

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA AUGUST 12, 2014 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET AUGUST 12, 2014 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, August 12, 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
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. **621 N River**

Porch & Carport installation

2. **6 N Huron**

Awning replacement

B. NEW BUSINESS

1. **314 N Adams**

Reroof

2. **76 N Huron**

Sign installation

C. STUDY ITEMS-None

D. ADMINISTRATIVE APPROVAL

1. **511 N Prospect**

Porch reroof

E. OTHER BUSINESS

1. **Property monitoring updates**

2. **Porch fact sheet review**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of July 22, 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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2. 6 N Huron	Awning replacement

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2. 76 N Huron	Sign installation

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Ypsilanti Historic District

Work Permit Application

Rec. 18695

5

Date filed 07/16/2014 for HDC meeting date 07/22/2014

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 621 N River St

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name James Fishelson

Address 621 N River St

City Ypsilanti State MI Zip 48198

Phone 917-836-0382 Fax _____

E-mail jfishelson@gmail.com

Owner _____

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____

(Name, address,
phone)

Action Items only:

Construction Cost \$5,000 Permit Application Fee \$40

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 07/16/2014 for HDC meeting date 07/22/2014

Property Address 621 N River St

Applicant James Fishelson

Description of proposed work (see sample applications)

See attached plans for more detail on the proposed work.

Add Front Porch

- White painted wood with green trim to match the existing house and keep with its historical character.
- Roof shingles also to match the existing house.

Add Car Port

- As with the front porch, white painted wood with green trim to match the house.
- Also as with the porch, roof shingles to match existing.

Materials

Painted Wood
Roof Shingles

Colors (Attach color chips or samples)

Body	<u>White</u>	Accent 1	<u></u>
Trim	<u>Green</u>	Accent 2	<u></u>
Roof	<u>Shingles</u>	Other	<u></u>

- ☒ 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

07/15/2014

Date

CERTIFIED SURVEY

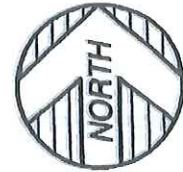
PROPERTY DESCRIPTION:

LAND SITUATED IN THE CITY OF YPSILANTI, COUNTY OF WASHTENAW, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:

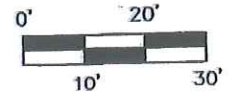
THE SOUTH 1/2 OF LOT 298, NORRIS & CROSS ADDITION SUBDIVISION, ALSO THE NORTH 1/2 OF VACATED ALLEY, AS RECORDED IN LIBER D, PAGES 864-865 OF PLATS, WASHTENAW COUNTY RECORDS.

NOTE:

A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.



SCALE 1"=30'



FOUND 1/2" PIPE

FOUND 1/2" PIPE 0.6' W

49.50'(R&M)

FOUND 1/2" REBAR W/ CAP 0.3' E

132.57'(M)

33.00'(R&M)

41.37'(M)

66.24'(M)

66.00'(R)

FOUND 1/2" PIPE

FOUND 1/2" PIPE

210.54'(M)

ALLEY GRAVEL 500'00"00"E(M)

41.25'(R&M)

140.25'(R&M)

FOUND 1/2" PIPE 2.2' W

REMAINDER OF LOT 298

N89°35'25"W(M)

#623 2-STORY RESIDENCE

RETAINING WALL

PARCEL = 6,816± SQ. FT. SOUTH 1/2 OF LOT 298

NORTH 1/2 OF VACATED ALLEY SOUTH 1/2 OF VACATED ALLEY

WIRE FENCE

PORCH

STEPS

FENCE ON-LINE

WOOD PRIVACY FENCE

15.1'

165.01'(R&M)

S89°32'57"E(M)

33.00'(R&M)

4.1'

POR.

22.0'

36.7'

1.6'

7.3'

41.25'(R)

41.37'(M)

8.25'(R)

8.36'(M)

FOUND 1/2" REBAR

CONC.

FOUND 1/2" PIPE

CONC.

CONC.

CONC.

CONC.

CONC.

CONC.

CONC.

CONC.

CONC.

CONC.

CONC.

CONC.

CONCRETE CURB

NORTH RIVER STREET

100' RIGHT OF WAY

ASPH.

CONC.

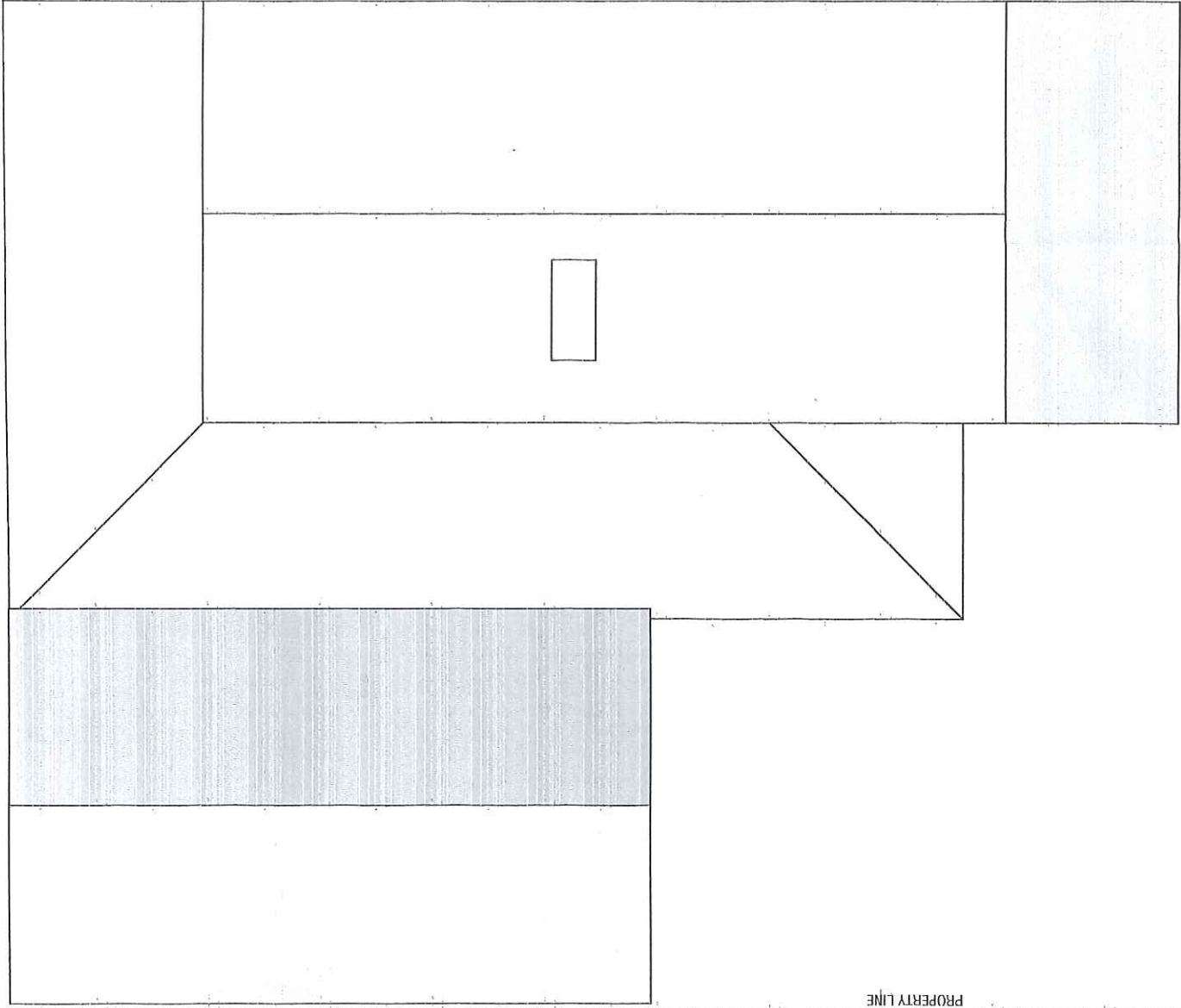
CONC.

CONC.

CONC.

CONC.

CONC.



ISSUED FOR REVIEW	07.14.2014
ISSUE / REVISIONS	DATE

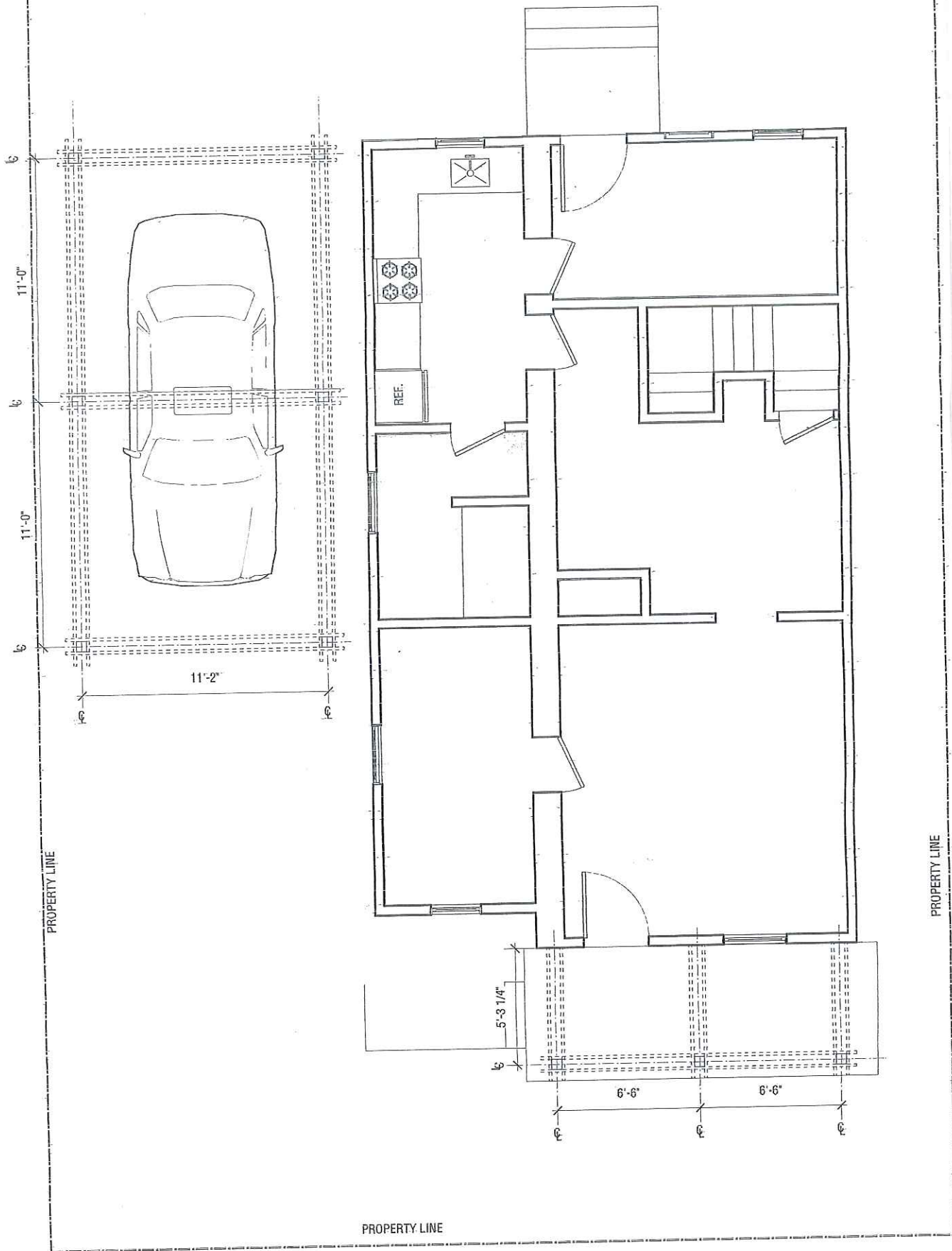


153 WEST 27TH STREET
SUITE 606
NEW YORK, NY 10001
347.475.0381
INFO@PACSARCH.COM

FISHELSON RESIDENCE

621 N RIVER STREET
YPSILANTI, MI, 48198
DRAWING TITLE

PROPOSED PLANS



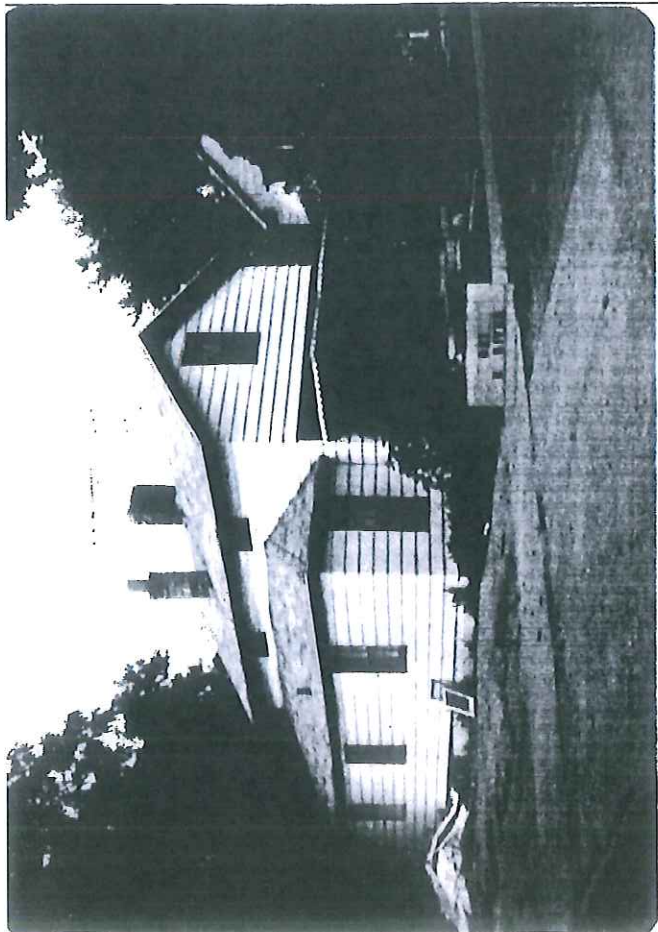
1 GROUND FLOOR PLAN
Scale: 1/4" = 1'-0"







621 N. RIVER
3-2-87



Rec. 18701 8



Ypsilanti Historic District

Work Permit Application

Date filed 7-17-14 for HDC meeting date 7/22/14

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 16 N. HURON

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name WAYNE BRYANT

Address 4839 MONGER

City YPSILANTI State MI Zip 48197

Phone 734 216 2152 Fax 734 434 0520

E-mail _____

Owner Wayne Bryant
(If different than applicant)

Who will perform the work?

☒ Owner ☐ Contractor

Contractor _____
(Name, address, phone)

Action Items only:

Construction Cost _____ Permit Application Fee 35.00

The permit fee is ~~\$20~~ 30 + 5 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)
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 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed 7-17-14 for HDC meeting date _____

Property Address 6 N HURON

Applicant WAYNE BRYANT

Description of proposed work (see sample applications)

REPLACE AWNING
Rust + dark brown

Materials

Vinyl

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.

Wayne Bryant
Signature of Applicant

Date



6 N. Huron



Ypsilanti Historic District

Work Permit Application

Date filed 7/25/14 for HDC meeting date 8/12/14

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

314 North Adams

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name

Taryn Scherer

Address

2531 Jackson #311

City

Ann Arbor

State

MI

Zip

48103

Phone

734-646-2299

Fax

E-mail

tarynscherer@yahoo.com

Owner

(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor

(Name, address,
phone)

*Am getting bids from 3 roofing co.

Action Items only:

Construction Cost

9,885

Permit Application Fee

45⁰⁰

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

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Ypsilanti Historic District Work Permit Application

Date filed 7/25/14 for HDC meeting date _____

Property Address 314 North Adams

Applicant Taryn Scherer

Description of proposed work (see sample applications)

NEW ROOF

Current roof tear off, new roof & shingles
(Owens Corning - (Lowes)), and all installation

Materials

Architectural Shingles
by Owens Corning

Color to match current color on roof

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.
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Taryn Scherer
Signature of Applicant

July 25, 2014
Date

314 N. Adams



314 N. Adams





Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date 8/12

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 76 N. Huron St, Ypsilanti, MI

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Christie Lypka

Address 76 N. Huron St.

City Ypsilanti State MI Zip 48197

Phone 734.480.7187 Fax _____

E-mail calypka@yahoo.com

Owner _____
(If different than applicant)

Who will perform the work? ☒ Owner ☒ Contractor

Contractor Johnson Sign Company
(Name, address, phone) 2240 Lansing Ave, Jackson 517.784.3720

Action Items only:

Construction Cost _____ Permit Application Fee _____

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 76 N. Huron St, Ypsilanti
Applicant Riverside Arts Center

Description of proposed work (see sample applications)

We would like to put colored window slicks on the Riverside Off Center next door to the Riverside Arts Center. The colors will be bright blue, ~~and~~ yellow + green with The RAC at the top in red. The website address www.riversidearts.org will be at the bottom.

Materials

Vinyl Window Slicks

Colors (Attach color chips or samples)

Body _____

Trim _____

Roof _____

Accent 1 Bright Blue
Accent 2 Bright Yellow
Other Bright Green
Red

See attachment

- ☒ 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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Christo Lyka

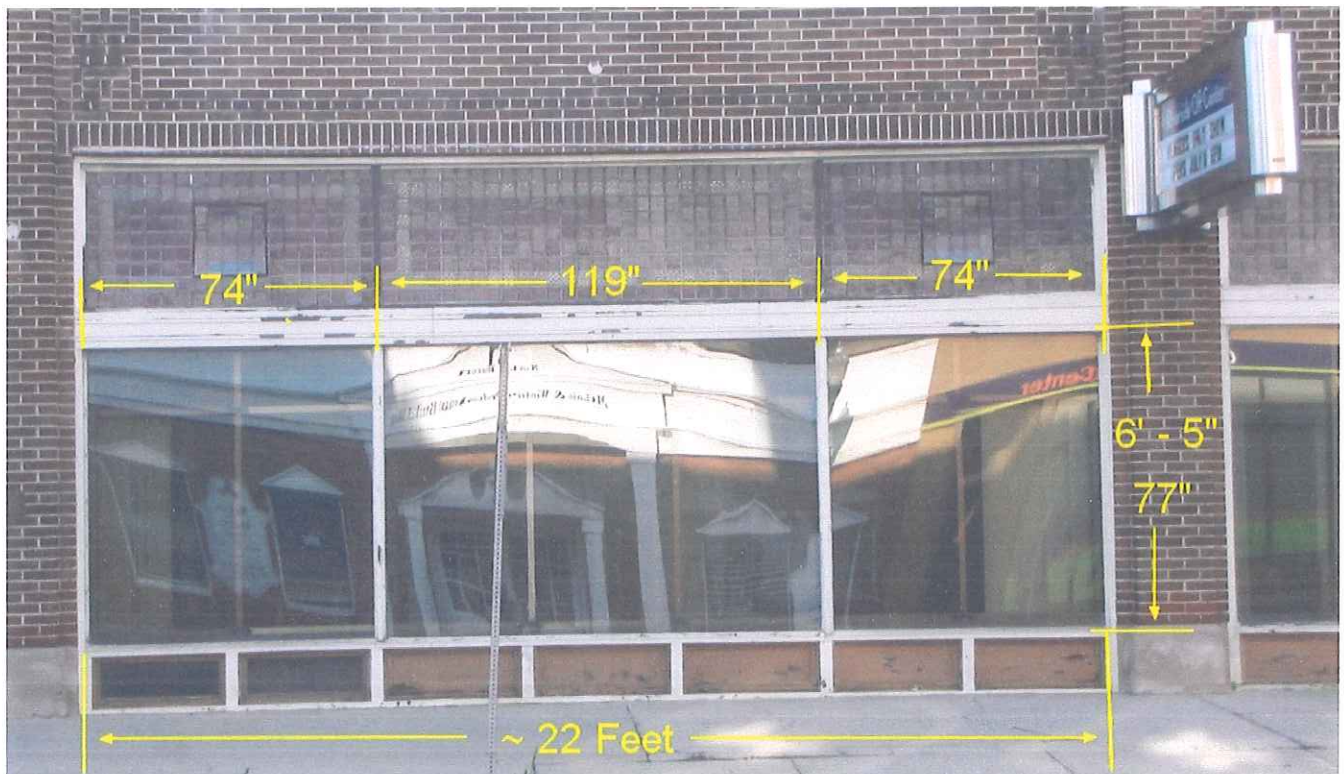
Signature of Applicant

9.5.14

Date



window/clear





SIGN PERMIT APPLICATION

CITY OF YPSILANTI BUILDING DEPARTMENT

One South Huron, Ypsilanti, MI 48197

Phone (734) 482-1025 ♦ Fax (734) 483-7444

www.cityofypsilanti.com

PS16N-14-030

Fees Waived

Date: 8.5.14

Business Information	Business Name <i>Riverside Arts Center</i>		Business Address <i>716 N. Huron St</i>		Business Phone # <i>734.480.278</i>
	Owner Name <i>Christie Lypka</i>		Owner Address <i>same</i>		Owner Phone # <i>734.445.0973</i>
	Owner signature (Alternately, a signed contract may be attached) <i>Christie Lypka</i>				
Applicant Information	Contractor Name <i>Johnson Sign Company</i>		Contractor Address <i>2240 Lansing Ave Jackson</i>		Phone # <i>517 784 376</i>
Sign Information	Location(s) <i>Off Center</i>		☒ Permanent ☐ Temporary* (30 Day) *Dates: From <i>9.1.14</i> to <i>9.1.15</i>		Historic District ☒ Y ☐ N
					Zoning
	Type of Sign(s)		Dimensions		
	☐ Billboard ☐ Awning/Canopy ☐ Building Directory ☐ Menu ☐ Projecting ☐ Wall Sign ☐ Ground (pole or monument) ☐ Mural ☐ Residential Entry		☐ Banner ☐ Construction ☐ Inflatable ☐ Special Event ☐ Illuminated sign* * Electrical permit required (additional fee) ☒ Other (specify) <i>Vinyl Window Slick</i>		Sign 1 <i>5.5</i> x <i>4</i> = _____ sq ft Sign 2 <i>5.5</i> x <i>4</i> = _____ sq ft Sign 3 <i>5.5</i> x <i>4</i> = _____ sq ft Total Square Footage: _____ Height (from grade) <i>5.5</i> Weight <i>8 lbs</i> Material(s) <i>Vinyl</i>
	All non-residential permit applications must include a Master Sign Plan showing the dimensions, location, and lighting of all proposed and existing signs on the property. It does not have to be to scale.				
Building Information	Frontage <i>RAC Off Center</i>		Setback		Height <i>Window Vinyl Slicks</i>
Permit Information (City use only)	Notes				
	Applicant/Contractor Signature		Date		Deposit (if required) _____ Permit Fee _____ Registration Fee _____ Administration Fee _____ Total Permit Fee _____ Approved _____ Denied _____
	HDC Approval (if required)		Date		
	Planning/Zoning Signature		Date		
	Building Department Signature		Date		

76 N. Huron





Ypsilanti Historic District

Work Permit Application

Date filed 7/31/14 for HDC meeting date 8/12Action item ☐ Study item ☐

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

Property Address 511 N. ProspectApplicant ☐ Owner ☐ Architect ☒ ContractorName Hanson's WindowAddress 977 E 14 Mile RdCity Troy State MI Zip 48083Phone 248-581-3030 x3200 Fax 248-577-0572

E-mail _____

Owner Virginia Calhoun
(If different than applicant)Who will perform the work? ☐ Owner ☒ ContractorContractor Hanson's Window
(Name, address, phone) 977 E 14 Mile Rd Troy MI 48083

Action Items only:

Construction Cost 1,048 Permit Application Fee 35

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

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - 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 511 N. Prospect

Applicant Hanson's Window

Description of proposed work (see sample applications)

Strip + reroof house.

Materials

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

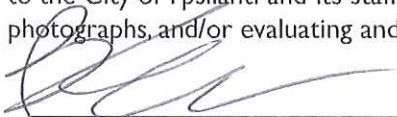
Accent 2 _____

Roof _____

Other _____

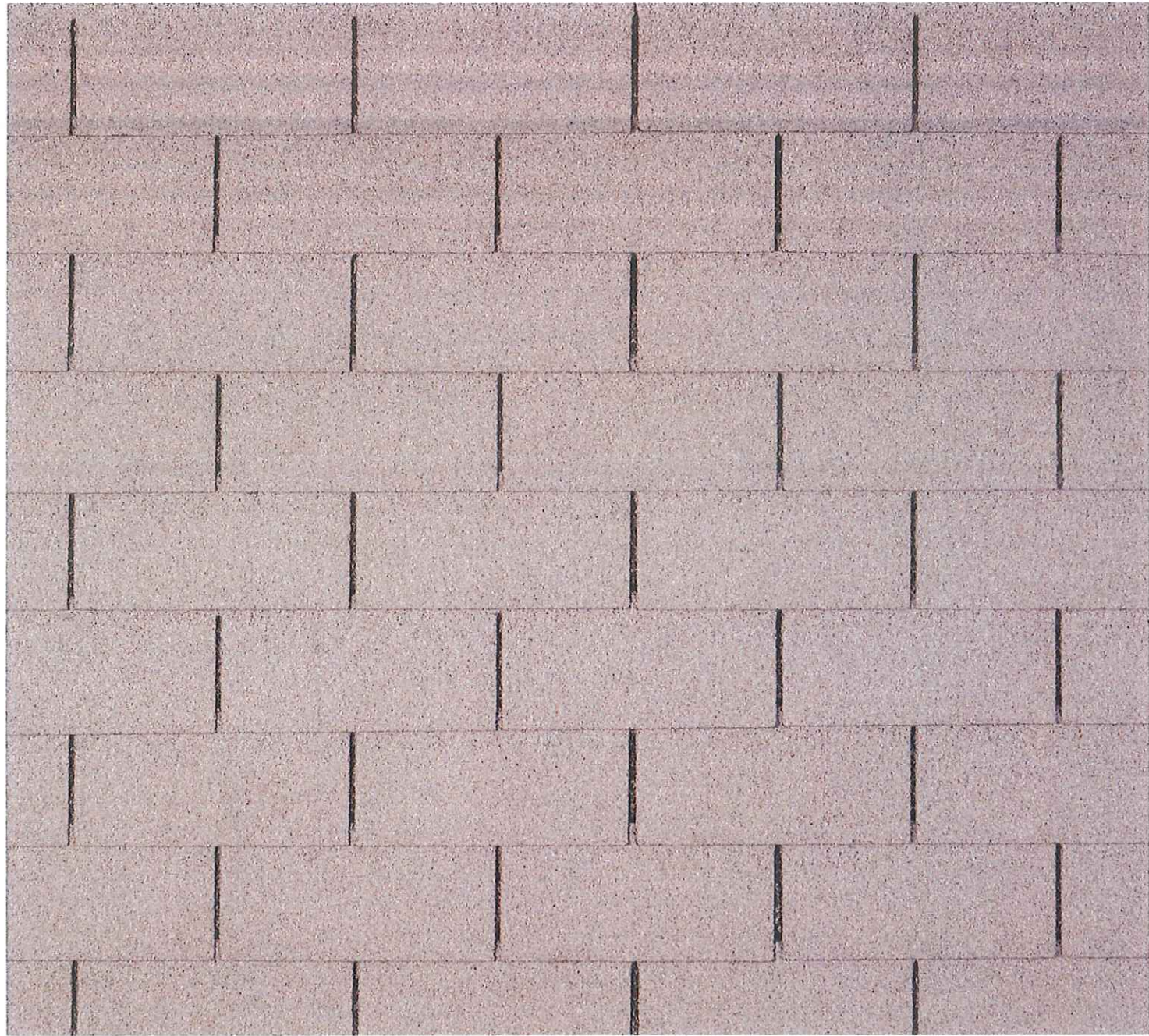
- ☐ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.
(Compliance with this act must be certified to complete this application.)

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



Signature of Applicant

7/28/14
Date



Elite Glass-Seal Swatches



TAMKO® - Elite
Glass-Seal® - Rustic
Brown



TAMKO® - Elite
Glass-Seal® - Rustic
Cedar



TAMKO® - Elite
Glass-Seal® - Rustic
Hickory



TAMKO® - Elite
Glass-Seal® - Rustic
Redwood



TAMKO® - Elite
Glass-Seal® - Rustic
Slate



TAMKO® - Elite
Glass-Seal® -
Sandpebble



TAMKO® - Elite
Glass-Seal® - Shadow
Grey



TAMKO® - Elite
Glass-Seal® -
Slatetone Grey



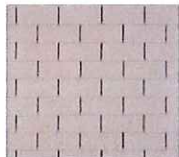
TAMKO® - Elite
Glass-Seal® - Tile
Red



TAMKO® - Elite
Glass-Seal® - Tweed
Blend



TAMKO® - Elite
Glass-Seal® -
Weathered Wood



TAMKO® - Elite
Glass-Seal® - White

Homeowners

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[Locate a TAMKO Pro](#)
[Photo Gallery](#)
[Shingle Colors](#)
[Deck Colors](#)
[StyleSelect™ Color & Style Selector](#)

Professionals

[AIA/CEU Credits](#)
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[TAMKO Pro](#)
[Team TAMKO](#)

Dealers

[Customer Portal](#)

Limited Warranties

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Company

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Residential Roofing

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[BUR Ply Base Sheets](#)
[Flashing](#)

Decking & Railing

[Deck Boards](#)
[Railing Systems](#)
[Deck Boards](#)
[Care & Cleaning](#)
[Deck Colors](#)
[Outdoor Living](#)

Cements & Coatings

[TAMKO®](#)
[TAM-PRO®](#)
[White Elastomeric](#)

Waterproofing

[Above Grade](#)
[Below Grade](#)



220537

LAST NAME
Calhoun

APPOINTMENT ID
1445484

Page 3 of 3

LOCATION
☒ HOME ☐ GARAGE
☐ BOTH
☐ HOME/GARAGE ATTACHED

CEGAR SHAKE ☐ YES ☐ NO
IF CEDAR SHAKE IS EXISTING, A TOTAL REDCEK OF THE ROOF IS REQUIRED PER CODE.
MUST CHOOSE OPTION #1.

WE DON'T ALWAYS KNOW about the condition of the wood beneath your shingles. NOBODY DOES, but we always show you your worst case scenario. HERE ARE YOUR OPTIONS:
OPTION 1. PRE-PLAN YOUR WOOD NEEDS. The total cost to fully replace all decking is added to the cost of the project. All wood will be readily available to allow work to continue without delay. Of course all replaced wood is verifiable. By purchasing a complete job, the savings will be passed to you and the roof replacement continues without delay. THE COST OF ANY WOOD NOT USED WILL BE REFUNDED TO YOU. Using this option allows us to pass the savings to you. The cost of each 4 x 8 sheet is \$54.00. The cost per foot of 1 x 6 is \$7.00.

SHINGLE COLOR: White
DARK EDGE: ☒ White ☐ Dark ☐ Darker ☐ Charcoal
FLAT ROOF COLOR: White
GUTTER COLOR: White
GUTTER GRATE COLOR: White
D/S: White

ECONOLINE ROOF
Clean existing roof, shingles, flash, chimney, Ridgecap to 2 bundles of shingles. Armor Roof coating. Must be accompanied by: Armor Roof Disposal Form
OF SQUARES: 75
ACS: ☐ YES ☒ NO

BUILDERS CHOICE ROOF
Includes: 25 year 3-tab shingle, 3 feet Ice and Water Shield, 15 lb felt paper, Can vents only, and Armor Roof coating. 25 year manufacturers warranty and 7 year labor guarantee. Many-Free Money Back Guarantee.
OF SQUARES: 75
REEROOF: ☐ YES ☒ NO
ACS: ☐ YES ☒ NO

SMART CHOICE ROOF
30 Year Commercial Shingle, 3 feet Ice and Water Shield, Housewrap, Metal ventilation as needed, choice of can or ridge vent, capshingle, Armor Roof coating, ACS package which includes: Aluminum, Free Mold Prevention, 5" Brown Insulation (over existing insulation), Free Storms - 1 in every 3rd after 10 years (Guaranteed lower and matches), Many-Free Money Back Guarantee, 24 hour emergency hotline.
OF SQUARES: 75
EXCL. I & W: ☐ YES ☒ NO
ACS: ☐ YES ☒ NO

ULTIMATE ROOF
Metal roofing, Lifetime Guarantee. Includes all underlayment and accessories. All ventilation as required. ACS package which includes: Aluminum, Mold Prevention, 5" Brown Insulation (over existing insulation), Free Storms - 1 in every 3rd after 10 years (Guaranteed lower and matches), 24 hour emergency hotline.
OF SQUARES: 75
ACS: ☐ YES ☒ NO

FLAT ROOF
OF SQUARES: 90
Exclusive low-slope self-adhering roofing system 12 Year Guarantee. (qualified under 2 1/2 pitch) Must sign low-slope roof waiver if applicable.

ROOF COLOR CHART
BUILDERS CHOICE 3 TAB
Antique Slate
Empire Green Blend
Pastel Green
Rustic Black
Rustic Cedar
Rustic Redwood
Slatestone Grey
Tweed Blend
Weathered Wood
SMART CHOICE DIMENSIONAL
Oxford Grey
Rustic Slate
Aged Wood
Weathered Wood
Rustic Evergreen
Natural Timber
Rustic Black
Slatestone Grey
Rustic Redwood
Virginia Slate
Old English Pewter
Thunderstorm Grey
Autumn Brown
ULTIMATE
Canyon Brown
Fawn Gray
Midnight Eclipse
Vintage Slate
Woodland Green
FLINTASTIC
Burnt Sienna
Colonial Slate
Heather Blend
Moire Black
Pecanum Shake
Weathered Wood
White

DRAWING OF HOME
*ACS Package is not included on garage
Hand-drawn diagram of a house with dimensions and area calculations:
14' x 5' = 70' = 70 square
14' x 18' = 252' = 252 square
18' x 18' = 324' = 324 square
Total area: 646 square

OPTION 1. PRE-PLAN YOUR WOOD NEEDS. The total cost to fully replace all decking is added to the cost of the project. All wood will be readily available to allow work to continue without delay. Of course all replaced wood is verifiable. By purchasing a complete job, the savings will be passed to you and the roof replacement continues without delay. THE COST OF ANY WOOD NOT USED WILL BE REFUNDED TO YOU. Using this option allows us to pass the savings to you. The cost of each 4 x 8 sheet is \$54.00. The cost per foot of 1 x 6 is \$7.00.

VENTILATION
ECONOLINE OR BUILDER'S CHOICE
RIDGE - (NOT AVAILABLE WITH ECONOLINE OR BUILDER'S CHOICE)
CANS
PITCH
☐ > 8/12

OPTION 2. STOP - TARP - ADDRESS. Replacement wood is purchased ONLY upon discovery of need. This result in having to stop all work, tarp the roof, and address all wood concerns. The total amount needed will be determined and at that time will go purchase the wood. This option may result in a stoppage of work while the wood is being purchased and additional delays. Due to the additional work involved, the cost of each 4 x 8 sheet is \$89.00. The cost per foot of 1 x 6 is \$10.00.

OPTION 3. PARTIAL WOOD PURCHASE. Purchase part of your wood in advance and the balance at install.
TOTAL NUMBER OF SHEETS PURCHASED IN ADVANCE @ \$54.00 \$
TOTAL REMAINING SHEETS TO BE PURCHASED @ \$54.00 \$356

Comments:
Customer initials: Calhoun

OF FEET: 75
OF DOWNSPOUTS: 1
OF SQUARES: 75
GUTTERS
OF FEET: 75
OF DOWNSPOUTS: 1
GUTTER GRATE
OF FEET: 75

For the best results, it is recommended that we spray the armor roof when the temperature is above 50 degrees.
I wish to spray now
I wish to pay now and spray when weather permitting

Hanson's is not responsible for any mold prevention is complimentary with our ACS Package. We do not charge for it.
Customer initials: Calhoun

Customer initials: Calhoun



HOME IMPROVEMENT INSTALLMENT CONTRACT AND AGREEMENT
The customer(s) ("Owner(s)") listed below jointly and severally agree to purchase the goods and/or services listed below, in accordance with the prices and terms described on the front and reverse of this agreement ("Agreement") and all attached Specification Sheets, and Owner(s) has requested that such goods and/or services be installed or provided at Owner's address listed below. Hansons Window and Construction, Inc. ("Contractor") hereby agrees to install or cause to be installed, the products or services listed in this Agreement. Owner(s) agrees to sign a completion certificate upon completion of the installation of this Agreement. This agreement represents a cash sale of good and/or services. Owner(s) agrees to pay in cash the cost of the goods and/or services purchased as described below, with full payment due upon substantial completion of the job, regardless of timing or approval of any financing Owner(s) may seek for the purchase.

WD196		PLACE LABEL HERE	
MEASURE DATE	MEASURE TIME	INSTALL TO BE COMPLETED IN APPROXIMATELY	Page 1 of 3
		6 to 12 weeks after approval	1445484 Appointment Number
Gift Promo This Month? ☐ YES ☒ NO ☐ WAIVE Cust. Initials: <i>JD</i>			
CUSTOMER INFORMATION			
Customer Last Name:		Calhoun	
Home Phone Number:		734-482-0765	
Job Address:		511 N. Prospect Rd. Ypsilanti, MI 4888	
Billing Address:		Same	
Mr. First Name:		Joseph	
Text OK ☐ YES ☒ NO	Mr. Cell:	N/A	
Mr. Work #:			
Mr. Email:			
Mrs./Ms. First Name:		Virginia	
Text OK ☐ YES ☒ NO	Mrs. Cell:	734-646-4877	
Mrs. Work #:			
Mrs. Email:		On file	
HOME INFORMATION			
TYPE OF HOME:		☒ House ☐ Condo ☐ MHC	
Historical District:		☒ Yes ☐ No Year Built:	
Work To Be Done:		☒ House ☒ Garage ☐ Home/Garage Attached	
If Condo, Name of Complex:		Ph#	
CUSTOMER AGREES TO TERMS OF PAYMENT AS FOLLOWS:			
Promo:		(Amount Applied before Final Total) \$	
Final Total Amount (Admin. Fee \$295 + Final Total Amount)		\$ 10484	
Customer Order Deposit 50%		\$ 3495	
Balance to be paid to Installer upon Substantial Completion		\$ 6989	
Amount Financed		\$	
In the event of a mathematical error, the prices printed on the contract are to be charged.			
☐ CASH ☐ Credit Card			
Name on Card			
Credit Card			
Exp. Date			
Your final			
BUYERS RIGHT TO CANCEL: You, the Buyer(s), may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the accompanying Notice of Cancellation form for an explanation of this right. Additionally, the seller is prohibited from having an independent courier service or other third party pick up your payment at your residence before the end of the 3-business-day period in which you can cancel the transaction.			
IN WITNESS WHEREOF the parties have hereunto signed their name(s) this		29 day of May 2014	
MICHIGAN/OHIO/MISSOURI SOLICITATION SALES ACT recision cut off date:		3 day of June 2014	
Owner(s) agrees that this Agreement, front and reverse, constitutes the entire understanding between the parties, and there are no verbal understandings changing or modifying any of the terms of this agreement. This Agreement may not be changed or its terms modified or varied in any way unless such changes are in writing and signed by both Owner(s) and the Contractor. Owner(s) hereby acknowledges that Owner(s) has read the front and reverse of this Agreement and has received a completed, signed, and dated copy of this Agreement, including the two accompanying Notice of Cancellation forms, on the date first written above. Owner(s) also acknowledges that he or she was orally informed of his or her right to cancel this transaction.			
Owner		X Virginia B. Calhoun	
Owner		X	
SALES PERSON (Please Print Name)		LOCATION: Hansons Windows of Extension	
PAUL CHABOT		Ann Arbor, LLC	

JUST THE FACTS	
1	First of all...No verbal agreements are recognized. Everything must be in writing on the contract. Please make sure everything is written on your order. If something is not on your work order, please do not request it from our staff. They are not allowed to give anything not on the contract.
2	Permits...We pull permits on all jobs where they are required. Your permit cost is in addition to the contract price. Every city has different prices and requirements. It is impossible for the our representative to determine how much your permit will cost, but we only charge what the city charges us, not a penny more. Hansons does not charge over and above the amount of the actual permit fee. It would be unfair for us to add a standard price to all contracts to cover permit costs, since the prices vary greatly from city to city. Permits are the responsibility of the homeowner, but we pull them as a convenience (fee of charge). Certain cities do require a final inspection and it is your responsibility to be home for that (Usually between \$50 - \$300)
3	Rotted wood is beyond our control. We don't know what is beneath your shingles, your existing siding or windows. Wood replacement is necessary in about 1/3 of all jobs. If we find rotted wood, there will be additional charges for replacing it. If your contract is financed, we will automatically add this amount to your loan. You will be required to sign new documents.
4	Contact info...We require at least 2 telephone numbers and an email address from every customer. Please provide this information and the best numbers to contact you during working hours (9AM-5PM)
5	Project Managers... You will be assigned your own project manager. The main extension for the installation department is 3600. Your project manager will call you the morning of your installation and let you know what time your installer is expected to arrive within a 2 hour time frame; for example 9-11AM, but it does vary depending on drive times and material pick up.
6	Installation time is approx. 6 to 12 weeks after approval. Please refer to installation time frame on your contract. You may not hear from us for a period of time while we are waiting for your products to arrive. Don't worry! We will call as soon as they are ready to schedule. If you are using our financing programs, the clock doesn't start ticking until your loan is approved. Sales representatives are not allowed to change these times. We cannot hold or guarantee any installation dates. Installations are weather pending as we cannot predict Mother Nature. Sometimes crews get sick or trucks break down etc. Please be understanding about this, as it happens at every place of business. If your installation is cancelled for reasons other than weather on the day of your installation we will gladly refund you a \$100 credit for your inconvenience. If your install time goes past the time frame specified on the left of your contract, we will award you \$50 for each week that we fall behind. We use weather reports as our guide due to our installers using power tools, so it may not be raining at your house, but may be expected. If you MUST have a Saturday appointment, your projected time of installation may be longer than what is written on the contract. Special order items may add to the time frame. All installation arrival times are based on two-hour increments, such as 8-10, 9-11, 10-12. We cannot pinpoint an exact arrival time.
7	Length of Installation - Average time for a roofing installation is 2 - 5 days. Siding installations are 3 - 10 days. These time frames are based on the size of the jobs and the degree of difficulty so longer installation times may occur.
8	A responsible adult 16 years or older must be at the installation site at the beginning and the end of the job. The head installer will do a walk around with you prior to starting work to assess any existing damage, landscaping, or any property that could be affected by the construction. He is available to answer any questions you may have at that time. The head installer is also required to do a post inspection when the job is completed. We want to make sure that we exceeded your expectations, so go over the job very carefully. If there is anything that needs to be addressed, he will be able to take care of it, or ensure that any necessary parts are reported and ordered. Your balance due is payable by cash, check, money order, or credit card. If you are using our financing program a completion slip may need to be signed. Your installer will need to collect at the end of the job.
9	Installation Team... We only use Hansons-authorized contractors. Crews usually consist of 1 to 4 people. Our installer-partners use their own trucks and tools and are fully insured over and above Hansons existing insurance. All work is guaranteed by Hansons, so you never have to worry. There will be lots of nailing so please take down all decorations hanging on the walls.
10	Power... Installers will need to use your electricity. They do not carry generators, so I agree to supply access to my power.
11	Children and pets... Please provide a safe location away from the area during the installation process. Installers use power tools and we don't want anyone to get hurt.
12	Financing... If you are financing your balance, Hansons finance department will notify you when your loan is approved. This could take up to 14 days. We will work hard with the finance companies to get your loan approved and sometimes the terms will change. The finance company may also ask you for additional information and your cooperation will help speed the process. If any loan terms change, Hansons finance department and or your representative will explain them to you.
13	Landscaping... When your installation is in process, there is debris. Some of it could fall on your landscaping. Our installers do their best to avoid damaging your flowers, trees, and bushes, but sometimes it does happen. Please be understanding.
Roof / Siding / Gutters:	
14	Dumpster... Under no circumstances do we leave debris on your property. We remove everything for safety reasons. Please don't ask our sales reps or our installers if you can keep the scrap. Dumpsters are not for customer use.
15	Roof Installation... If your roof is leaking, we will prioritize it to the best of our ability. We will be doing a lot of hanging up there, so you should expect debris in your attic. Make sure your valuables are protected with tarps. We will remove and reinstall your satellite dishes but we can't see the satellite so you will have to call your provider to have it lined up. Please cover all A/C units prior to installation
16	Shingles are delivered to your roof top. There are a lot of bundles and it is very difficult to carry them up a ladder. You will be asked to sign a waiver so that the delivery truck can pull into your driveway. A dumpster will be delivered early in the morning on the day of your scheduled installation. It will also be in your driveway. Please make sure that your vehicles are out of the way and accessible to you. We don't like to trap our customers in their own garage, they get mad. Generally, the dumpster is picked up 24 to 48 hours after completion.
17	Gutters... Will not have extensions unless on the work order, they are an additional charge.
Windows / Doors:	
18	Wood... We do not replace the wood framing or stops around your windows. We reuse your existing ones. It's better for the environment. These items are available for purchase if you would like to add them to your work order.
19	Construction concerns... We do not do any painting or wood staining. Sometimes, plaster may crack during construction. We will repair with first coat of mud and sand smooth. You may have to do some touch up painting and light sanding after we finish.
20	Grids... If you ordered grids on your windows, the patterns will be the same as what you have existing unless otherwise specified on your work order. Please make sure this is the pattern you want.
21	Screens... Half screens are standard on our windows.
22	Window treatments... We ask that you remove all of your window treatments prior to your installation. All windows that are being replaced will need at least 3 feet of clearance inside for our installers to move. We do not take down or reinstall any blinds or draperies. Most blinds will fit after the new windows are installed, but this is not guaranteed.
23	Replacement windows do not have nailing fins, they fit inside your existing frame. Frames may be larger and sometimes they require stops.
24	Doorwalls come in stock sizes unless otherwise specified on your work order. Openings often need to be slightly altered to accommodate the size of the doorwall that you ordered.
25	Window A/C units... We do not guarantee that the A/C units will fit in the replacement windows.
26	Alarm contacts... will not be reconnected. We will leave the wires exposed and your alarm company will need to come out and reconnect them, as you must be a licensed alarm company to work on alarms.
ALL CONTRACTS	
27	I understand the details of my pre-install checklist and I have received a copy. Please start my order immediately. If I do not answer your call within 24 hours please feel free to call my manager at extension #1111
LEAD SAFE PAINT PRACTICES	
28	LEAD SAFE PAINT PRACTICES I/we hereby acknowledge receipt of a copy of the pamphlet, "Renovate Right: Important Lead Hazard Information for families, child care providers and schools", informing me/us of the potential risk of lead hazard exposure from renovation activity to be performed in my/our home. I/we received this pamphlet before the work began.
☐ Customer elects reduced warranty option for a term of _____ years.	



511 N Prospect

YPSILANTI HISTORIC DISTRICT FACT SHEET

Porches

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

The Historic District Commission requires that a building be maintained in its original form whenever possible. The character and historic value of a building both change whenever alterations are made and every effort shall be made to maintain the historical integrity of a building.

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 likely also be required.

Historic District Work Permit applications may be obtained from the Building Department on the 3rd floor of City Hall, in the Planning and Development Department on the 4th floor of City Hall, or on the City website, www.cityofypsilanti.com/hdc.

The following Historic District Commission (HDC) requirements apply to all porch projects, new or replacement. The Commission encourages the retention of original porch elements which still exist and, in some instances, requires duplication of parts. Porches should not be enclosed, as doing so changes both the appearance and the function of the porch. All projects will be considered on a case-by-case basis.

The following is a list of the eight separate parts that make up a porch:

CEILING: the porch ceiling shall, in most cases, consist of beaded fir.

HEADER: the header, if any, and its decorative elements shall be appropriate to the style of the building and in the proper proportion.

POSTS: the style of the posts shall be appropriate to the style of the house and existing porch details. If 4 x 4s are boxed, the resulting posts must be at least 5 x 5. Replacement posts must match original posts, if any still exist, or be of the same diameter as the original. Split posts may be required for attachment to exterior wall.

GUARD RAIL (on the porch):

1 & 2 family homes: a guard rail is required if the porch floor is more than 30" above grade and must be 36" high. (May be as low as 30" if evidence exists to indicate height of original guard rail.) Guard rails shall consist of three parts: a **top rail** shall be a minimum of 2 x 4 placed flat & shall have beveled top edges; the **balusters** shall be a minimum of 2 x 2 and be spaced so that a 4" sphere cannot pass through; a **bottom rail** shall be a maximum of 2 x 4 placed flat with beveled top edges, shall be at least 3" off of porch decking and shall have support blocks if the guard rail exceeds 8' between posts. All members shall be centered on the porch posts with butt joints.

3-unit & most multi-family and commercial structures: a guard rail is required if the porch deck is more than 30" above grade. The guard rail must be 42" high.

HAND RAIL (down the stairs):

1 & 2 family homes: one hand rail is required for all stairs with 4 or more risers (this number includes the porch itself). The handrail must be graspable. Wood hand rails shall match the guard rail in style. Hand rails are to be installed at 34-38" above the face of the stair nosing of the first tread and must extend from the face of the top riser to the face of the bottom riser. No extension beyond bottom riser is required. All diagonal members shall be centered on the porch posts and newel posts with butt joints. 1 1/2" painted pipe rails may be required or approved.

3-unit & most multi-family and commercial structures: hand rails required on both sides of flights of 1 or more risers. The handrail must be graspable and must begin 12" horizontally beyond the face of top riser and extend at a slope to at least one tread beyond the face of the bottom riser. Ends shall return to the wall or terminate at a post or safety terminal.

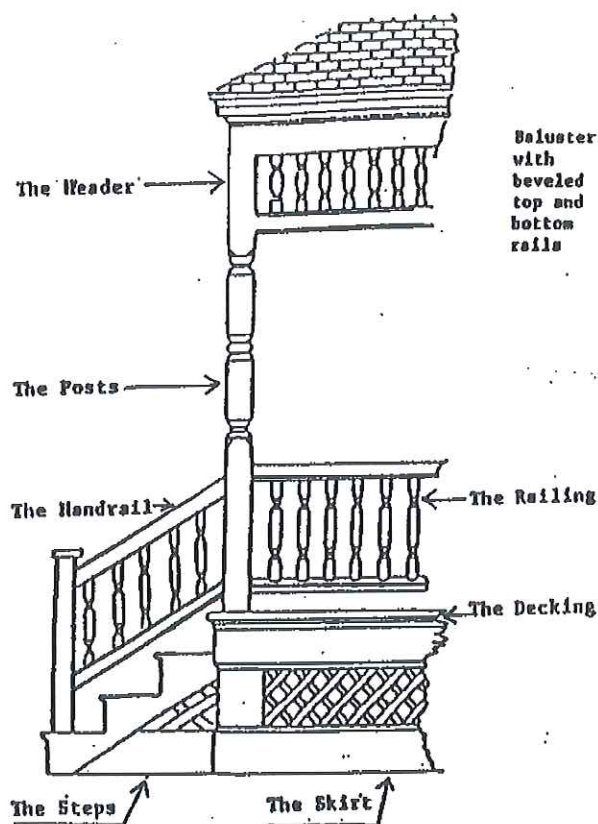
DECK: the deck (floor) of the porch shall consist of 1 x 4 tongue and groove vertical grain fir porch flooring, and shall be installed with the narrow ends of the boards against the wall of the house. The deck shall overhang the skirt and the skirt trim by at least 1". The last deck boards (one at each end of the porch) shall have the exposed tongue and groove portion trimmed off.

SKIRTING: Porch skirting is required. The skirt shall be framed in with a minimum of 1 x 4. Prefabricated lattice is acceptable, although the HDC strongly recommends using the original style or a more decorative skirting.

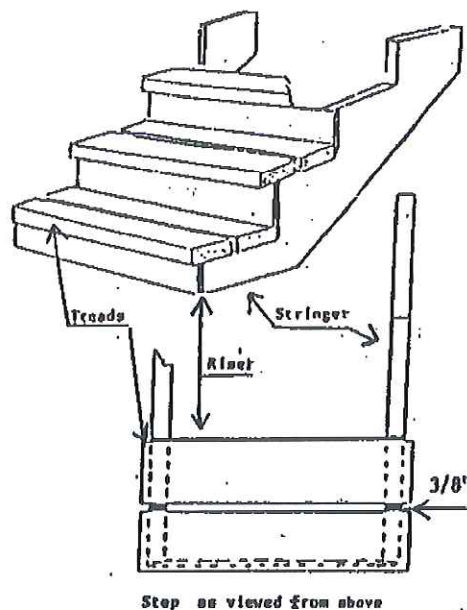
STEPS: pre-formed, multi-step concrete units are usually not appropriate. There are four different parts to the wooden step unit: stringers, treads, risers and skirt. All parts of steps shall be of 5/4" lumber, rather than 2 x 6, 2 x 8 or 2 x 10. The maximum height of the rise shall be 8 1/2". The minimum depth of the tread shall be 9". Treads shall rest on the stringers, not be rabbeted into the stringers. The tread shall consist of two boards separated by a 3/8" gap. Spacers shall fill the gap over the stringers. Treads shall overhang fronts of risers and side of stringers by 1". The rise must be enclosed with a solid panel and shall cover the stringer. The top step must be one rise below the deck. A skirt shall enclose the area beneath the stringers and shall be the same style as the skirting on the porch.

NEWEL: newel posts shall match or be related in style and size with the porch posts. They shall be mounted on the bottom step and shall be capped.

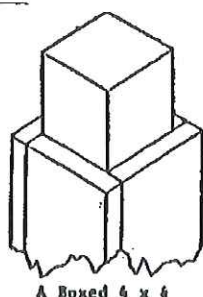
Please Note: Treated lumber should only be used for portions of the porch that come in contact with the ground. All parts of the porch that are above ground shall be painted or stained an opaque stain.



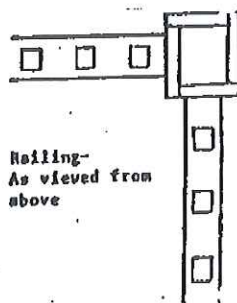
Baluster with beveled top and bottom rails



3



A Boxed 4 x 4



Nailing- As viewed from above

Approval: Yay: 5 Schmiedeke abstains. Motion carries.

409 Maple

Applicant: Catherine Hayes, owner (present).

Discussion: Application is for the replacement of the front steps on the house. The replacement steps will be constructed of wood.

Stevenson: These are existing concrete steps that will be replaced with wood steps. Would like to know if the applicant has a drawing to submit for how the new steps will look.

Hayes: States that when she submitted the application she thought that this was going to be pretty straightforward but after removing the steps she found that it might not be. She states that there is no concrete foundation below the steps that were removed. She states that she has some questions about the fact sheet produced by the HDC. She would like to know if the treads for the stairs can be three boards deep.

Schmiedeke: Advises that it is possible to use three boards for the stair tread.

Prebys: Would like to know if the side pillars remain.

Hayes: Advises that they do not, since that portion was also crumbling. She states that the only drawing for the stairs that she has is the one on the HDC porch fact sheet.

Prebys: Requests that Commissioner Rupert advise regarding the need for hand rails.

Rupert: States that anything over 19" needs to have a handrail. He states that the applicant will need only one handrail in this case.

Prebys: For railings, he suggests a pipe rail painted in black. He states that this can be manufactured in a bent rail and is an inexpensive solution.

Schmiedeke: States that another option is to match the stair rail to the existing handrail on the porch.

Hayes: States that the railings on the porch may need to be replaced soon and that matching them may not be the best option.

Stevenson: Would like some clarification on what the stairs will look like.

Hayes: Confirms that it will look like what is on the fact sheet but with three boards used for the stair tread. She would also like some clarification on the overhang for the stair tread as the fact sheet states that it should be no less than 1".

Condon: States to make the overhang exactly 1".

Prebys: Advises that the stairs will need to be painted.

Hayes: States that she will paint them white, which is the same as the trim on the house.

Prebys: States that for the treads she might want to paint them a darker color.

Hayes: States that she was planning on staining the treads if that was fine with the HDC.

Rupert: Advises that she needs to use a solid color stain.

Prebys: Agrees and states that it needs to be an opaque or solid color stain. States that a high-quality paint may hold up better than the stain in regards to weathering.

Motion: Prebys (second: Pettit) moves approval for the application for stairs at 409 Maple to include the removal of the existing concrete steps as well as the side cheek walls. To be replaced with wood stairs according to the Ypsilanti HDC porch fact sheet. The wood will be painted white with the treads to be painted a dark color.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

302 N Park

Applicant: Amy Probst, owner (present).

Discussion: Application is a reroof on the house using GAF Timberline American Harvest shingles in Saddlewood Ranch.

Probst: States that wood will be replaced on the dormers with cedar and the shingles will be replaced with the type stated in the application.

Schmiedeke: Would like to know what will occur with the roof vents.

Probst: States that she will be going with whatever the roofer recommends and states that she brought the invoice to show what the roofer has planned.

Condon: States that it looks like the invoice is calling for a continuous roof vent. A couple of extra vents were recommended by the roofer with a black drip edge.

Rupert: States that it looks like the roof already has one can vent.

Condon: States that maybe the can vent can be removed since ridge vents will be used.

Pettit: States that it seems to him that the ridge vents would do the same thing.

Condon: State that he is not sure if the ridge vents could be used on the hip roof.

Probst: States that she is open to any instructions that the HDC may have for the roofer.

Motion: Condon (second: Prebys) moves approval for the reroof of 302 N Park in GAF Timberline dimensional shingles in Saddlewood Ranch. The drip edge will be black. The original gutters on the house will remain. Roof venting will be ridge venting. If additional can venting is required for code, they are to be placed as such that they are not visible from the street. The existing trim will be replaced as needed with cedar painted to match the existing trim.

Secretary of the Interior Standard:

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

10- New work shall be removable.

Approval: Unanimous. Motion carries.

621 N River

Applicant: James Fishelson, owner (present).

Discussion: Application is for the addition of a front porch and carport on the house.

Fishelson: The concrete base for the porch already exists. He states all the houses on the street seem to have porches. He states that he tried to locate some historic photos of the house but could not find any. He is going for a simple look but he is open to suggestions from the HDC.

Prebys: States that the proposed porch is simple and is a good solution. However, the roof seems to extend out from both sides of the house and that is awkward.

Fishelson: States that it was an attempt to have more coverage but he can have that changed.

Condon: Would like to address the open rafter tails since that is a Craftsman aesthetic and this is not a Craftsman style house. He suggests a fascia board should be used instead on the outside. An open rafter is fine on the inside (ceiling) of the porch.

Rupert: States that the porch roof edges need to be shortened to inside the corner trim boards on the house.

Prebys: Advised that the sides of the porch roof need to be enclosed by a rake board or facing board.

Condon: States that the horizontal/cross beam needs a structural purpose. States that if the cross beam is needed or wanted as a horizontal tie-in for the beam; it needs to be in line with the beam.

Schmiedeke: Would like to know if the porch railing is going to be as it appears in the drawings. States that as drawn, it does appear to meet the

HDC requirements. States that the railing needs to comply with the HDC porch fact sheet.

Schmiedeke: States that regarding the carport, there may be a concern with water running onto the house.

Fishelson: States that they were trying to keep the roof at the same basic angle but since the roof is already so low on the house, they were trying to make up for that fact. States that is why it is designed as is but that he is open to suggestions regarding the carport roof.

Rupert: Suggests adding a gutter to the carport and having it run off at the back.

Prebys: Would like to know if it would be feasible for the roof pitch to change to match that of the house. Would like to know if it would be better to narrow the carport. If that is not feasible, to use eave troughs on the carport. States that the HDC would need to table this and take a look at corrected drawings before making a final decision.

Stevenson: States that for the carport, the rafters need to be closed in and the drainage issue needs to be addressed. The pitch should possibly match that on the main roof.

Motion: Rupert (second: Prebys) moves to table the application for 621 N River for more information.

Secretary of the Interior Standard:
N/A

Approval: Unanimous. Motion carries.

509 N River

Applicant: Karen Gnagi, owner (present).

Discussion: Application is for a steel fence installation.

Gnagi: Was asked to bring in a picture depicting the fence so she brought in a photo. The fence is needed to contain her dog. The fence is a three rail fence but is configured differently than a traditional three rail fence. This fence is to have a flat top. She is looking for a four foot tall fence. The applicant goes on to explain where the fence will be located in the yard as in the diagram submitted with the application. The fence will be at an angle near the garage in order to park the cars. There will be 6 gates on the fence. She will remove the chain-link fence and replace it with the new metal fence. She will need to remove and replant the raspberry plants that are in the yard to do this.

Condon: States that this is a nice option.

Motion: Rupert (second: Condon) moves to approve the three rail, black coated steel fence at 509 N River Street as presented in the drawing submitted with the application. The fence will be 48" high, 420 feet long, with 6 gates.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

110 W Cross

Applicant: Michigan Firehouse Museum and Education Center, Maura Overland, representative (present).

Discussion: Application is for brick and mortar repair to the building.

Rupert: Would like to know what will happen regarding the brick.

Overland: States that a similar brick was found.

Condon: Would like to confirm that the bullnose brick to match was located.

Overland: Confirms that it is on the contractor's lot.

Condon: States that the sealer for the brick may not be a good idea. The sealer should be something that is very breathable and designed for common brick otherwise it will actually trap water and cause the brick to spall. A soft mortar mix should be used with the repair as well.

Overland: States that she will confirm the type of sealant, but that the contractor that came out to inspect the site and was aware that the brick is soft.

Motion: Condon (second: Prebys) moves approval for the work on the 110 W Cross to include the replacement of 100 spalled/broken brick units with a matching bullnose and conventional, common brick units. The re-pointing of approximately 350 square feet of brick with a compatible mortar, the resetting of two capstones and re-caulking of the stone coping. The cleaning and painting of the steel lintels and the re-caulking of windows and perimeters is also included.

Secretary of the Interior Standard:

5- Preserve distinctive features.

7- Clean building gently-no sandblasting.

Approval: Unanimous. Motion carries.

6 N Huron

Applicant: Wayne Bryant, owner (absent).

Discussion: Application is for an awning replacement. No photo was included with the application for illustration of the proposed awning.

Stevenson: States that it needs to be clarified what the awning is to look like and the particular location.

Motion: Condon (second: Prebys) moves to table the application for 6 N Huron due lack of information.

Secretary of the Interior Standard:
N/A

Approval: Unanimous. Motion carries.

STUDY ITEMS-

302 N Park

Applicant: Amy Probst, owner (present).

Discussion: Applicant is here to discuss the replacement of the basement windows.

Probst: States that she researched the replacement of the basement windows with glass block and is doing this to secure the house. She states that she is open to suggestions from the HDC. She states that glass block was recommended to her.

Prebys: States that from the street the basement windows are a little higher than foot height.

Probst: States that she will not be replacing the larger window since that has been secured by the previous owner with a gate. She would prefer to use a type of window that will prevent someone from even attempting to break in.

Condon: Does not have an issue with the glass block on this particular home but he has an issue with the vinyl windows used for venting in the glass block windows.

Prebys: Would like to know if steel frames for the windows would be a better option with tempered glass.

Condon: States that would be a possibility.

Probst: Would like to know if that would be something that someone would be able to tell was secure.

Condon: States that they would not, unless they read the little tempered sticker in the corner of the window. He states that tempered glass is really difficult to break. And that the glass could be made to mimic the pattern on the windows.

Pettit: Would like to know if muntins on the windows would be needed.

Prebys: States that another option is a fabricated steel screen.

Condon: Would like to know if a security metal screen could be placed on the outside.

Rupert: Bars would need to be installed on the outside because of the type of window present.

Prebys: Using the security bars in the same pattern of the window is also an option since it would not affect the look of the window. Something could be fitted to the inside of the window if venting was not needed. States that he understands that need for security but he would prefer not to see glass block due to the change in appearance.

Stevenson: Would like to know if permits were pulled for the AC unit and fence.

Probst: States that they were not.

Stevenson: States that any aesthetic change to the exterior of the house should come to the HDC for approval. Requests that an application be submitted for the AC unit and the fence.

511 N Prospect

Applicant: Paul Chabot with Hanson's

Discussion: Applicant is here to discuss a new roof over the porch due to leakage.

Chabot: States that it would be a like for like roof replacement with edging. They would replace the wood edging and use three tab shingles. The same colors will be used and three tab shingles are already present on the roof. No torch or asphalt is needed.

Prebys: Does not see any issue with the roof material. Advises that no vinyl materials are allowed in the district. States that the application once submitted does not need to come in front of the HDC for approval.

ADMINISTRATIVE APPROVALS- none

OTHER BUSINESS

Property Monitoring:

120 N Adams: Staff took photos of the new screen door on the front of the house. A letter was sent to the new owner in which they responded by advising that it is the same door but that it was refinished. Staff confirmed that it was the same door and advised homeowner that an application will be needed for any exterior changes in the future.

511 N Prospect: Seen as a study item at this meeting. Staff advised that they have spoken with two different Hanson's representatives and advised that no vinyl siding is allowed in the historic district.

309-311 N Washington: Staff took photos of work at this location. The concrete and steps appear to have been repaired. However the railing could possibly be different. Rupert: States that this looks like the same railing. No letter needs to be sent.

121 N Washington: According to the owner the building department would like to have the HDC review the work that has been done on the location to see if it complies with what was approved. Staff will take photos and email the commission.

209 E Forest: The ramp that was installed needs to be painted according to the previous approval. It is requested that a letter is sent reminding the owner of this.

301 Maple: Need to send a letter since the owners are new and it appears that work has been done on the exterior house.

HDC letter of support for Federal Tax Credits: An email was sent to the HDC requesting support for federal historic tax credits. The letter can be produced on letterhead and then the commission can sign it.

Materials that imitate other materials: Materials that imitate other materials and whether the HDC should have a written policy on the same is discussed. Should it be defined by what it looks like from the street view? The quality and durability of the material needs to be considered as well.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of July 8, 2014

Motion: Rupert (second: Schmiedeke) moves to approve as submitted.
Approval: Unanimous. Motion carries.

ADJOURNMENT

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

MEETING ADJOURNED AT 8:34 pm