1. Agenda

   Documents: HISTORIC DISTRICT COMMISSION MEETING AGENDA OCTOBER 23, 2012 (PDF).PDF

2. Agenda Packet

   Documents: HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET OCTOBER 23, 2012 (PDF).PDF

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, October 23, 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

B. NEW BUSINESS

1. 120 E. Cross St. — Windows
2. 210 Washington — Siding, Door, Foundation
3. 36 E. Cross St. — Cornice
4. 405 Oak St. — Shingles & Columns
5. 310 Maple St. — Re-roof, Gutters, Downspouts
6. 39 E. Cross St. — Painted Sign

C. STUDY ITEMS - none

D. ADMINISTRATIVE APPROVAL - none

E. OTHER BUSINESS

7. **Property Monitoring**

-626 Norris
-409 Oak
-213 N. Huron
-103 E. Forrest
-621 Norris
-509 N. River

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of October 9, 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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Rec 15285
chk 10245

Ypsilanti Historic District

Work Permit Application

Date filed 10-9-12 for HDC meeting date 10/23/12

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 120 E. Cross Ypsilanti

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name JOHN HARRINGTON

Address 120 E. CROSS ST

City YPSILANTI State MI Zip 48198

Phone 734 483-0339 Fax 734 483-3130

E-mail pkjharrington@gmail.com

Owner
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor (Name, address, phone) ARBOR GLASS or Henderson Glass

Action items only:

Construction Cost 4,000.00 **Permit Application Fee** $30.00

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:

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 120 E. Cross Street Ypsilanti 48198

Applicant John Harrington

Description of proposed work *(see sample applications)*

Replace original windows with energy efficient windows

will be custom made to match existing windows

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.

John Harrington
Signature of Applicant

10-9-12.
Date

Standard Printing

120 E. Cross - East & South exposures

Rec. 15247
Ck 7114

Ypsilanti Historic District

Work Permit Application

Date filed 10/16/12 for HDC meeting date 10/23/12

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 410 Washington

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Beal Properties, LLC

Address 201 Felch, Suite 6

City Ann Arbor State MI Zip 48103

Phone (734) 662-6133 Fax

E-mail SBeal@gobeal.com

Owner
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor (Name, address, phone) Beal Incorporated
201 Felch, Suite 7
Ann Arbor MI 48103

Action items only:
Construction Cost $ 5,000.00 **Permit Application Fee** $25
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
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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 Real Property, LLC

Description of proposed work *(see sample applications)*

Please see attached drawing -

Paint portions of new work to match existing.

Materials

See attached drawing.

Colors (Attach color chips or samples)

Body	Carriage Door	Accent 1	N/A
Trim	N/A	Accent 2	N/A
Roof	N/A	Other	N/A

☐ 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.)

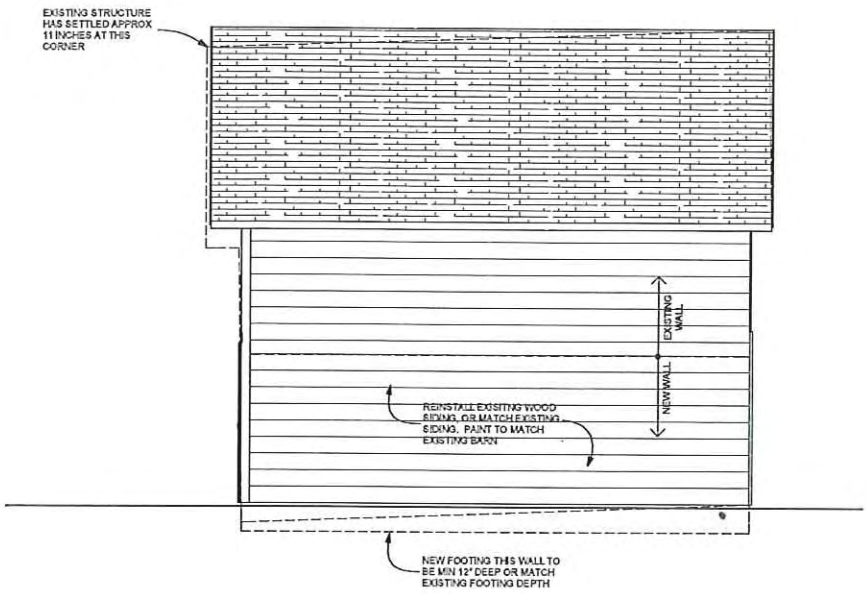
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.

_____ 10/12/12

Signature of Applicant — Date

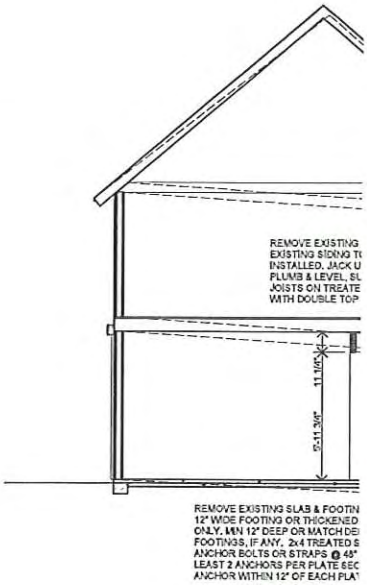
210 N. WASHINGTON GARAGE

YPSILANTI, MI



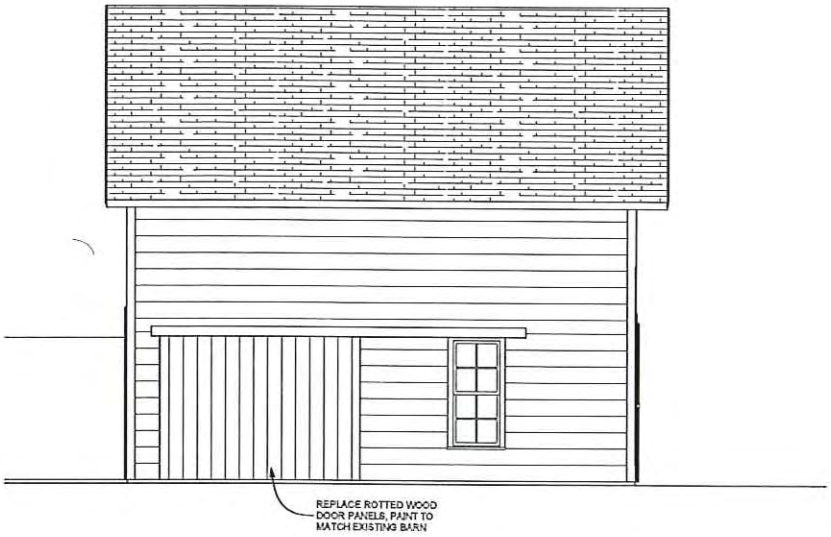
6/1 **RIGHT ELEVATION**

1/4" = 1'-0"



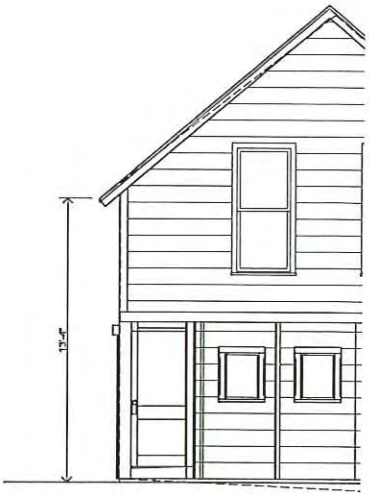
8/1 **SECTION**

1/4" = 1'-0"



5/1 **LEFT ELEVATION**

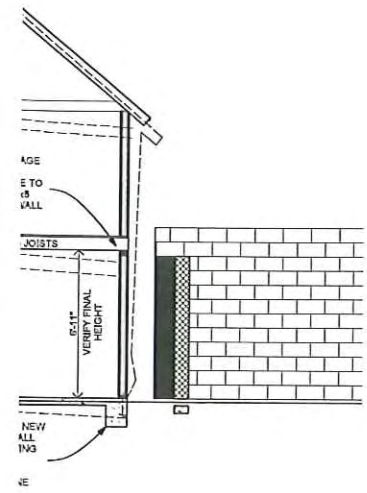
1/4" = 1'-0"

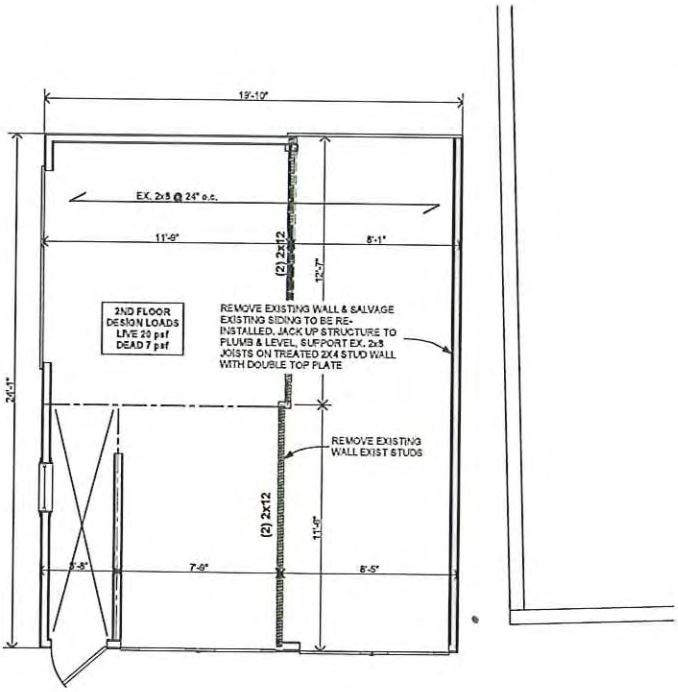


4/1 **FRONT ELEVATION**

1/4" = 1'-0"

COPYRIGHT 2012
BALLOU ENTERPRISES PLLC

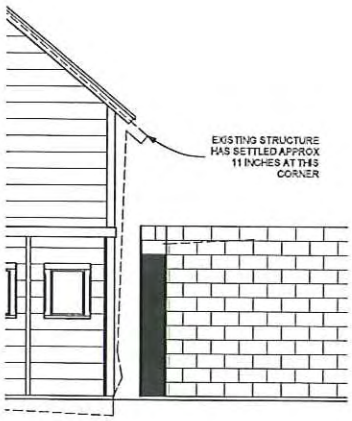


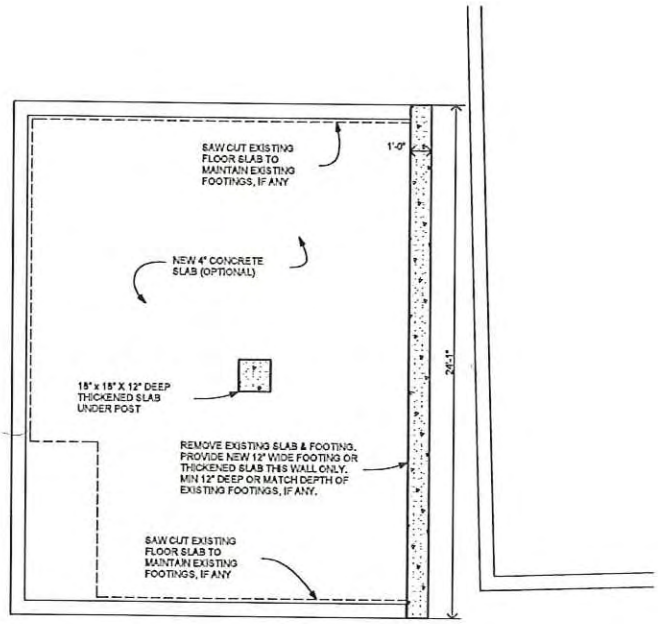


1ST FLOOR PLAN

NORTH

1/4" = 1'-0"





BASEMENT PLAN

NORTH

1/4" = 1'-0"

FOR REVIEW ONLY

REVIEW 12 OCT 2012

focus / design
Todd Ballou, Registered Architect
(734) 276-2110
www.focusdesign.us
focusdesign@comcast.net
3300 Berry Rd, Ypsilanti, MI 48198

PROJECT:
210 N. WASHINGTON GARAGE
210 N. WASHINGTON
YPSILANTI, MI

TITLE: PLANS & ELEVATIONS

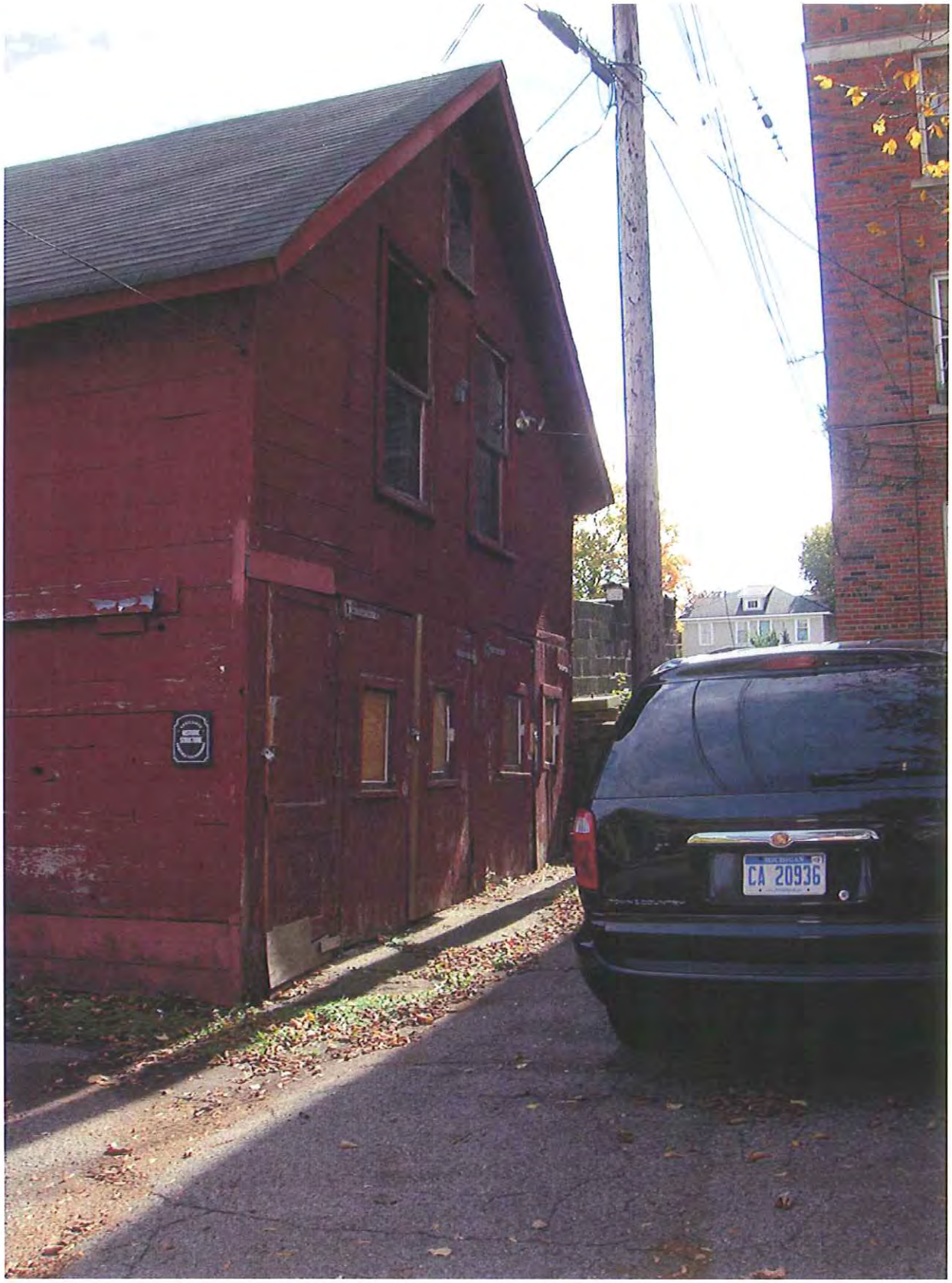
JOB NO:
1228

SHEET NO.
1

210 N. Washington, October 2012

210 N. Washington, October 2012

210 N. Washington, October 2012



210 N. Washington, October 2012

210 N. Washington, October 2012

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210 N. Washington, October 2012

210 N. Washington, October 2012

Rec. 15287

Ypsilanti Historic District

Work Permit Application

Date filed _____ for HDC meeting date 10/23/12

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 36 E. CROSS

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name REX RICHIE

Address 1065 MAPLEWOOD

City YPSILANTI State MI Zip 48198

Phone 734-834-0416 Fax _____

E-mail [redacted] rar106@ATT.NET

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor (Name, address, phone) R² Building Services
1065 MAPLEWOOD

Action Items only:
Construction Cost 5,000.00 **Permit Application Fee** $30.00
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Propose to:

Replace DAMAGED Cornice with New FRP Pre Moulded Cornice from EDON FIBERGLASS. WILL ATTACHE SUB FRAM TO Masonary Wall USing Masonary Anchors. FRP WILL Be Attach with Fasteners Supplied By Manufacturer.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 36 E. CROSS

Applicant REX RICHIE

Description of proposed work *(see sample applications)*

Replace cornice

Materials

Wolmanized WOOD support frame
FRP MOULDED cornice.

Colors (Attach color chips or samples) TO MATCH EXISTING

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

Roof _____ Other _____

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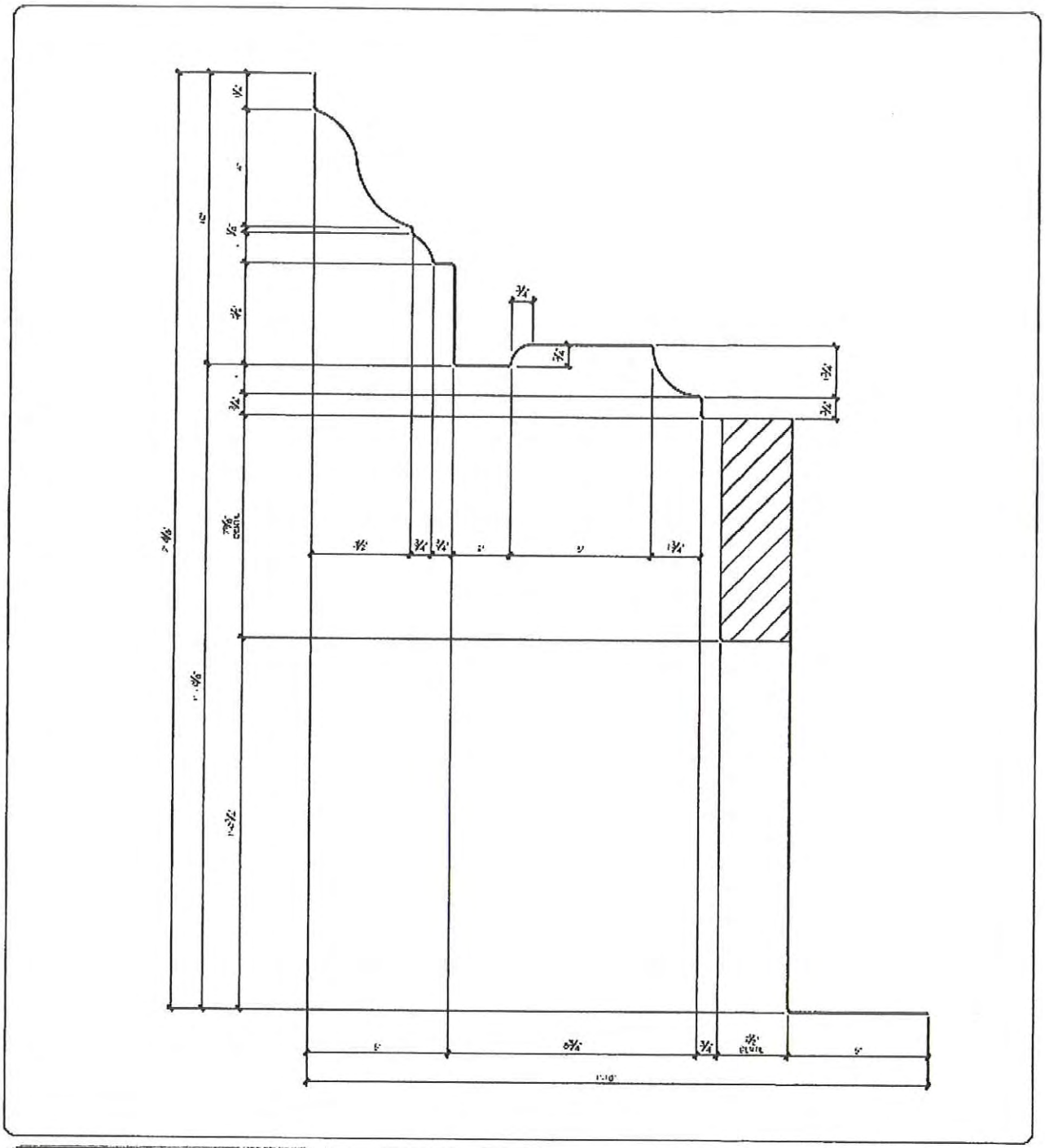
Signature of Applicant

10-12-12
Date



PDF

MODEL: CR-447

LENGTH: 8'-4 3/4"

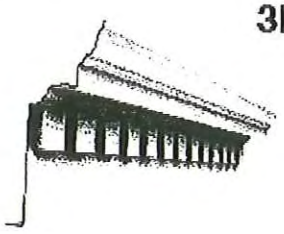
TO VIEW OUR CAD FILES IN .DWG FORMAT, VISIT US ONLINE AND FILL OUT A SHORT FORM TO GAIN ENTRY.

fiberglass

EDON

EDON CORP.
1160 EASTON RD.
HORSHAM, PA 19044
PH: 215/672-5050
TOLLFREE: 800/523-2539
FAX: 215/672-9014
EMAIL info@edon.com
VISIT US @ www.edon.com

3D



Cornices

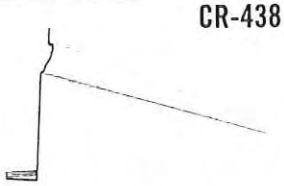
Logan County Courthouse, Kentucky

Office Building, Coudersport, PA

CR-437

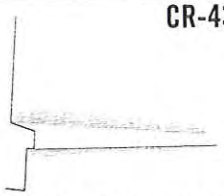
H- 6 15/16" D- 4 1/2" L- 8'-0"

CR-438



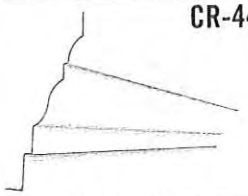
H- 1'-0" D- 6" L- 8'-0"

CR-439



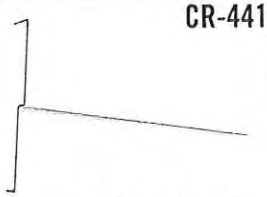
H- 2'-7 1/8" D- 7 1/2" L- 8'-0"

CR-440



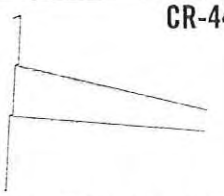
H- 2'-3 3/4" D- 1'-5 3/4" L- 8'-0"

CR-441



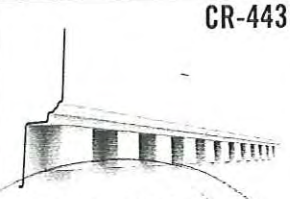
H- 1'-6 5/16" D- 2 1/2" L- 8'-0"

CR-442



H- 2'-7 5/8" D- 2 1/2" L- 8'-0"

CR-443



H- 1'-1 5/16" D- 5 7/16" L- 8'-0"

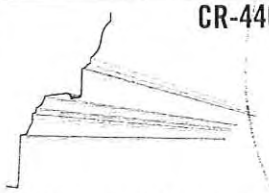
CR-444

H- 1'-5 7/8" D- 2'-1 3/8" L- 8'-0"

CR-445

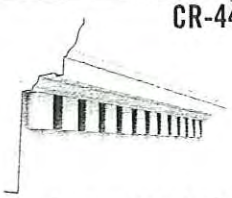
H- 5 3/4" D- 4" L- 8'-0"

CR-446



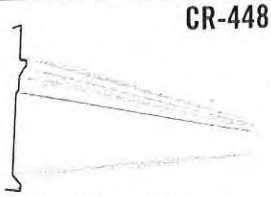
H- 1'-10 1/4" D- 1'-7 3/4" L- 8'-0"

CR-447



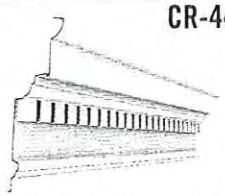
H- 2'-8 1/8" D- 1'-10" L- 8'-4 3/4"

CR-448



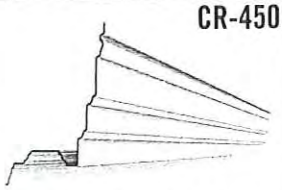
H- 1'-4" D- 2 1/2" L- 8'-0"

CR-449



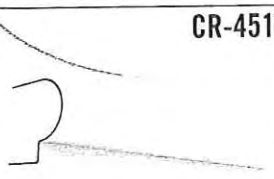
H- 2'-9" D- 1'-2 15/16" L- 8'-0"

CR-450



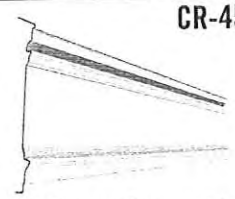
H- 1'-5 7/8" D- 1'-3 1/4" L- 7'-6"

CR-451



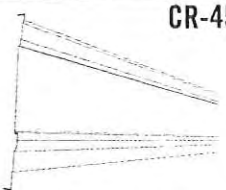
H- 9" D- 7 1/2" L- 8'-0"

CR-452



H- 2'-4 7/16" D- 4 3/4" L- 9'-8 7/8"

CR-453

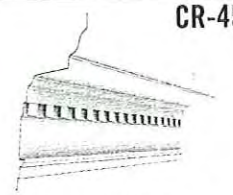


H- 2'-3 1/4" D- 3" L- 8'-0"

CR-454

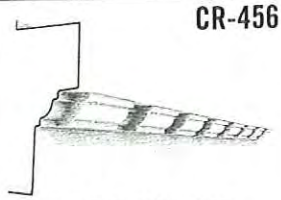
H- 5 3/4" D- 3 1/4" L- 8'-0"

CR-455



H- 3'-4" D- 1'-11 1/4" L- 8'-0"

CR-456

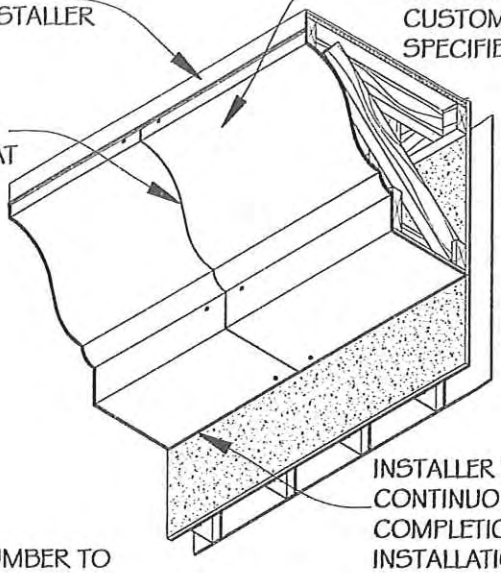


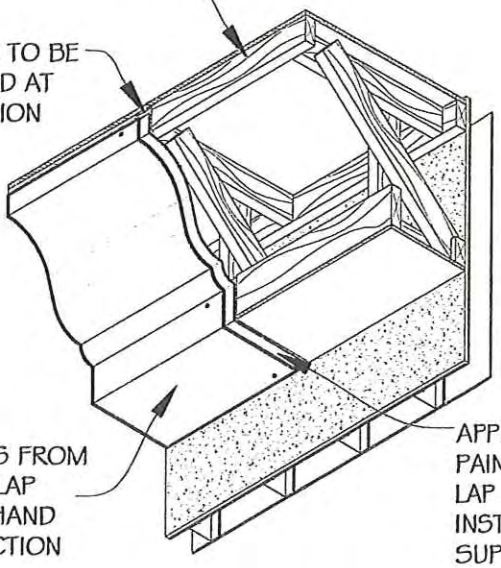
H- 1'-7" D- 10" L- 8'-0"

H- HEIGHT D- DEPTH L- LENGTH

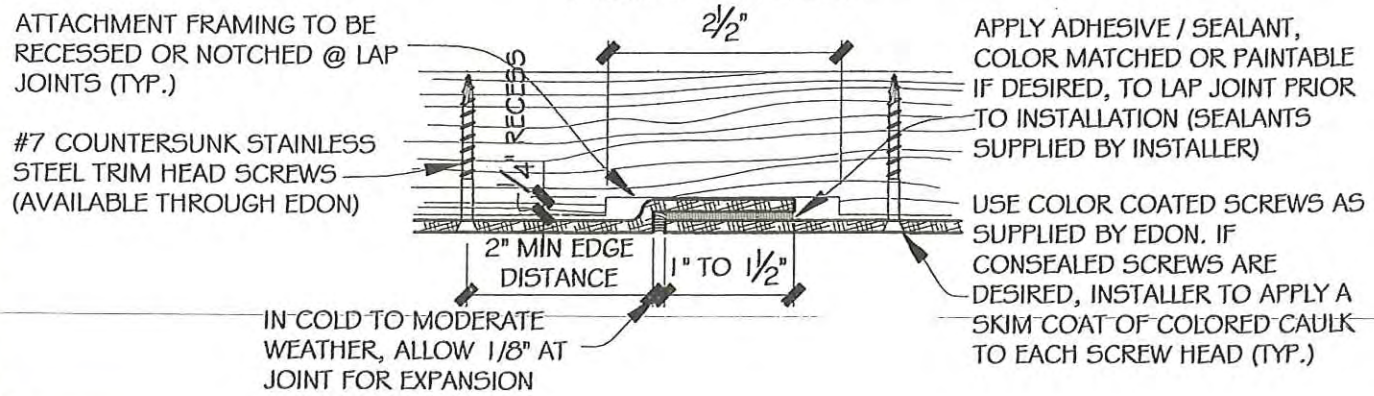
EDON fiberglass

Edon Corp., 1160 Easton Rd., Horsham PA, 19044
215/672-8050 FAX 215/672-9014





NOTE:
CORNICE IS INTENDED TO BE INSTALLED USING ONLY THE APPROPRIATE COUNTERSINKING TOOL AND SCREW SYSTEM AS PROVIDED IN THE EDON SAMPLE PACK. ALL BLOCKING, FASTENERS AND SEALANTS TO BE PROVIDED BY INSTALLER



GENERAL NOTES:

1). FRAMING SHOWN IS SUGGESTED ONLY AND MAY NEED TO BE VERIFIED BY A LICENSED P.E. IN THE STATE OF WHICH THE PROJECT IS BEING CONSTRUCTED

2). (*) INDICATES PIECES TO BE FIELD CUT TO LENGTH REQUIRED FROM SUPPLIED OVERSIZED LENGTH (THE OVERSIZED LENGTH SUPPLIED IS SHOWN IN PARENTHESIS FOLLOWING ACTUAL DIMENSION)

3). ALL BLOCKING, SUPPORT FRAMING, FASTENERS, FLASHING AND SEALANTS ARE THE RESPONSIBILITY OF THE INSTALLER

4). LIGHTLY SAND ALL FIBERGLASS AREAS TO RECEIVE CAULK, SEALANTS OR PAINT PRIOR TO APPLICATION IN ORDER TO REMOVE ANY WAX BUILD UP OR DIRT.

5). THIS SET OF DRAWINGS ARE A DIAGRAMMATIC INTERPRETATION OF ACCOUNTS AND INFORMATION RECEIVED REGARDING THIS PROJECT. DEVIATIONS FROM THE ARCHITECTURAL DRAWINGS, MAY OCCUR, AND THEREFORE THIS SET OF DOCUMENTS SHOULD BE THOROUGHLY REVIEWED BY THE ARCHITECT AND ALL PARTIES WITH A VESTED INTEREST.

7).ARCHITECTURAL DRAWINGS MAY NOT REFLECT ACTUAL FIELD VERIFIED CONDITIONS AND SHOULD BE COORDINATED BY THE REVIEWING PROFESSIONALS PRIOR TO FABRICATION RELEASE. MATERIALS, MOLDS, DELIVERY DATES AND SCHEDULES CANNOT BE PROVIDED UNTIL AN APPROVAL STAMP IS APPLIED AND RECEIVED BY EDON AUTHORIZING THE RELEASE FOR FABRICATION.

6). INSTALLER / GENERAL CONTRACTOR TO FIELD VERIFY ALL SUBSTRATE CONDITIONS, LOCATIONS, BUILDING DIMENSIONS, ATTACHMENT POINTS AND FRAMING PRIOR TO RELEASE FOR FABRICATION

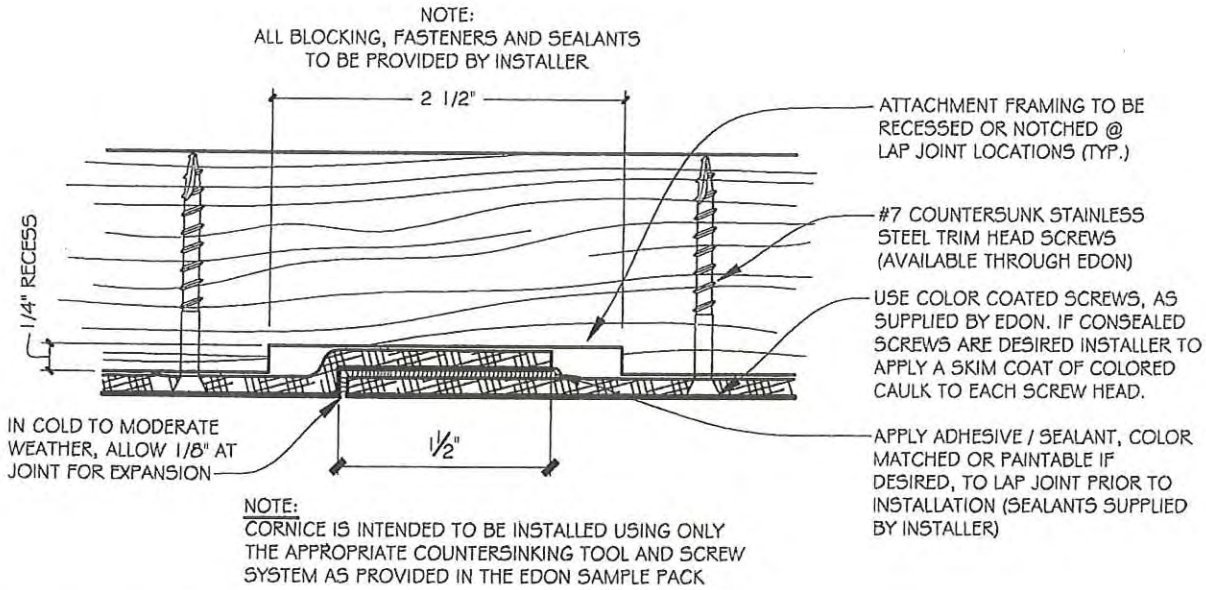
8). FABRICATION OF MATERIAL CANNOT BEGIN UNTIL EDON RECEIVES A WRITTEN APPROVAL OF REQUIRED COLOR

9). CHANGES OR MODIFICATIONS OF LAYOUTS OR PIECES AS INDICATED BY THIS SET OF DRAWINGS AFTER APPROVALS WILL RESULT IN A CHANGE ORDER AND MAY DELAY FABRICATION TIMES.

10). FIBERGLASS IS $\frac{3}{16}$" NOMINAL THICKNESS UNLESS OTHERWISE NOTED. IN ACCORDANCE WITHIN OUR TRADE OF BEING A HANDMADE PRODUCT, THICKNESS WILL VARY. GRINDING OR SHIMMING OF PARTS MAY BE NECESSARY DURING INSTALLATION TO INSURE A FLAT, STRAIGHT APPEARANCE.

11). UPON RECEIPT OF MATERIALS, CHECK ALL PARTS AND VERIFY QUANTITIES AGAINST THE PACKING LIST INCLUDED. NOTIFY EDON IMMEDIATELY IN ANY DISCREPANCIES ARE FOUND.

12). UPON RECEIPT OF PRODUCT, STORE IN A CLEAN, DRY AREA FREE FROM ANY POTENTIAL DAMAGE. DO NOT STACK STORED PARTS AS SURFACE DAMAGE AND WARPING MAY OCCUR.



NOTE:
CORNICE IS INTENDED TO BE INSTALLED USING ONLY THE APPROPRIATE COUNTERSINKING TOOL AND SCREW SYSTEM AS PROVIDED IN THE EDON SAMPLE PACK

INSTRUCTION FOR INSTALLATION OF EDON FIBERGLASS CORNICE

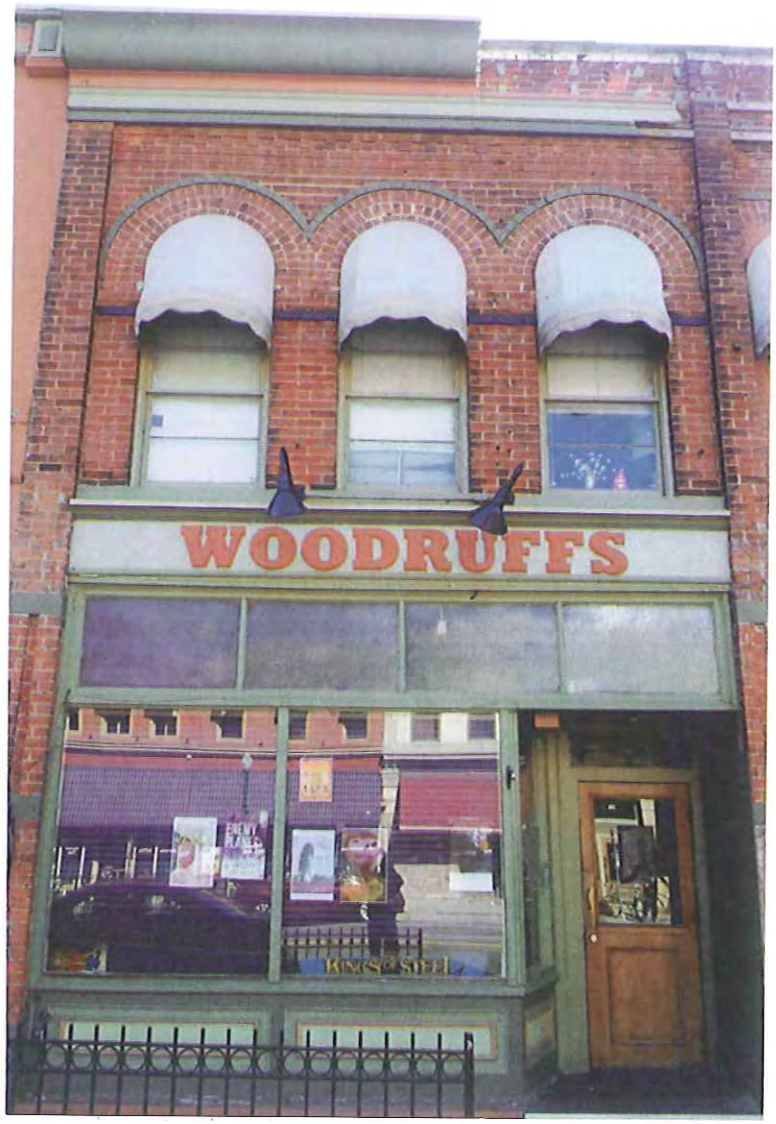
1. Provide and install wood or galvanized frame blocking (@ 16"-24" O.C.) per EDON shop drawings. Notch or set back blocking by 1/4" at lap joint.
2. Typically, a cornice section will have a lap joint to the right side. Begin an elevation with the left corner of the building and march to the right.
3. Prepare section for installation by sanding lap joint and countersinking holes where blocking occurs. Countersink should allow a #7 trimhead screw to sit just below the gel-coat surface.
4. Lay a bead of caulk on lap joint to be covered by section to be installed.
5. In cold weather, allow 1/8" at joint for expansion.
6. Attach cornice to blocking using #7 x 1 5/8" stainless steel trim head screws
7. Finish seams with color matching caulk.
8. If consealed screws are desired it is suggested that the installer apply a skim coat of colored caulk to each screw head.

IF PAINTING OF THE CORNICE:

1. Wipe down all cornice sections with wax and grease remover.
2. Lightly sand the cornices to be painted.
3. Wipe down cornices again with wax and grease remover.
4. Prime cornices if desired/but not necessary. Prime any area where body work was done.
5. Cornice may be painted with an oil base paint. EDON recommends using a urethane based paint.

EDON does not recommend water based paints.

NOTE:
ANY CORNICE ATTACHMENT HARDWARE OR FRAMING MATERIALS REPRESENTED GRAPHICALLY IN ANY DETAILS PROVIDED BY EDON ARE TO BE CONSIDERED SUGGESTION ONLY, AND MAY NEED TO BE REVIEWED BY A LICENSED ENGINEER CONTRACTED BY THE INSTALLER FOR APPROPRIATE SIZING, SPACING, AND INTEGRITY.


WOODRUFFS

Ypsilanti Historic District

Work Permit Application

Date filed 10/15/12 for HDC meeting date 10/23/12

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 405 OAK ST

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Bill Kurkjian

Address 405 Oak

City Ypsi State MI Zip 48198

Phone 7342554288 Fax

E-mail MAKUAVALLEY@COMCAST.NET

Owner
(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor
(Name, address, phone)

Action Items only:
Construction Cost 750.00 **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 10/15/12 for HDC meeting date 10/23/12

Property Address 405 OAK

Applicant BILL KURKJIAN

Description of proposed work *(see sample applications)*

Replace rotting shingles, rotted columns on porch

Materials

Ceder shingles
Perma cast columns

Colors (Attach color chips or samples)

Shingles will be painted to match existing blue color and columns will be painted white to match existing columns

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.

_____ 15 oct 12

Signature of Applicant Date

Rec. 15288

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

COPY

Faxed applications can not be accepted

Permit Fee $ _____
HX Admin Fee $ 25.00
Cont. Registration $ _____
Plan Review $ _____
C of O $ _____
Total $ 50

Building Permit & Plan Review Application

I. Location of Building — Please Print Clearly

At *(location)* 405 Oak _____ Zoning Dist. _____
(Number) *(Street Name)*
Between Prospect *(Cross St.)* and River *(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

	(Omit cents) $
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.)	–
11. Total cost of improvement	$ 750

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.

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)* _____

F. PRINCIPAL TYPE OF HEATING FUEL
35. ✓ Gas
36. ____ Oil
37. ____ Electricity
38. ____ Coal
39. ____ 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)*

I. TYPE OF MECHANICAL
Will there be central air conditioning?
44. ✓ Yes 45. ____ No

Will there be an elevator?
46. ____ Yes 47. ✓ No

J. DIMENSIONS

48. Number of stories	2
49. Total sq. feet of floor area, all floors, based on ext. dimensions.	2250
50. Total land area, sq. feet	1/2 acre

K. NUMBER OF OFF STREET PARKING SPACES

51. Enclosed	2
52. Outdoors	

L. RESIDENTIAL BUILDINGS ONLY

53. Number of bedrooms	3
54. Number of bathrooms: Full	2
Partial	

IV. IDENTIFICATION – To be completed by all applicants

	Name	Mailing address – (*Number, street, city & state*)	Zip code	Telephone
1. Owner or Lessee	William Kurkjian	405 Oak St, Ypsi, 48198		734 255 4208
2. Contractor Info			Builder's License No.	
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
WK	405 Oak St. Ypsi 1498	15 Oct 10

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 _____
Building permit issued _____
Building permit fee $ _____
Certificate of Occupancy $ _____
Drain Tile $ _____
Plan review fee $ _____

For Department Use Only	
Use Group	
Fire Grading	
Live Loading	
Occupancy Load	

Approved by _____ Date

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.

VII. ZONING EXAMINER'S NOTES

1. Review Determination

Is Zoning Review Required? YES NO Signature: _____ Date: _____
(If no, further review by C.E.D. is unnecessary)

2. Description of Property

Zoning District: _____

Current Use: _____

Front Yard Setback: _____

Side Yard Setback: _____ Side Yard Setback: _____

Rear Yard Setback: _____

3. Historic District Information

Is the property located within the Historic District: YES NO Signature: _____ Date: _____

Is Historic District work permit required: YES NO Signature: _____ Date: _____

If yes, is Historic District work permit approved: YES NO Signature: _____ Date: _____

4. Approval Information

Is site plan review required: YES NO Signature: _____ Date: _____

If yes, is site plan approved: YES NO Signature: _____ Date: _____

Permit ok to issue (Zoning compliance only): YES NO Signature: _____ Date: _____

5. Additional Notes

Rec. 15294

Ypsilanti Historic District

Work Permit Application

Date filed 10/17/2012 for HDC meeting date 10/23/2012

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 310 Maple St

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Benjamin Miller

Address 310 Maple

City Ypsilanti State MI Zip 48198

Phone 734-649-6428 Fax

E-mail

Owner same
(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor
(Name, address, phone)

Action items only:
Construction Cost $5559.36 **Permit Application Fee** $30

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.

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Ypsilanti Historic District Work Permit Application

Date filed 10/17/2012 for HDC meeting date 10/23/2012

Property Address 310 Maple St

Applicant Benjamin Miller

Description of proposed work *(see sample applications)*

re roof house : current roof is grey 3 ~~tabs~~ shingle

- tear off existing layers
- repair OSB decking where necessary & reflash / drip edge
- roofing paper : ice guard per code requirements
- ~~brown aluminum~~ ridge & soffit vents
- hang half round gutters per HDC requirements

Materials

- brown aluminum flashing & drip edge
- white aluminum rectangular soffit vents & ridge vent
- Landmark Certainteed algae resistant 30yr. dimensional shingle in "resawn shake" color.
- 5" half round aluminum gutters w/ 4" corrugated downspouts on house and 3" corrugated downspouts on porches color: Cream

Colors (Attach color chips or samples)

→ (will paint to match ~~trim~~ if necessary)

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

Roof resawn shake Other gutters / downspouts : cream

☒ 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

10/17/12
Date

310 Maple St., June 2012

310 Maple St., June 2012

Ypsilanti Historic District

Work Permit Application

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 39-41 East Cross

Applicant ☑ Owner ☐ Architect ☐ Contractor

Name Sandra French

Address 5629 Pine View Drive

City Ypsilanti State MI Zip 48197

Phone 734.657.5494 Fax 734.482.3540

E-mail SandEE@aubrees.com

Owner _____
(If different than applicant)

Who will perform the work? ☑ Owner ☐ Contractor

Contractor _____
(Name, address, phone) _____

Action items only:

Construction Cost _____ **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.

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 39-41 E Cross

Applicant _____

Description of proposed work *(see sample applications)*

There was a sign on the post on the east wall of Aubree's saying 'lunch' 'buffet'. The signs were visible although faded. Since we were painting the front of our building, the same colors as used before (and approved) we didn't need to go in front of the HDC. Since we have a picture of the original signs and used the same color, we didn't think we had to go in front of the HDC or building dept. to refresh the signs.

Materials

I emailed both Teresa and the HDC pictures of the building with the original signs and pictures of the faded signs on the wall prior to our filling in the signs.

I will be out of town until 10/24 (Seattle) but can be reached by email.

Colors (Attach color chips or samples)

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

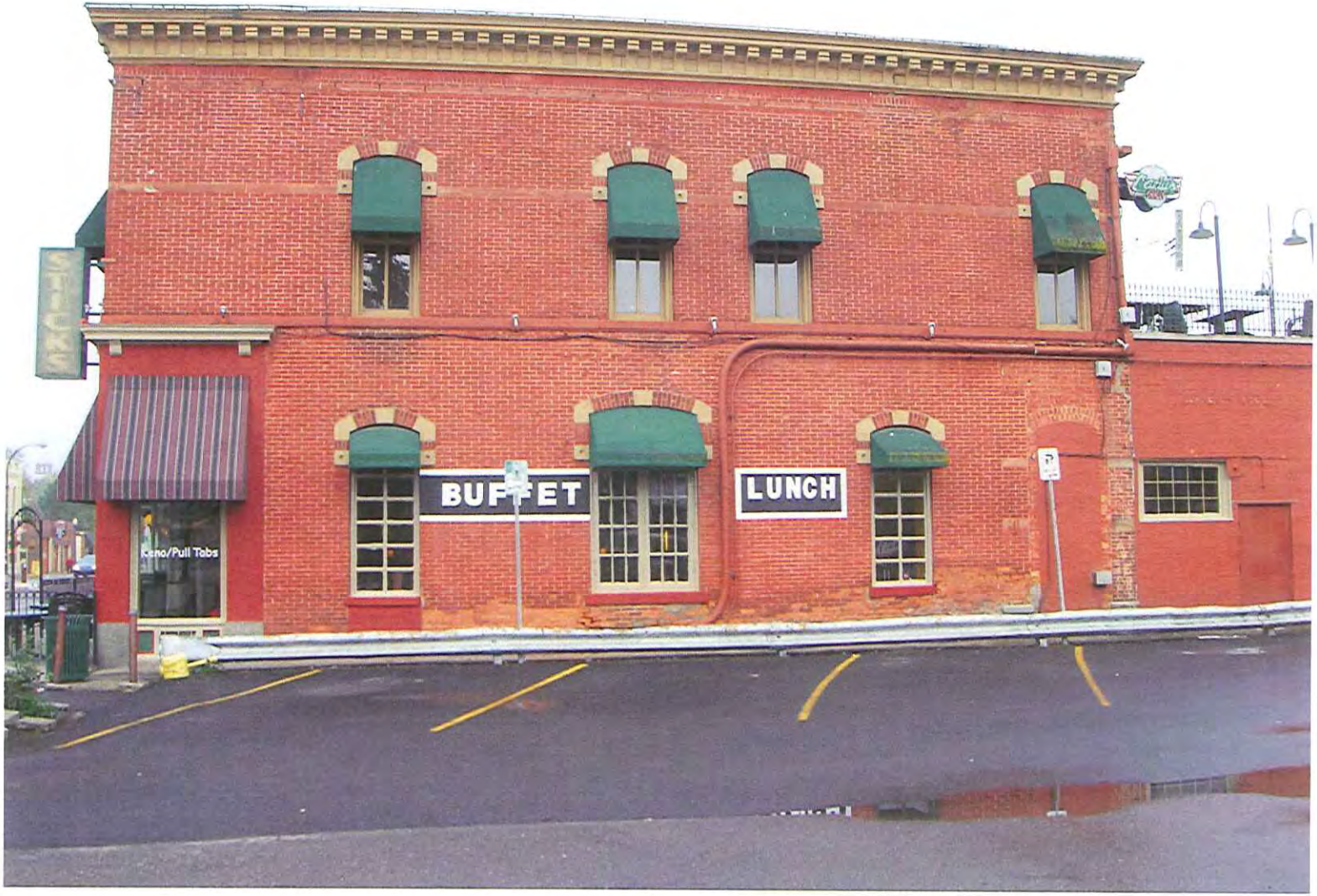
Roof _____ Other _____

☐ 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.)

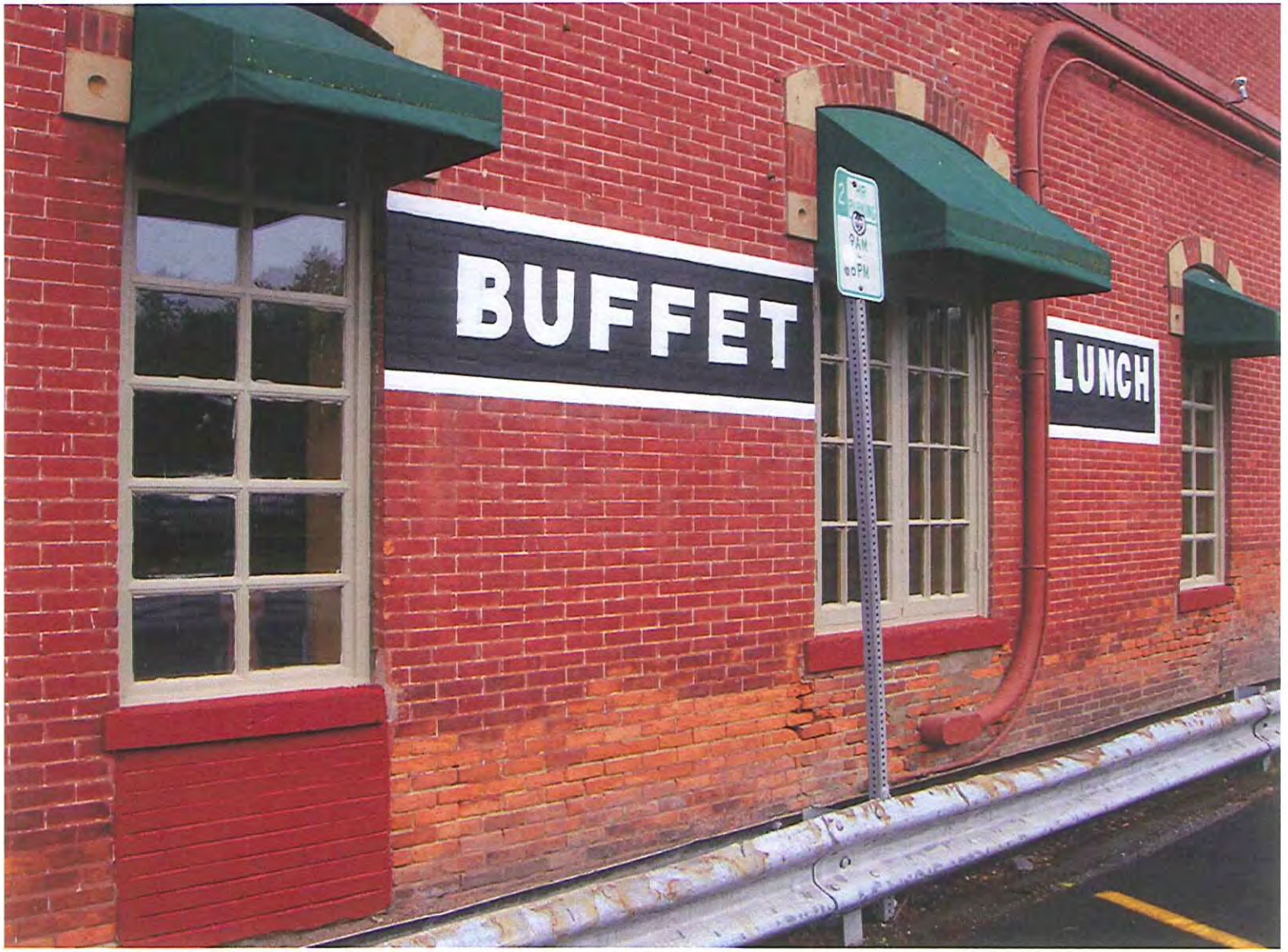
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.

Sandra French
Signature of Applicant

10/11/12
Date



39 E Cross St- Unauthorized Painting of Lettering, Oct. 3, 2012



39 E Cross St- Unauthorized Painting of Lettering, Oct. 3, 2012

39 E Cross St- Unauthorized Painting of Lettering, Oct. 3, 2012

BUFFET
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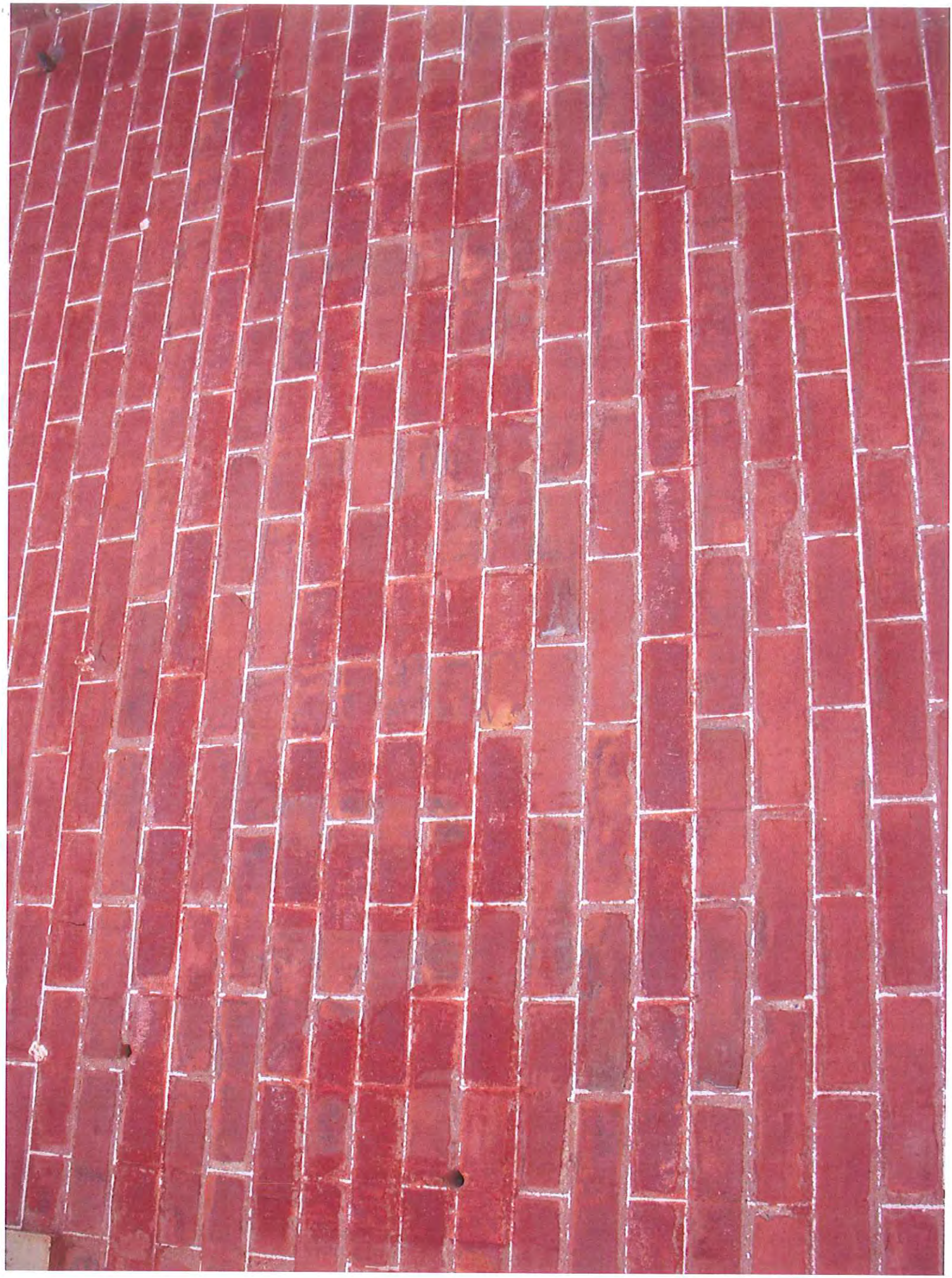
CITY OF YPSILANTI
WELCOME HO



CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF October 9, 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, Michael Condon, Alex Pettit, Anne Stevenson
Commissioners Absent:	None
Staff Present:	Adam Cripps, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Prebys) moved to approve the agenda as amended:

The property at 22 N. Huron St. to be added as New Business. Properties at 405 Oak, 409 Oak, and 626 Norris to be added as Property Monitoring.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS

23, 25, & 29 E Cross St

Applicant: Gary McKeever, owner (Present)

Discussion: Applicant is applying for replacing awning fabric with a change in color at 23, 25, and 29 E Cross St. Applicant is also proposing to replace the eave trough and downspout on the rear deck at 29 E. Cross.

Awning replacement will be conducted by Marygrove Awnings. The northeast corner eave trough overflows, thereby causing water and ice damage according to owner, so eave troughs will be enlarged to 6 inches.

Motion: Prebys (second: Stevenson) moved to approve application for replacement of awnings at 23, 25, and 29 E Cross, and replacement of eave trough and downspout at 29 E Cross. Awning fabrics are TriVantage 100% Sunbrella acrylic 4971-0000 (Lankford Woodland) and 4949-0000 (Forest Vintage Bar Stripe), and downspouts and eave troughs are to be aluminum as existing but increased in size to 6 inches.

Secretary of the Interior Standards cited: 10

Approval: Unanimous. Motion carries.

401 E. Cross St

Applicant: Michael Newberry, Owner (Present)

Discussion: Applicant is applying for re-roofing of the house and garage, replacing decking as necessary with OSB plywood, and adding roofing paper and ice-guard per code requirements.

Owner wants to do work in two stages, starting with garage and then waiting until the summer to do the house. Schmiedeke noted that permits are only good for 6 months, and owner plans to do work under two permits but one HDC approval. Henriksen inquired about ridge vent and soffit vents. Owner noted that there is an addition on the north side of the house that is a step down and creates a vent edge issue. Owner is considering options for using this area for inserting additional vents. Rupert inquired regarding the gutters, and owner plans to maintain them for the present.

Motion: Rupert (second: Condon) moved to approve the roofing on the garage and home at 401 E. Cross using dimensional 30 year shingles, cedar shake in color, soffit vents of white aluminum, maintaining the current gutters, white aluminum drip edge and step flashing, additional venting on the edge of the building, and brown chimney flashing.

Secretary of the Interior Standards cited: 5, 10

Approval: Unanimous. Motion carries.

423 N. Hamilton St.

Applicant: Eric Lofstrom, Owner (Present)

Discussion: Applicant is applying for addition of a gravel driveway.

Owner noted he currently has a "mud driveway." Schmiedeke inquired regarding edging, and owner noted that edging would cost between $5,000 and $15,000. Owner noted that the contractor suggested pavers, bricks, or timbers for edging as opposed to pouring cement. Pettit noted that metal edging is another possibility. Schmiedeke noted that gravel migration will be rough on a lawn mower. Edging is a suggestion only, not required.

Motion: Condon (second: Prebys) moved to approve the application for 401 installation of a gravel driveway 12 by 40 feet in the location of the existing driveway, and edging can be added as desired in the form of brick, timber, or metal.

Secretary of the Interior Standards cited: 3, 10

Approval: Unanimous. Motion carries.

22 N. Huron

Applicant: Michael Condon, Owner (Present)

Discussion: Applicant is applying for installation of two new entry doors to the second and third floors of the east (rear) elevation. The third floor door is to be ¾ light, single panel with 22" high transom. Second floor door will be half light with 12" transom and side light matching door configuration. Both doors are to be solid wood core, fiberglass clad, pre-hung doors by Therma-Tru.

Case was previously a study item according to applicant. Rupert inquired whether it was wood clad in fiberglass, which the applicant confirmed. Rupert noted that the wood core is not as affected by expansion and contraction as completely fiberglass doors. Stevenson requested to view application having not been present during the study item review.

Motion: Stevenson (second: Henriksen) moved to approve the application for 22 N. Huron for the installation of two new entry doors on the 2nd and 3rd level on the rear east elevation, the third floor door to be a ¾ light single panel with a 22 inch transom, second floor door to be a half light with a 12 inch transom, with matching side light. Both to be solid wood core fiberglass doors which will be painted to match the trim.

Secretary of the Interior Standards cited: 3

Approval: Motion carries. Condon abstained.

219 N. River

Applicant: Brad & Amy Jordan, Owners (Absent)

Discussion: Applicant is applying for installation of twisted wire fencing, two new gates, and wooden posts at 12 foot intervals around the rear yard. Posts to be painted brown.

Prebys noted that Condon had previously inquired regarding the sizing of the wire openings. Rupert noted that the squares were to be 6 inches.

Motion: Prebys (second: Stevenson) moved to approve the application for a fence at 219 N. River, as proposed in the application and located as shown on the submitted survey.

Secretary of the Interior Standards cited: 3, 10

Approval: Unanimous. Motion carries.

NEW BUSINESS- none

STUDY ITEMS- none

ADMINISTRATIVE APPROVALS-none

OTHER BUSINESS

Property Monitoring

1. 39 E. Cross St - Unapproved painting of signs on east facade.
2. 405 Oak St - Reconstruction of porch without permit.
3. 409 Oak St - Addition of front door and roof without permit.
4. 626 Norris - Window removals without permit.
5. 621 Norris - Installation of roof without permit.

Other

1. Pettit will be bringing weather-stripping materials to HDC for discussion.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

414 N. River

Applicant: Irmgard Gelletly, Owner (Present)

Discussion: Applicant is appealing to amend the previously approved application of September 11, 2012, for re-roofing with 26 gauge 16 inch metal steel roofing in Valspar Clay color.

Mrs. Gelletly provided a new color chart from the manufacturer and expressed interest in utilizing a lighter shade of paint on the new steel roofing. To date, the applicant has only patched the roof. Henriksen felt that the white stone color desired was not appropriate. Mrs. Gelletly noted that the current metal roof was white and then covered in silver.

Motion: Henriksen (second: Prebys) moved to amend the previously approved application for 414 N. River, the change being the roof color, and the proposed and approved color is "Light Stone", a Valspar color from Central Guard.

Secretary of the Interior Standards cited: 10

Approval: Unanimous. Motion carries.

HOUSEKEEPING BUSINESS

Approval of the minutes of September 25, 2012

Motion: Rupert (second: Pettit) moves to approve the minutes as presented.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Prebys (second: Stevenson) moves to adjourn the meeting.
Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:46 pm