CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, September 13, 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
Mike Davis Jr.	P	A
Erika Lindsay	P	A
Alex Pettit	P	A
Ron Rupert	P	A
Jane Schmiedeke	P	A

II. APPROVAL OF AGENDA
III. PUBLIC COMMENTS ON AGENDA ITEMS
IV. PUBLIC HEARING – None

V. BUSINESS SESSION

A. OLD BUSINESS

1. 32 N Huron	Sign Installation
2. 106 N River	Amendment to garage door application

B. NEW BUSINESS

3. 6 S Washington	Window replacement & trim work
4. 228 N River	Reroof
5. 220 Pearl	Fence enclosure
6. 413 Maple	Reroof & gutters
7. 410 N Huron	Lighting, front door repair & landscaping
8. 315 Washtenaw	Siding, painting, lighting & windows

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

9. 600 N River	Reroof
10. 106 N River	Reroof

E. OTHER BUSINESS

11. HDC Policy Review, third draft
12. Vinyl Resolution
13. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS
VII. HOUSEKEEPING BUSINESS

Approval of the minutes of August 23, 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: 32 N Huron St

Date of Review: August 18, 2016

Date of Meeting: August 23, 2016

Proposed work: Installation of one 1'6" x 9'4" sign and the use one 3'x2' standing easel sign

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

Staff review:

1. UPDATE: Applicant has provided new rendering with the sign in a size that meets with the sign ordinance and building department requirements. A new rendering is included in the application.
2. Originally the Building Department notified staff that the proposed wall-mounted sign had been disapproved, as it exceeded the maximum sign square footage of 14 square feet for this property.
3. The HDC may want to verify stainless steel attachment methods will be used and the lighting plan for the sign. The materials section of the application lists low voltage LED lights and the proposal states that the sign is to be back-lit.
4. The applicant is also applying for a 3'x2' sidewalk easel sign.
5. Before proceeding with work, the applicant must obtain the appropriate building department permits.

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

Suggested items to include in a motion:
Work to include the installation of one wall-mounted sign to be 1' 6" by 9' 4". Sign is to be an aluminum, back-lit sign with color changing RGB LED internal lighting. Sign is to be attached to the front façade using hidden brackets and bolts.

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
OAH #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:	Date:
Reed Fannin	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.

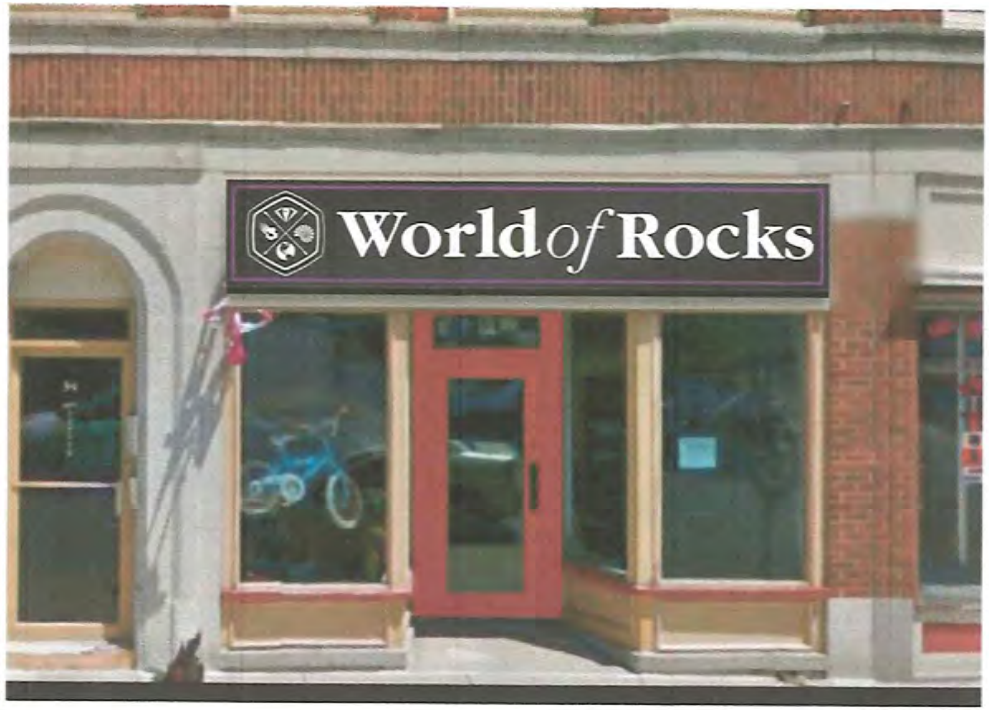
All other necessary Building Permits must be acquired before beginning work.

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

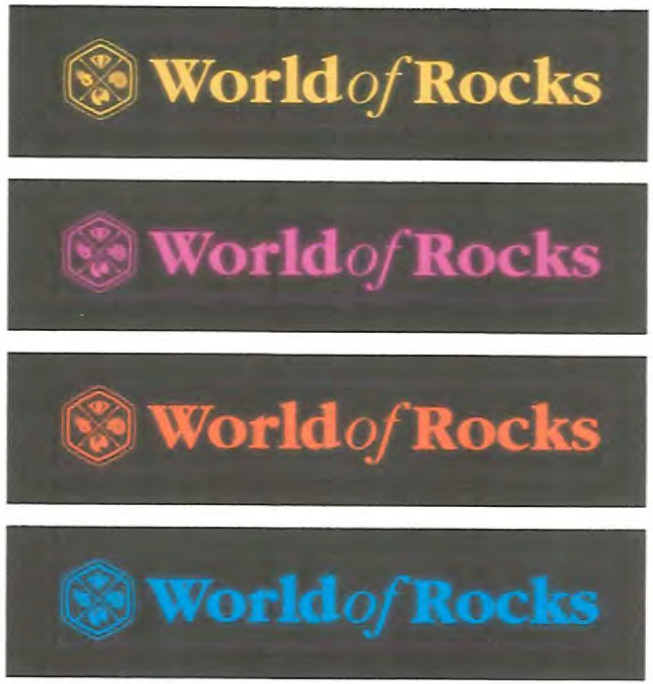
INTERNATIONAL SIGN ASSOCIATION
DESIGN COMPETITION AWARD WINNER

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)

original

ALL ELECTRICAL SIGNS TO BEAR THIS MARK
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: _____

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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

original

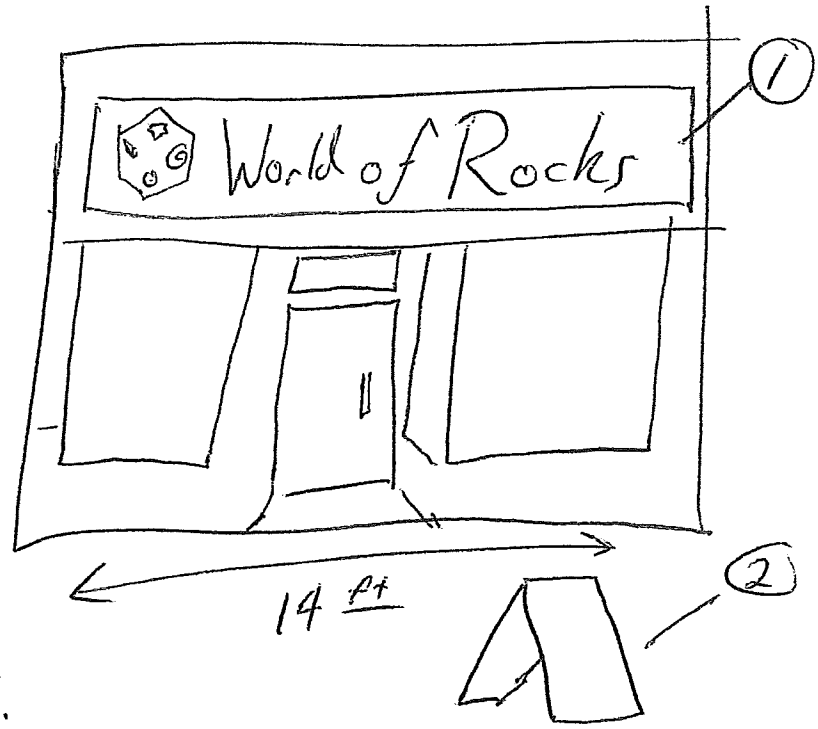
8/14/2016

Master Design Plan

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. 3ft x 2ft = 6 sq. ft.

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

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
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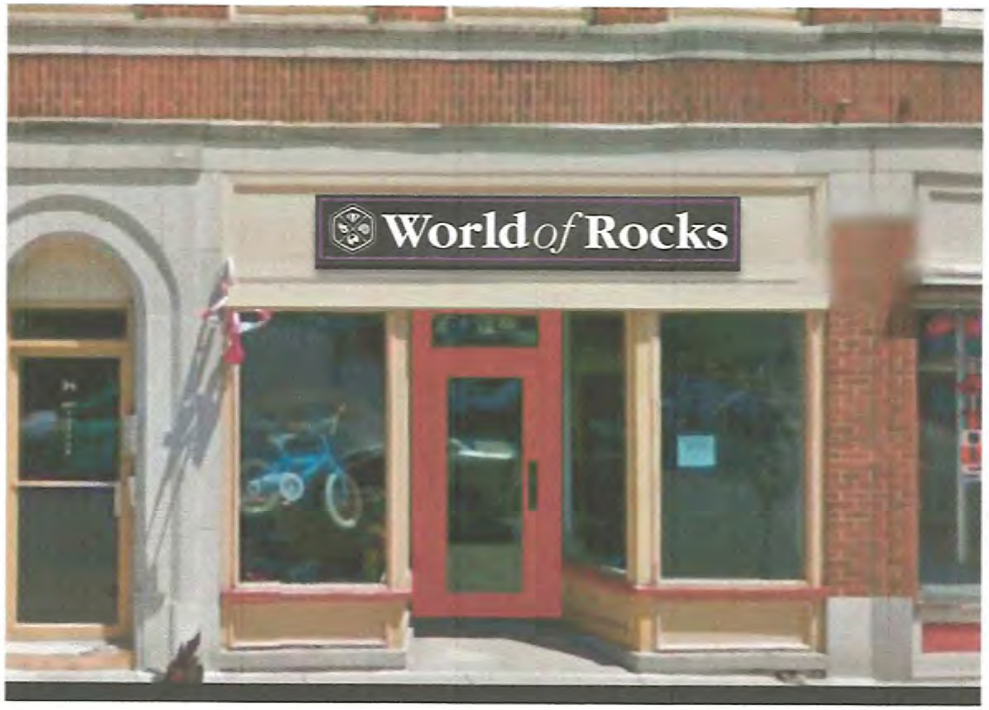
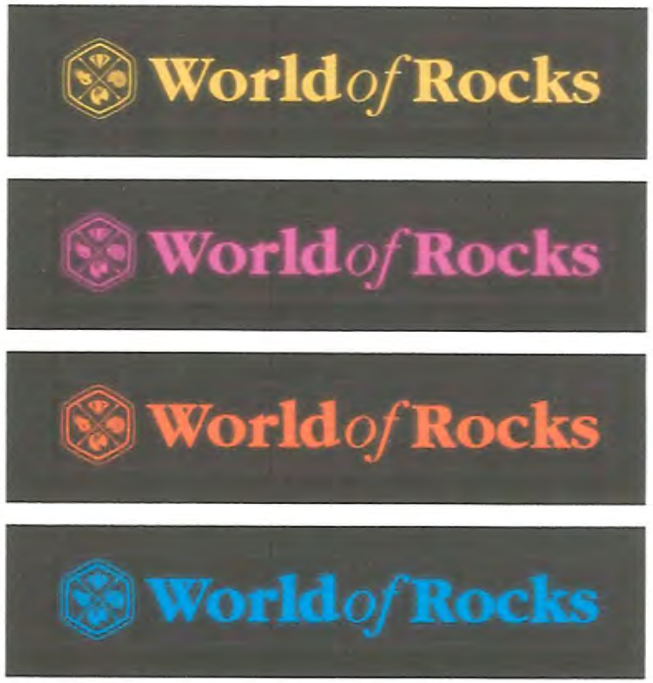
INTERNATIONAL SIGN ASSOCIATION
DESIGN COMPETITION AWARD WINNER

WSA WORLD SIGN ASSOCIATES
BEST OF THE BEST AWARD WINNER

New Wall Sign Cabinet



SCALE 3/8" = 1'

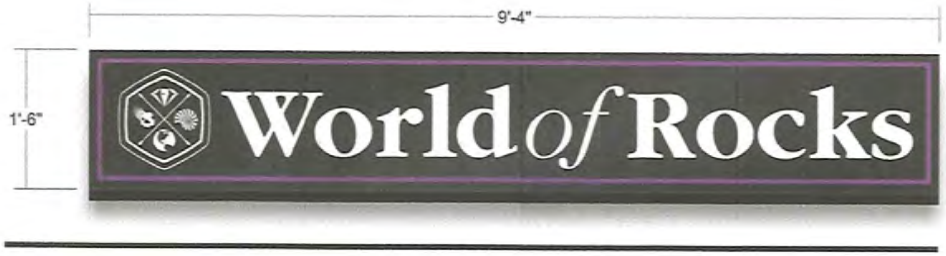


NIGHT SIMULATION WITH COLOR CHANGING RGS LEDS

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)

14 SQFT



SURVEY REQUIRED PRIOR TO FABRICATION

SCALE 3/4" = 1'

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	08/18/16
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-4
LED COLOR	RGB	HOUSINGS	N.A.	SALESPERSON:	SCOTT WILKIE	ADDRESS:	32 N. Huron Ypsilanti, MI

APPROVED BY: _____ DATE: _____

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HDC Work Permit Staff Review

Property address: 106 N River St

Date of Review: September 8, 2016

Date of Meeting: September 13, 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. Applicant was approved for a smooth finish garage door originally but has verified with Crawford Door that a smooth finish door is no longer available. Please see attached proposal note.
4. Staff has also done additional research and is unable to locate a non-textured garage door that does not appear to be for commercial use.
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:
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.

PHDC-16-0080
Amendment

RECEIVED
SEP 06 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
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		
Address		
106 N River		
City: Ypsilanti	State: MI	Zip: 48198
Phone / Fax: 734 4823477	E-Mail: heideotto@yahoo	

Contractor

Contractor Name & Contact Info
Crawford Door Sales

Type of work

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

Complete Description of Proposed Work:

Replace garage doors. per permit already approved with the amendment to allow woodgrain texture Due to the fact that a smooth finish door is not ~~all~~ available to purchase new.

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: $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: Heide Otto Basinger	Date: 9/6/2016
Print Name: Heide Otto Basinger	

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.

Proposal

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

PROPOSAL SUBMITTED TO City of Ypsilanti		PHONE	DATE 8/24/2016
STREET		JOB NAME	
CITY, STATE and ZIP CODE		JOB LOCATION	
ARCHITECT	DATE OF PLANS		JOB PHONE

We hereby submit specifications and estimates for:

Garage Doors are no longer made with a smooth finish. All residental Garage Doors have woodgrain texture

Jeff Parkinson

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:

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 Insurance.

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 above.

Signature _____

Date of Acceptance: _____

Signature _____

Proposal

Page No. of Pages

8/10 9AM

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:

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: _____

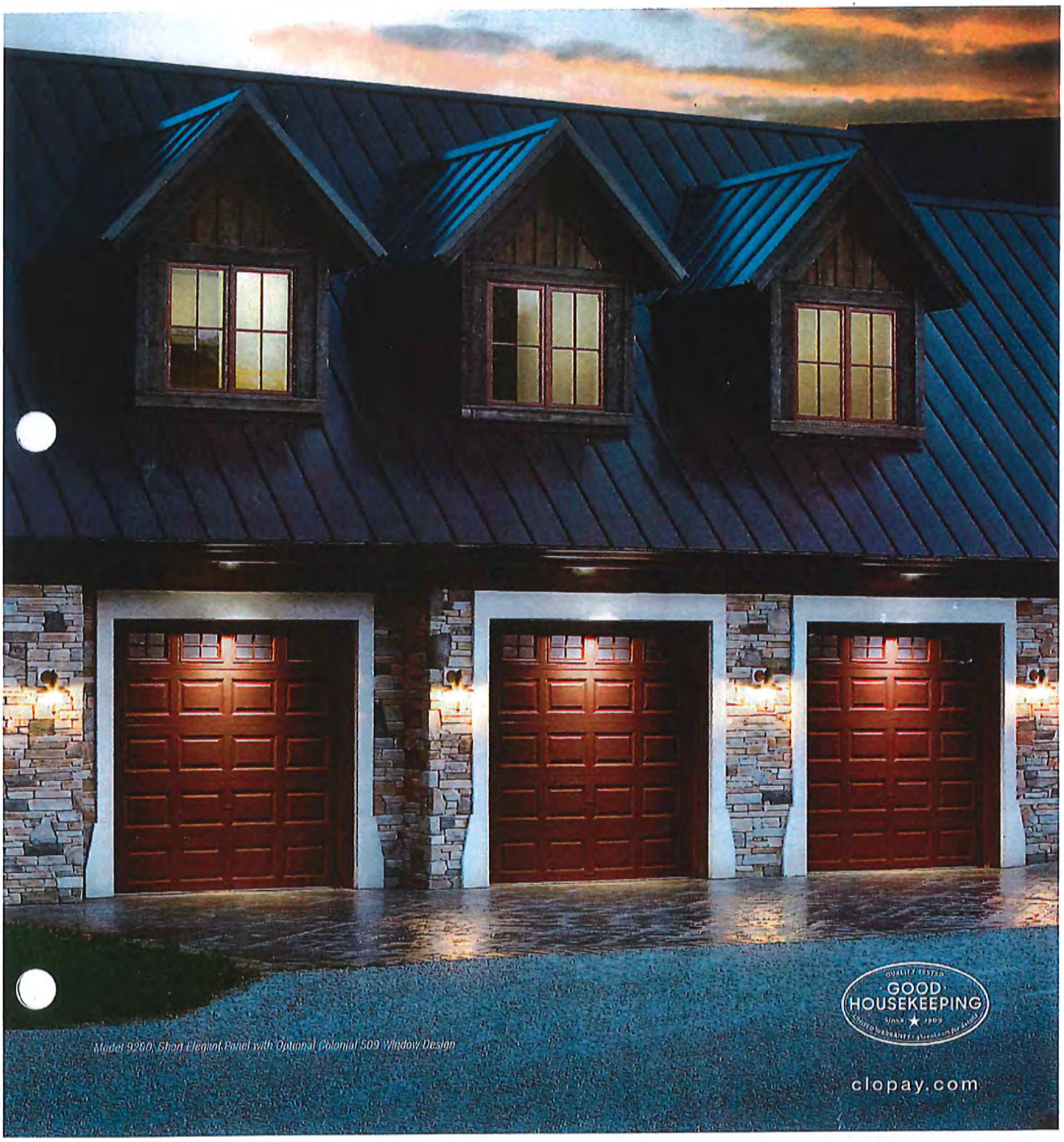
Signature _____

CLASSIC™ COLLECTION

PREMIUM
series

Clopay®

America's Favorite Garage Doors®



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

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

1

Standard White	Glacier White*†	Almond
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: 6 S Washington St

Date of Review: September 6, 2016

Date of Meeting: September 13, 2016

Proposed work: Metal trim reinstallation; window replacement

Materials: Metal trim; aluminum windows with VersaTherm framing system

Staff review:

1. Applicant provided a cut-sheet for the trim re-installment and window replacement, as well as a rendering of the main façade.
2. Staff requested that the applicant provide more detailed information on the window replacement and trim work for the meeting.
3. HDC to verify that the awning depicted in the drawing will not be added and the status of the original awning.
4. Before proceeding with work, the applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#2, #5, #6, #10

Suggested items to include in a motion:
Work to include the replacement of [number] windows on the main façade with aluminum, VersaTherm framed replacement windows. Work also to include the removal and re-installation of the existing metal trim on the front façade to be flush with the wall.

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 20933
#1

RECEIVED
AUG 24 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
6 S. Washington St., Ypsilanti 48197

Applicant

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

Name		
Andrew Epstein/ Marcela Rubio		
Address		
4631 Midway Drive		
City	State	Zip
Ann Arbor	MI	48103
Phone / Fax	E-Mail	
734-904-9402	birdscolors@gmail.com	

Contractor

Contractor Name & Contact Info
Andrew Epstein

Type of work

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

Complete Description of Proposed Work:

Replace windows on main facade. Reinstall metal trim on main facade, flush to the wall.

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

Windows will be aluminun windows like those already in place.
Metal trim pieces previously removed from facade.

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:
$2,800.00	$35 + 0 =35.00

Signature

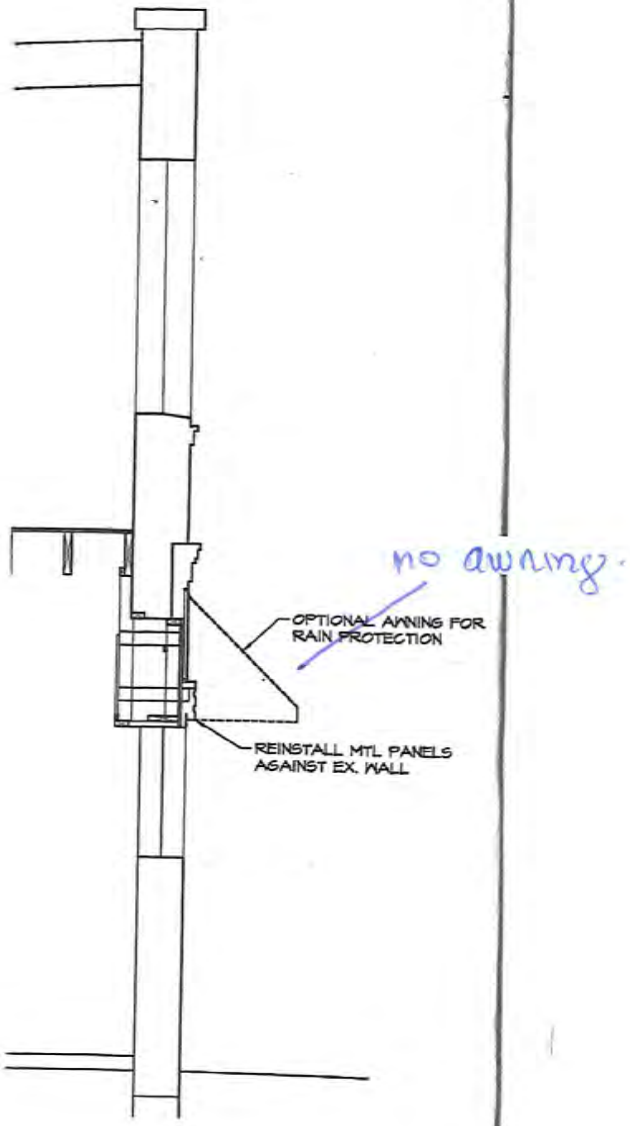
I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

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:	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 hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

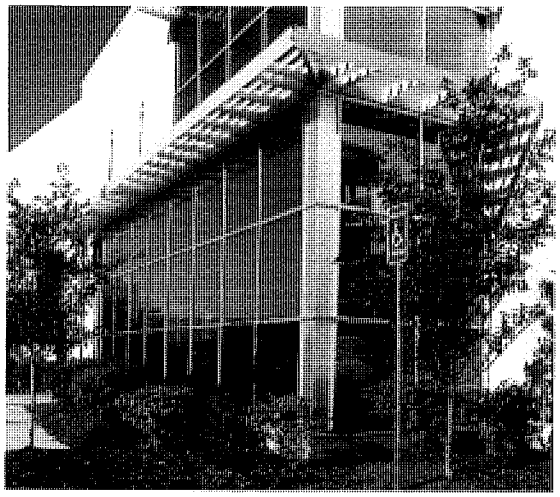
All other necessary Building Permits must be acquired before beginning work.


no awning.
OPTIONAL AWNING FOR RAIN PROTECTION
REINSTALL MTL PANELS AGAINST EX. WALL

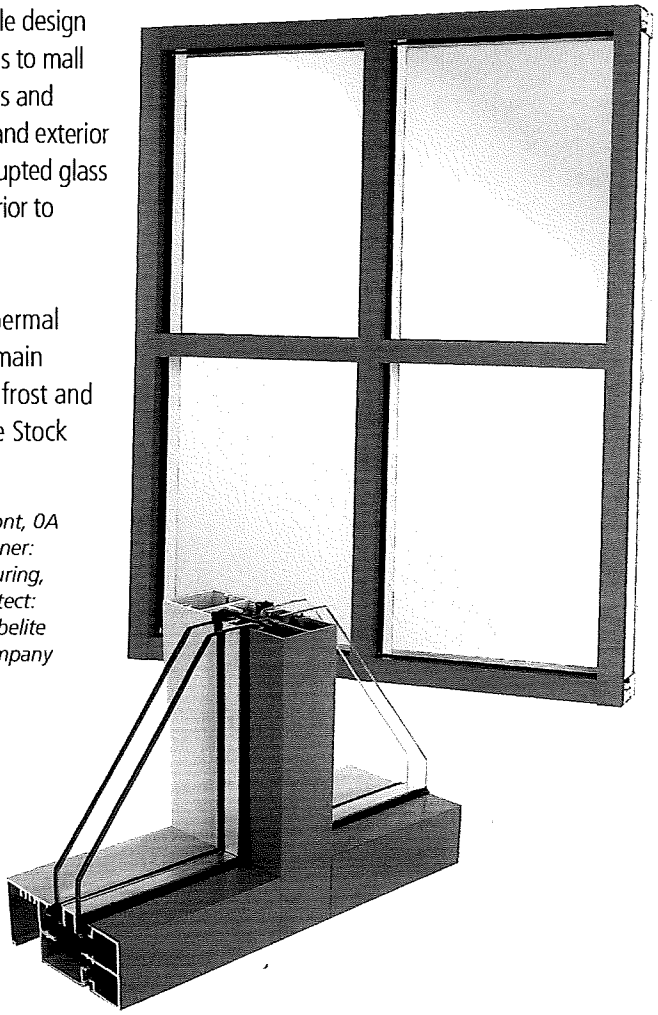
VERSATHERM™ FRAMING

VersaTherm is our most versatile and economical framing system. The flexible design allows for on-site fabrication in applications ranging from punched openings to mall fronts. VersaTherm is available in a large selection of profiles. Snap-on covers and backmembers, available in a variety of colors, allow for contrasting interior and exterior finishes. Silicone glazed verticals can be selected to provide a sleek uninterrupted glass surface at the exterior. Finish options and glass positioning from frame exterior to center meet a wide range of aesthetic requirements.

Snap-on covers and back members are "locked" together by a unique thermal barrier clip. This clip ensures that interior and exterior metal members remain separate while firmly connected, virtually eliminating the transference of frost and condensation. High performance verticals, and compatibility with Tubelite Stock Doors create a complete and truly versatile system.



VersaTherm Storefront, 0A Clear Anodized; Owner: Karmann Manufacturing, Plymouth, MI; Architect: DeMattia Group; Tubelite Dealer: Calvin & Company



PRODUCT	T14000 SERIES	T14000 I/O SERIES	T14650 SERIES	4500 SERIES	VERSATHERM™ SERIES
Application	Low-Rise storefront, center set glass, inside/outside glazed	Low-Rise storefront, front or rear set glass, inside/outside glazed	Medium-Rise storefront, front set glass, outside glazed	Low-Rise storefront, center set glass, outside glazed	Low-Rise storefront, front or center set glass, outside glazed
Face Width	2", 4-1/2"	2"	2"	1-3/4"	1-3/4"
Backmember Depths	--	--	--	--	1-15/16", 2-9/16", 2-15/16", 4-1/16"
Face Depths	--	--	--	--	3/16", 9/16", 15/16", 1-3/16"
Overall Depths	4-1/2"	4-1/2"	6-1/2"	4-1/2"	3-1/2" to 6-5/8"
Glass Thickness	1"	1"	1"	3/16", 7/32", 1/4", 5/16", 3/8"	1/4", 1"
Air Infiltration	0.01 CFM/Ft.2	Similar to T14000	Similar to T14000	--	0.01 CFM/Ft.2
Dynamic Water	12 PSF	Similar to T14000	Similar to T14000	--	12 PSF (Static)
Structural Overload	45 PSF	Similar to T14000	Similar to T14000	--	30 PSF (Uniform Load Deflection)
CRF*	56	Similar to T14000	Similar to T14000	--	64
U Value*	0.60	Similar to T14000	Similar to T14000	--	0.56

HDC Work Permit Staff Review

Property address: 228 N River St

Date of Review: September 6, 2016

Date of Meeting: September 13, 2016

Proposed work: Reroof

Materials: TBD

Staff review:

1. Applicant states that he will bring the required information to the meeting.
2. Staff requested information on the drip edge and flashing color, the shingle style, color, and brand name. Staff also requested information about venting and any proposed gutter work.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#2, #5, #9, #10

Suggested items to include in a motion:
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 20962 #2

RECEIVED
SEP 01 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
228 N. RIVER ST.

Applicant

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

Name		
Steven Law & Sheila Law		
Address		
228 N River St.		
City	State	Zip
Ypsilanti	MI	48198
Phone / Fax	E-Mail	
734-474 2141	lawsm7107@comcast.net	

Contractor

Contractor Name & Contact Info

Type of work

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

Complete Description of Proposed Work:

New Roof - change of Color

Bringing to meeting

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:
4200.00	$35 + 5 = 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:	Date:
Steven Law	9-1-16
Print Name: Steven Law	

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.

HDC Work Permit Staff Review

Property address: 220 Pearl Street

Date of Review: 9/06/2016

Date of Meeting: 9/13/2016

Proposed work: Fence and landscaping to enclose generator

Materials: Aluminum Fence

Staff review:

1. Applicant is installing a generator at southwest corner of the structure. Applicant was unable to locate a contractor willing to install the generator inside the finished enclosure on roof and has been working with city staff for a solution.

2. Applicant will fence in the generator and will provide a landscape hedge to attempt to disguise the generator enclosure.

3. Before proceeding with work, the 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 installation of a six foot black commercial grade aluminum fence to enclose a building generator on the Adam Street façade of the Ypsilanti Transit Center. The landscaping around the fence will include a mix of arborvitae and barberry.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

Ypsilanti Historic District

Work Permit Application

Date filed Aug 31, 2016 for HDC meeting date Sept 13, 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 220 Pearl Street

Applicant ☑ Owner ☐ Architect ☐ Contractor

Name Ann Arbor Area Transit Authority

Address 2700 South Industrial Hwy

City Ann Arbor State MI Zip 48104

Phone 734-794-1765 Fax

E-mail wdegroot@theride.org

Owner
(If different than applicant)

Who will perform the work? ☑ Owner ☑ Contractor

Contractor (Name, address, phone) Fence Contractor will have to be let by competative bid and has not been selected at this time.

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

To complete this application:

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

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed Aug 31, 2016 for HDC meeting date Sept 13, 2016

Property Address 220 Pearl Stret

Applicant Ann Arbor Area Transportation Authority

Description of proposed work *(see sample applications)*

Installation of a six foot black commercial grade aluminum fence to enclose a building gnerator. The fence will be landscaped to create a visual screen to neighboring properties. The project description is attached to this application.

Materials

Six foot black commercial grade aluminum fence.

Colors (Attach color chips or samples)

Body Black

Trim

Roof

Accent 1

Accent 2

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

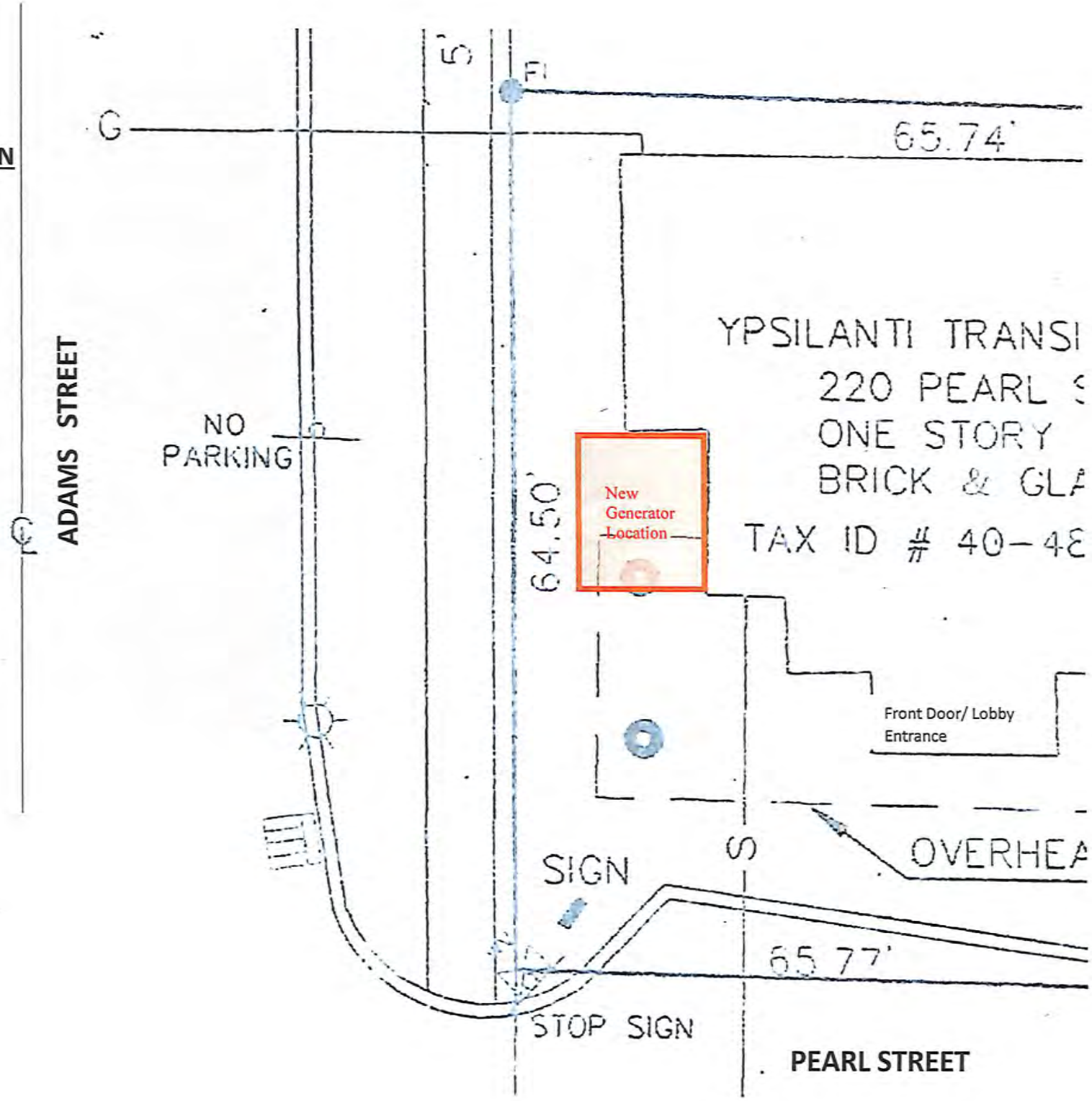
8-31-16
Date

AAATA PROPOSED GENERATOR LOCATION

Scope: AAATA is seeking approval for the materials being used to enclose a new ground full building generator.

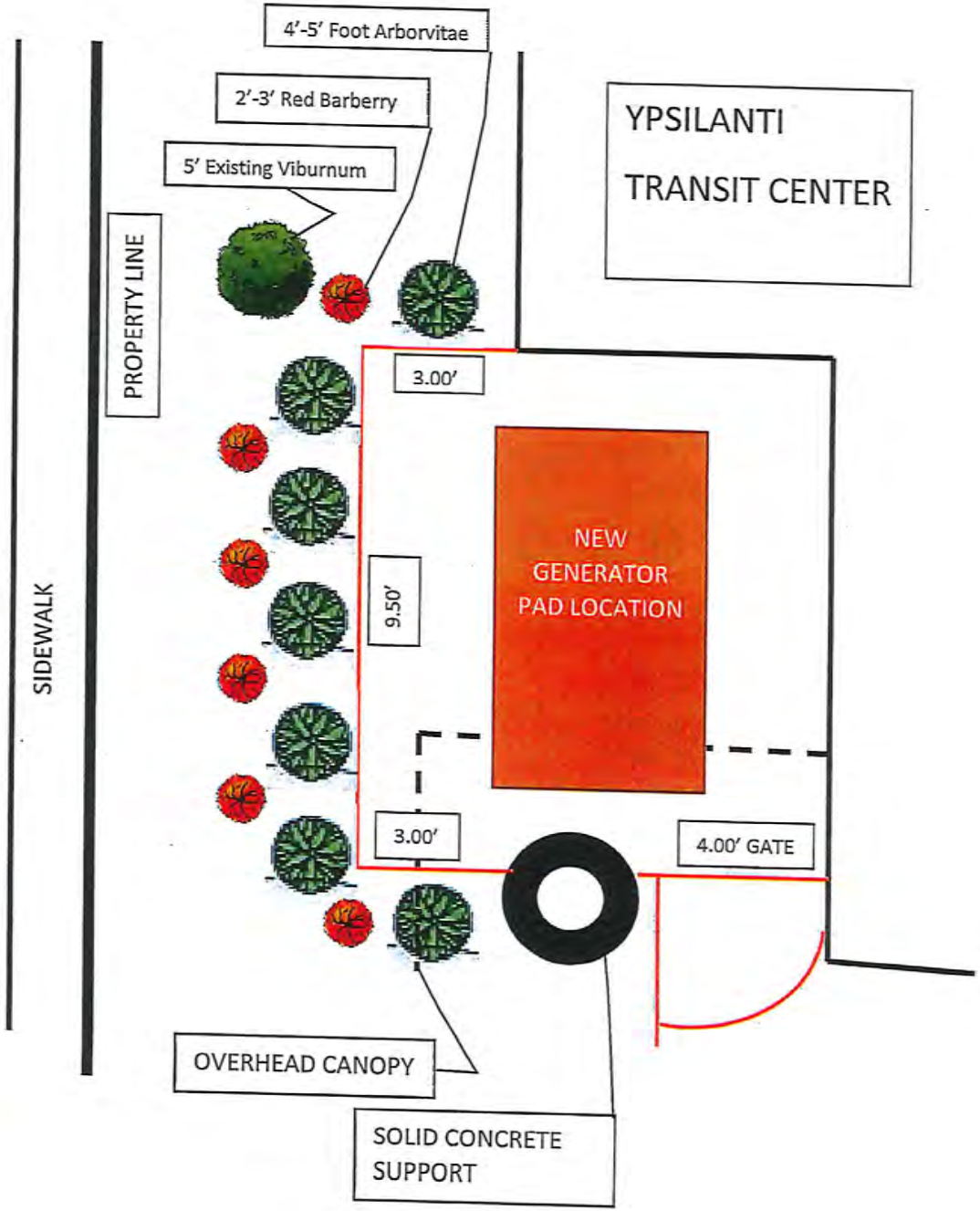
The location of the new generator is depicted on this plan and further defined in the following sheets.

The project includes a new black commercial grade aluminum fence and landscape screening to give a visual barrier for neighboring properties.



The limited site plan is not to scale but meant only to define the scope of work AAATA is proposing for the YTC.
The plan depicts a generator footprint, fence location, and landscaping (screening).

The fence would be black commercial aluminum fence.
The pictures below are a concept of the style of fence, but we have not finalized the style. The landscaping would be a mix of arborvitae and barberry.



MICHIGAN FENCE COMPANY, INC.
G-3059 West Hill Rd.
Flint, MI 48507
Phone: (810) 235-4581
Fax: (810) 235-9348

August 3, 2016

Ann Arbor Transportation Authority
2700 S. Industrial Hwy
Ann Arbor, MI 48104

RE: Generator Enclosure

Dear William DeGrout,

We appreciate the opportunity to present this proposal for your fence requirements. The following is a brief description of the materials to be supplied by Michigan Fence Company, Inc.

Furnish and install approximately 12 feet of 72" high commercial aluminum fence as shown and one (1) 48" walk gate using 2-1/2" x .125 wall posts.

To accept this proposal, please sign, date, and return by fax or mail.
Signed by _____ Date _____

The price quoted above is only for the listed material and footages and any changes will result in a change in price.

PLEASE NOTE THAT THE PROPERTY OWNER IS RESPONSIBLE TO MARK ALL PROPERTY LINES AND TO OBTAIN ANY AND ALL PERMITS NECESSARY.

Installer shall call Miss-Dig for location of underground utilities, however, the customer is responsible for the location and marking of all other buried cables and/or any underground obstructions not designed by Miss-Dig. Some of these cables and/or obstructions may be, but are not limited to, cable TV lines, underground sprinkler lines, swimming pool electrical and water lines, and electrical, gas, or telephone lines.

Once again, we appreciate this opportunity to present you with this proposal. We look forward to hearing from you.
Sincerely,
Brian S. Harris

HDC Work Permit Staff Review

Property address: 413 Maple St.

Date of Review: September 8, 2016

Date of Meeting: September 13, 2016

Proposed work: Reroof

Materials: Tamko Heritage Premium Shingles in Weathered Wood. Drip edges and flashings to match current installation (beige to match trim color). Ridge vent and soffit vents to replace current vents. Half round galvanized gutters to match half-round gutters currently installed.

Staff review:

1. Applicant lists a complete tear-off and replacement. Ridge vents, soffit vents and baffles will be installed. Drip edges and flashings will match current installation.
2. Crown molding provided by the applicant will be installed to replace damaged as shown in the photos.
3. Before proceeding with work, the applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#2, #5, #6, #9, #10

Suggested items to include in a motion:
Reroof using Tamko Heritage 30 shingles in Weathered Wood. Work to include the repair of damaged sections of roof, soffits and trim. Install ridge vents, soffit vents, and baffles. Install new drip edges and flashings to match current colors and blend with trim and chimney colors. Install half-round gutters on all parts of the roof line where they are currently not installed. Provide necessary downspouts. Paint colors to match trim.

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 20964
PHDC 16-0081

RECEIVED
SEP 06 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
413 Maple Street, Ypsilanti

Applicant

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

Name		
Richard Natin and Deborah Whelan		
Address		
413 Maple Street		
City: Ypsilanti	State: Michigan	Zip: 48198
Phone / Fax: 734 904 9540	E-Mail: rnatin@emich.edu	

Contractor

Contractor Name & Contact Info
Roof: R.D. Kleinschmidt, 734 428 8836 Gutters: Pat Harlow, 734 255 5819

Type of work

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

Complete Description of Proposed Work:

(1) Tear off all existing roof material and roof vents. Repair damaged sections of roof, soffits, and trim. Install ridge vents, soffit vents, and baffles to permit air flow over the entire roof. Install new drip edges and flashing to match current colors and blend with ~~materials~~ trim colors (beige) and chimney (brown). Install proper underlayment and Tamko Heritage 30 dimensional shingles over entire roof area

(2) Install half-round gutters on all parts of the roof line where they are currently not installed (primarily west side and rear addition. Provide necessary downspouts. Gutters will be painted to match trim; as will downspouts

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

Tamko Heritage ~~[illegible]~~ 30 shingles Weathered Wood
Drip edges and flashings to match current installation (beige to match trim color)
Ridge vent and soffit vents to ~~ma~~ replace current ~~can~~ vents.
Half round galvanized gutters to match half round gutters currently installed.

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:
roof: ≈ $11,500 gutters 2400 $13,900	$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:
	6 Sept 2016
Print Name: Richard F. Nation	

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.

PHDC-16-0081

Page No. of Pages.

R.D. Kleinschmidt, Inc.
We Build Our Reputation Around Your Home.
19860 Sharon Valley Road
Manchester, Michigan 48158
Phone: (734) 428-8836

PROPOSAL

64020

TO Richard Nation 413 Maple St. Ypsilanti, MI. 48198 Salesman: Chris Warren	PHONE 904-9540	DATE 6/20/2016
	JOB NAME / LOCATION	
	JOB NUMBER	JOB PHONE

We hereby submit specifications and estimates for:

Roof Area: Entire House

NOTE: Any rotten or weakened plywood that needs replacement will be done at a rate of $39.00 per 4 x 8 sheet.

NOTE: Roof is bid on the basis that plywood sheathing would not be required. If at time of tear off we find gaps in old roof boards exceed 1/2", sheathing would be required at an additional cost of $2,925.00.

NOTE: To provide and install insulation and necessary baffles for proper ventilation it would cost apx. $2,500.00 additional (RDK cannot determine exactly how much insulation is needed until roof installation.)

NOTE: To provide and install siding and wood soffit to replace damaged areas, as discussed would cost an additional $150.00. Y or No?

NOTE: To provide and install 4 x 16 soffit vents as needed would be $35.00 per vent.

A 30 Year Warranty on Material from Manufacturer-10 Year Warranty on Workmanshi by Installer. Any Rotted roof boards needing replacement will be charged as an extra on a time and material basis.

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

Eight Thousand Two Hundred Forty-five and 00/100 ********** dollars ($ $8,245.00).

Payment to be made as follows:

One Third Down when Job Begins
Balance upon Completion

If this proposal is acceptable to you, please sign, date and return both copies to us within 30 days. We will then sign and return one copy to you.

All material is guaranteed to be as specified. All work to be completed in a professional 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 Worker's Compensation Insurance.

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 above.

Signature

Signature

Date of Acceptance: 17 Aug 2016

RDK

R.D. Kleinschmidt, Inc.
We Build Our Reputation Around Your Home.
19860 Sharon Valley Road
Manchester, Michigan 48158
Phone: (734) 428-8836 email: rdkinc@aol.com Fax (734) 428-1030

PROPOSAL

Proposal # 64020

TO	PHONE	DATE
Richard Nation	904-9540	6/20/2016
413 Maple St.	JOB NAME / LOCATION	
Ypsilanti, MI. 48198	JOB NUMBER	JOB PHONE
Salesman: Chris Warren		

We hereby submit specifications and estimates for:

Roof Area: Entire House
Tear Off:
** Tear off all existing roofing material
** Remove existing roof vents and fill holes in roof deck
** Install crown molding (provided by customer) to replace damaged as discussed
** Provide and install 1-1/2" faced aluminum drip metal on all roof edges
** Provide and install ice & water shield up 72" from the eaves around the entire house
** Provide and install ice & water shield around chimney area
** Provide and install synthetic underlayment over remainder of roof
** Provide and install Tamko Heritage 30 dimensional shingles (hand nailed) over entire roof area
** Provide & install ridge vent on all roof peaks (necessary for adequate ventilation)
** Install new flashing boots on all vent pipes
** Provide and install flashings where needed
** Seal around all protruding objects
** Build new saddle behind chimney, if necessaru
** Provide and install new aluminum counter flashing on chimney
** Clean up and dispose of all job related debris upon completion of work
** Price:$8,245.00

continued.....

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

dollars ($).

Payment to be made as follows:

If this proposal is acceptable to you, please sign, date and return both copies to us within 30 days. We will then sign and return one copy to you.

All material is guaranteed to be as specified. All work to be completed in a professional 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 Worker's Compensation Insurance.

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 above.

Signature

Signature

Date of Acceptance: 17 August 2016

413 Maple Street, Ypsilanti

Front View looking NE

Rear View Looking SE

View of east side of house, looking N

Distant view of dormer on west side.

Up close view of dormer and damage

View of inadequate edge where dormer meets roofline.

View of back porch off addition, with damage

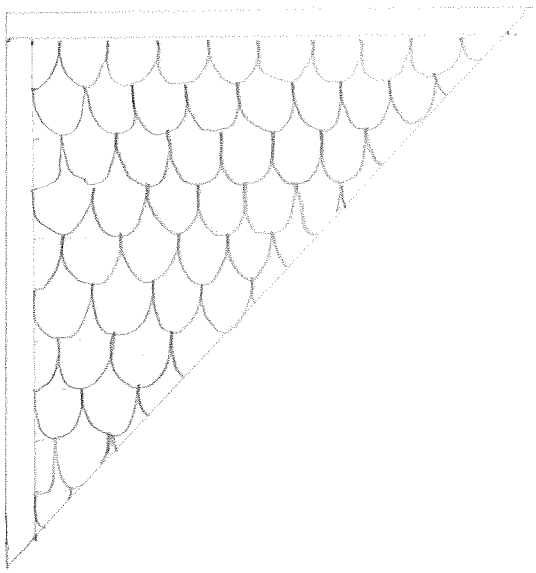
View of east side, looking south

View of 2011 repair

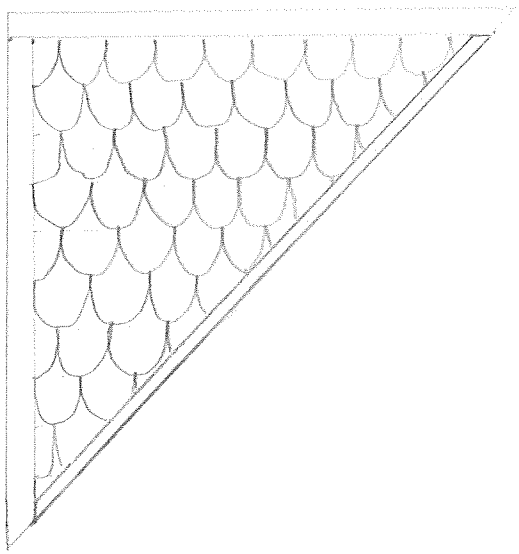
North Face of dormer

413 Maple Street
Dormer Alteration

Present (south face of dormer)



Modification



The bottom 2 ½ inches of scalloping will be cut away and a 1x3 piece of lumber placed along the roof edge to provide a cleaner edge that will insure a better seal between the roof and the edge of the dormer, as well as with the vertical support of the dormer on the left (which is where multiple leaks have occurred, as the recessed scallops create a pooling spot).

The north face of the dormer is clapboarding. No leaking has been detected there, but we propose doing a similar modification on that face for reasons of symmetry.

HERITAGE® Premium | HERITAGE®

LAMINATED ASPHALT SHINGLES | LAMINATED ASPHALT SHINGLES

HP HERITAGE® Premium Shingles

H HERITAGE® Shingles

Symbols shown beside each color name denote product options and availability.

NOTE: TAMKO® RECOMMENDS VIEWING AN ACTUAL ROOF INSTALLATION PRIOR TO FINAL COLOR SELECTION FOR THE FULL IMPACT OF COLOR BLENDING AND PATTERNS. REPRODUCTION OF THESE COLORS IS AS ACCURATE AS OUR PRINTING WILL PERMIT.

SLATETONE GREY

CLASSIC HERITAGE COLORS

HP H

WEATHERED WOOD

CLASSIC HERITAGE COLORS

HP H

HDC Work Permit Staff Review

Property address: 410 N. Huron St.

Date of Review: September 8, 2016

Date of Meeting: September 13, 2016

Proposed work: Replace track lightning on front porch, repair and refinish existing front door, replace yews in front yard with Green Mountain Boxwoods.

Materials: New Front Porch Light Fixture – Allen & Roth: Model # 0616267; Front Door Stain: Sherwin Williams Yankee Barn 3505 or Riverwood 3507; Green Mountain Boxwoods

Staff review:

1. Staff advised applicant about proposed light fixture imitating an earlier style and suggested that other options be brought to the meeting as alternatives.
2. HDC to verify the height of the boxwoods.
3. Before proceeding with work, the applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#3, #6, #9, #10

Suggested items to include in a motion:
Work to include the replacement of the track lighting on the front porch with new light fixtures. Repair and stain the existing front door in either the Yankee Barn or Riverwood color. Replace the existing Yews in the front lawn with the Green Mountain Boxwood Hedge Row.

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 21229

PHDC16-0079

RECEIVED
SEP 06 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

Ypsilanti Historic District

Work Permit Application

Date filed 9/6/2016 for HDC meeting date 9/13/2016

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 410 N. Huron Street

Applicant ☑ Owner ☐ Architect ☐ Contractor

Name Noah & Kimberly Mass

Address 1706 Morton Avenue

City Ann Arbor State MI Zip 48104

Phone 734-657-8520 Fax

E-mail noah_mass@yahoo.com

Owner
(If different than applicant)

Who will perform the work? ☑ Owner ☑ Contractor

Contractor (Name, address, phone) Porch Lighting will be done by Vedder Electric; Door refinishing by TBD
Landscaping will be done by Superior Lawn Care & Snow Removal

Action Items only:
Construction Cost $5,000 **Permit Application Fee** $40
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 9/6/2016 for HDC meeting date 9/13/2016

Property Address 410 N. Huron Street

Applicant Noah & Kimberly Mass

Description of proposed work *(see sample applications)*

Three projects are put forward at this time:

A) Replace Track Lighting on front porch with a single light fixture mounted on center with front door

B) Repair & Refinish existing front door
New stain color to be Sherwin Williams

C) Replace existing yews in front yard with Green Mountain Boxwoods. Additional landscaping changes to be performed to new master plan being developed.

Materials

A) New Front Porch Light Fixture:
Manufacturer: Allen & Roth
Model #: #0616267

B) Frond door stain: Sherwin Williams Yankee Barn 3505 or Riverwood 3507

C) Green Mountain Boxwoods

Colors (Attach color chips or samples)

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

Roof _____ Other Door Stain - 3505 or 3507

☑ 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.

Noah Mass

Signature of Applicant

9/6/2016

Date

NEW LIGHT FIXTURE

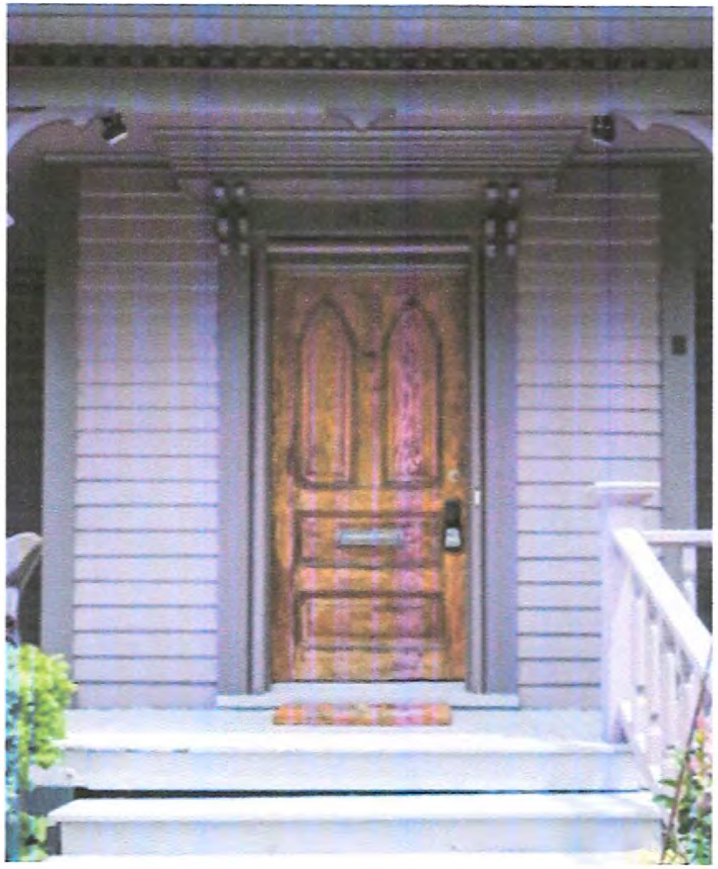
Allen & Roth
#0616267

EXISTING PORCH LIGHTING

Track Lighting

PHDC-16-00079

Existing Front Door



Proposed Stains

SW 3505 Yankee Barn

Exterior Semi-Transparent Stain

SW 3507 Riverwood

Exterior Semi-Transparent Stain

EXISTING

Yews

PROPOSED

Green Mountain Boxwood Hedge Row

HDC Work Permit Staff Review

Property address: 315 Washtenaw Avenue

Date of Review: September 9, 2016

Date of Meeting: September 13, 2016

Proposed work: Shingle replacement, window replacement, painting and installation of two light fixtures.

Materials: Weatherside Fiber Cement Shingle Siding; Wilkerson 1-Light Black Outdoor Wall Mount Light Fixtures; Glidden, French Country Blue, 36BB 46/231 Paint. Full-Frame Replacement Windows installed in Rough Opening.

Staff review:

1. Light fixtures will be installed next to each exterior door.
2. The shingles will replace the broken and missing asbestos siding panels and were chosen to match the existing.
3. Staff has advised that vinyl clad and vinyl windows are inappropriate for the structure. The HDC advised the applicant as a study item back in January 2016 of window replacement options of wood or aluminum clad wood.
4. Before proceeding with work, the applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#3, #6, #9, #10

Suggested items to include in a motion to approve:
Work to include the removal and replacement of broken and missing asbestos siding panels with Weatherside Profile12 Fiber Cement Shingles. Panels to be installed with White Weatherside Backer Strips in Black. Install two Wilkerson 1-Light Black Outdoor Wall Mount lighting fixtures, one at each exterior door. Paint the exterior siding Glidden, French Country Blue, 36BB 46/231.Replace existing windows with Full-Frame Replacement windows proposed by applicant by manufacturer to be determined.

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 20965

Ypsilanti Historic District PHDC 16-0082

Work Permit Application

RECEIVED
SEP 07 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

Date filed 9/6/16 for HDC meeting date 9/13/16

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

Property Address 315 Washtenaw Avenue, Ypsilanti, MI 48197

Applicant ☑ Owner ☐ Architect ☐ Contractor

Name Karl Staffeld, KASS Industries LLC

Address 341 Payeur

City Ann Arbor State MI Zip 48108

Phone 734-417-0432 Fax

E-mail karl@staffeld.com

Owner
(If different than applicant)

Who will perform the work? ☑ Owner ☐ Contractor

Contractor
(Name, address, phone)

Action Items only:
Construction Cost 12,950 **Permit Application Fee** $55
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 3/1/16 for HDC meeting date 3/8/16

Property Address 315 Washtenaw Avenue, Ypsilanti, Mi 48197

Applicant Karl Staffeld, KASS Industries LLC

Description of proposed work *(see sample applications)*

1. Remove and replace the broken and missing asbestos siding panels with Weatherside Profile12, 12"x24" Fiber Cement Shingles (see attached specification sheet). This material closely matches the surface texture of the existing shingles. Approximately 30 existing shingles are missing or damaged. The panels will be installed with White Weatherside Siding Nails. The existing backer felt will be replaced, if necessary, with Weatherside Backer Strips in Black per manufacturers instructions.

2. Install two Wilkerson 1-Light Black Outdoor Wall Mount lighting fixtures (see attached specification sheet). One at each exterior door.

3. Paint the exterior siding Glidden, French Country Blue, 36BB 46/231 (see attached paint chip). This color is similar, but slightly brighter, than the existing powder blue paint color. It will look good between the two existing houses. One house is a dark lime green and the the other is a blueish gray. Th

Materials

1. Weatherside Profile12, 12"x24" Fibercement Shingle with White Weatherside Siding Nails and Weatherside Backer Strips in Black (see attached specification sheet).

2. Wilkerson 1-Light Black Outdoor Wall Mount lighting fixtures (see attached specification sheet).

3. Glidden, French Country Blue, 36BB 46/231 (see attached paint chip).

4. Complete replacement of existing windows to be Full-Frame Replacement Installed in Rough Opening. Manufacturer to be determined. Preliminary approval by the HDC required to proceed with

Colors (Attach color chips or samples)

Body Paint color chip attached

Trim

Roof

Accent 1

Accent 2

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.

Karl Staffeld

Signature of Applicant

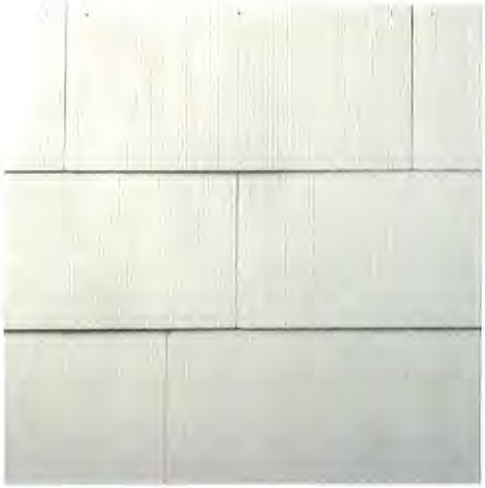
9/6/16

Date

GAF Model 2221000WG Internet #202019843

Weatherside Profile12 12 in. x 24 in. Fiber Cement Shingle Siding

★★★★½ (37) Write a Review Questions & Answers (17)



Open Expanded View Click image to Zoom

$106.25 /bundle

- Pre-primed; ready to be painted to match existing wall color
- Fire-proof, durable, and resistant to freeze-thaw conditions
- Won't warp, dent, rot, shrink, or expand

Product Not Sold In Stores

Related Items Product Overview Specifications Recommended Items Questions & Answers Customer Reviews

Frequently Bought Together

Price for all three:

$132.20

Add To Cart

This item: Weatherside Profile12 12 in. x 24 in. Fiber Cement Shingle Siding **$106.25**

GAF 1-3/4 in. White Weatherside Siding Nails **$15.96**

GAF 12 in. WeatherSide Backer Strips in Black (54-Pack) **$9.99**

Product Overview

Weatherside fiber cement siding is the one and only solution for replacing or repairing old asbestos siding shingles. It is available in a variety of sizes and shapes to match many of the old siding shingles installed over the last 60 years. Unlike some of the original siding shingles that it replaces, Weatherside pre-primed siding shingles contain no asbestos. It is easy to install, after properly removing the old siding, simply nail the WeatherSide siding in place and paint. WeatherSide is even resistant to warping, denting, rotting, expansion/contraction and termite

Feedback

- Striated surface
- Ready to paint
- Pre-primed
- Exposure: 11 in.
- Thickness: 11/64 in.
- Pieces/bundle: 18
- Square ft. coverage: 33 sq. ft.
- GAF recommends that any removal and disposal of asbestos-containing products be done by a professionally trained asbestos removal contractor
- Style Guide:

Specifications

Dimensions

Product Depth (in.)	0.17	Product Width (in.)	24
Product Height (in.)	12	Thickness (In.)	0.17
Product Length (in.)	3		

Details

Color Family	White	Siding Features	Pre-Primed
Material	Cement	Siding Type	Panel
Paintable/Stainable	Yes	UV Protected	No
Profiles	Shingle	Vertical or Horizontal	Horizontal
Returnable	90-Day		

Feedback

Home Decorators Collection Model 23452 Internet #206240401 Store SKU #1001564300

Wilkerson 1-Light Black Outdoor Wall Mount

★★★★★ (7) Write a Review Questions & Answers (5)

Open Expanded View Click Image to Zoom

$59.97 /each

- Black finish
- Takes one bulb, sold separately
- Durably constructed

In Stock At Your Selected Store

Central Omaha #3202
Omaha, NE 68134

3 In Stock
Back wall, Bay 006
Text Product Location

Related Items Product Overview Specifications Recommended Items Questions & Answers Customer Reviews

Frequently Bought Together

+

+

2 PACK

Price for all three:

$103.91

Add To Cart

This item: Wilkerson 1-Light Black Outdoor Wall Mount **$59.97**

Home Decorators Collection Wilkerson 1-Light Black Outdoor Wall Mount **$39.97**

EcoSmart 100-Watt Equivalent Incandescent A19 Clear Light Bulb (2-Pack) **$3.97**

Product Overview

This classically styled wall mount lantern from Home Decorators Collection is sure to brighten the look of any home. The hand applied black finish with gold highlights will illuminate as well as decorate. The clear seeded glass augments the light from the 100-Watt bulb (not included).

Feedback

- Clear glass enhances any outdoor setting
- Classic styling complements any traditional or modern decor
- ETL approved for wet locations
- Need help choosing outdoor lighting? Check out our Buying Guide for helpful tips.
- Click here for more information on Electronic Recycling Programs

Specifications

Dimensions

Product Depth (in.)	9.88 in	Product Length (in.)	8.00 in
Product Height (in.)	16.25 in	Product Width (in.)	8

Details

Bulb Type Included	Incandescent,No Bulbs Included	Number of Bulbs Required	1
Exterior Lighting Product Type	Outdoor Lanterns	Outdoor Lighting Features	Weather Resistant
Fixture Color/Finish	Black	Power Type	Hardwired
Glass/Lens Type	Clear	Product Weight (lb.)	1.42 lb
Included	Hardware Included	Recommended Light Bulb Shape Code	A19
Light Bulb Base Code	E26	Returnable	90-Day
Maximum Bulb Wattage	100 W	Style	Transitional
Maximum Wattage (watts)	100	Wattage (watts)	100
Motion Sensor	No		

Warranty / Certifications

Certifications and Listings	1-UL Listed	Manufacturer Warranty	One (1) year limited warranty
ENERGY STAR Certified	No		

More Products With These Features

Exterior Lighting Product Type: **Outdoor Lanterns**

Outdoor Lighting Features: **Weather Resistant**

Power Type: **Hardwired**

Price: **$50 - $100**

Review Rating: **4 & Up**

Brand: **Home Decorators Collection**

Feedback

GLIDDEN

FRENCH COUNTRY BLUE

36BB 46/231

HDC Intern

From: Staffeld, Karl <[redacted]>
Sent: Friday, September 09, 2016 7:20 AM
To: HDC Intern
Subject: RE: Work Permit Application for 315 Washtenaw Ave

I see that the space available in the application form was not big enough for all of the items in my list. Here is the full version of the text I would like to include in the application for the **Description of Proposed Work** and the **Materials**.

DESCRIPTION OF PROPOSED WORK

1. Remove and replace the broken and missing asbestos siding panels with Weatherside Profile12, 12"x24" Fiber Cement Shingles (see attached specification sheet). This material closely matches the surface texture of the existing shingles. Approximately 30 existing shingles are missing or damaged. The panels will be installed with White Weatherside Siding Nails. The existing backer felt will be replaced, if necessary, with Weatherside Backer Strips in Black per manufacturer's instructions.

2. Install two Wilkerson 1-Light Black Outdoor Wall Mount lighting fixtures (see attached specification sheet). One at each exterior door.

3. Paint the exterior siding Glidden, French Country Blue, 36BB 46/231 (see attached paint chip). This color is similar, but slightly brighter, than the existing powder blue paint color. It will look good between the two existing houses. One house is a dark lime green and the other is a bluish gray. The window frames and all trim work will be painted a semi-gloss base white. This is the existing color of all the existing windows and trim.

4. I am asking for a preliminary approval for a complete replacement of all of the 20 windows. A preliminary approval by the HDC is necessary before Wallside Windows and Hanson Windows will come out and give an estimate for the window replacement work. The windows are to meet all HDC standards for Full-Frame Replacement Installed in Rough Opening. The glass area shall remain the same. Wood windows may be clad in vinyl or aluminum. The window configuration remains the same. The existing windows do not have muntins. The exterior trim will be replicated where it is missing.

MATERIALS
1. Weatherside Profile12, 12"x24" Fiber cement Shingle with White Weatherside Siding Nails and Weatherside Backer Strips in Black (see attached specification sheet).

2. Wilkerson 1-Light Black Outdoor Wall Mount lighting fixtures (see attached specification sheet).

3. Glidden, French Country Blue, 36BB 46/231 (see attached paint chip).

4. Complete replacement of existing windows to be Full-Frame Replacement Installed in Rough Opening. Manufacturer to be determined. Preliminary approval by the HDC required to proceed with getting estimates.

Karl W Staffeld
[redacted]

From: HDC Intern [mailto:HIntern@cityofypsilanti.com]
Sent: Thursday, September 08, 2016 4:52 PM
To: Staffeld, Karl
Subject: RE: Work Permit Application for 315 Washtenaw Ave

Hello Mr. Staffeld,

I realized that part of your application was cut off. Some of your description regarding the proposed windows did not show up on the application. The Commission will like some additional information regarding the types of windows you are proposing. Please have this information available when you attend the meeting.

HDC Work Permit Staff Review

Property address: 600 N River St.

Date of Review: September 6, 2016

Date of Meeting: September 13, 2016

Proposed work: Reroof

Materials: GAF HD Timberline Shingles in Slate

Staff review:

1. Applicant lists a complete tear-off replacement. Staff spoke with contractor and found that there is no change to drip edge or flashings, or shingle style or color. Applicant stated he was using ridge venting.
2. After the admin approval letter was sent out, the contractor contacted the associate planner and explained that the ridge venting was not possible. Instead, he needed to install a SmartVent edge venting system. A new admin letter was sent to the applicant to approve the SmartVent as the only other option was to install box vents. Staff verified the vents would be continuous, not intermittent.
3. Before proceeding with work, the applicant must seek the appropriate building department permits.

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

Administratively approved by staff on 8/29/2016.

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 20929

Ypsilanti Historic District

Work Permit Application

Date filed 8/19/2016 for HDC meeting date _____

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

Property Address 600 NORTH RIVER ST

Applicant ☐ Owner ☐ Architect ☑ Contractor

Name IMPERIAL BUILDING & ROOFING Co. Inc.

Address 4724 S STATE RD.

City ANN ARBOR State MI Zip 48108

Phone (734) 995-9955 Fax (734) 429-0853

E-mail IMPERIALROOFINGCO@YAHOO.COM

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☑ Contractor

Contractor (Name, address, phone) IMPERIAL BUILDING & ROOFING CO INC. 4724 S STATE RD, ANN ARBOR MI 48108 (734) 995-995

Action Items only:
Construction Cost 39,454 Permit Application Fee 95.00
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 _____ for HDC meeting date _____

Property Address 600 N. River St. Ypsilanti

Applicant _____

Description of proposed work (see sample applications)

COMPLETE ROOF REPLACEMENT (TEAR-OFF).
GAF HD TIMBERLINE 'SLATE' SHINGLES.

Materials

Colors (Attach color chips or samples)

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

Roof _____ Other _____

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

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

_____ _____

Signature of Applicant Date

HDC Work Permit Staff Review

Property address: 106 N River (reroof)

Date of Review: August 25, 2016

Date of Meeting: September 13, 2016

Proposed work: Reroof of garage

Materials: Timberline 3-tab shingles in green; white drip edge; felt #30

Staff review:

1. Staff administratively approved the application for reroofing of the garage based on info in the application and discussions with contractors.
2. Staff spoke with roofing contractor. The contractor informed staff that the drip edge color is to be white, there will be no flashings, and no work will be done to the gutters. They will be using a ridge vent.
3. New Timberline 3-tab shingles in Green color will be used.
4. Before proceeding with work, the applicant must seek the appropriate building department permits.

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

Administratively Approved by staff 8/25/16

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 20942

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: 106 N River, Ypsilanti MI 48198

Applicant

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

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

Contractor

Contractor Name & Contact Info: BrickBuzz, LLC	Daniel 734 757 7910 - cell wrote quote

Type of work

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

Complete Description of Proposed Work:

replace garage roof

spoke w/ HDC on 8/23/2016 okay from them because we are not changing color & material for roof.

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:
$2,500.00	$35 + _____ =

Signature Heide Basinger

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: Heide Basinger	Date: 8/25/2016
Print Name: Heide Basinger	

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.

Quote

BrickBuzz, LLC
Office: (734) 747-0022
Email: Brickbuzz@gmail.com

INVOICE #
DATE: 8/25/16

Contact: Heidi Basinger
Address: 106 N. River
Ypsilanti, MI 48198
Phone: (734) 657-2022

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
[illegible]		1/2 down, 1/2 upon comp.	

DESCRIPTION	LINE TOTAL
Tear off 2 layers shingles	
Ice + Water Guard perimeter	
Felt #30	
drip edge	
Vent (ridge)	
apply shingle (per customer)	
Clean up haul away debris	

SUBTOTAL	
SALES TAX	
TOTAL	2500.00

Quotation prepared by: [illegible]

To accept this quotation, sign here: Heidi Basinger

Thank You For Your Business!

HDC Policy Document

**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.*

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 HCD 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.

Lighting in the Historic District:

In the interests of preventing and reducing light pollution, the HDC strongly prefers to see Dark Sky compliant lighting wherever possible, and down-directed full cutoff lighting where Dark Sky lighting is unavailable.

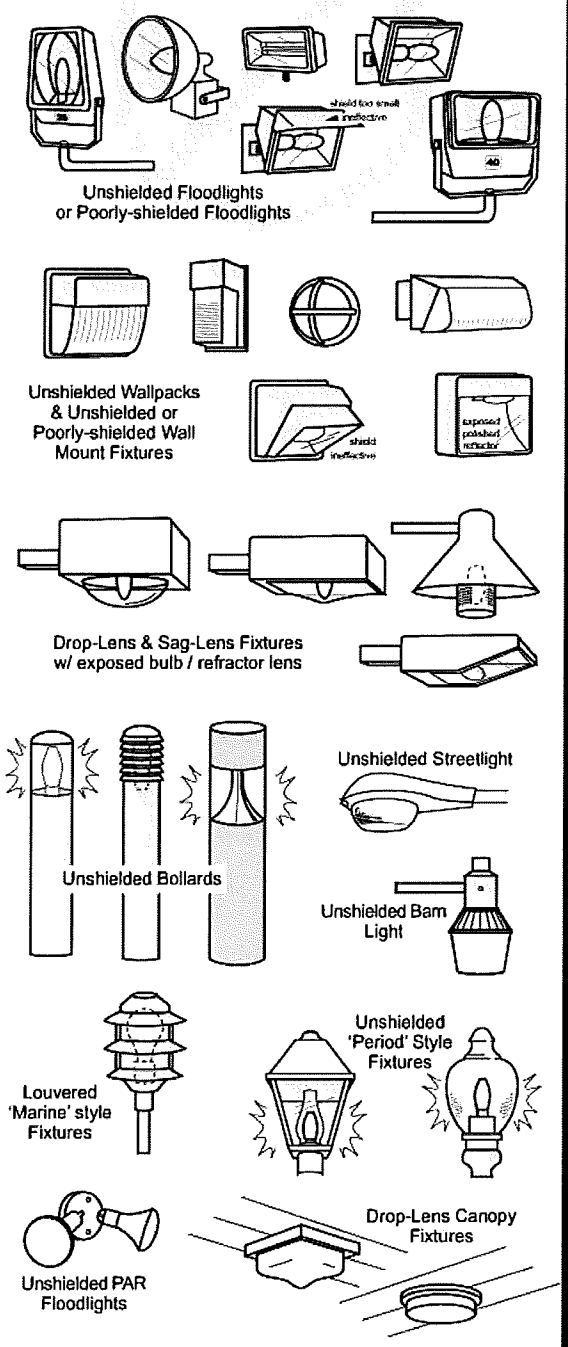
[See "Good Lights for Good Nights" fact sheet for more direction on Dark Sky compliant lighting]

Good Lights for Good Nights

Help eliminate light pollution. Select the best fixture for your application using this guide. Use the lowest wattage bulb appropriate for the task and turn off the light when it's not being used.

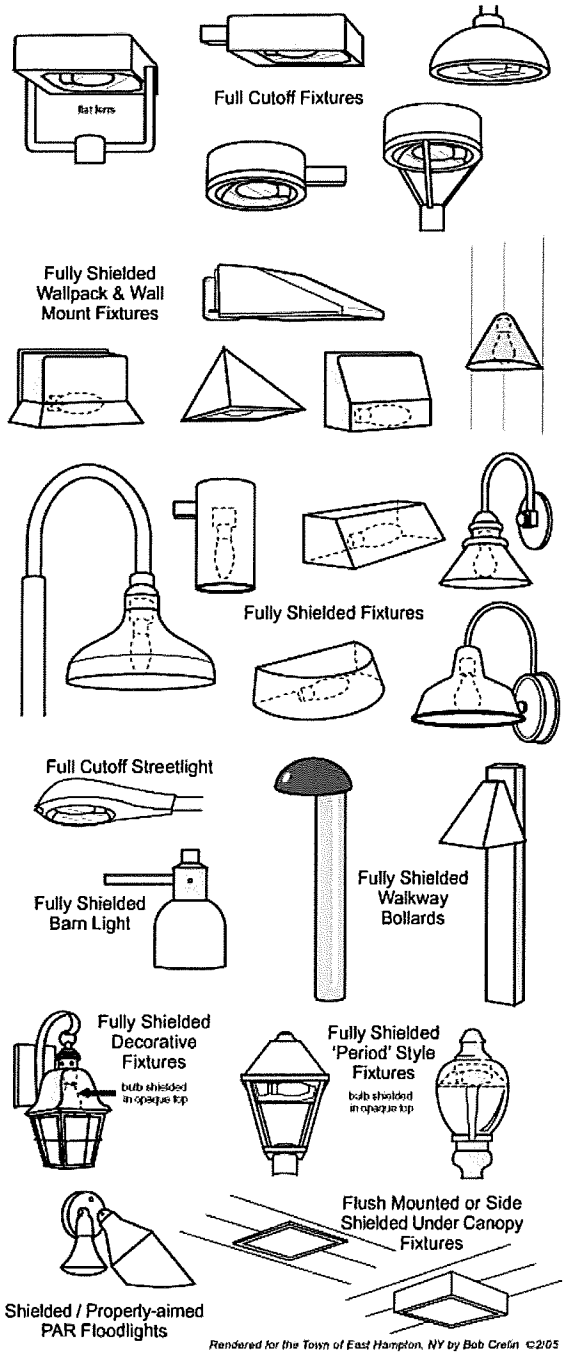
Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



presented by the

Dark Sky Society

www.darkskysociety.org

Illustrations by Bob Crelin, used with permission. You may freely copy and distribute this document.

September 13, 2016

RESOLVED BY THE HISTORIC DISTRICT COMMISSION OF THE CITY OF YPSILANTI:

WHEREAS the Ypsilanti Historic District Commission recognizes that vinyl has an undesirably high expansion and contraction coefficient as compared to wood, that vinyl is not environmentally or historically appropriate, that vinyl has a relatively short life span, and that vinyl lacks repair potential once deterioration begins;

WHEREAS the Commission affirms that the installation of vinyl replacement windows will no longer be considered appropriate in the Ypsilanti Historic District for the above stated reasons;

WHEREAS the Ypsilanti Historic District Commission recognizes the necessity to formalize its position regarding the installation of vinyl replacement windows;

NOW, THEREFORE BE IT RESOLVED, THAT with this resolution the Historic District Commission will no longer approve the installation of vinyl replacement windows within the Ypsilanti Historic District;

THAT upon receipt of an application for a building permit to install vinyl windows within the Ypsilanti Historic District, the Ypsilanti Historic District Commission will deny the application and will not issue a certificate of appropriateness; and

THAT this resolution will be in effect from this day forward.

OFFERED BY: _____

SUPPORTED BY: _____

YES: 0 NO: 0 ABSENT: 0 VOTE: Unanimous

CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF August 23, 2016

CALL TO ORDER AND ROLL CALL

Anne Stevenson	Chair 7:00 PM
Meeting Location:	SPARK East Business Incubator, 215 W Michigan Ave
Commissioners Present:	Hank Prebys, Alex Pettit, Jane Schmiedeke, Mike Davis Jr., Ron Rupert
Commissioners Absent:	Anne Stevenson, Erika Lindsay
Staff Present:	Haley McAlpine, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moves to approve the agenda as submitted.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—none

OLD BUSINESS

111 Maple St.

**Application is for demolition of the existing garage.*

Applicant: Donald Ure, owner—present

Discussion: Prebys: States that the applicant was on the agenda for the previous week and that the Commission had questions about what was happening there. States that they needed more information before they decided if this demolition required a public hearing. Asks the applicant to explain what will be happening for the demolition and afterwards.

Schmiedeke: States that they had questions about the design of the new building.

Ure: States that he has provided pictures of the garage showing that there is no part of it that is salvageable. States that every part of it requires repair or replacement. States that he wants to demolish it and build an exact replica with a few modifications and changes. States that from the street he would like it to look exactly the same.
Schmiedeke: Asks what changes or modifications there would be.

DRAFT

Ure: States that his contractor is having a hard time finding someone to do a poured wall foundation and asks if the HDC would allow a concrete block foundation wall instead. States that the garage has a u-shaped foundation wall with the garage doors on the front. States that it is a small, one-car garage. States that it is 5 ½′ tall garage with the poured concrete foundation with the siding going up another 3′ or so to make it a total of 8 ½′ or so.

Prebys: Asks if the foundation that is 5′ is on the back side.

Ure: States that it goes all the way around. States that it is a u-shaped foundation. States that he has drawings and photos of the garage. States that the photos show how bad the interior is and the walls caving in. States that he had come before them before when Mike Condon was on the Commission and saw that it was a dangerous situation.

Schmiedeke: States that they don't have any concern about the condition of the garage.

Ure: States that they support the goals of the commission, that he wants to rebuild it exactly as is using the same materials. States that his contractor wants to know if they can use the block wall foundation rather than the poured wall. States that in looking at the guidelines there is some wiggle room for change. States that if that is the case, that he would like to move the garage forward 6′ to cut off the view to the neighbors, giving him more privacy and moving the garage away from the hill to give him more room for landscaping and drainage.

Schmiedeke: Asks how he will deal with the land behind the garage if he moves it forward. Asks how he will keep it from caving in.

Ure: States that he will terrace it somehow.

Rupert: Asks if he would use a brick foundation. States that with the block wall foundation the freezing and thawing will push the blocks off of each other. States that this is probably why they poured the wall foundations.

Ure: States that the drawing shows the walls are 6′ thick and they have lasted 100 years. States that he would propose that on that part of the wall, he would use a thicker block. States that the blocks would be rebared up the center and filled. States that he would take the hill away from the garage. States that he went to school for landscape architecture so he is very comfortable in handling the runoff. States that he would remove the garage first and then deal with the large tree and the root system that will be pulled out during demolition. States he would then look at what he could do with the land after he demolished the garage. States that he thinks he will have to do the terracing for his neighbors because there is only 4 ½″ feet between the garage and the property line. States that the neighbor is in agreement that they need a mutual soil along the property line to handle the run off from both properties. States that one drawing shows the directions of the drainage. States that both backyards are grass covered, so the runoff

is not severe. States that now it goes off to the side or to the gravel driveway. States that he likes handling water and making sure it is handled effectively. States that if he needs to use straw or to berm it up to keep the water runoff in control, he will do it. States that he will be hands-on with the contractor and guiding the process.

Davis: Asks if the applicant has checked with the planning and building departments to see if he is allowed to move the garage forward. Suggests that he check with them.

Ure: States that he wants to get started with the demolition and then he will follow the steps. States that he will check with them. States he has questions for them about the footings. Asks if it is standard to do the 42" footings.

Rupert: Affirms.

Prebys: States what they are considering today is the demolition. States that they need to know what he is planning to take the place of this structure once it is removed, or how the space is to be used.

Davis: States that at the last meeting they discussed whether he would replicate the old garage roof line.

Ure: Affirms. States that it is his intention to make it identical.

Rupert: Asks about the siding. States that the drawing lists wood siding. States that he may want to look at composite siding, states that they would allow it.

Ure: States that he will make a note of it. States that he wants to get an idea of what they would allow and what they would not allow. States that he is going to take the garage apart and see what is salvageable. States that if the boards aren't salvageable he will look into other materials. States that he doesn't have a complete plan showing what everything will look like, but that he wants to get started with it. States that he would like to assure the commission to rebuild it and follow the steps completely.

Rupert: Asks if there is electrical going to the garage. Asks if there will be any lighting or anything.

Ure: States that there will not be any electrical. States that there is electricity that runs out to the garage but that he has it capped off right now.

Rupert: Asks if he will use an electric garage door.

Ure: States that he will not. States that he will use the same barn garage doors.

DRAFT

Pettit: States that Commissioner Prebys noted it was for demolition. States that it was his understanding that they wanted to see the details of what is proposed for the rebuild.

Prebys: Asks Commissioner Schmiedeke if they need the finished proposal for the rebuild before they approve the demolition.

Pettit: Asks at what point they would require it if not now.

Prebys: States that they would need it at some point in the future.

Schmiedeke: Asks when the applicant will provide them with additional plans.

Ure: States that he provided several photos and drawings that shows what is there now and he will use those to guide him. States that he will have to tweak it along the way. States that for example the drawings don't include the 42" footings that will be required for the building department so he will have to go back and add those. States that while he does the demolition and landscaping, he will work on making his drawings acceptable to the building department and the HDC. States that he would like to get started on the demolition for the fall. States that he would like to get the footings and the slab in before the winter so he can finish up in the spring.

Prebys: States that if they approved the demolition as is now, they would be approving it on the grounds that the building has no historical significance. Asks the Commissioners if they are willing to proceed that way.

Ure: States that it is also a safety hazard.

Prebys: Asks for a motion from the Commissioners.

Rupert: States that when he brings the sketches to him for any other tweaking, if the he is going to put a light on the building they will want to see a cut-sheet. States that they would prefer to see something simple. States that they will want to see paint colors, materials, gutters, and drip edge when he comes back.

Prebys: States that they need to approve moving the garage forward after he gets the go ahead from the Building Department.

Ure: Ask about the concrete block.

Prebys: States that they are not concerned with it as long as the building department is OK with it.

Motion: Rupert (second: Davis) moves to approve the demolition of the garage at 111 Maple St because of the safety hazard it poses and because the garage is not a significantly historic structure in the district.

Approval: Unanimous. Motion carries.

NEW BUSINESS

64 N Huron St.

**Application is for the painting of a mural on the rear wall in the alley way.*

Applicant: Allida Warn, applicant—present

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

Warn: States that they are making a mural on the back of the DTE retaining wall. States that she has photos of the progress. *passes I-Pads to the Commissioners for review of the photos* States that they painted the bright colored designs and now they are in the process of painting black words over it. States that it is the DTE retaining wall. States that they had the nasty words on them and now they look better. States that it says "Thank you for supporting the arts, for the love of Ypsi." States that second item is a mural on the RAC wall.

Prebys: States that they will consider that separately because it is on a separate application.

Warn: States that they are putting the words over the top of the background.

Rupert: States that he saw little kids out there painting.

Warn: States that it is a background and that they are putting the words over top. States that the mural camp has 2nd through 7th grade. States that they painted the designs and the teachers discussed with them supporting the arts in Ypsilanti. States that the idea is that there was ugly graffiti there and they wanted to make it look better.

Davis: States that when she was in as a Study Item she mentioned they would have a white background.

Warn: States that they put down a primer and the colors and words on top. States that if they would like them to paint a frame around it they will.

Davis: States that he doesn't have an opinion about it either way but wanted to follow up on the discussion from the last meeting.

Warn: States that there was a coat of sealer on there and it was in good condition.

Rupert: Asks what type of paint they are using.

Warn: States that it is a latex paint and they will use an exterior varnish over top.

Rupert: Asks if there is a place of signatures of the mural camp kids.

DRAFT

Warn: States that there is an area where they signed their names. States that they were only there for a week. States that she is going to taper off the black and maybe add some silver. States that in the future they may put up another mural when this one starts to look sad.

Motion: Davis (second: Schmiedeke) moves to approve the work to include the painting of the mural at the rear wall of the DTE transformer bin with varnish to be applied after the painting is complete.

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.

64-76 N Huron St.
**Application is for the painting of a mural on the rear wall in the alley way.*

Applicant: Allida Warn

Discussion: Warn: States that this is something they want to do in the fall with older kids using more figural work. States that the photos they put on the application are the same kind of bright colors. States that in the fall they are doing an artist social service project in collaboration with other arts organizations. States that they want to do a more figural message. States that it will be more natural tones with people or people doing some work. States that the idea is to look at 1930s social realistic murals like the Diego Rivera murals at the DIA. States that it could be of kids making art or the work their parents do. States that they want to show what Ypsilanti is about.

Motion: Pettit (second: Rupert) moves to approve the application for work at 64-76 N Huron to include the painting of a mural in the alley between the RAC and DTE buildings, on the RAC side of the building near the door. Varnish to be applied after the painting is completed and a sealant is to be applied before the mural is painted.

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.

213 N Hamilton St.
**Application is for the removal of the original siding and its replacement with Hari Plank siding.*

Applicant: Robert Barnes, owner—present

Discussion: Prebys: Asks him to tell them what is happening here.

Barnes: States that they wanted to replace some rotted cedar boards at 213 N Hamilton. States that they were scheduled to have it painted and they were planning on doing a limited amount of wood replacement. States that they found a great deal of it was rotted and the contractor got aggressive and moved forward.

Prebys: States that he must have an aggressive contractor.

Barnes: States that it appears that way.

Prebys: Asks for questions.

Schmiedeke: States that the work is already done.

Davis: Asks if the work is already done or if it is in progress.

Barnes: States that it is done.

Prebys: States that he has a question about the Hardie Plank. Asks if it has a smooth surface.

Barnes: Affirms.

Pettit: Asks about the reveal.

Barnes: States that it is identical, that it is the 4 ¾".

Rupert: Asks if the paint color is the same.

Barnes: Affirms.

Rupert: Asks if he is just doing the south side.

Barnes: States that he is doing part of the front as well.

Rupert: Asks how he replaced the siding, if it is the same Hardie Plank.

Barnes: Affirms. States it is the Hardie Plank.

Prebys: Asks how they integrated the Hardie Plank with the wood.

Barnes: States that there was little wood left.

Prebys: States that the whole front is wood.

Barnes: States that it was just the top part, the front section, below the roof line. States that he believes that it was all replaced. States that the other side is rotting out but that they were able to save most of that.

DRAFT

Rupert: Asks if there are photos of the front. Asks Staff to pull up an image of the front of the property.

Barnes: States that he though they may be concerned with the wooden trim piece that goes up above the windows.

Rupert: Asks if he only replaced the siding above the porch roof.

Barnes: Affirms. States that they didn't replace anything below the porch line. States that it is not lapsiding, but that it is flat. States that it isn't catching the elements that like the south and the east sides.

Davis: Asks if the application includes replacing the roof.

Barnes: Affirms. States that the whole roof needs to be replaced. States that they are using the architectural shingles.

Schmiedeke: Asks if they are planning on applying for a permit for the reroof.

Barnes: Affirms.

Schmiedeke: Asks who in his firm is responsible for applying for permits.

Barnes: States that it would be his brother.

Schmiedeke: States that he does not do a good job.

Barnes: States that they do a good job of maintaining the properties.

Pettit: Asks if during the siding work they did any work to the window trim molding.

Barnes: States that they replaced a couple pieces with some 5/4" cedar board. States that on the south east corner they replaced some pieces and some on the window on the south side. States that they have it replaced with a cedar 5/4 board. States that before you could only buy a ¾ board but now they can get the 5/4 board.

Prebys: Asks for other questions.

Davis: Clarifies that the application is only for the siding.

Barnes: States that it also includes the reroof.

Davis: States that earlier another commissioner asked if he would be applying separately so he wanted to clarify.

Schmiedeke: Apologizes for misunderstanding the application.

Prebys: States that it has black drip edge and ridge cap vents, states that it will also be repainted the same color. Asks for other questions.

DRAFT

Pettit: Asks if the siding will be painted to match.

Prebys: Affirms.

Pettit: Asks if they will be doing any gutter work.

Barnes: States that the gutters are already up. States that they will be painting them.

Prebys: States that they would really appreciate him approaching them before he starts work in the future.

Barnes: States that he is working on an appeal for the 303 and there is a part of the appeal of the program that requires that every effort must be made to solve the historic preservation dispute at the local level. Asks if there is anything else he should do with this board prior to taking it to the state board.

Rupert: States that they made their decisions.

Barnes: States that there is information on the internet of other local historic groups and societies that are approving the Azek tongue-in-grove decking.

Prebys: States that they are not willing to approve it for the decking is because it has an artificial, fake texture. States that it is a comic version of wood. States that they are trying to preserve the quality of these 19th century buildings rather than plasticize them. States that they are often cautious about the Hardie Plank siding. States that in this instance, they are willing to let that go. States that they would prefer to see replacing like with like.

Barnes: States that in researching and reading a lot about the historic district stuff it focuses on how it looks from street view.

Prebys: States that they are concerned with maintaining the quality of the building.

Barnes: States that he has exhausted his options at the local level.

Prebys: States that he is afraid so.

Motion: Pettit (second: Rupert) moves to approve the application for work at 213 N Hamilton. Work to include the replacement of the rotted siding and trim with Hardie Plank cement board siding with a 4 ¾" reveal. The siding is to be painted to match the original house color. Work to also include the replacement of the existing roof shingles with new Tamko architectural shingles in black. Drip edge and flashings are to also be black. A ridge cap vent is to be installed.

Standards:

#5—Preserve distinctive features.

DRAFT

#9—Contemporary designs shall be compatible and shall not destroy significant original material.
#10—New work shall be removable.

Approval: Unanimous. Motion carries.

607 N River St.
**Application is for reroofing.*

Applicant: Diversified Roofing, contractor—Stan Tupacz

Discussion: Tupacz: States that he is present to propose a roofing project at a small rental property at 607 N River. States that there are two changes they proposed. States that one is ventilation. States that currently there are no soffit vents on the home. States that the fascia/soffit aluminum that is a green metal aluminum had been put over the angled fascia where it is completely blocked at the eaves with no way to support a soffit vent. States that currently the roof has a ridge vent on it with an open gable vent through the slits of the siding to support the gable vent. States that the shingles are cooked because it is not proper cross ventilation with equal intake and exhaust. States that to rectify that with the ventilation they propose to put roof can vents colored to match the roof. States that the color prefers the green shingles because the trim is currently green. States that they gave them the second option of the light gray shingle if the board did not approve the green shingle. States that it currently has a gray roof on it.

Rupert: Asks if he has looked into the possibility of having the vent on the edge or bottom of the roof line, state that there is a vent that they make now that allows the vent to be there.

Tupacz: States that they use a smart vent and an edge vent but it will at the bottom of the roof look like a hood scoop and it would definitely affect the look of the historic building. States that they wouldn't be able to use it end to end, as they have to keep it away from the valleys, so it would make the whole detail at the bottom of the roof kick out. States that they would be willing to do that, but that it would definitely affect the historic look of the building. States that they have used it before on the Country Creek shopping center on Michigan Ave. States that he loves it. States that historically they have to keep it away from the edge of the roof and the valleys and it will stand up about an inch and a half. States that if you were to look up you would see it. States that he would be willing to go back with the ridge vent but it would affect the warranty with the manufacturer. States that it would affect the balance of the ventilation. States that they have to have an equal 2 to 1 ratio ventilation with equal intake on each side to exhaust. States that if they have a gable vent open, then they would have to block it. States that it would short circuit out the ventilation. States that he is proposing this as the most economical action for a small rental property that is only a $5,000 job.

Prebys: Asks how many can vents he would install.

Tupacz: States that they call for one can vent per every 300 square feet of roofing. States that they would need 4 vents to meet code, but he would want to have 6 vents to exceed code.

Prebys: Asks if the can vents could be installed on the back gable.

Tupacz: States that the roof design, as shown on the eagle view of the roof, shows that there are four roof planes. States that most of them could happen on the back but he would probably have to have one on either side of the gable to get the cross ventilation.

Rupert: Asks if they would be putting in two gable vents.

Tupacz: States that there is just slit siding now. States that they are not doing anything with the siding. States that they are just replacing the bad shingles. States that it is a rental property and that the owner isn't looking to invest very much.

Prebys: Asks if they were to install four on the rear alone, would that be partially adequate.

Tupacz: Affirms.

Schmiedeke: Asks if the two gables are cut off from each other on the inside of the house.

Tupacz: States that they are not. States that they should cross ventilate through there.

Schmiedeke: Asks if he thinks that just putting the can vents on the back would be enough.

Tupacz: States that there is not actually a gable vent there, just the slits in the siding.

Prebys: States that he believes he said the vents on the back of the roof will work.

Schmiedeke: States that if they were all on the back, then six vents would be okay.

Tupacz: States that they could space out the six vents along the back. States that he has a question about the color of the shingles. States that he emailed both color options. States that the owner wants the green. States that there is also a light gray option.

Prebys: States that the green is fine. Asks about the drip edge.

Tupacz: States that the trim is green so they could go with a green drip edge, or they could go with black. States that it is currently white with a green trim so it sticks out.

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Prebys: Asks for other questions. States that they have talked about the GAF shingles in green, green drip edge and flashings, and up to six vents on the back of the roof.

Rupert: States that there are no gutters.

Tupacz: Affirms. States that there were gutters on the roof at one point and that the straps are left. States that they don't do gutter work.

Motion: Pettit (second: Rupert) moves approval for work at 607 N river to include the removal of existing roof shingles and replacement with GAF Lifetime shingles in color Hunter Green. Drip edge and flashings are to also be green. Venting is to be accomplished by using an array of can vents on the rear slope of the roof. Four to six can vents as appropriate to be installed.

Secretary of the Interior Standards:
#5—Preserve distinctive features.
#9—Contemporary designs shall be compatible and shall not destroy significant original material.
#10—New work shall be removable.

Approval: Unanimous. Motion carries.

323 Oak St.
**Application is for window replacement.*

Applicant: Dave Strenski, owner—present

Discussion: Prebys: Asks the applicant to tell them what they would like to do and which windows.

Strenski: States that the house is drafty, and that his wife struggles with the windows. States that the sashes are rotted and the triple hung aluminum storm windows don't work anymore. States that they want to replace seven of them on the first floor. States that they will be keeping one window in original condition with the original wooden storm window on the porch. States that they never use it so they will keep it closed and caulked shut. States that it will be three windows on the west side and four on the east side that will be replaced.

Prebys: Asks if there will be any on the south side replaced.

Strenski: States that it is just the one large picture window on the south side.

Prebys: States that that is what he was concerned about. Asks if there will be any windows replaced on the second story.

Strenski: States that they will only be replacing windows on the first floor.

Rupert: Asks if he has looked into sash packs.

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Strenski: States that Mike Condon is doing the work and that he found that the windows are too out of square to do the sash pack replacements. States that the contractor said it can be done but it would be more expensive.

Rupert: States that they would have to square them up and fix the sills.

Strenski: States that many of the sills are gone.

Schmiedeke: Asks what kind of replacement windows.

Strenski: States that they are Jeld-Wen Starlite EX series with Clearview mesh screen. States that they are aluminum clad on the outside, wood windows. States that they will be painted to match whatever is there.

Motion: Rupert (second: Schmiedeke) moves to approve the window replacement as described in the application for 323 Oak St. Work to include the replacement of seven windows on the first floor with Jeld-Wen aluminum-clad wood windows. The color of the exterior trim is to match 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.

106 N River St.
**Application is for garage door replacement.*

Applicant: Heide Otto Basinger, owner--present

Discussion: Prebys: States that she is here to talk about her garage door.

Basinger: States that it is multiple doors. States that there are two doors on the garage and that her husband ripped off and threw away 25% of the north door. States that it is in the landfill. States that the bottom of the door is missing. States that she called Crawford doors because they do doors for her husband's construction company and that they said they cannot fix it because the hardware is gone. States that they told her she would have to replace the door. States that she has to replace both doors because if she replaces one door it will look like crap. States that he gave her quotes on premium doors and that she asked designs that have already been approved in the District. States that the first color choice is the closest color to the current color of the house. States that she chose a second color in case they didn't like her first choice. States that she did chose the premium door that has the insulation between the doors. States that there will be no windows. States that the current door has five panels and the proposed door has four panels. States that it would be ridiculous to replace one of the doors and not the other.

Prebys: Asks if they are steel.

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Basinger: Affirms. States that the existing doors are wood.

Pettit: States that the cut-sheet lists a natural embossed wood grain texture. States that this is not an option they care for.

Basinger: States that as long as it is in the brochure she can do it. States that she submitted a brochure with her application. States that she selected the color part.

Prebys: States that this style lists the deep panel edging natural embossed wood grain texture.

Basinger: States that the contractor told her that they approved this door standard for 226 N River within the last six months. States that this is why she selected this because it is something they already approved.

Prebys: States that they missed the idea of a natural embossed wood grained texture. States that there is no such thing as a natural embossed wood texture on steel. Asks the Commissioners if they have a problem with the steel door. States that they approve of no windows. States that they can live with the panels. States that the color is not a problem. States that the one question they have about the grained surface.

Basinger: Asks if they would like her to bring in a sample of a wood grained surface. Asks if they would like her to talk to the contractor about not having a wood grained surface.

Prebys: Affirms that they would like to see a non-grained option. States that he would be willing to bet that they would be willing to approve this with the understanding that there would be no grain on the door.

Pettit: States that they have approved non-grained steel doors before.

Basinger: Asks if they came from Crawford.

Pettit: States that he is unsure. States that the funeral home had a large garage door that they approved.

Rupert: States that they know there are steel smooth surface doors.

Basinger: States that she had asked them to give her what they had already approved before.

Prebys: Asks for other questions. Asks if they are willing to approve this application with the understanding that there will be no grain.

Rupert: Affirms.

Pettit: Affirms. Asks the color.

Schmiedeke: States that it is Desert Tan.

Basinger: States that it is the closest color to the house color.

Prebys: Asks the applicant if she would like to address her other questions now.

Basinger: States that she was to replace her roof.

Staff: States that she will have to fill out an HDC application whether it is an admin approval or not. States that if it is a like-for-like replacement then staff can administratively approve the work at city hall. States that once staff processes the admin approval, then the building department will be able to issue her building permit.

Davis: States that she will not have to come back before them.

Staff: States that she will still have to fill out and submit the application even if it is admin approved. States that she can fill out both the HDC permit application and the building permit application at the same time. States that once the HDC approval is processed then she can get her building permit.

Basinger: States that she just wants to replace the roof.

Staff: States that this should not be a problem.

Motion: Pettit (second: Schmiedeke) moves to approve the application for work at 106 N River St to include the removal of the existing two garage doors and their replacement with a Clopay Premium Series garage door in style Elegant Short. Color is to be Desert Tan. The approval includes the emphasized requirement that the finish on the doors be smooth, not including a wood grain, and the doors will not include any windows.

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.

32 N Huron St.
**Application is for sign installation.*

Applicant: Reed Fannin, owner—not present

Discussion: Staff: States that the building department informed her that the sign does not meet the sign ordinance. States that they are only allowed 14 square feet of signage for a wall-mounted sign. States that they appear to have calculated the sign size allotment for building-mounted sign requirements. States that she attempted to contact the owners and have not heard back from them.

Schmiedeke: Asks if the sign is already up.

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Staff: States that she does not think so.

Davis: States that he had questions about the LED lighting and what it would look like. States that it was unclear in the application.

Rupert: Asks what the problem was.

Prebys: States that it was the square footage, the length times the height. Asks if they have a problem with it. States that they may have a problem with the lighting and if it doesn't meet code how do we deal with that.

Staff: States that they can approve it with a stipulation that it meets building department and sign ordinance requirements. States that they could approve the design, mounting, and lighting with the stipulation that it meets the size requirements.

Davis: States that they could also table it.

Schmiedeke: Asks if the proposal includes information on lighting.

Rupert: States that it is listed in the cut-sheets.

Prebys: States that it is a black lit with color changing in LED lights.

Pettit: States that it is the type of thing they approve. States that the letters themselves are lit.

Rupert: States that it doesn't meet the requirements.

Prebys: States that the suggestion is that they could approve it with the proviso that the sign meet the sign ordinance and building department requirements. States that there is also an A-frame sign on the street that he would think the city wouldn't approve it.

Staff: States that she checked with Bonnie Wessler, City Planner, and that they are within the ordinance for the A-frame sign.

Davis: Asks if the building department told her how large the sign can be.

Staff: States that it can be a maximum of 14 square feet. States that it could be a 1 foot by 14 foot sign.

Davis: States that he is concerned with how much smaller the new sign will be. States that he wonders what the design will look like with that small of a sign. States that he is concerned with the design changes that may occur.

Motion: Rupert (second: Schmiedeke) moves to table the sign application for 32 N Huron St pending more information regarding its size.

Approval: Unanimous. Motion carries.

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307 N Hamilton St.
**Application is for various projects.*

Applicant: Barry Levin, owner—present

Discussion: Levin: States that the best way to go through it is to go down the line item numbers on the application. States that item number one is to replace the existing front porch roof and the damaged fascia boards. States that there is currently a dimensional shingle asphalt roof on there now. States that there are soft spots. States that the roofing company told him he needs to tear it off, re-deck it, and replace the shingles with the same that is already there. States that the some of the fascia boards along the front face are rotten and out of place. States that he will go in and replace those rotten boards with the same boards that were there. States that they will be painted the same color. States that the shingles will be GAF architectural shingles in color Hickory Brown to match what is on there now. States that item number two is to add the gutter and downspout to the front porch roof. States that he was out there in a rain storm he noticed that there is no gutter there, and that as he was standing on the front steps he was being rained on. States that this will be a problem in the winter with the ice. States that he is proposing to add a gutter and downspout to the front surface there to make it safer and people will be less likely to slip.

Prebys: Asks where the downspout will be.

Levin: States that he would probably have it follow the angle brace on the north side, the right side, so that it is the least conspicuous as possible. States that he doesn't have those types of braces on the left side. States that as far as the gutter and the downspout, it would be easier and cheaper to use a K-style gutter. States that if they don't want the k-style, his contractor can do the half-round aluminum gutters with the star shaped downspout if that is what they prefer.

Rupert: Asks if there are any other gutters on the building.

Levin: States there are not now. States that there were gutters on the building at one point, but there are not now. States that there are old downspouts that don't connect to anything anymore. States that he would paint it to match the fascia boards.

Prebys: Asks what the Commission thinks of K-style vs round gutters.

Levin: States that the yellow house just to the north has the k-style gutters.

Rupert: Affirms, states that the owner put those on recently.

Pettit: States that he is OK with k-style.

Rupert: States that the house used to have a front porch that ran along the front and a previous owner ripped it out and put in the stoop and took the posts out. States that this is why the angle bracket on the one side.

Levin: States that he knows it has to be supported somehow. States that on the south side he could try to truss it and tie it back to the house. States that the owner had the house for over 30 years. States that there are many things in the file from the city that he has to go and correct. States that he would like to go with the k-style. States that he will paint them so that they disappear as much as possible.

Rupert: States that the ornamental porch holds up much of the roof.

Levin: States that the post and railings would not have been approved had they actually applied for it. States that at his other property, 309 N Adams, the HDC had asked that he specifically not use things like that or that he rip them out and replace them with more appropriate materials. States that the house just passed its Certificate of Occupancy recertification. States that they did not make them add another railing on the other side of the stairway. States that at some point he has to add something there he knows the procedure and what they are looking for because he did it with 309 N Adams. States that item number three is the addition of the legal towing signs on posts. States that they are required to be at least 18" wide by 24" tall. States that he wants to add one on the north side, sunk into the ground next to the driveway. States that he will add one to the backside of the property. States that he has a chain link fence that separates the grass area from the parking area. States that he only needs one on that side so he will put it in the center. States that the parking lot backs up to a city parking lot, so a lot of people don't realize that the city parking lot ends at the alley. States that this one is free with no parking meter or city parking only signs. States that he will add two signs at the corners of the property to make it clear. States that they will be on posts so they will be removable. States that item number five, he would like to add an exhaust fan for one of the bathrooms with a bird screen cage around it. States that it was similar to what he had approved at 309 N Adams. States that he can paint it to match the existing color of the house. States that like the exhaust vent on the south side, he would like to add a dryer vent because the previous owner had a dryer vent that was not in a legal location that is plugged up. States that he needs a vent. States that the photo shows that he plans on putting it in the board down there so he has separation from the operable window to meet the code. Asks if they have any issues with the location. States that when it is painted to match it will disappear. States that item number seven is to replace the porch light with a non-motion sensor type of light. States that if they open the front door, it is still dark outside. States that he is having issues with the light that is currently there. States that if you open the door, it is still dark outside and you cannot see who is out there. States that he cannot set it so that it is on at night for his tenants to see through the peephole. States that he chose a basic looking light. States that item eight, if they look at the main roof section on the front elevation there are areas where the shingles have blown away. States that the roofer said he doesn't need to reroof the entire house and that he can piece in new shingles to replace areas where the shingles have gone missing. States that will be with the GAF shingles.

Pettit: Asks if it is just a spot repair.

Levin: Affirms. States that he doesn't think he has to do anything with the drip edge. States that he assumes they will want him to match the color of the shingles, but he doesn't think he will have to. States that he may have to re-flash the vent. States that he will have to lift up the shingles. States that item number nine is to add security lighting and security cameras. States that it will be a similar set up as approved at 309 N Adams with the PVC conduits that are screwed into the walls and painted to match the walls or the trim. States that everything will be easily removable. States that there is a liquor store behind the property he has people camping out in his backyard. States that he would prefer them not smoking near the house. States that he wants to add lights and cameras as a deterrent.

Prebys: Asks for questions.

Davis: Asks if the lights will match the color of the siding.

Levin: Affirms. States that they come in a factory white. States that the bulbs are not exposed, that there is a shield. States that he will paint them gray if they are near the trim.

Schmiedeke: Asks if they are motion-sensor lights.

Levin: Affirms.

Schmiedeke: Asks if they will be on all the time.

Levin: States that they have a timer so they will be on a dim light at dusk and become brighter when motion is detected. States they will go back down to being dim. States that by having basic lighting makes it safe around there and the motion sensor should scare away the people who should not be there.

Motion: Davis (second: Pettit) moves to approve all of the work as listed in the application. 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, K-style gutters are acceptable. 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, is 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 motion-activated security lights and cameras around the property using a PVC conduit mounting system painted to match the mounting surface.

Secretary of the Interior Standards:

#6—Repair, don't replace. Replacements shall match original.
#9—Contemporary designs shall be compatible and shall not destroy significant original material.
#10—New work shall be removable.

Approval: Unanimous. Motion carries.

401 S Huron St.
**Application is for the roof replacement over the second floor entry and for painting.*

Applicant: Amy Grettum, owner—present

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

Grettum: States that she recently purchased 401 S Huron and their intent is to basically make it the way it was but better. States that the trim paint needs some scraping and repainting. States that their intent is to replicate what is there. States that she has no idea what the colors are other than blue, light blue, and white. States that she will take in a paint chip and have it matched. States that in regards to the porch roof over the second floor entrance, it is a flat roof that has been shingled and now it has holes and leaks onto the porch surface.

Prebys: Asks if it is only the flat roof she is replacing and not the roof over the stairs.

Grettum: Affirms. States that the roofing on the stairs appears to be in good condition. States that it is a pretty steep angle. States that because the porch roof itself was shingled it is useless.

Prebys: Asks her to describe the roofing material on the flat roof.

Grettum: States that she will replace the sheathing and use a glue-down roll down surface flat roof, probably in white. States that she has a general that is overseeing the roofing stuff. States that on top as a protective layer is the corrugated metal as a protective surface. States that she doesn't want water or snow sitting on the roof ever again. States that the final surface of the metal will be doing the lion share of water and snow shedding.

Davis: Asks if she will be painting the metal or using the galvanized finish.

Grettum: States that it is up to them. States that she would prefer the galvanized for reflectivity, but that if they needed brown or black she could do it. States that the surface is about 8' deep by 14' wide. States that it is not a big surface, that you can't see it from the road surface. States that there will be white trim, which is what is there now. States that it is kind of hit and miss. States that she hopes it won't leak.

Prebys: Asks how the under layer is applied.

Grettum: States that it is self-adhesive and it bonds to the sheathing surface. States that she does not want to use heat.

Rupert: Asks if it is like an ice barrier.

Grettum: Affirms. States that they are a peel-and-stick.

Pettit: Asks if there is a pitch to the roof at all.

Grettum: States that it is very slight, maybe a 2-12.

Schmiedeke: Asks if it goes around to the rear of the building.

Grettum: States that it is just the second floor landing. States that it doesn't tie into.

Schmiedeke: States that she is worried about water getting beneath the corrugated metal.

Grettum: States that she will tie it in with the shingles and that she will seal it. States that she is not interested in having water penetration as well.

Rupert: States that there is a foam strip they can get to fill in that gap as well.

Grettum: Affirms. States that she wanted to clear the foundation work. States that there are two, double brick walls and they need to be replaced. States that she has a foundation contractor that will be excavating and replacing. States that they are expecting concrete block. States that it can be parged.

Prebys: Asks if replaced like with like.

Grettum: States that he was not planning on re-bricking.

Prebys: Asks where the cement block starts and ends.

Grettum: States that length-wise from the front corner back to basically where one of the interior walls. States that it is about 16' from the front corner backward. States that from the front corner of the house inward on the south side where it hits the block structure for the staircase. States that that the side approach to the stairway is on that side. States that it mirrors the north side from the front corner back. States that it is almost completely below grade. States that right now it has a weird skirting stuff on it, like siding panels you would put on your garage. States that it looks like T1-11 siding. States that this covers the whole foundation work. States that she would be removing that. States that her thought was that if they would like to have the brick replicated above grade, she could block up and then from grade up have the brick look. States that it was parged anyway. States that after you peel off the cruddy layers it is hard to tell what was there.

Davis: Asks how much would be above grade.

Grettum: States that it would be about a foot or a foot and a half.

Prebys: States that there would still be some brick foundation at the rear half of the building.

Grettum: States that the rear part of the building has been redone in block. States that it is all cement block with the funky T1-11 stuff over top of it and painted blue. States that it is all blue. States that she would clean that up or put the T1-11 all the way around to make it uniform. States that it is a bit of a mystery.

Prebys: States that the T1-11 doesn't make much sense at ground level.

Rupert: States that it may be treated.

Grettum: States that some of the newer stuff isn't so bad, states that some of the older stuff is. States that the parts of it at the rear that come in contact with grade are degrading. States that the stuff on the sides is just covering the fact that the foundation needs help. States that the T1-11 is covering up the block in the back and the stuff on the sides are just covering the fact that the foundation needs help.

Prebys: Asks how they want to proceed.

Rupert: States that he would approve of the removal of the T1-11 and cement block on the foundations. States that they don't need the brick reveal at the top.

Grettum: Asks if he wants the blocks parged.

Rupert: Asks if the block in the rear of the building parged.

Grettum: States that it is not.

Rupert: States that he would not parge it then.

Motion: Davis (second: Pettit) moves to approve the work to include the removal of the existing roof above the second floor and replacement with a corrugated metal roof 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.

Secretary of the Interior Standards:

#5—Preserve distinctive features.
#9—Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

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STUDY ITEMS—none

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

HDC Policy Document, second draft

The HDC had a few minor changes to the policy document and asked that a third iteration be presented at the next meeting on September 13, 2016. The HDC was in favor of the addition of the newly proposed lighting policy that would encourage applicants to use light fixtures that are Dark Sky compliant.

Motion: Schmiedeke: (second: Davis) Moves approval of the newly proposed lighting policy in the District.

Property Monitoring

212 N Woodward: Staff informed the HDC that fence posts were being installed without a permit. The HDC asked the staff send a letter requesting an application from the property owner.

106 N Adams: Staff informed the HDC that the property was being painted without a permit. The HDC was unsure if the paint is a primer coat or if the white is the final color. The HDC asked that staff send a letter to the property owner requesting an application.

Intern Comments

The HDC thanked the current intern, Haley McAlpine, for her work for the HDC during her time as the intern. McAlpine thanked the HDC for their unwavering support of preservation in Ypsilanti. McAlpine noted that they should all be proud of the time they have dedicated as volunteers for the city.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of August 9, 2016

Motion: Rupert (second: Schmiedeke) moves to approve the minutes from August 9, 2016.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:44pm

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