

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA DECEMBER 10, 2013 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET DECEMBER 10, 2013 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, December 10, 2013
7:00 p.m.

The Ypsilanti Historic District Commission works to safeguard Ypsilanti's built heritage by guiding development and renovation within the Historic District. Enabled by federal, state, and local legislation, the HDC seeks to stabilize and improve property values, to promote preservation education, and to develop the Ypsilanti Historic District as a vital living area.

An audio recording of the meeting will be made for the purpose of assisting in the preparation of official minutes only. Once the official minutes are approved the audio recording will be destroyed.

I. CALL TO ORDER AND ROLL CALL

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

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING - none

V. BUSINESS SESSION

A. OLD BUSINESS – none

B. NEW BUSINESS

1. **328 E. Cross**

Solar panel installation

2. **40 N. Huron**

Sign installation

C. STUDY ITEMS - none

D. ADMINISTRATIVE APPROVAL

1. **64 N. Huron**

Replacement of flat roof

E. OTHER BUSINESS

Freighthouse CLG grant recommendation letter

Property Monitoring – 1) 613 N Prospect

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of November 26, 2013

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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Jane Schmiedeke	P	A

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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.



Ypsilanti Historic District

Work Permit Application

Date filed _____ for HDC meeting date 12/8/13

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 328 E CROSS

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name A J LEO Electric & Solar (Productive Mgt)

Address 8 N MANSFIELD

City YPSILANTI State MI Zip 48197

Phone 734 368 6945 Fax _____

E-mail AMY @ AJLEO . com

Owner Michael Newberry
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor A J LEO Electric & Solar (Productive Mgt)
(Name, address, phone) 8 N MANSFIELD Ypsi 734 368 6945

Action Items only:

Construction Cost \$11,785 Permit Application Fee 40

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 PICTURES OF REED JOB
 - 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. ON EXISTING ROOF NO OFF BUILDING WORK

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 12/8/13

Property Address 328 E Cross

Applicant PRODUCTIVE Management

Description of proposed work (see sample applications)

INSTALL SOLAR ON
SOUTH FACING 2nd STORY REAR ROOF OF HOUSE
MOUNT INVERTER, A/C Disconnect on REAR OF HOUSE
BY METER.

Materials

Sonali Panels
RENOVO INVERTER
Iron Ridge Racking

Colors (Attach color chips or samples)

Body N/A

Trim N/A

Roof N/A

Accent 1 N/A

Accent 2 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.) N/A

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

11/26/13
Date

HDC Intern

From: Amy Strutz [amyajleo@gmail.com]
Sent: Wednesday, December 04, 2013 10:19 AM
To: HDC Intern
Subject: Fwd: 328 E Cross solar
Attachments: photo.JPG

----- Forwarded message -----

From: Amy <amyajleo@gmail.com>
Date: Wed, Dec 4, 2013 at 9:22 AM
Subject: 328 E Cross solar
To: "hdc@cityofypsilanti.com" <hdc@cityofypsilanti.com>

Inverter and equipment would be mounted on rear of home here in the l shape with in 5 feet of electric meter.

Removable panels will go on upper rear roof. The roofing area you can see from picture. You can not see this area from E Cross Street.

Amy Strutz
A J Leo Electric & Solar
810-748-7525
734-368-6945
Licensed & Insured

--

Amy Strutz
Master Electrician
MI Liscenses: 6213971 & 6110841
A J Leo Electric & Solar

8 N Mansfield St
Ypsilanti, MI 48197

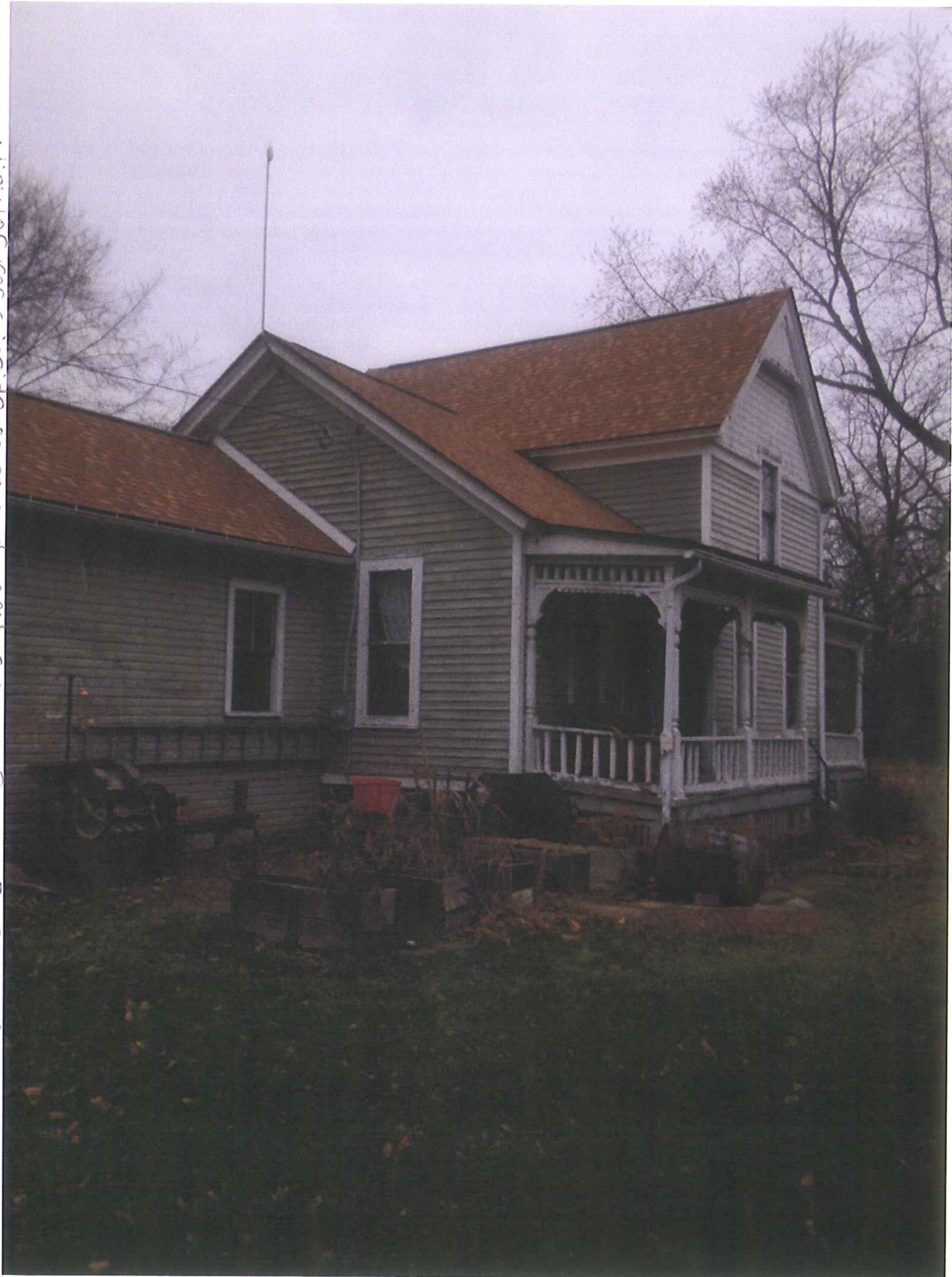
Tashmoo South
Harsens Island, Mi 48028

FEIN: 11-3691341



328 E Cross

View of rear inside corner & upper rear roof
328 E (cross)



HDC Intern

From: Amy Strutz [amyajleo@gmail.com]
Sent: Wednesday, December 04, 2013 10:22 AM
To: HDC Intern
Subject: Fwd: 328 E Cross Solar
Attachments: photo.JPG

----- Forwarded message -----

From: Amy <amyajleo@gmail.com>
Date: Wed, Dec 4, 2013 at 9:25 AM
Subject: 328 E Cross Solar
To: hdc@cityofypsilanti.com

A more complicated existing install using the same equipment.

Far right box would not be used in this project.

Amy Strutz
A J Leo Electric & Solar
810-748-7525
734-368-6945
Licensed & Insured

--

Amy Strutz
Master Electrician
MI Liscenses: 6213971 & 6110841
A J Leo Electric & Solar

8 N Mansfield St
Ypsilanti, MI 48197

Tashmoo South
Harsens Island, Mi 48028



HDC Intern

From: Amy Strutz [amyajleo@gmail.com]
Sent: Wednesday, December 04, 2013 10:23 AM
To: HDC Intern
Subject: Fwd: 328 E cross. Solar
Attachments: photo.JPG

----- Forwarded message -----

From: Amy <amyajleo@gmail.com>
Date: Wed, Dec 4, 2013 at 9:27 AM
Subject: 328 E cross. Solar
To: hdc@cityofypsilanti.com

Picture of exact same panels installed in Ypsi.

Amy Strutz
A J Leo Electric & Solar
[810-748-7525](tel:810-748-7525)
[734-368-6945](tel:734-368-6945)
Licensed & Insured

--

Amy Strutz
Master Electrician
MI Liscenses: 6213971 & 6110841
A J Leo Electric & Solar

8 N Mansfield St
Ypsilanti, MI 48197

Tashmoo South
Harsens Island, Mi 48028

FEIN: 11-3691341
Insured with Nationwide



HDC Intern

From: Amy Strutz [amyajleo@gmail.com]
Sent: Wednesday, December 04, 2013 10:22 AM
To: HDC Intern
Subject: Fwd: 328 E Cross Solar
Attachments: photo.JPG

----- Forwarded message -----

From: Amy <amyajleo@gmail.com>
Date: Wed, Dec 4, 2013 at 9:33 AM
Subject: 328 E Cross Solar
To: hdc@cityofypsilanti.com

A view of the small amount of rear upper roof not visible from E Cross St not visible in prior photos, where removable panels would be installed.

Amy Strutz
A J Leo Electric & Solar
[810-748-7525](tel:810-748-7525)
[734-368-6945](tel:734-368-6945)
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8 N Mansfield St
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328 E. Cross



Performance Standard

Renovo Power Systems DigiWatts™

5kW PV Grid-Tied Inverter combines efficiency, reliability and standard features to make your next project a success. Leveraging digital and transformerless technologies, modular design and convenient installation, they are ready for a broad range of PV projects. Our products can be purchased through select distributors and installers.

- 96% Peak Efficiency
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- Two Independent MPPTs
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- Full Display of Functional Data
- Monitoring Available
- 10 Year Warranty – Standard



5kW PV Grid-Tied Inverter
Model RN5000US



CEC



* ETL (Intertek) is a Nationally Recognized Testing Laboratory for UL 1741 certification. ETL certified inverters meet all requirements (UL 1741 / IEEE 1547) for utility-interconnected inverters.

A Better Inverter Package

Class leading performance and reliability coupled with the advantages of dual MPPTs (full efficiency from strings with different orientations) and lighter weight (move & mount with one installer).

- Class Leading Peak and CEC Efficiency
- 2 MPPTs and 4 Input Strings
- Dual DSPs
- Wide Operating Range
- 1 Person Installation

Elevate your
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(855) RENOVO1 (736-6861)



Renovo™ DigiWatts™ Inverters

Specifications

5 kW PV Grid-Tied Inverter

Item	5KW PV Inverter
Model	RN5000US
Recommended Maximum PV Power	6250 W
DC Voltage Range	100 - 550 V
Optimal Peak Power Tracking Voltage	150 - 470 V
DC Maximum Input Current	13A x 2
Number of Input Strings	4
Number of MPPTs	2
PV Start Voltage	150 V
AC Nominal Power	5000 W
AC Maximum Output Power	5500 W
AC Maximum Output Current	22.9A @ 240 V
AC Nominal Voltage Range	215 - 265 V @ 240 V
AC Frequency: nominal/range	60 / 59.3 60.5 Hz
Power Factor (Nominal)	1
Peak Inverter Efficiency / CEC Efficiency	96% / 94.5%
Dimensions	W x H x D (in) 21 x 19 1/4 x 9 3/4
Weight / Shipping Weight	49 lb / 55 lb
Ambient Temperature Range	- 25°C to 60°C
Power Consumption	0 W night time ≤ 8 W in operating
Topology	Transformerless
Enclosure Rating	NEMA 3R
Interface	RS485
Monitoring	Optional (includes lifetime hosting)
Warranty	10yr



Optional Monitoring - Monitor the performance of any of your installs from anywhere. Provide customers the ability to see their own PV system performance.



CEC



Renovo Power Systems™
416 W. Huron St, Ste 20
Ann Arbor, MI 48103
(855)-RENOVO1 (736-6861)

1-855-RENOVO1
www.renovo-usa.com

Tested and Assembled in Northern Michigan

SONALI SOLAR

LEADING MANUFACTURER OF PV MODULES

SS 280 to 300 Series

Quality Product

- All Manufactured modules are tested 100% by EL (Electroluminescence) during the Production Process.
- Our high-performance modules are highly efficient, reliable and provide optimal output.

High Efficiency

High Module efficiency is obtaining top performance even in diffused light conditions. We are leaders in providing our customers with maximum sunlight conversion efficiency.

Application Possibilities

Residential and Commercial rooftops, Carports, Solar Farming, Balconies, Awnings, Street lights, Fences, and Canopies.

Our Team

We have a team of qualified experts and engineers making sure our modules produce maximum power per square foot. We pride ourselves in caring for each individual customer needs with detailed attention. Our end goal is to give a highly efficient product with exceptional customer service.

Guarantee

Our product is durable and has a lifetime of 25 years backed with a warranty. Integrated manufacturing of cells & modules in one production line guarantees optimum performance.

RFID

RFID is an Radio Frequency Identification Technology - enables every individual modules to be uniquely identified. We can provide RFID tag as per customer's request.



US Office:

Sonali Energiees USA, LLC
39 Walker Ave.
Closter, NJ 07624
Tel: 201.297.1177
Toll Free: 1.888.58.SOLAR
salesusa@sonalisolar.com
info@sonalisolar.com

India Office:

Sonali Energiees Pvt. Ltd.
C-208 Belgium Chambers
Ring Road, Surat 395003
Gujarat, India
Tel: 0261.2601208
Fax: 0261.2452501
sales@sonalisolar.com

Manufacturing Facility:

Plot No. 180-199
Surat Special Economic Zone
Sachin-Dist. Surat 394230
Gujarat, India
Tel: 0261-2399910
info@sonalisolar.com
www.sonalisolar.com

Electrical Specifications

Nominal Maximum Power (Pmax)	280W	290W	295W	300W
Optimum Operating Voltage (Vmp)	36	36	36	36
Optimum Operating Current (Imp)	7.78	8.06	8.19	8.33
Open Circuit Voltage (Voc)	43.92	43.92	44.6	44.64
Short Circuit Current (Isc)	8.15	8.3	8.43	8.45

* Maximum System Voltage : 1000 V

* Measurement Power Tolerance on Power $\pm 3\%$, 0 /+ Tolerance on Max power Available upon request.

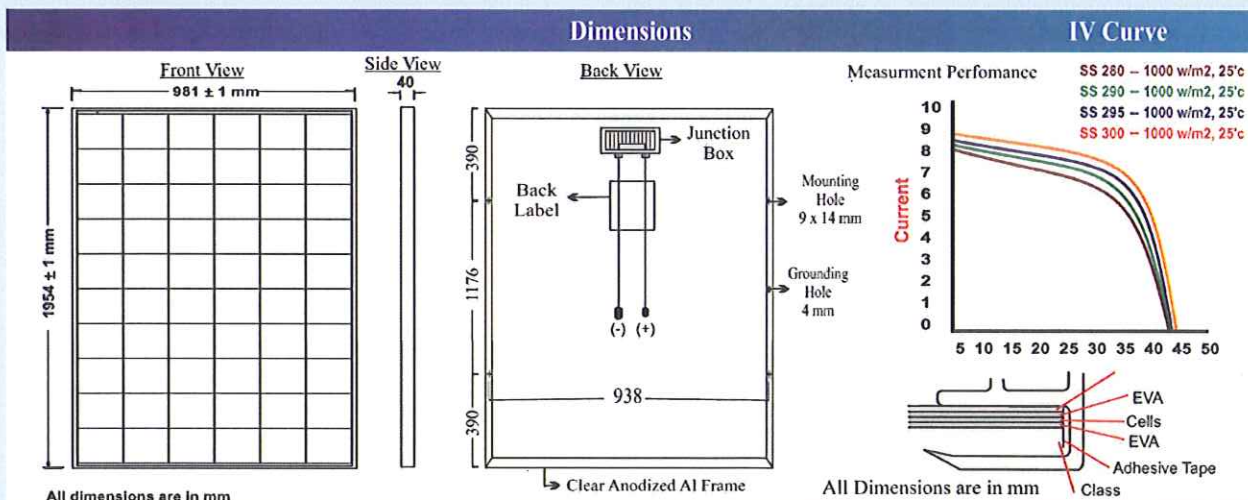
* Under Standard Test Conditions (STC) of irradiance of 1000W/m², spectrum AM 1.5 and cell temperature of 25 °C

Mechanical Specification

Module Dimensions	(1954 X 981 X 40 mm)/(76.93 X 38.62 X 1.57 inch)
Weight	21 kgs / 46.30lbs
Junction Box	Protection Class IP65 with Bypass diodes
Cable & Connectors	Solar Cable 900mm length with 4.0mm ² double Insulated Cable, Multi Contact connector
Cell Arrangement	72 (6 X 12)
Front Cover	3.2mm Tempered Glass
Encapsulate	EVA
Back Cover	Composite Sheet
Frame	Silver Matt Finished Anodized frame, Anodizing Coating Thickness $\geq 16 \mu\text{m}$

Temperature Coefficients		Product Guarantees	
Coefficient of Current α	(0.060 %/°C)	Product Warranty	10 Years
Coefficient of Voltage β	(-0.35 %/°C)	Performance Warranty	Output of 90% for 10 years and 80% for 25 years
Coefficient of Power λ	(-0.45%/°C)	Approvals & Certificates	Complied to IEC 61215 & UL 1703 Standards by ETL

Tested Operating Conditions:	
Temperature Cycling Range	(-40°C~+85°C)
humidity Freeze, Damp Heat	85 % RH
Static Load	2400 Pascal
Main Load	5400 Pascal
hail Stone Impact	25mm at 25 m/s





To see all the details that are visible on the screen, use the "Print" link next to the map.



328 E Cross St



Ypsilanti Historic District Work Permit Application

Date filed Dec 2 for HDC meeting date Dec 10

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 40 N. Huron

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name FLY Children's Art Center

Address 40 N. Huron

City Ypsilanti State MI Zip 48198

Phone 484-4844

Fax _____

E-mail chris@flyartcenter.org

Owner Susan Burhans 734-390-2394

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Rob Todd, Maker Works

(Name, address,
phone)

3765 Plaza Drive, Suite 4, Ann Arbor 48108 / Ph 734-219-5278

Action Items only:

Construction Cost donated

Permit Application Fee \$25

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 Dec 2 for HDC meeting date Dec 10

Property Address 40 N. Huron

Applicant FLY

Description of proposed work *(see sample applications)*

FLY Children's Art Center is launching the FLY Creativity Lab, the name of the studio space and headquarters in downtown Ypsilanti. We would like to have a sign above the storefront that is 1.5 feet high and 11.5 feet wide, 1/2 inch thick, spanning the length of our storefront, set inside the moulding area like World of Rocks has done. We would like to mount this sign (letters on the sign would be cut out and affixed to the sign surface, 3/4 inch thick and painted- see color chips.)

Materials

The sign base will be made of 1/2 inch Medium Density Overlay, a paintable plywood designed to weather well. The letters on the sign will be cut from a 3/4 inch sheet of PVC called Azek.

Colors *(Attach color chips or samples)*

Body white

Accent 1 orange and black letters

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.

Amitha Luv

Signature of Applicant

Dec 3, 2013
Date



FLY Creativity Lab is the name of the workshop and headquarters of FLY Childrens Art Center.

Material would be PVC product used for railings and decks called Azek. Our vendor will be Rob Todd (of Maker Works) who is donating services and materials. The letters are cut using a router and are 3/4 inch deep (Azek/PVC) and are affixed to plywood/MDO 1/2 inch thick. The Plywood sign would be affixed to the storefront.





Ypsilanti Historic District

Work Permit Application

Rec. 16528

Date filed December 3, 2013 for HDC meeting date December 4, 2013

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 64 North Huron Street, Ypsilanti, MI 48197

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Royal Roofing Company, Inc.

Address 2445 Brown Road

City Orion State MI Zip 48359

Phone 248-276-7663 Fax 248-276-9170

E-mail darrigo@royal-roofing.com

Owner _____

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Royal Roofing Company, Inc.

(Name, address, phone) 2445 Brown Road, Orion, MI 48359

Action Items only:

Construction Cost \$115,000.00 **Permit Application Fee** \$210.00

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.

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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 December 3, 2013 for HDC meeting date December 4, 2013

Property Address 64 North Huron Street, Ypsilanti, MI 48197

Applicant Royal Roofing Company, Inc. (Don Arrigo)

Description of proposed work *(see sample applications)*

Removal and replacement of existing flat roof. The existing roof consists of a concrete deck, Built-Up Roofing and two layers of Spray Foam on top.

Materials

New Built-Up Roof System consisting of Insulation, Cover Board, Asphalt Built-Up Roof System with slag aggregate surface.

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

December 3, 2013

Date

Image/Sketch for Parcel: 11-11-40-401-034

City of Ypsilanti

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Caption: No caption found



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CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF NOVEMBER 26, 2013

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice-chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

Commissioners Present: Hank Prebys, Jennifer Henriksen, Alex Pettit, Michael Condon, Jane Schmiedeke

Commissioners Absent: Ron Rupert, Anne Stevenson

Staff Present: Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

Motion: Schmiedeke (second: Henriksen) moved to approve the agenda as presented.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

313 South Huron

Applicant: Donald Streng, owner (present) and Michael Lopez, Lowes Representative

Discussion: Application is for the replacement of the bottom right window on the north side of the house. The application was tabled at the last meeting since the HDC wanted to know if the existing frame will stay in place or be removed with the moldings.

Lopez: The existing frame will stall in place on the exterior and the interior, all the trim and moldings will stay in place as well. It will have an aluminum clad exterior and the interior stop will be replaced along with the bottom sash. The transom above the window will stay in place. This new window is designed to be a pocket replacement. It will sit inside the existing jamb.

Henriksen: If the entire new window will sit inside the existing jamb, this will cause a reduction in the glass size and a change in appearance of the window.

Streng: He is replacing the side window first to see how it will work out. Applicant states that this is on the side and is fairly hidden. Will wait on the front window replacement to see how this side window works out.

Condon: Wanted to know if they have seen the window fact sheet from the HDC. (Staff provided copies of the same to the applicant and representative)

Streng: The current window is fixed and if a bed is to be in the room then the building department states that the window needs to be moveable. Since the current window is fixed, it needs to be replaced.

Prebys: This replacement window under consideration violates the window fact sheet and this is a concern to the HDC.

Streng: The transom above the window is a wood door that can open with a screen in front of it.

Condon: Generally when a double-hung window is replaced with another double-hung window, the HDC prefers to see a sash kit or a full frame replacement. But this situation is different due to a fixed window being replaced with double-hung window.

Pettit: Wanted to know if a sash pack would work in this situation.

Condon: Could put in a sash replacement kit with a lower pitched sill. Then you wouldn't have a frame within a frame or a sill sitting on top of a sill.

Prebys: HDC is anxious to not set a precedent here but the HDC is trying to be accommodating in this particular situation.

Streng: Has already purchased the window and is trying to get HDC approval, but the window has not yet been installed. The applicant is willing to go with a completely different window on the front of the house as he realizes that part of the house is way more visible.

Prebys: This is with the understanding that if approved it will be a onetime only approval and will not affect the future decision on the front two windows when they come before the HDC. This is an exception.

Condon: Would prefer a sash replacement kit in this case.

Motion: Condon (second: Schmiedeke) moves to approve the application to include the installation of the one window by Pella Corporation on the bottom right of the north side of the house. The new window will be replacing a fixed window with an aluminum clad pocket double-hung window. Window is being installed for egress purposes per local building code. Replacing a fixed window with a double hung window in this case is allowed. The window will be white and painted to match the colors on the house.

Secretary of the Interior Standard:

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

#5- Preserve distinctive features.

Approval: Unanimous. Motion carries.

NEW BUSINESS

312 N. River

Applicant: Ypsilanti Food Co-Op, Corinne Sikorski (present)

Discussion: Application is to apply a vinyl logo watermark to the building on the northwest corner that was previously a study item before the HDC. Applicant is also looking for an extension on the previously approved awning and signage that has since expired.

Condon: Wanted to know if this watermark sign got held up by building or zoning departments. He is concerned that the watermark will not stick on the paint and brick for an extended period of time. Wanted to know if the applicant considered painting the logo on the building.

Sikorski: Applicant has checked into painting the design and this will actually cost more.

Motion: Henriksen (second: Condon) moves to approve the application for a vinyl logo sign to the northwest corner of the building as shown in the drawing submitted in the application. The sign will be a taupe or beige in color.

Secretary of the Interior Standard:

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

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

Henriksen (second: Pettit) moves to allow administrative approval of the extension of the previous application for signage and awning.

Secretary of the Interior Standard:

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

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

119 W. Michigan Ave.

Applicant: Andrew Hellenga (absent)

Discussion: Application is for the placement of a surveillance camera at the rear of the structure.

Motion: Schmiedeke (second: Condon) moves to approve the application as submitted.

Secretary of the Interior Standards cited:

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

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

Approval: Unanimous. Motion carries.

315 Washtenaw

Applicant: Successful Real Estate Investment, LLC; Liz Harrow, architect (present)

Discussion: Application is for the painting of the structure and window replacement. Marvin sashes are to be used for window replacement.

Harrow: Owners are interested in the property as a rental property. She is trying to work with them and in the preservation of the structure and believes that the Marvin replacement sashes would age well. Client wants to clean up the house. This house is currently in poor shape. She will accept any advice on the windows. She also picked mild colors but is not committed to these colors.

Pettit: Wanted to know what the building department stated regarding the need for the egress windows.

Condon: Building code will supersede HDC rules regarding egress.

Harrow: Most of the windows in the bedrooms at the back of the house can be widened if needed for egress.

Prebys: Can look at the egress windows when they come up. Restoration might be cheaper than replacement on the windows.

Henriksen: Window insert wouldn't be approved in this case.

Harrow: Believes that the owners would start work on the house in January 2014.

Henriksen: Has no issue with the sash pack replacement, but would need to review if egress becomes an issue and what the new sizes would be for the windows.

Prebys: Discusses how to proceed since this is an action item. They can address the windows and paint colors.

Pettit: Has questions regarding the steel door and chimney pipe listed in a floor plan. As this is not on this particular application the HDC would not make a decision on this today.

Prebys: Generally do not allow steel or fiberglass doors in the historic district, wood doors are preferred. They would like to see the cut sheet for them when the application comes to the HDC.

Motion: Henriksen (second: Condon) moves to approve the application for window replacement. The existing windows will be replaced with aluminum clad sash packs by Marvin and will not be an insert type window replacement. Repair of the existing wood windows is an acceptable alternative to the sash pack replacement. Window and house paint colors will be determined at a future HDC meeting.

Secretary of the Interior Standards cited:

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

Approval: Unanimous. Motion carries.

STUDY ITEMS

407 Washtenaw

Applicant: Greta Furlong, owner (present)

Discussion: Applicant was previously denied for a vinyl window replacement. The house is in a difficult area of town. The house is not near in value to what was paid for it. The applicant has just replaced the roof. The vinyl windows were already there when the house was purchased. All three of the windows that need to be replaced are on the back of the house. Did purchase the windows but can get her money back. Since the HDC denial she has looked at the HDC standards.

Condon: We understand that the windows on the house are already vinyl windows, but that was not done with HDC approval. The HDC can't approve vinyl windows as this will set a precedent.

Pettit: HDC does not allow vinyl windows since they do not last. The HDC also wants to help preserve the structure.

Furlong: This is in a rental area and it is difficult to get high quality tenant. Rents have dropped and there are two units in the building. She is trying to improve the property.

Prebys: HDC cannot approve vinyl windows due to Secretary of Interior Standards and cannot take into consideration what was already there when the house was purchased.

Condon: Wanted to know if the applicant has looked into repairing the windows that are on the home.

Furlong: Applicant states that she will now need to look into the repair of the windows.

ADMINISTRATIVE APPROVALS

None

OTHER BUSINESS

Property Monitoring

613 N Prospect: building department has not heard either way regarding a stop work order on this property, pictures were taken of property on 11-26-13, HDC requests that a letter be sent and to consult with Teresa Gillotti regarding sending the letter.

42 E Cross: received an email from the property owners stating that the awning removal was part of maintenance since it was causing water damage to the façade, pictures were taken of property on 11-26-13. Future work needs to come thru HDC, no letter needed at this time.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – none

HOUSEKEEPING BUSINESS

Approval of the minutes of October 22, 2013

Motion: Pettit (second: Condon) moves to approve with correction to 214 N. Huron discussion to correct the brand name to Hardi Plank.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Schmiedeke (second: Henriksen) moves to adjourn.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:20 pm