1. Agenda

   Documents: HISTORIC DISTRICT COMMISSION MEETING AGENDA OCTOBER 22, 2013 (PDF).PDF

2. Agenda Packet A

   Documents: HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET OCTOBER 22, 2013 A (PDF).PDF

3. Agenda Packet B

   Documents: HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET OCTOBER 22, 2013 B (PDF).PDF

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, October 22, 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. **313 Washtenaw** — Window repair and paint
   2. **41 Photo** — Amendment to approved paint colors

B. NEW BUSINESS
   1. **118 S. Washington** — Solar panel installation
   2. **323 Oak** — Solar panel installation
   3. **308 Maple** — Painting
   4. **313 South Huron** — Window replacement
   5. **11 S. Adams** — Re-roofing
   6. **8 W. Michigan** — Sign installation

C. STUDY ITEMS
   1. **121 N. Washington** — Storefront remodel

D. ADMINISTRATIVE APPROVAL
   1. **114 N. River** — Re-roofing with same materials/color

E. OTHER BUSINESS
   Property Monitoring – none

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS
Approval of the minutes of October 8, 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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Rec 16374

Ypsilanti Historic District

Work Permit Application

Date filed 10-1-13 for HDC meeting date 10-8-13

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

Property Address 313 Washtenaw

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Ms Huaxian Qu

Address 1795 Willard St

City Canton, MI State MI Zip 48127

Phone (248) 974-8415 Fax

E-mail

Owner
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor (Name, address, phone) Home Services LTD
421 N. Huron St., Ypsilanti

Action Items only:
Construction Cost $7800 **Permit Application Fee** $35
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 10-1-13 for HDC meeting date 10-8-13

Property Address 313 Washington

Applicant Mr. Hagopian Inc

Description of proposed work *(see sample applications)*

Repair broken windows, replace glass, paint storms white and install white, 3 track storm windows and screens (25).

Materials paint, glass, storm windows

Colors (Attach color chips or samples)

Body _____

Trim white

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.

Donald McLeod — Signature of Applicant

10-1-13 — Date

Image/Sketch for Parcel: 11-11-40-482-004

City of Ypsilanti

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Ammendment

Ypsilanti Historic District

Work Permit Application

Date filed 10/17/13 for HDC meeting date 10/22/13

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 41 Photo St.

Applicant ☑ Owner ☐ Architect ☐ Contractor

Name Mark Bullard

Address _____

City Ypsilanti State MI Zip 48198

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 <u>all</u> 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 41 Pleta St.

Applicant Mark Bullard

Description of proposed work *(see sample applications)*

change colors: Lowe's brand exterior latex in satin

body: Betsy Ross House Blue

trim: Night Scape

Foundation: Corduroy Black

Materials

Also: Fence Color change: → white

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.

Mark R. Bullard
Signature of Applicant

10/17/17
Date

Image/Sketch for Parcel: 11-11-09-131-041

City of Ypsilanti

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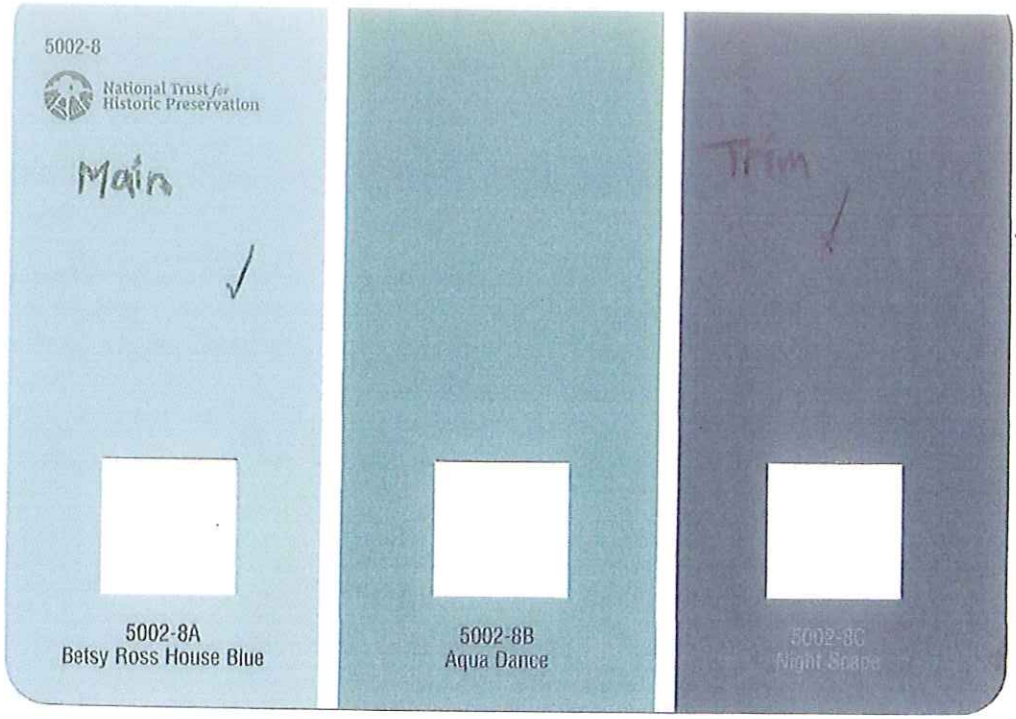
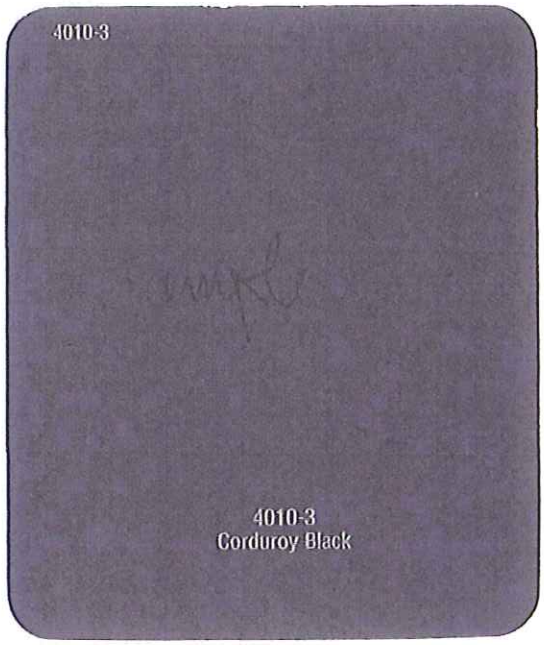
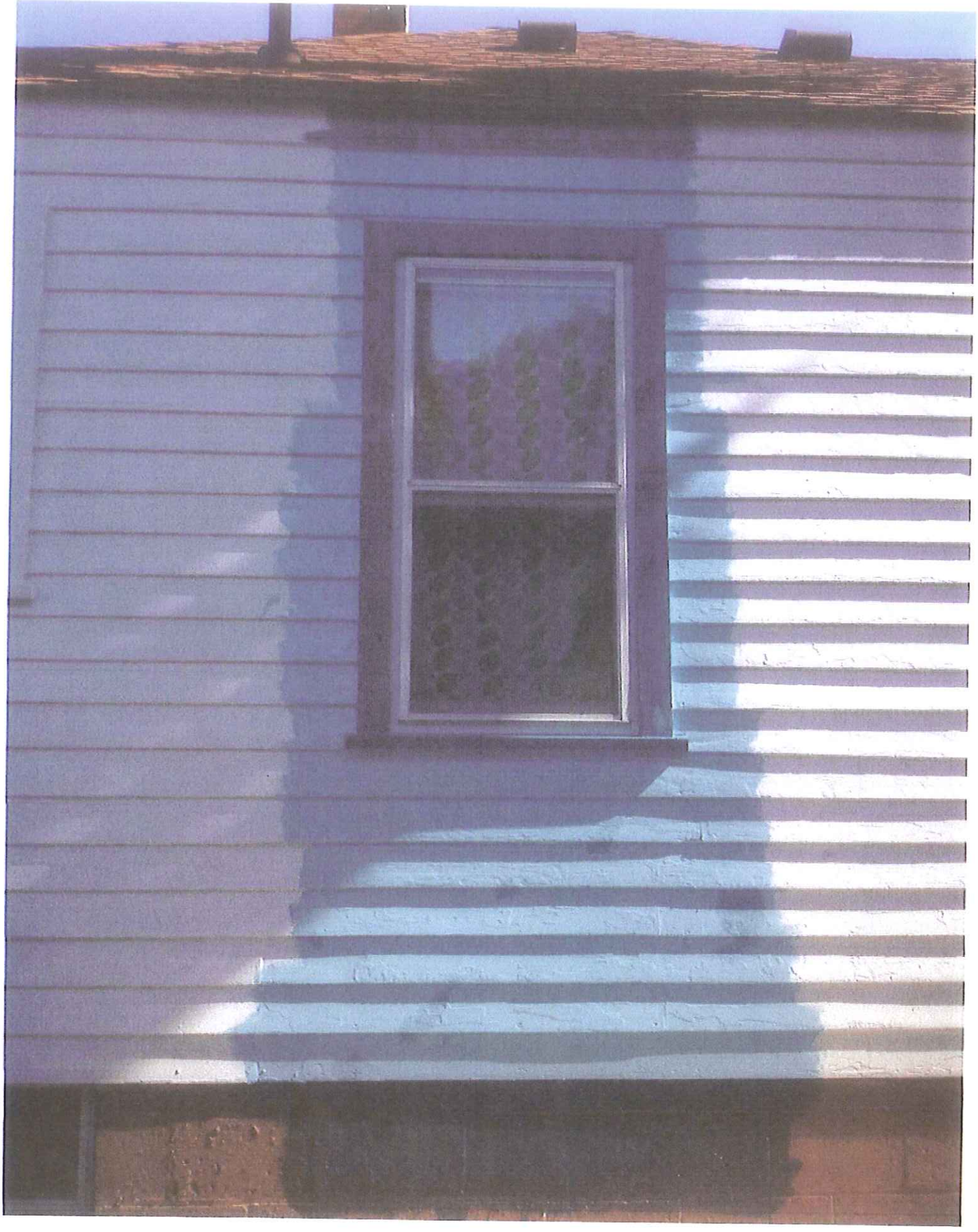
MAIN →



← TRIM



FOUNDATION



R# 16447
CE#1101

Ypsilanti Historic District

Work Permit Application

Date filed 10.15.13 for HDC meeting date 10.22.13

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 118 S. Washington Street

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name KEVIN HESSEN

Address 1339 MELTON

City BIRMINGHAM State MI Zip 48009

Phone 248 703 0878 Fax

E-mail KEVINHESSEN@YAHOO.COM

Owner STEVE PIERCE
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor
(Name, address, phone)

Action Items only:
Construction Cost $15000 **Permit Application Fee** 35.00
The permit fee is $20 plus $5 for each $3,000 of construction cost, and is due at the time of application.

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
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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 118 S. WASHINGTON ST

Applicant KEVIN HESSEN

Description of proposed work *(see sample applications)*

INSTALL SOLAR ARRAY ON GARAGE

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.)

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Signature of Applicant

10.15.13
Date

Residential Solar Program

*Sader Power Enterprises is dedicated to bringing affordability to the renewable energy industry in Michigan. We are now offering residential solar energy systems for only $7,500. With the help of a 30% federal tax credit the array will only cost you **$5,250!** Our solar panel program has revolutionized the solar industry in Michigan and is allowing everyone to take advantage of solar energy on their home.*

Components:

3 KW

Solar Array

only

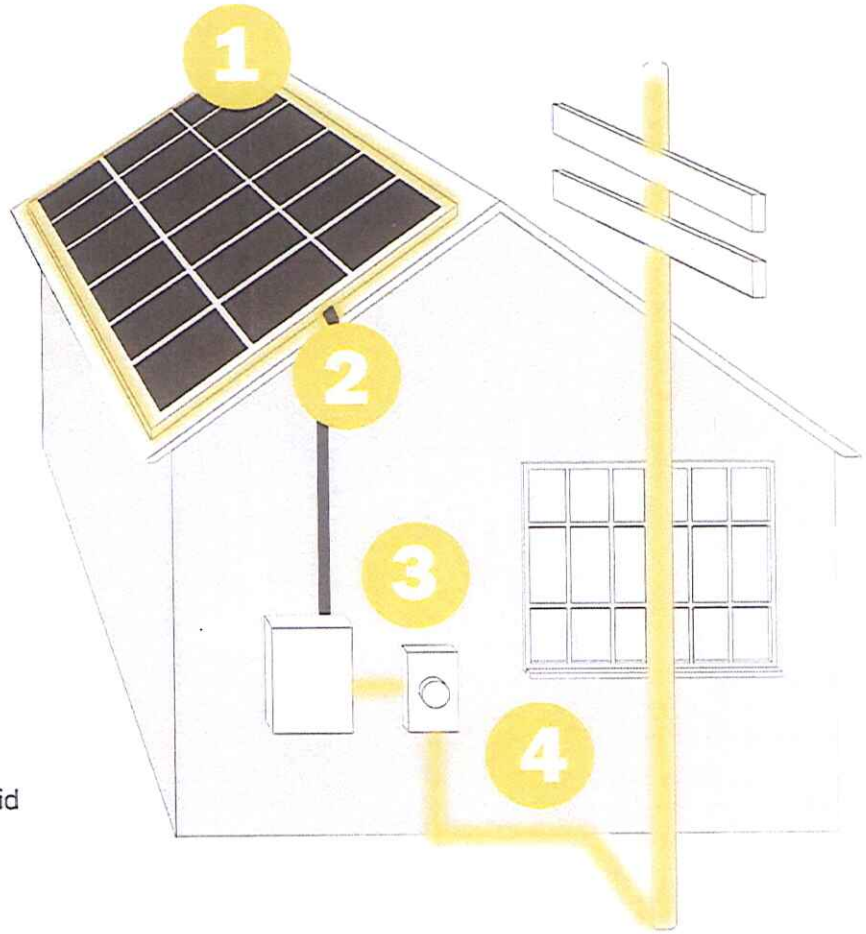
$5,250

After 30% Tax Credit

What you get:

- A professionally Licensed & Insured Installation
- Full warranty and guarantee for parts. Labor warranty available.

How Sader Power's Grid-Tied Solar System Works



1. Solar Panels convert sunlight into DC power.
2. Inverters located under the solar panels convert DC to AC power for home use.
3. AC power is fed to the home electrical panel for use.
4. Net meter feeds extra AC power back to the grid in exchange for savings.

"What is Grid-Tied Solar?"

Sader Power's solar energy system is a grid-tied system. This means your solar panels are connected to the local electric utility through what is called a "net-meter". Your solar panels will generate energy that can be instantly used within your household. However, when your solar energy system generates more power than your home is using, the excess power is sent to the energy company through the net meter. When that happens, your meter will spin backwards and your energy bill is credited for the unused electricity. When the solar energy system is not generating power, such as after the sun sets, your home will pull energy from the local power company just as before and utilize your unused electricity.

Image/Sketch for Parcel: 11-11-39-180-010

City of Ypsilanti

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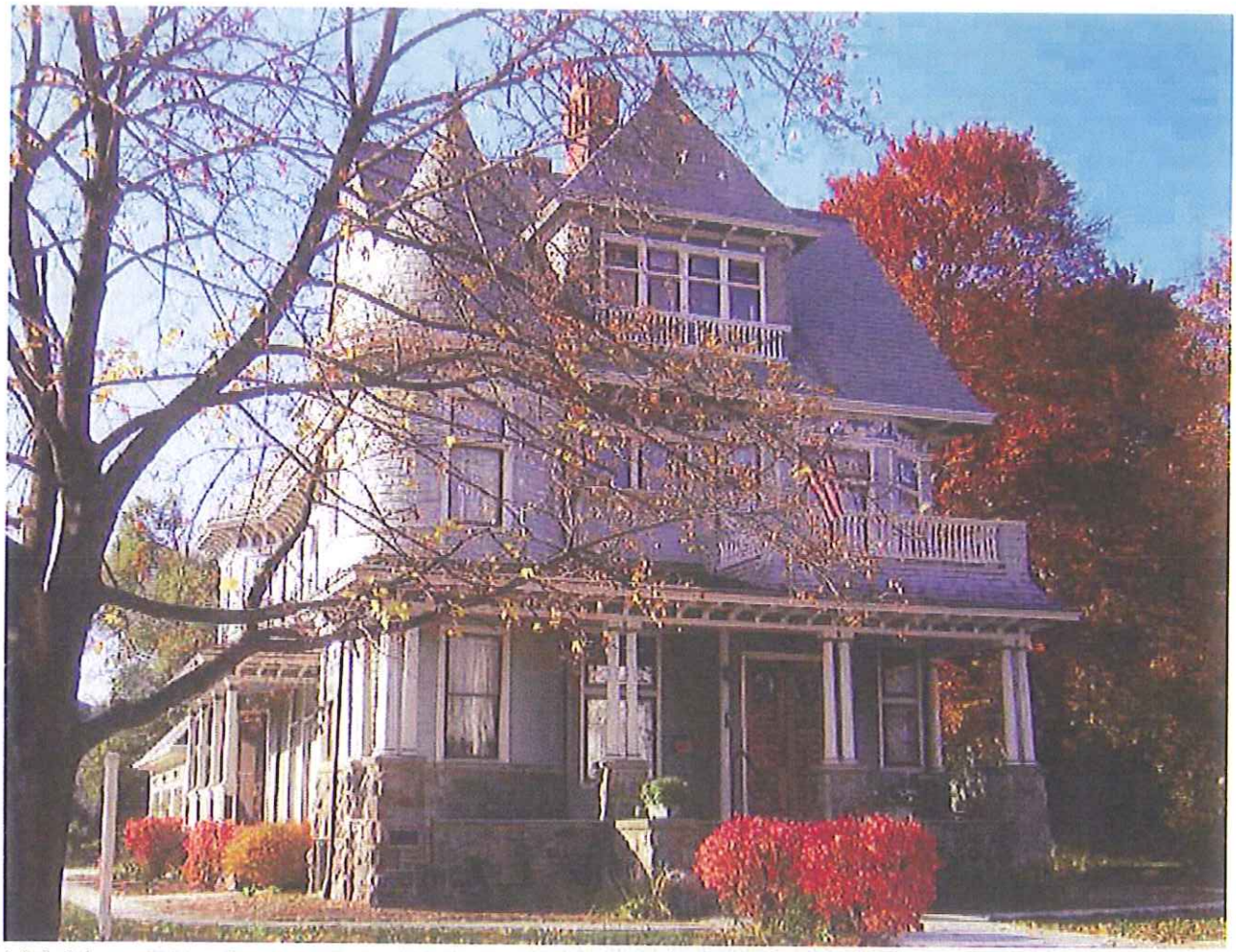

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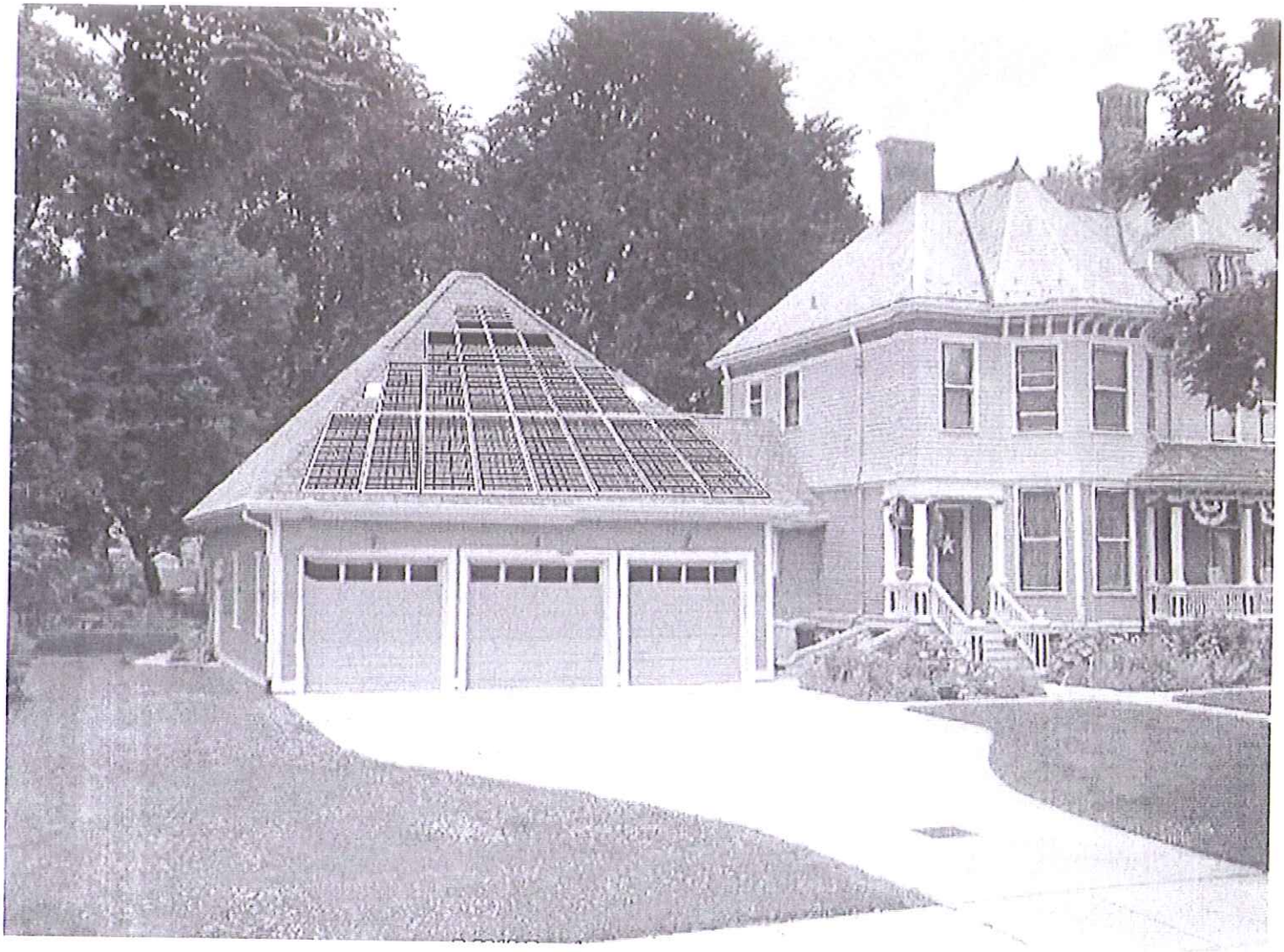

Rec 16439

Ypsilanti Historic District

Work Permit Application

Date filed 10/14/2013 for HDC meeting date 10/22/2013

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 323 Oak Street, Ypsilanti, MI 48198

Applicant ☑ Owner ☐ Architect ☐ Contractor

Name Paula and Dave Strenski

Address 323 Oak Street

City Ypsilanti State MI Zip 48198

Phone 734-480-1587 Fax

E-mail Dave@Strenski.com

Owner (If different than applicant) Paula and Dave Strenski

Who will perform the work? ☑ Owner ☐ Contractor

Contractor (Name, address, phone)

Action Items only:

Construction Cost 9000 **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.

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Ypsilanti Historic District Work Permit Application

Date filed 10/14/2013 for HDC meeting date 10/22/2013

Property Address 323 Oak Street, Ypsilanti, MI 48198

Applicant Paula and Dave Strenski

Description of proposed work *(see sample applications)*

This project will install eighteen 250-watt solar panels on the West roof of the North end of the building. The solar installation will use micro-inverters behind each solar panel to convent the direct current power from the solar panels to alternating current that match the house's voltage. Electrical conduit will bring the power from the roof down the outside of the building to a disconnect and generation utility meter, then into the building where it is wired into the electrical service panel. The home owner is the founder of SolarYpsi and has lots of experience installing solar power and will be installing this system himself.

Materials

Sonali 250-watt solar panels
Enphase M250 micro-inverters.

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.

Dil Strenski
Signature of Applicant

10/14/2013
Date

Image/Sketch for Parcel: 11-11-04-481-005

City of Ypsilanti

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Caption: FRONT

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Image/Sketch for Parcel: 11-11-04-481-005

City of Ypsilanti

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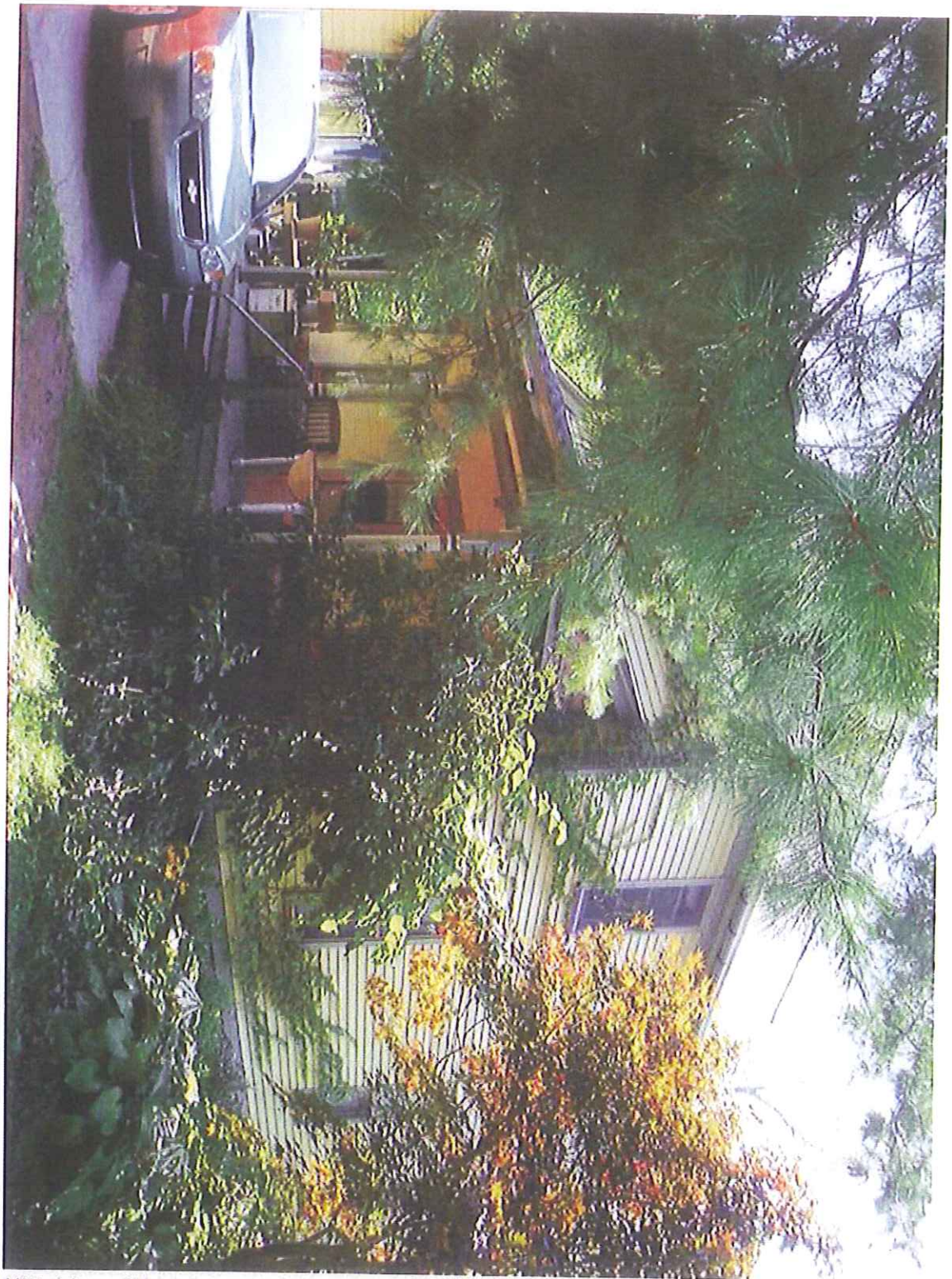
Caption: REAR



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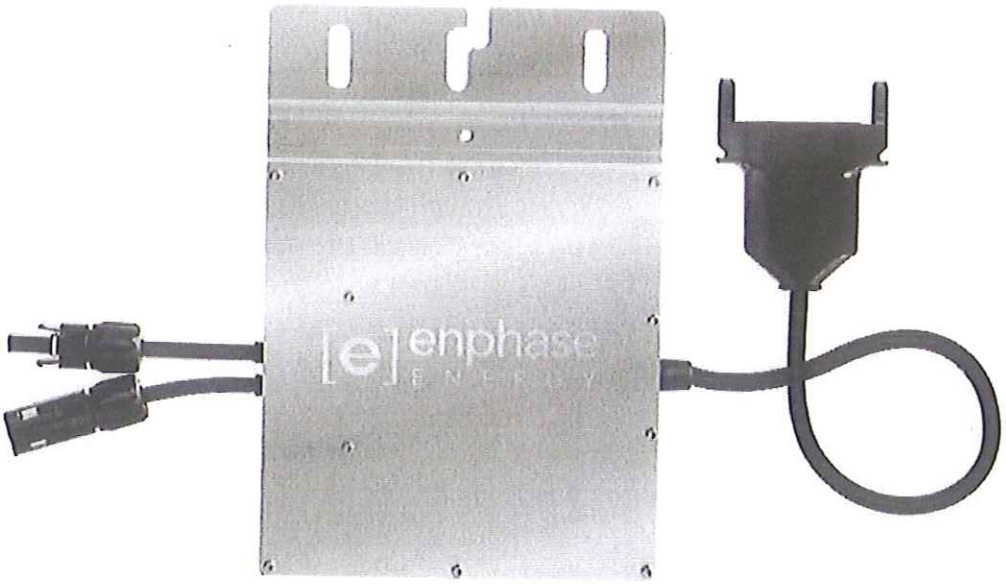
Enphase® Microinverters

Enphase® M250



The Enphase® M250 Microinverter delivers increased energy harvest and reduces design and installation complexity with its all-AC approach. With the M250, the DC circuit is isolated and insulated from ground, so **no Ground Electrode Conductor (GEC) is required for the microinverter.** This further simplifies installation, enhances safety, and saves on labor and materials costs.

The Enphase M250 integrates seamlessly with the Engage® Cable, the Envoy® Communications Gateway™, and Enlighten®, Enphase's monitoring and analysis software.

PRODUCTIVE

- Optimized for higher-power modules
- Maximizes energy production
- Minimizes impact of shading, dust, and debris

SIMPLE

- No GEC needed for microinverter
- No DC design or string calculation required
- Easy installation with Engage Cable

RELIABLE

- 4th-generation product
- More than 1 million hours of testing and 3 million units shipped
- Industry-leading warranty, up to 25 years

[e] enphase® ENERGY

Enphase® **M250** Microinverter // DATA

INPUT DATA (DC)	M250-60-2LL-S22/S23/S24	
Recommended input power (STC)	210 - 300 W	
Maximum input DC voltage	48 V	
Peak power tracking voltage	27 V - 39 V	
Operating range	16 V - 48 V	
Min/Max start voltage	22 V / 48 V	
Max DC short circuit current	15 A	
Max input current	9.8 A	
OUTPUT DATA (AC)	**@208 VAC**	**@240 VAC**
Peak output power	250 W	250 W
Rated (continuous) output power	240 W	240 W
Nominal output current	1.15 A (A rms at nominal duration)	1.0 A (A rms at nominal duration)
Nominal voltage/range	208 V / 183-229 V	240 V / 211-264 V
Nominal frequency/range	60.0 / 57-61 Hz	60.0 / 57-61 Hz
Extended frequency range*	57-62.5 Hz	57-62.5 Hz
Power factor	>0.95	>0.95
Maximum units per 20 A branch circuit	24 (three phase)	16 (single phase)
Maximum output fault current	850 mA rms for 6 cycles	850 mA rms for 6 cycles
EFFICIENCY		
CEC weighted efficiency, 240 VAC	96.5%	
CEC weighted efficiency, 208 VAC	96.0%	
Peak inverter efficiency	96.5%	
Static MPPT efficiency (weighted, reference EN50530)	99.4 %	
Night time power consumption	65 mW max	
MECHANICAL DATA		
Ambient temperature range	-40°C to +65°C	
Operating temperature range (internal)	-40°C to +85°C	
Dimensions (WxHxD)	171 mm x 173 mm x 30 mm (without mounting bracket)	
Weight	2.0 kg	
Cooling	Natural convection - No fans	
Enclosure environmental rating	Outdoor - NEMA 6	
FEATURES		
Compatibility	Compatible with 60-cell PV modules.	
Communication	Power line	
Integrated ground	The DC circuit meets the requirements for ungrounded PV arrays in NEC 690.35. Equipment ground is provided in the Engage Cable. No additional GEC or ground is required.	
Monitoring	Free lifetime monitoring via Enlighten software	
Compliance	UL1741/IEEE1547, FCC Part 15 Class B, CAN/CSA-C22.2 NO. 0-M91, 0.4-04, and 107.1-01	

* Frequency ranges can be extended beyond nominal if required by the utility

To learn more about Enphase Microinverter technology,
visit enphase.com

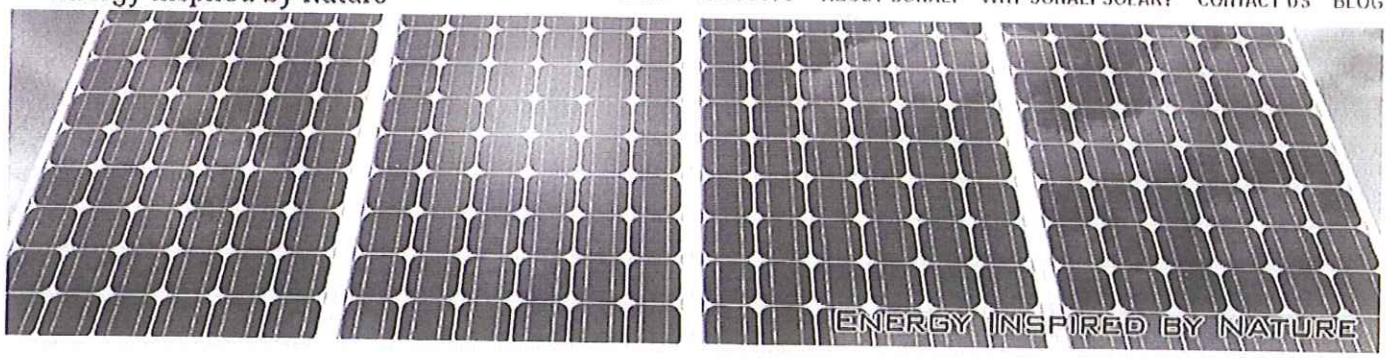
[e] enphase® ENERGY

Sonali Solar

"Energy Inspired by Nature"

1.888.58.SOLAR

HOME PRODUCTS ABOUT SONALI WHY SONALI SOLAR? CONTACT US BLOG



PRODUCTS

BIPV

All Manufactured modules are tested 100% by EL (Electroluminescence)

POLYCRYSTALLINE

Our polycrystalline PV module series runs from 3W to 300W

RESIDENTIAL/ COMMERCIAL SOLUTIONS

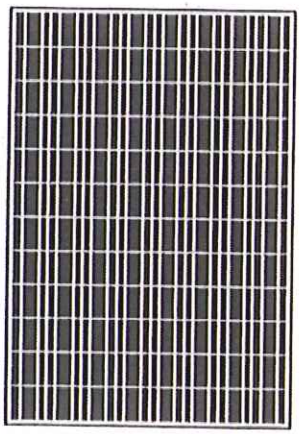
Sonali Solar can design and manufacture solar modules for any

CONTACT US FOR A QUOTE

info@sonalisolar.com

Call: 1.888.58.SOLAR

SS 230-240-250 Series



Name: SS 230-240-250 Series

Quality Product

- All Manufactured modules are tested 100% by EL (Electroluminescence) during the Production Process & Free from micro cracks.
- Our high-performance modules are highly efficient, reliable and provide optimal output. The company manufactures solar modules in compliance with global standard including MNRE, IEC 61215, 61730-1, 61730-2, 61701, UL 1703, ISO 9001:2008 & ISO 14001:2008

High Efficiency

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

Application Possibilities

Residential and Commercial rooftops, Car ports, Solar Farming, Balconies, Awnings, Street Lights, Fences and Canopies

Our Team

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

Guarantee

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

RFID

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

Electrical Specifications			
Nominal Maximum Power (Pmax)	230W	240W	250W
Optimum Operating Voltage (Vmp)	30	36.60	31.32
Optimum Operating Current (Imp)	7.67	7.84	7.98
Open Circuit Voltage (Voc)	36	36.6	37.2
Short Ciruit Current (Isc)	8.1	8.3	8.45

* Maximum System Voltage: 1000 V
* Measurment Power Tolerance on Power±3%, 0/+ Tolerance on Max power Available upon request
* Under Standard Test Conditions. (STC) of Irradiance of 1000 W/m2, spectrum AM 1.5 and cell temperature of 25°C
* Normal Operating cell Temperature (NOCT) 47±2°C

Mechanical Specification

Module Dimensions	(1640 X 981 X 40 mm) (64.57 X 38.62 X 1.57 inch)
Weight	19kgs / 41.89lbs
Junction Box	Protection Class IP65 with Bypass diodes
Cable & Connectors	Solar Cable 900mm length with 4.0 mm^2 double insulated Cable, Multi Contact connector
Cell Arrangement	60 (6 X 10)
Front Cover	3.2mm Tempered Glass
Encapsulate	EVA
Back Cover	Composite Sheet
Frame	Silver Matt Finished Anodized frame, Anodizing Coating Thickness ≥ 16 µm

Temperature Coefficients

Coefficient of current α	(0.060% /°C)
Coefficient of voltage β	(-0.35% /°C)
Coefficient of Power λ	(-0.45% /°C)

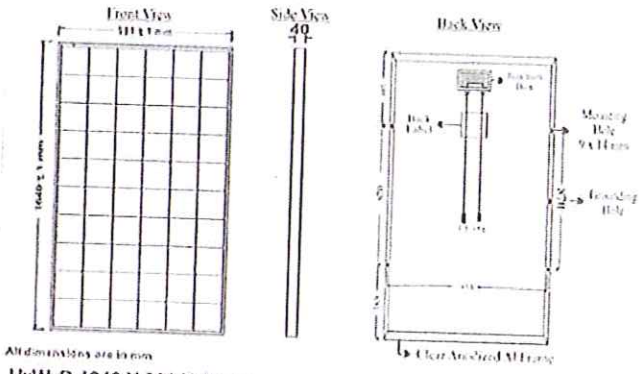
Product Guarantees

Product Warranty	10 Years
Performance Warranty	Output of 90% for 10 years and 80% for 25 years
Approvals & Certificates	Complied to IEC 61215, 61730-1, 61730-2 & UL 1703 Standards by ETL

Tested Operating Conditions

Temperature Cycling Range	(-40°C ~+ 85°C)
Humidity Freeze, Damp Heat	85%RH
Static Load	2400 Pascal

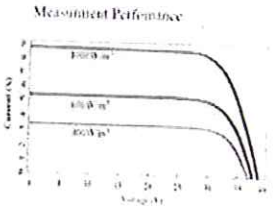
Dimensions



All dimensions are in mm

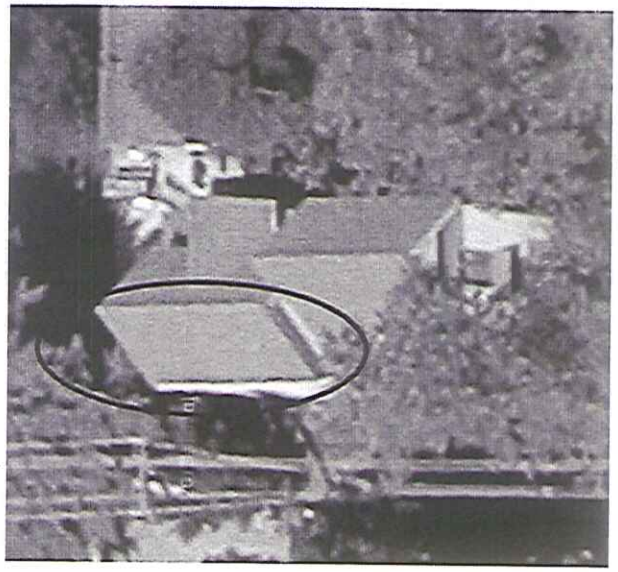
HxWxD 1640 X 981 X 40mm
HxWxD 64.57 X 38.62 X 1.57 inch

IV Curve

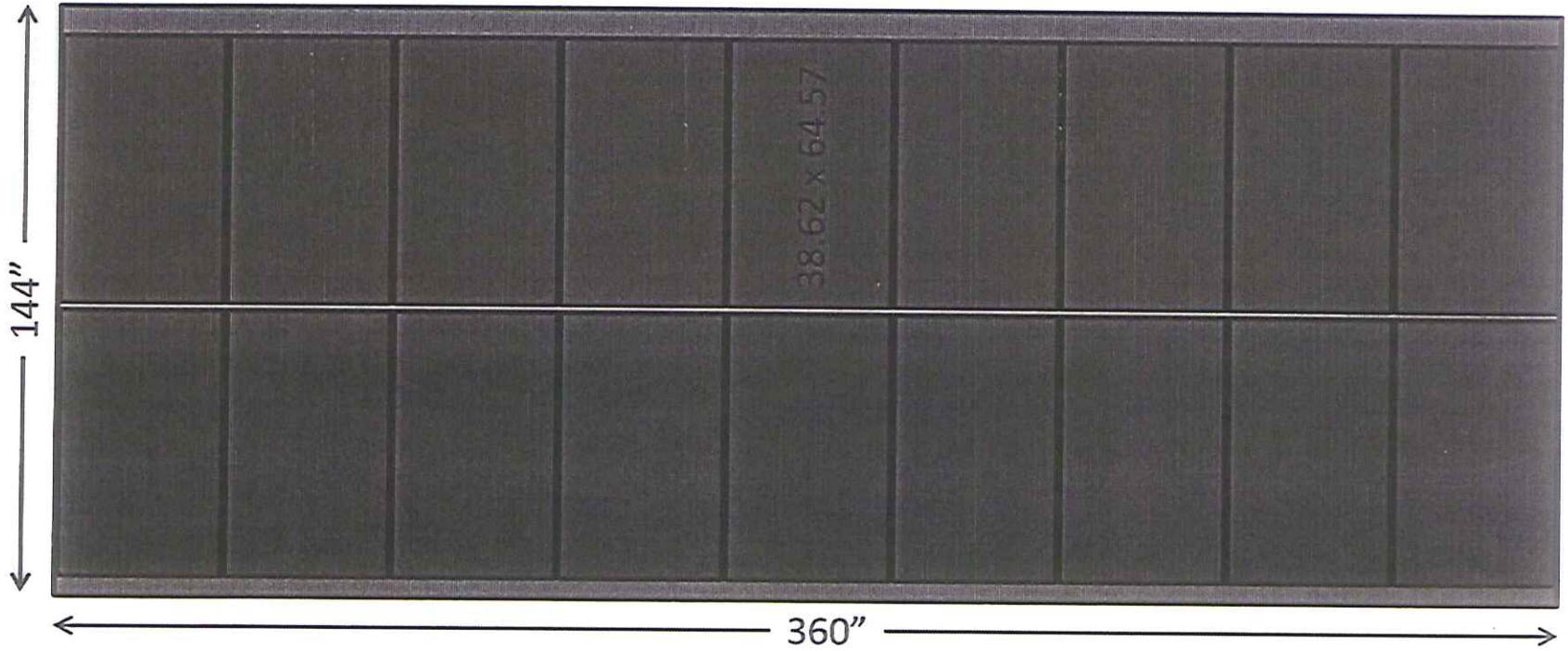


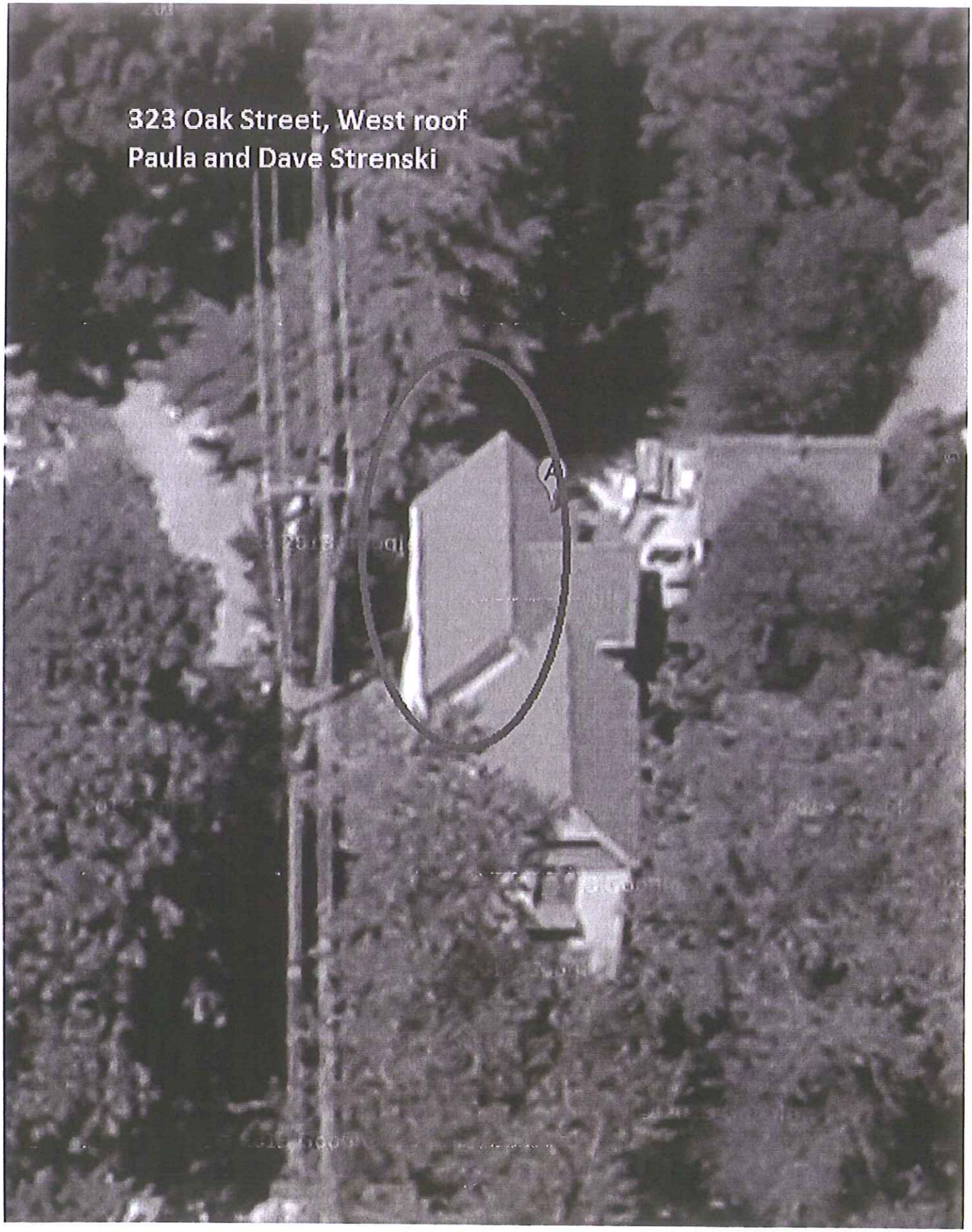
323 Oak Street - Dave Strenski
West roof, 45 degree angle
30'x12' (360"x144")
Target (450*1000/30/4) 3750 watts
Sonali 250-watt solar panel
38.62" x 64.57" + 1" top clamps
18 * 250 * 0.80 = 3600 watts
9*38.62 + 8*1 + 2*1 = 357.58"
2 * 64.57 = 129.14"

North



South




323 Oak Street, West roof
Paula and Dave Strenski

Rec. 16451

Ypsilanti Historic District

Work Permit Application

Date filed 10/16/13 for HDC meeting date 10/22/13

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 308 Maple Ypsi MI 48197

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Dave Alber

Address 308 Maple

City Ypsilanti State MI Zip

Phone 734-262-6908 Fax

E-mail DMALBER@SBCGLOBAL.NET

Owner (If different than applicant) Dave Alber

Who will perform the work? ☐ Owner ☒ Contractor

Contractor (Name, address, phone) Silver Maple Remodeling

Action items only:

Construction Cost 2200.00 **Permit Application Fee** 25.00

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

To complete this application:

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed 10/16/13 for HDC meeting date 10/22/13

Property Address 308 Mygle

Applicant DavidAlber

Description of proposed work *(see sample applications)*

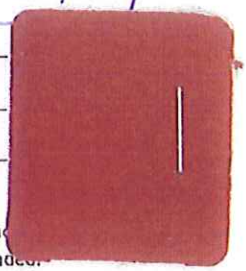
Materials We are painting the gable scallops and eve piping a new color - wildcurrant. This is a similar color to the eve color across the street and to the adjacent house on the east. All other colors were previously approved (blue).

Colors (Attach color chips or samples) Gable scallops + Eve Piping

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 sm
complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.
(Compliance with this act must be certified to complete this application.)

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

Signature of Applicant

10/16/13
Date

Image/Sketch for Parcel: 11-11-04-496-004

City of Ypsilanti

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Caption: No caption found

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Ypsilanti Historic District

Work Permit Application

Date filed 10/14/13 for HDC meeting date 10/22/13

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 313 South Huron Ypsilanti MI 48197

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Don Streng

Address 313 South Huron

City Ypsilanti State MI Zip 48197

Phone 734-730-5224 Fax

E-mail

Owner (If different than applicant) Don Streng

Who will perform the work? ☐ Owner ☒ Contractor

Contractor (Name, address, phone) HDL - 248-318-6767
282 Harpham ST. Commerce MI 48382

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:

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed 10/14/13 for HDC meeting date _____

Property Address 313 South Huron

Applicant Don Streng

Description of proposed work *(see sample applications)*

One window, side of house, ~~White~~ Brown

Materials

Exterior aluminum clad 850 Pella, ~~white~~. Brown

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.

Lowes Sales Representative
Shannon Kovarsh
Signature of Applicant

10/14/13
Date

Back to Quote

Manuel Lopez 313 734
Cell (734) 756-3463

LOWE'S HOME CENTERS, INC. #734
3900 CARPENTER ROAD
YPSILANTI, MI 48197
USA
(734) 477-5980

SPECIAL ORDER
Pedido especial

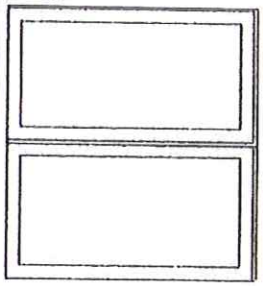
Date: 07/01/2013

Project #: 385041898
Customer Name: DON STRENG
Customer Phone: (734) 730-5224
Customer Address: 313SOUTH HURON
YPSILANTI, MI 48197
USA

Description: window estimate

* Pictures - Pella book, pages 11 and 19

Line Item / Frame Size	Product Code / Description	Unit Price	Quantity	Total Price
0001 Frame Size = 4' 0" W x 52" H RO Size = 48 3/4" W x 52 3/4" H	**Manufacturer:** Pella Windows & Patio Doors Division: Millwork Product: Windows Type: Double Hungs Manufacturer: Pella Windows & Patio Doors Material: Aluminum Clad Wood Frame: Aluminum Clad Wood Frame Energy Star (R) Qualified Products Only: Yes - I would like to view only the units that are qualified for Energy Star (R). Energy Star (R) Zone: Northern Product Family: Full Frame Pella Products Product Configuration: Single Unit Room Location: Bedroom 1 Opening Type: Exact Frame Size Width: 4' 0" Frame Size Height: 52" Rough Opening Width: 48 3/4" Rough Opening Height: 52 3/4" Exterior Color: Brown Exterior Paint Grade: Standard EnduraClad Jambliner: Standard Jambliner Wood Type: Pine - Standard Interior Finish: Prefinished White Sash Lock: Standard Sash Lifts: Yes Hardware Finish: White Glazing: Advanced Low E Glass Tempered Glass: No High Altitude: No Gas Filled: Argon Sash Style: Even	Need Quote for custom DH. 52"x52" exact 450 or 850 Series 3 1/4" Jams -	$653.45	3	$1,960.35



	Grid Type: None Fiberglass Insect Screen: Full Screen Screen Color: Brown Screen Mesh: InView Attachment Method: Nail Fin Attachment Method Application: Factory Applied Wall Depth: ~~4 9/16" Applied~~ 3 9/16 Series: 850 Architect Series Will This Product Be Installed By Lowe's (R)?: Installed By Lowe's (R) Lead Time: 23 Part Numbers: WTDVAUNIT HTDSCREEN (1)	

Project Total: **$1,960.35**

Salesperson: MICHAEL LOPEZ (S0734ML1)

Accepted by: _____ Date: 07/01/2013

Print this Page

This Millwork Quote is valid until 7/ 7/2013. This is an estimate only. This estimate does not include tax or delivery charges. Delivery of all materials contained in this estimate are subject to availability from the manufacturer or supplier. All the above quantities, dimensions, specifications and accessories have been verified and accepted.

Image/Sketch for Parcel: 11-11-39-403-010

City of Ypsilanti

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Caption: . PHOTO

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Rec 16438

Ypsilanti Historic District

Work Permit Application

Date filed 10/14/2013 for HDC meeting date 10/22/13

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 11 S. Adams St., Ypsilanti, MI 48197

Applicant ☑ Owner ☐ Architect ☐ Contractor

Name Michael Morrissey

Address 11 S. Adams St.

City Ypsilanti State MI Zip 48197

Phone 734-475-1619 x23 Fax 734-475-3075

E-mail mikemorr@hotmail.com

Owner
(If different than applicant)

Who will perform the work? ☐ Owner ☑ Contractor

Contractor (Name, address, phone) R.D. Kleinschmidt, Inc.
19860 Sharon Valley Road, Manchester, MI 48158, 734-428-8836

Action Items only:
Construction Cost 8865.00 **Permit Application Fee** 35.00
The permit fee is $20 plus $5 for each $3,000 of construction cost, and is due at the time of application.

To complete this application:

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed 10/14/2013 for HDC meeting date _____

Property Address 11 S. Adams St.

Applicant Ypsilanti, MI 48197

Description of proposed work *(see sample applications)*

Reroofing house

Materials

Shingles

Colors (Attach color chips or samples)

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

Roof Virginia Slate Other _____

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

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

Signature of Applicant

10/14/13
Date

R.D. Kleinschmidt, Inc.
We Build Our Reputation Around Your Home
19860 Sharon Valley Road
Manchester, Michigan 48158
Phone: (734) 428-8836 email: rdkinc@aol.com Fax (734) 428-1030

PROPOSAL

Proposal 58389

TO Michael Morrsey

11 S. Adams St.

Ypsilanti, Mi. 48197

Salesman Don Hieber

PHONE	DATE
475-1619x23	8/14/2015

JOB NAME / LOCATION

JOB NUMBER	JOB PHONE

We hereby submit specifications and estimates for:

ROOF AREA: ENTIRE HOUSE

Tear Off:

** Tear off all existing roofing material
** Provide and install 1-1/2" faced aluminum drip metal on all roof edges
** Provide and install ice & water shield up 72" from the eaves around the entire house
** Provide and install ice & water shield in valley areas
** Provide and install ice & water shield around chimney area
** Provide and install 15 lb. felt over remainder of roof area
** Provide and install closed valley system where valleys exist now
** Provide and install Tamko Heritage 30 yr dimensional shingles (hand nailed) over entire roof area
** Provide and install ridge vent to all roof peaks (necessary for adequate ventilation)
** Provide and install 2 roof vents to replace existing
** Install new flashing boots on all vent pipes
** Provide and install flashings where needed
** Seal around all protruding objects
** Provide and install new aluminum counter flashing on chimney
** Clean up and dispose of all job related debris upon completion of work
** Price:$8,855.00

continued.....

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:

dollars ($).

Payment to be made as follows:

If this proposal is acceptable to you, please sign, date and return both copies to us within 30 days. We will then sign and return one copy to you.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____

1/3

R.D. Kleinschmidt, Inc.
We Build Our Reputation Around Your Home.
19660 Sharon Valley Road
Manchester, Michigan 48158
Phone: (734) 428-8836 email: rdkinc@aol.com Fax (734) 428-1030

PROPOSAL

Proposal 58389

TO	Michael Morrsey 11 S. Adams St. Ypsilanti, Mi. 48197 Salesman Don Hieber	PHONE 475-1619x23	DATE 8/14/2015
		JOB NAME / LOCATION	
		JOB NUMBER	JOB PHONE

We hereby submit specifications and estimates for:

ROOF AREA: ENTIRE HOUSE

NOTE: Any rotten or weakened plywood that needs replacement will be done at a rate of $42.00 per 4 x 8 sheet.

A 30 Year Warranty by Manufacturer - A 10 Year Warranty on Workmanship by Installer. Any rotted roof boards needing replacement will be charged as an extra on a time and material basis.

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:

Eight Thousand Eight Hundred Sixty-five and 00/100 dollars ($ 8,865.00)

Payment to be made as follows:

One Third Down when Job Begins
Balance upon Completion

If this proposal is acceptable to you, please sign, date and return both copies to us within 30 days. We will then sign and return one copy to you.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature Shelley Stack 10-03-13

Thank You!

Note: This proposal may be withdrawn by us if not accepted within days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature Michael R. Morrsey

Signature

Date of Acceptance:

Image/Sketch for Parcel: 11-11-39-102-019

City of Ypsilanti

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Caption: . PHOTO

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Rec 16427

Ypsilanti Historic District

Work Permit Application

Date filed _____ for HDC meeting date _____

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

Property Address 8 WEST MICHIGAN AVE

Applicant ☐ Owner ☐ Architect ☑ Contractor

Name PRUDENTIAL SECURITY INC

Address 8 WEST MICHIGAN AVE

City YPSILANTI State MI Zip 48197

Phone 734- 695-8000 Fax _____

E-mail _____

Owner GREG WEIR
(If different than applicant)

Who will perform the work? ☐ Owner ☑ Contractor

Contractor (Name, address, phone) JOE SHAW
2812 RICHFIELD RD FLINT MI 48506 810 736-9299

Action Items only:
Construction Cost _____ **Permit Application Fee** $25
The permit fee is $20 plus $5 for each $3,000 of construction cost, and is due at the time of application.

To complete this application:

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 8 WEST MICHIGAN AVE

Applicant PRUDENTIAL SECURITY INC

Description of proposed work *(see sample applications)*

COMPANY NAME AND SERVICES PLACED PERMANTLY ON THE WINDOW OF THE ABOVE LISTED ADDRESS IN THE HISTORIC DISTRICT OF YPSILANTI...

Materials

ORACAL VINYL
SEE ATTACHED WORK PLAN

Colors (Attach color chips or samples)

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

Roof _____ Other _____

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

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

Signature of Applicant

10-3-2013
Date

Image/Sketch for Parcel: 11-11-40-401-003

City of Ypsilanti

[Back to Non-Printer Friendly Version] [Send To Printer]

Caption: .BLDG

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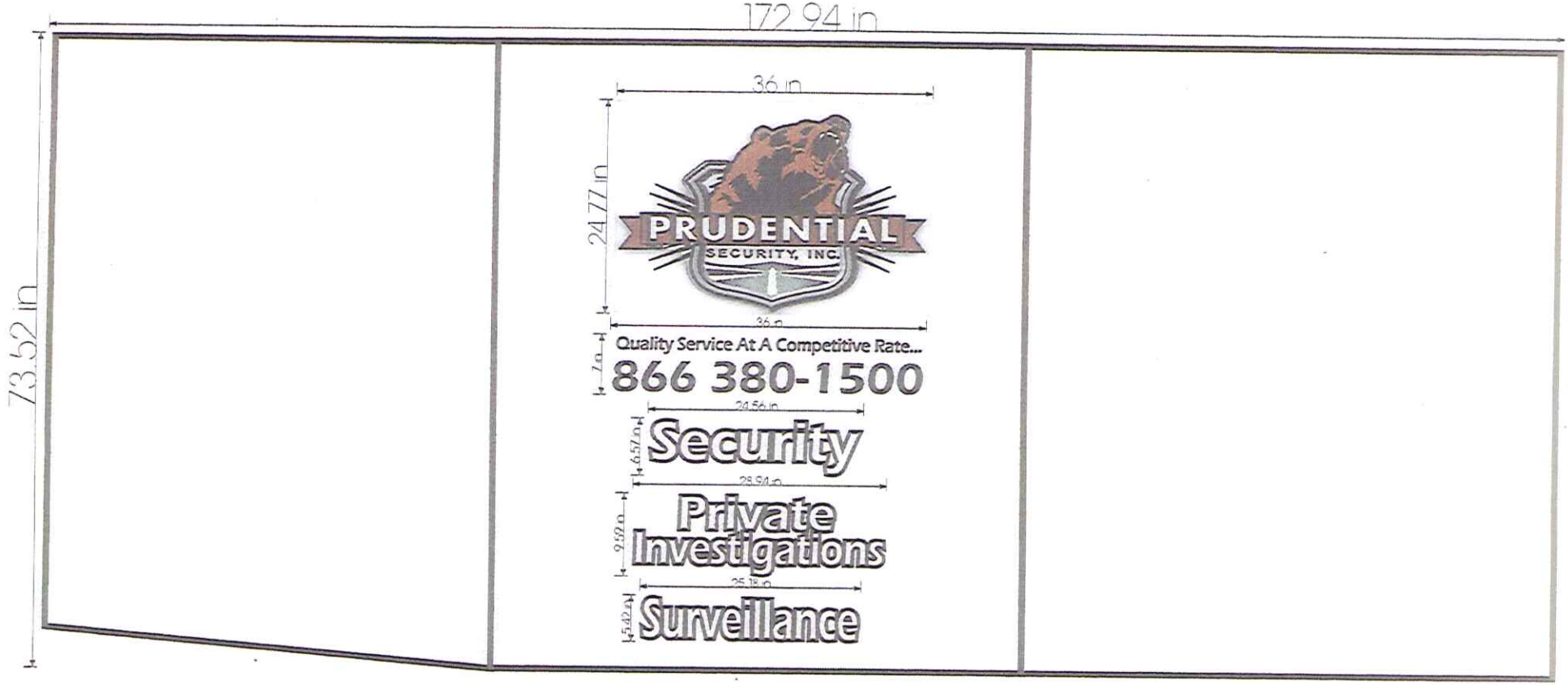
8 WEST MICHIGAN AVE
PRUDENTIAL SECURITY FRONT WINDOW VINYL



X

810736-9999

Rec 10/16/13

Ypsilanti Historic District

Work Permit Application

Date filed 10/16/2013 for HDC meeting date 10/22/2013

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 121 N. WASHINGTON

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name RANDALL MASCHARKA

Address 45455 MUIRFIELD

City CANTON State MI Zip 48188

Phone 734.635.6966 Fax

E-mail RMASCHAR@EMICH.EDU

Owner
(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor
(Name, address, phone)

Action Items only:
Construction Cost $2500. **Permit Application Fee** 25.00
The permit fee is $20 plus $5 for each $3,000 of construction cost, and is due at the time of application.

To complete this application:

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

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

Incomplete applications will not be considered.

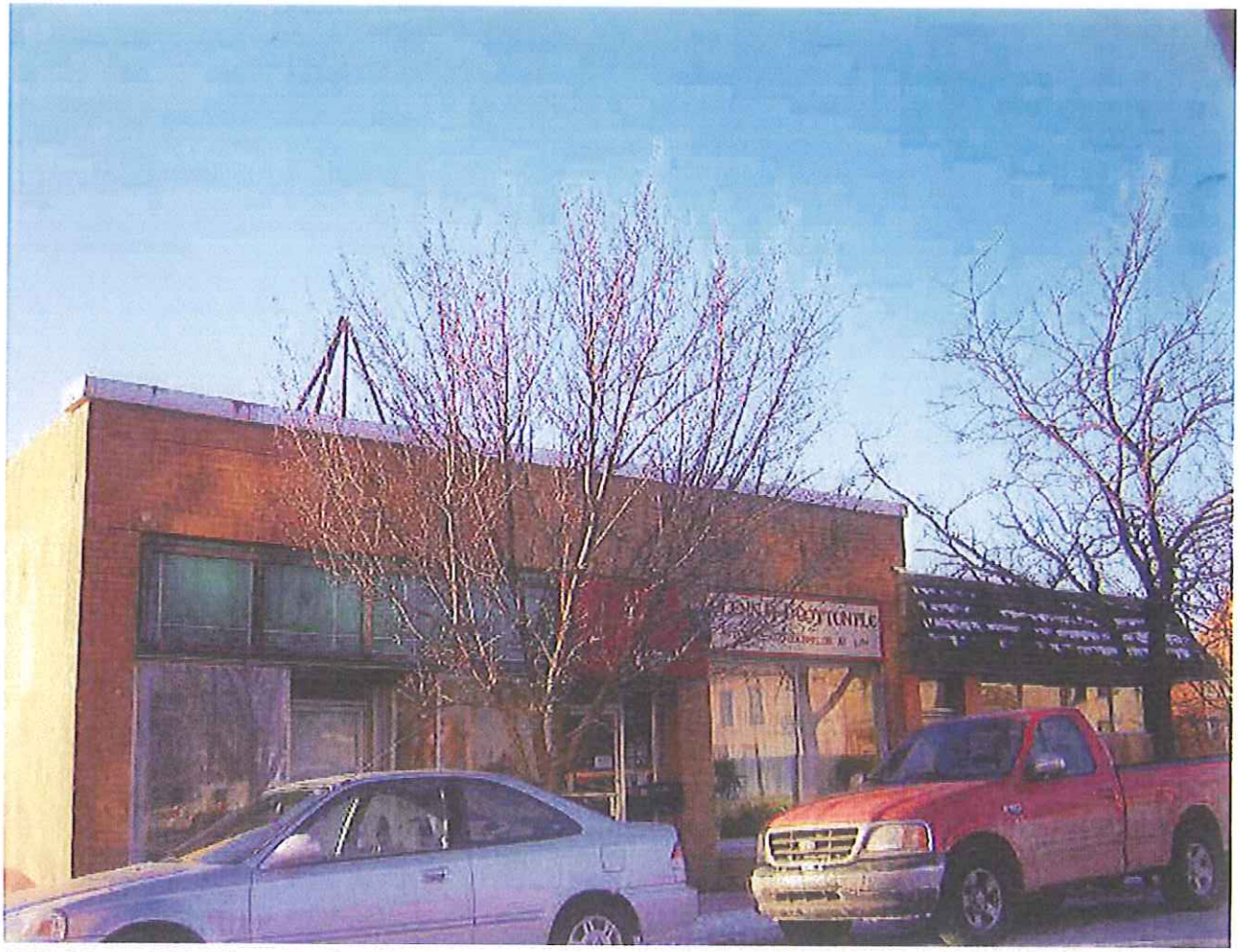
For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hdc@cityofypsilanti.com.

Image/Sketch for Parcel: 11-11-40-483-018

City of Ypsilanti

[Back to Non-Printer Friendly Version] [Send To Printer]

Caption: No caption found



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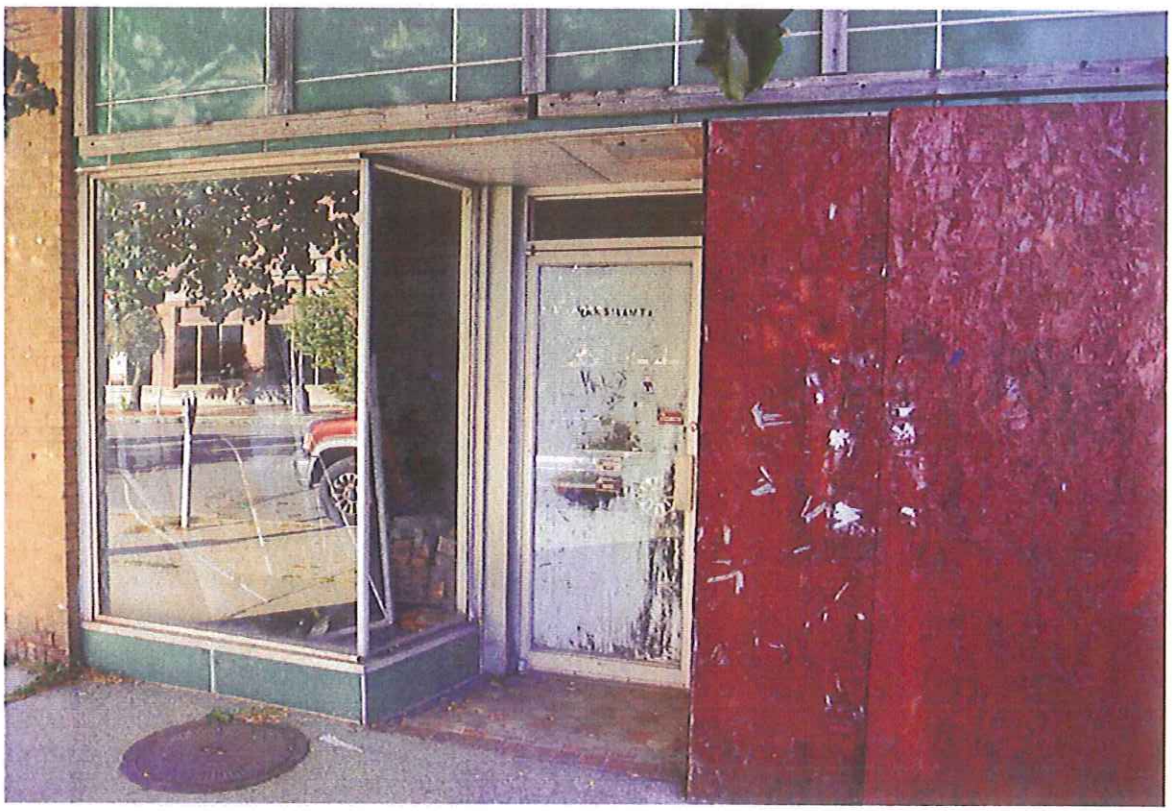
Rec 16448
Discover

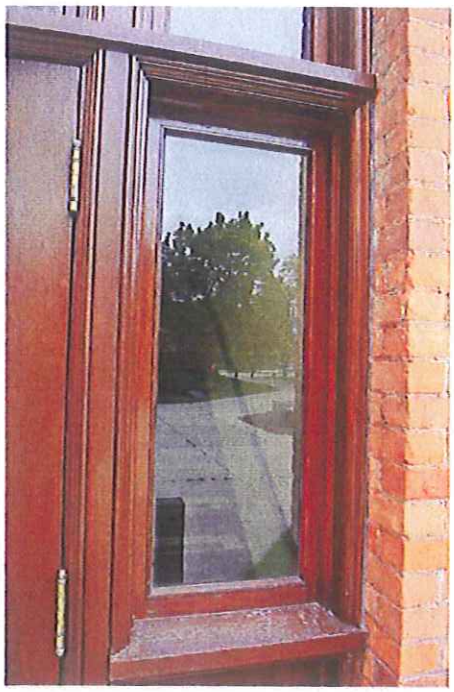
Property at 121 North Washington
Owner: Randy Mascharka 45455 Muirfield, Canton MI 48188 734-635-6966
Project: Rebuild front entrance of building after vandal smashed glass.
Description: Replace rotten wood base of windows with brick matching the rest of the building. Window framing to be replaced with wood framing and oak door.



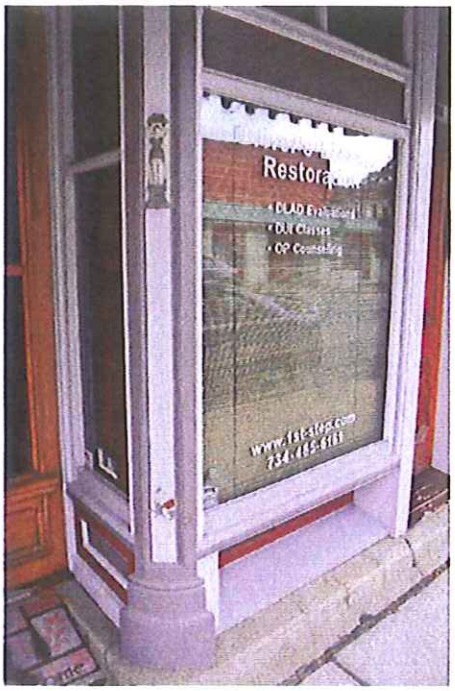
Several businesses on North Washington currently have the same design as 121 North Washington.

Personally I feel they're quite ugly and more difficult to maintain than solid wood framed frontage.

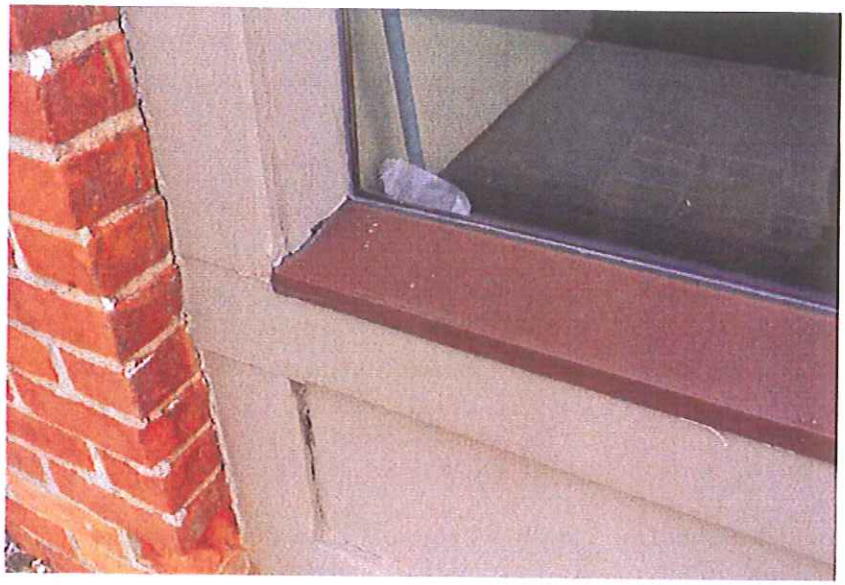
Welch Hall's rear entrance has the classic style of design that I want to use . 2x6 framing with decorative moulding in a dark brown stain. This has excellent strength and durability.



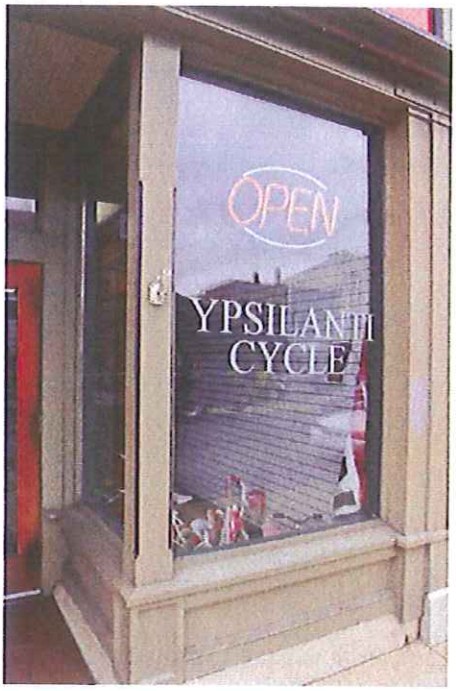
Several renovations on Pearl street have used a decorative wood style for their frontage. They are quite beautiful.

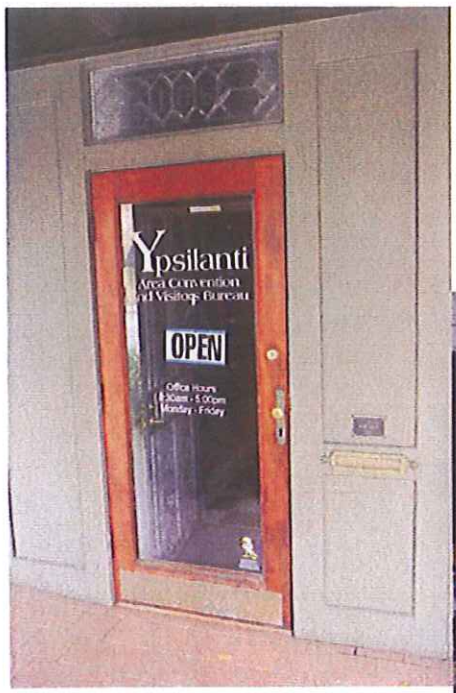


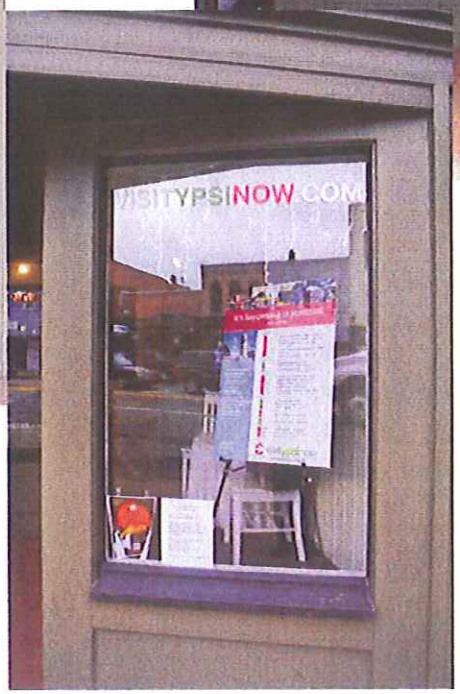
Another building on Pearl street with brick exterior and wood framing. Excellent design touches.



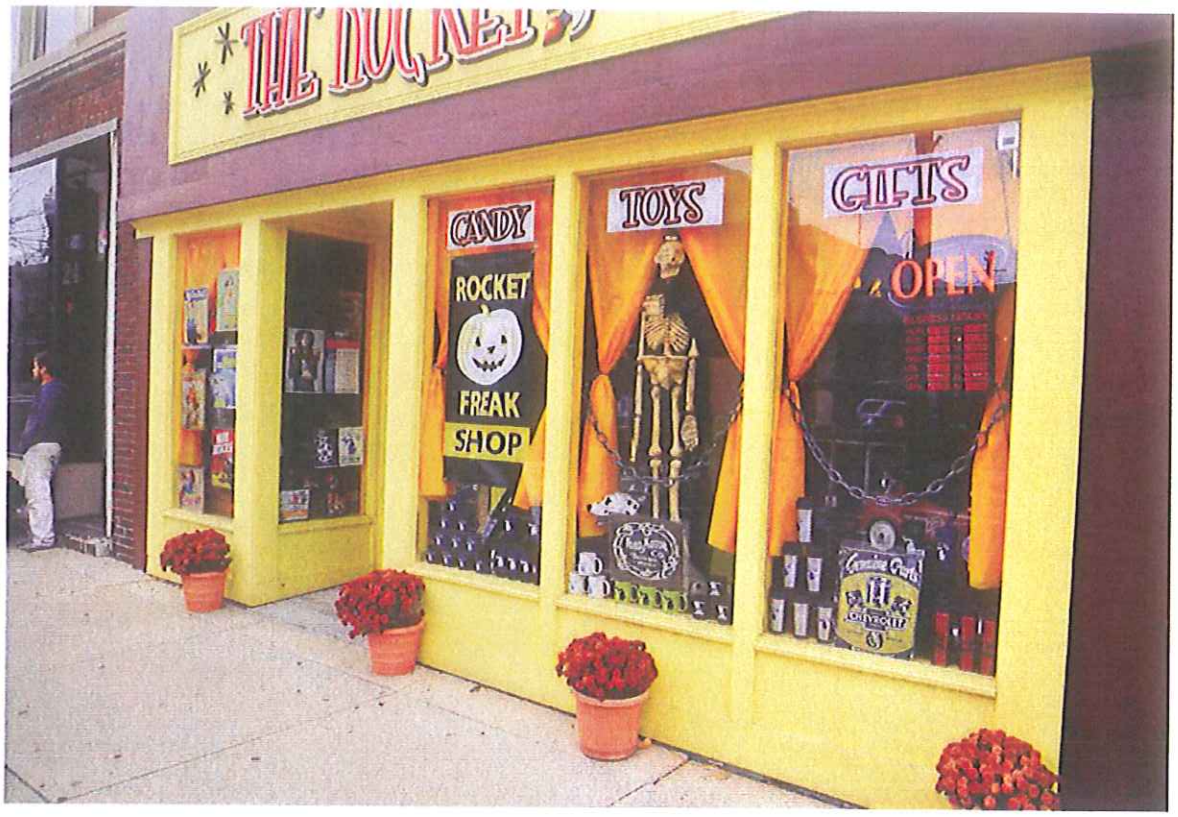
Ypsilanti Cycle on Michigan. Elegant simple design and structurally strong.



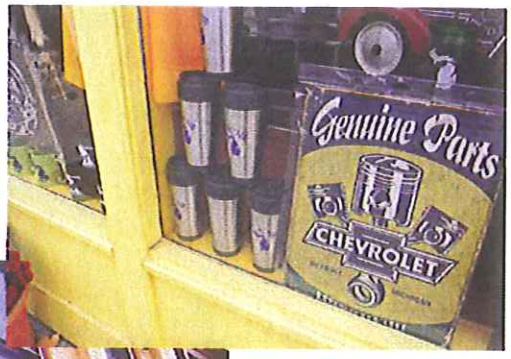


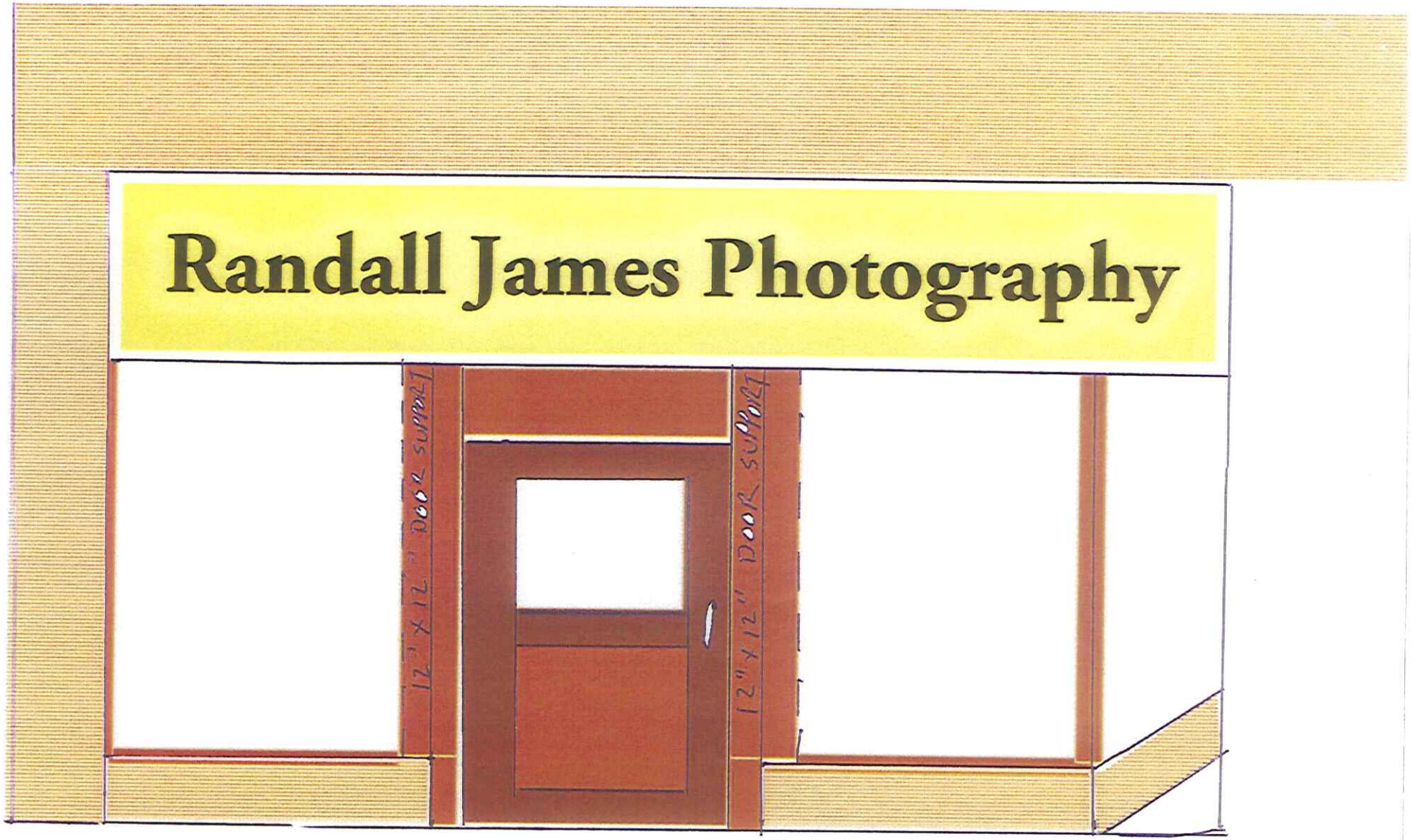


Ypsilanti Visitor's
& Convention Bureau
on Michigan.



The Rocket on Michigan.





121 North Washington
scale 1/2" = 1 foot

Rec. 16444

Ypsilanti Historic District
Work Permit Application

Date filed 10-15-13 for HDC meeting date 10-22-13

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 114 N. RIVER, YPSILANTI, MI. 48198

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name SOS COMMUNITY SERVICES

Address 101 S. MAIN

City YPSILANTI State MI Zip 48197

Phone (734) 485-8730 Fax (734) 485-8739

E-mail RICKK@SOSCS.ORG

Owner —
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor (Name, address, phone) MR. ROOF
MATTHEW YOUNG, 3511 E. CLARK RD, ANN ARBOR, MI. (734) 971-5544

Action items only:
Construction Cost $8,740 **Permit Application Fee** $35
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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Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed 10-15-13 for HDC meeting date 10-22-13

Property Address 114 NORTH RIVER, YPSILANTI, MI.

Applicant SOS COMMUNITY SERVICES

Description of proposed work *(see sample applications)*

STRIP OFF OLD SHINGLES AND RE-ROOF BUILDING IN SAME COLOR, SAME STYLE SHINGLES AS PRESENT.

Materials

Colors (Attach color chips or samples)

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

Roof BLACK Other _____

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

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

Signature of Applicant

10-10-13
Date

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF OCTOBER 8, 2013

CALL TO ORDER AND ROLL CALL

Anne Stevenson	Chair 7:04 PM
Meeting Location:	City Council Chambers, City Hall
Commissioners Present:	Anne Stevenson, Hank Prebys, Ron Rupert, Michael Condon
Commissioners Absent:	Jennifer Henriksen, Alex Pettit, Jane Schmiedeke
Staff Present:	Connie Locker, Planning Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Prebys) moved to approve the agenda with the additions of 323 Oak, 118 S. Washington, 312 River, and 318 N. Park.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING - none

OLD BUSINESS - none

NEW BUSINESS

313 Washtenaw

Applicant: Ron Rupert, contractor (present)

Discussion: Application is for the installation of aluminum storm windows. A railing and front steps also need to be installed but are not included as part of this application.

There is no quorum to render a decision, as Rupert abstains.

Motion: Prebys (second: Condon) moves to table the application pending a quorum.

Secretary of the Interior Standard: N/A

Approval: Unanimous. Motion carries.

STUDY ITEMS

323 Oak

Applicant: Dave Strenski, owner (present)

Discussion: Application is for the installation of solar panels on the west side of the applicant's gable roof. There will be 18 panels installed in two rows, to cover the majority of the west roof side edge-to-edge. They will be installed on waterproof mounted rails and would be removable. Further, the area of the roof the panels will be installed upon is the newer part of the house following renovations in 2000. A piece of conduit will wrap around the roof edge and will come down side of house, and a blue inverter box will be placed on the west side of the house.

Stevenson notes that although there are solar panels in the Historic District, each property is taken on a case-by-case basis. In consulting with the HDC Fact Sheet on Alternative Energy Systems, Prebys notes that the proposed work appears to fit within the HDC's standards. The HDC agrees that covering the whole roof gives the project a more uniform look. In addition, the location of the house and the view-ability of the panels does not affect the historic characteristics of the house.

118 S. Washington

Applicant: Steve Pierce, owner (present)

Discussion: Application is for the installation of solar panels on the garage at the rear of the property, built in 2002. The house and its slate roof will not be altered in any way; it is not a part of this project. The garage roof has asphalt shingles, and the proposed panels can be removed at any time. The panels would not be visible from S.

Washington but would be visible from Woodward. The current proposal is to install panels on the south, west, and possibly east sides of the garage's pyramid roof.

The HDC cites the Alternative Energy Systems Fact Sheet and notes that while other Commissioners may object to the proposed installation, those present do not.

312 River

Applicant: Ron Rupert, contractor (present)

Discussion: Application is for the painting of the Ypsi Food Co-Op logo on the north side of the building. The design is meant to look like a shadow and will be painted on with slightly darker paint than that of the building.

The HDC likes that the design resembles a 19th century sign. Staff notes that the project is considered a sign because it is a logo and therefore cannot be approved until it meets the requirements of the sign ordinance. Staff suggests the owner speak with Teresa Gillotti of the Community & Economic Development Department to discuss requirements.

318 N. Park

Applicant: Michael Condon, contractor (present)

Discussion: Application is for the installation of sash replacement kits at 318 N. Park. The building is an old single story house and is very basic and plain. The windows are in fairly rough shape, but could probably be repaired for less than the cost of sash replacements. Condon explains that the owners want to use the sash replacements because they're expanding their family and want to improve their property.

Proposed replacements will be same as the existing windows—2-over-2 divided lights. Two windows do not currently have divided lights and were probably installed in the 1930s; those will be replaced with 2-over-2 lights as well to match the rest of the house. Prebys suggests bringing in a picture of the house for the HDC to consider.

ADMINISTRATIVE APPROVALS

201 N. River

Discussion: Application is for the re-roofing of a flat roof. Staff has administratively approved the application.

Motion: Rupert (second: Condon) moves to accept the administrative approval.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring – none

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – none

HOUSEKEEPING BUSINESS

Approval of the minutes of September 24, 2013

Motion: Prebys (second: Rupert) moves to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Prebys (second: Rupert) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:45 PM