

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA MAY 22, 2012 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET MAY 22, 2012 \(PDF\).PDF](#)

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
REGULAR MEETING AGENDA
TUESDAY, MAY 22, 2012
7:00 P.M.**

I. CALL TO ORDER AND ROLL CALL

Jane Schmiedeke, Chair	P	A
Hank Prebys, Vice Chair	P	A
Ron Rupert	P	A
Michael Condon	P	A
Jennifer Henriksen	P	A
Alex Pettit	P	A
Anne Stevenson	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING - none

V. BUSINESS SESSION

A. OLD BUSINESS

- | | |
|------------------------|-------------------|
| 1. 508 N. River | Re-roofing |
| 2. 11 Oak | Porch replacement |

B. NEW BUSINESS

- | | |
|------------------------|-------------------------------|
| 3. 333 Oak | Staining of rear porch |
| 4. 518 N. Huron | Re-roofing |
| 5. 213 N. Adams | Re-roofing, painting, windows |

C. STUDY ITEMS - none

D. ADMINISTRATIVE APPROVAL

- | | |
|------------------------|-------------------------|
| 6. 720 Norris | Solar panel awning |
| 7. 203 S. Huron | New addition |
| 8. 119 N. Huron | Re-roofing of flat roof |

E. OTHER BUSINESS

9. **Property Monitoring**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of April 24, 2012

*There was no quorum at the May 8, 2012 meeting; no formal meeting was held.

VIII. ADJOURNMENT

**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
REGULAR MEETING AGENDA
TUESDAY, MAY 22, 2012
7:00 P.M.**

I. CALL TO ORDER AND ROLL CALL

Jane Schmiedeke, Chair	P	A
Hank Prebys, Vice Chair	P	A
Ron Rupert	P	A
Michael Condon	P	A
Jennifer Henriksen	P	A
Alex Pettit	P	A
Anne Stevenson	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING - none

V. BUSINESS SESSION

A. OLD BUSINESS

- | | |
|-----------------|-------------------|
| 1. 508 N. River | Re-roofing |
| 2. 11 Oak | Porch replacement |

B. NEW BUSINESS

- | | |
|-----------------|-------------------------------|
| 3. 333 Oak | Staining of rear porch |
| 4. 518 N. Huron | Re-roofing |
| 5. 213 N. Adams | Re-roofing, painting, windows |

C. STUDY ITEMS - none

D. ADMINISTRATIVE APPROVAL

- | | |
|-----------------|-------------------------|
| 6. 720 Norris | Solar panel awning |
| 7. 203 S. Huron | New addition |
| 8. 119 N. Huron | Re-roofing of flat roof |

E. OTHER BUSINESS

9. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of April 24, 2012

*There was no quorum at the May 8, 2012 meeting; no formal meeting was held.

VIII. ADJOURNMENT

Rec 14231
chk 11915



Ypsilanti Historic District Work Permit Application

Date filed 3/27/12 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 508 N River Ypsilanti 48197

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Bronni Inc

Address 1531 Eight Mile

City Whitmore Lake State Mi Zip 48189

Phone 734-662-6422 Fax 734-449-2560

E-mail bronni.1531@yahoo.com

Owner CARL BRONNI
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor SAME AS ABOVE
(Name, address, phone)

Action Items only:

Construction Cost 5600.00 Permit Application Fee 30.00

The permit fee is \$20 plus \$5 for each \$3,000 of construction cost, and is due at the time of application.

To complete this application:

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 508 N. River

Applicant Mrs. Elms

Description of proposed work (see sample applications)

Complete Roof.

Materials GAF Shingles

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.

Signature of Applicant

Date

Image/Sketch for Parcel: 11-11-04-494-007**City of Ypsilanti**[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)**Caption:** .JPG

****Disclaimer:** BS&A Software provides this Web Site as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

[Privacy Policy](#)



Ypsilanti Historic District

Work Permit Application

Fee 14604
cash

Date filed _____ 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 11 Oak Street

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Nathan Zautcke

Address 1345 Hidden Creek South

City Saline

State MI Zip 48176

Phone 734-260-8226

Fax 734-480-0911

E-mail n.zautcke@acidirect.com

Owner

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor

(Name, address,
phone)

Action Items only: \$

Construction Cost

1,000⁰⁰

Permit Application Fee

The permit fee is \$20 plus \$5 for each (or any portion of) \$3000 of construction cost. Payment is due at the time of application.

To complete this application:

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 11 Oak Street

Applicant Nathan Zautcke

Description of proposed work (see sample applications)

Replace existing side porch with new covered porch. The porch will have shingled over hang, with columns for support, wood deck and railings. The current siding shows signs of porch and overhang in the past. I am following the same layout as prior. See attached photos.

Materials

Treated Lumber

Shingles

Cement (for footers of porch)

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof Slate shingle

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.

Nathan Zautcke
Signature of Applicant

3-28-12
Date

Lucien +



Correct



Luccent







Ypsilanti Historic District

Work Permit Application

Rec. 14681
CHK 9126

Date filed 4-26-12 for HDC meeting date may 8, 2012

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 333 Oak st

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Judy Lucchetti

Address 333 Oak St

City Ypsilanti

State MI

Zip 48198

Phone 734-483-6484

Fax _____

E-mail slucchetti@comcast.net

Owner _____

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____

(Name, address,
phone) _____

Action Items only:

Construction Cost \$50.00

Permit Application Fee \$20 25⁰⁰

The permit fee is \$20 plus \$5 for each \$3,000 of construction cost, and is due at the time of application.

To complete this application:

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed 3/25/2012 for HDC meeting date 4/8/2012

Property Address 333 Oak St

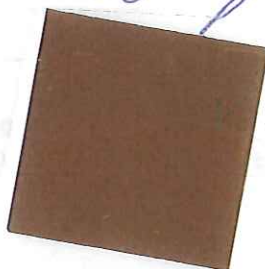
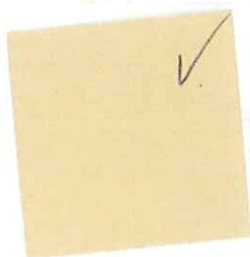
Applicant Judy Lucchetti

Description of proposed work (see sample applications)

Staining of the balcony and porch underneath for preservation. It is in the back of the house.

Materials

solid color stain



Colors (Attach color chips or samples)

Body _____

Accent 1 Match

Trim one color

Accent 2 The colors match with

Roof whole thing

Other The different bucks in the front

- ☐ 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.

Judy M Lucchetti
Signature of Applicant

4/26/12
Date







Rec- 14277
CHK 1638



Ypsilanti Historic District Work Permit Application

Date filed 5/7/12 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 518 N. Huron St

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name TERRY Raymond (owner) Mr. Roof (contractor)

Address 518 N. Huron St

City Ypsilanti State MI Zip 48197

Phone 707-834-5460 Fax _____

E-mail _____

Owner TERRY Raymond
(If different than applicant)

Mr. Roof
Telephone
734-572-1948

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Mr. Roof
(Name, address, phone) 3511 E. Ellsworth Ann Arbor 48108

Action Items only:

Construction Cost 4265 Permit Application Fee 30⁰⁰

The permit fee is \$20 plus \$5 for each \$3,000 of construction cost, and is due at the time of application.

To complete this application:

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed 5/7/12 for HDC meeting date _____

Property Address _____

518 N. Huron St

Applicant _____

Mr. Roof

Description of proposed work (see sample applications)

Replace Existing shingles -
Repair any damaged wood.

Materials

Asphalt/Fiberglass Architectural shingles

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof Shingles - Chateau Brown
(color)

Other _____

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

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

[Signature]
Signature of Applicant

5/7/12
Date



City of Ypsilanti Building Department
One South Huron Street
Ypsilanti, MI 48197
Phone: (734) 482-1025 Fax: (734) 483-7444
www.cityofypsilanti.com

Faxed applications can not be accepted

Fee 14100
Permit Fee \$ 7500
Admin Fee \$
Cont. Registration \$
Plan Review \$
C of O \$
Total \$ 86

Building Permit & Plan Review Application

I. Location of Building Please Print Clearly	At (location) <u>518 N. Huron St.</u> Zoning Dist. _____
	Between _____ and _____
	(Number) (Street Name)
	Subdivision _____ Lot _____ Block _____ Lot Size _____
	(Cross St.) (Cross St.)

II. Type And Cost of Building - All applicants complete parts A - D

A. TYPE OF IMPROVEMENT		D. PROPOSED USE - For "Wrecking", most recent use	
1. ☐ New building		<u>Residential</u>	
2. ☐ Addition (If residential, enter number of new housing units added, if any, in Part D-13.)		12. ☒ One Family	
3. ☒ Alteration (See 2 above)		13. ☐ Two or more family (Number of units) _____	
4. ☐ Repair, replacement		14. ☐ Transient hotel, motel, or dormitory (Number of units) _____	
5. ☐ Wrecking (If multifamily residential, enter number of units in building in Part D-13.)		15. ☐ Garage	
6. ☐ Moving (relocation)		16. ☐ Carport	
7. ☐ Foundation only		17. ☐ Other - (Please specify) _____	
B. OWNERSHIP			
8. ☐ Private (individual, corporation, nonprofit institution, etc.)			
9. ☐ Public (federal, state, or local government)			
C. COST			
10. Cost of improvement To be installed but not included in the above cost		(Omit cents) \$ <u>4265.00</u>	
a. Electrical			
b. Plumbing			
c. Heating, air conditioning			
d. Other (elevator, etc.)			
11. Total cost of improvement		\$ <u>4265.00</u>	
		Non-residential - Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.	
		REMOVE EXISTING SHINGLE	
		REPLACE ROTTEN SHEATHING	
		INSTALL ALUMINUM DRIP EDGE	
		INSTALL ICE GUARD	
		INSTALL 15LB. FELT	
		INSTALL ASPHALT SHINGLES	
		INSTALL VENTILATION AS PER CODE	

III. Selected Characteristics of Building - For new buildings and additions, complete Parts E-L; for wrecking, complete only Part J, for all others skip to Section IV.

E. PRINCIPAL TYPE OF FRAME		G. TYPE OF SEWAGE DISPOSAL		J. DIMENSIONS	
30. ☐ Masonry (wall bearing)		40. ☐ Public or private company		48. Number of stories	
31. ☐ Wood frame		41. ☐ Private (septic tank, etc.)		49. Total sq. feet of floor area, all floors, based on ext. dimensions.	
32. ☐ Structural steel		H. TYPE OF WATER SUPPLY		50. Total land area, sq. feet	
33. ☐ Reinforced concrete		42. ☐ Public or private company		K. NUMBER OF OFF STREET PARKING SPACES	
34. ☐ Other - (specify) _____		43. ☐ Private (well, cistern)		51. Enclosed	
				52. Outdoors	
F. PRINCIPAL TYPE OF HEATING FUEL		I. TYPE OF MECHANICAL		L. RESIDENTIAL BUILDINGS ONLY	
35. ☐ Gas		Will there be central air conditioning?		53. Number of bedrooms	
36. ☐ Oil		44. ☐ Yes 45. ☐ No		54. Number of bathrooms: Full	
37. ☐ Electricity		Will there be an elevator?		Partial	
38. ☐ Coal		46. ☐ Yes 47. ☐ No			
39. ☐ Other - (specify) _____					

IV. IDENTIFICATION -- To be completed by all applicants

Name	Mailing address -- (Number, street, city & state)	Zip code	Telephone
1. Owner or Lessee	Terry Raymond	518 N. Huron St Ypsilanti, MI	707-834-5460
2. Contractor Info	Mr. Roof Holding Co., LLC 3511 E. Ellsworth Road Ann Arbor, MI 48108	48197 Builder's License No. 2102180827	
3. Architect or Engineer			800-949-0008

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 his authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

Signature of applicant	Address Mr. Roof Holding Co., LLC 3511 E. Ellsworth Road Ann Arbor, MI 48108	Application date 5-16-12
------------------------	---	-----------------------------

DO NOT WRITE BELOW THIS LINE

V. PLAN REVIEW RECORD -- For office use only

Plan Reviews Required	Check	Plan Review Fee	Date Plans Started	By	Date Plans Approved	By	Notes
Building		\$					
Plumbing		\$					
Mechanical		\$					
Electrical		\$					
Other (specify)		\$					

VI. ADDITIONAL PERMITS REQUIRED OR OTHER JURISDICTION APPROVALS

Permit or Approval	Check	Date Obtained	Number	By	Permit or Approval	Check	Date Obtained	Number	By
Boiler					Plumbing				
Curb/Sidewalk cut					Roofing				
Elevator					Sewer				
Electrical					Sign/Billboard				
Furnace					Street Grades				
Grading					Use of public areas				
Oil burner					Wrecking				
Other (specify)					Other (specify)				

VII. VALIDATION

Building permit number		For Department Use Only	
Building permit issued			
Building permit fee	\$		
Certificate of Occupancy	\$		
Drain Tile	\$		
Plan review fee	\$		
		Use Group	
		Fire Grading	
		Live Loading	
		Occupancy Load	
		Approved by	Date

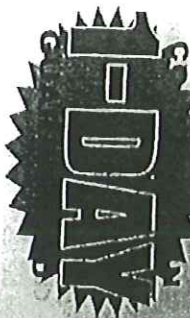


Roofing - Windows - Siding

**ECONOMY
LIFETIME SYSTEM
FIBERGLASS CONTRACT**

1-800-949-0009
Fax 1-866-711-7755

1-800-4-MR-ROOF



Waiting on Historic District Approval

Year After Year, Nobody Installs More New Roofs... Nobody!

Customer will be notified of any delays

Name Terrey Raymond Date 4/27/12 Twp. 48197
Street 578 N. Kuehn St City Peel Zip 48197
Telephone Number 734-834 5460 Email peel@peel.com
Inspector Name Kay Levin Telephone Number 734-395-0585 Inspector Phone Number 734 395-0585

1. Prepare house to have roof removed, (tarp, etc.) to ensure debris does not damage any siding, shrubs, lawn, etc. Remove all old roofing material, to original roof decking, secure any problem areas, Remove and replace any rotten wood decking.
2. ^(K) ⁵⁰ The first ⁽²⁾ 25 linear feet of 1" x 6" or 4" x 8" sheets of OSB is included. Thereafter, there will be a charge of \$2.00 per foot of 1" x 6" and \$45.00 per each 4' x 8' sheet of plywood/OSB. Customer signature X 4602
3. Install heavy gauge 1.5" drip edge and rake edge. This material is used to create a clean smooth appearance of entire perimeter and to make a positive transfer of water from roof to gutters.
4. Install ice guard to code up all eaves including valleys, flashing, chimneys, as needed. This provides a weather-tight seal and stops ice and/or water from penetrating the roof system.
5. Install code-rated asphalt underlayment on remainder of roof.
6. Install a limited lifetime manufacturers warranted fiberglass architectural shingle system.
7. All shingles to be nailed using diamond cut, galvanized roofing nails.
8. Flash all chimneys, walls, and vents, where needed.
9. Install vent stack collars to all stack pipes to ensure a watertight seal.

10. Install 90 lbs. multiple layer paper valley system.
11. Install 4/4 leak resistant roof louvers or ridge vent system.
12. All installers to have completed **MR. ROOF MASTER QUALITY SHINGLER** program.
13. Job to include thorough clean up and proper disposal of all debris (that day.) All **MR. ROOF** fees and taxes are included in this proposal. (Permits pulled by **MR. ROOF**, not a sub-contractor.)
14. Post-job quality control inspection (Because **MR. ROOF** is the contractor/supplier, only **MR. ROOF** can provide a waiver of lien for your protection.)

ROOF PRICE	\$ 4265	Squares	444	Ant.	Stay	Goes	House Only	Yes	No
Asph/Flt	35	Layers	3 1/2, 4 1/2	Chimney	1	2	Garage	Yes	No
DEPOSIT	\$ (2000)	Pitch	30	Color	Bl	Br	Stories	1	2
SUBTOTAL	\$ 2265	S.S. Rake	30	Flash	Bl	Br	Bath Vents	1	2
		S.S. Edge	30	Drip	Bl	Br	Kit Vents	1	2
		Cap Feet	30	Remove	Bl	Br	RIDGE VNT.	1	2
		Vented Edge	30	Gutters	Bl	Br	FLASH FT.	1	2
		Drip Edge	30	Gut. Color	Bl	Br	RUBBER SQ	1	2
		Valley Ft.	30	Insulation	Bl	Br	Redeck	1	2
		Thun. Vent	30	R-Value	Bl	Br	Mold Kill	1	2
		Vent Color	30	Solar Fan	Bl	Br	Gutter Prot.	1	2
Est. Monthly Payment with approved credit	\$	Bl	Br	Ww	Yes	No	Yes	No	No

Added info: Owner is advised that wood roof deck is in poor shape & to expect significant charges for wood repair & replacement.

If more than 10 sheets of plywood need replacement, cost per sheet is reduced to \$35.00 if paying by credit card, please add 3%.

Notice of Right to Cancel - You the buyer may cancel this transaction at anytime prior to midnight of the third business day after the date of this transaction. See the back of this contract for the notice of cancellation form for an explanation of this right.

Owners X [Signature] Owners X See Attached Fax Date: 4/27/12

Inspector [Signature] Circle Method of Final Payment
 FINAL PAYMENT DUE UPON COMPLETION
 Finance Cash/Check Other Other

Additional work will only be performed if in writing. Additional Terms And Conditions On Back.

Rec. 14733
CNK 1130



Ypsilanti Historic District Work Permit Application

Date filed May 16, 2012 for HDC meeting date May 22, 2012

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 213 N. Adams

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Stephen Thomashefski

Address 675 Barber Avenue

City Ann Arbor

State MI Zip 48103

Phone (734) 794-2790

Fax _____

E-mail st@rc.net

Owner _____

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor BULGARIAN ROOFING

(Name, address,
phone)

Petio Gospodinov / 6895 Pontiac Lake Road / Waterford, Mi (248) 343-6460

Action Items only:

Construction Cost \$30,000.00

Permit Application Fee \$70.00

The permit fee is \$20 plus \$5 for each \$3,000 of construction cost, and is due at the time of application.

To complete this application:

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

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

Incomplete applications will not be considered.

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

Date filed May 16, 2012 for HDC meeting date May 22, 2012

Applicant Stephen Thomashefski

1. New 40 Year Dimensional Shingle, ice guard, drip edge and ridge vents on house and carriage house.
2. Repair / replace existing K-Style gutters with like or better.
3. New exterior paint on house and carriage house performed in compliance to Historical District specifications.
4. Repair existing windows with double pane glass and screens (on lower half of window).

1. Building Products of Canada dimensional shingle specifications attached (see color samples).
2. K-Style gutter specifications attached. *5" K-Style / 3/32"*
3. Paint: see below.
4. Existing windows will be re-used.

Body 5004-1C 'Green Tea Leaves' Accent 1 _____

Trim 3007-6C 'Crafted White' Accent 2 _____

Roof Everest 'Weathered Rock' Other _____

- 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.

Stephen Thomopoulos
Signature of Applicant

2006 Historic District Work Permit Application • Page 2 of 2

LIMITED LIFETIME WARRANTY

EVEREST

The summit of protection

TAKE BEAUTY AND PROTECTION TO THE TOP. This double-layer laminate features larger tabs for a bolder appearance and dramatic colors for eye-catching elegance. Its generous nailing zone allows for easier installation and shingle performance.

Due to limitations of the printing process, actual shingle colors and granule blends may vary from the photos. It is recommended that you view an actual shingle sample before making a final color selection. We reserve the right to change colors at any time.



SPECIFICATIONS

Dimensions (approx.)	Exposure	Shingles/bundle	Coverage/bundle	Roof slope (min.)	Spec. Compliance	Warranty Period (yrs)	Wind Protection*	
1016 mm x 356 mm (40" x 14")	152 mm (6")	20	3.1 m ² (33.3 sq ft) Use Meridian HR 3-D or Yukon SB for Hip & Ridge	1:3 (4" in 12") Using Low Slope application: 1:4 (3" in 12")	CSA A123.5, ASTM D3462, ASTM D3018, ASTM D3161 Fire Resistance Class A, D and F Pass TAS 100 as referenced in Miami-Dade County Meets Class H as tested per UL2390	Lifetime	Standard Application ¹	High Wind Application ²
							180 km/h (110 mph)	220 km/h (135 mph)

1. Standard Wind Warranty applies when shingles are installed using standard application.
2. High Wind Warranty applies when shingles are installed using high wind application.
* Please refer to applications instructions for more information.

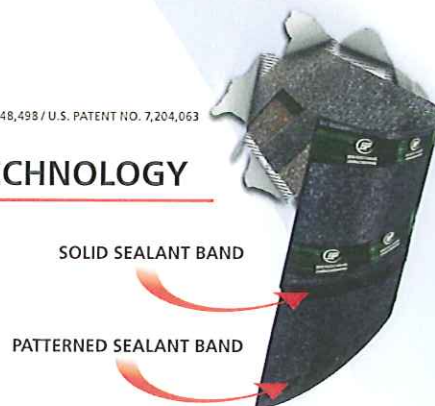


BREAKTHROUGH SHINGLE TECHNOLOGY

CANADIAN PATENT NO. 2,448,498 / U.S. PATENT NO. 7,204,063

Breakthrough hurricane-resistant protection now **built into every Everest shingle**, with 2 sealant bands that lock out water and wind-driven rain. One groundbreaking technology that provides superior protection and gives the added-value of an enhanced wind warranty.

Look to the Weather-Tite™ symbol for superior protection!



BUILDING PRODUCTS OF CANADA CORP.

PRODUCT MANUFACTURED IN CANADA

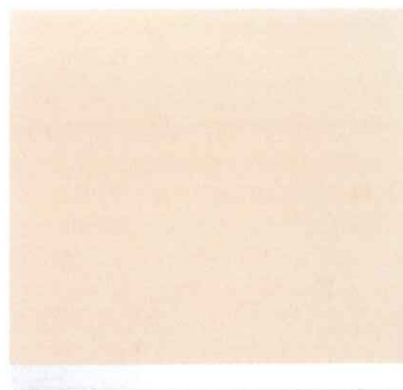
9510 St. Patrick St., LaSalle Québec, Canada H8R 1R9
3703 – 101 Avenue N.E., P.O. Box 576, Edmonton, Alberta, Canada T5J 2K8
Web site: www.bpcan.com



All colors shown in satin sheen.
 Todos los colores que se ilustran son en brillo satinado.



House/Casa: 5004-1C Green Tea Leaves, Trim/Borde: 3007-6C Crafted White, 3005-10A Sandy Cove, 4007-4B Smoky Pitch



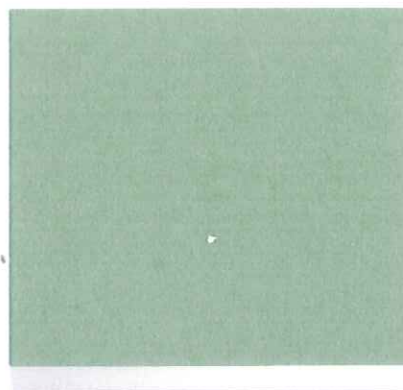
3001-10B Milk Toast



2001-9B Country Path



2011-9 Soul Chocolate



5004-1C Green Tea Leaves



6006-2B Safari Beige

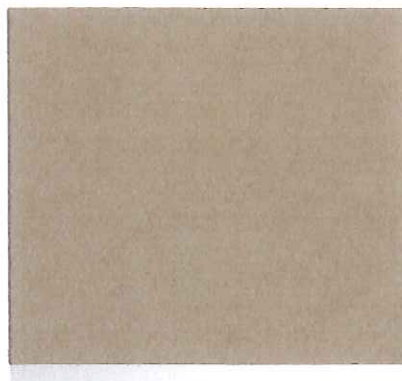


5004-2C La Fonda Territory Green

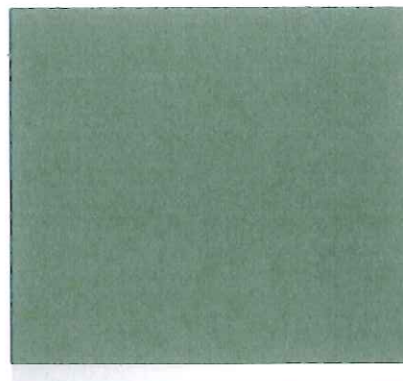
2005-10C Bungalow White



2010-9 Gardener's Soil



2005-9C Delta Sandbar



5003-2B Lush Sage



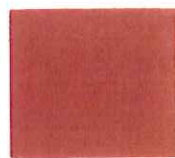
5003-2C Blackened Pine



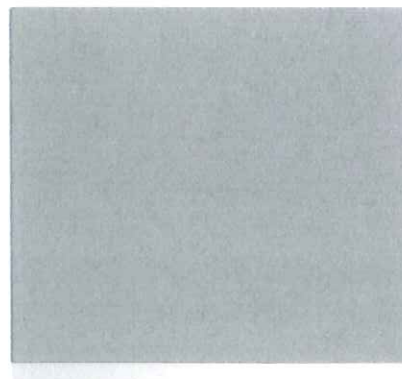
1001-7A Sweet Currant



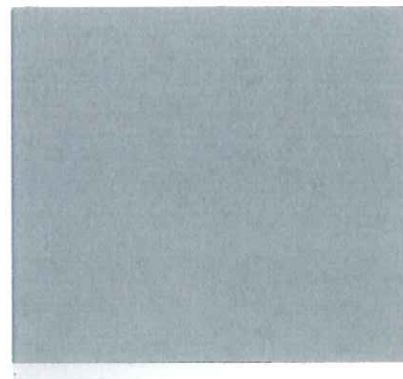
5006-2C Sable Evening



2010-7 Rare Sienna



5006-2A Wet Pavement



4008-1C Stone Mason Gray



7002-16 Swiss Coffee



4007-4B Smoky Pitch

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF APRIL 24, 2012

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke	Chair 7:00 PM
Meeting Location:	City Council Chambers, City Hall
Commissioners Present:	Jane Schmiedeke, Hank Prebys, Ron Rupert, Jennifer Henriksen, Alex Pettit, Anne Stevenson
Commissioners Absent:	Michael Condon
Staff Present:	Connie Locker, HDC Assistant

APPROVAL OF AGENDA

Motion:	Prebys (Second: Henriksen) moves to approve the agenda with the addition of 12 W. Michigan as a study item.
Approval:	Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS

508 N. River

Applicant:	Bronni, Inc., contractor (not present)
Discussion:	Application is for the completion of the roof at 508 N. River in GAF shingles. No specific details on the method, materials, or color has been given on the application. The HDC notes that it appears the building has already been re-roofed and discusses how to best handle the application.
Motion:	Prebys (second: Stevenson) moves to table the application until more information about the project is received.
Approval:	Unanimous. Motion carries.

11 Oak

Applicant:	Nathan Zautcke, owner (not present)
Discussion:	Application is for the replacement of the existing side porch with a new covered porch, to match what applicant believes is same layout as a former side porch.

The commission finds that the submitted sketch and list of materials is too unclear to render a decision. No new material regarding the application has been submitted.

Motion: Stevenson (second: Henriksen) moves to table the application at 11 Oak for further information on the construction materials and design suggested.

Approval: Unanimous. Motion carries.

NEW BUSINESS

319 N. Huron

Applicant: My Car Guy, Inc. (not present)

Discussion: Application is for the painting of the exterior in new colors, with the body of the building to be white and the accents blue. The existing exterior is mostly porcelain panels that have already been painted several times. The Commission notes that some of the panels are missing and have been replaced with painted plywood.

Motion: Rupert (second: Henriksen) moves approval for painting at 319 N. Huron in colors as selection on submitted illustration.

Secretary of Interior Standards cited:

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

Approval: Unanimous. Motion carries.

STUDY ITEMS

12 W. Michigan

Applicant: Ron Rupert, contractor (present) and Lisa Walters, owner (present)

Discussion: The owners of 12 W. Michigan would like to replace their windows. A previous discussion with the Commission questioned whether the colored glass in the windows at the front of the building would need to be retained.

The owners would first like to replace the six windows at the front of the building that are 6-over-6 and measure approximately 80" x 40". A photo from approximately 1950 – 1951 has been found that indicates that at that time the windows were 4-over-4. Because of this discovery, the applicant would prefer to remove the 6-over-6 windows with the colored glass and replace them with 4-over-4. The applicant also notes that the replacement or repair of the windows is necessary regardless due to problems with heat loss and drafts in the colder months.

The Commission discusses whether the colored glass at the front of the building should be considered a significant change to the building made over time (Secretary of the Interior Standard #4).

The applicant also notes that the repair or replacement of other windows around the building would be needed as well. At the rear of the building, six windows in the back would be replaced with 1-over-1 sash packs. On the east side, multiple changes would also be made.

The Commission feels that this plan is largely doable, although photos of the existing windows and sketches of the proposed changes would be required with a formal application in order for the Commission to render an informed decision.

328 E. Cross

Applicant: Michael Newberry, owner (present)

Discussion: The owner would like to plant a privacy hedge that would grow to be approximately five to six feet tall and is seeking the Commission's opinion on what plants would be most appropriate. He would ideally like something with a traditional look that would retain its leaves in winter.

The Commission suggests several options, but notes that a nursery such as Abbott's or Plymouth would have a more comprehensive idea of what plants fit his needs. The HDC also notes that no work permit application would be required for the project.

ADMINISTRATIVE APPROVALS

329 E. Cross

Discussion: At the previous HDC meeting, staff was authorized to approve the following work to be completed at 329 E. Cross:

At the front porch:

- Reconstruction of the porch framing, including new concrete footings and the repair of the bottom of the existing wood columns with wood in profile to match existing
- Replacement of the porch decking with finished tongue and groove porch decking to match original, as documented in photos
- All exposed wood shall be painted or stained with an opaque stain
- Reconstruction of the front porch stairs in wood
- Addition of a handrail or pipe rail at the front steps, to be painted.
- Installation of wood porch skirting, to be painted or stained with an opaque stain. Skirting lattice to be framed as described in the HDC Porch Fact Sheet.

At the side porch:

- Replacement of the damaged wood columns in kind, with profile and material to match existing.
- Replacement of the wood railing in kind.
- All exposed wood shall be painted or finished with an opaque stain.

Motion: Rupert (second: Pettit) moves to accept the administrative approval.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring

120 W. Michigan: A new sign was installed at the address which does not fit into the allotted space for the sign frame to be installed by the building owner. A letter will be sent to the renter regarding the sign and to the owner regarding the installation of the sign frame.

16 N. Huron: An inappropriate sign was installed without HDC approval; a letter has been sent. Issue pending Building Department action.

308 Washtenaw: In December, new windows were denied for the property. No new work has been completed; continue to monitor.

306 N. Hamilton: The compliance deadline set by the Building Department has passed without action taken by the owners. The issue will continue to be monitored as it develops.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS - none

HOUSEKEEPING BUSINESS

Approval of the minutes of April 10, 2012

Motion: Rupert (second: Stevenson) moves to approve the minutes as submitted.
Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Rupert (Second: Henriksen) moves to adjourn the meeting.
Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:00 p.m.