

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA JULY 9, 2013 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET JULY 9, 2013 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, July 9, 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

1. 200 E. Cross	Re-Roofing
2. 41 Photo	Fencing
3. 100 Market Place (Freighthouse)	Solar Panels

B. NEW BUSINESS

4. 200 E. Cross St.	Fence Installation
5. 312 Olive	Window Replacements
4. 214 Oak	Painting
5. 47 N. Huron	Signage
6. Riverside Park	Pathway and Bridge Construction

C. STUDY ITEMS- None

D. ADMINISTRATIVE APPROVAL- None

E. OTHER BUSINESS

Property Monitoring- None

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of June 25, 2013

VIII. ADJOURNMENT

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, July 9, 2013
7:00 p.m.

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II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING- None

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A. OLD BUSINESS

- | | |
|------------------------------------|--------------|
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B. NEW BUSINESS

- | | |
|---------------------|---------------------------------|
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VII. HOUSEKEEPING BUSINESS

Approval of the minutes of June 25, 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.



Ypsilanti Historic District

Rec. 15919

Work Permit Application

Date filed 6-12-2013 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 200 E CROSS

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name CARL BRONNI BRONNI INC PRESIDENT

Address 1531 8 MILE RD

City WHITMORE LAKE State MI Zip 48189

Phone 234-260-4911 Fax 234-449-2560

E-mail _____

Owner MR CORLEND
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor BRONNI INC
(Name, address, phone) 1531 8 MILE RD WHITMORE LAKE MI 48189

Action Items only:

Construction Cost 9000.00

Permit Application Fee _____

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

To complete this application:

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed 6-12-2013 for HDC meeting date _____

Property Address 200 E. CROSS

Applicant BRANNI INC

Description of proposed work (see sample applications)

ROOF IS LEAKING; REPLACE IT; 3 LAYER TEAR
TEAR OFF, SHEET, ICE 6 FT UP, FECT REST, NEW METAL TRIM,
SHINGLE, VENT, FLASH
USING 30YR EAF LAMINATED SHINGLES COLOR (HICKORY)
DARK BROWN CLOSE TO BLACK

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.

Carl Branni

Signature of Applicant

6-12-2013

Date

Hickory is an inviting brown shade that has the added element of a red undertone, giving it a rich look. It's an excellent companion to both brick and stone homes that have shades of red or terra cotta. You'll also love how this color looks on homes with warm neutrals of brown and beige as well as with yellows and golds.

X



GAF



Ypsilanti Historic District

Work Permit Application

Rec. 15937

Date filed _____ for HDC meeting date 6/25/13

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 411 PHOTO ST

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name ALLIED FENCE & SECURITY SYSTEMS INC

Address 4188 CANADIAN RD

City YPSILANTI State MI Zip 48197

Phone 734-971-0020 Fax 734-434-2460

E-mail _____

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor _____
(Name, address, phone) _____

Action Items only:

Construction Cost _____

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:

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:
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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)

INSTALL PRESSURE-TREATED WOOD PRIVACY
FENCE, 5' + 6' HEIGHTS.

Materials

ALL PRESSURE-TREATED LUMBER

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.)

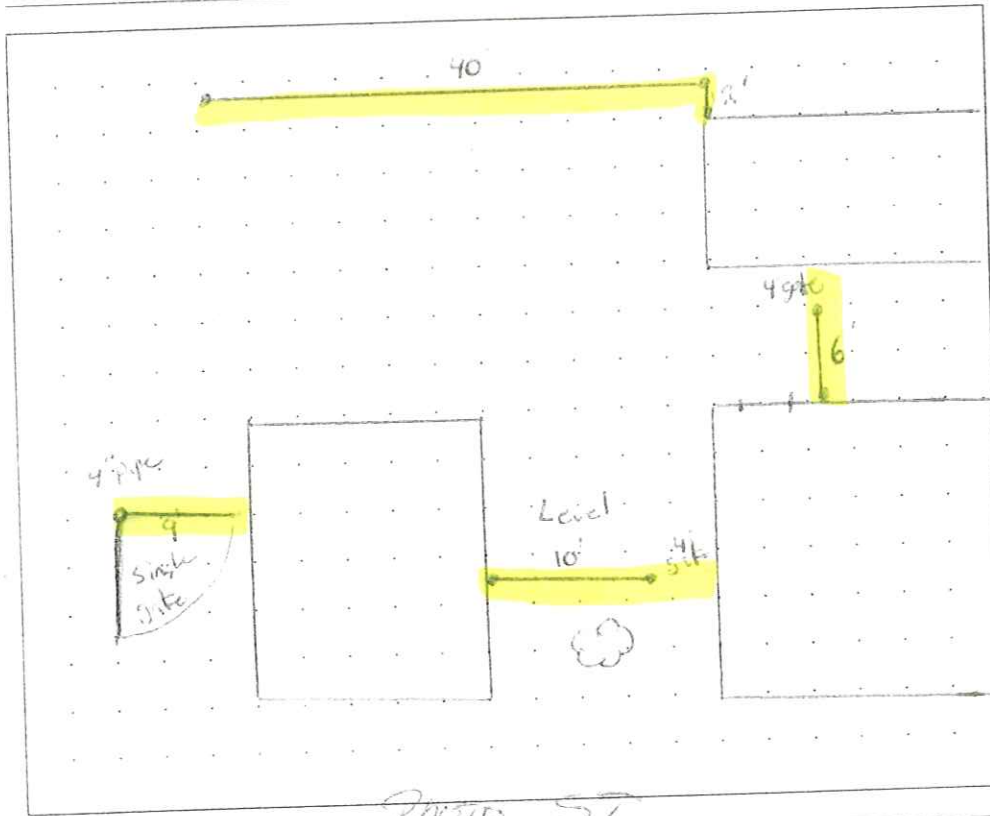
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.

Dan De...
Signature of Applicant

6-12-13
Date

Address 41 Photo Street Email /
City Ypsilanti, MI Phone Number 505 7272 Fax

We propose to furnish, deliver and erect the following as per fence plan and measurements herewith:



Type Fence	<u>wood PT</u>
Height	<u>6' and 5'</u>
Footage	<u>58'</u>
Spec	<u>B-B Sals</u>
Line Post	<u>4x4</u>
End Post	<u>4x4</u>
Corner Post	<u>4x4</u>
Latch Post	<u>4x4</u>
Gate Post	<u>4x4</u>
Tie In	<u></u>
Top Rail	<u>2x4</u>
Single Gate	<u>4'</u>
Double Gate	<u>9' in Section</u>
Hinges & Latch	<u></u>
Color	<u></u>
Asphalt	<u></u>
Concrete	<u></u>
Grade	<u></u>
Miss Dig	<u>yes</u>

AGREEMENT

IF PROPOSAL IS ACCEPTED, PLEASE SIGN & RETURN WHITE COPY TO ALLIED FENCE & SECURITY SYSTEMS, INC.

The above proposal, when accepted by both parties hereto, becomes a contract between the two parties and is not subject to countermand. Owner to establish lot lines, grade and remove all obstructions from lot lines, unless otherwise provided for in writing.

Contractor shall not be liable for delays caused by strikes, weather conditions, delay in obtaining materials or any other causes beyond his control. If harassment or change in job, owner will be charged extra therefore. The down-time charge for Allied crews is \$60.00 per man hour.

Fence when complete will remain the property of Allied Fence & Security System, Inc., until paid for.

Fence will be built to average general grade in disregard to unevenness of ground. If survey or permits are necessary, the property owner is required to pay for that service. Owner is responsible for association regulations and private underground lines, including sprinkler systems.

Owner agrees that in the event of cancellation of this contract, before work had started, owner shall pay to contractor on demand twenty-five percent (25%) of the contract price as its stipulated damages for the breach. Verbal agreements other than expressed on this contract are not binding. The purchaser shall accept responsibility for loss or damage of materials on the job in the absence of the contractor personnel.

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right.

Special Provisions Pr 2,980, Pre wood 3,360 In Staked Area 180.00
3" space for Posts by house

ACCEPTED:

TOTAL BID PRICE \$

DOWN PAYMENT \$ 1,500

BALANCE ON COMPLETION \$

ALLIED FENCE & SECURITY SYSTEMS, INC.

By Brian David

Date 4-26-13

(OWNER)

(OWNER)

White - Allied Copy

Yellow - Customer Copy

Pink - Installer Copy



Ypsilanti Historic District Work Permit Application

Date filed May 14, 2013 for HDC meeting date June 25, 2013
~~May 28, 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 100 Market Place (Ypsilanti Freight House)

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name City of Ypsilanti (Friends of the Ypsilanti Freighthouse)

Address One South Huron Street

City Ypsilanti State MI Zip 48197

Phone _____ Fax _____

E-mail _____

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 \$3,000 of construction cost, and is due at the time of application.

To complete this application:

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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 May 14, 2013 for HDC meeting date May 21, 2013

Property Address 100 Market Place (Ypsilanti Freight House)

Applicant City of Ypsilanti (Friends of the Ypsilanti Freighthouse)

Description of proposed work *(see sample applications)*

~~Renovation to include installation of fire suppression system, HVAC system, bathrooms, and solar panels.~~

~~Exterior items include fire suppression system under eaves, vent stacks for HVAC and plumbing, an additional exit door and stairway off the west deck and installation of solar shingles on the southwest portion of the roof.~~

Installation of solar panels on southwest roof section.

Materials

Colors *(Attach color chips or samples)*

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

Other _____

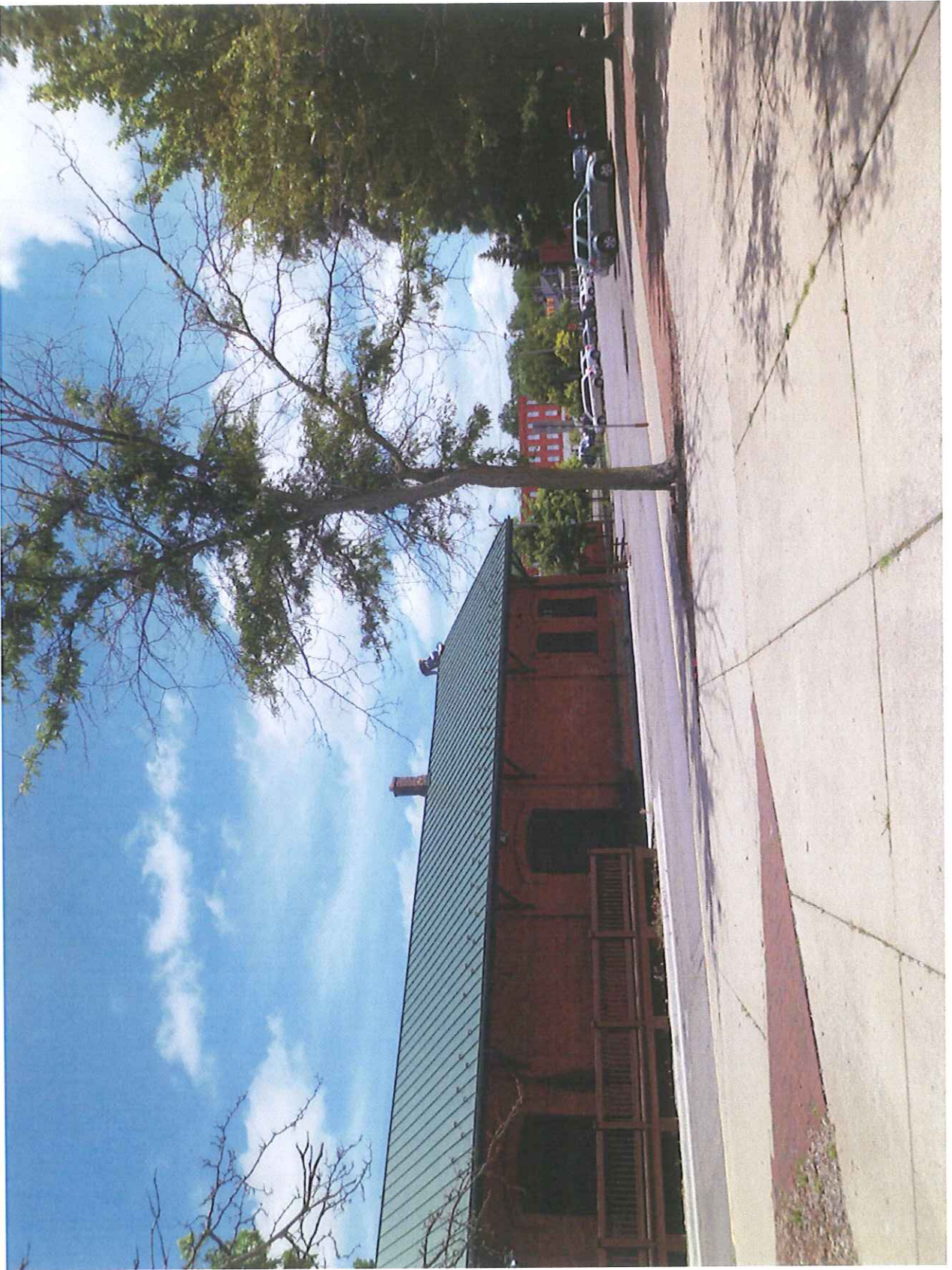
- ☒ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.
(Compliance with this act must be certified to complete this application.)

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.

Signature of Applicant

May 14, 2013

Date







Ypsilanti Historic District

Work Permit Application

Rec 16058

Date filed 6/20/13 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 200 E. Cross St.

Applicant

☐ Owner ☐ Architect ☒ Contractor

Name Allied Fence & Security Systems, Inc

Address 4189 Carpenter Rd

City Ypsilanti

State MI Zip 48197

Phone 734-971-0020

Fax 734-0434-2460

E-mail Allied@Alliedfencemi.com

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor _____
(Name, address,
phone)

Action Items only:

Construction Cost 4,185.00

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:

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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)

Install 52'x36" high Picket fence. Install 93'x6' Solid privacy fence per drawing.

Materials

Pre-Stained Pressure Treated lumber.

Colors (Attach color chips or samples)

Body _____

Trim _____

Roof _____

Accent 1 _____

Accent 2 _____

Other _____

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

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


Signature of Applicant

6-20-13
Date

ALLIED FENCE & SECURITY SYSTEMS, INC.

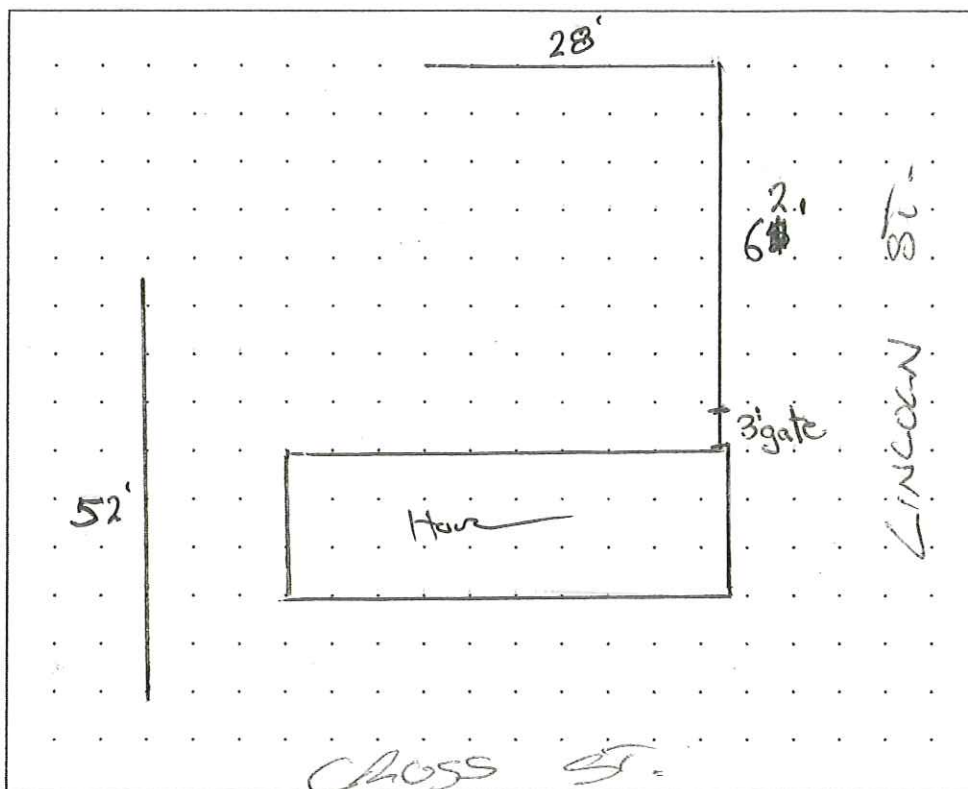
4189 CARPENTER RD • PITTSFIELD TWP, MICHIGAN 48197-9610

TELEPHONE: (734) 434-8300 • FAX: (734) 434-2460

NAME KATE JONES Job Site _____
 Address 200 east Cross street Email _____
 City Ypsilanti Phone Number 761-7844 734-761-7844

We propose to furnish, deliver and erect the following as per fence plan and measurements herewith:

174 223 1850



Type Fence	<u>wood</u>
Height	<u>6'</u>
Footage	_____
Spec	_____
Line Post	<u>4x4</u>
End Post	<u>4x4</u>
Corner Post	<u>4x4</u>
Latch Post	<u>4x4</u>
Gate Post	_____
Tie In	_____
Top Rail	<u>2x4</u>
Single Gate	_____
Double Gate	_____
Hinges & Latch	_____
Color	_____
Asphalt	_____
Concrete	_____
Grade	_____
Miss Dig	<u>yes</u>

AGREEMENT

IF PROPOSAL IS ACCEPTED, PLEASE SIGN & RETURN WHITE COPY TO ALLIED FENCE & SECURITY SYSTEMS, INC.

The above proposal, when accepted by both parties hereto, becomes a contract between the two parties and is not subject to countermand. Owner to establish lot lines, grade and remove all obstructions from lot lines, unless otherwise provided for in writing.

Contractor shall not be liable for delays caused by strikes, weather conditions, delay in obtaining materials or any other causes beyond his control. If harassment or change in job, owner will be charged extra therefore. The down-time charge for Allied crews is \$60.00 per man hour.

Fence when complete will remain the property of Allied Fence & Security System, Inc., until paid for.

Fence will be built to average general grade in disregard to unevenness of ground. If survey or permits are necessary, the property owner is required to pay for that service. Owner is responsible for association regulations and private underground lines, including sprinkler systems.

Owner agrees that in the event of cancellation of this contract, before work had started, owner shall pay to contractor on demand twenty-five percent (25%) of the contract price as its stipulated damages for the breach. Verbal agreements other than expressed on this contract are not binding. The purchaser shall accept responsibility for loss or damage of materials on the job in the absence of the contractor personnel.

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right.

Special Provisions: 52' of 36" high Picket in PT 1,120 in (Pro \$1380) includes Removal
65' of 6' solid Board PT 1,690 in pro wood \$1940 in cedar 2,340 gate \$115.00

ACCEPTED:

TOTAL BID PRICE \$

4,185

DOWN PAYMENT \$

1,000

BALANCE ON COMPLETION \$

3,185

ALLIED FENCE & SECURITY SYSTEMS, INC.

By Randy Dadds Katharine M. Jones

(OWNER)

Date 6-17-13

(OWNER)

White - Allied Copy

Yellow - Customer Copy

Pink - Installer Copy



Ypsilanti Historic District

Work Permit Application

Rec 15912

Date filed 6/20/13 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 312 Olive Street

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name RbA of Minnesota

Address 37720 Amrhein Drive

City Livonia

State MI

Zip 48150

Phone 734-237-1064

Fax 651-275-4135

E-mail justin.mannooch@andersencorp.com

Owner Spring Tremaine

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor RbA of Minnesota

(Name, address,
phone)

37720 Amrhein Drive, Livonia, MI 48150 734-237-1064

Action Items only:

Construction Cost 10,303

Permit Application Fee 35.00

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
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 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
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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.

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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.

Customer -

Spring Tremain

Salesperson -

Darren Guthrie

734-743-1010







Ypsilanti Historic District

Work Permit Application

Date filed 6-25-13 for HDC meeting date 7-9-13

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 214 Oak St.

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name Andrew J. Mills

Address 214 Oak Street

City Ypsilanti

State MI

Zip 48198

Phone 512-635-1576

Fax _____

E-mail ajmills@umich.edu

Owner _____

(If different than applicant)

Who will perform the work?

☒ Owner ☐ Contractor

Contractor _____

(Name, address,
phone) _____

Action Items only: \$

Construction Cost 2000

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.

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 - 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 6-25-13 for HDC meeting date 6-25-13

Property Address 214 Oak Street

Applicant Andrew J. Mills

Description of proposed work (see sample applications)

I propose to paint the exterior of the house, keeping the trim semi-gloss white, changing the body to Homestead Resort Tea Room Cream (see sample) and keeping the porch floor the original dark blue (see sample). The addition to the house in the back, which is currently a flat white, will also be repainted a flat white (see pictures).

Materials

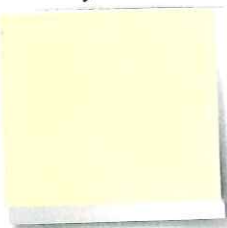
four

~~1) Varying~~ varying paint colors.

2) Standard semi-gloss white for trim

3) Original dark blue for porch floor

4) Standard flat white (not shown)



3004-4C Homestead Resort Tea Room Cream

Colors (Attach color chips or samples)

1) Body Homestead Resort Tea Room Cream

2) Trim Semi-gloss white

Roof n/a

Accent 1 n/a

Accent 2 n/a

3) Other Dark blue for porch floor

4) Back addition: Standard flat white

☒ 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.

Andrew J. Mills
Signature of Applicant

6-25-13
Date







Ypsilanti Historic District Work Permit Application

Date filed 6/20/2013 for HDC meeting date 7/09/2013

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 47 N Huron St, Ypsilanti, MI 48197

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name Corner Health Center

Address 47 N Huron St

City Ypsilanti

State MI Zip 48197

Phone (734)714-2236

Fax (734)7829-0137

E-mail jseagraves@cornerhealth.org; eclement@cornerhealth.org

Owner Ellen Clement, MSW, MPH, Executive Director
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Johnson Sign Company

Ph: (571)784-3710

(Name, address,
phone)

2240 Lansing Ave, Jackson, MI 49202

Action Items only:

Construction Cost \$8,256

Permit Application Fee \$35

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:

- Photo(s) showing all locations where work is proposed
- Paint color chips (if relevant)
- Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
- Dimensioned drawings of any new construction or modifications to existing structures
- 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 6/20/2013 for HDC meeting date 7/09/2013

Property Address 47 N Huron St

Applicant Corner Health Center

Description of proposed work (see sample applications)

Install new signage to increase visibility of clinic, incorporate new logo, show that the buildings are occupied and in use, and that all three buildings are part of one business, while respecting the integrity of each building.

Signage to include:

1 - Horizontal purple aluminum band, approximately 67 feet long by 20 inches high, offset across all three buildings above first floor windows, wrapping around southeast corner and extending 3 feet onto south wall. Acrylic painted aluminum, projecting 6 inches from wall, notched to fit downspouts and changing facades. Vinyl lettering over north entrance.

2 - 2 foot x 4 foot projecting sign, flag-mounted over door at southeast corner of building, 5-inch deep aluminum cabinet around 2-inch aluminum tubular frame. Painted with acrylic polyurethane. Dimensional PVC lettering and graphics. Sign will be double-sided and unlit.

3 - Band of window graphics stretching across lower portion of ground floor windows and vinyl lettering in window next to main (southeast) entrance.

Buildings will eventually be re-painted in historically accurate color schemes to differentiate them, however, that work will not be completed as part of this work permit application. (See attached documentation.)

Materials

Sign 1 Purple Band: .090" Aluminum face with 6" aluminum returns welded on back side. FINISH: Acrylic polyurethane paint and 3M vinyl graphics. Installation: Clip mounted to brick.

Sign 2: Projecting Sign (Double-Sided) FRAME: 5" Aluminum extruded cabinet with 2" Aluminum tubular frame. FACE: .090" Aluminum with 1" thick dimensional PVC copy. PAINT: Acrylic polyurethane paint. Installation: Aluminum plate bolted to brick facade in six locations.

Sign 3: Window Graphics in 13 windows, vinyl, mounted on inside of windows.

Colors (Attach color chips or samples)

Body Purple - Pantone 269

Trim Orange - Pantone 158

Roof _____

Accent 1 Green - Pantone 382

Accent 2 White

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.

Ellen Clement

Signature of Applicant

06/20/2013

Date

Sign Proposal

Corner Health Center

47 N. Huron St., Ypsilanti MI

Zoning district: B3 (historic)

Issues

- Old sign not easily visible to vehicular traffic passing by on Huron or to pedestrians on west side of street. Viewers must be facing the building to see it.
- Old sign has outdated logo and branding.
- Façade of three buildings is uneven; unclear they are part of the same business.
- Renovation to Corner buildings and addition of window shades left façade looking blank and unoccupied.

Goals

- Increase visibility to passerby on street or sidewalk.
- Incorporate new logo, colors and branding into street presentation.
- Unify appearance of façade and make it clear that all three storefronts are part of one business.
- Make all three buildings appear occupied and open for business.

Current Appearance of Building and Signage



Sign Proposal

Corner Health Center
47 N. Huron St., Ypsilanti MI

Zoning district: B3 (historic)
Building Frontage: 64 ft
Maximum total sign area: 192 sq ft

Projecting Signs

Maximum projecting sign area: 24 sq ft per face
Projecting sign 1: 18 sq ft; meets requirements

Window Signs

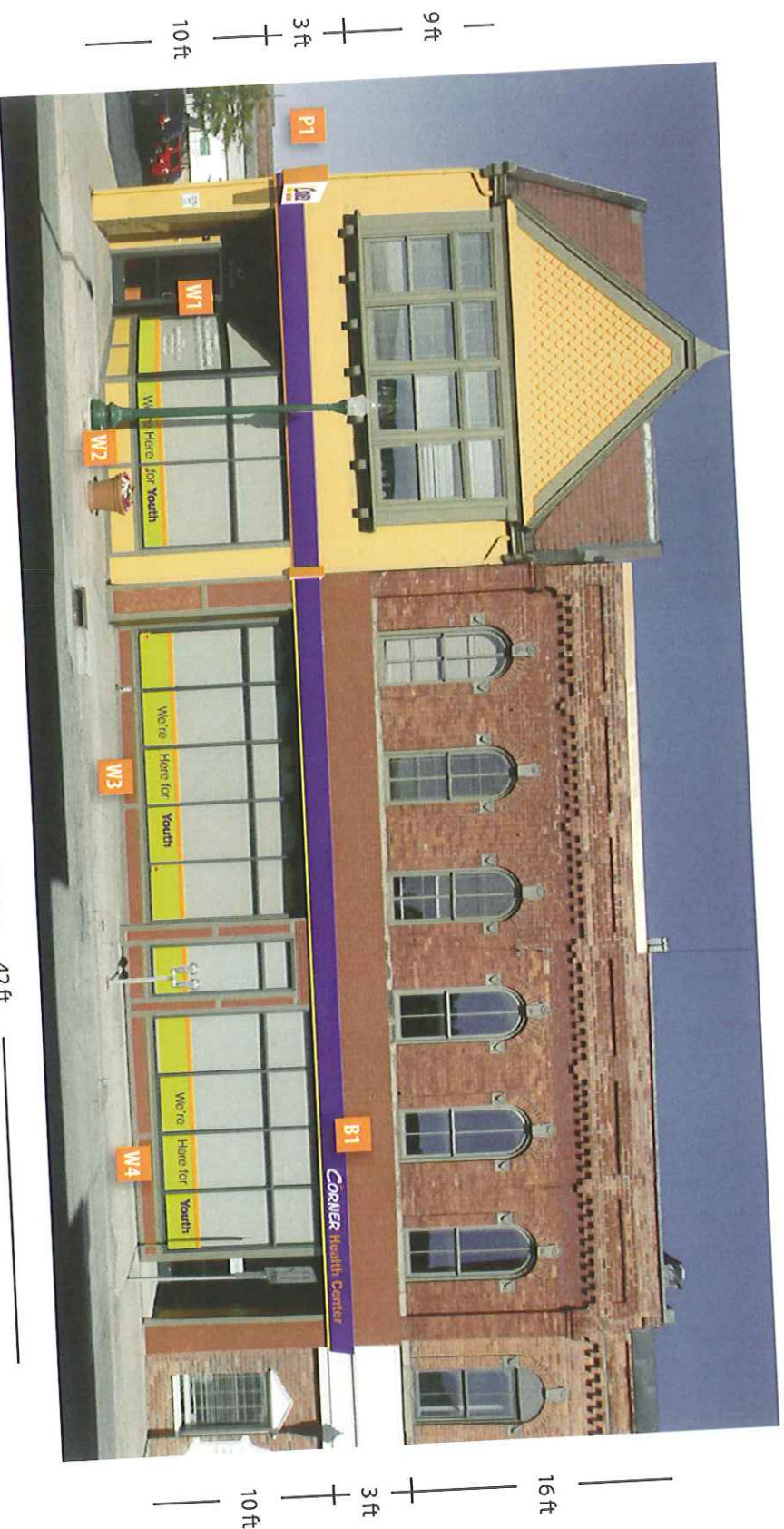
Total window area: approx. 360 sq ft
Maximum window sign area: approx. 90 sq ft
Window sign 1 (hours, etc.): approx. 20 sq ft
Window signs 2, 3, 4 (We're Here for Youth):
approx. 15 sq ft each

Building Signs

Maximum building-mounted sign area: 64 sq ft
Building-mounted sign 1 (purple band with
white/orange logo): 8 sq ft; meets requirements

Totals

Building-mounted: $18 + 8 = 26$ sq ft; meets
requirements
Windows: $20 + 15 + 15 + 15 = 65$ sq ft; meets
requirements
All signs: $26 + 65 = 91$ sq ft; meets requirements



Sign Proposal

Corner Health Center
47 N. Huron St., Ypsilanti MI

Zoning district: B3 (historic)

Building Frontage: 64 ft

Maximum total sign area: 192 sq ft

Projecting Signs

Maximum projecting sign area: 24 sq ft per face

Projecting sign 1: 9 sq ft per face: meets requirements



Sign Proposal

Corner Health Center
47 N. Huron St., Ypsilanti MI

Zoning district: B3 (historic)

Building Frontage: 64 ft

Maximum total sign area: 192 sq ft

Projecting Signs

Maximum projecting sign area: 24 sq ft
per face

Projecting sign 1: 9 sq ft per face; meets
requirements



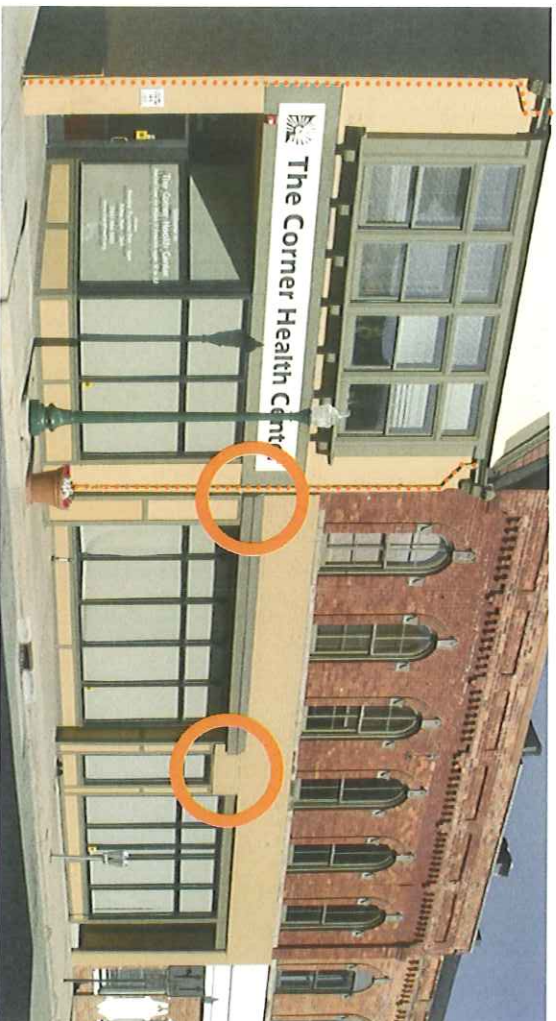
Blue shaded area
4 ft x 2.2 ft = 8.8 sq feet;
meets requirements

Sign Proposal

Corner Health Center

47 N. Huron St., Ypsilanti MI

Potential installation issues



Front facade of building segments not all in the same plane.

Two downspouts on front surface of building may interfere with parts of installation.

Fire alarm-related equipment of some kind located near main entrance, close to proposed location of projecting sign.

Right-hand building segments have inconsistent flashing detail above windows, with different projection from facade, reasons unknown.

Historic District expressed concern about bird and insect nesting in purple horizontal band (marked B1 on page 3); please propose solutions in your bid.





SIGN PERMIT APPLICATION

CITY OF YPSILANTI BUILDING DEPARTMENT
One South Huron, Ypsilanti, MI 48197
Phone (734) 482-1025 ♦ Fax (734) 483-7444
www.cityofypsilanti.com

Date: 06/20/13

Business Information	Business Name Corner Health Center		Business Address 47 N Huron St		Business Phone # (734) 484-3600
	Owner Name Ellen Clement, MSW, MPH		Owner Address Executive Director		Owner Phone # (734) 714-2240
	Owner signature (Alternately, a signed contract may be attached) <i>Ellen Clement</i>				
Applicant Information	Contractor Name Johnson Sign Company		Contractor Address 2240 Lansing Ave, Jackson, MI 49202		Phone # (517) 784-3720
Sign Information	Location(s) Front-west & south side		☒ Permanent ☐ Temporary* (30 Day) *Dates: From _____ to _____		Historic District ☒ Y ☐ N
					Zoning B3
	Type of Sign(s)		Dimensions		
	☐ Billboard ☐ Awning/Canopy ☐ Building Directory ☐ Menu ☒ Projecting ☒ Wall Sign ☐ Ground (pole or monument) ☐ Mural ☐ Residential Entry		☐ Banner ☐ Construction ☐ Inflatable ☐ Special Event ☐ Illuminated sign* * Electrical permit required (additional fee) ☒ Other (specify) Window decals		
			Sign 1 <u>2</u> x <u>67</u> = <u>111.4</u> sq ft Sign 2 <u>2</u> x <u>4</u> = <u>8</u> sq ft Sign 3 <u>1</u> x <u>65</u> = <u>65</u> sq ft Total Square Footage: <u>184.22</u>		
			Height (from grade) 10 ft (projecting sign) Weight 100 lbs Material(s) <i>Aluminum face & frame, PVC, acrylic polyurethane paint, vinyl window graphics.</i>		
All non-residential permit applications must include a Master Sign Plan showing the dimensions, location, and lighting of all proposed and existing signs on the property. It does not have to be to scale.					
Building Information	Frontage 64 ft		Setback 8.5 ft (sidewalk)		Height 29 ft
Permit Information (City use only)	Notes				
	Applicant/Contractor Signature _____		Date _____		Deposit (if required) _____
	HDC Approval (if required) _____		Date _____		Permit Fee _____
	Planning/Zoning Signature _____		Date _____		Registration Fee _____
	Building Department Signature _____		Date _____		Administration Fee _____
					Total Permit Fee _____ Approved _____ Denied _____



Ypsilanti Historic District

Work Permit Application

Date filed 7/3/13 for HDC meeting date 7/9/13

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 Riverside Park

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name City of Ypsilanti - Teresa Gillotti

Address 1 S. Huron

City Ypsilanti State MI Zip 48197

Phone 734-483-9646 Fax

E-mail tgillotti@cityofypsilanti.com

Owner
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor TBD
(Name, address, phone)

Action Items only:

Construction Cost TBD Permit Application Fee

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

To complete this application:

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed 7/3/13 for HDC meeting date 7/9/13

Property Address Riverside Park

Applicant City of Ypsilanti - Teresa Gillotti

Description of proposed work (see sample applications)

- Pathway in Riverside Park + proposed bridge across the Huron River, to span 153 feet (see red items on submitted situation plan).

- New bridge will ideally resemble self-rusting bridge in Waterworks Park (see submitted photo), as proposed pathway/bridge is part of the same wider park pathway project. Most similar style would be the "Connector" (see "Pedestrian Truss Styles" sheet).
- City is asking HDC to eliminate any of the attached bridge styles (Connector, Archway, Capstone, Keystone, Link, + Gateway) it would NOT approve, and give City options on the remaining HDC-acceptable bridges to choose from.

Materials

Steel bridge with wood planking, 153' span.
Style options to be approved by HDC.

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

Other _____

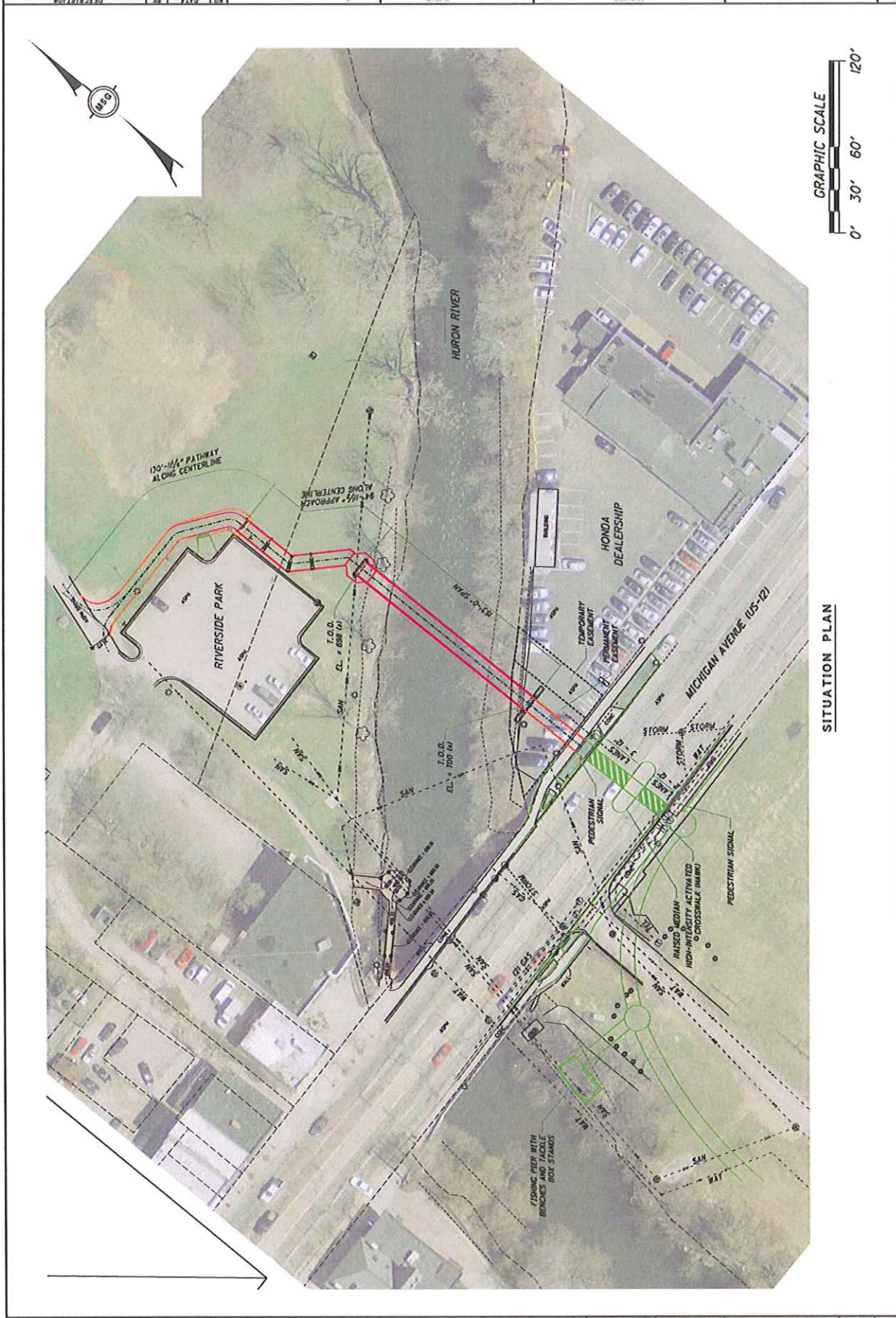
- ☐ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

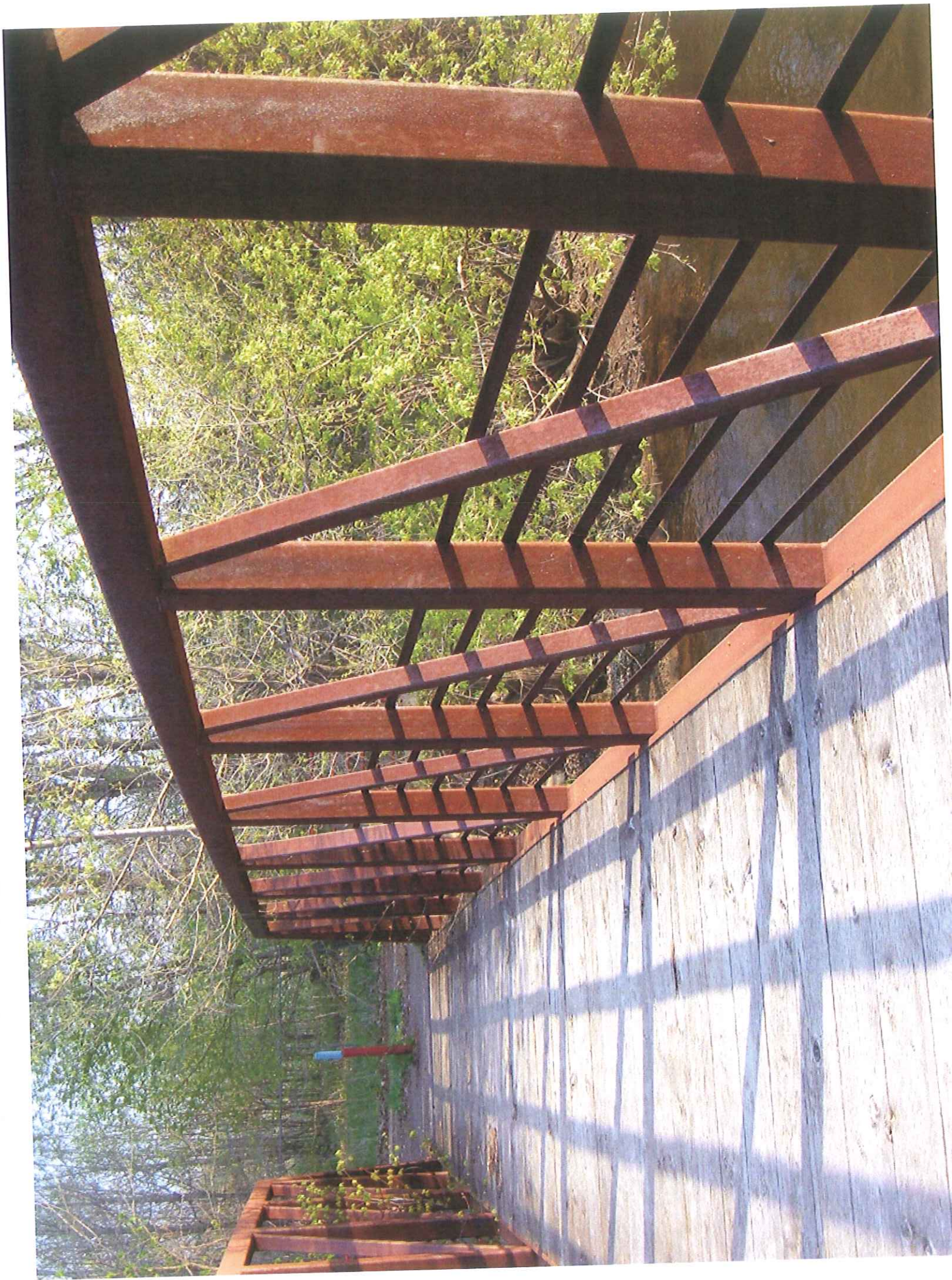
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.

Teresa Gillotti

Signature of Applicant

7/3/13
Date



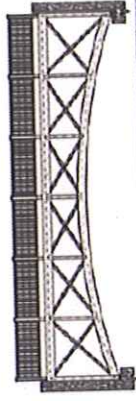


Pedestrian Truss Styles*

Connector®



Archway®



Capstone®



Keystone®



Link®



Gateway®



*Custom styling is available to make your project a reality (e.g. skywalks, cable-stayed bridges).

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JUNE 25, 2013

CALL TO ORDER AND ROLL CALL

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

APPROVAL OF AGENDA

Motion:	Rupert (second: Henriksen) moved to approve the agenda as presented.
Approval:	Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

109 N. River St.

Applicant: William Emerson, Owner (Present)

Discussion: Applicant is seeking approval for removing old roof over side porch and constructing a new roof to match the front of the house.

Applicant provided a photograph of the existing porch on the front of the house which he originally intended to copy in style. He noted that spindles that are close in style to the existing ones have been purchased already. Henriksen stated that the difficulty was the variation in massing between the front porch and the new side one. Condon then discussed the actual size variations between both roofs and between the columns. Schmiedeke inquired regarding how the installation of the spindle-work and dentils will impact the proportions of the new roof. Henriksen observed that if the application had come to the commission previous to construction it would not have been approved. Applicant had originally planned to simply trim the gable with one-by's. Rupert inquired regarding acquisition of measured drawings for the proposed finished appearance. Schmiedeke was of the

opinion that the drawing may not help due to the specific changes being proposed. Discussion ensued of possible options.

Motion: Condon (second: Rupert) moved to approve the application for 109 N. River St. to include the construction of a gable style roof over the side porch of the residence; the gable will have a paneled detail and trellis installed to match the detail on the front porch. Dimensions will be kept to similar scale with the front porch. Trimmed and painted to match.

Secretary of the Interior Standard: 10

Approval: Henriksen opposed. Motion carries.

NEW BUSINESS

200 E. Cross St.

Applicant: Carl Bronni, Contractor (Absent)

Discussion: Applicant is seeking approval for replacing the existing roof with 30 year EAF Laminated shingles, to be "Hickory" in color. In addition new ice guard will be installed 6 feet up, new flashing, and new metal trim.

Motion: Rupert (second: Henriksen) moved to table the application for 200 E. Cross St. pursuant to the submission of the following information:

Details regarding the metal trim, vent types and locations, drip edge, flashing, and whether gutter work will be conducted

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: NA

621 N. River St.

Applicant: Judy Weinburger, Owner (Present)

Discussion: Applicant is seeking approval for the replacement of 9 existing first floor double-hung windows with vinyl clad wood. In addition one four-over-four and one six-over-six window will be replaced, the four-over-four to be raised higher from the floor, and both to be double-hung without muntins. One 76 by 60 inch window on the back will also be raised and replaced with two more standard sized windows. An additional three windows, 20 by 34 inch in the kitchen and back room, the applicant plans to replace with similar double-hung vinyl-clad wood windows to match the other proposed replacements. New trim will be installed to include a sash and 3-4 inch wide trim around the sides and top. The windows will be painted white, and trim color has yet to be decided.

Applicant is interested in using Paella vinyl-clad wood double-hung windows as they meet the concerns addressed during the study item review at the June 11 meeting. Rupert noted that the grids used to simulate lighting patterns

must be on the exterior of the window. Applicant would prefer not to have the grids in order to have a uniformed single-pane look around the house. Schmiedeke confirmed the level to which the applicant desires to raise the windows. Henriksen inquired regarding the rear window proposal. She noted that three windows could potentially fit into the opening. The applicant was of the opinion that two windows and a panel would fit in the opening nicely. Discussion turned to potential siding work that will come in a future application.

Motion: Henriksen (second: Condon) moved to approve the application for 621 N. River St. to include replacement of the existing double-hung windows around the first floor of the building with dark colored aluminum-clad wood double-hung windows. The front dining room window will be reduced in size to meet the minimum sill height requirements on the interior, the large opening on the west side of the building will be infilled with two double-hung windows with a covered mullion in between. All windows will be one-over-one configuration. The exterior trim on the windows will be a 3-4 inch trim around the sides and top, and there will be a sill at the bottom.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 9

318 Maple St.

Applicant: Judy Weinburger, Owner (Present)

Discussion: Applicant is seeking approval for the installation of a white aluminum gutter around the porch to match the rest of the house, downspouts to be located off to the side and to drain into the garden.

Applicant noted that gutters are all around the house except on the porch. She stated that the existing gutters are K-style. Henriksen inquired regarding the location of the downspouts, the applicant remarking that they will run off the rear of the structure into the garden.

Motion: Condon (second: Rupert) moved to approve the application for 318 Maple St. to include installation of k-style gutters on the side porch at 318 Maple, the downspouts will be placed against the house in a non-visible location.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 10

41 Photo St.

Applicant: Allied Fence & Security Systems, Inc., Contractor (Absent)

Discussion: Applicant is seeking approval for the installation of five and six foot high pressure-treated wood privacy fencing without openings between posts, with two gates.

Motion: Rupert (second: Henriksen) moved to table the application for 41 Photo St. pursuant to the presence of the applicant in order to discuss the application.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: NA

421 N. Adams St.

Applicant: Andrew D. Rodriquez, Owner (Present)

Discussion: Applicant is seeking approval for the replacement of existing roofing material with "Princeton Slate" colored fiberglass asphalt shingles.

Henriksen inquired whether roof vents will be installed. The applicant noted that vents are already existing on the rear gable. He then pointed out that the existing shingles are orange in color. Rupert inquired whether gutters will be added, the applicant responding in the negative.

Motion: Rupert (second: Henriksen) moved to approve the application for 421 N. Adams St. to include shingle replacement with "Princeton slate" trademark colored shingles and replacement of deteriorated wood if necessary. Metal drip edge and flashing to be black in color. Any venting will not be visible from the street.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 9

320 E. Cross St.

Applicant: William N. & Lindsay Ann Clark, Owners (Absent)

Discussion: Applicants are seeking approval for the installation of a rear deck, to be constructed of pressure treated lumber and stained in an oak color, and to measure 15 feet deep by 28 inches wide and 30 inches in height.

Motion: Condon (second: Henriksen) moved to approve the application for 320 E Cross St. to include the installation of a single level rear wooden deck of treated lumber, deck will be stained an opaque oak colored stain when complete.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 10

12 E. Forest St.

Applicant: City of Ypsilanti, Representative (Present)

Discussion: Applicant is seeking approval for the installation of murals on the west elevation on top of existing board and batten siding and north elevation on top of existing masonry/plaster siding.

Motion: Condon (second: Henriksen) moved to approve the application for 12 E. Forest St. to include installation of murals. Corrosion resistant fasteners are to be used.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 10

100 Market Place

Applicant: Dave Strenski, Representative for the friends of the freight-house (Present)

Discussion: Applicants are seeking approval for the installation of sixteen solar shingles on the southwest corner of the roof.

Applicant presented the project. Rupert inquired as to the benefit to the building that solar panels would provide. Without knowing the electrical loads, the applicant was only able to estimate that the solar panels may potentially cover the coffee shop operation directly but through energy credits may cover the whole building for a year. Schmiedeke remarked that a quorum was not present, therefore no action could be made at the meeting. Condon stated he had no issues with the general appearance as proposed. The other present commissioners were in agreement other than Schmiedeke who noted that need has not been demonstrated, the benefit is minimal, and the appearance is inappropriate.

Motion: Rupert (second: Henriksen) moved to table the application for 100 Market Place.

Approval: Unanimous. Motion carries.

STUDY ITEMS-

5-7 South Washington

Applicant: Joel Lawrence, Owner (Present)

Applicant stated his family has owned the buildings since 1939. He remarked that the brick is soft-fired original common brick from the 1860s. The center strip where the awning attaches is the area currently under consideration, all of it replacement brick as opposed to original. The issue at hand is that the repainting of the bricks does not last. He would like to install an aluminum piece assuming it is approved by the HDC and would not exacerbate the current spalling situation. Discussion ensued regarding the painting of low-fired common brick and how frequently the brick has been painted at the building currently under consideration. Possible problems and solutions for the spalling were then discussed.

214 Oak St.

Applicant: Andrew Mills, Owner (Present)

Applicant is interested in repainting the structure with new colors. An action item application was submitted at the meeting for the July 9th meeting.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring- No Updates

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes of June 11, 2013

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

ADJOURNMENT

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

MEETING ADJOURNED AT 8:58pm