

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA NOVEMBER 13, 2012 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET NOVEMBER 13, 2012 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, November 13, 2012
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.

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-none

B. NEW BUSINESS

1. 626 Norris St.	Windows
2. 309 Maple St.	Roofing
3. 224 N. Grove St.	Sidewalk
4. 128-130 W. Michigan	Windows & Storefront
5. 621 Norris St.	Roofing

C. STUDY ITEMS - none

D. ADMINISTRATIVE APPROVAL - none

E. OTHER BUSINESS

6. **Property Monitoring- none**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of October 23, 2012

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.

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B. NEW BUSINESS

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2. 309 Maple St.

3. 224 N. Grove St.

4. 128-130 W. Michigan

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Windows
Roofing
Sidewalk
Windows & Storefront
Roofing

C. STUDY ITEMS - none

D. ADMINISTRATIVE APPROVAL - none

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Ypsilanti Historic District

Rec. 15339

Work Permit Application

Date filed 10-26-12 for HDC meeting date 11-13-12

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 626 Norris

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Homestead Building And Restoration LLC

Address 145 S. Livernois #314

City Rochester Hills State MI Zip 48307

Phone 248 601 5100 Fax 248 601 5105

E-mail Homesteadbr@comcast.net

Owner James Meza
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Homestead Building And Restoration LLC

(Name, address, phone) 145 S. Livernois #314 Rochester Hills MI 48307

Action Items only:

Construction Cost \$4000.00

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 10-26-12 for HDC meeting date 11-13-12

Property Address 626 Norris

Applicant Homestead Building And Restoration LLC

Description of proposed work (see sample applications)

Replace wood windows - house only - and window casing
(no garage)

Replace exterior front and exterior rear door

Photos submitted at meeting 10-23-12

Materials

- Jeld Wen wood windows
- Wood Doors - flat panel
- Exterior paint windows with existing matching color

- samples submitted and approved to order 10-23-12
at HDC meeting

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.

Mary Brodsky

Signature of Applicant

10-22-12

Date



70 Grey Road
Auburn Hills, MI 48326
Voice: (248) 852-3600

P.O. Box 214560
Auburn Hills, MI 48321-4560
Fax: (248) 852-0950

FACSIMILE TRANSMITTAL SHEET

TO: DIMITRY

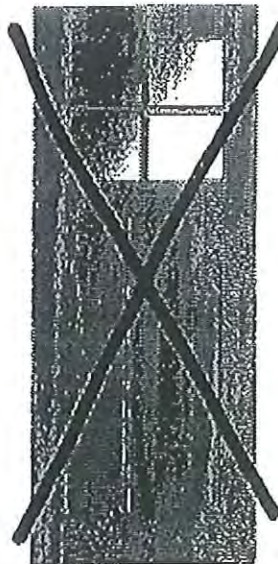
FROM: MAT

COMPANY: 248-601-5105

FAX NUMBER:

TOTAL NO. OF PAGES INCLUDING COVER:

DOORS WOULD BE SIMILAR TO THESE
BUT FLUSH - NOT 2 PANEL
1 3/4" BIRCH - SOLID CORE



\$488.00

\$583.00

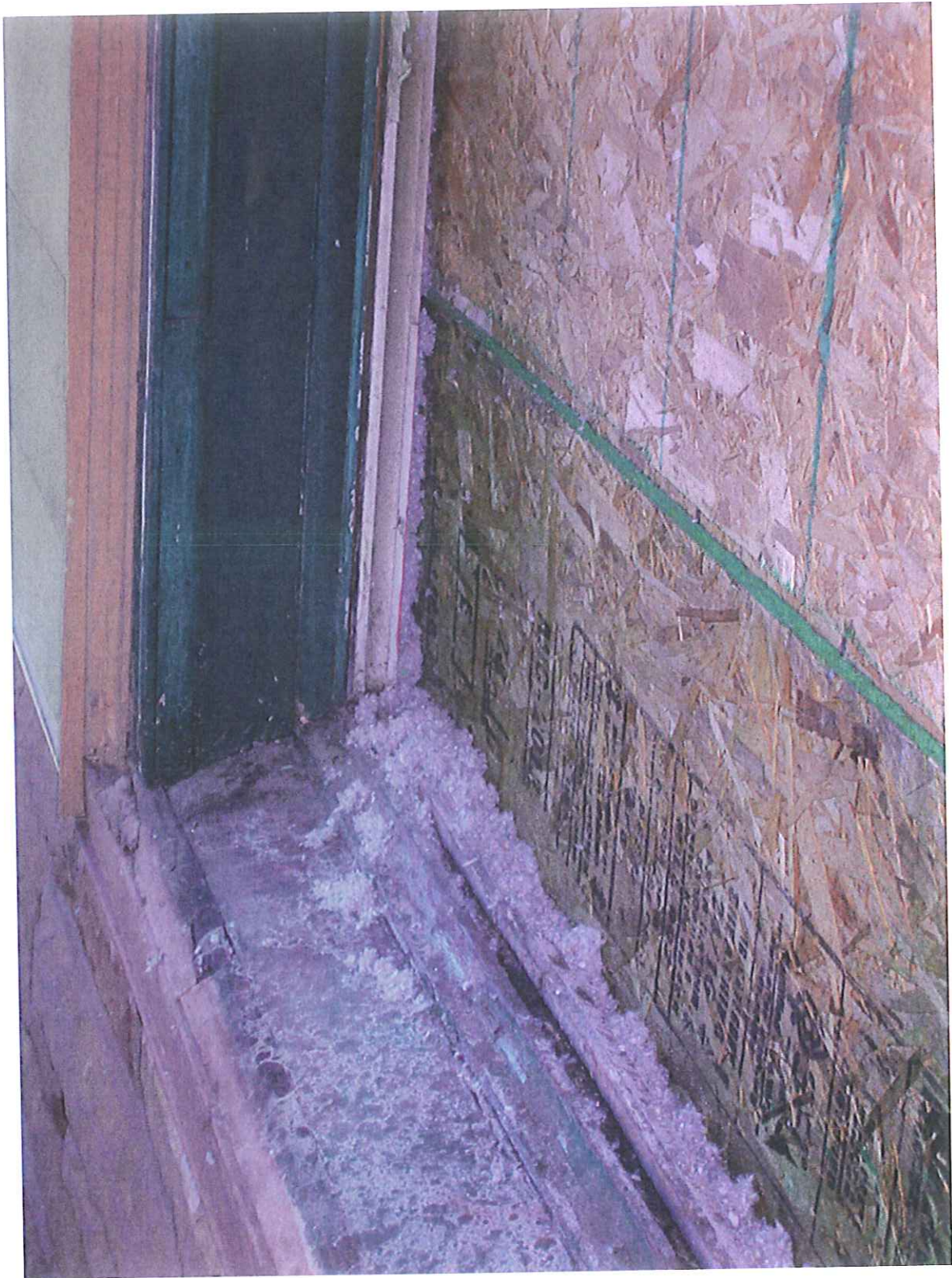
ALLOW 4 WEEK LEAD.



626 Norris, taken Oct. 9, 2012



626 Norris, taken Oct. 9, 2012



626 Norris, taken Oct. 9, 2012



626 Norris, taken Oct. 9, 2012



626 Norris, taken Oct. 9, 2012



626 Norris, taken Oct. 9, 2012



626 Norris, taken Oct. 9, 2012



626 Norris, taken Oct. 9, 2012



Ypsilanti Historic District

Work Permit Application

Date filed 10/25/12 for HDC meeting date 11/6

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 309 Maple

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Doctors Construction

Address 122 Jackson Plaza

City Ann Arbor State MI Zip 48103

Phone ~~734-972-7342~~ 734-368-2464 Fax 734-761-7142

E-mail _____

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor _____
(Name, address, phone)

Action Items only:

Construction Cost 1,800.00 Permit Application Fee 25.00

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 _____

Applicant _____

Description of proposed work (see sample applications)

Rear upper level of house replace 900 sq ft of
roofing
Not visible from road

Materials

Dimensional Fiberglass shingle

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof Red to match existing

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

10-25-12

Date



City of Ypsilanti Building Department

One South Huron • Ypsilanti, MI 48197

Phone: (734) 482-1025 • Fax: (734) 483-7444

www.cityofypsilanti.com

Faxed applications cannot be accepted

COPY

Permit Fee \$	_____
Admin Fee \$	_____
Cont. Registration \$	_____
Plan Review \$	_____
C of O \$	_____
Total \$	59 ⁰⁰

Building Permit & Plan Review Application

I. Location of Building

Please Print Clearly

At (location) 309 Maple Zoning Dist. _____
(Number) (Street Name)
Between _____ and _____
(Cross St.) (Cross St.)
Subdivision _____ Lot _____ Block _____ Lot Size _____

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

A. TYPE OF IMPROVEMENT

1. ☐ New building
2. ☐ Addition (If residential, enter number of new housing units added, if any, in Part D-13.)
3. ☒ Alteration (See 2 above)
4. ☒ Repair, replacement
5. ☐ Wrecking (If multifamily residential, enter number of units in building in Part D-13.)
6. ☐ Moving (relocation)
7. ☐ Foundation only

B. OWNERSHIP

8. ☐ Private (individual, corporation, nonprofit institution, etc.)
9. ☐ Public (federal, state, or local government)

D. PROPOSED USE - For "Wrecking", most recent use

Residential

12. ☒ One Family
13. ☐ Two or more family
(Number of units) → → → →
14. ☐ Transient hotel, motel, or dormitory
(Number of units) → → → →
15. ☐ Garage
16. ☐ Carport
17. ☐ Other - (Please specify) _____

Non-residential

18. ☐ Amusement, recreational
19. ☐ Church, other religious
20. ☐ Industrial
21. ☐ Parking garage
22. ☐ Service station, repair garage
23. ☐ Hospital, institutional
24. ☐ Office, bank, professional
25. ☐ Public utility
26. ☐ School, library, educational
27. ☐ Stores, mercantile
28. ☐ Tanks, towers
29. ☐ Other - (Please specify) _____

C. COST

10. Cost of improvement → → → → →
To be installed but not included in the above cost
- a. Electrical → → → → →
- b. Plumbing → → → → →
- c. Heating, air conditioning → → →
- d. Other (elevator, etc.) → → → →

(Omit cents)

\$ 1800

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.

11. Total cost of improvement → → → → \$

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

30. ☐ Masonry (wall bearing)
31. ☐ Wood frame
32. ☐ Structural steel
33. ☐ Reinforced concrete
34. ☐ Other - (specify) _____

G. TYPE OF SEWAGE DISPOSAL

40. ☐ Public or private company
41. ☐ Private (septic tank, etc.)

H. TYPE OF WATER SUPPLY

42. ☐ Public or private company
43. ☐ Private (well, cistern)

J. DIMENSIONS

48. Number of stories → → → →
49. Total sq. feet of floor area, all floors, based on ext. dimensions.
50. Total land area, sq. feet → →

K. NUMBER OF OFF STREET PARKING SPACES

51. Enclosed → → → → →
52. Outdoors → → → → →

L. RESIDENTIAL BUILDINGS ONLY

53. Number of bedrooms
54. Number of bathrooms: Full _____ Partial _____

F. PRINCIPAL TYPE OF HEATING FUEL

35. ☐ Gas
36. ☐ Oil
37. ☐ Electricity
38. ☐ Coal
39. ☐ Other - (specify) _____

I. TYPE OF MECHANICAL

- Will there be central air conditioning?
44. ☐ Yes
 45. ☐ No
- Will there be an elevator?
46. ☐ Yes
 47. ☐ No

Describe in detail all work to be done on this permit application.

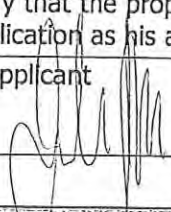
Note: In addition to plans, a copy of a certified survey is also required for construction of all new buildings, additions, garages, carports, pole barns, fences, sheds, parking lots, etc. Permits will not be issued without the required certified survey.

Replace rear upper roof with Fibreglass Dimensional Shingles
approx 900 sq ft

IV. IDENTIFICATION - To be completed by all applicants

	Name	Mailing address - (Number, street, city & state)	Zip code	Telephone
1. Owner or Lessee	Poland	309 Maple	48198	972-8116
2. Contractor Info	Doctor Construction		Builder's License No.	201039
3. Architect or Engineer				

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	Application date
 Preiner	122 Jackson Plaza Ann Arbor, MI	10-26-12

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



309 Maple Street, taken 6/20/2012



309 Maple Street, taken 6/20/2012



Ypsilanti Historic District Work Permit Application

Date filed 10/25 for HDC meeting date 11/6

Action item ☒ Study item ☐

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

Property Address 224 N Grove St.

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Zachary Short

Address 1433 Trotters Ridge Ln Apt 1C

City Westlake State OH Zip 44145

Phone (734) 945-0210 Fax _____

E-mail borfecat@hotmail.com

Owner _____
(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____
(Name, address, phone)

Action Items only:

Construction Cost \$600.00 Permit Application Fee \$25.00

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:

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 224 N. Grove St.

Applicant Zachary Short

Description of proposed work (see sample applications)

Replace: SIDEWALK IN FRONT OF DWELLING 3'X 40'

Replace: CRACKED/DAMAGED SIDEWALK ALONG STREET RIGHTOFWAY (N. GROVE)
Approx 4'X 29.5' AND 4'X 12' AREAS

Materials TRANSIT MIX CONCRETE as specified for FLATWORK SIDEWALKS
FIBER EXPANSION JOINTS

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

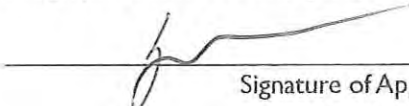
Accent 2 _____

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

10/25/12

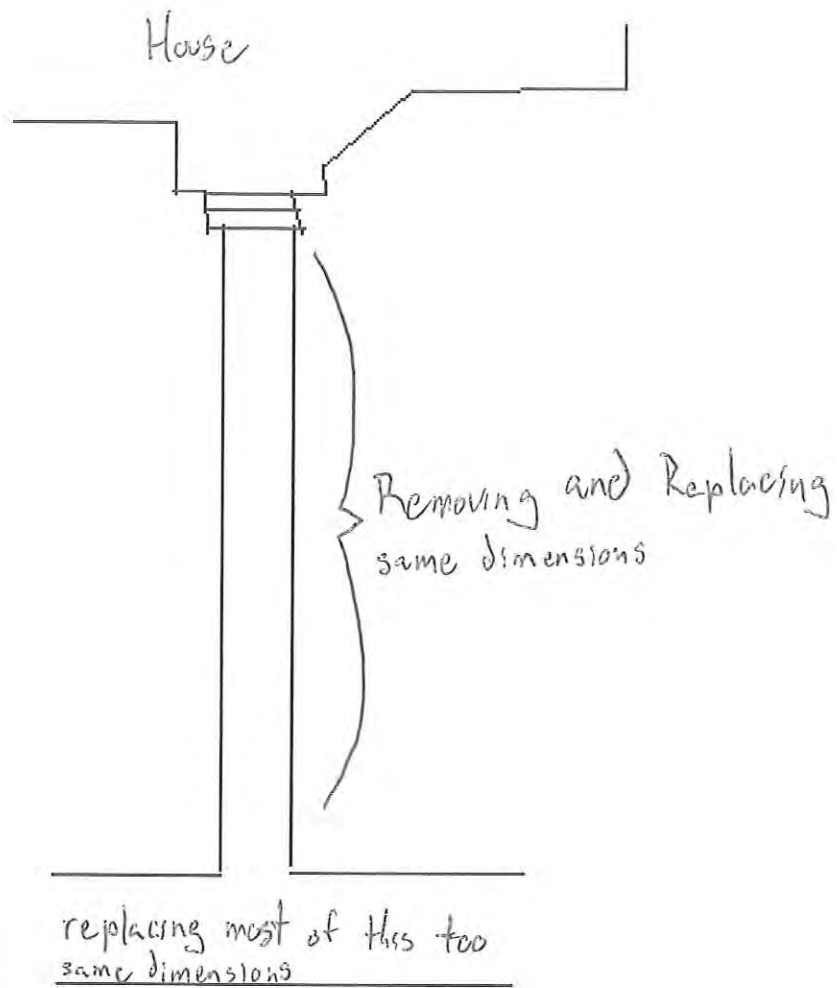
Date











N Grove St



Ypsilanti Historic District

Work Permit Application

Rec. 15342
CHK 4024

Date filed 11-5-12 for HDC meeting date 11/13

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 128-130 W. Michigan

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name Eric Maurer

Address 35 South Summit

City Ypsilanti State MI Zip 48197

Phone 734-487-7182 Fax —

E-mail victor.maurer@yahoo.com

Owner —
(If different than applicant)

Who will perform the work?

☒ Owner ☐ Contractor

Contractor Eric Maurer
(Name, address, phone) —

Action Items only:

Construction Cost 12,000 Permit Application Fee 45⁰⁰

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

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 128-130 West Michigan

Applicant Eric Maurer

Description of proposed work (see sample applications)

We are replacing 13 of the 2nd floor old windows with new double hung windows from Fingerle Lumber. On the 128 Building the 1st floor storefront tiles fell off. We will be building a box to cover the space with a box like the 126 Building has. 13 new wooden windows.

Materials

Colors (Attach color chips or samples)

Body _____

Trim _____

Roof _____

Same GRAY ALREADY ON THE WINDOWS

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.

Eric Maurer

Signature of Applicant

5 NOV 2012

Date









Ypsilanti Historic District Work Permit Application

Date filed 10/26/12 for HDC meeting date 11/13

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 621 Norris St. Ypsilanti

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name A+R Total Construction

Address 345 S. Prospect

City Ypsilanti State MI Zip 48198

Phone 734-485-2255 Fax 734-485-1095

E-mail _____

Owner Josh + Jill Bogdan
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor A+R Total Construction Co.

(Name, address, phone) 345 S. Prospect Ypsilanti, MI 48198 734-485-2255

Action Items only:

Construction Cost 16,149.64 Permit Application Fee 40.00

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 621 Norris St. Ypsilanti

Applicant A+R Total Construction

Description of proposed work (see sample applications)

Remove and replace roofing. Repair soffit and fascia on damaged faces of home. Also New gutters on damaged faces of home. All materials to be exact kind and quality. On the Interior we will repair drywall ceilings and paint the ceilings and walls with the same exact paint that was already used.

Materials

Roof shingles and corresponding materials - same color as before - Autumn Brown
Soffit + fascia - same color as before - white
Gutter's - same color as before - white
Drywall mud
Paint - same color as before - off white

Colors (Attach color chips or samples)

Body _____	Accent 1 _____
Trim _____	Accent 2 _____
Roof <u>Autumn Brown</u>	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.

Matt Byers
Signature of Applicant

8-31-12
Date









621 Norris St, 6/20/2012



City of Ypsilanti

Planning & Development Department

October 25, 2012

Joshua Bogdan
621 Norris St.
Ypsilanti, MI 48198

RE: Unapproved replacement of roof at 621 Norris St.

Dear Mr. Bogdan:

It has come to the City of Ypsilanti's attention that work has been performed at 621 Norris St. This consisted of the unapproved replacement of the roof. The work has been completed without the knowledge or approval of the Historic District Commission (HDC). Per the Historic District Ordinance, any new exterior renovations, alterations, or other types of modifications to a property in the historic district must first be approved by the HDC.

Please submit the enclosed HDC Work Permit Application along with the required information to the Building Department by **12:00 noon on Wednesday, October 31st** for consideration at the November 13th HDC meeting. Applications are also available online at www.cityofypsilanti.com and at the Building Department in City Hall (734-482-1025).

Please contact me at 734-483-9646 with any questions.

Sincerely,

Adam Cripps, HDC Assistant
Planning & Development Department

CC: File

CALL TO ORDER AND ROLL CALL

APPROVAL OF AGENDA

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS - none

NEW BUSINESS

120 E. Cross St.

Applicant: John Harrington, owner (Present)

Discussion: Applicant is applying for replacing original windows with custom made energy efficient windows designed to match existing.

Applicant had come before the commission a month or so previously as a study item, but has made one change. If, because of other commitments, he can only do a partial project, he plans to do rear and east side instead of the entire building. Would do rear windows fixed with muntins added for appearance, but maintain function on other sides. Frames to be aluminum like original. Will likely use Arbor Glass and Mirror. East, front, and west side windows must open due to building functions.

Motion: Prebys (second: Rupert) moved to approve application for window installation at 120 E. Cross, replacing original windows with energy efficient windows, the windows at the rear of building to be solid pane with exterior muntins applied. The remaining windows will be operable as are the originals.

Secretary of the Interior Standards cited: 5

Approval: Unanimous. Motion carries.

210 Washington St.

Applicant: Stewart Beal, owner (Present)

Discussion: Applicant is applying for removal of cladding and footing on the south elevation, raising structure to plumb and installing new footing, replacing cladding using existing material or matching wood painted to match existing barn, and removal of existing concrete floor with optional replacement.

A temporary certificate of occupancy has been issued by the City. Garage has historic plaque from Ypsilanti Heritage Foundation. Windows have broken due to building settling, so glass will be replaced with glass in all openings, but no other work done to windows. Prebys wanted to be sure only wood replaced will be rotten, which was confirmed by the applicant. Replacement will be made with similar wood. Condon inquired whether the people doing the jacking will be competent - applicant and Fred Beal will be doing the work personally. Rupert suggested the use of an oil primer and semi-gloss or satin finish on the paint to help repel water and dirt. Condon said to make sure they stabilize the structure laterally when jacked.

Motion: Condon (second: Prebys) moved to approve application for 210 N. Washington to include jacking existing structure to the extent possible and compensate for settling, replacement of rotted wood in kind, installation of a footing to match the depth of the existing footing or minimum of 12 inches, saw cut and repair of existing interior slab, replacement of broken glass, and painting as needed with oil based primer and Sherwin Williams 7594 Carriage Door. No pressure washing.

Secretary of the Interior Standards cited: 8

Approval: Unanimous. Motion carries.

36 E. Cross St.

Applicant: Jed Clay, representative (Present)

Discussion: Applicant is applying for replacement of damaged cornice with new FRP pre-molded cornice from Edon Fiberglass, including attaching sub-frame to masonry wall using masonry anchors and attaching the FRP with fasteners supplied by the manufacturer.

A storm in spring ripped off cornice. Henriksen confirmed that the plan was to remove what remains and replace completely. Rupert requested details of attachment, which the representative stated were included on the spec sheet. Schmiedeke pointed out that because the building is Italianate, the cornice should include brackets. The company proposed can incorporate brackets into the cornice. Stevenson expressed that we do not know whether brackets originally existed on the building. Henriksen stated we know there was a cornice there in the history of the building, that brackets were likely there also and are in the spirit of the existing building. Prebys stated that the building probably had an elaborate cornice with brackets at some point, and suggesting that would be appropriate. Condon agreed. Condon agreed with Schmiedeke that the brackets offered by the company would be appropriate, due to similarity with cornices down the street. The number of brackets was discussed. Rupert is of the opinion that 4 brackets instead of two would be best. Schmiedeke noted that the motion should

include 4 brackets. If the company has a problem with sizing the brackets, they can contact the HDC.

Motion: Condon (second: Pettit) moved to approve application for 36 E. Cross St. to include the replacement of the damaged non-original cornice with a new FRP pre-molded cornice in fiberglass. To be attached to a treated wood frame, anchored to masonry. Any fasteners to attach the treated wood to existing masonry shall be corrosion resistant. Additional directions for attaching to a historic masonry can be found in the Signs and Awnings Fact Sheet.

The proposed model of the cornice is CR447. A series of 4 brackets, (BR103), by the same manufacturer, to be installed along with the cornice as shown on the cut sheet for BR103 with larger brackets at the corners and smaller brackets centered between the windows on the second floor.

Secretary of the Interior Standards cited: 9

Approval: Unanimous. Motion carries.

405 Oak St.

Applicant: William Kurkjian, owner (Present)

Discussion: Applicant is applying for replacing rotting shingles and columns on porch. Materials include cedar shingles and Permacast columns. Shingles to be painted to match existing blue, columns painted white to match existing.

Applicant did not apply for permit before conducting work. Applicant brought pictures and example of rotting shingles. Applicant has replaced all of the rotten shingles. Existing columns are a mix of barrel type posts, telephone poles, and tree trunks. Some columns were rotted beyond functionality, and were replaced with Permacast columns. At Prebys' request, applicant identified the replaced columns as the two closest to the back yard, skip a column, then the one next to it. The column in the middle will be replaced as well. 4X4s and screw jacks are placed under columns which are resting directly on the railing. Prebys was concerned about the construction on the porch deck. Applicant stated that some of the framing and most of the decking was replaced. The deck surface is OSB with decorative cement overlay scored to look like wood and sealed with a chemical solvent sealer. Condon inquired as to the original decking, and applicant noted it was wood of an uncertain species. Rupert inquired whether it was tongue and groove, which the applicant confirmed. Applicant noted that the deck surface cannot be seen from the street. Condon noted that the inadequate pitch and lack of drainage allowed water to collect against the shingle siding. Applicant has added two drains to decking. Schmiedeke asked if drainage was now located where the flooring meets the wall, which the applicant confirmed. Prebys is concerned that OSB is not approved according to the Porch Fact Sheet. He also noted that this project is a reconstruction and not a repair, and stated that it would have been better if the applicant had consulted the HDC previously. Henriksen and Rupert believes that it is the only river boat style porch left in Ypsilanti, the other on Hamilton Street having been destroyed about 5 years ago.

Motion: Rupert (second: Henriksen) moved to approve application for 405 Oak St. for the installation of the deteriorated columns as necessary, cedar shake siding, and internal porch structure. To be painted to match existing.

Secretary of the Interior Standards cited: 5

Approval: Unanimous. Motion carries.

310 Maple St.

Applicant: Benjamin Miller, owner, & Michael Newberry (present)

Discussion: Applicant is applying for re-roofing by removal of existing grey 3-tab shingles, repairing OSB decking where necessary, installing Reguard roofing paper per building code, and installing new flashing, drip edge, ridge & soffit vents, and half-round gutters. Materials will be brown aluminum for flashing and drip edge, white aluminum rectangular soffit vents & ridge vent, landmark Certainteed algae resistant 30 yr dimensional shingle in "resawn shake" color, and 5" half round aluminum gutters with 4" corrugated downspouts on house and 3" corrugated downspouts on porch, either cream color or painted to match existing trim.

Half round gutters to be in brown but then painted to match trim color. Schmiedeke confirmed that colors will not change from what is there now. Prebys wanted to know where downspouts will be located, with Newberry noting that two will be located at the front of the structure.

Motion: Prebys (second: Stevenson) moved to approve application for 310 Maple. Roofing material will be landmark Certainteed algae resistant in "resawn shake" color, brown aluminum flashings and drip edge, white aluminum soffit and ridge vents, 5" half-round alum gutters with 4" corrugated downspouts at front of house, with 3" corrugated downspouts on the porches, all metal to be painted to match trim.

Secretary of the Interior Standards cited: 10

Approval: Unanimous. Motion carries.

39 E. Cross St.

Applicant: Sandra French, owner (Absent)

Discussion: Applicant is applying for reconstructing previously existing painted lettering in the same colors as the faded original.

Motion: Rupert (second: Pettit) moved to approve application for lettering at 39-41 E. Cross St. as presented.

Secretary of the Interior Standards cited: 5

Approval: Unanimous. Motion carries.

STUDY ITEMS

626 Norris

Applicant: Demetry Brodski, contractor (Present)

Discussion: Applicant plans to replace windows that were damaged by fire department. Windows to be clear glass with no muntins. Some existing windows are not original. Windows to be 1 over 1, wood frame. Windows will be placed in the rough opening. Applicant will paint to match existing. Existing front door is flat panel hollow core wood door. No back door was extant. Prebys noted that front door should be replaced with a solid wood door with glass. He also suggested they submit a cut sheet of the door, storm doors, garage door, and anything else having to do with the exterior. Prebys referenced the Fact Sheets and suggested referring to them when considering future work within the Historic District. Applicant will submit the application for the next meeting.

ADMINISTRATIVE APPROVALS-none

OTHER BUSINESS

Property Monitoring

1. 409 Oak St - Addition of door and roof without permit. Hole cut for electric install.
2. 213 N. Huron- Scaffolding erected, work unclear, no permits within last year.
 - a. Repair, north side of building, replacing stucco
3. 103 E. Forrest- 7 clapboards replaced. Repair. Staff inquiry.
4. 621 Norris- Installation of roof without permit.
5. 509 N. River- Column repair.

Other

1. Pettit brought in example of weather stripping materials mentioned at last meeting.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

HOUSEKEEPING BUSINESS

Approval of the minutes of October 9, 2012

Motion: Prebys (second: Henriksen) moves to approve the minutes as presented.
Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Pettit (second: Henriksen) moves to adjourn the meeting.
Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:31 PM.