of Proposed Work:

FLY proposes to put some beautiful decorations on top of the existing graffiti to help abate vandalism issues in this area. We will seal the wall to keep the paint from flaking off too quickly. We will put a variety of organic and geometric patterns onto the wall with a statement on top of it about the Arts. We will apply a grey-out (in white or a solid color) to the patterns so our statement is visible in the busy background. The attached mock-ups are loosely based on patterns we made in a previous class with students who were studying organic and geometric patterns. Once the designs are painted, we will put a varnish on top. We would potentially like to do this as an annual project to help keep our community beautiful. This year's idea is "Art is..." and students will add their statements instead of my teacher-suggestions. Our color palette is flexible because we will be using a variety of donated paints from the RAC paint closet, but the idea is that a bright colored image in the back alley will draw attention to the arts in our community and prevent vandalism.

Materials (for paint include color chips or samples with application):

Colors vary. If the HDC wishes to have input on the palette, please let us know and we will select colors to fit guidelines from our large stock of donated paint.

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
$600 + in kind paint	$35 + _____ = 35

Signature

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

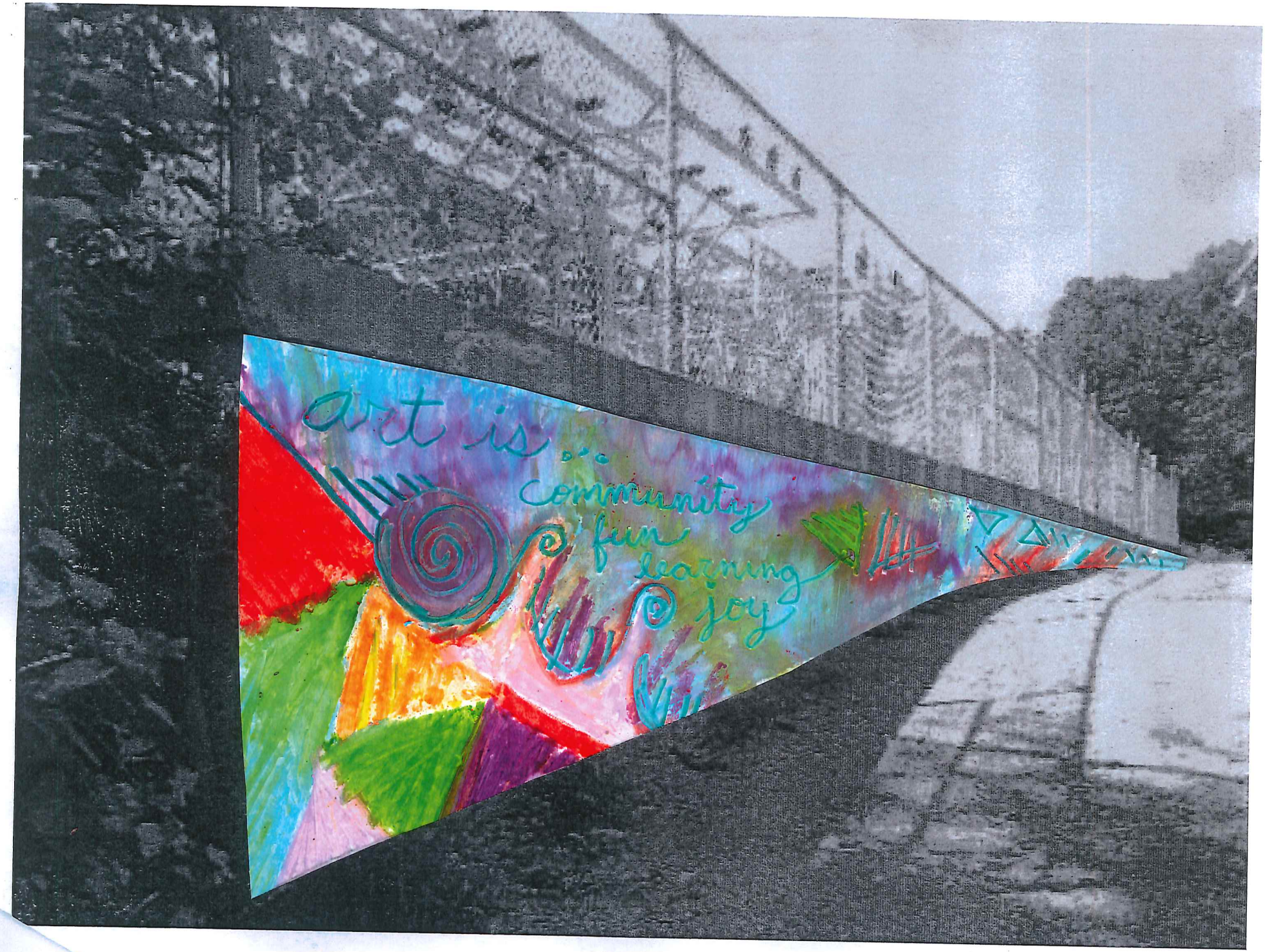
I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

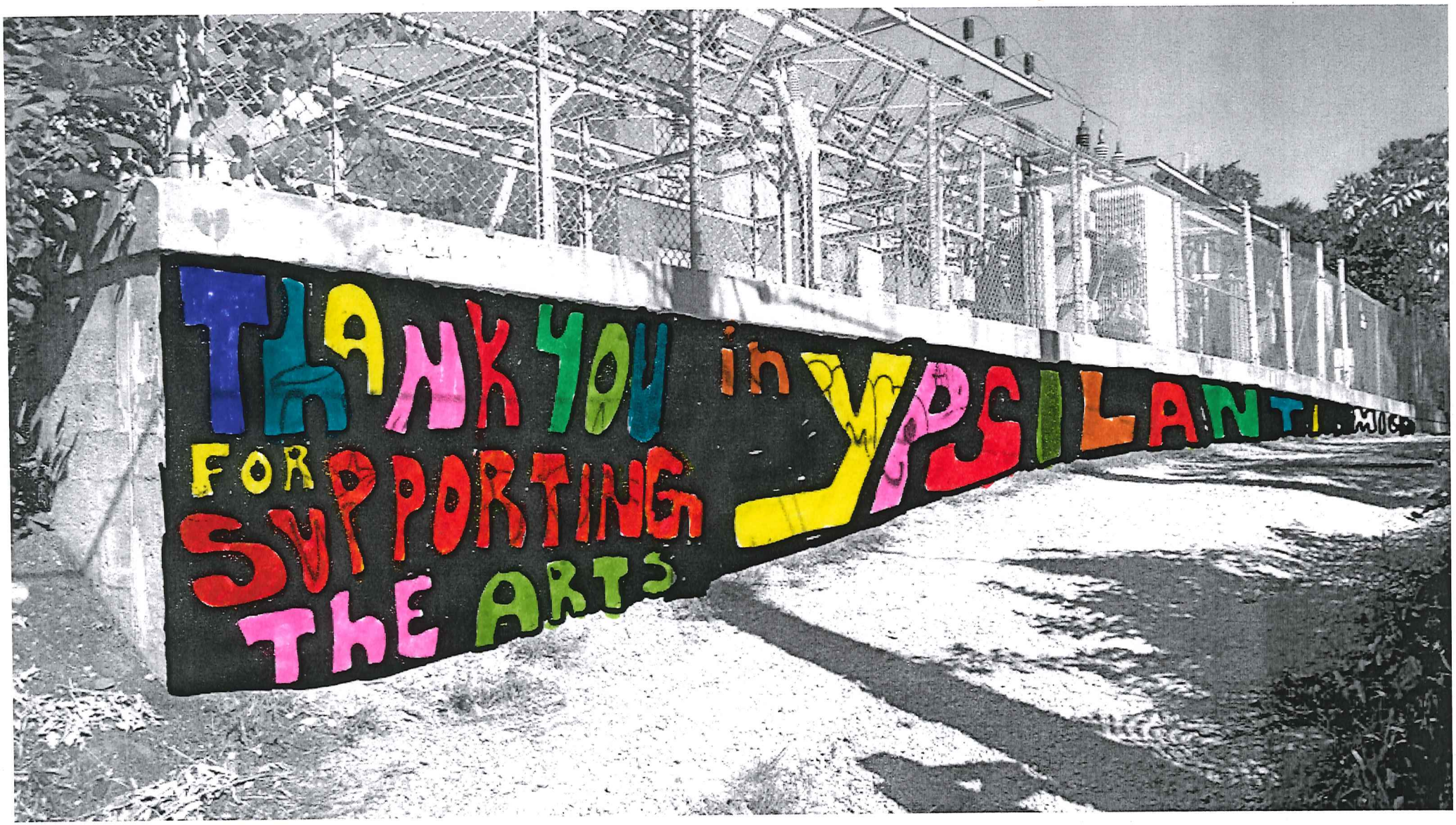
Signature:	Date: 8/5/16 8/5/16
Print Name: Allida Warn	

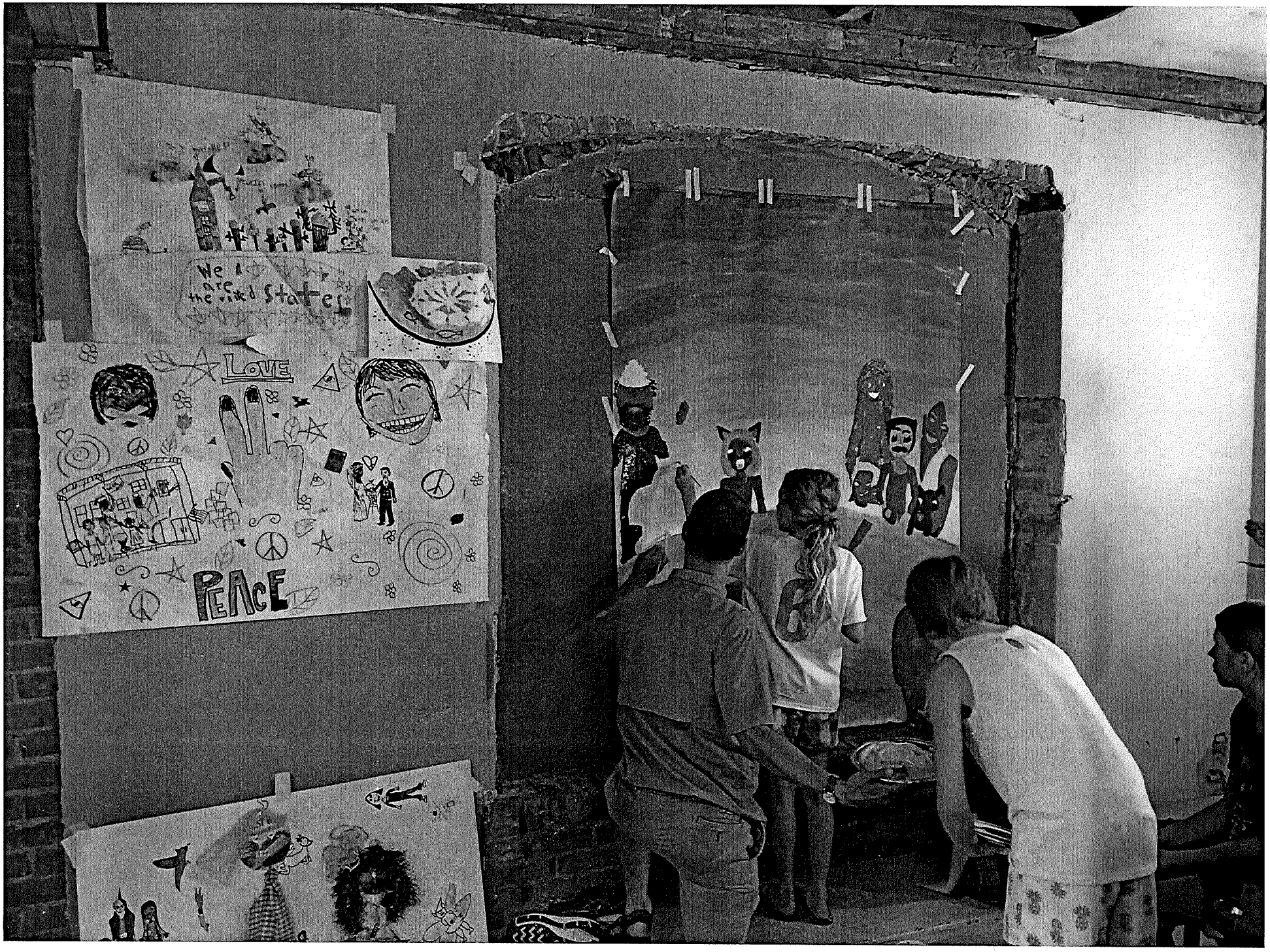
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.

#1


art is...
community
fun
learning
joy


THANK YOU in YPSILANTI, MICH
FOR SUPPORTING THE ARTS


We are the United States
LOVE
PEACE

HDC Work Permit Staff Review

Property address: 64-76 N Huron (between buildings on RAC building side near door)

Date of Review: August 18, 2016

Date of Meeting: August 23, 2016

Proposed work: Mural

Materials: Paint, varnish

Staff review:

1. Applicant attended the last meeting as a Study Item and the HDC was very amenable to the proposed mural projects.
2. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion to approve:
Work to include the painting of a mural in the alley between buildings on the RAC building side near the door. Varnish will be applied after the painting is complete.

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.

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www.cityofypsilanti.com

OFFICE USE ONLY
Date Filed:
Meeting Date:
Action Item/Study Item

#2

To complete this application:

1. Complete this form.
2. Attach the following documents:
   a. Photo(s) showing all locations where work is proposed (can be emailed).
   b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
   c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
   d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address
64-76 N. Huron Alley between buildings on the RAC building side near the door

Applicant

*If applicant is not owner of property, a written statement from the owner authorizing this application must be included.

Name		
FLY Children's Art Center, Allida Warn Program Director		
Address		
64 N. Huron St.		
City	State	Zip
Ypsilanti	MI	48197
Phone / Fax	E-Mail	
(734) 217-2228	allida@flyartcenter.org	

Contractor

Contractor Name & Contact Info
FLY Children's Art Center, Mural Camp

Type of work

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- ☐ Window/Door Replacement
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- ☑ Other

Complete Description of Proposed Work:

FLY proposes to put some beautiful decorations on top of the existing graffiti to help abate vandalism issues in this area. We will seal the wall to keep the paint from flaking off too quickly. We will put a variety of organic and geometric patterns onto the wall with a statement on top of it about the Arts. We will apply a grey-out (in white or a solid color) to the patterns so our statement is visible in the busy background. The attached mock-ups are loosely based on patterns we made in a previous class with students who were studying organic and geometric patterns. Once the designs are painted, we will put a varnish on top. We would potentially like to do this as an annual project to help keep our community beautiful. This year's idea is "Art is..." and students will add their statements instead of my teacher-suggestions. Our color palette is flexible because we will be using a variety of donated paints from the RAC paint closet, but the idea is that a bright colored image in the back alley will draw attention to the arts in our community and prevent vandalism.

Materials (for paint include color chips or samples with application):

Colors vary. If the HDC wishes to have input on the palette, please let us know and we will select colors to fit guidelines from our large stock of donated paint.

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
$600 + in kind paint	$35 + _____ = 35

Signature

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

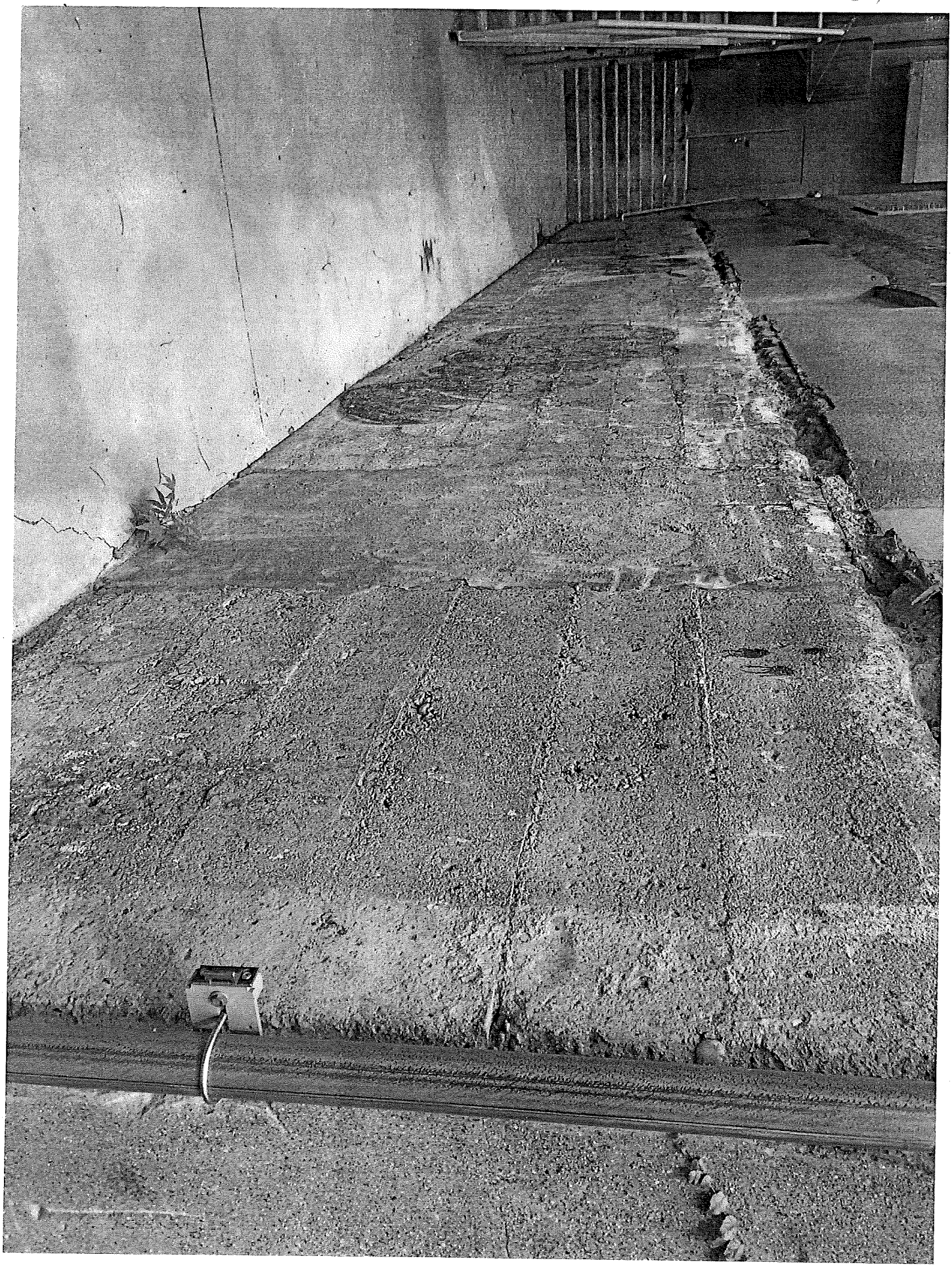
I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature:	Date: 8/5/16 8/5/16
Print Name: Allida Warn	

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.

#2



HDC Work Permit Staff Review

Property address: 213 N Hamilton

Date of Review: August 18, 2016

Date of Meeting: August 23, 2016

Proposed work: Replacement of rotted siding and trim; Replacement of roofing with new architectural shingles; Painting of house to match existing color scheme

Materials: "James Hardi" smooth cement board with same 4 ¾ reveal; Tamko architectural shingles in black with black drip edge and flashing; ridge cap venting

Staff review:

1. Work has begun without a permit. Staff noticed the siding was being replaced and approached the construction crew. The Building Department sent a letter and the applicant submitted an application.
2. Staff has provided photos of the work in progress and photos of the house.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion to approve:
Work to include the replacement of rotten siding and trim with Harid Plank cement board siding with a 4 ¾" reveal. Also, replacement of the existing roof shingles with new, Tamko architectural shingles in black. Drip edge and flashings are to be black. A ridge cap vent is to be used.

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. 20887
#3

City of Ypsilanti
Historic District Commission
Work Permit Application

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY
Date Filed:

Meeting Date:
8/23/16
Action Item/Study Item

App. due by 8/16/16

To complete this application:

1. Complete this form.
2. Attach the following documents:
   a. Photo(s) showing all locations where work is proposed (can be emailed).
   b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
   c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
   d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address	213 N. Hamilton

Applicant

*If applicant is not owner of property, a written statement from the owner authorizing this application must be included.

Name	Barnes + Barnes Properties, LLC	
Address	520 W. Cross	
City: Ypsilanti	State: MI	Zip: 48197
Phone / Fax: 734-480-7400	E-Mail: bob@barnesapts.com	

Contractor

Contractor Name & Contact Info	J + D Construction + Maintenance

Type of work

- ☒ Roofing
- ☐ Window/Door Replacement
- ☐ Porches
- ☐ Sign
- ☐ Fence (or other sitework)
- ☒ Other

Complete Description of Proposed Work:

Replace rotted ~~cider~~ cedar siding and trim on the front and south side of building, with James Hardi smooth cement board. Using the same 4 3/4 inch reveal.

Replace Roof with Black architectural shingles. by TamKO. Use Black drip edge and flashing. Ridge cap venting.

Paint house same color.

Materials (for paint include color chips or samples with application):

Permit Application Fee (action items only)

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

Construction Cost: $9,000	Permit fee: $35 + _____ = 45.00

Signature

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

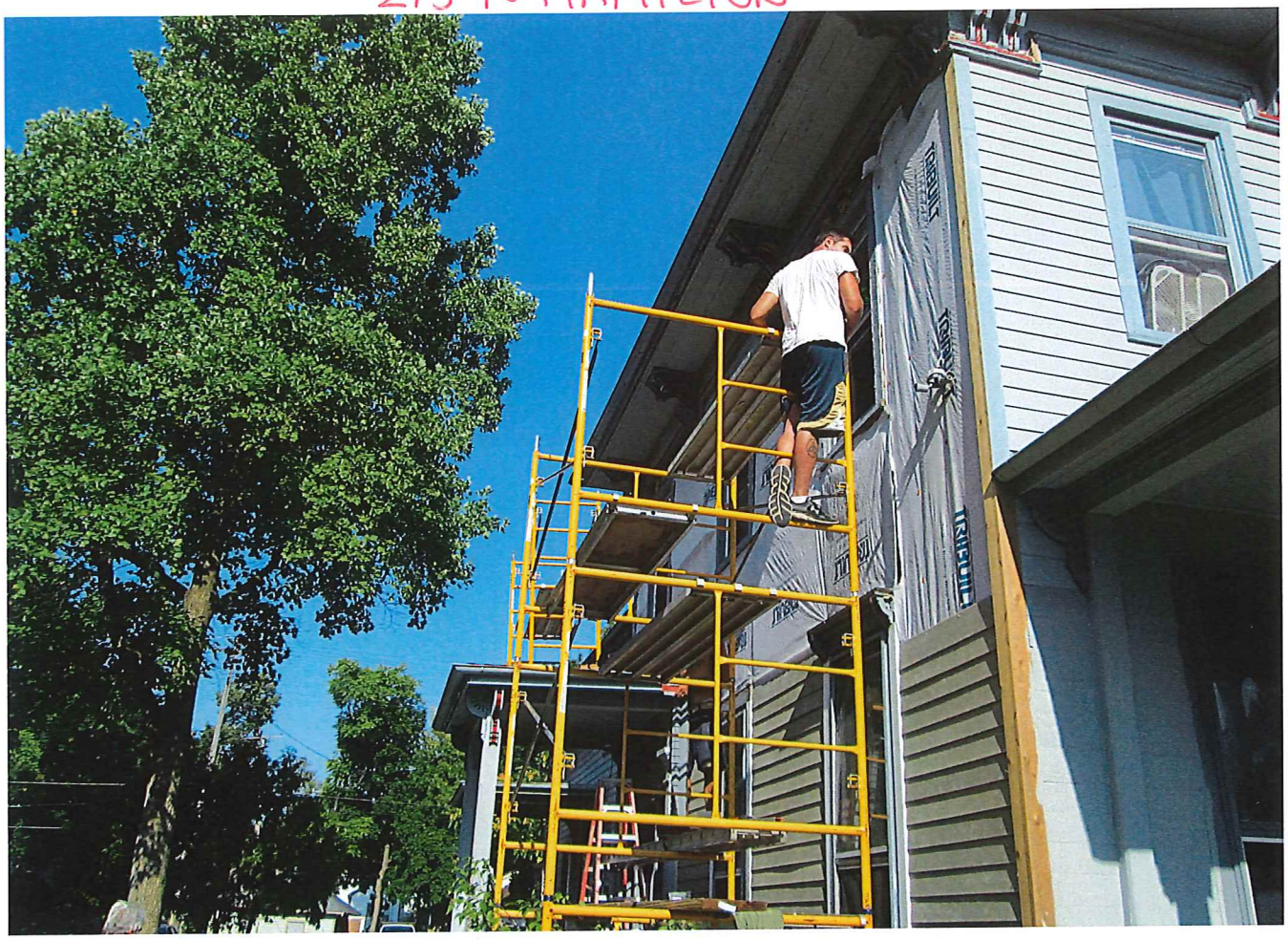
I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature:	Date: 8/5/16
Print Name: Robert M. Barney	

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.

213 N HAMILTON



HDC Work Permit Staff Review

Property address: 607 N River St.

Date of Review: August 18, 2016

Date of Meeting: August 23, 2016

Proposed work: Reroofing

Materials: GAF lifetime shingles in Hunter Green or Hollow Gray; 6' of ice guard;

Staff review:

1. Application does not include flashing and drip edge color. Application does not include information on venting. Staff requested additional information be provided before the meeting.
2. Staff photographed the property on 8/19/16.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion to approve:
Work to include the removal of existing shingles and replacement with GAF lifetime shingles in color [Hunter Green or Hollow Gray]. Drip edge and flashings are to be [color]. Venting is to be accomplished using [vent info 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 20890
#4

RECEIVED
AUG 08 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY
Date Filed:
Meeting Date:
Action Item/Study Item
Contributing?

To complete this application:

1. Complete this form.
2. Attach the following documents:
   a. Photo(s) showing all locations where work is proposed (can be emailed).
   b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
   c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
   d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address: 607 N River St Ypsi 48197

Applicant

*If applicant is not owner of property, a written statement from the owner authorizing this application must be included.

Name: Diversified Roofing

Address: 779 W MI ~~St~~

City	State	Zip
Saline	MI	48176

Phone / Fax	E-Mail
734 429-5840 429 9399	DR Roofing @ yahoo.com

Contractor

Contractor Name & Contact Info: Stan Tepace owner Diversified Roofing 1-818-691-9009

Type of work

- ☒ Roofing
- ☐ Window/Door Replacement
- ☐ Porches
- ☐ Sign
- ☐ Fence (or other sitework)
- ☐ Other

Last modified 24 May 2016

Complete Description of Proposed Work:

Tear off & Replace Shingle Roof on home with GAF Lifetime Shingles, new drip edge vents, flashing, 6' Ice Shield, felt paper etc

Materials (for paint include color chips or samples with application):

Customer prefers Hunter Green shingles (1st) choice
Fox Hollow Gray shingles (2nd) choice

Permit Application Fee (action items only)

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

Construction Cost: 5120	Permit fee: $35 + _____ = 40.00

Signature

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

I further affirm that 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.

Signature: [signature]	Date: 6-6-16
Print Name: Sam Tepaz	

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hdcintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.

Diversified Roofing & Repair Inc Proposal

7/25/2016

Stan Tupacz Jr.
779 W. Michigan Ave.
Saline, Mi. 48176
734 429-5840
734 429-9399 Fax

Proposal Submitted To:
Dan Shoner
13910 MACON RD
SALINE MI 48176-9314
734-678-6313
shoner3@gmail.com

Work To Be Performed At:
Rental
607 N RIVER ST
YPSILANTI MI 48198-2820

Start Date: Schedule upon acceptance

Description of work to be performed: Replace shingled portions of roof on house

- Install landscape/ siding protection equipment to perimeter
- Remove all existing roofing materials to existing decking
- Replace any water damaged plywood (3 sheets complementary, $40.00 /sheet thereafter)
- Replace any damaged 1" decking or facia (100ft complementary,$2.50/ft. thereafter)
- Install heavy gauge 1 ½" T-drip rake metal-color:_____
- Install 6 foot of ice guard to all eaves, entire valleys and under flashings
- Install GAF shinglemate 15 lb. roofing felt
- Install Tanko Heritage shingles color_____
- Install GAF Critter proof Vents
- Install new soil stack vent pipe flashing
- Flash around all penetrations in roof
- Apply step and wall flashings as needed
- Flash and counter flash chimney with heavy gauge aluminum as needed
- Clean up all debris. Pick up nails with a magnetic roller

This roofing system is covered by a manufacturers limited 30 year warranty. In addition to a 10 year workmanship guarantee provided by Diversified Roofing.

The contractor will furnish all materials
The contractor will furnish all the clean-up and debris removal
The contractor will furnish all labor

All material is guaranteed to be as specified, and the above work to be performed in accordance to contract agreement.

All work will be completed in a substantial workmanlike manner for the sum of: $5,120.00

Payments to be made as follows: PAYMENT UPON COMPLETION

Color = Hunter Green / First choose
if Ypsi Allows it / Second Choose = Flat Hollow Grey

ACCEPTANCE OF PROPOSAL

The prices, specifications, conditions, and terms on pgs. 1- 3 are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date: 8-2-16

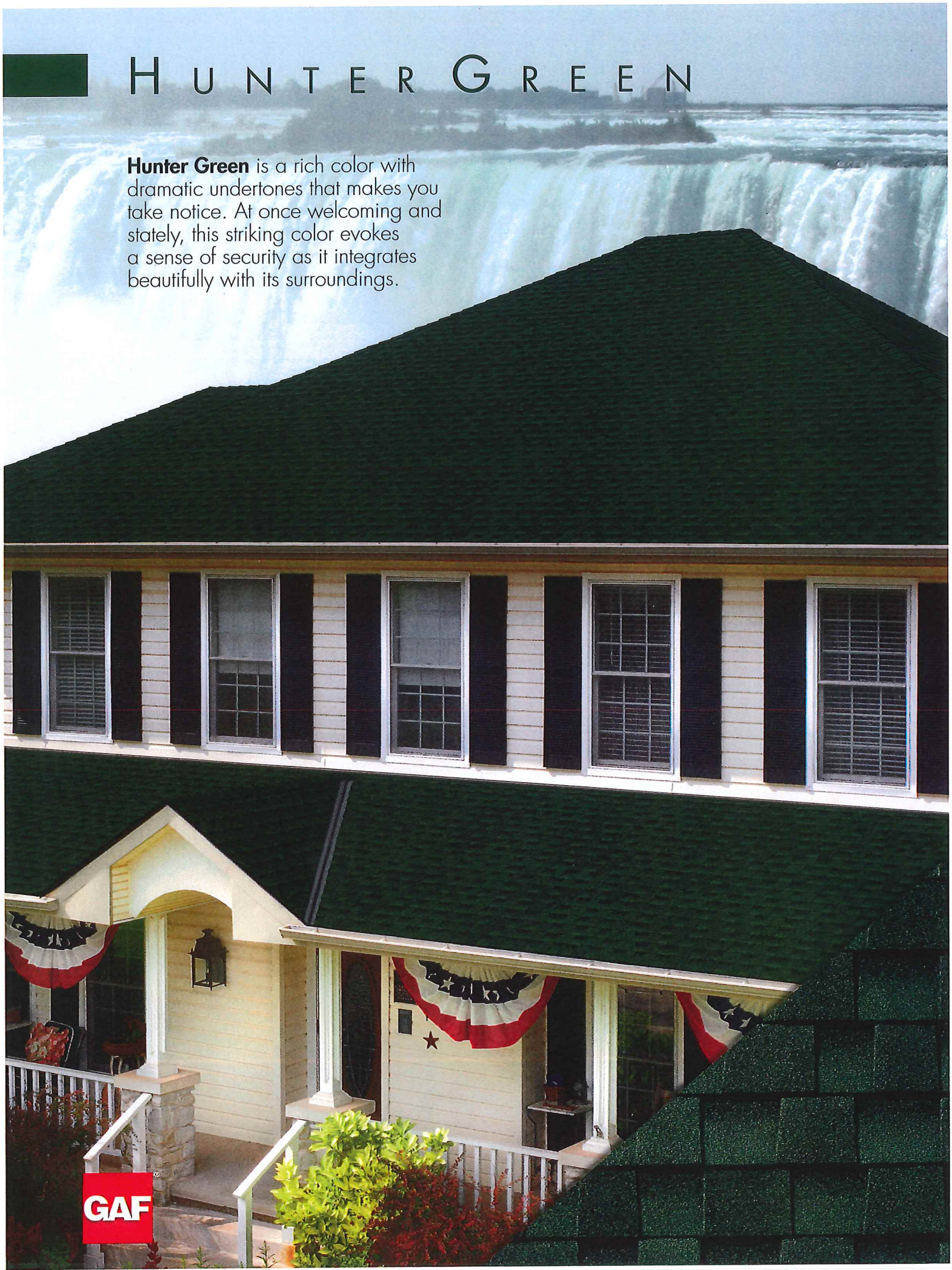
Signature: [signature]

Signature: _____

607 N RIVER

HUNTER GREEN

Hunter Green is a rich color with dramatic undertones that makes you take notice. At once welcoming and stately, this striking color evokes a sense of security as it integrates beautifully with its surroundings.



FOX HOLLOW GRAY (Regional)

Fox Hollow Gray provides a breath of fresh air with its delicate hints of blue. This neutral color works well with subtle-colored exteriors and brick homes. It adds curb appeal in an understated and alluring way.

GAF®

NOTE: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

HDC Work Permit Staff Review

Property address: 323 Oak St.

Date of Review: August 18, 2016

Date of Meeting: August 23, 2016

Proposed work: replacement of seven windows on the first floor

Materials: Jeld-Wen Siteline EX windows with aluminum clad windows with insulated annealed glass with Low-E 366 coating and filled with argon

Staff review:

1. Application is for window replacement. Staff attempted to find the exact specifications of the proposed windows but was unable to narrow down the replacement windows the applicant has chosen. Staff requested additional information be provided before the meeting.
2. Staff photographed the property 8/19/16.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion to approve:
Work to include the replacement of seven windows on the first floor. Replacements are to be full window replacements, using Jeld-Wen Siteline EX [materials/ additional info] windows. Replacement windows are to be insulated annealed glass with Low-E 366 coating and filled with argon. The exterior of the windows are to be aluminum clad in Jeld-Wen Burgundy [or other color]. The exterior window trim will be replaced with closest available matching trim. Caulk used as needed.

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 #20900

COPY

#5

Ypsilanti Historic District

Work Permit Application

Date filed 8/12/2016 for HDC meeting date 8/23/2016

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 323 Oak Street, Ypsilanti, MI 48198

Applicant ☑ Owner ☐ Architect ☐ Contractor

Name Dave Strenski

Address 323 Oak Street

City Ypsilanti State MI Zip 48198

Phone 734-480-1587 Fax

E-mail Dave@Strenski.com

Owner Paula and Dave Strenski
(If different than applicant)

Who will perform the work? ☐ Owner ☑ Contractor

Contractor (Name, address, phone) Mike Condon, Ypsilanti Restoration L.L.C.
313 Maple St, Ypsilanti, MI 48198, (734) 262-2328

Action Items only:
Construction Cost 11,800 **Permit Application Fee** $50
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.

323 OAK ST

REAR ↓

HDC Work Permit Staff Review

Property address: 106 N River St

Date of Review: August 18, 2016

Date of Meeting: August 23, 2016

Proposed work: Replacement of garage door

Materials: Clopay garage doors, premium series with the Elegant Short style in color Desert Tan or Glacier White with no windows

Staff review:

1. Applicant provided style and color options from Clopay catalogue.
2. Invoice from contractor notes that a panel is missing from one of the existing garage doors and that the hardware is no longer available.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion to approve:
Work to include the removal of the existing garage doors and their replacement with Clopay premium series garage doors in style Elegant Short in [color choice].

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.

8/23/16 by [illegible]

R# 20908
CK# 1093

#6

RECEIVED
AUG 16 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY
Date Filed: 8/23/16
Meeting Date: 8/23/16
Action Item/Study Item
Contributing?

To complete this application:

1. Complete this form.
2. Attach the following documents:
   a. Photo(s) showing all locations where work is proposed (can be emailed).
   b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
   c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
   d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address: 106 N River

Applicant

*If applicant is not owner of property, a written statement from the owner authorizing this application must be included.

Name: Heide Bessinger
Address: 106 N River
City: Ypsilanti | State: MI | Zip: 48198
Phone / Fax: 734 4823477 | E-Mail: heideottoe@yahoo.com

Contractor

Contractor Name & Contact Info: Crawford Door Sales

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement
- ☐ Porches
- ☐ Sign
- ☐ Fence (or other sitework)
- ☑ Other

Last modified 24 May 2016

Complete Description of Proposed Work:

See Proposal
See Clopay Premium Series Flier folder
choice 1 desert tan - as close as current color
Elegant short - as close as current style
No windows

Materials (for paint include color chips or samples with application):

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
$1,400	$35 + _____ = 35.00

Signature Heidi Berrigi August 16, 2016

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

I further affirm that 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.

Signature:	Date:
Print Name:	

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hdcintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.

Proposal

Page No. of Pages

8/10 9AM

CRAWFORD

Crawford Door Sales
www.crawforddoorypsi.com
334 E. Michigan Ave.
Ypsilanti, MI 48198
734-483-4563 Fax 734-483-7916

Jeff

PROPOSAL SUBMITTED TO Heide Basinger	PHONE (734) 657-2022	DATE 8/9/16
STREET 106 N. River	JOB NAME	
CITY, STATE and ZIP CODE Ypsilanti 48198	JOB LOCATION	
ARCHITECT / DATE OF PLANS		JOB PHONE

We hereby submit specifications and estimates for:

Same as their Garage Door Estimate

(2) 8X7 Garage Doors 12 inch track

non Insulated $1,150.00

★ Insulated $1,400.00 I want the insulated doors (AB) 8/16/2016

Crawford Pinch Proof Doors Missing Panel and all Hardware Parts are no Longer Available

Garage Must be Cleared out

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

_____ dollars ($ _____).

Payment to be made as follows:

0

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurnace.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined avove

Signature _____

Date of Acceptance: _____

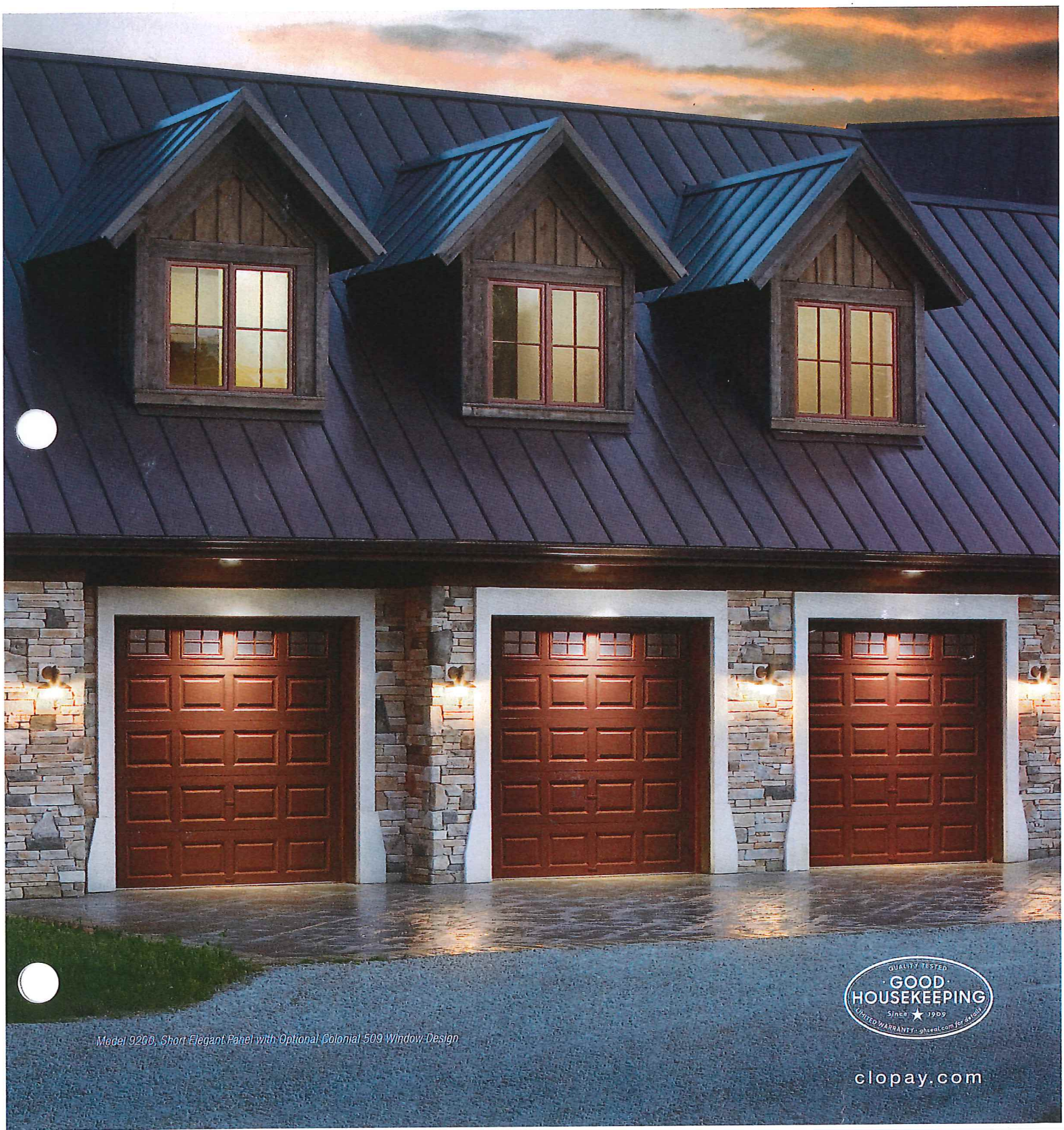
Signature _____

CLASSIC™ COLLECTION

PREMIUM
series

Clopay®

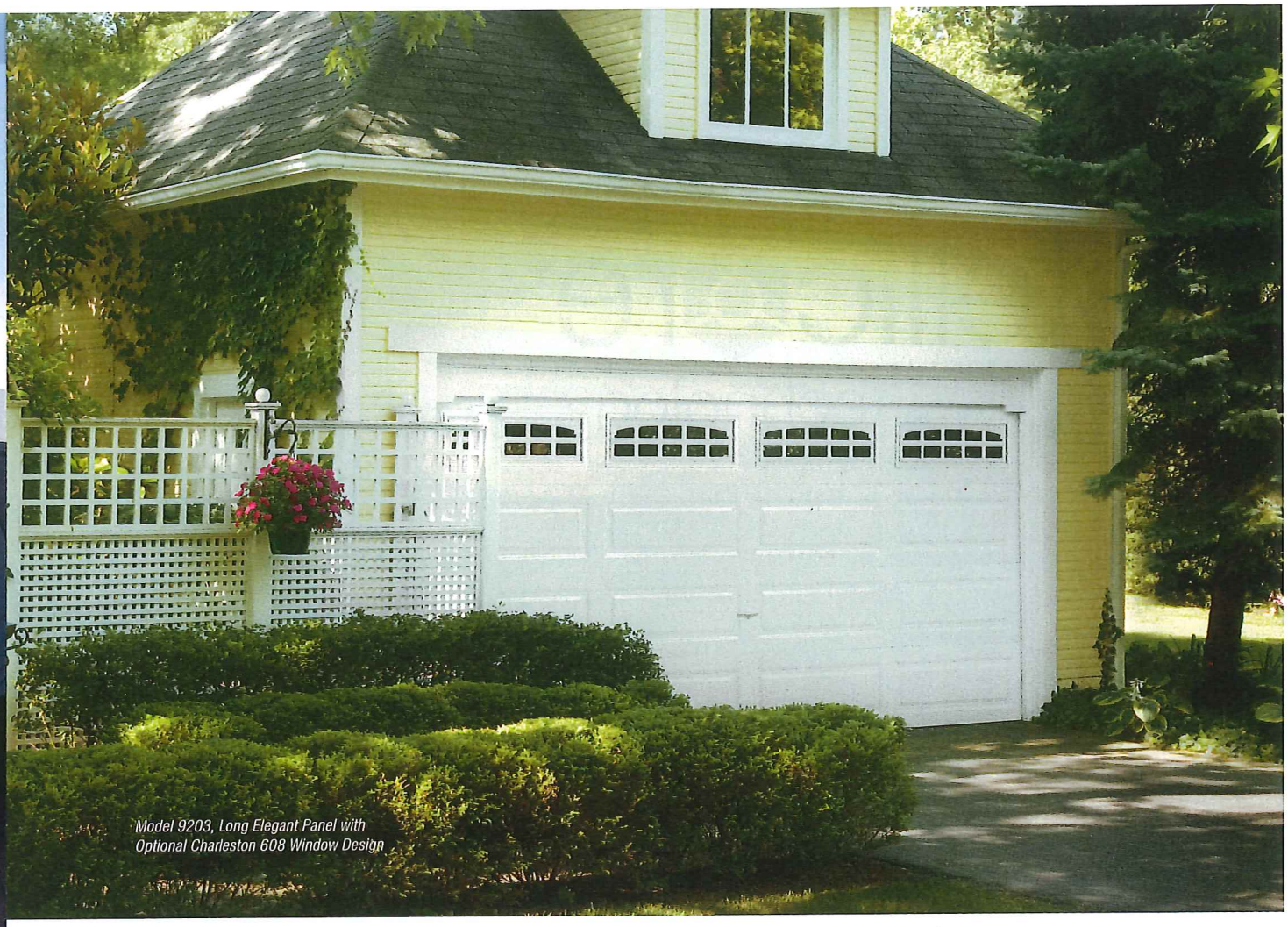
America's Favorite Garage Doors®



Model 9200, Short Elegant Panel with Optional Colonial 509 Window Design

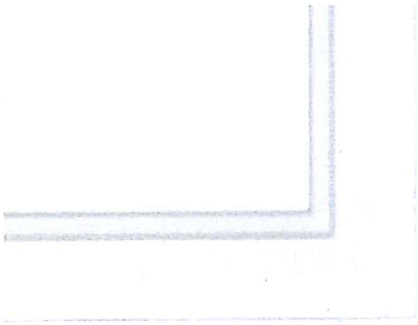
QUALITY TESTED GOOD HOUSEKEEPING Since ★ 1909 LIMITED WARRANTY · ghseal.com/ref/ctu

clopay.com



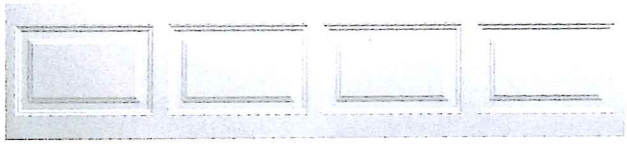
Model 9203, Long Elegant Panel with Optional Charleston 608 Window Design

DETAIL



Deep panel edging and natural embossed woodgrain texture improve appearance close-up and from the curb.

STYLE



Elegant Short
Complements homes with traditional styling. Models 9200, 9130, 4300 and 4050.

Elegant Long
Ideal for ranch style homes. Models 9203, 9133, 4310 and 4053.

Doors range from 6' to 16' high and 6'2" to 20' wide. Consult your Clopay Dealer for size options.
WINDCODE® Doors are available to meet most regional wind load requirements.
Consult your local dealer for specific information.

COLORS

choice

2

Standard White | Glacier White*† | Almond

1

Desert Tan | Sandtone | Bronze

Chocolate | Mocha Brown* | Black*

Hunter Green | Gray

- Exterior steel on standard color doors has a natural woodgrain texture.
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

Due to the printing process, colors may vary. See your Clopay Dealer for color samples.

**Not available on Models 4050 and 4053.*
†Popular in select markets, Glacier White is a brighter white.

CUSTOM PAINT OPTION

COLOR BLAST™

Color Blast™ offers more than 1,500 Sherwin-Williams® color options to complement your home. Clopay's durable factory finish has been thoroughly tested and is backed by a five-year warranty.

106 N RIVER (HOUSE + GARAGE)

HDC Work Permit Staff Review

Property address: 32 N Huron St

Date of Review: August 18, 2016

Date of Meeting: August 23, 2016

Proposed work: Installation of one 3'x13' sign and the use one 3'x2' standing easel sign

Materials: Aluminum, lexan, polyurethane (acrylic), low voltage LED 3amp draw

Staff review:

1. Building Department notified staff that the proposed wall-mounted sign has been disapproved, as it exceeds the maximum sign square footage for this property. The sign cannot be any larger than 14 square feet. If approved by the HDC, approval should include a caveat that the sign meet the Building Department and sign ordinance requirements.
2. HDC may want to inquire about how the sign will be attached to the wall. The materials section of the application lists low voltage LED 3 Amp draw. HDC may want to inquire more about the lighting plan for the sign.
3. Staff photographed the property 8/19/16.
4. Application is also for a 3'x2' sidewalk easel sign.
5. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion to approve:
Work to include the installation of one wall-mounted sign above

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.

R# 20910
MBH #7

City of Ypsilanti
Historic District Commission
Work Permit Application

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY
Date Filed:
Meeting Date:
Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
   a. Photo(s) showing all locations where work is proposed (can be emailed).
   b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
   c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
   d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address
52 N. Huron, Ypsilanti, MI 48198

Applicant

*If applicant is not owner of property, a written statement from the owner authorizing this application must be included.

Name		
Reed Fannin		
Address		
1276 Hunter Ave		
City: Ypsilanti	State: Michigan	Zip: 48198
Phone / Fax: (734) 846-0535	E-Mail: reed@worldofrocks.com	

Contractor

Contractor Name & Contact Info
Huron Signs LLC (800) 783-0100 - Scott Wilkie

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement
- ☐ Porches
- ☒ Sign
- ☐ Fence (or other sitework)
- ☐ Other

Complete Description of Proposed Work:

one three (3) by thirteen ½ (13.5) foot sign above entry. Complete details are enclosed with project proposal.

one 3x2 sidewalk eisel, wood and slate/whiteboard.

Materials (for paint include color chips or samples with application):

Aluminum, lexan, polyurethane (acrylic), low voltage LED. 3Amp Draw

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
3,000	$35 + 0 = 35.00

Signature

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

I further affirm that 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.

Signature: Reed Fannin	Date: 8-16-16
Print Name: Reed Fannin	

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

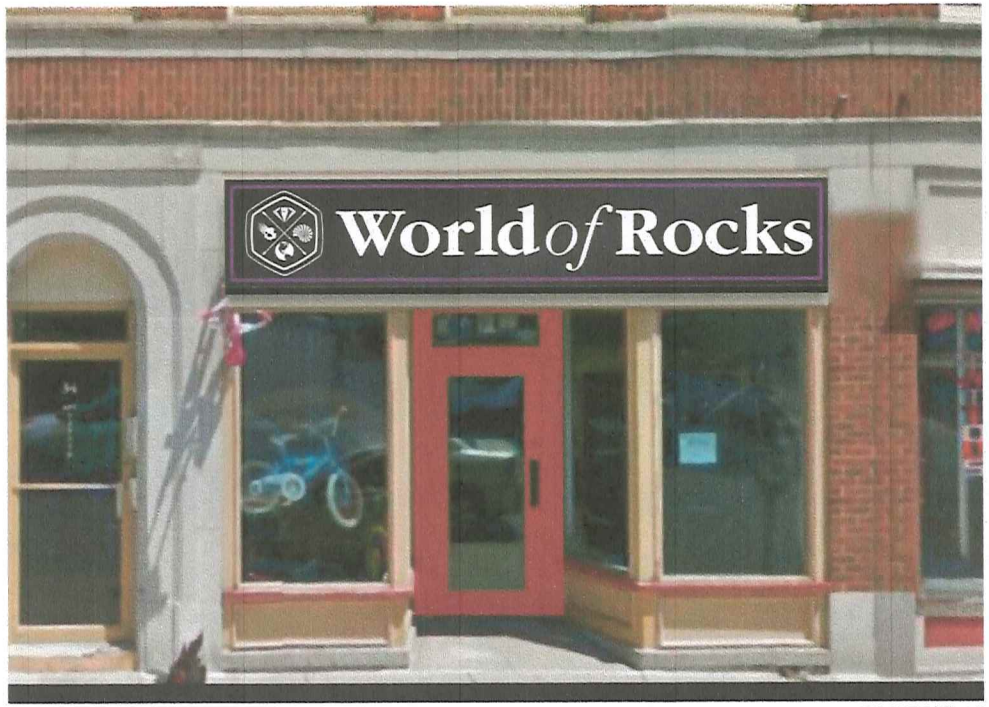
All other necessary Building Permits must be acquired before beginning work.

H·U·R·O·N S·I·G·N·C
663 S. MANSFIELD
P.O. BOX 980423
YPSILANTI, MI 48198
PHONE 734-483-2000
1-800-783-0100
FAX 734-483-5164
www.huronsign.com

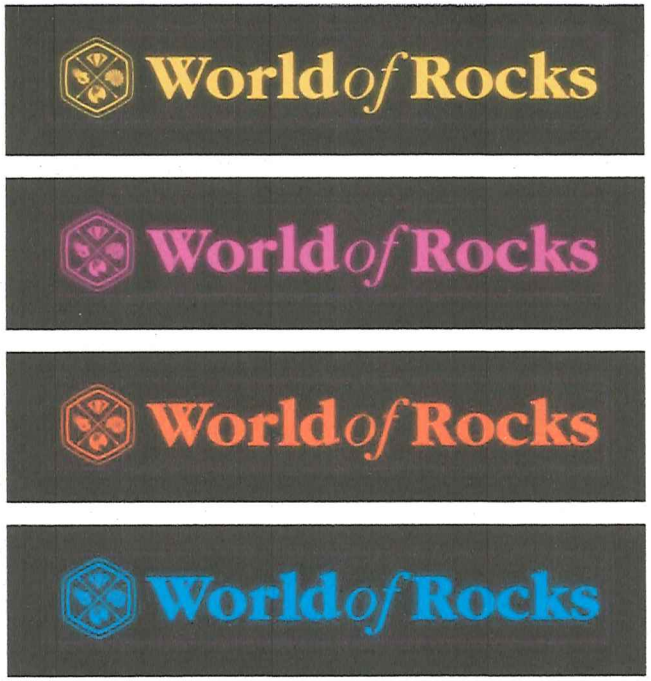
INTERNATIONAL SIGN ASSOCIATION
DESIGN COMPETITION AWARD WINNER

WSA WORLD SIGN ASSOCIATES
BEST OF THE BEST AWARD WINNER

New Wall Sign Cabinet



SCALE 3/8" = 1'



NIGHT SIMULATION WITH COLOR CHANGING RGS LEDS

13'-3 1/2"

2'-4 1/2"

SURVEY REQUIRED PRIOR TO FABRICATION

SCALE 3/4" = 1'

BACK-LIT EXTRUDED ALUMINUM WALL SIGN WITH COLOR CHANGING RGB LED INTERNAL LIGHTING SIGN IS ATTACHED TO WALL WITH HIDDEN BRACKETS & THROUGH BOLTS.

SIGN WILL REQUIRE (1) 20A 120V DEDICATED CIRCUIT (BY OTHERS)

ALL ELECTRICAL SIGNS TO BEAR THIS MARK
UL Underwriters Laboratories, Inc.
-SUITABLE FOR WET LOCATIONS- IN ACCORDANCE WITH NEC 600
ELECTRIC SIGN CERTIFIED MANUFACTURER

# OF SETS	1	RETURN DEPTH	9"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	SEE ABOVE	TYPE OF INSTALL	THRU-BOLTS	TRANSFORMER	N.A.	DATE	08/15/16
RETURN COLOR	TBD	TYPE OF FACE	ALUMINUM	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	TBD	RACEWAY D. H. L.	N.A.	COMMENTS:		JOB NAME	WRLD-ROCKS-3
LED COLOR	RGB	HOUSINGS	N.A.	SALESPERSON:	SCOTT WILKIE	ADDRESS:	32 N. Huron Ypsilanti, MI

APPROVED BY:_____ DATE: _____

THIS DRAWING IS THE REGISTERED PROPERTY OF HURON SIGN COMPANY. IT IS UNLAWFUL TO REPRODUCE IT IN ANY FORM , WITHOUT WRITTEN CONSENT FROM HURON SIGN COMPANY

THIS DRAWING PROVIDED & INTENDED FOR CONCEPTUAL PURPOSES ONLY. THE FINISHED PRODUCT MAY BE SUBJECT TO MINOR & NECESSARY MODIFICATIONS TO AID OR ENABLE FABRICATION PROCEDURES

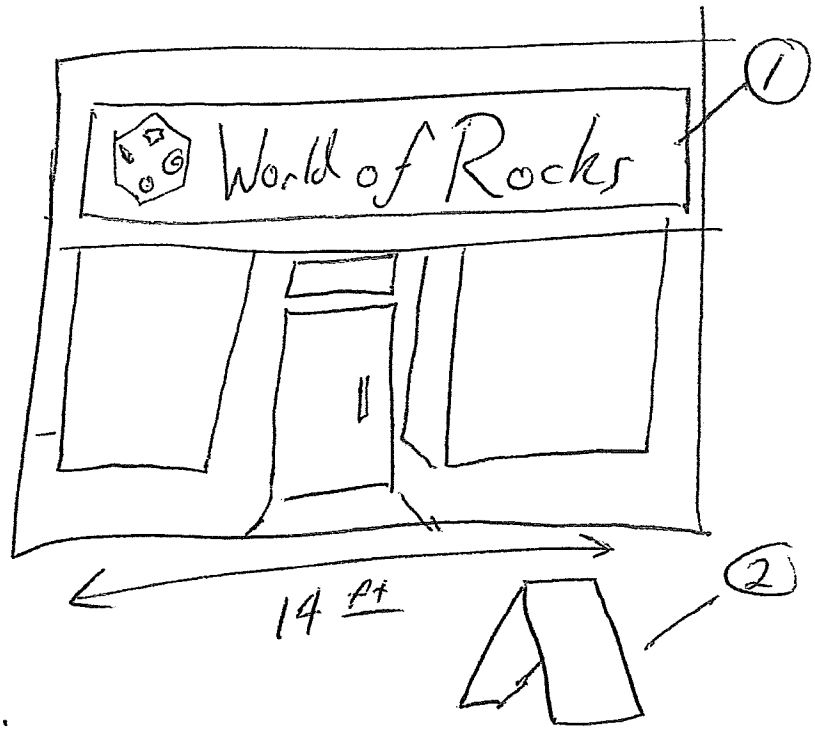
THIS DESIGN CONCEPT © COPYRIGHT 2016

Master Design Plan

8/14/2016

World of Rocks
32 N. Huron St
Ypsilanti, MI

Zoning District: B3
Max. Ground Sign area:
prohibited



Building Frontage: 14 ft
1x building-mounted
Sign Area: 42 sq. ft.

Sign Areas

1. 2.5 x 13.5 = 33.75 sq. ft
2. [redacted] 3ft x 2ft = 6 sq. ft.

Building-Mounted Sign Total
1 + 2
39.75 sq. ft; meets requirements.

HDC Work Permit Staff Review

Property address: 307 N Hamilton St

Date of Review: August 18, 2016

Date of Meeting: August 23, 2016

Proposed work: Replacement of the existing front porch roof and damaged fascia board with new GAF dimensional shingles in brown color to match existing; Addition of gutter and downspout at front porch; installation of towing signs on posts; installation of one bath fan exhaust with screen cage to back west elevation; installation of one dryer vent exhaust with screen cage to side south elevation; replacement of front porch light with new light to match; replacement of missing GAF shingles where needed; addition of security lighting and cameras using PVC junction boxes

Materials: GAF dimensional asphalt shingles in brown color to match existing; K-style or half-round gutters and downspout; towing signs on posts; "No Parking" signs; one bath and one dryer vent with screen cage; new front porch light; security lighting and cameras mounted in PVC conduit

Staff review:

1. Applicant will provide any additional information or materials at the meeting.
2. Before proceeding with work, applicant must seek the appropriate building department permits.

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

[see following page for suggested motion to approve]

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 replacement of the existing front porch roof and damaged fascia boards. Work includes the tear off and replacement of shingles with GAF dimensional asphalt shingles in brown color to match existing. Also, the installation of gutters and one downspout using [gutter style and color]. Also, the installation of Towing signs on posts—one is to be 18"x24" on the east side of the property near the driveway. An additional sign will be added to the middle of the fence in the back yard. Work also to include the installation of two "No Parking" signs at the corners of the property. One bath fan exhaust, on the back west elevation, and one dryer vent exhaust, on the side south elevation, are to be installed with screened cages. Work also to include the replacement of the front porch light with a light of similar design with non-motion sensor type light. Also, the replacement of missing shingles with GAF dimensional asphalt shingles in brown color to match existing where needed. Work also to include the installation of security lights and cameras around the property using a PVC conduit mounting system.

R#20912
CK#104

#8

RECEIVED
AUG 16 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY
Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
   a. Photo(s) showing all locations where work is proposed (can be emailed).
   b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
   c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
   d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address
307 North Hamilton Street

Applicant

*If applicant is not owner of property, a written statement from the owner authorizing this application must be included.

Name
307 North Hamilton LLC

Address
~~307 North Hamilton Street~~
3220 Lockridge Street

City	State	Zip
Ann Arbor	MI	48108

Phone / Fax	E-Mail
ph:734-531-8850 Fax:734-975-6769	s3bproperties@gmail.com

Contractor

Contractor Name & Contact Info
The Gutter Doctor Plus Inc. 734-761-9443

Type of work

- ■ Roofing
- ☐ Window/Door Replacement
- ☐ Porches
- ■ Sign
- ☐ Fence (or other sitework)
- ■ Other

Complete Description of Proposed Work:

1. Replace existing front porch roof and damaged fascia boards. Tear off existing dimensional asphalt shingles, replace decking if necessary. Replace rotten facial boards with wood fascia boards painted to match existing. Replace roofing with matching GAF dimensional asphalt shingles in matching brown color.
2. Add gutter and downspout to front edge of front porch. Use aluminum K style gutter and rectangular downspout OR half round aluminum gutter with round/star shape downspout. All painted to match fascia boards and walls.
3. Add towing signs on posts. Add one 18" wide x 24" tall sign on east side of house by driveway. Add one sign in middle of fence in back yard.
4. Add two "No parking" signs in back at corners of property.
5. Add one bath fan exhaust to back west elevation of building with screen cage.
6. Add one dryer vent exhaust to side south elevation of building with screen cage.
7. Replace front porch light with non-motion sensor type light in similar style to existing.
8. Replace missing roof shingles with matching GAF dimensional asphalt shingles in matching brown color to match existing dimensional shingles on roof. This is not an entire re-roof, just a repair of areas that need it.
9. Add security lighting and security cameras to west, south and north elevations. All light will be mounted to PVC junction boxes and all wiring to be in PVC conduit that is attached to building only with screws and can be easily removable in the future.

Materials (for paint include color chips or samples with application):

See attached sketches, photos and cut sheets. Front porch light selection to be presented at the hearing.

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
$ 3,000.00	$35 + $ 0.00 = $ 35.00

Signature

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

I further affirm that 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.

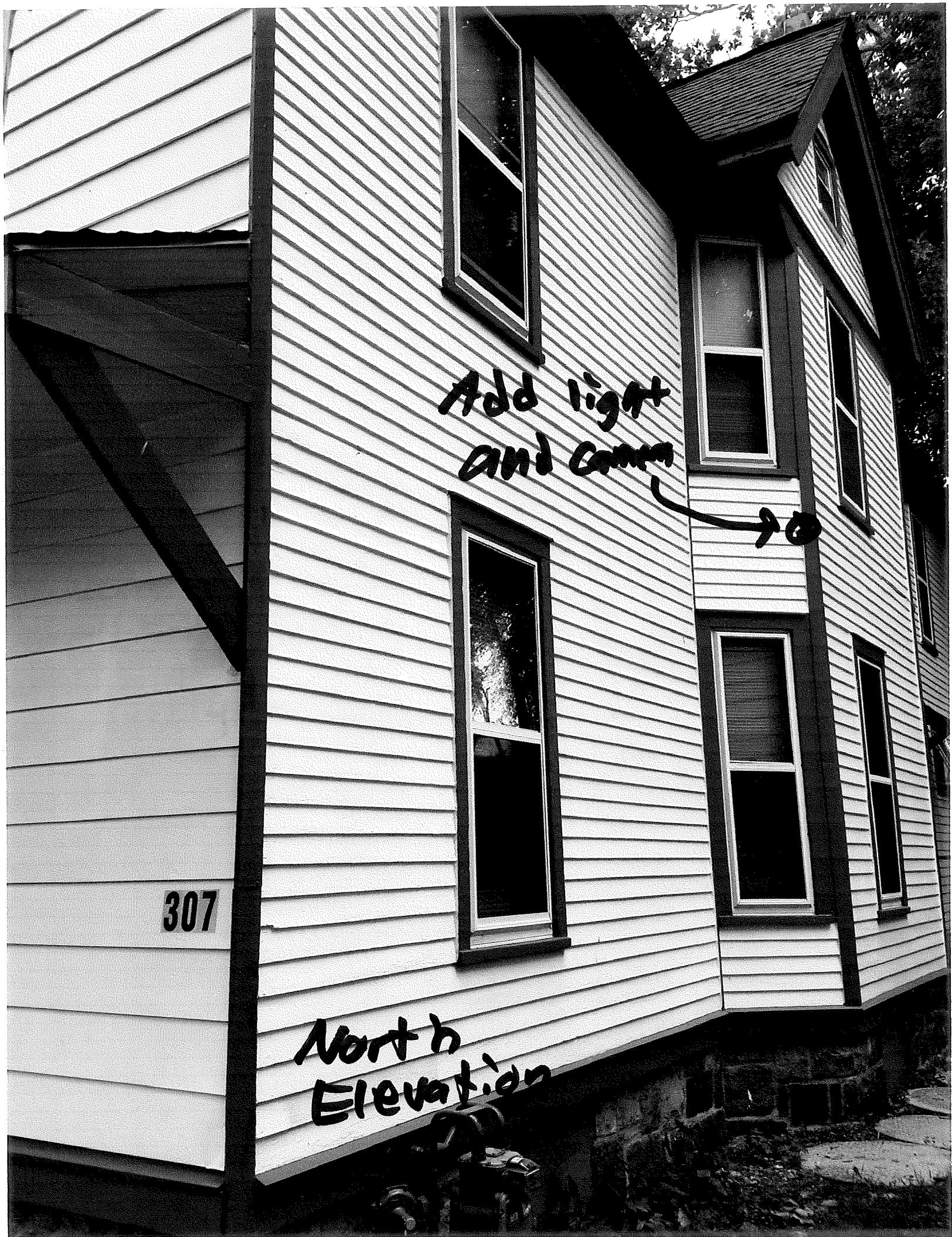
Signature:	Date: 8/16/16

Print Name: Barry Levin, President of 307 North Hamilton LLC

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hdcintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.

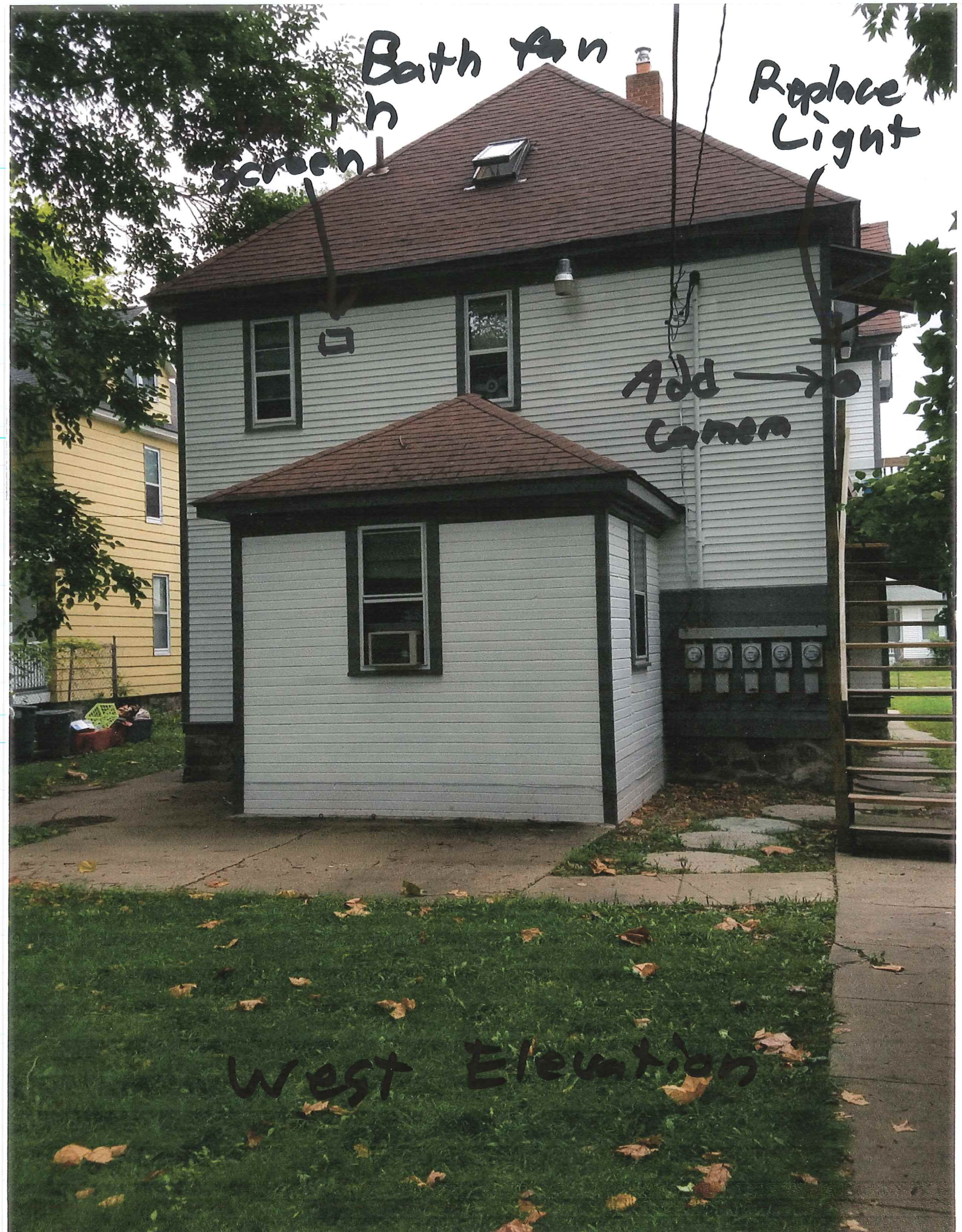
replace missing shingles
replace porch roof
replace light
Towing sign on post
Add gutter and downspout
East Elevation


Add light
and camera
307
North
Elevation

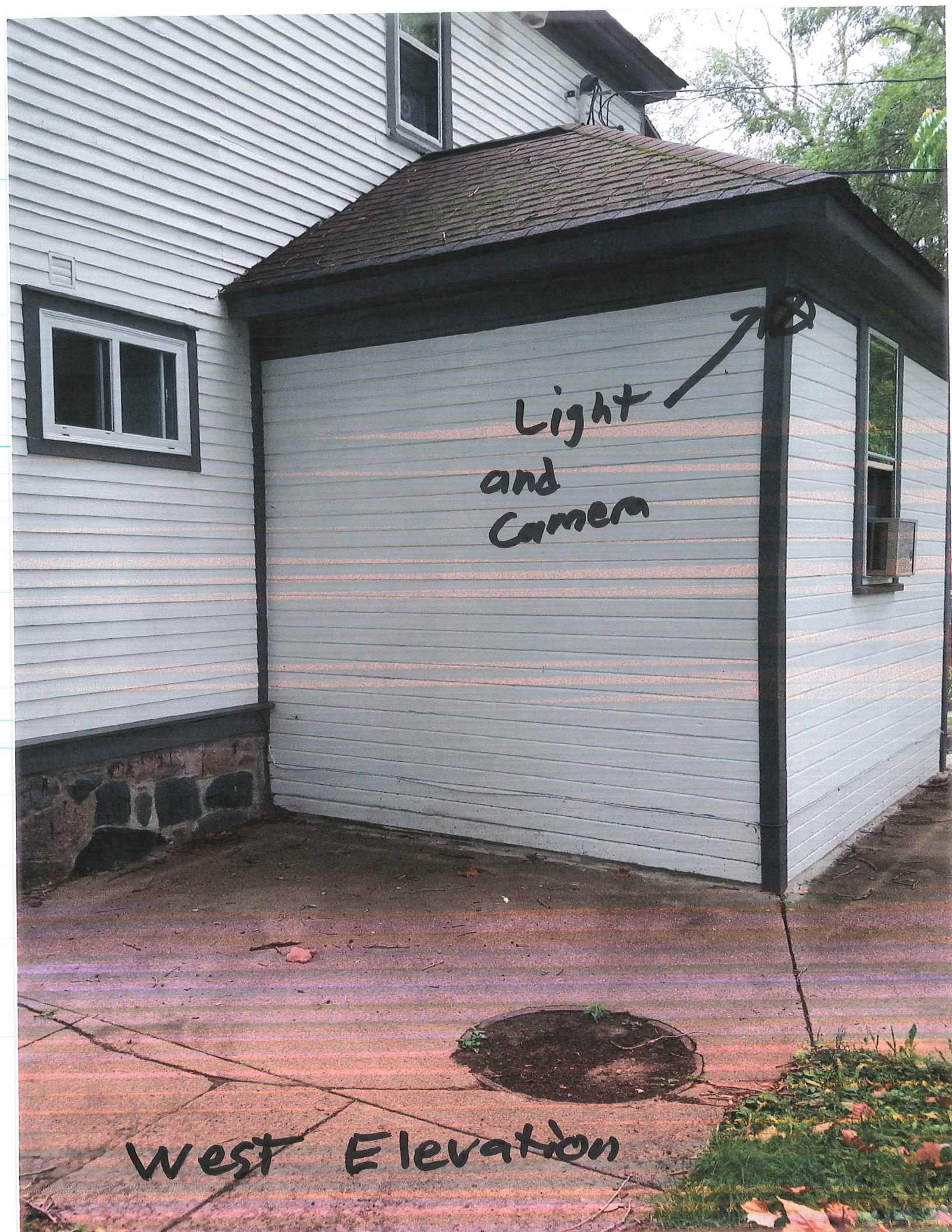
Add
light
and
Camera
South
Elevation

replace
light
1
North
Elevation

replace light
Add dryer vent with screen
South Elevation


Bath fan
h
screen!
Replace
Light
Add
Camera
West Elevation

Light
and
Camera


Light
and
Camera
West Elevation

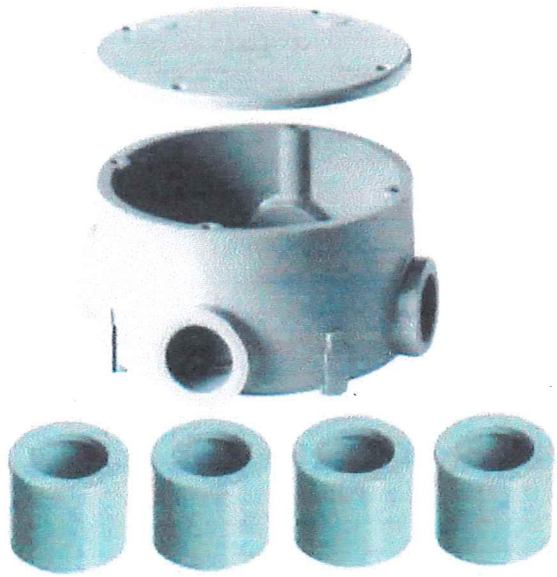
Carlon Model # E970CDE-CTN Internet # 100404094 Store SKU # 499917

15.15 cu. in. Type X Round Conduit Body

★★★★★ (1) Write a Review Questions & Answers (3)

Conduit and boxes can be painted to match wall color.

$6.66 /each



Open Expanded View Click Image to Zoom

Conduit and boxes to be surface mounted to walls so they can be removed.

PRODUCT OVERVIEW

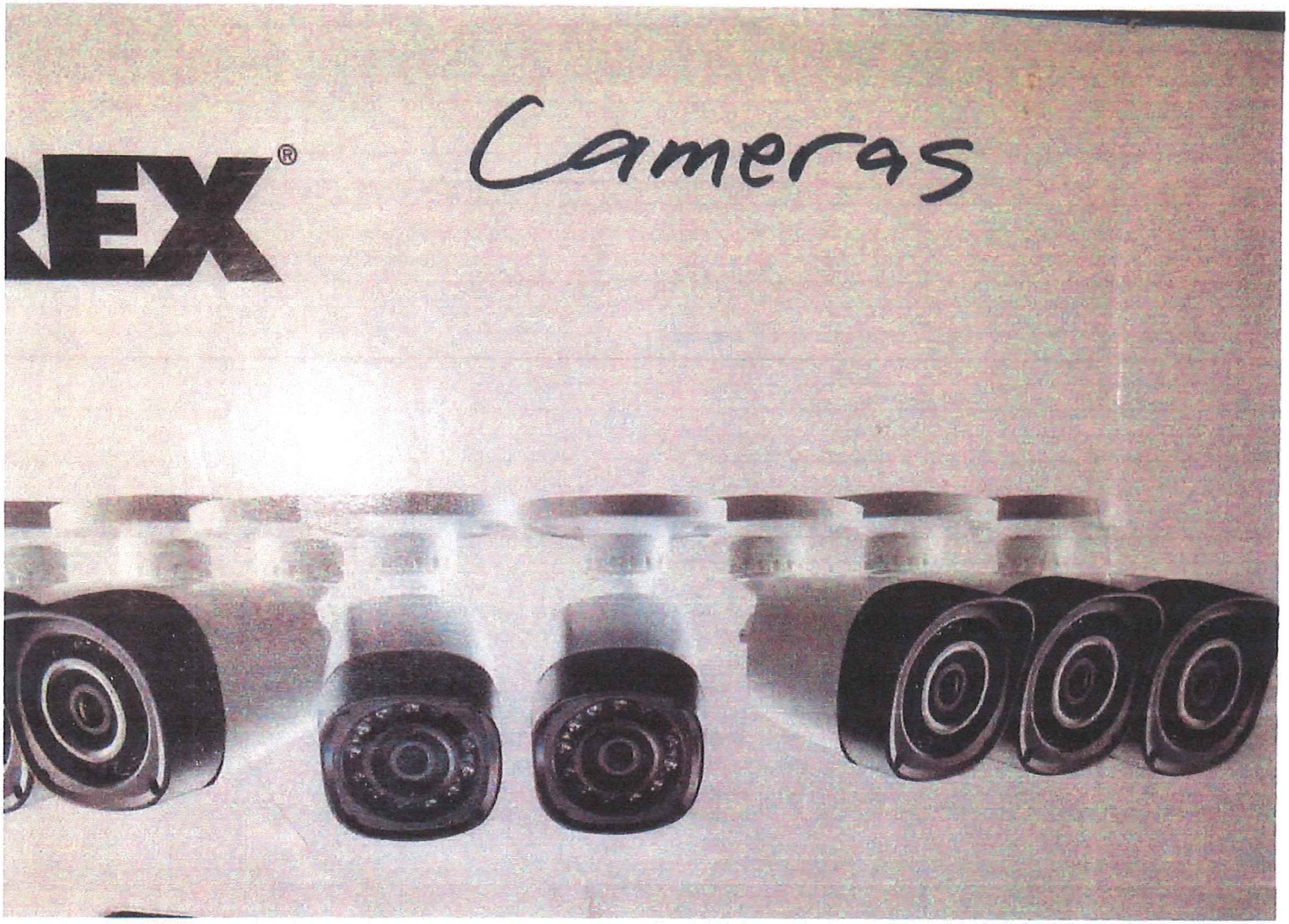
Model # E970CDE-CTN Internet # 100404094 Store SKU # 499917

The Carlon 15.15 cu. in. Type-X Round Conduit Body is designed for use as a conduit junction box. It is made with non-corrosive PVC for durability and features 4 knockouts with textured lids and a foam in-place gasket. The box is CSA and UL listed for safety.

- Junction box for conduits
- Non-corrosive, non-conductive PVC construction
- Body hubs are not threaded
- Textured lids with a foam in-place gasket
- CSA and UL listed to help ensure safety
- Note: product may vary by store

Y

Feedback

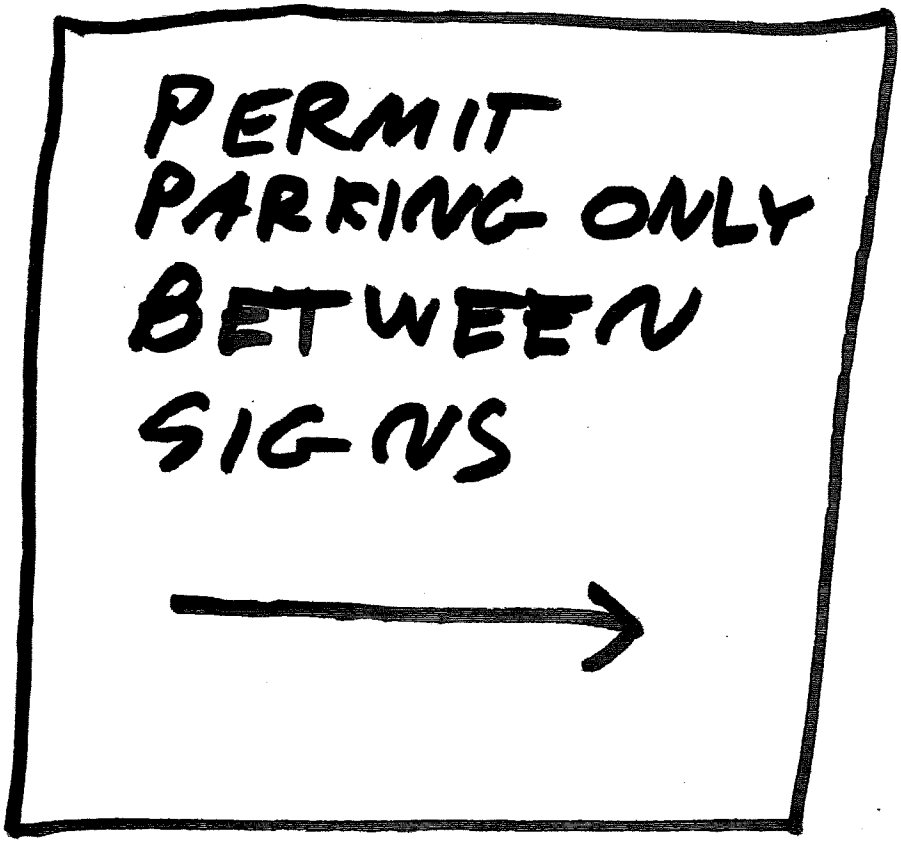


(U)

no parking
between
signs
on
post
west side

~~No~~ Towing
~~parking~~
post
mounted
sign
No
parking
between
signs
sign
on
post
west side

Towing Sign on post



No Parking Sign

HDC Work Permit Staff Review

Property address: 401 S Huron St.

Date of Review: August 18, 2016

Date of Meeting: August 23, 2016

Proposed work: Replacement of roofing on second floor porch (side of house) with new, corrugated metal roof surface with appx 1" profile; scraping of any peeling paint and painting to match existing color scheme; repair/replacement of portions of the foundation (16' of south wall and 16' of north wall), replace concrete approach to second floor entry stair

Materials: Roof sheathing, low slope roofing material, aluminum drip edge and gutters in white, low profile corrugated metal roofing in galvanized or black color; paint; concrete

Staff review:

1. Applicant states that the roof over the second floor porch will be replaced with a corrugated metal roof. The HDC may want to inquire if the stairway roof covering will also be replaced.
2. Applicant provided a site plan showing the location of the foundation repair work.
3. The roof may not require venting, but the HDC may want to inquire if venting will be done.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion to approve:
Work to include the removal of the existing roof above the second floor and replacement with a corrugated metal roof

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.

surface with an approximately 1″ profile. The aluminum drip edge and gutters are to be white. Work also to include the scraping of any peeling paint and repainting with paint to match existing color scheme. Work also to include the replacement or repair of 16′ of concrete on both the north and south sides of the property, as shown in the submitted site plan, as well as the replacement of the concrete approach to the second floor stairway.

REC# 20916
CK# 1726
#9

Ypsilanti Historic District

Work Permit Application

Date filed 081716 for HDC meeting date 082316

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 401 S HURON YPSILANTI 48197

Applicant ☑ Owner ☐ Architect ☐ Contractor

Name AMY K GRETTUM

Address 12 OAK ST

City YPSILANTI State MI Zip 481987

Phone 734-732-5078 Fax

E-mail BIOCRUISER2@GMAIL.COM

Owner
(If different than applicant)

Who will perform the work? ☐ Owner ☑ Contractor

Contractor (Name, address, phone) SUGER CREEK CONSTRUCTION
10301 STONY CREEK MILAN MI 48160 734 439 0569

Action Items only:
Construction Cost $19,600.00 **Permit Application Fee** $65.00
The fee is $35 for the first $3,000 in construction cost plus $5 for every additional or portion of $3,000 of construction cost. An additional fee of $50 applies to HDC work started without the applicable permit.

To complete this application:

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

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed 081716 for HDC meeting date 082316

Property Address 401 S HURON ST YPSILANTI MI 48197

Applicant AMY K GRETTUM

Description of proposed work *(see sample applications)*

A. Repair/replace roof section above second story porch entrance to upper unit (#2) approximately 8'x14'. 1) Remove and dispose of deteriorated old roofing material and 2). Replace with new sheathing and roof surface, drip edge, gutters, and corrugated metal panels as final surface. The current slope is nearly flat and to avoid a repeat of the current failure, the homeowner requests a rigid surface as it is not visible from the ground level. The metal surface is very low profile - approx. 1". Although the standard galvanized color/finish is preferred, a darker finish can be applied to mimic the current asphalt shingles on the main roof surface.

B. Scrape and paint any peeling painted or raw wood surfaces to recreate the current color scheme. Color matching of the shades of blue will be necessary to maintain the current appearance. White accents will remain white and blue will remain blue.

C. Repair/replace portions of the foundation walls (approx. 16' of south wall and 16' of north wall), Replace (with concrete) approach to second floor entry stair.

Materials

Paint (latex, exterior).
Roof sheathing, low slope roofing material, aluminum drip edge and gutters (white), and low profile corrugated metal roofing (galvanized color or black).

Colors (Attach color chips or samples)

Body _____ Accent 1 lighter blue

Trim Blue Accent 2 white

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

081716 Date

401 S HURON STREET, YPSILANTI 48197

See

MLS#: 216019258 • For Sale

4 Bedrooms • 2 Bathrooms • 1,254 Sq. Feet

Image/Sketch for Parcel: 11-11-39-403-007

City of Ypsilanti

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Caption: No caption found

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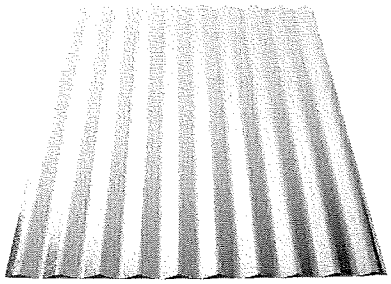
Union Corrugating 2.33-ft x 8-ft Corrugated Steel Roof Panel

Item # 12473 **Model #** 250OVALEC0800

★★★★☆ (4 Reviews)



Top roof surface.
1" height - not visible from ground or street.

$17.49

− 1 + ADD TO CART

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Delivery

Delivery available as soon as tomorrow!

In-Store Map

CHECK OTHER STORES

Get 5% Off Every Day or Special Financing

Minimum Purchase Required. Subject to credit approval

GET DETAILS

Product Information

Description

- Corrugated steel panel offers 24 inch of coverage with 1/2 inch rib height
- Galvanized steel for strength
- Exposed fastener design
- Perfect for garages, patio covers, utility sheds
- Can be installed over existing shingles

Specifications

Series Name	N/A	**Venting Required**	✕
Profile	Corrugated	**Manufacturer Color/Finish**	Silver
Length (Feet)	8	**Warranty**	None
Width (Feet)	2.33	**Color/Finish Family**	Silver
Weight (lbs.)	7.2	**Material**	Steel
Panel Size (Sq. Feet)	18.64	**Impact Resistance**	✓

Projects, Tips & Services

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City of Ypsilanti

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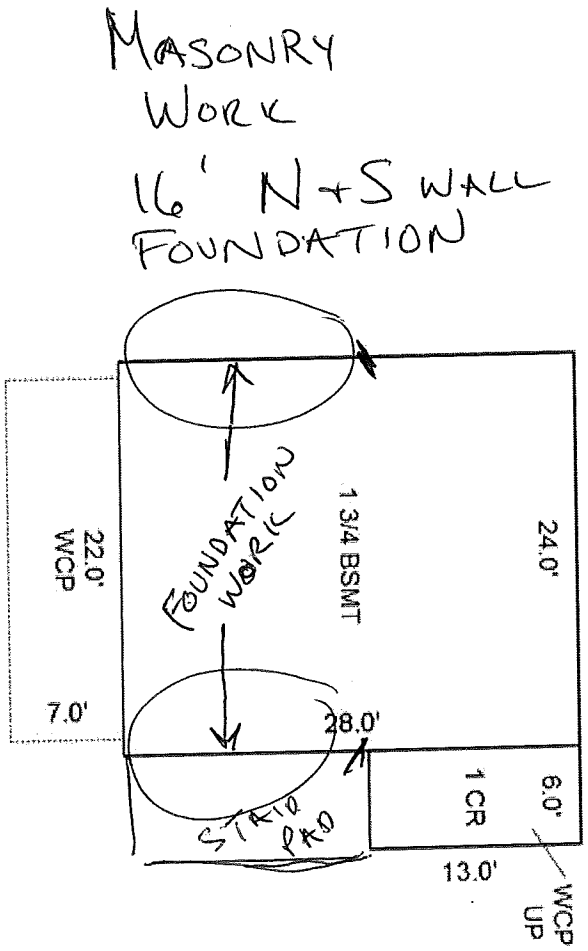
Sketch by Apex Sketch



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[NOTE: all underlined portions (excluding titles) indicate edits or changes made since the August 9th meeting]

HDC Policy Document—Discussion Item for August 9, 2016

**All work must be done in accordance with the specifications detailed in the HDC Fact Sheets, available online, at HDC meetings, and in the Planning Department offices.*

Current Administrative Approvals for Minor Work:

Minor Work Includes:

Flat Roofing, ONLY if:	It is being installed without the use of heat or fire. The use of TORCHES to apply membrane roofing is PROHIBITED.
Painting, ONLY if:	No color change is proposed.
Porch Decking, ONLY if:	No other porch members are involved. Material proposed for decking is vertical grain, tongue-in-grove fir.
Residential Reroofing, ONLY if:	No color change is proposed. No shingle style change is proposed. Proposed work does NOT include any work on soffits, fascia, trim, or gutters. Repair work does not require HC permits. Roof vents must be ridge type vents whenever possible. If the building official determines that ridge venting is not possible, any vents installed must not be visible from any street and must have a flat profile. All roof work must meet the requirements stated in the Roof Work Fact Sheet.

Other Policies:

Openings, infill of:

Occasionally, for whatever reason, a door or window is no longer needed. It is appropriate in such cases to retain the feature in its original form, complete with framing and trim. (SOIS #2 and #5).

Doors may be secured in place. If there is a glass in the door, a black panel may be installed behind the glass to block the view of the interior.

Windows may have a black panel installed behind the glass to block the view of the interior or may have wood shutters installed over the glass on the exterior. Shutters

must be sized and installed as though operable. These measures allow interior arrangements to be made as desired while preserving the original exterior features.

In cases where it is necessary to remove a door or window entirely, the material used to infill the opening shall be recessed no less than one inch from the plane of the exterior wall surface. 'Toothing in' of masonry units shall not be allowed.

Power Washing:

The Ypsilanti HDC does not allow power washing of any building material due to the severe damage it can cause even to granite and hard-fired brick. Abrasive cleaning methods, like power washing and sand blasting, can cause damage not only to the surface of the walls, but also by forcing water penetration behind the brick and in between the mortar joints.

Cleaning of masonry may be done chemically or with water from a garden hose. Water pressure used is to be residential street pressure, not augmented pressure.

Cleaning or paint stripping of wood surfaces may be done chemically, by sanding, or with water from a garden hose. Water pressure used is to be residential street pressure, not augmented pressure.

The National Park Service Preservation Brief on Cleaning may be found at nps.gov

Gutter Replacement:

"All straps used to attach gutters MUST be placed under the roofing material."

Vinyl:

The Ypsi HDC passed a resolution on March 11, 2014. This resolution specifically calls out vinyl-clad replacement windows. Perhaps we should resolution in place for vinyl replacement windows.

Sample Resolution Wording:

"As a general policy, the Ypsilanti HDC will not allow the installation of vinyl replacement windows within the Historic District boundaries. All window replacement applications, however, will be considered on a case-by-case basis. If a situation should arise where the HDC finds vinyl replacement windows suitable, they may allow it."

CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF August 9, 2016

CALL TO ORDER AND ROLL CALL

Anne Stevenson	Chair 7:00 PM
Meeting Location:	Council Chambers, 1 S Huron St.
Commissioners Present:	Hank Prebys, Alex Pettit, Jane Schmiedeke, Erika Lindsay, Mike Davis Jr.
Commissioners Absent:	Anne Stevenson, Ron Rupert
Staff Present:	Haley McAlpine, HDC Assistant

APPROVAL OF AGENDA

Motion: Schmiedeke (second: Pettit) moves to approve the agenda as amended to include 301 W Cross St and 64 N Huron St as Study Items.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

215 N Adams St.

**Application is for reroofing of the house and garage.*

Applicant: Jim and Edward Jackson, owner—present

Discussion: Prebys: Asks the applicant to explain the project.

Jim: States that they are tearing off the existing shingles and installing a new dimensional shingle on the roof. States that there will be new gutter systems as well.

Prebys: Asks the Commissioners for questions.

Pettit: States that there is a question about gutter color.

Schmiedeke: Asks about the style.

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Jim: States that the existing is a 5" k-style gutter. States that it will be white. States that that is what they are replacing it with. States that they are installing a ridge vent for ventilation.

Schmiedeke: Asks the color of the downspouts.

Jim: States that they will be white as well.

Prebys: Asks if they will be in the same locations as the existing.

Jim: Affirms.

Schmiedeke: States that she has a suggestion. Asks if brown down spouts would be more appropriate. States that the white is very prominent.

Prebys: Asks the applicant if they had considered brown.

Jim: States that he would be open to putting brown on there if that is what they need to be approved. States that the homeowner wants white.

Edward: States that white is the existing, and he figured that he would go with the white.

Schmiedeke: Asks if they already bought them.

Edward: Affirms. States that if they wanted them brown, they could paint them brown.

Schmiedeke: Asks if there are straps.

Jim: States that there are no straps, that there is a fascia board.

Motion: Pettit (second: Schmiedeke) moves approval for the application for work at 215 N Adams to include the removal of the existing shingles on the house and garage, and replacement with GAF architectural shingles in color Hickory. Drip edge and flashing to be brown. Ridge venting is to be installed. Work to also include the removal the existing gutters and replacement with white K-style gutters. Gutters to be attached by a fascia type hanger, so there will be no strap to consider. The downspout locations are not to be different than the existing.

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.

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111 Maple St.
**Application is for demolition of the existing garage.*

Applicant: Donald Ure, owner—not present

Discussion: Pettit: States that he wants to know why he checked two boxes on the grounds on which the application should be based the demolition should be done. The second box he checked indicates that it is a deterrent to a major improvement program that will give substantially benefit to the community.

Prebys: States that he is over stating.

Staff: States that she informed the applicant that that criteria wouldn't apply.

Schmiedeke: States that they have used it before, but it does not apply in this case.

Staff: Informs the Commission that the print out passed around includes questions from his contractor about the rebuild.

Lindsay: Asks if this is an application for a demolition or for a rebuild or both.

Staff: States that the application is for demolition.

Lindsay: Asks if that is contingent on that he will build a new structure there.

Staff: States that he appears to be working with a contractor and planning to rebuild the structure in the near future.

Pettit: Asks if this is a multi-step process.

Staff: Informs the Commission that they have two options. They can either decide that the structure has historic significance and call for a public hearing. Informs them that they have enough time to notice for a public hearing at the next meeting if they decide to go that way. The other option would be to find that the structure does not have historic significance and approve the demolition on first review.

Prebys: States that the Commission may approve the demolition with a unanimous vote of all Commissioners present that such structure is of minimal historic significance so that the demo or moving would clearly be compatible with the historic district ordnance which is the demo or moving would have no adverse impact on the area or the historic district as a whole.

Lindsay: States that all they have a photograph of the blight, but not of the structure.

Schmiedeke: States that it is a heap of ruble. States that it looks worse than the last time he was here.

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Prebys: States that he and Jane went to see it and they found that it is a hazard.

Schmiedeke: States that should really be a demolition by neglect.

Prebys: Asks if they want to call for a public meeting, or do they think that they could approve its demolition.

Lindsay: States that the trouble is with the precedent. States that this keeps happening, that if they let their property go then they get to demolition that way. States that if someone doesn't want a structure they can just let it go until they ask to demolish it.

Pettit: Asks if this is where the new relationship with the building department comes in.

Lindsay: States that they hope so.

Schmiedeke: States that they have to deal with this in the meantime. States that it is a matter if it is has architectural or historical significance. States that if they agree unanimously that it does not have signifancen then they don't have to go through a public hearing.

Davis: States that it is his first meeting, but that he doesn't know if it is fair to determine the historical significance based on a photo of a caved in roof.

Schmiedeke: States that they could have a property owner come in requesting a demolition with the structure in this condition but it could've been built in 1800 and was could have been proven to be part of the underground railroad, then it would historically significant.

Lindsay: Asks if they know when the garage in question was built.

Staff: States that they think the pyramid roof is consistent with 1920s architecture, but they do not know for sure.

Prebys: States that it was built into a hill side, which accounts for the concrete bulk heads.

Lindsay: Asks if he is planning to rebuild it as is.

Schmiedeke: States that she thinks he was planning on brining it forward.

Staff: States that she spoke with the applicant and he expressed a desire to rebuild the structure "as is." States that she informed him of the Secretary of the Interior standard noting that history should not be imitated. States that she told him this would be a discussion to have with the Commission.

Pettit: Asks what their options are procedurally. States that before they consider anything else, they have to make the decision if it is historically

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significant. States that they have to ask if they have enough information to go forward with a decision if they decided it does not have significance. States that they typically require more information.

Schmiedeke: States that she was thinking along the same lines. States that assuming they decide it does not have significance, that they should not take action tonight and that they should request more information.

Prebys: States that they will be asking for more information about what will replace it.

Lindsay: Asks if they would be voting tonight to see if demolition would be possible.

Schmiedeke: States that they would be voting to decide whether the building has historical significance or not. States that they will then request more information on what will replace it.

Prebys: Asks if that decision would allow them to go forward with the demolition without the Commission knowing what the new structure will be.

Schmiedeke: *reviews the manual* States that they would be voting to approve the demolition.

Prebys: States that they could table the entire application and request more information about what is going to replace it before we allow the structure to be demolished.

Pettit: States that after reviewing the questions just handed to them, they may want to give him some guidance.

Staff: States that the applicant was wondering the HDC had a preference for a poured concrete wall as opposed to a concrete block wall.

Lindsay: States that the trouble is that even if he does remove the existing structure, he will have to put in a retaining wall or something to hold the earth back. States that the structure has been holding the earth back.

Pettit: States that they need a comprehensive site plan. States that they know he wants to move it slightly, so they will need a plan for that.

Lindsay: Asks if there will be any other structures effected.

Pettit: States that it would not be on his property.

Prebys: Asks if that is where they are going now, that they are concerned with what will happen in the space after the demolition. States that they could table this, requesting more information about what will happen with the bank that will be exposed with the demolition and what will be built. States that they don’t want to design it, but they do what to know what they are planning.

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Lindsay: States that they want to see some designs.

Schmiedeke: States that if someone came to them wanting to build a garage, they would require detailed plans.

Lindsay: States that she is concerned with the lack of cost estimate. States that demolition is not free. States that the contractor may tell them it is much more than he was expecting to hold that earth back. States that for a demolition the applicant needs to be present.

Pettit: States that their questions are about what kind of structure would go back there. Asks what would their requirements be replacing structure. States that if it is a replacement, might they have a different set of requirements.

Prebys: States that he doesn't think so. States that unless they are replicating the garage, what is the point. States that it seems to him that it would be a modern garage. States that they would have a modern garage that is amenable to the house and neighborhood.

Pettit: States that they would be looking for proportion, scale, and massing. States that when he asks about windows and siding, we would give him our standard requirements.

Lindsay: States that he would probably want to match the house. States that the design should be cohesive and complimentary.

Motion: Lindsay (second: Schmiedeke) moves to table the application at 111 Maple St pending more detailed information, such as materials, massing, proportions, and scale of the replacement; a site plan, and cost of proposed work. Also, a proposal from a contractor for the demolition plan and a plan for dealing with the grade change, such as a retaining wall and details on how that will be dealt with during demolition.

Approval: Unanimous. Motion carries.

314 E Cross St.
**Application is for removal of a non-functional chimney.*

Applicant: Michael Overdier, owner—present

Discussion: Prebys: Asks the applicant to state what he would like to do.

Overdier: States that he would like to remove the chimney on the rear of the structure. States that it is weighing down on the structure. States that it is a nonfunctioning chimney, that it does not provide any function to the interior of the house at this time. States that a contractor told him it is adding about 2,000 lbs of weight, making the roof bow on the inside. States that he would like to remove it, that it is nonfunctioning.

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Schmiedeke: Asks if it is on the rear wing of the house.

Overdier: States that if they look at it they will see that it doesn't have any special characteristics.

Pettit: Clarifies that this is a one-story extension on the rear of the house.

Overdier: Affirms. States that this would've been the original stove pipe for the kitchen.

Prebys: Asks if they have questions.

Pettit: Asks if they are going to match the shingles to the existing.

Overdier: Affirms. States that it is basically a composite shingle, states that the color is Bark Wood and that is basically the same color that is on the house.

Lindsay: Asks when the house was last reroofed.

Overdier: States that it was done in 1989. States that it will need a new roof in the next few years.

Lindsay: States that it will be hard to match the color with the degradation.

Overdier: States that it is a composite shingle.

Pettit: Asks for the shingle specs.

Overdier: States that it is a Timberline shingle in color Bark Wood.

Motion: Pettit (second: Lindsay) moves to approve the application for work at 314 E Cross St. to include the removal of the nonfunctioning masonry chimney located at the south end of the south extending, one story extension of the house. The hole created by removing the chimney is to be patched and shingled with shingles to match the existing roof, Timberline shingles in color Bark Wood.

Standards:

#2 - Do not destroy original character. Do not remove or alter historic material or features.
#5 - Preserve distinctive features.
#10 - New work shall be removable.

Approval: Unanimous. Motion carries.

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47 N Huron St.
**Application is for masonry work.*

Applicant: Mike Condon, contractor Ypsilanti Restoration LLC—present

Discussion: Prebys: Asks the applicant to tell them what they are planning to do.

Condon: States that the wall was repaired three or four times in the past, and that this will be a continually on-going project as it was originally an interior wall. States that the bricks are of a lower fire and as a result are degrading over time with exposure to the elements. states that the owner wants them to patch the 300 or so most offending bricks and then scrape the wall, rinse it off, and paint the same color. States that there maybe some possible stucco repair at the bottom.

Prebys: Asks for questions. [sees none]

Prebys: Asks if there is anything that can be done to stabilize the wall.

Condon: States that if it wasn't painted, they could potentially use a commercial masonry consolidant that could be applied. States that there is no end-all solution other than to replace the brick. States that some of them are so soft you can scratch away at the surface and tear it to pieces. States that this is because it was an interior wall, so they used the softer bricks from the outside of the beehive kiln in that location. States that every ten years they will replace 300 bricks.

Motion: Lindsay (second: Schmiedeke) moves approval for the work to be done at 47 N Huron St as described in the application, to include new brick to be matched as closely as possible, a mortar mix of 1 part Portland cement, 5 parts hydrated lime, 10 parts sand, primer, and exterior satin paint. No power washing or sandblasting is to be done. The wall is to be painted to match the existing.

Secretary of the Interior Standards:
#2 - Do not destroy original character. Do not remove or alter historic material or features.
#5 - Preserve distinctive features.

Approval: Unanimous. Motion carries.

307 N Hamilton.
**Application is for sign installation.*

Applicant: Barry Levin, owner—present

Discussion: Levin: States that he would like to install a sign on the front of the house. States that the packet includes graphics for the sign. States that the sign showing the S3B Properties is the only part that attaches to the structure. The smaller signs will attach through clips and pre drilled holes. States that

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the smaller signs are only out temporarily during leasing times. States that the main sign will be attached to the property and the smaller signs will attach to the main sign.

Prebys: Asks for the size of the sign.

Lindsay: States that it is 36" wide by 24" tall.

Levin: States that he has provided a photo of a sign on another of his properties that is not in the historic district. States that it shows what is on there and how it is attached. States that he puts a piece of pressure treated wood behind it so that it stands off from the wall and doesn't damage any siding. States that the wood also provides an air space behind to allow water to go through and not rot back there. States that they have a sample of the material, it is an aluminum composite type sandwich. States that it is held on with screws and that if it ever needed to be removed, you could just take the screws out and that is it.

Prebys: Asks if the lettering is vinyl.

Levin: Affirms. *shows sample*

Pettit: Asks if there is a name for the material.

Levin: States that he does not know but that it was made by Fast Signs in Ann Arbor. States that there are other rental companies on the block with rental company signs on the street. States that it is the same size as Barnes and Barnes, but their sign is vertical. States that his sign will be horizontal. States that he wants his closer to the ground. States that the property also needs towing signs that he did not want to put on the house. States that in order to have unauthorized cars legally towed from the house he would have to have signs posted visible from the front and the back. States that they will be post mounted and easily removable.

Prebys: States that these signs are not on the application.

Levin: States that they are not. Asks if they can be added to his application now.

Schmiedeke: States that she doesn't know how the building department would feel about it.

Pettit: States that they don't typically add work to applications.

Levin: States that he can apply again.

Prebys: States that the building department relies on their motion. States that it gets confused.

Lindsay: States that they could discuss the signs as a study item.

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Levin: States that there is a towing sign in front that is post mounted. States that there is a parking lot and a back alley. States that there is also a city parking lot west of the alley. States that people come to avoid the meters in the city parking lot and think this is a part of the city lot, and they end up parking there. States that he wants to put legal towing sign and a permit parking only sign to clearly delineate that.

Prebys: States that they will need an application for that.

Levin: States that he will submit an application. States that everything is totally removable. Asks if there is a preference for the north side or south side for the rental company sign.

Pettit: States that they don't have a preference and that he will leave it up to him. Asks how the sign will be set off from the wall.

Levin: States that it will be mounted on pressure treated wood to set it off from the siding.

Motion: Pettit (second: Davis) moves to approve the application for work at 307 N Hamilton. Work to include the installation of one sign, 36" wide by 24" tall sign of a metallic composite sign board material. Sign is to be located on the front elevation of the property as indicated in the submitted photos. Sign is to be attached to the siding with rust resistant screws. Sign to be mounted on boards to stand off from the siding using treated lumber. Sign is also to have allowance for removable, smaller signs attached to the bottom of the sign. These will hang from the bottom of the sign as shown in the submitted drawing. Sign is to be white with black lettering as shown in the submitted drawings.

Secretary of the Interior Standards:
#5 - Preserve distinctive features.
#10 - New work shall be removable.

Approval: Unanimous. Motion carries.

STUDY ITEMS

301 W Cross St.

Applicant: Terrick Ahmad, owner and Abdul Nhimer, contractor

Discussion: The applicant wanted to discuss the possibility of building an exterior patio for dining. The applicant wanted feedback on the preferred decking—either an asphalt lot or a raised, composite wood deck. The applicant also was interested in installing a pergola. The HDC said that they would be OK with the deck or the asphalt. The HDC said they may consider the composite for the decking, since it is new construction and not replacing something that was existing. The HDC did not want to see wood grain on the composite decking—it would have to be smooth. The HDC suggested having fencing to delineate the dining area.

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64 N Huron St and 64-76 N Huron St, rear alley walls

Applicant: Alita Warren

Discussion: The applicant was present to discuss the possibility of having students paint a colorful mural on the rear half-wall behind the DTE transformer bin. The HDC was in favor of the project. The applicant also discussed the possibility of having a second mural painted between the buildings along the RAC wall. Again, the HDC was in favor of the project.

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

This Place Matters/ Michigan Places Matter Update:

Staff presented the finalized promotional pictures from the group photo at the Towner House on July 21, 2016. Both photos were circulated on social media, one of which was for the National Trust for Historic Preservation "This Place Matters" campaign. The other photo was sent to MHPN to be included in their "Michigan Places Matter" campaign.

Staff wanted to thank Barbara Barber, the Preservation Planner for Oakland Township, and the Oakland Township Historical Society and HDC for inspiring the photo. This group executed a similar group photo very successfully. This photo inspired staff to organize the Ypsilanti preservation groups for the Towner House photos.

HDC Policy Review

Staff presented the HDC with a proposed policy document to consolidate all existing policies and update them. The HDC had suggested revisions and edits. The HDC requested to see a second draft at the next meeting.

Property Monitoring

213 N Hamilton St.:

Staff informed the HDC that work was being done without a permit. Large sections of siding were in the process of being replaced with cement board when Staff approached the contractors at the site. The owner has submitted an application for the next HDC meeting on August 23.

Several Commissioners voiced their concern with the habitual violations of the property owner, Barnes and Barnes. They inquired about the possibility of enforcing against these violations. Staff informed the HDC that the proposed ordinance amendment will go before Council at their first meeting in September. Staff informed the HDC that if council approves their recommendation, the new enforcement policy will go into place and there will be a continued conversation with the Building Department.

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AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of July 26, 2016

Motion: Pettit (second: Schmiedeke) moves to approve the minutes from July 26, 2016.
Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Pettit (second: Davis) moves to adjourn.
Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:15pm

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