

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA APRIL 22, 2014 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET APRIL 22, 2014 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, April 22, 2014
7:00 p.m.

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

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

I. CALL TO ORDER AND ROLL CALL

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

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING - None

V. BUSINESS SESSION

A. OLD BUSINESS - None

B. NEW BUSINESS

1. 121 N Washington	Storefront remodel
2. 313 Olive	Reroof
3. 418 Oak	Reroof
4. 301 W Cross	Painting

C. STUDY ITEMS- None

D. ADMINISTRATIVE APPROVAL

1. 46 E Forest	Reroof
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E. OTHER BUSINESS

1. **Property Monitoring** – 113 Woodward & 314 E Cross update
2. **Alternative Energy fact sheet**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of April 8, 2014

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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Ypsilanti Historic District

Work Permit Application

Date filed April 8, 2014 for HDC meeting date April 22, 2014

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 North Washington

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name

RANDALL MASCHARKA

Address

45455 MUIR FIELD

City

CANTON

State

MI

Zip

48188

Phone

734-635-6966

Fax

E-mail

R.MASCHAR@EMICH.EDU

Owner

(If different than applicant)

Who will perform the work?

☒ Owner ☐ Contractor

Contractor

(Name, address,

phone)

Action Items only:

Construction Cost

\$1000.

Permit Application Fee

The permit fee is \$30 plus \$5 for each \$3,000 of construction cost, and is due at the time of application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permit.

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, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 4-8-14 for HDC meeting date 4-22-14

Property Address 121 North Washington

Applicant _____

Description of proposed work (see sample applications)

Paint South wall & minor stucco repair.
Rebuild Building Front. Concrete base
with wood facing. Wood framing for
existing window glass. New door.
Sign above doorway. Dark Brown wood.

Materials

Paint color at discretion of HDC.
concrete, wood.

Colors (Attach color chips or samples)

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

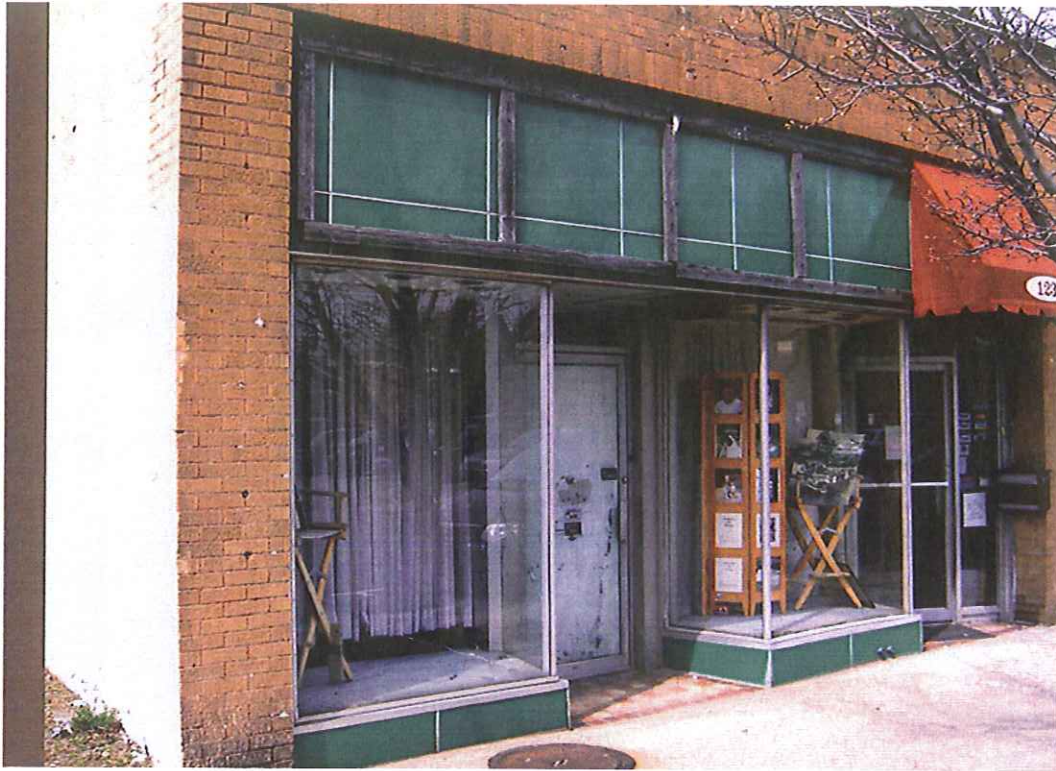
☒ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

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.

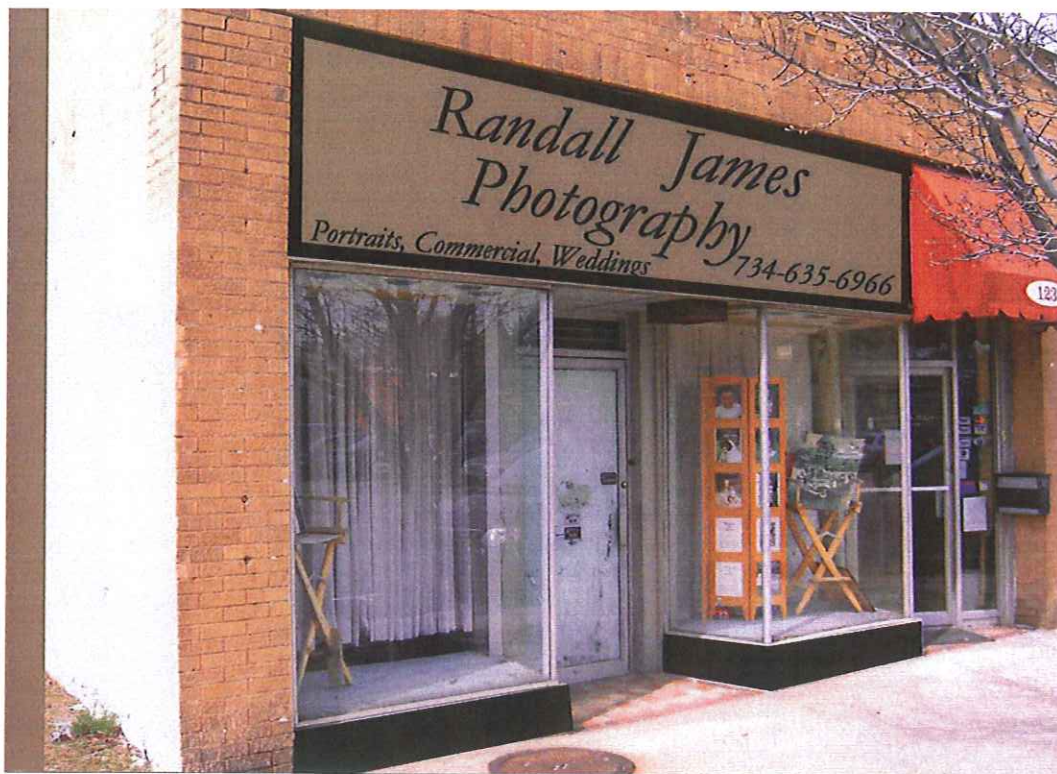
Ralph March
Signature of Applicant

4-8-2014
Date

121 North Washington Building Front Renovation



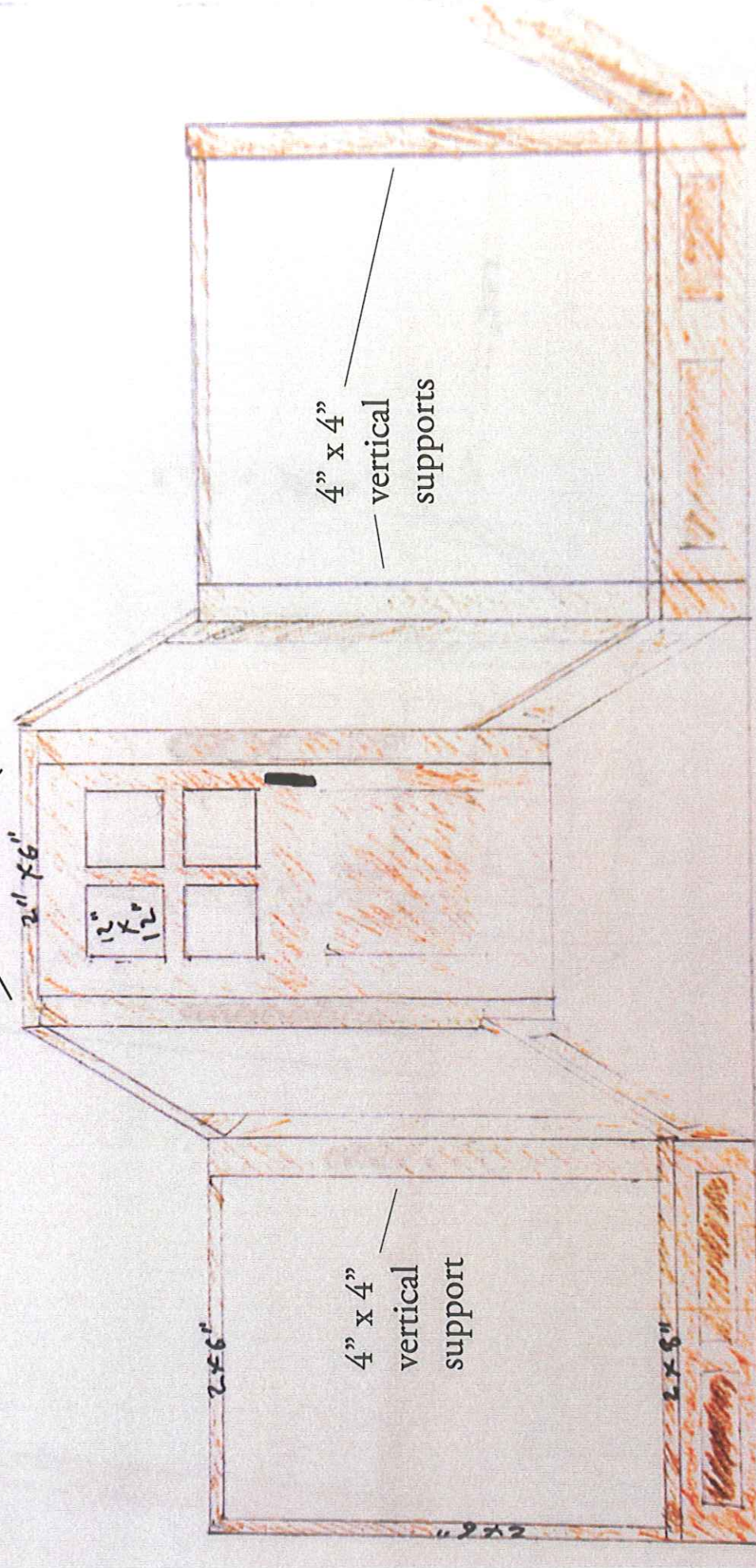
Current look of front facing. Window display on right side is destroyed and boarded up.



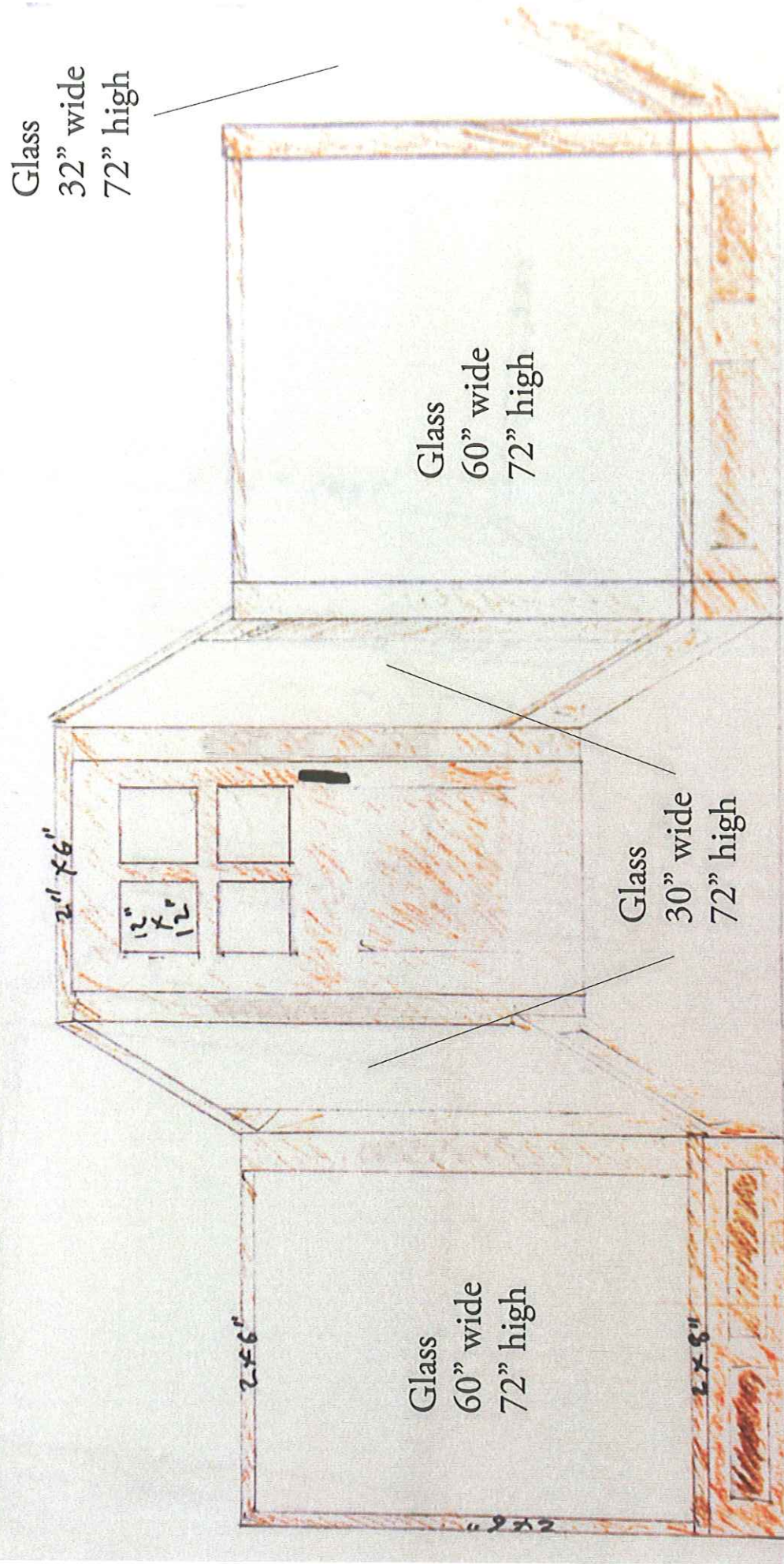
Future look of front facade will have sign over door, dark brown wood window framing door and under windows. Doorway will be widened for handicap accessibility.

121 N. Washington
Wood Window Structure

Door supports stretching to square
entrance providing handicapped access.



121 N. Washington
Glass sizing

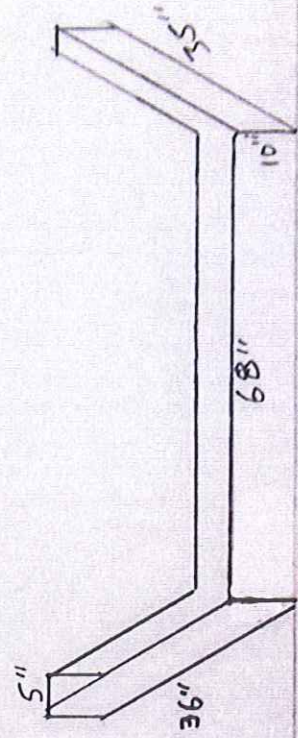
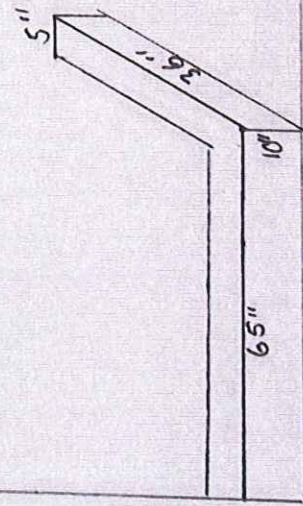


121 N. Washington
Front Window Substructure

Poured concrete in molds.

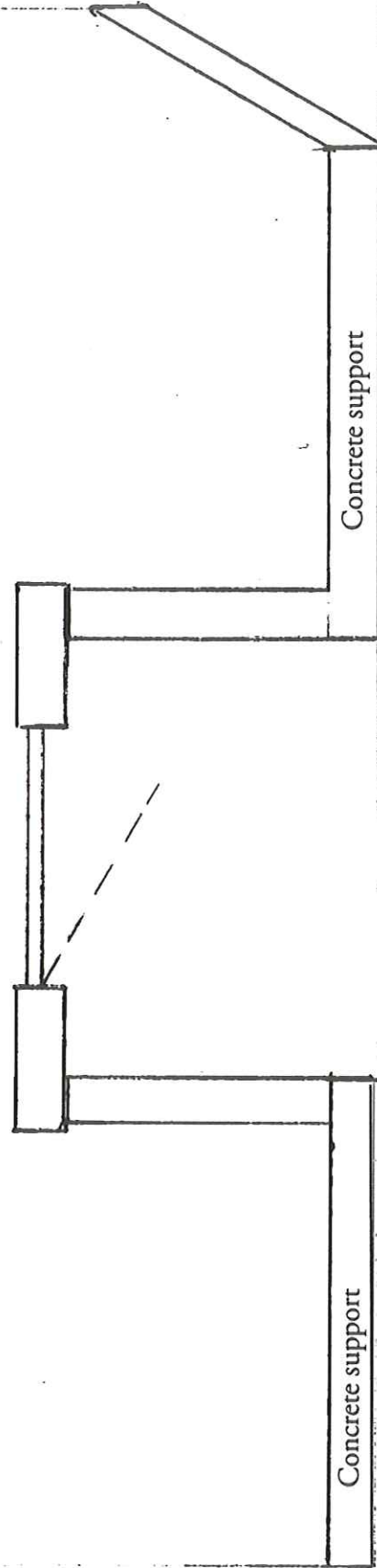
Height of structure 10"
Depth of structure 5"

Scale $3/8" = 1 \text{ foot}$



121 North Washington
Overhead view of supports for
windows and entry door

Scale 1/2" = 1 foot

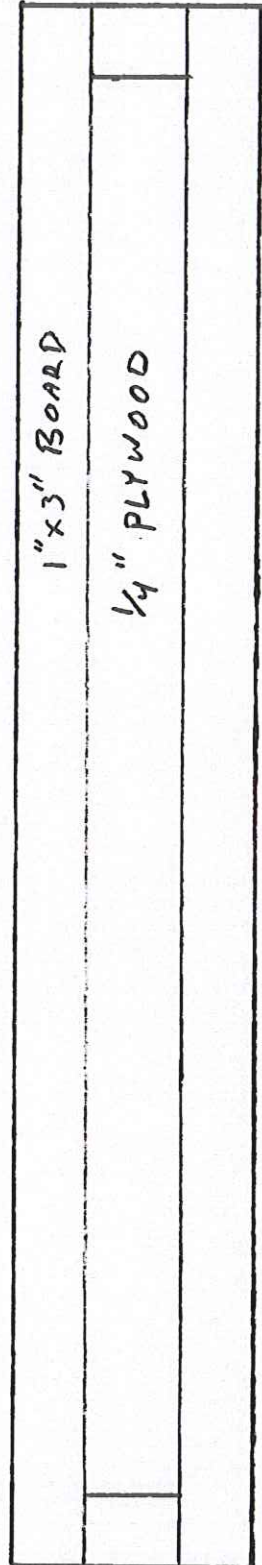


Front decorative panel underneath window sill.

Scale $1\frac{1}{2}'' = 1$ Foot

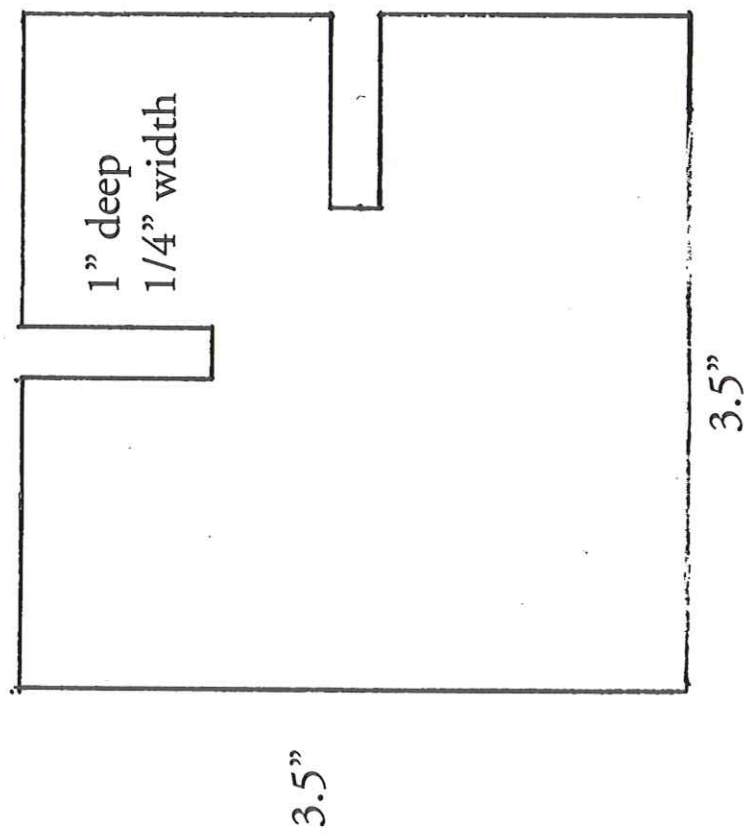
Construction is 1"x3" boards laminated to $\frac{1}{4}''$ plywood. 1" foam board can be laminated to back of panel. Panels can be easily replaced if damaged.

Top View

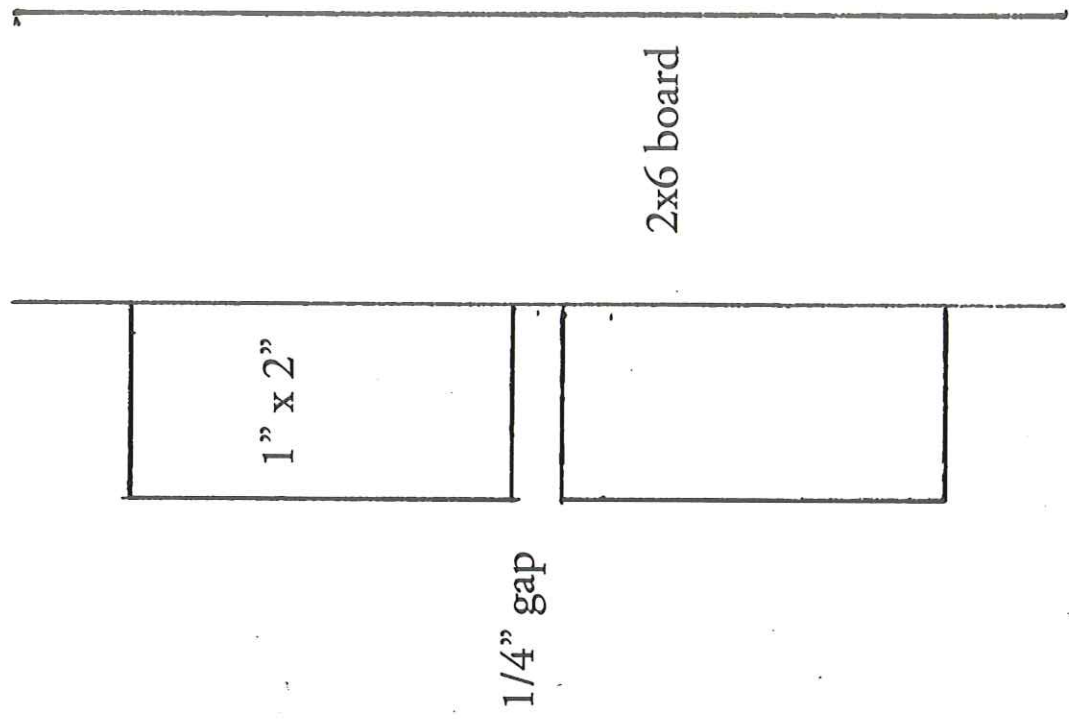


Front View

121 North Washington
Cross section of window framing
Actual size



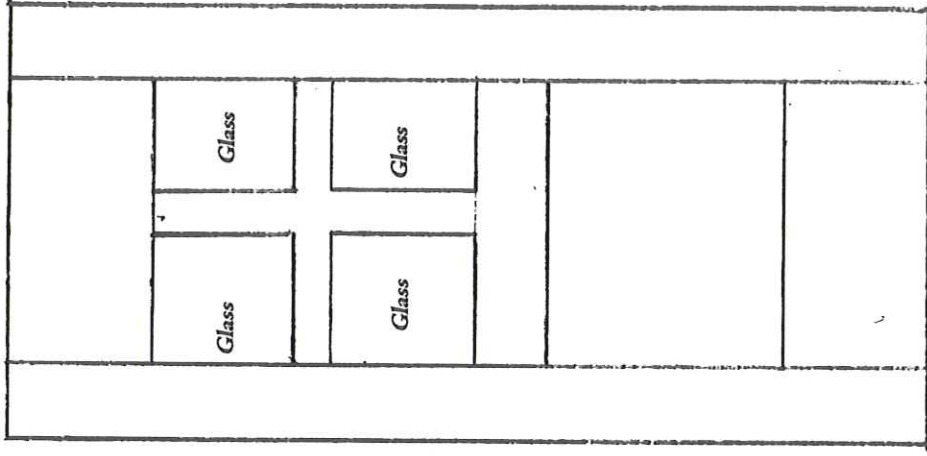
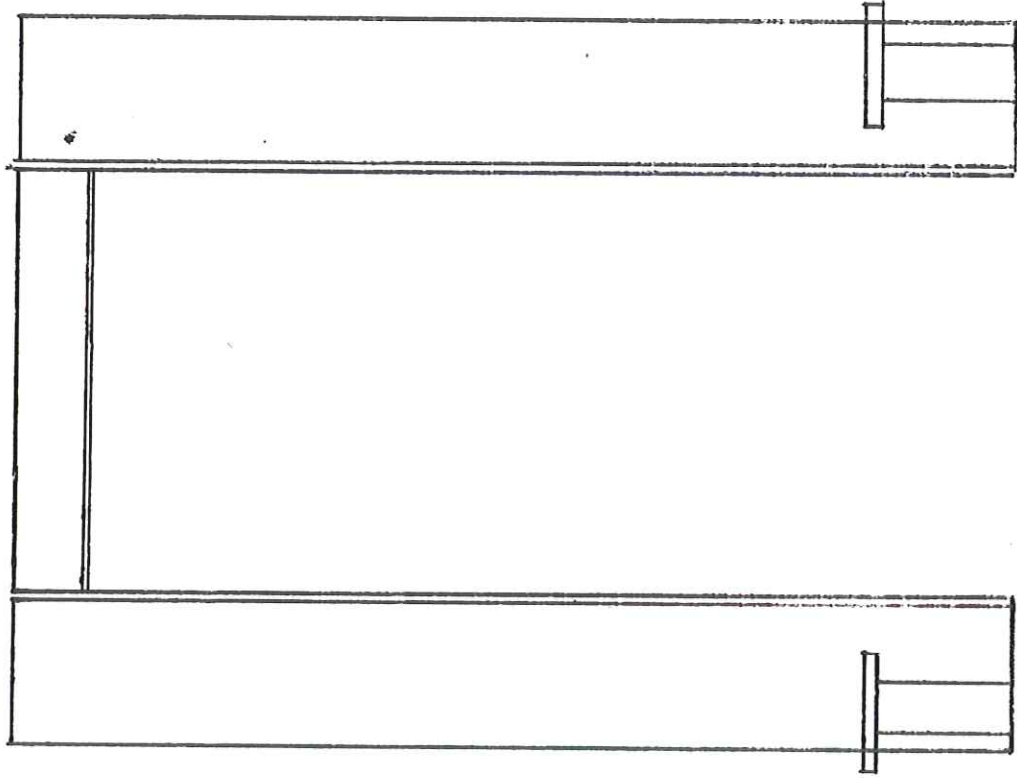
B & E pillars



A,C,D,G Pillar supports

121 North Washington
Front view of Front Door
and Door frame Assembly

$3/4'' = 1 \text{ Foot}$



121 N. Washington 4/17/2014



121 N. Washington 4/17/2014





Ypsilanti Historic District

Work Permit Application

Rec 16955

Date filed 4/10/14 for HDC meeting date 4/22

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 Olive St

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name R. Graham Construction, LLC

Address 30966 Grand River Ave

City Farmington State MI Zip 48336

Phone 248-987-1155 Fax 248-987-1161

E-mail regraham734@aol.com

Owner Julie Brown

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor R. Graham Construction, LLC

(Name, address, phone) 30966 Grand River Ave, Farmington, MI 48336 (248) 987-1155

Action Items only:

Construction Cost 10,761.70

Permit Application Fee 50

The permit fee is \$30 plus \$5 for each \$3,000 of construction cost, and is due at the time of application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permit.

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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, hintern@cityofypsilanti.com.

Date filed 4/10/14 for HDC meeting date _____Property Address 313 Olive St. Ypsilanti, MIApplicant R. Graham Construction, LLC**Description of proposed work** (see sample applications)

Roof Replacement per specifications of attached contract

Materials

Tamko Heritage 30

Colors (Attach color chips or samples)Body N/A

Accent 1 _____

Trim Black

Accent 2 _____

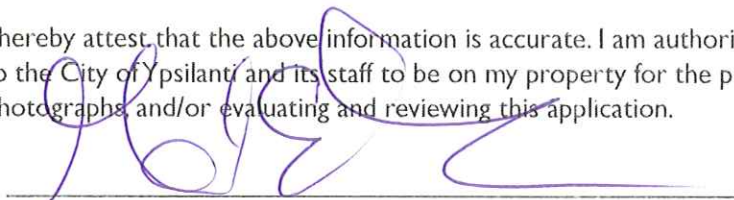
Roof Slatestone Grey

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

4/16/14

Date

PROPOSAL

R. GRAHAM CONSTRUCTION, LLC.

www.regrahamroofing.com

30966 Grand River Ave., Farmington, MI 48336

(248) 987-1155 (800) 842-4541

Fax (248) 987-1161

Proposal No.

Sheet No.

Date: April 7, 2014

Proposal Submitted To

Work To Be Performed At

Name: BROWN

Address: 313 OLIVE ST

City: YPSILANTI, MI 48197

Phone(Home): 814-404-0533

Address:

City:

Fax:

Phone (Cell):

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

- Strip ^{Entire House} All layer's to deck and inspect for rotten wood. (Additional layers extra charge).
- Replace wood as needed @ \$40.00 per sheet of cdx/osb plywood and \$2.50 per lineal foot of 1x6 roof boards (NOTE: All wood replacement; fascia, soffit, truss & decking **not** included in price and will be an additional charge). ^{Decking included}
- Install ice & water shield ⁶ feet at eaves.
- Install ice & water shield at valley.
- Install full 15# felt underlayment.
- Install new aluminum drip edge to roof perimeter. ^{Color of Black X 20}
- Install 30 yr. Dimensional asphalt fiberglass shingle. (Nail applied, color of choice) ^{State-stone Grey}
- Install 90# closed style valleys.
- Replace soil stack flashings, and install counter flashing as needed.
- Replace existing vents and add vents for a total of 8 vents.
- Haul away all roofing related debris.
- Five(5) year workmanship and year manufacturer's limited warranty.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of with payments to be made as follows:

Dollars: (\$

- Deposit \$5000 - ^{(14) \$1200}

- Balance upon completion

Respectfully submitted: R. Graham Construction, LLC

Per: Rubel Hwa

Note - This proposal may be withdrawn by us if not accepted within 30 days

Any alterations 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 upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by Contractor.

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.

Date: 10 April, 2014

Signature: Julie Brown

313 Olive 4/17/2014



Roe 16962



Ypsilanti Historic District

Work Permit Application

Date filed 4/15/2014 for HDC meeting date 4/22/2014

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 418 Oak St.

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Robert Murillo

Address 50 S. Summit St.

City Ypsilanti State MI Zip 48197

Phone 734-418-1511

Fax _____

E-mail robert.murillo@yahoo.com

Owner _____

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____

(Name, address,

phone) _____

Action Items only:

Construction Cost 7000

Permit Application Fee 45

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Ypsilanti Historic District Work Permit Application

Date filed 4/15/2014 for HDC meeting date 4/22/2014

Property Address 418 Oak St.

Applicant Robert Murillo

Description of proposed work *(see sample applications)*

New roof - both house and garage

Materials

Asphalt shingles - gray

Colors *(Attach color chips or samples)*

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof gray

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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Robert Murillo

Signature of Applicant

4-15-14

Date

418 Oak 4-17-2014





Ypsilanti Historic District Work Permit Application

Rec 16965

Date filed 4-15-2014 for HDC meeting date 4/22

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 301 West Cross St. Ypsilanti, MI 48197

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Got Burger

Address 301 W Cross

City Ypsilanti State MI Zip 48197

Phone 734-323-1852 Fax _____

E-mail BighouseBMW@gmail.com

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor John Taylor
(Name, address, phone) 719 Pomona
734-512-6794

Action Items only:

Construction Cost _____ Permit Application Fee 3500

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date 4/22

Property Address 301 W. Cross St

Applicant Got Burger

Description of proposed work (see sample applications)

Prime / Paint

Materials

Primer / CAULK / Paint

Colors (Attach color chips or samples)

Body BLACK

Accent 1 _____

Trim Red

Accent 2 _____

Roof SAME 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.
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[Signature]

Signature of Applicant

4-15-2014

Date

301 W Cross





Ypsilanti Historic District Work Permit Application

Date filed 4/17/2014 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 46 E. Forest Ave. Ypsilanti MI 48198

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name JERRY HART

Address 46 E. Forest Ave.

City Ypsilanti State MI Zip 48198

Phone 601-493-3975 Fax _____

E-mail lalmbo@earthlink.net

Owner _____

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Home Depot

(Name, address, phone) 877-943-3768

Job # 7447623

Action Items only:

Construction Cost _____ Permit Application Fee 50⁰⁰

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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, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 46 E. Forest Ave. Ypsilanti MI 48198
Applicant JERRY HOOT

Description of proposed work (see sample applications)

Remove and replace shingles on roof and garage.
Remove and replace existing white gutters and downspouts
with new white gutters and spouts

Materials

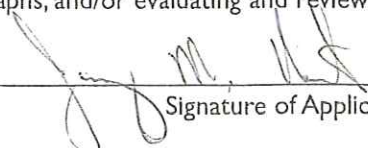
Timberline HD 25 year shingles

Colors (Attach color chips or samples)

Body _____	Accent 1 _____
Trim _____	Accent 2 _____
Roof <u>Weathered Wood</u>	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

17 Apr '14
Date

FREE SHIP TO STORE[†] OR HOME* ON OVER 500,000 ITEMS*. NEED IT NOW? BUY ONLINE AND PICK UP IN STORE[†].More saving.
More doing.Your Store:
Ann Arbor #2721 (Change)[Tool & Truck Rental](#) | [Installation Services and Repair](#) | [Gift Cards](#) | [Help](#)

GAF Lifetime Timberline Natural Shadow Weathered Wood SG Shingles

Model # 0600900 Store SKU # 775940

★★★★★ (7) | [Write a Review](#)**\$28.90** / bundle

This item qualifies for a bulk price discount if you purchase at least **36** units. The adjusted price will display in the Cart.

120 in Stock at Ann Arbor #2721

Aisle 14 Bay 003

(change pick up store)

PRODUCT SOLD : In Store Only

PRODUCT OVERVIEW

Professional installers have long preferred the rugged, dependable performance that only a timberline roof can offer. That's why timberline shingles with advanced protection technology are the #1-selling shingles in all of north america. But performance is only half the story. Since your roof can represent 40% or more of your home's curb appeal, you can improve its resale value with timberline natural shadow shingles from gaf. They'll give you the upscale, architectural look you want, at a price you can afford.

- Great value: architecturally stylish, but practically priced—with a lifetime ltd. Warranty
- Attractive appearance: features the classic natural shadow effect. Lends any home a subtle, even-toned look with the warmth of wood
- Safer: class a fire rating from underwriters' laboratories, the highest rating possible
- High performance: designed with advanced protection technology, which minimizes the use of natural resources while providing superior protection for your home
- Stays in place: dura grip adhesive seals each shingle tightly and reduces the risk of shingle blow-off

SPECIFICATIONS

Assembled Depth (in.)	13.25 in	Assembled Height (in.)	2 in
Assembled Width (in.)	39.5 in	Attic ventilation required	Yes
Color Family	Gray	Commercial / Residential	Residential
Coverage Area (sq. ft.)	33.3 ft ²	ENERGY STAR Certified	No
Impact Resistant	No	Manufacturer Warranty	Lifetime Limited Warranty
Material	Asphalt	Number of bundles per 100 sq. ft.	3
Number of pieces per bundle	21	Product Depth (in.)	13.25
Product Height (in.)	2.0	Product Weight (lb.)	73
Product Width (in.)	39.5	Roofing Product Type	Standard Shingle
Underlayment Required	Yes		

SHIPPING OPTIONS

Store Exclusive. This item is available for purchase in select stores only.





YPSILANTI HISTORIC DISTRICT FACT SHEET

ALTERNATIVE ENERGY SYSTEMS

This is one of a series of Fact Sheets provided by the Historic District Commission to assist property owners and building contractors in planning appropriate rehabilitation of structures within the Historic District.

Your application for a Historic District Work Permit, submitted to the Building Department, will be forwarded to the Historic District Commission for review and must be approved by the Commission before work can begin. A Building Permit will also be required.

You may want to come before the Historic District Commission as a Study Item to describe your project and get HDC input before you apply for a building permit.

Historic District Work Permit applications may be obtained from the Building Department on the 3rd floor of City Hall, in the Planning Department on the 4th floor of City Hall, or on the City website, www.cityofypsilanti.com/permits. For further information: e-mail hintern@cityofypsilanti.com or call the Planning & Development Department at 734-483-9646.

THE FOLLOWING APPLIES TO ALL PROPERTIES IN THE HISTORIC DISTRICT

The term "alternative energy" covers a variety of technologies including geothermal, wind, and solar power. At present solar power (to provide heat and electrical power) is the most feasible within most historic districts; therefore most examples provided in this fact sheet will refer to solar power systems. However, the general principles set out here apply equally to all types of alternative energy installations.

Modern mechanical systems were not part of the original form of structures in the historic district, and the range of potential configurations is wide, it is not possible to provide an all-encompassing fact sheet for alternative energy installations. The purpose of this fact sheet is to summarize the general standards against which any proposal must be reviewed.

RULES THAT GOVERN HDC REVIEW

Ypsilanti's Historical Preservation ordinance guides the decisions made by the HDC and also requires the HDC to apply the Standards for Rehabilitation of Historic Structures established by the U.S. Secretary of the Interior when reviewing any work proposed in the district. The function of the Standards for Rehabilitation is to provide guidelines by which to determine what types and methods of repair and alteration are appropriate and permissible, and what are inappropriate. Both the Ypsilanti ordinance and the Secretary of the Interior Standards recognize that the long-term preservation of historic properties depends in part on the ability to adapt them to changing circumstances.

APPLICABLE SECRETARY OF INTERIOR STANDARDS

Standard 2 *"The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."*

Examples of "character-defining features" of a property include, but are not limited to, doors, windows, porches and transoms. Both the materials and the arrangement of these features define a property's historic character and must not be obscured, radically changed, damaged, or destroyed in making a property more energy efficient.

Standard 5 *"Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved."*

Standard 9 *"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will 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."*

Alterations to the exterior must not be so intrusive that they destroy the integrity of the building's character. Repairs or alterations must not damage or destroy historic materials directly or indirectly.

Standard 10 *"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."*

The HDC must consider not only the details of the installation of a system, but also how it will be uninstalled and what effect that would have on the physical integrity of the structure.

CONSIDERATIONS FOR SOLAR PANELS

Angle of Attachment

If placed on the roof of the structure, the angle of the solar panels should match that of the roof. Flat roofs will have different consideration.

Affect on the Historic Material

The solar panels should not negatively affect any historic material on the structure. Solar panels can be denied if there is any uncertainty as to how the installation will affect the structure or materials in the future. If any historic landscape exists on the property, the installation of free-standing solar panels shall not destroy this landscape.

Visibility

Any alternative energy installation, including solar panels, should not be visible on the primary façade (or facades if located on a corner lot) of the historic structure. The best location for solar panels is usually on the south facing roof, if this location can be seen from the street then solar panels would not be approved in that location.

The inverter and power disconnect boxes installed as part of an alternative energy system should not be visible from the front of the structure. Any conduits for the alternative energy system to these boxes should not differ in color from the surface on which they are mounted. Solar panels and the mounting system for them shall be compatible in color to the existing roof materials.

Age of Structure

The age of the structure on which the solar panels will be installed is also a consideration. *Example: A 10 year old attached garage that sits behind a historic structure may be an acceptable alternative to installation on the roof of the historic structure.*

Installation – attachment

The proposed method and materials for attachment and the method of eventual removal and repair of any resulting damage to the structure shall be clearly identified in any work permit application.

CONSIDERATIONS FOR OTHER ALTERNATIVE ENERGIES

Geothermal installations are installed underground and the majority would not be seen from any angle, however if any portion is placed on the outside of the structure all the above considerations apply.

Wind turbine installations need to meet zoning height requirements set out by the City of Ypsilanti. Wind turbines are also subject to the same considerations for effect on historic material, visibility and installation-attachment set out above for solar panels.

WEATHERIZATION

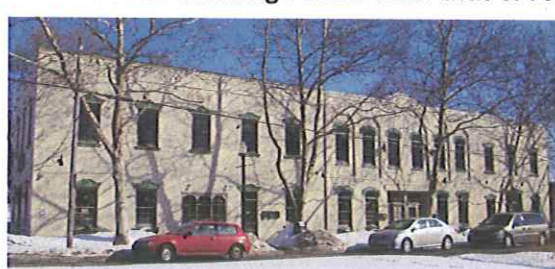
Energy conservation measures such as additional insulation, weather stripping, caulking, new or repaired storm windows, etc. are the most cost-effective methods of cutting energy costs for any property, historic or otherwise. Although the HDC has no role to play in how an individual property owner calculates the cost versus the potential benefit of installing an alternative energy system, the HDC will consider whether the applicant has exhausted all available measures to achieve energy efficiency.

For more information, please see [NPS Preservation Brief 3: Improving Energy Efficiency in Historic Buildings](#).

NOTE: All applications for the installation of any alternative energy system will be reviewed on a case-by-case basis. Requirements for commercial/industrial buildings differ from that of residential properties.



Example of solar panels that are not visible from the front of the structure and installed on an attached non-historic structure.



Solar panels were installed on the top of this roof and cannot be seen from the street.



Solar panel installation would not be approved in the roof location visible in this photograph.

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF APRIL 8, 2014

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:05 PM

Meeting Location: City Council Chambers, City Hall

Commissioners Present: Alex Pettit, Jane Schmiedeke, Anne Stevenson, Hank Prebys,
Michael Condon, Jennifer Henriksen, Ron Rupert

Commissioners Absent: None

Staff Present: Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Prebys) moved to approve the agenda as amended for the
addition of 50 E Cross as an action item and 36 E Cross as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

NEW BUSINESS

539 Maple Court

Applicant: Smolyanov Home Improvement, LLC; contractor (absent).

Discussion: Application is for the removal and reroof of the house with Atlantic Blue
Certainteed architectural roof shingles.

 Schmiedeke: States that the roof work has already been completed.

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

Secretary of the Interior Standard:
 # 10- New work shall be removable.

Approval: Unanimous. Motion carries.

50 E Cross

Applicant: Ypsilanti Restoration, LLC; Mike Condon, contractor (present).

Discussion: Application is for the installation of Jeld-Wen sash replacement kits for the windows at the rear of the building. This was discussed as a study item at the March 25th HDC meeting as 42 E Cross. All of these windows were replaced previously. They are rectangular one-over-one windows and they have deteriorated to the point where the building department has required that they be replaced. The replacement windows will be aluminum-clad wood windows in black.

Motion: Rupert (second: Prebys) moves to approve the window installation for 50 E Cross St. for apartments 1, 4, 5.

Secretary of the Interior Standard:
5- Preserve distinctive features.

Approval: Yay: 6. Nay: 0. Condon abstains. Motion carries.

STUDY ITEMS

36 E Cross

Applicant: Jason Branham; representative for Maiz Mexican Cantina

Discussion: Maiz Mexican Cantina is planning on moving into Depot Town and this will be their first time working with the Ypsilanti Historic District Commission.

Branham: States that the plan is to move into the space that is now Woodruffs in Depot Town. States that they will need to update signs. Also, they have plans to paint the façade. He states that the plan is to go with something colorful in regards to the façade paint colors.

Prebys: States that the HDC concern about color is that it is not too exotic. No stripes and gold stars. Otherwise the HDC is pretty lenient for storefronts.

Branham: States that the plan is to paint the wood trim but not the brick at this time due to cost constraints. In terms of signage, he has looked into the city codes. Plans for a protruding sign. (He presents a mock up that he had made up of the sign to the commission.) He is looking for additional guidance on the sign.

Pettit: Would like to know how the sign will be lit.

Branham: States that it will not be lit internally. The sign will have a yellow neon border and some neon near where the words Mexican Cantina are.

Schmiedeke: Would like to know if the sign will be double sided.

Branham: Confirms that the sign will be double sided.

Rupert: Would like to know how the sign will be attached to the structure.

Branham: States that there was a sign there previously and his sign guy states that it might be possible to reuse the attachments that are already there. There is also an outlet in the same location. The plan is to utilize what is there currently.

Rupert: Advised that if new holes for the sign installation are needed then the holes need to be made in the mortar between the bricks and they will need a silicone sealant.

Schmiedeke: States that non-corrosive attachments are needed for the sign.

Prebys: Advises that there is a HDC fact sheet regarding signage and awnings online.

Branham: States that he read the HDC fact sheet regarding signage and he feels that what he has is in line with the fact sheet. He states that due to the amount of store frontage, the City allows for a rather large sign. He may not go with the maximum size allowed. He also states that the entrance will be moved as this will make the new entrance accessible. He states that there is damage to the terrazzo that is out front and would like guidance for the repair or replacement.

Rupert: Advised that there is a patch for terrazzo.

Pettit: Would like clarification on the entrance door move and what it means in regards to changes to the front of the structure.

Branham: States that it will be minimal change.

Prebys: Advised that all changes need to be addressed in the application.

Pettit: Advised that a wood door would be preferred if a new door is installed.

ADMINISTRATIVE APPROVALS

112 W Michigan Ave

Discussion: Staff administratively approved the tear off and reroof of a flat roof for this location.

Motion: Schmiedeke (second: Prebys) moves to approve the administrative approval.

Approval: Unanimous. Motion carries.

114 Woodward

Discussion: Staff administratively approved the tear off and reroof for house, The new roof is to use the same materials.

Motion: Schmiedeke (second: Prebys) moves to approve the administrative approval.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring-

314 E Cross: Staff provided an update. Staff advised that pictures were forwarded to the building department and she will check back in with the building department.

Alternative Energy Fact Sheet

Edits to the alternative energy fact sheet are presented to the commission.

Prebys: Wants to know how the HDC factsheet will rationalize the Corner Brewery and other commercial buildings.

Staff: Advised that there is a sentence towards the end of the 2nd page that addresses commercial buildings.

Schmiedeke: States that for the 2nd paragraph on the first page she would like to see the last sentence in the old paragraph returned. The last sentence on the second page also needs to be returned to the box at the beginning the fact sheet.

Condon: Advised on the rephrasing of the sentence below the commercial buildings photograph at the bottom of the second page.

Stevenson: Requests that it be redone with the edits for the next meeting and if at all possible, to email the commission a copy of it beforehand.

HDC Webpage Location

Condon: States that he had a difficult time locating the HDC fact sheets on the webpage when he went to look for them online recently.

Stevenson: Suggests that since the main page the HDC would like the public to see is the one with the facts sheets, demo application and work permit application that we link that page to the boards and commission's listing instead of the page with the minutes. She suggests that a link to the minutes be placed at the bottom of the Historic District page.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of March 25, 2014

Motion: Prebys (second: Henriksen) moves to approve the minutes with corrections.
Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Pettit (second: Henriksen) moves to adjourn.
Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:46 pm