

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA JUNE 11, 2013 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET JUNE 11, 2013 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, June 11, 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. 109 N. River St.	Roof Replacement
2. 221 S. Washington	Fence Installation

B. NEW BUSINESS

3. 32 E. Cross St.	Sign Replacement
4. 302 N. Park St.	Stair Installation
5. 100 Market Place (Freighthouse)	Renovation

C. STUDY ITEMS

6. 621 N. River St.	Window Replacements
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D. ADMINISTRATIVE APPROVAL

7. 309 E. Forest	Re-painting
8. 517 N. Adams	Re-painting

E. OTHER BUSINESS

Property Monitoring:

-320 E. Cross St.- Letter Sent & Building Department Notified Re: Porch

-333 E. Cross St.- Letter Sent Requesting Application Submission Re: Porch

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of May 28, 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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III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING- None

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VII. HOUSEKEEPING BUSINESS

Approval of the minutes of May 28, 2013

VIII. ADJOURNMENT



Ypsilanti Historic District

Work Permit Application

Date filed 5/7/13 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 _____

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name WILLIAM ENGERSON

Address 109 N. RIVER ST.

City YPSILANTI State MI Zip 48198

Phone 734 945-8955 Fax _____

E-mail 3CHEVYS@ATT.NET

Owner _____
(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____
(Name, address, phone)

Action Items only:

Construction Cost _____ Permit Application Fee \$50

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 _____

Applicant _____

Description of proposed work (see sample applications)

REMOVE OLD ROOF OVER SIDE PORCH
BUILD NEW ROOF TO MATCH FRONT OF
HOUSE

Materials

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

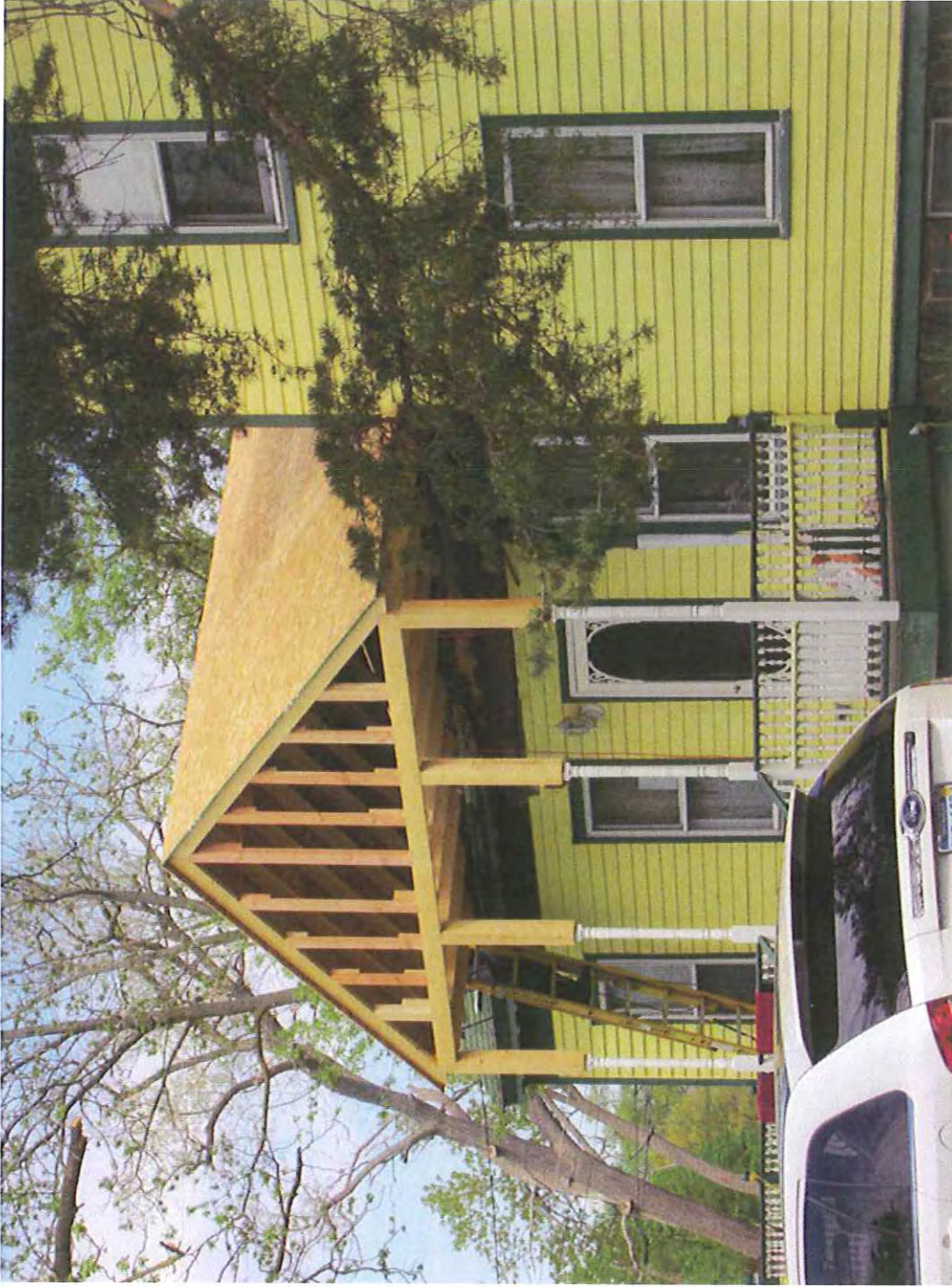
Other _____

- ☐ 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

5/7/13
Date



Taken May 7, 2013



Ypsilanti Historic District

Roe 15997

Work Permit Application

Date filed 5/13/2013 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 221 S. Washington

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name All Arbor Custom Fence

Address 2423 Colony Ct

City Ann Arbor State MI Zip 48104

Phone 734-477-0323 Fax 734-677-3989

E-mail allarbor@comcast.net

Owner Richard Markowski
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor All Arbor Custom Fence
(Name, address, phone) 2423 Colony Ct. Ann Arbor, 734-477-0323

Action Items only:

Construction Cost _____ Permit Application Fee 25⁰⁰

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

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed
 - b. Paint color chips (if relevant)
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
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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 5/13/2013 for HDC meeting date _____

Property Address 221 S. Washington

Applicant _____

Description of proposed work (see sample applications)

Materials

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

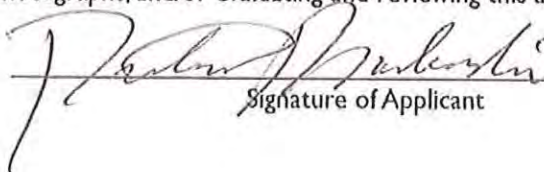
Accent 2 _____

Roof _____

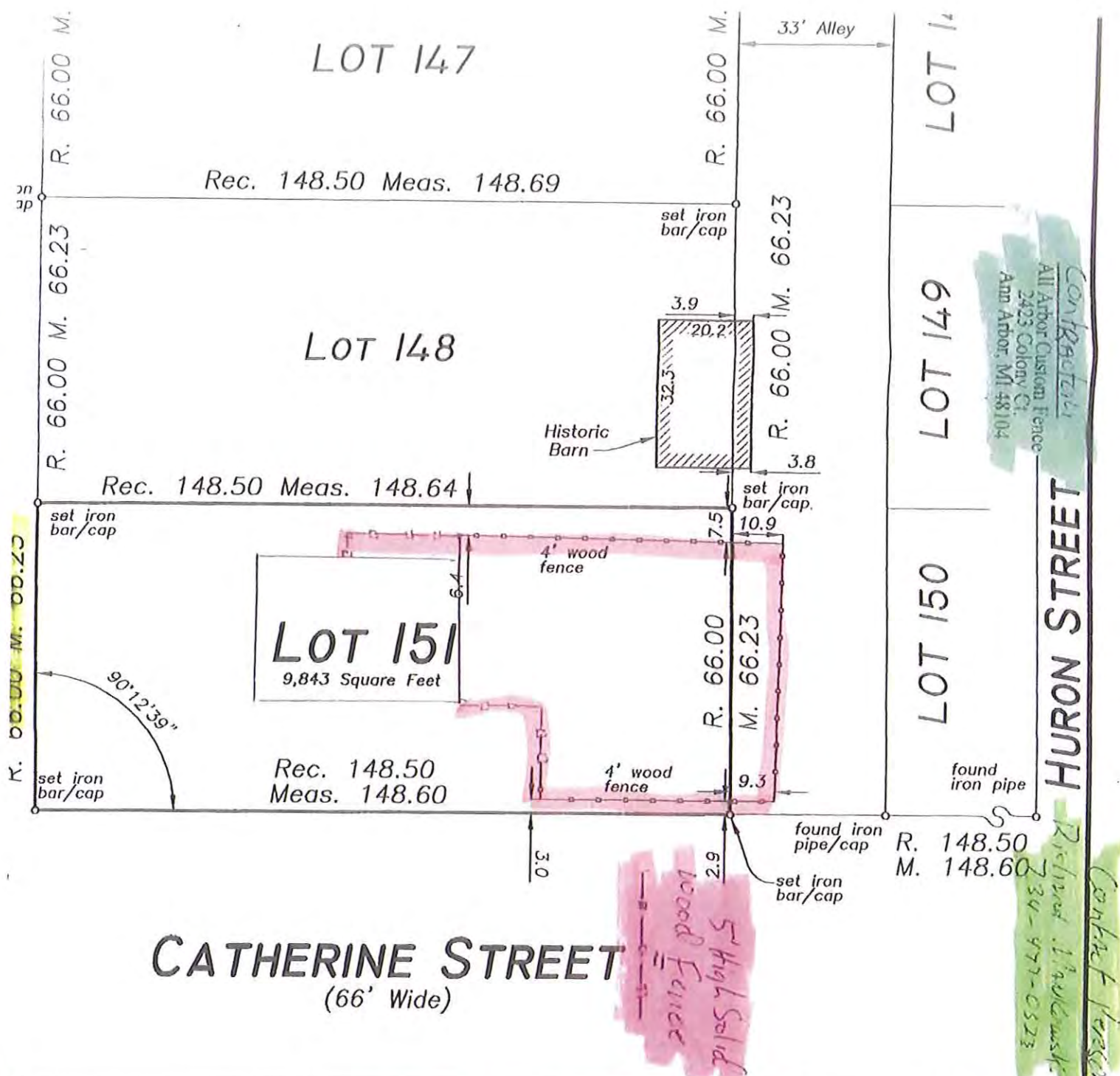
Other _____

- ☐ 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.

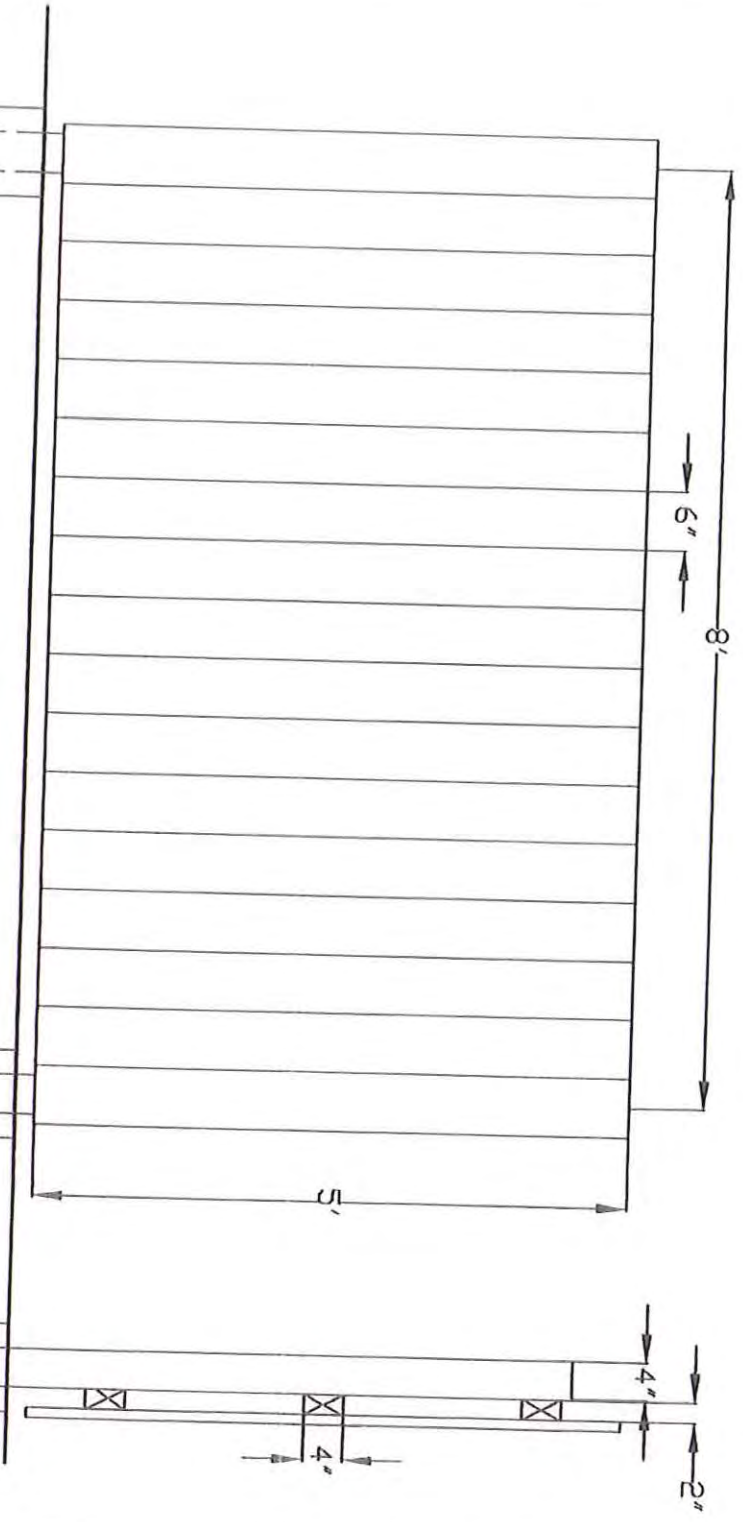

Signature of Applicant

5/13/2013
Date



	CERTIFICATE OF SURVEY		DATE 10 MAY 12
	PREPARED FOR: JOSH BUDDE 221 S. WASHINGTON YPSILANTI, MI 48197 734 272-2162		JOB NO. 12-05-011
	JEKABSON & ASSOCIATES, P.C. Professional Land Surveyors 1320 Goldsmith, Plymouth, MI 48170 (734) 414-7200 (734) 414-7272 fax		SCALE 1" = 30'
	by		DRAWN JGE
			CHECKED IJJ
			SHEET 1 OF 1

321 S. Washington Force Style - 5' High Solid Board Fence



All Arbor Custom Fence



Ypsilanti Historic District

Rec 16007

Work Permit Application

Date filed 5/29/13 for HDC meeting date JUNE 11TH, 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 32 E. CROSS ST. - DEPOT TOWN

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name METRO DETROIT SIGNS

Address 23544 HOOVER RD.

City WARREN State MI Zip 48089

Phone 586.759.2700 Fax 586.759.2703

E-mail KDET@METRODETROITSIGNS.COM

Owner PAUL B. DETERS
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor - SAME AS ABOVE -
(Name, address, phone)

Action Items only:

Construction Cost \$1,250 - 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
 - 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 6/29/13 for HDC meeting date JUNE 11TH

Property Address 32 E. CROSS ST. - DEPOT TOWN

Applicant METRO DETROIT SIGNS

Description of proposed work (see sample applications)

- (CITIZENS BANK) (FIRST MERRIT BANK)
- REMOVE EXISTING WALL SIGN. INSTALL 55" x 78" ALUMINUM WALL SIGN w/ VINYL LETTERING TO SIDE WALL WHERE EXISTING SIGN WAS AND RESTORE WALL AS NEEDED.
 - REMOVE EXISTING WALL SIGN ABOVE ATM AND INSTALL NEW ATM SURROUND ALUMINUM WALL SIGN w/ PUSH THRU ACRYLIC LETTERING. CONNECT TO EXISTING ELECTRICAL.

Materials

ALUMINUM, VINYL, ACRYLIC

Colors (Attach color chips or samples) - SEE ATTACHED DRAWINGS

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

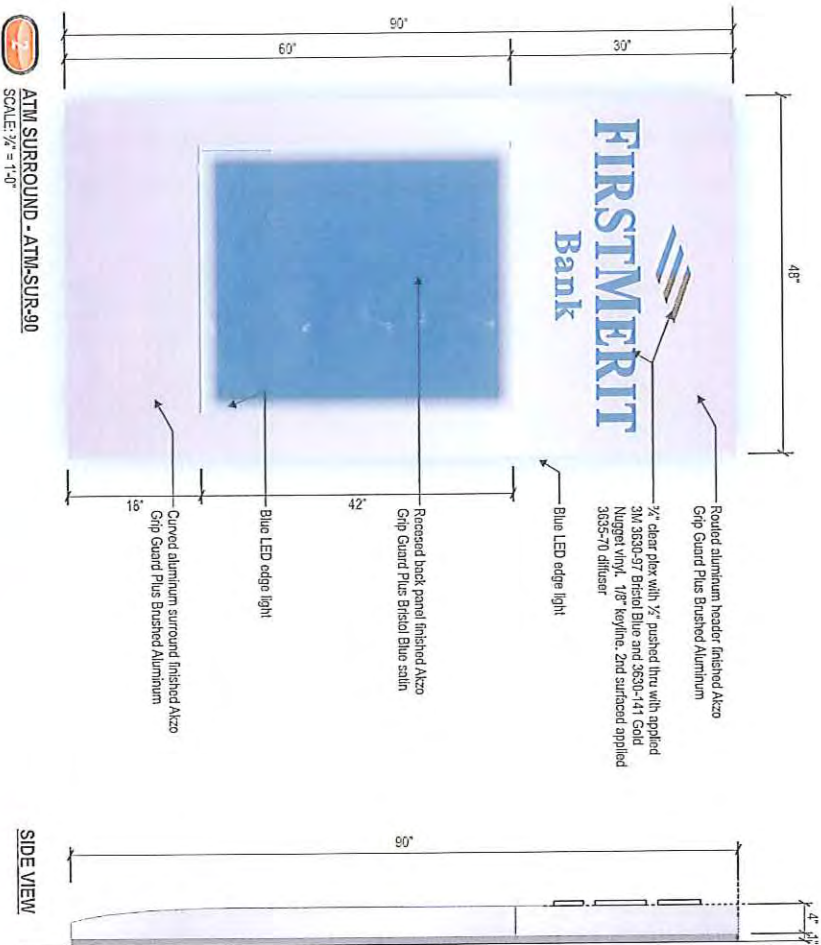
Roof _____ Other _____

- ☒ 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.

Paul B. Bates
Signature of Applicant

5/29/2013
Date



MANUFACTURING NOTES	
☐ ORIGINAL ☐ EXCEPT ☐ 1/2" (SEE CALL OUT) ☐ 1/4" (SEE CALL OUT)	☐ NO FLUORESCENT LAMP ☐ LED ILLUMINATED ☐ OTHER (SEE CALL OUT)
☐ SERVICE SWITCH LOCATION ☐ ON ROOF ☐ ON WALL ☐ OTHER (SEE CALL OUT)	☐ SINGLE PHASE ☐ DOUBLE PHASE ☐ OTHER (SEE CALL OUT)
☐ ACTIVATED (SEE CALL OUT) ☐ DEACTIVATED (SEE CALL OUT) ☐ ALUMINUM (SEE CALL OUT) ☐ OTHER (SEE CALL OUT)	☐ ACTIVATED (SEE CALL OUT) ☐ DEACTIVATED (SEE CALL OUT) ☐ ALUMINUM (SEE CALL OUT) ☐ OTHER (SEE CALL OUT)
☐ PAINT (SEE CALL OUT) ☐ VINYL (SEE CALL OUT)	☐ ACTIVATED (SEE CALL OUT) ☐ DEACTIVATED (SEE CALL OUT) ☐ ALUMINUM (SEE CALL OUT) ☐ OTHER (SEE CALL OUT)
INSTALLATION NOTES	
☐ LOCATED ONTO INTERIOR WALL ☐ LOCATED ONTO EXTERIOR WALL ☐ NOT INSTALLED INTO CONCRETE FOOTER ☐ NOT INSTALLED INTO MASON EXISTING - SEE CALL OUT	

CUSTOMER NAME: FirstMerit

ADDRESS: 32 E Cross St Ypsilanti MI 48198

CITY: 4550 ATM-Depot Town

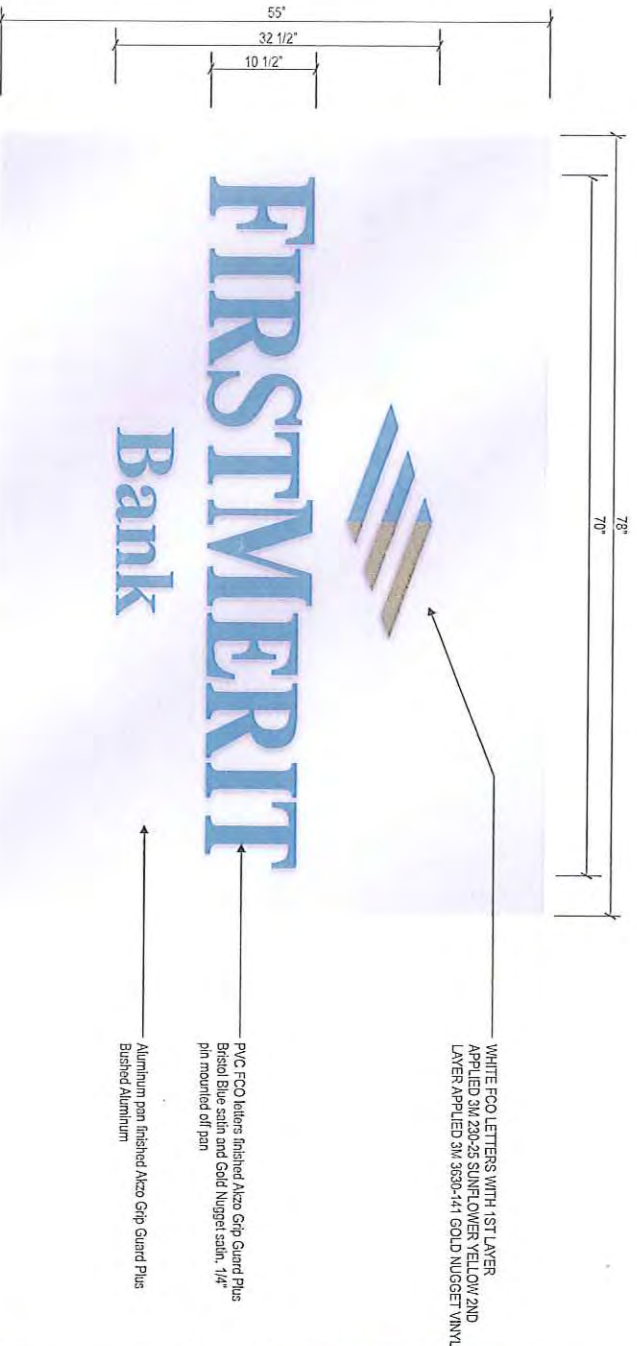
PROJECT NUMBER: 4

QUANTITY: 13-0984-00

FLORIDA: 2416 SAND LAKE RD. ORLANDO, FL 32809 • **TEXAS:** 11706th ST. GRAND PRAIRIE, TX 77030 & 10900 MAYAHEFF RD. TOMBALL, TX 77075 • **NORTH CAROLINA:** 120 CASCADE DR. CONCORD, NC 28027

OKLAHOMA: 1108 SOUTH 4th ST., SUITE 200 CHICKASAW, OK 73018 • **CALIFORNIA:** 42445 AVENIDA AVANADO TEHUCUA, CA 92590 • **MEXICO:** CALZADA DEL BAJO NO 5050, MODULO 1 Y 2, PARQUE INDUSTRIAL EL BAJO TECATE, BAJA CALIFORNIA, MEXICO

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 WALL SIGN - WS-DEPOT TOWN-78-CUST
SCALE: 1" = 1'-0"



Proposed Elevation



Existing Elevation

CLIENT NAME	ADDRESS	CITY	PROJECT NUMBER	DRAWING NUMBER
FirstMerit	32 E Cross St Ypsilanti MI 48198	4550 ATM-Depot Town	3	13-0984-00

CORPORATE OFFICE: 360 CRIDER AVENUE MOORESTOWN, NEW JERSEY 08057 P - 856.802.1677 F - 856.802.0412
FLORIDA: 2416 SAND LAKE RD. ORLANDO, FL 32809 - **TEXAS:** 1170th ST. GRAND PRAIRIE, TX 75050 & 10950 MAHAFFEY RD. TOMBALL, TX 77375 - **NORTH CAROLINA:** 120 CASCADE DR. CONCORD, NC 28027
OKLAHOMA: 1108 SOUTH 4th ST, SUITE 200 CHICKASHA, OK 73018 - **CALIFORNIA:** 4245 AVENIDA ALVARADO TEMECULA, CA 92590 - **MEXICO:** CALZADA DEL BAJO DEL BAJO TECATE BAJA CALIFORNIA, MEXICO
THIS IS AN ORIGINAL, UNPUBLISHED DRAWING CREATED BY NW SIGN INDUSTRIES, INC. IT IS PROVIDED FOR THE EXCLUSIVE USE OF THE CUSTOMER AND FOR THE PROJECT IDENTIFIED IN THIS TITLE BLOCK. IT SHALL NOT BE PROVIDED TO ANY OTHER PERSON OR ENTITY WITHOUT THE WRITTEN PERMISSION OF NW SIGN INDUSTRIES, INC. THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF NW SIGN INDUSTRIES, INC. ©NW SIGN INDUSTRIES, INC. 2013



3 REMOVE CABINET

CLIENT NAME	ADDRESS	SITE	PAGE NUMBER	DRAWING NUMBER
FirstMent	32 E Cross St Ypsilanti MI 48198	4550 ATM-Depot Town	5	13-0984-00

OKLAHOMA 1108 SOUTH 4th ST., SUITE 200 CHICKASHA, OK 73018 • CALIFORNIA 42445 AVENIDA ALVARADO TENCULICA, CA 92350 • MEXICO CALZADA DEL BAJIO NO. 5050, MODULO 1 Y 2 PARQUE INDUSTRIAL EL BAJIO TECATE, BAJA CALIFORNIA MEXICO

FLORIDA 2416 SAND LAKE RD. ORLANDO, FL 32809 • TEXAS 1170th ST. GRAND PRAIRIE TX 75050 & 10950 MAHAFFEY RD. TOMBALL TX 77075 • NORTH CAROLINA 120 CASCADE DR. CONCORD, NC 28027

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Ypsilanti Historic District

Work Permit Application

Rec 160026

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 302 N. Park St. Ypsi, MI 48198

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name Brian Bennett

Address 302 N. Park St.

City Ypsilanti State MI Zip 48198

Phone (734) 484 1918 Fax _____

E-mail N/A

Owner _____
(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor Michael ANDREWS
(Name, address, phone) N/A

Action Items only:

Construction Cost _____ 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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2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed
 - b. Paint color chips (if relevant)
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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 302 W. Park St. Ypsi, MI

Applicant Swain Bennett

Description of proposed work (see sample applications)

Installation of new pre-cast steps w/ bullmores.
x 4.

Materials

concrete, normal color.
Black wrought Iron railing as specified by
Hank Pribur.

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.

Swain Bennett
Signature of Applicant

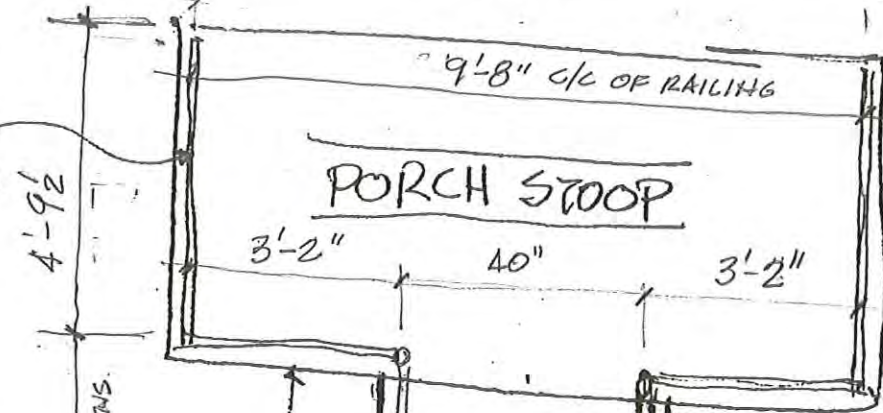
5/10/13
Date



3'00" / 3

125"

New Metal
Railing
Both Sides



6 1/2"

5'-4"

HORIZONTAL DIMENS.
ONLY

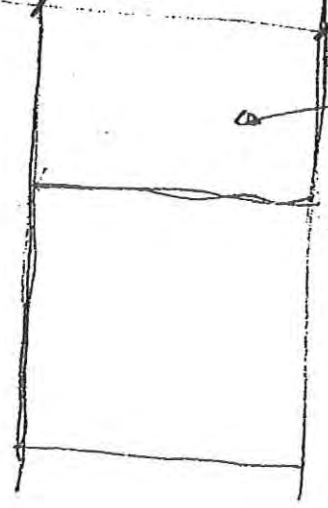
48"
STONE STEPS

Hand Rail Both Sides

set of new pre-cast
steps w/ bullnoses

48"

New Sidewalk





City of Ypsilanti

Planning & Development Department

March 20, 2013

Brian R. Bennett
302 Park St.
Ypsilanti, MI 48197

RE: Work at 302 N. Park St.

Mr. Bennett:

It has come to the City of Ypsilanti's attention that the porch at 302 N. Park St. is not compliant with either HDC or building code requirements. Replacement of porch steps, guardrail, and stair rails which had previously existed is necessary in order to bring the property into compliance and as a safety issue requires your immediate attention. Per the Historic District Ordinance, any new exterior renovations, alterations or other types of modifications to a property in the historic district must first be approved by the HDC.

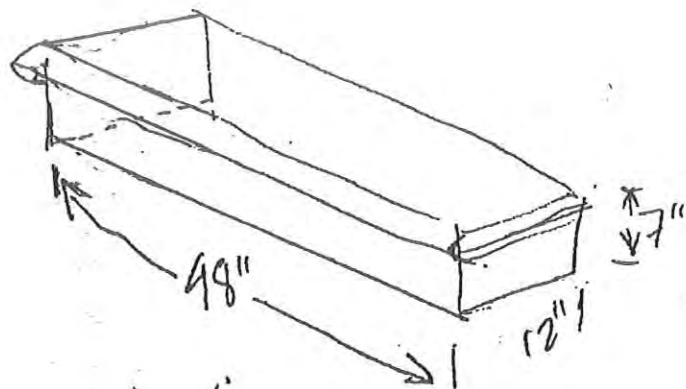
Please submit a work permit application as a study item (no application fee) by April 3rd for hearing at the April 9th commission meeting in order that you may discuss options with the commission for bringing the property into compliance with the ordinance. Work permit applications are available online at www.cityofypsilanti.com/hdc/ and at the Building Department in City Hall (734-482-1025).

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

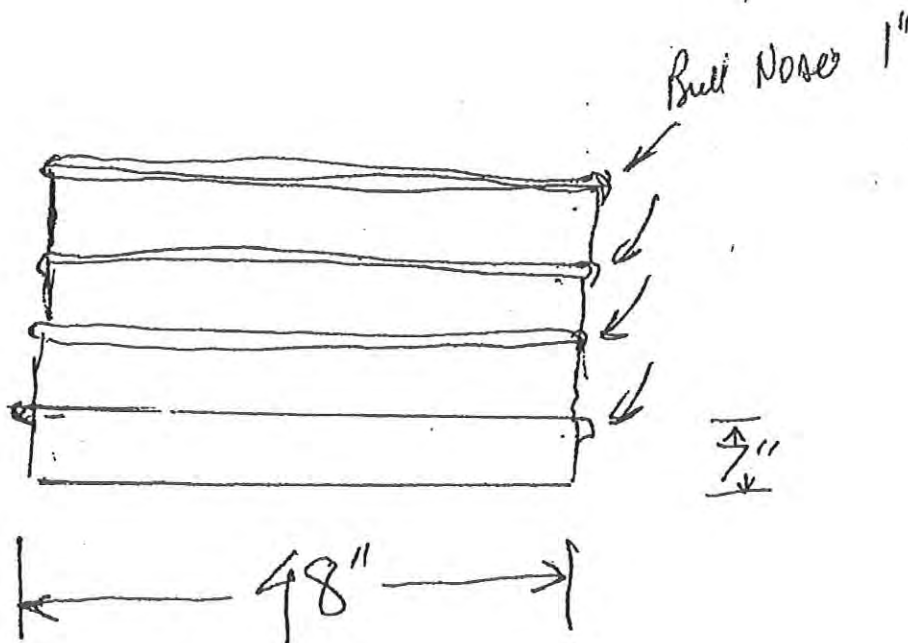
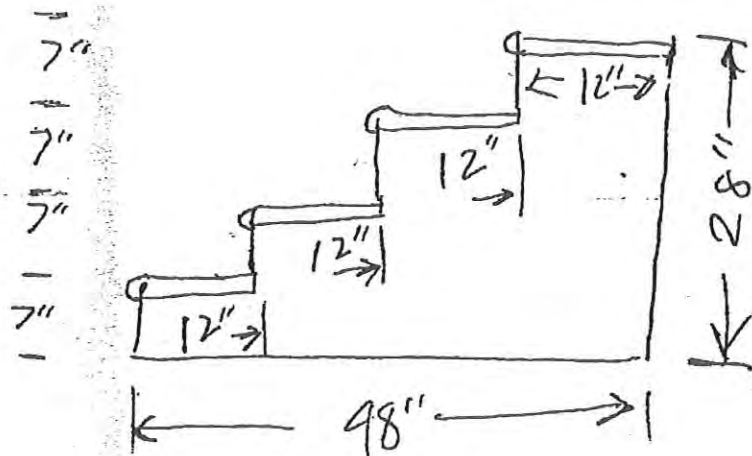
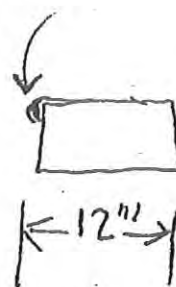
Sincerely,

Adam Cripps, HDC Assistant
Planning & Development Department

CC: File

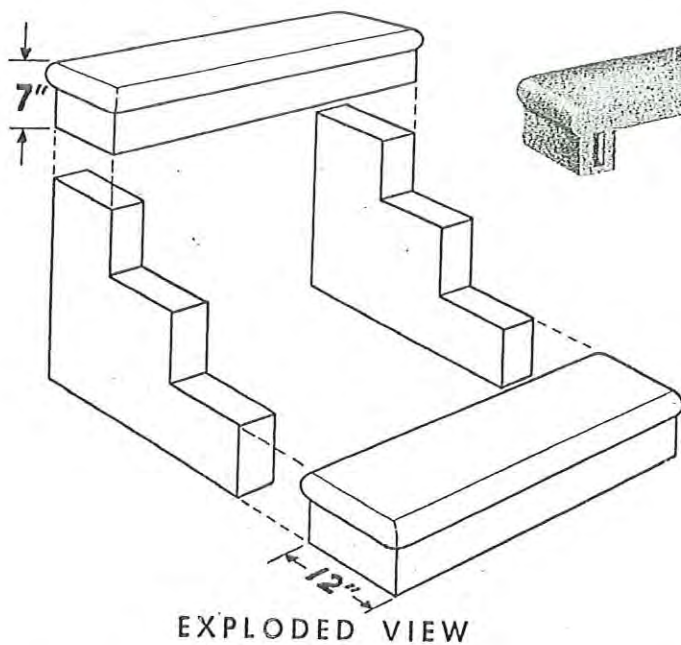


each
Bull Nose 1"

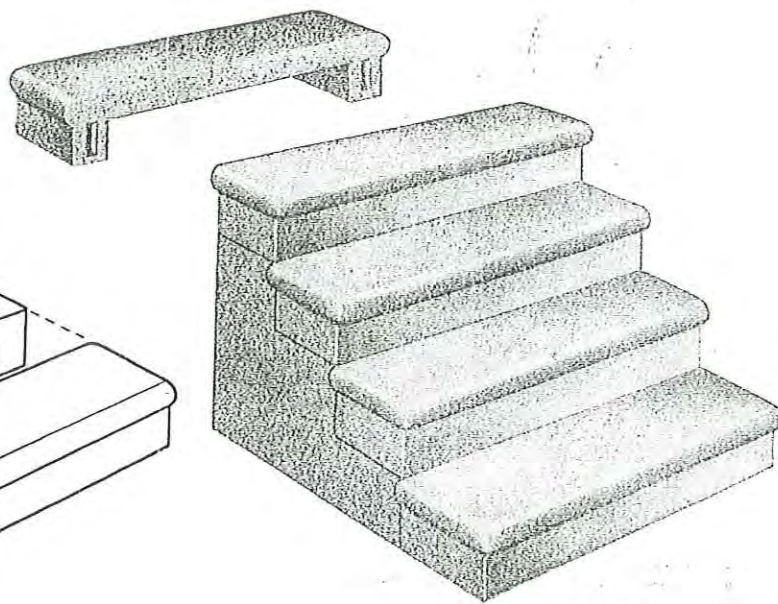


302. N, Park
Ypsilanti, Mi
48198

DURABLE AND EASY TO CONSTRUCT



EXPLODED VIEW



ASSEMBLED VIEW

NU-CAST steps are made so they can be easily installed by almost anyone; and are for both old and new homes, frame and brick. They are durable.

NU-CAST steps will enhance and beautify the appearance of your home. They eliminate the hazards of the old wooden steps. The step itself is cast all in one piece, the top and three sides.

Best Block A²

(734) 663 3372

single

3' - 3 1/2' - 4'

12"
7"

185

40⁰⁰ ea.

45

52

205

233

No. 734 Builders' Catalog

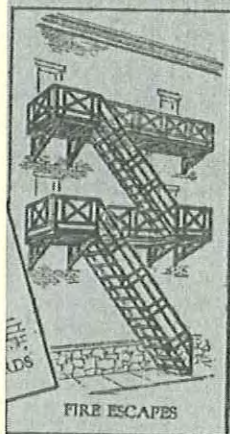
Please refer to this catalogue number when writing

1928

Mike Andrews

476-2180

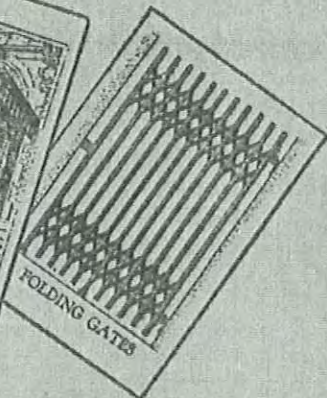
Concrete



FIRE ESCAPES



CANOPIES

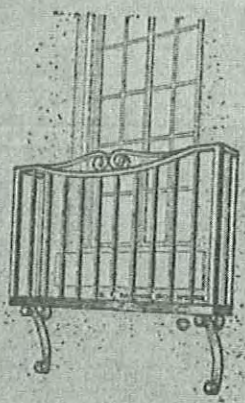


FOLDING GATES

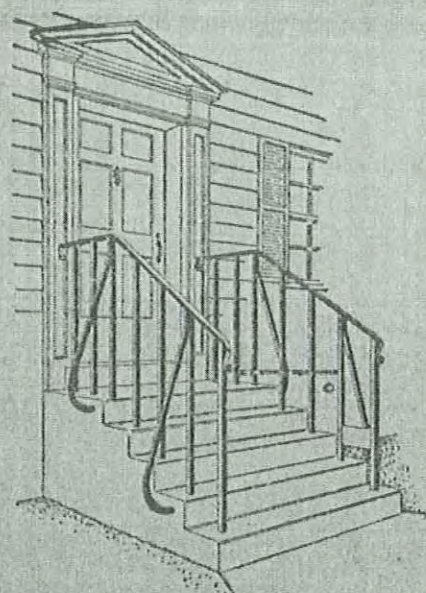
E. T. BARNUM IRON & WIRE WORKS

DETROIT, MICHIGAN

ESTABLISHED 1866



BALCONIES



ENTRANCE RAILINGS

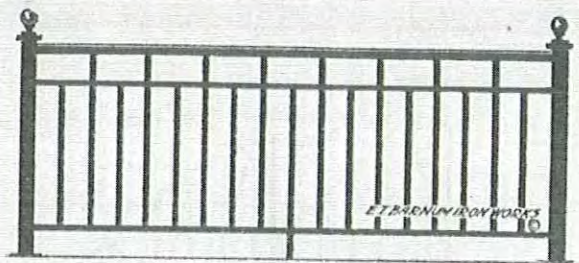


GATES

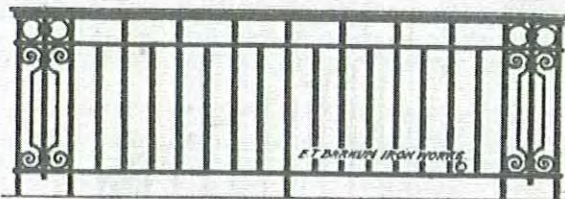
Copyrighted 1928 by E. T. Barnum Iron & Wire Works

Shipper's company is in transit, time. Have by the agent the shipment, and GATE Transportation Company right bill for future without our permission.

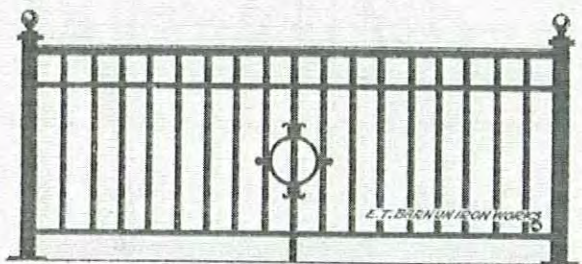
RAILINGS FOR BALCONY, PORCH, TERRACE AND STEPS



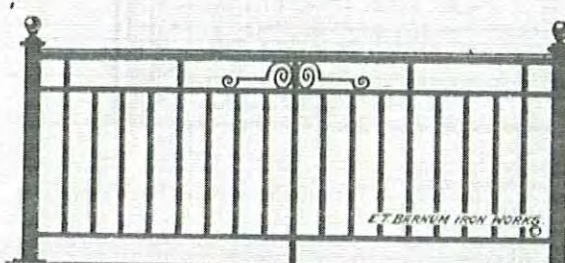
No. 84—Wrought Steel Balcony and Porch Railing



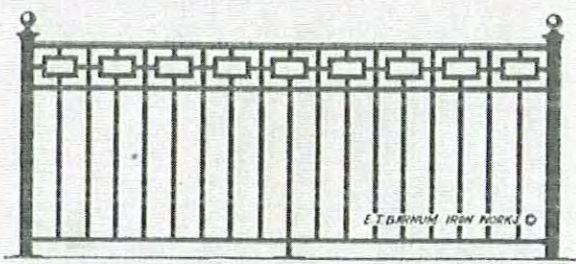
No. 76—Wrought Steel Balcony and Porch Railing



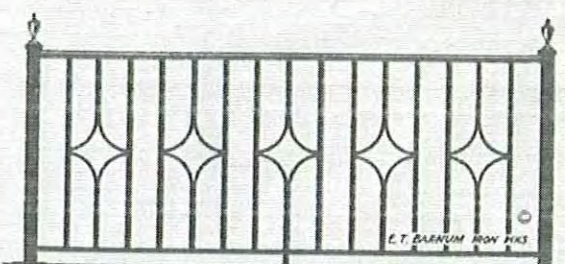
No. 82—Wrought Steel Balcony and Porch Railing



No. 78—Wrought Steel Balcony and Porch Railing

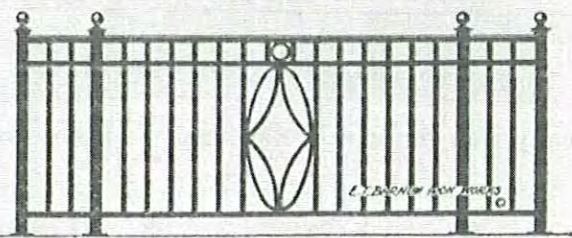


No. 93—Wrought Steel Balcony and Porch Railing

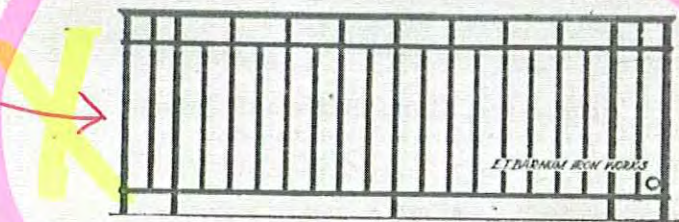


No. 95—Wrought Steel Balcony and Porch Railing

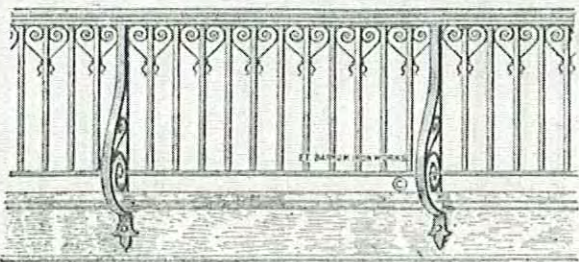
All the Designs Illustrated Are Made Entirely to Order and Can Be Altered to Suit Any Conditions Existing at the Building.



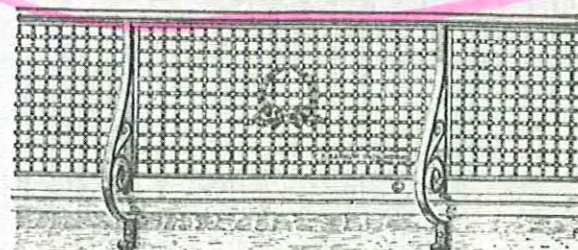
No. 88—Wrought Steel Balcony and Porch Railing



No. 86—Wrought Steel Balcony and Porch Railing



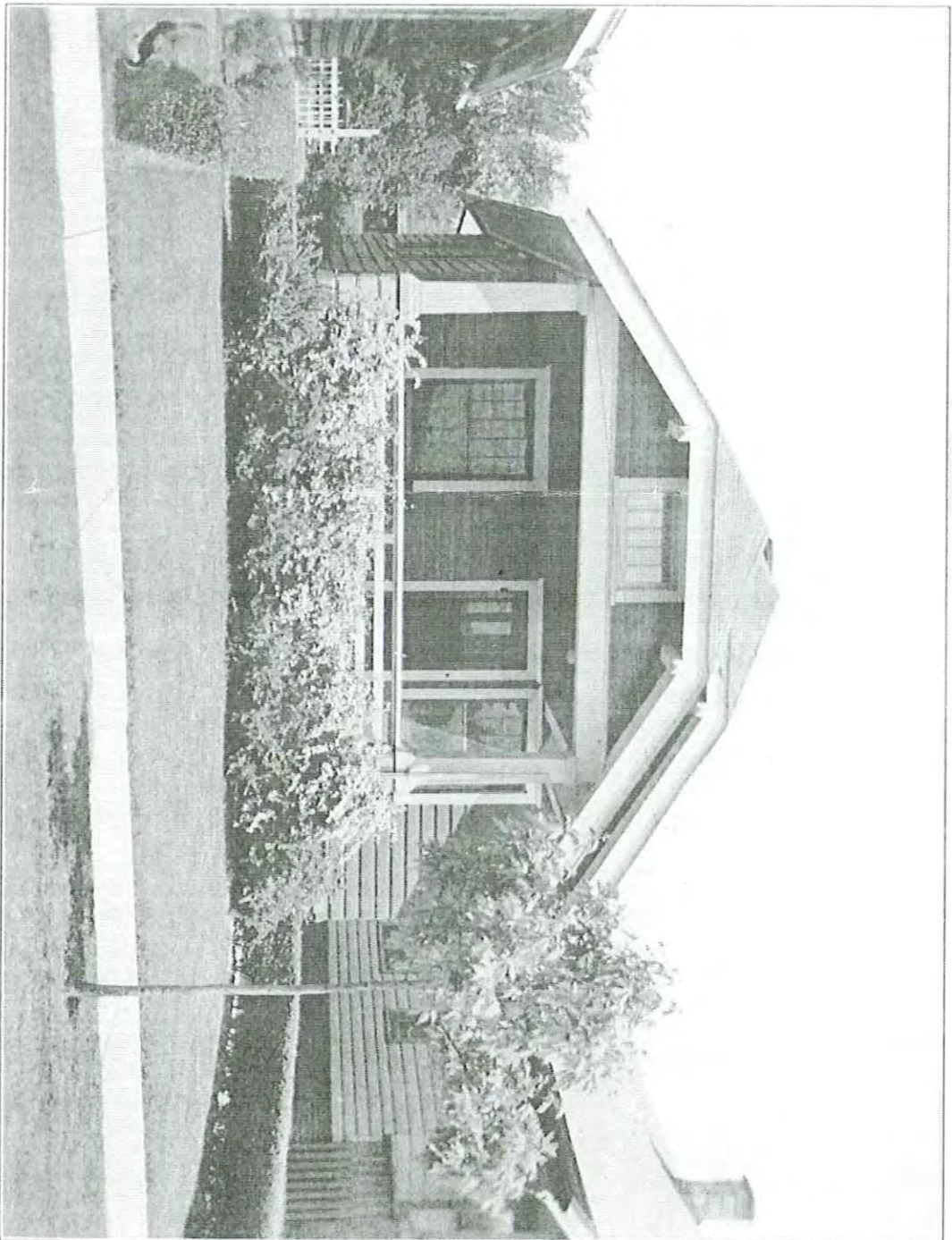
No. 87—Gallery or Mezzanine Railing



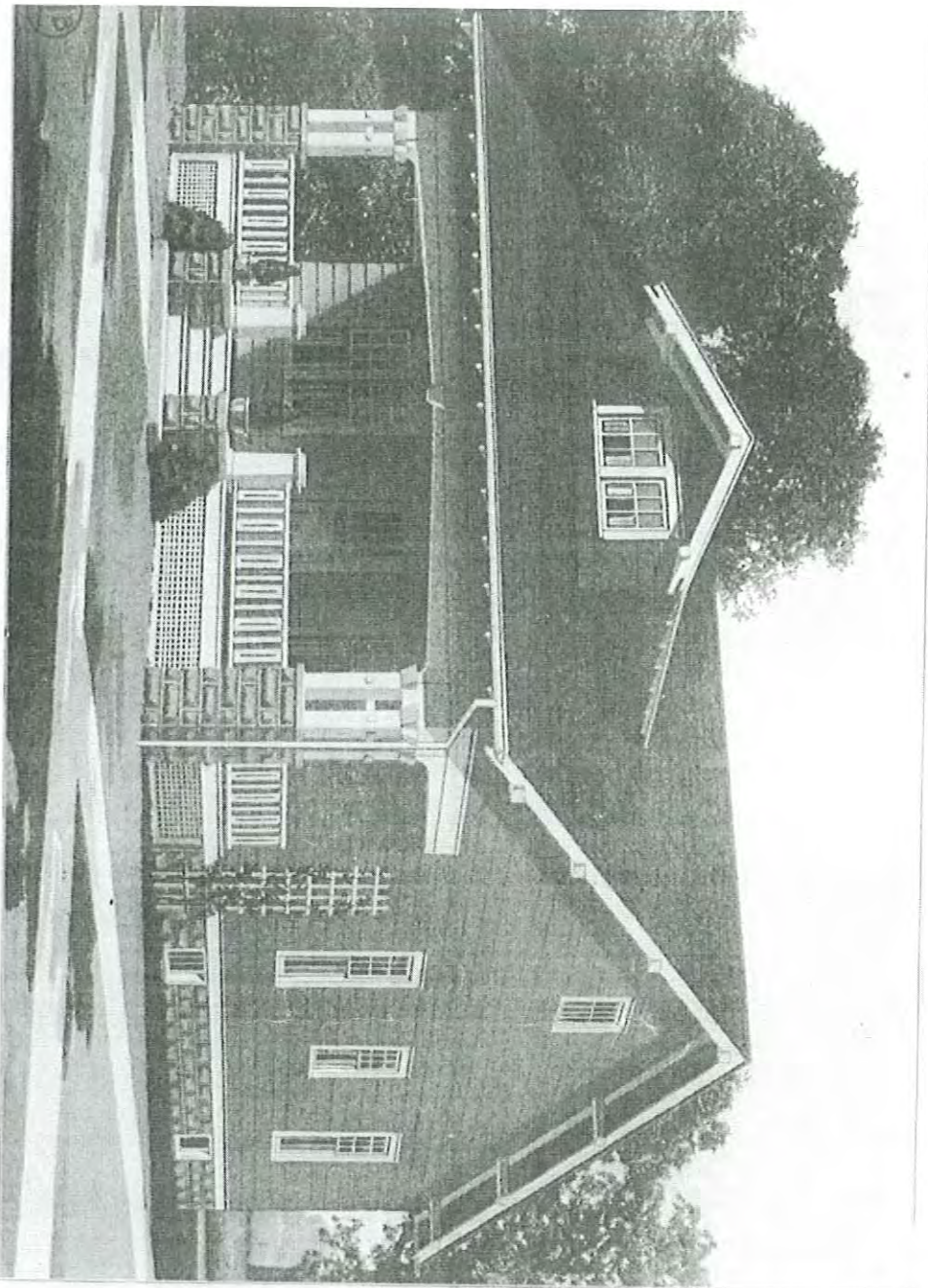
No. 90—Gallery or Mezzanine Railing

The material and construction on the No. 87 and No. 90 Designs, shown above, is suitable only for interior use.

*The
Chase
Plan
Book*



In the planting of shrubs for best effects, simplicity should always be the aim.



26' 0" x 34' 0"

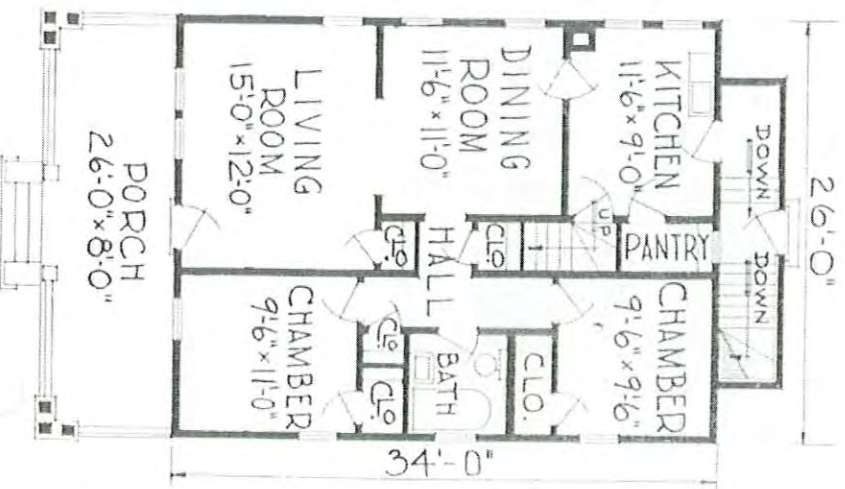
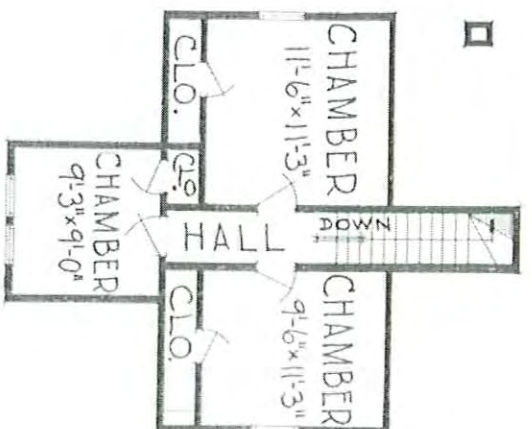
Design 12219-A

8 Rooms and Bath

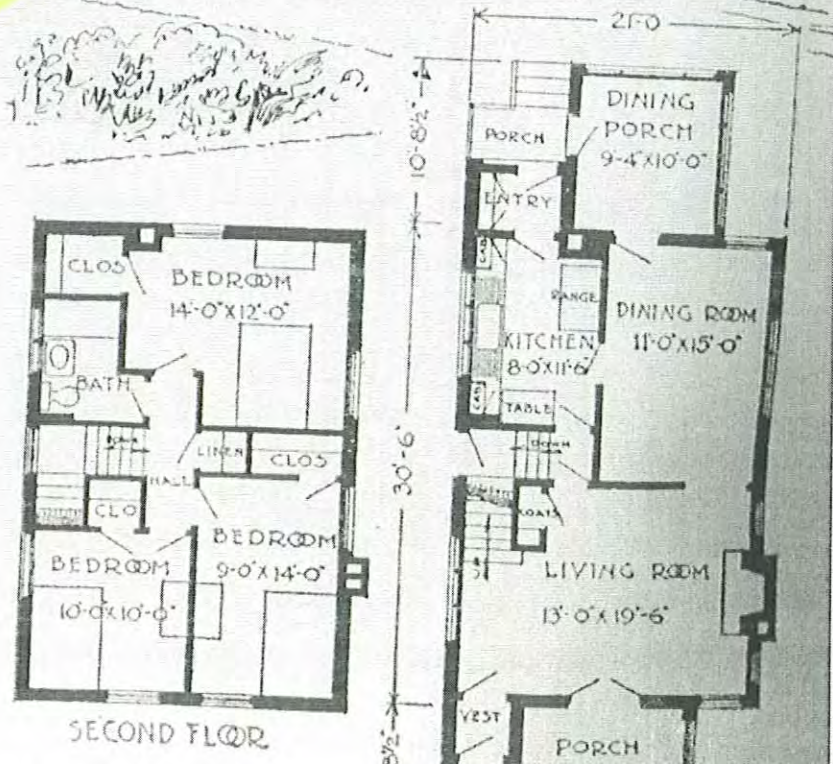
HERE is a neat, practical and modern design, very much in favor with discriminating builders. From the pleasant shelter of the big front porch one enters the attractive living room. The first floor plan is composed of five large, comfortable rooms which are well arranged for the medium-sized family. For a large family the rooms on the second floor can be furnished. This modern, substantial home is a good investment in any locality.

DIMENSIONS

Width over all.....	30 ft.	Depth over all.....	51 ft. 6 in.
Ceiling height, 1st floor.....	8 ft. 2 in.	Ceiling height, 2nd floor.....	8 ft.
Height of basement.....	7 ft.		



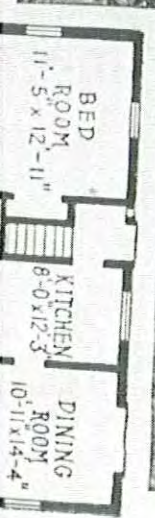
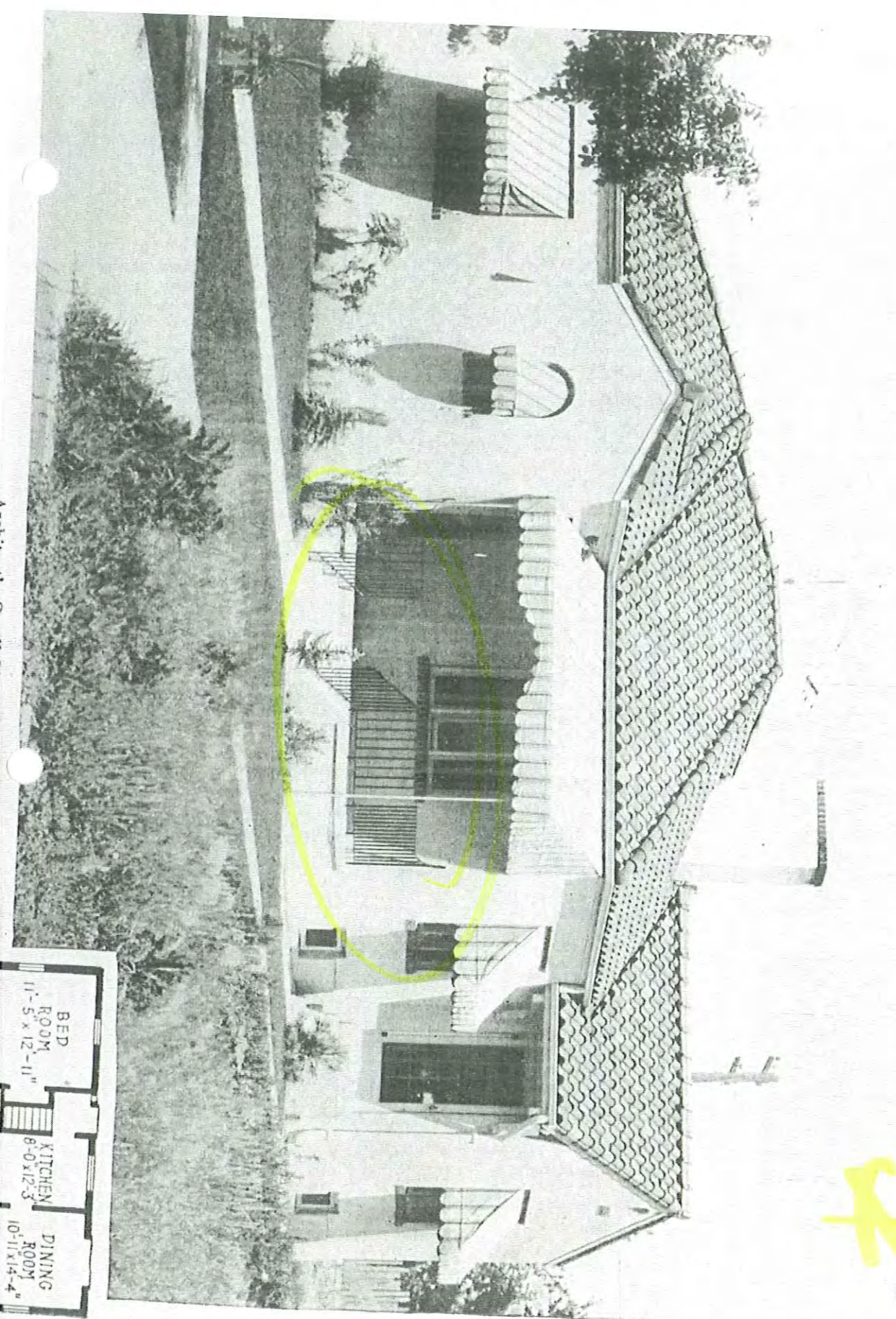
1921

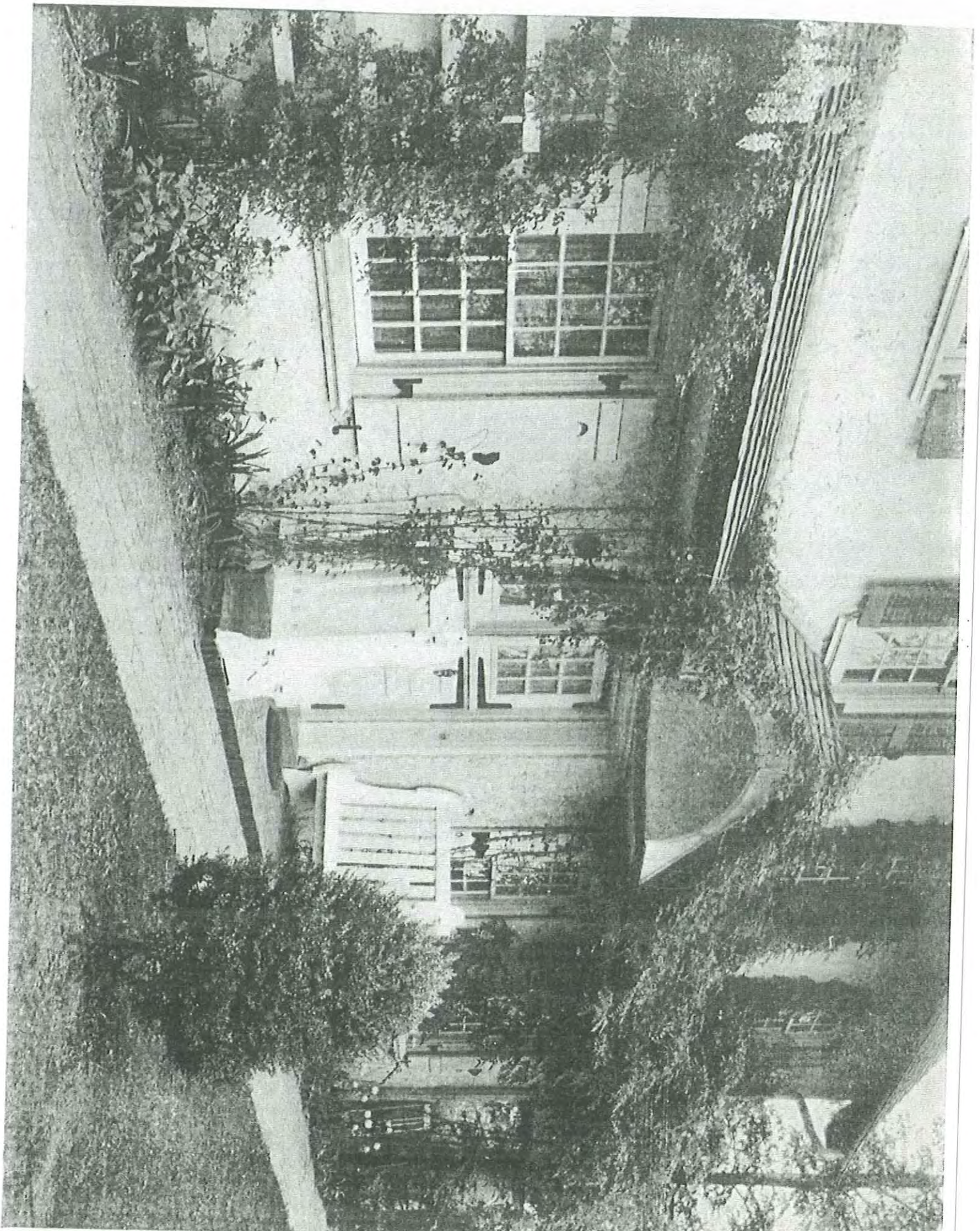


ATLAS WHITE PORTLAND CEMENT FOR HOUSES OF STUCCO

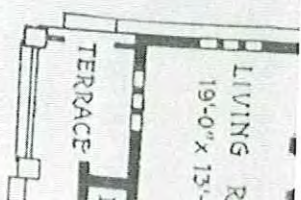
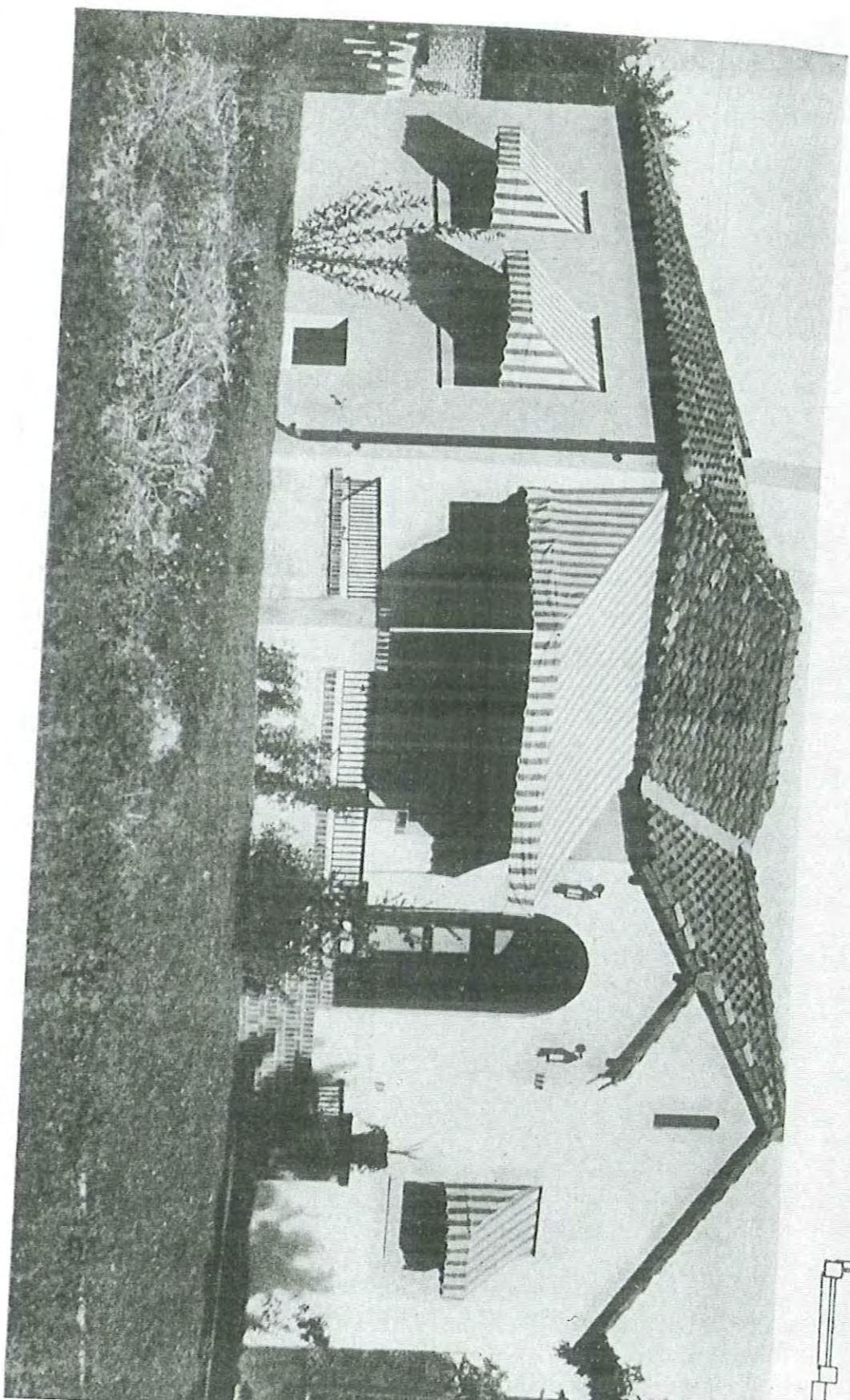
1424

34+

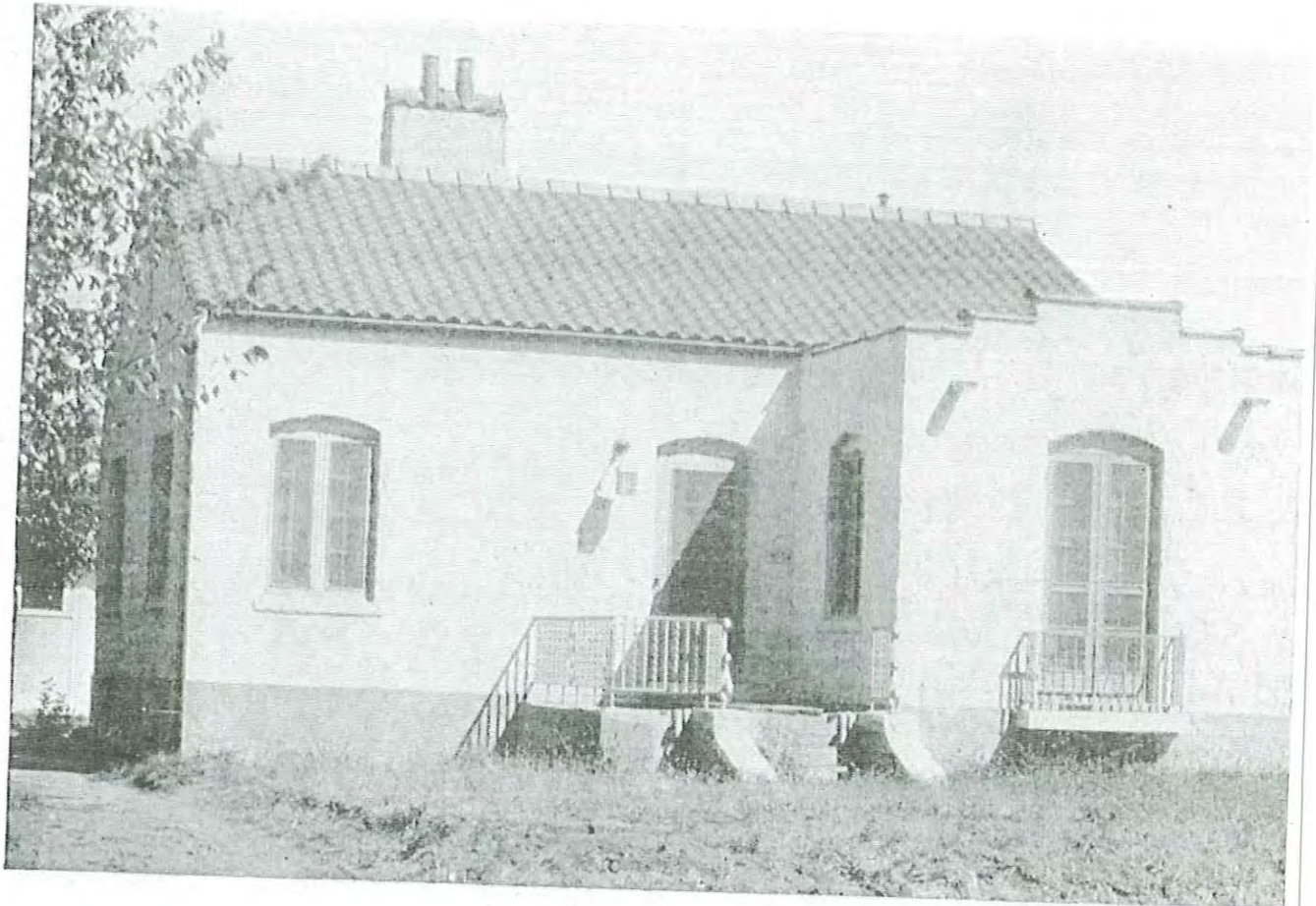
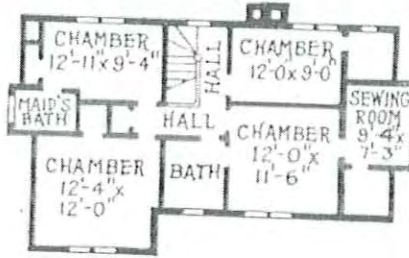
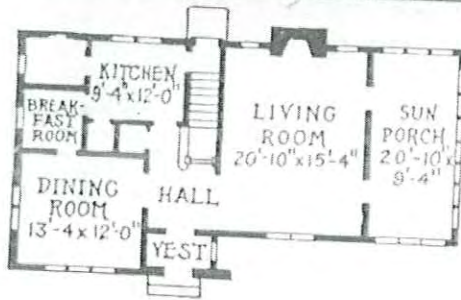
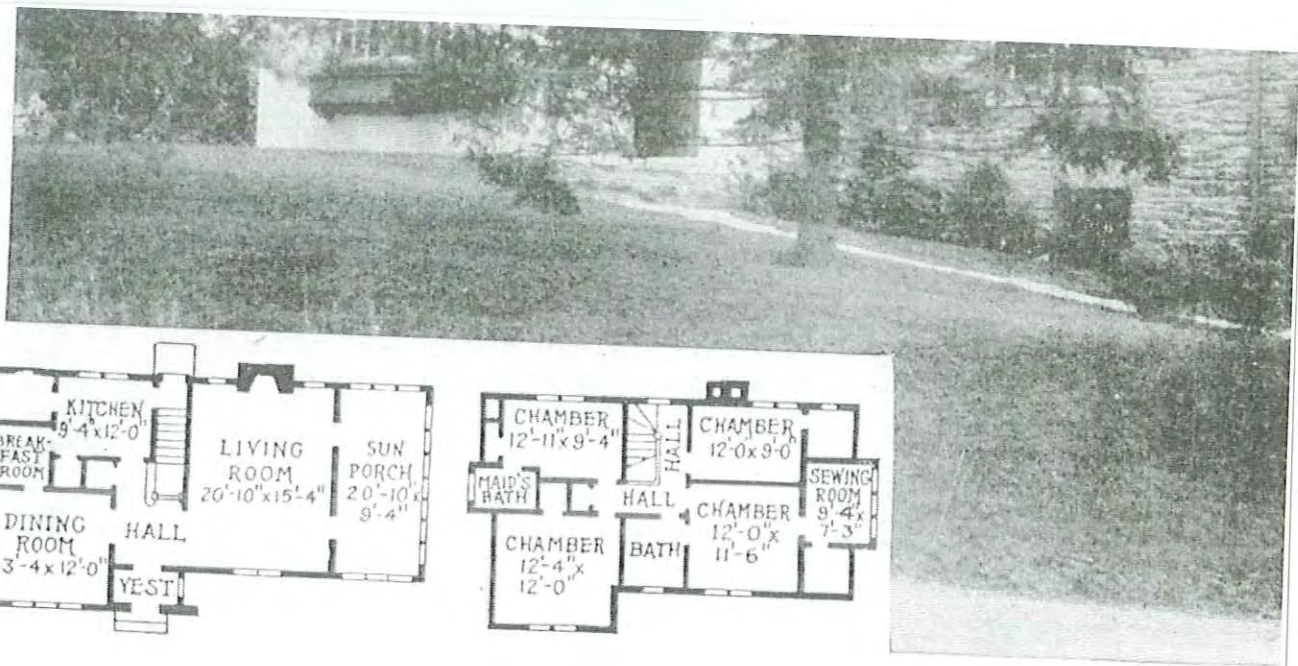




Walter T. Medley, Architect



Architect's Small House Service E



Architect's Small House Service Bureau,

"KUNIBILT" HOUSES ARE DIFFERENT



C.1925

IF YOUR HOME IS SMALL

—It can be artistic and filled with the many little conveniences which make it distinctive, yet need cost no more than an ordinary house, if built the **"KUNIBILT"** Way, by Registered Architects.





Ypsilanti Historic District Work Permit Application

Date filed May 14, 2013 for HDC meeting date 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:

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 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.

Materials

Colors *(Attach color chips or samples)*

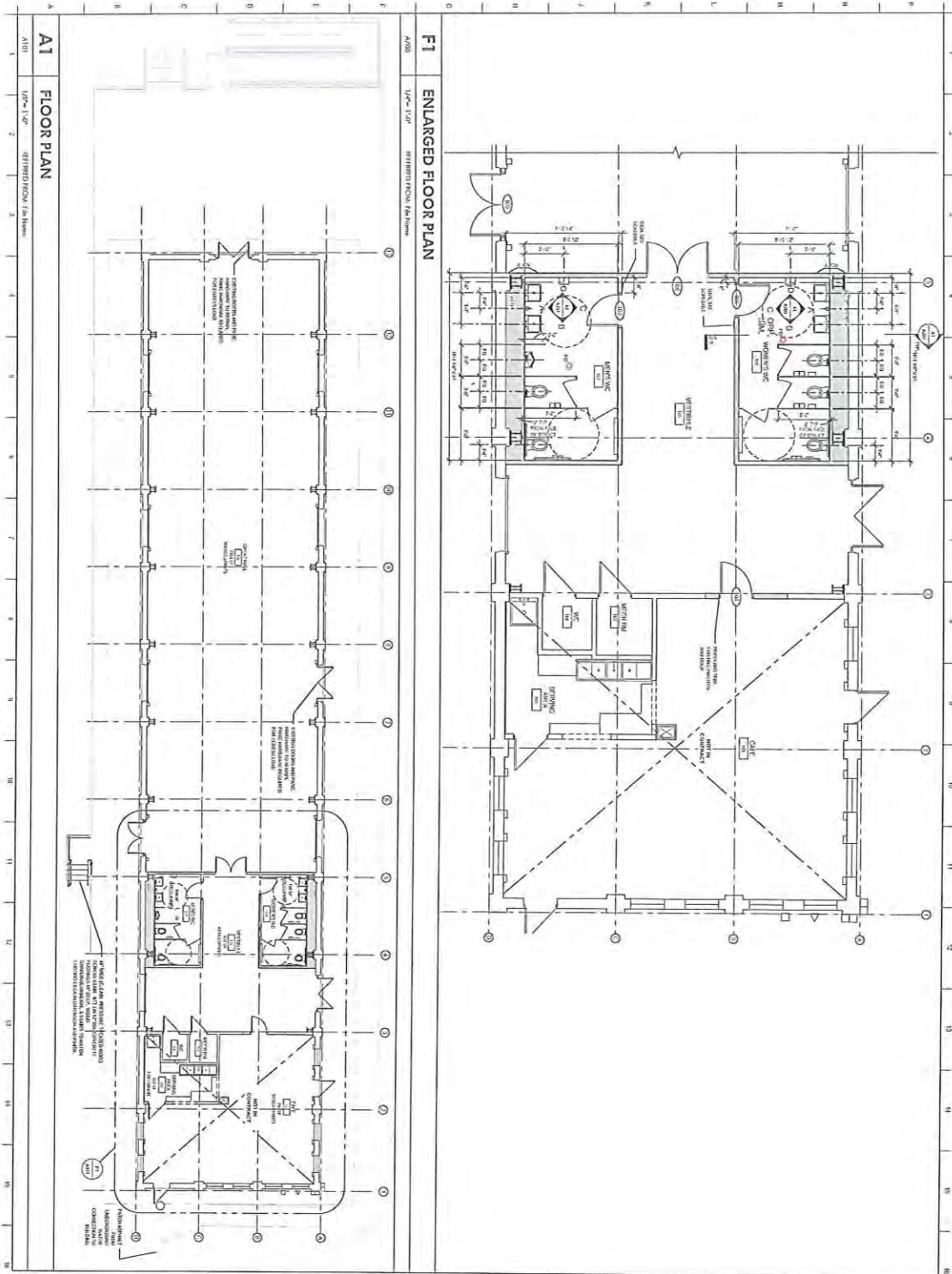
Body _____	Accent 1 _____
Trim _____	Accent 2 _____
Roof _____	Other _____

- ☒ 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.

Ralph A. Lange
Signature of Applicant

May 14, 2013
Date



QUINN EVANS
ARCHITECTS
200 N. MAIN STREET
ANN ARBOR, MI 48106
734.761.1000
WWW.QUINNEVANS.COM

**Ypsilanti
Freight
House**
Ypsilanti, Michigan
GCA No. 2000000
Owner No. 0000

**FLOOR PLAN,
ENLARGED
PLAN**

NO.	DATE
1000-000	06/22/11
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A101

Ypsilanti
Freight
House

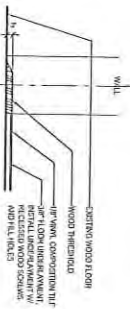
OEA No. 11500200,
Owner No. XXXX

ROOF PLAN & DETAILS

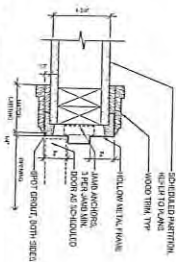
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A102

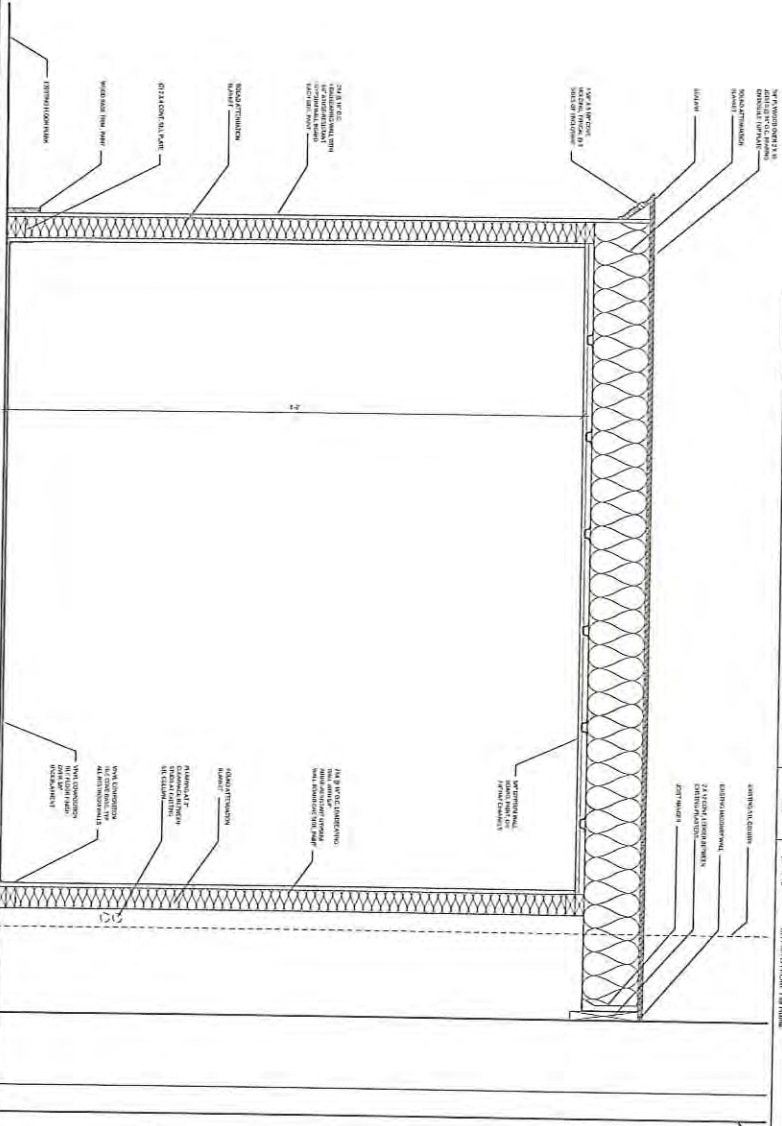
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H1	TYP. EXHAUST PENETRATION														
AL09	EXTRACTED FROM: H1a.b.c.d.e.f.g.h.i.j.k.l.m.n.o.p.q.r.s.t.u.v.w.x.y.z														
H10	TYP. PIPE PENETRATION														
AL09	EXTRACTED FROM: H1a.b.c.d.e.f.g.h.i.j.k.l.m.n.o.p.q.r.s.t.u.v.w.x.y.z														



M7	THRESHOLD DETAIL @ RESTROOMS
A200	3" x 1 1/2" 301 STAINLESS STEEL / 1/4" ALUMINUM



M12	JAMB DETAIL, TYP - HEAD, SIM
AS200	7'-6" 1'-0" REFERENCE ELEVATION



SIGHT SCHEDULE		
ITEM	QUANTITY	NOTE
WELDER	INSURING 20%	FOR THE WORK
	ADDITIONAL	FOR THE WORK
		FOR THE WORK

10 SIGN SCHEDULE

REFLECTOR PANDA

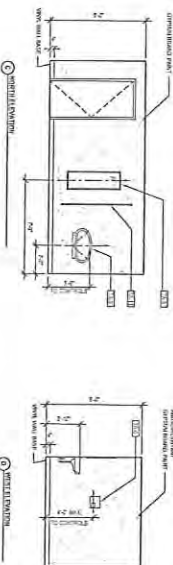
1. CONNECTION TO THE PARTY, ALL INTERESTS AND CONVICTIONS
2. PROMOTED TO BE FINANCIAL WORK
3. AS PRESIDENT OF THE PARTY
4. AS COORDINATOR OF THE PARTY TO BE FINANCIAL WORK
5. AS COORDINATOR
6. FROM CONNECTION TO BE FINANCIAL WORK

Age	RECEIVED FROM
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[illegible]

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[illegible]

[illegible]



QUINN EVANS
INCORPORATED

1001 S. Main Street
 2nd Floor, Suite 200
 97000-0000
 503.246.1333
 Fax 503.246.1334
 Email: info@quinn-evans.com

Ypsilanti
Freight
House

Ypsilanti, Michigan
 48146-3770-000
 Chapter 100 0000

MECHANICAL
SCHEDULES

NO.	ITEM	RATE
	General Review	2-3-1/2
	100% CD	

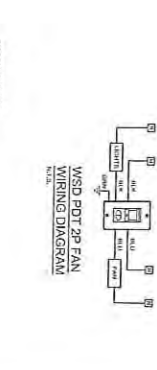
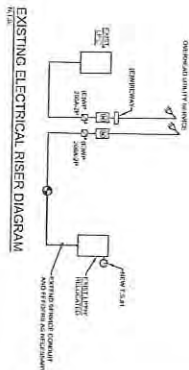
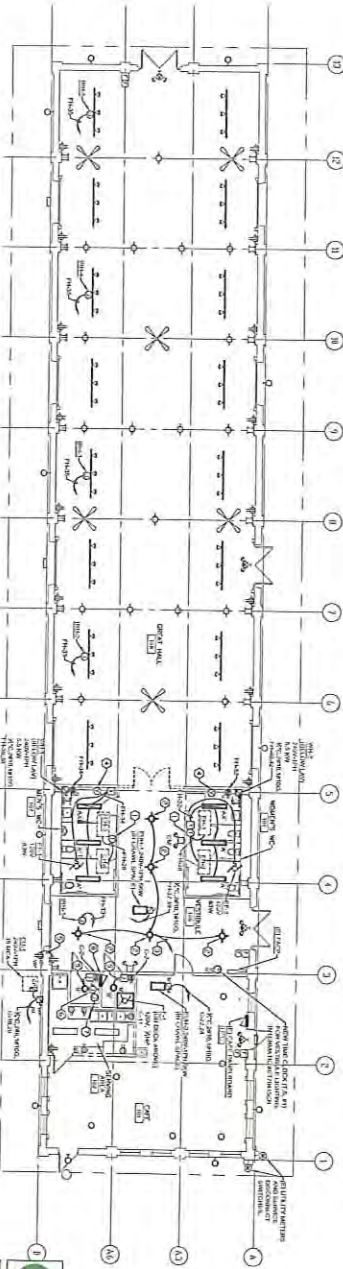
NO. DATE

M201

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- 2. EXISTING ELECTRICAL TO REMAIN
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- 99. NEW ELECTRICAL TO BE INSTALLED
- 100. ALL NEW ELECTRICAL

FLOOR PLAN - ELECTRICAL

E201

Ypsilanti
Freight
House

Ypsilanti, Michigan
C.A. No. 3100000
Clerk No. 000

QUINN EVANS
ARCHITECTS

1000 N. ZEEB ROAD
ANN ARBOR, MI 48106
734.769.1000
WWW.QUINNEVANS.COM

NO	DATE	BY
1	08/11/11	J.E.
2	08/11/11	J.E.
3	08/11/11	J.E.
4	08/11/11	J.E.
5	08/11/11	J.E.
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8	08/11/11	J.E.
9	08/11/11	J.E.
10	08/11/11	J.E.



Ypsilanti
Freight
House

Ypsilanti, Michigan
Dist. No. 31399403
Order No. 009

ELECTRICAL
SPECIFICATION

NO	DATE	BY
1	04/11/11	DAF
2	04/11/11	DAF
3	04/11/11	DAF
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E301



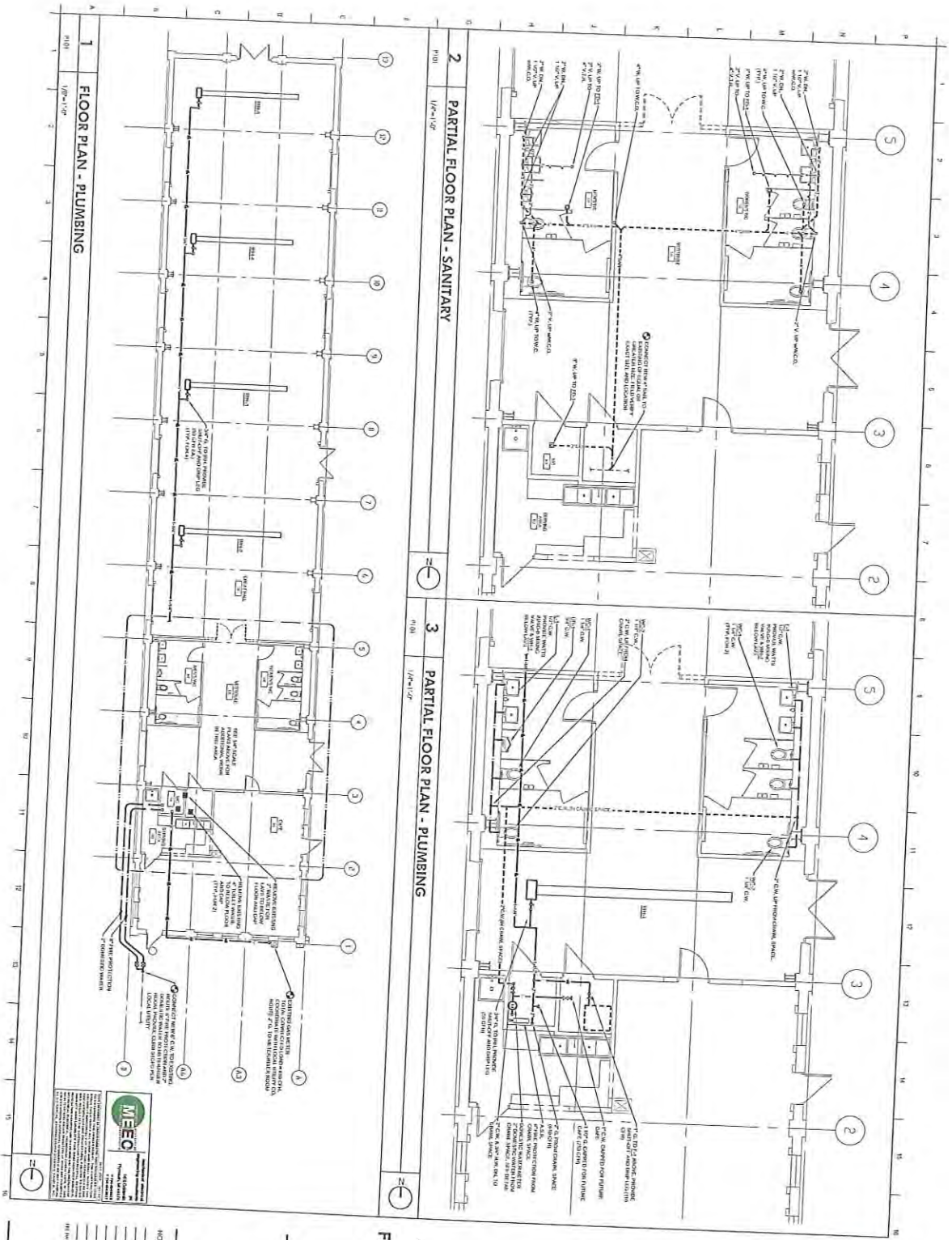
Ypsilanti
Freight
House

Ypsilanti, Michigan
GDA No. 31203006
Drawing No. 006

FLOOR PLANS -
PLUMBING

NO.	TITLE	DATE
001	CONCEPT	3.4.11
002	SCHEMATIC	4.27.11
003	PRELIMINARY	5.10.11
004	FINAL	5.10.11

P101



QUINN EVANS
ARCHITECT

20715 MAIN STREET
ANN ARBOR, MI 48106
734.769.8800
WWW.QEVA.COM

Ypsilanti
Freight
House

Ypsilanti, Michigan
09A16, 31700000
Owner: H&E 100%

**PLUMBING
SCHEDULES
AND DETAILS**

NO.	TRF	DATE
1	CONSTRUCTION	3.4.13
2	REVISED	4.23.13
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P201

PLUMBING FIXTURE SCHEDULE									
MARK	FIX	QTY	DESCRIPTION	ACCESSORIES	PIPE CONNECTION DATA				
W101	WATER SINK	1	Standard	Standard	W	V	SW	MM	W101
W102	WATER SINK	1	Standard	Standard	W	V	SW	MM	W102
W103	WATER SINK	1	Standard	Standard	W	V	SW	MM	W103
W104	WATER SINK	1	Standard	Standard	W	V	SW	MM	W104
W105	WATER SINK	1	Standard	Standard	W	V	SW	MM	W105
W106	WATER SINK	1	Standard	Standard	W	V	SW	MM	W106
W107	WATER SINK	1	Standard	Standard	W	V	SW	MM	W107
W108	WATER SINK	1	Standard	Standard	W	V	SW	MM	W108
W109	WATER SINK	1	Standard	Standard	W	V	SW	MM	W109
W110	WATER SINK	1	Standard	Standard	W	V	SW	MM	W110
W111	WATER SINK	1	Standard	Standard	W	V	SW	MM	W111
W112	WATER SINK	1	Standard	Standard	W	V	SW	MM	W112
W113	WATER SINK	1	Standard	Standard	W	V	SW	MM	W113
W114	WATER SINK	1	Standard	Standard	W	V	SW	MM	W114
W115	WATER SINK	1	Standard	Standard	W	V	SW	MM	W115
W116	WATER SINK	1	Standard	Standard	W	V	SW	MM	W116
W117	WATER SINK	1	Standard	Standard	W	V	SW	MM	W117
W118	WATER SINK	1	Standard	Standard	W	V	SW	MM	W118
W119	WATER SINK	1	Standard	Standard	W	V	SW	MM	W119
W120	WATER SINK	1	Standard	Standard	W	V	SW	MM	W120

ELECTRIC DOMESTIC WATER HEATER SCHEDULE									
MARK	FIXTURE	QTY	DESCRIPTION	ACCESSORIES	ELECTRICAL DATA				
W101	WATER SINK	1	Standard	Standard	W	V	SW	MM	W101
W102	WATER SINK	1	Standard	Standard	W	V	SW	MM	W102
W103	WATER SINK	1	Standard	Standard	W	V	SW	MM	W103
W104	WATER SINK	1	Standard	Standard	W	V	SW	MM	W104
W105	WATER SINK	1	Standard	Standard	W	V	SW	MM	W105
W106	WATER SINK	1	Standard	Standard	W	V	SW	MM	W106
W107	WATER SINK	1	Standard	Standard	W	V	SW	MM	W107
W108	WATER SINK	1	Standard	Standard	W	V	SW	MM	W108
W109	WATER SINK	1	Standard	Standard	W	V	SW	MM	W109
W110	WATER SINK	1	Standard	Standard	W	V	SW	MM	W110
W111	WATER SINK	1	Standard	Standard	W	V	SW	MM	W111
W112	WATER SINK	1	Standard	Standard	W	V	SW	MM	W112
W113	WATER SINK	1	Standard	Standard	W	V	SW	MM	W113
W114	WATER SINK	1	Standard	Standard	W	V	SW	MM	W114
W115	WATER SINK	1	Standard	Standard	W	V	SW	MM	W115
W116	WATER SINK	1	Standard	Standard	W	V	SW	MM	W116
W117	WATER SINK	1	Standard	Standard	W	V	SW	MM	W117
W118	WATER SINK	1	Standard	Standard	W	V	SW	MM	W118
W119	WATER SINK	1	Standard	Standard	W	V	SW	MM	W119
W120	WATER SINK	1	Standard	Standard	W	V	SW	MM	W120

FLOOR DRAIN SCHEDULE									
MARK	FIXTURE	QTY	DESCRIPTION	ACCESSORIES	ELECTRICAL DATA				
W101	WATER SINK	1	Standard	Standard	W	V	SW	MM	W101
W102	WATER SINK	1	Standard	Standard	W	V	SW	MM	W102
W103	WATER SINK	1	Standard	Standard	W	V	SW	MM	W103
W104	WATER SINK	1	Standard	Standard	W	V	SW	MM	W104
W105	WATER SINK	1	Standard	Standard	W	V	SW	MM	W105
W106	WATER SINK	1	Standard	Standard	W	V	SW	MM	W106
W107	WATER SINK	1	Standard	Standard	W	V	SW	MM	W107
W108	WATER SINK	1	Standard	Standard	W	V	SW	MM	W108
W109	WATER SINK	1	Standard	Standard	W	V	SW	MM	W109
W110	WATER SINK	1	Standard	Standard	W	V	SW	MM	W110
W111	WATER SINK	1	Standard	Standard	W	V	SW	MM	W111
W112	WATER SINK	1	Standard	Standard	W	V	SW	MM	W112
W113	WATER SINK	1	Standard	Standard	W	V	SW	MM	W113
W114	WATER SINK	1	Standard	Standard	W	V	SW	MM	W114
W115	WATER SINK	1	Standard	Standard	W	V	SW	MM	W115
W116	WATER SINK	1	Standard	Standard	W	V	SW	MM	W116
W117	WATER SINK	1	Standard	Standard	W	V	SW	MM	W117
W118	WATER SINK	1	Standard	Standard	W	V	SW	MM	W118
W119	WATER SINK	1	Standard	Standard	W	V	SW	MM	W119
W120	WATER SINK	1	Standard	Standard	W	V	SW	MM	W120

PLUMBING SCHEDULES AND DETAILS





Ypsilanti Historic District

Work Permit Application

Date filed 6-3-13 for HDC meeting date 6/11/13

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

Property Address 621 N. RIVER ST.

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name JUDY WEINBURGER

Address 2991 VERLE AVE

City ANN ARBOR State MI Zip 48108

Phone (734) 260-3229 Fax —

E-mail jweinburger@

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.

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)*

See attached paperwork.

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.

Judy Weinberger

Signature of Applicant

6-3-13

Date

To: the Historical District Commission

Re: 621 N. River Street

Study Item Windows

Date: June 3, 2013

Submitted by: Judy Weinburger

I have purchased the house at 621 N. River Street. It was vacant for some time and in disrepair. I would like to bring it up to code and am submitting some window replacement suggestions for study items.

The home is two story but the windows that I wish to replace are all first floor.

1. 3 living room windows; 1 in front and 2 on the north side all 30 x 50 double hung sash I wish to replace them with vinyl clad wood similar to the samples attached.
2. 1 dining room window on the south side is 30 x 50 but 6 over 6. I wish to make it consistent with the others by changing it to plain glass. No muntins.
3. A front dining room window is 4 over 4 and very close to the floor. Rather than have tempered glass, I would like to raise it to the standard height of the others and replace it with plain glass, no muntins. This would create a consistent appearance to the exterior.
4. There is a back room with one very large window, 76 x 60 and less than 1 foot off the floor. I would like to make it 2 windows consistent with the others and a standard height off the floor.
5. There are 2 small windows in the kitchen, 20 x 34. One on the south side and one on the west side. I would like to replace those as well, keeping them the same as the others.

I have estimated \$250 a window + \$150 installation = \$400 x 9 windows = \$3,600

This may vary depending upon the amount of carpentry work to install and the selection and suggestions of the historic commission.

I am hoping to have all the trim white. I would like some suggestions as to painting and or replacing the siding also. It is wide aluminum and painted brown. I welcome your suggestions.

Respectfully submitted by

Judy Weinburger
(734) 260-3229
jweinburger@yahoo.com



FRONT (EAST)

2



SOUTH

DINING
ROOM



SOUTH
KITCHEN

4



BACK WEST

5



SOUTH / BACK

KITCHEN

(6)



NORTH

LIVING
ROOM

 **FREE SHIP TO STORE[†] OR HOME*. NOW AVAILABLE ON OVER 300,000 ITEMS.**

Your Store: **Livonia #2742** [\(Change\)](#)



JELD-WEN Double Hung Wood Windows, 24 in. x 38 in., Natural, with LowE Insulated Glass

\$214.65 /EA-Each

Buy Online, Pick Up In Store Today
Check Store Inventory

PRODUCT DESCRIPTION

JELD-WEN Double Hung Wood Windows, 24 in. x 38 in., Natural, with LowE Insulated Glass-Q82159 at The Home Depot

[Proposition 65 information](#)

- JELD-WEN Double Hung Wood Windows, 24 in. x 38 in., Natural, with LowE Insulated Glass-Q82159 at The Home Depot
- JELD-WEN Double Hung Wood Windows, 24 in. x 38 in., Natural, with LowE Insulated Glass-Q82159 at The Home Depot
- JELD-WEN Double Hung Wood Windows, 24 in. x 38 in., Natural, with LowE Insulated Glass-Q82159 at The Home Depot
- JELD-WEN Double Hung Wood Windows, 24 in. x 38 in., Natural, with LowE Insulated Glass-Q82159 at The Home Depot
- JELD-WEN Double Hung Wood Windows, 24 in. x 38 in., Natural, with LowE Insulated Glass-Q82159 at The Home Depot
- JELD-WEN Double Hung Wood Windows, 24 in. x 38 in., Natural, with LowE Insulated Glass-Q82159 at The Home Depot

SPECIFICATIONS

Material	Wood	Associated Energy	Energy Star
Material Type	Wood	Energy Star Qualified	Yes
Color Finish	Natural	Air/Mo. Infiltration	0.5
Window Type	Double Hung	U-Value (Summer)	0.35
Window Size	24 in. x 38 in.	U-Value (Winter)	0.35
Window Weight	25 lbs.	Sound Transmission	25
Window Depth	4 in.	Product of Energy Star Qualified	Yes
Window Features	LowE Insulated Glass	Product of Energy Star Qualified	Yes
Window Options	None	Product of Energy Star Qualified	Yes
Window Accessories	None	Product of Energy Star Qualified	Yes

 **FREE SHIP TO STORE[†] OR HOME^{*}. NOW AVAILABLE ON OVER 300,000 ITEMS.**

Your Store: Livonia #2742 [\(Change\)](#)



Andersen 200 Series Double Hung Wood Windows,
23-1/2 in. x 35-1/2 in., White, with LowE Insulated
Glass

\$175.00 /EA-Each

Store Only

Buy Online, Pick Up In Store Today

Check Store Inventory

Frame Finish: Clear



Width x Height

PRODUCT DESCRIPTION

- Andersen 200 Series Double Hung Wood Windows, 23-1/2 in. x 35-1/2 in., White, with LowE Insulated Glass-DH2030
- Andersen 200 Series Double Hung Wood Windows, 23-1/2 in. x 35-1/2 in., White, with LowE Insulated Glass-DH2030
- Andersen 200 Series Double Hung Wood Windows, 23-1/2 in. x 35-1/2 in., White, with LowE Insulated Glass-DH2030
- Andersen 200 Series Double Hung Wood Windows, 23-1/2 in. x 35-1/2 in., White, with LowE Insulated Glass-DH2030
- Andersen 200 Series Double Hung Wood Windows, 23-1/2 in. x 35-1/2 in., White, with LowE Insulated Glass-DH2030
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- Andersen 200 Series Double Hung Wood Windows, 23-1/2 in. x 35-1/2 in., White, with LowE Insulated Glass-DH2030

SPECIFICATIONS

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF MAY 28, 2013

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

Commissioners Present: Anne Stevenson, Michael Condon, Hank Prebys, Alex Pettit,
Jane Schmiedeke

Commissioners Absent: Ron Rupert, Jennifer Henriksen

Staff Present: Adam Cripps, HDC Assistant

APPROVAL OF AGENDA

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

 Addition of 325 E. Cross St. as a study item

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING

302 E. Cross St.

Applicant: Max Ziebarth, Owner (Present)

Discussion: Applicant is seeking approval for the demolition of three rear additions, one
of which has already been removed.

Condon read aloud the email from Mr. Caleb Brokaw of 306 E. Cross St. submitted as public input. Applicant stated his plan to remove the two rear additions in order to replace them by extending the rooflines of the original core. He noted that the construction was poorly done and the additions are currently unsafe. Prebys established that the additions to be removed are the two rear lean-tos and the addition that has already been demolished.

Michael Newberry, 328 E. Cross St. commented that the demolition of the 3 additions at the south wing of 302 E. Cross is almost necessary. He remarked that of the three, the west addition was the most stable. Newberry then commented that the east addition was a structure outside of the structure that was at some point toe nailed into the siding of the current structure. He then

remarked that the stairway was unsafe. Newberry holds a master's degree in historic preservation from Eastern Michigan University.

Thomas Tiplady, 213 E. Cross St. then expressed his support of the demolition.

Motion: Schmiedeke (second: Prebys) moved to close the public hearing for 302 E. Cross St.

Approval: Unanimous. Motion carries.

Schmiedeke observed that no floor plan was submitted with the demolition application. Prebys then read the four possibilities for demolition and confirmed that it was being proposed as a hazard for public safety.

Motion: Prebys (second: Schmiedeke) moved to take action on the application for 302 E. Cross St.

Approval: Unanimous. Motion carries.

Motion: Prebys (second: Schmiedeke) moved to approve the application for 302 E. Cross St. to include demolition of the three rear additions due to their being a hazard to public safety.

OLD BUSINESS

220 N. Hamilton St.

Applicant: Brandon Garton, Representative of Beal Const. Services (Present)

Discussion: Applicant is seeking approval for construction of a treated wood deck on the southeast corner of the multi-unit property, and installing a door where a window is currently installed. The deck will be 3-4 feet off the ground and made with 2 by 6 planks, the railing and support system to meet city code. The deck will be 10 feet wide by 8 feet long, and will not be stained or painted.

The applicant wants to build an 8 by 10 deck with one of two options of railings. Prebys and Pettit expressed opinions on the two railing options. Schmiedeke then reviewed the application aloud. She then inquired regarding the moving of the doorway. Prebys noted that the half-moon top doors are not appropriate within the historic district. Pettit inquired as to the commission's opinions on the placement of a doorway where a window had been. A satellite fact sheet was provided to the applicant following discussion of the dishes present in photographs provided by the applicant. The commissioners then provided opinions on the various door and railing options presented in the packet provided by the applicant. Prebys and Pettit noted that framing will be needed around the base of the porch skirting. Applicant is interested in stacking stepping stones, the commission showing no adversity to their use. Prebys noted that the porch will need to be painted or stained, and the applicant provided samples of interest. Applicant stated the intention to wait 6-months for the pressure treated lumber to dry out before staining or painting.

Motion: Condon (second: Pettit) moved to approve the application for 220 N. Hamilton St. include the construction of an 8 by 10 deck of pressure treated lumber to the southeast corner of the structure, the deck will have a railing made of 2 by 2 square spindles with top and bottom posts referencing the porch fact sheet, the included drawings being appended to the application are to be the preferred style, lighting will be added as shown on the appended paperwork, the lower left hand light and a door will be installed where the current window is located at the back of the deck, the door will be the upper right door as shown in the appended cut sheet, the deck is to be stained or painted to match an existing color on the structure, skirting will be installed on the deck, vertical one by planking with a frame around the skirting, skirting will not be diagonal, the entire deck will be stained with an opaque Sherwin Williams "deck-scapes" stain in a grey or brown, and a stepping stone pathway will be added from the deck to the parking area as presented in the appended cut sheet, if a handrail is to be used a pipe rail shall be mounted.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 10

109 N. River St.

Applicant: William Emerson, Owner (Absent)

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

Motion: Prebys (second: Pettit) moved to table the application for 109 N. River St. pending development details on the porch.

Approval: Unanimous. Motion carries.

NEW BUSINESS

221 S. Washington St.

Applicant: All Arbor Custom Fence, Contractor (Absent)

Discussion: Applicant is seeking approval for installation of a five foot high solid wooden board fence as a replacement for the existing four foot high wooden picket fence around the rear of the property.

Stevenson expressed reservations regarding the fence due to its location along the street front. Discussion ensued regarding the blockage presented by the proposed fence. Prebys observed that the height and blockage is similar to the brick wall located across the alley at the Queen's Residence.

Motion: Prebys (second: Pettit) moved to table the application for 221 S. Washington St. pending discussion with owner.

Approval: Unanimous. Motion carries.

56 E. Cross St.

Applicant: Angela Lane, Architect (Present)

Discussion: Applicant is seeking approval for relocating existing rear double doors into a new opening on the rear elevation where ghost-lines of a previously existing window are located and infilling the opening with brick painted to match existing. In addition the applicant is seeking approval for replacing existing metal frame side elevation windows with wooden frame windows, the new windows to fill the entire masonry opening with an arch top instead of wooden infill top.

Applicant stated that to upgrade the kitchen and maintain a rear entry it would need to be moved. She noted that a window opening had been filled in, and currently the brick is in disrepair. The commissioners expressed little concern on the proposed moving. Discussion then returned to the windows. Pettit established that what they are proposing at this meeting for windows will match the windows approved at the last meeting. Condon then revisited the discussion from the previous meeting regarding maintaining the hierarchy between the original storefronts and the newer elevations.

Motion: Prebys (second: Pettit) moved to approve the application for 56 E. Cross St. to include a new door opening at the south side of the building and the current rear door to be used to fill that opening and the current door opening will be bricked in and painted to match existing; the existing windows on the east side of the building are to conform to the arched top of the window openings, windows will be either wood, metal-clad wood, or vinyl-clad wood, and one-over-one in configuration replacing the windows on the east side of the building.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 5

Motion: Prebys (Pettit second) moved to amend the application from the meeting on May 14th to change the windows which were to be one-over-one Marvin double-hung with an elliptical arch and a wooden panel between the window and the arched tops to now be arched top windows to match the elliptical arch.

Secretary of the Interior Standards cited: 9

416 E. Cross St.

Applicant: Rebecca J. Lewis & Leo Hepner, Owners (Present)

Discussion: Applicant is seeking approval for removing existing shingles and re-roofing with Owens Corning Tru Definition architectural fiberglass shingles.

Applicant noted that current roofing consists of three layers of shingles which need to be replaced and plywood installed underneath. He then stated that the shingles were added over twenty years previously and the valleys were

particularly in disrepair. The applicant would like to replace the roofing with grey architectural shingles. Prebys inquired regarding the drip edge, the applicant stating a desire to go with black as existing. Schmiedeke inquired regarding vents, the applicant stating that he is interested in installing more. Prebys noted that ridge vents are preferable. Condon then elaborated that can vents should not be on the street side if they must be used. Schmiedeke then inquired regarding gutters, the applicant noting he plans to install gutters.

Motion: Condon (second: Pettit) moved to approve the application for 416 E. Cross St. to include complete removal of existing shingles and replacement with Owens Corning Tru Definition architectural fiberglass shingles, drip edge will be replaced, the color to be closest to the roof as possible; if a can vent must be installed it will be installed with minimal visibility from the road.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 10

328 E. Cross St.

Applicant: Michael R. Newberry, Owner (Present)

Discussion: Applicant is seeking approval for repainting the exterior of the structure with Sherwin Williams oil-based slow drying primer and "Emerald" latex exterior paint in satin in addition to restoring the exterior doors, to be finished with "Man-of-War" spar varnish and mix of Minwax "gunstock" and "special walnut" stains to match existing interior woodwork

Applicant stated his intended painting scheme for the structure.

Motion: Schmiedeke (second: Prebys) moved to approve the application for 328 E. Cross St. to include repainting of the structure and re-finishing of the doorway as presented in the application.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 7

STUDY ITEMS

325 E. Cross St.

Applicant: Matt Marzullo, Owner (Present)

Discussion: Applicant is seeking guidance for replacing the roof of the structure.

Applicant provided pictures of the fascia and trim that is damaged as well. He noted that Carriage House "stone gate grey" shingles from Certainteed are currently on the structure. Applicant stated the original intent for installing can vents but depending on the bid is open to the installation of drip edge vents. An action item application has been submitted, but not in time for current meeting. Schmiedeke noted that more information will need to be

provided regarding venting. Condon remarked that ridge vents are preferred, and if can vents absolutely must be used then they should be on the rear of the structure. Applicant confirmed his intent to use Certainteed 50 year Carriage House roof shingles in "Stone gate Grey," the drip edge to match in color. Repairs will be made to the fascia and surrounding boards, but they will not be replaced. Prebys established that ventilated drip edges are what is currently being considered for venting. Newberry spoke briefly to the merits of ventilated drip edges.

Motion: Prebys (second: Condon) moved to approve the issuance of an administrative approval for 302 E. Cross St. to include tearing off existing roof material, installation of 3/8" plywood, installation of Certainteed shingles in "Stone gate grey" color, installation of a ventilated drip edge to match as closely as possible the roof color, ridge vents preferred and if necessary can vents should not be visible from the street, on both the garage and house.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standards cited: 10

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring- None

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Stevenson noted that both she and Prebys will be absent for the June 25th meeting. Pettit will also be absent.

Approval of the minutes of May 14, 2013

Motion: Prebys (second: Pettit) moves to approve the minutes as amended:

Owner of 56 E. Cross is Linda French and Angela Lane is the architect.
No information was provided for 333 E. Cross St.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Pettit (second: Condon) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:30pm