

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA AUGUST 26, 2014 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET AUGUST 26, 2014 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, August 26, 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
B. NEW BUSINESS	
1. 76 N Huron	Sign installation
2. 200 E Cross	Painting
3. 220 N Huron	Sidewalk replacement
4. 17-21 E Cross	Painting
5. 430 N Adams	Window installation
6. 314 E Cross	Porch repair/replacement
7. 126 W Michigan	Sign installation
C. STUDY ITEMS	
1. 17-21 E Cross	Awning replacement
D. ADMINISTRATIVE APPROVAL- None	
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 August 12, 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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- B. NEW BUSINESS
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 - 1. **17-21 E Cross** Awning replacement
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 - 2. **Porch fact sheet review**

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10. New work shall be removable.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Ypsilanti Historic District
Work Permit Application

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:

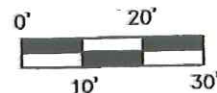
THE SOUTH 1/2 OF LOT 298, NORRIS & CROSS ADDITION
SUBDIVISION, ALSO THE NORTH 1/2 OF VACATED ALLEY, AS
RECORDED IN LIBER D, PAGES 864-865 OF PLATS,
WASHTENAW COUNTY RECORDS.

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

49.50'(R&M)

FOUND 1/2" PIPE 0.6' W

132.57'(M)

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

© FOUND
1/2"
PIPE

210.54'(M)

REMAINDER
OF LOT 298

#623
2-STORY
RESIDENCE

N89°35'25"W(M)

165.00'(R&M)

RETAINING
WALL

PARCEL =
6,816± SQ. FT.

SOUTH 1/2
OF LOT 298

PORCH
STEPS

FENCE
ON-LINE

NORTH 1/2 OF

SOUTH 1/2 OF VACATED ALLEY S89°32'57"E(M)

LOT 297

#617-19
2-STORY
RESIDENCE

FOUND 1/2"
PIPE 2.2' W

FOUND
1/2" PIPE



ISSUED FOR REVIEW	07.14.2014
ISSUE / REVISIONS	DATE

PACS
ARCHITECTURE

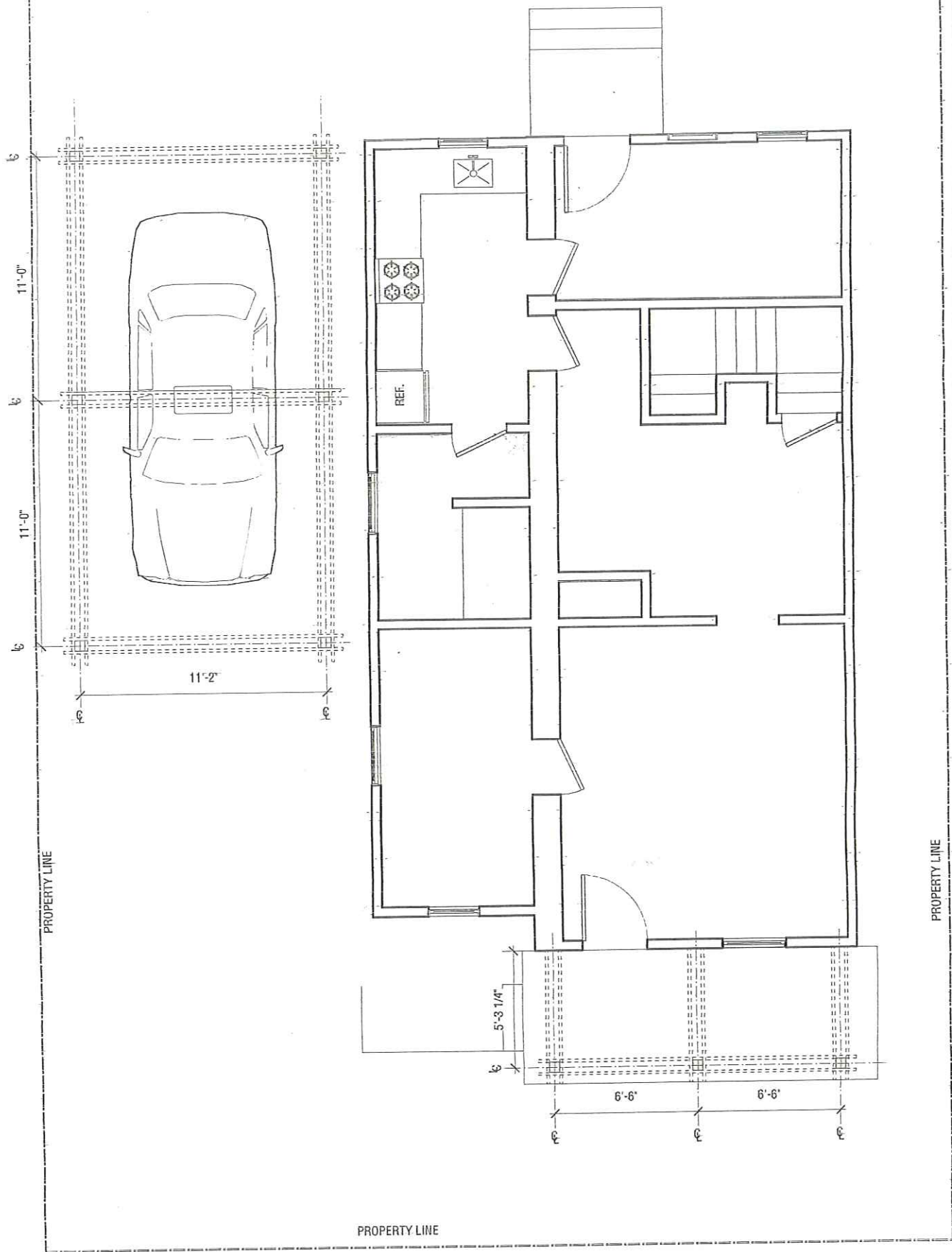
153 WEST 27TH STREET
SUITE 606
NEW YORK, NY 10001
347.475.0381
INFO@PACSARCH.COM

FISHELSON RESIDENCE

621 N RIVER STREET,
YPSILANTI, MI, 48198

DRAWING TITLE

PROPOSED PLANS



1

GROUND FLOOR PLAN

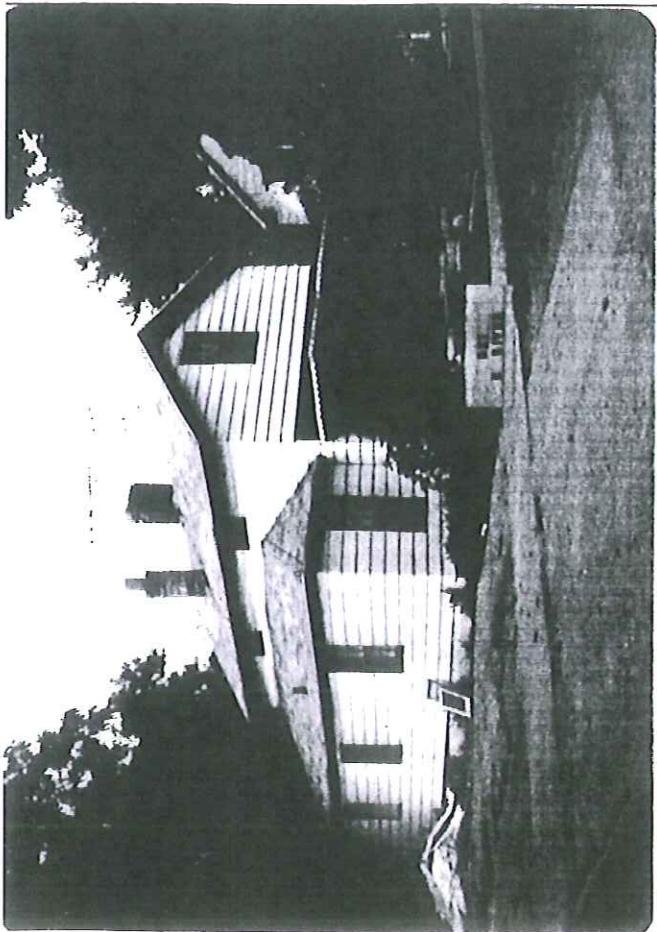
Scale: 1/4" = 1'-0"







621 N. RIVER
3-2-87





Ypsilanti Historic District
Work Permit Application

Rae. 18859

Sign Permit required

Date filed _____ for HDC meeting date _____

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

Property Address 76 N. Huron st. Ypsilanti, MI 48197

Applicant ☐ Owner ☐ Architect ☐ Contractor

Name Russian Ballet Academy of Michigan

Address 76 N. Huron st. #

City Ypsilanti State MI Zip 48197

Phone (734) 834-6366

Fax _____

E-mail rbamichigan@gmail.com

Owner Nikolai Morschakov

(If different than applicant)

Who will perform the work? ☐ Owner ☐ Contractor

Contractor _____

(Name, address,
phone) _____

Action Items only:

Construction Cost _____

Permit Application Fee 35⁰⁰

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

To complete this application:

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 76 N. Huron St. Ypsilanti: MI 48197

Applicant Nikolai Morschakov

Description of proposed work (see sample applications)

Install exterior banner at the Riverside Arts Center (RAC) for Russia Ballet Academy of Michigan (RBAM). The RBAM is based at the RAC, and has received approval from the RAC to hang a banner in front of the Building. The banner will match the style and size of the existing banners at the RAC

Materials

Vinyl sign with 2 supporting poles (one at the top and one at the bottom) fixed to the front exterior of the building

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.

N. Morschakov

Signature of Applicant

8/11/14
Date



Reach Your Potential
With Professionals

RUSSIANBALLETMICHIGAN.COM

76 N Huron





Rae. 18781 2

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date 8/26/14

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 200 E. Cross st.

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Rhian Copeland

Address 200 E. Cross st.

City Ypsilanti State MI Zip 48198

Phone 734 546 1681 Fax _____

E-mail Rhian@umich.edu

Owner _____
(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____
(Name, address, phone)

Action Items only:

Construction Cost 35⁰⁰

Permit Application Fee 35⁰⁰

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 200 E. Cross St.

Applicant Rhian Copeland

Description of proposed work (see sample applications)

Exterior Paint

Materials

Sherwin Williams

2835 Craftsman Brown
2802 Rookwood Red
2809 Rookwood Shutter Green
2838 Polished Mahogany

Colors (Attach color chips or samples)

Lower Body Craftsman Brown Accent 1 Rookwood Shutter Green
Trim Upper Body Rookwood Red Accent 2 Polished Mahogany
Roof _____ Other _____

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

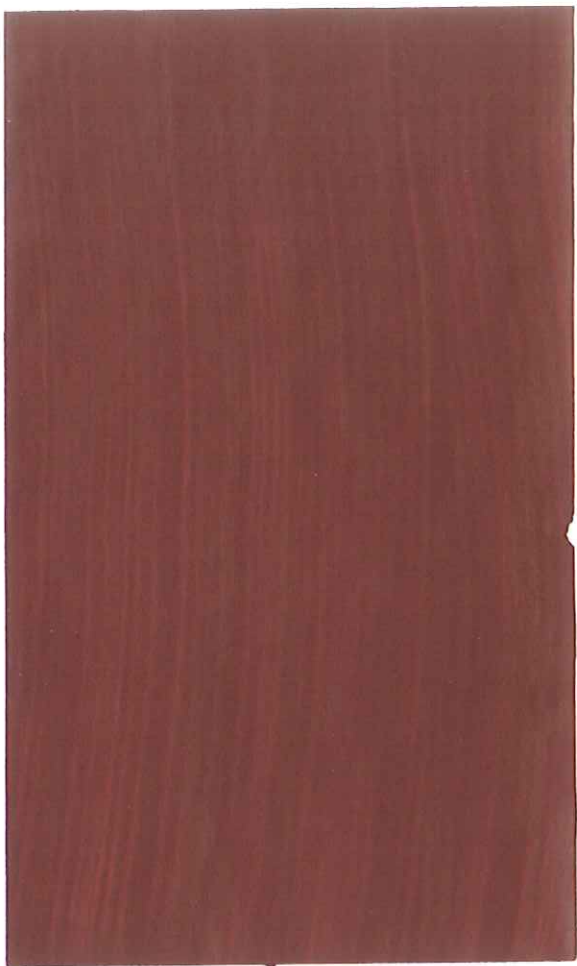
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Rhian Copeland
Signature of Applicant

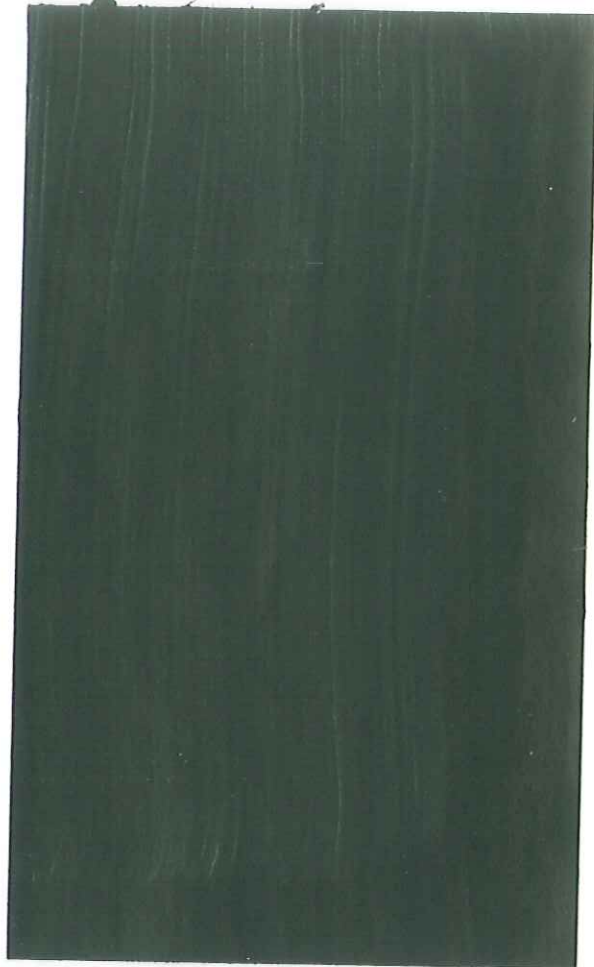
7/8/14
Date



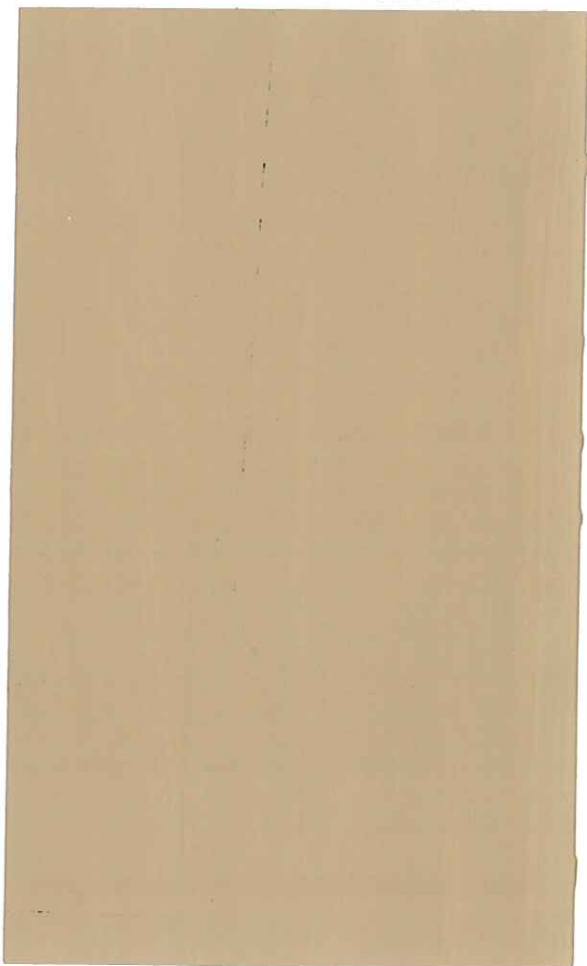
Rookwood Red



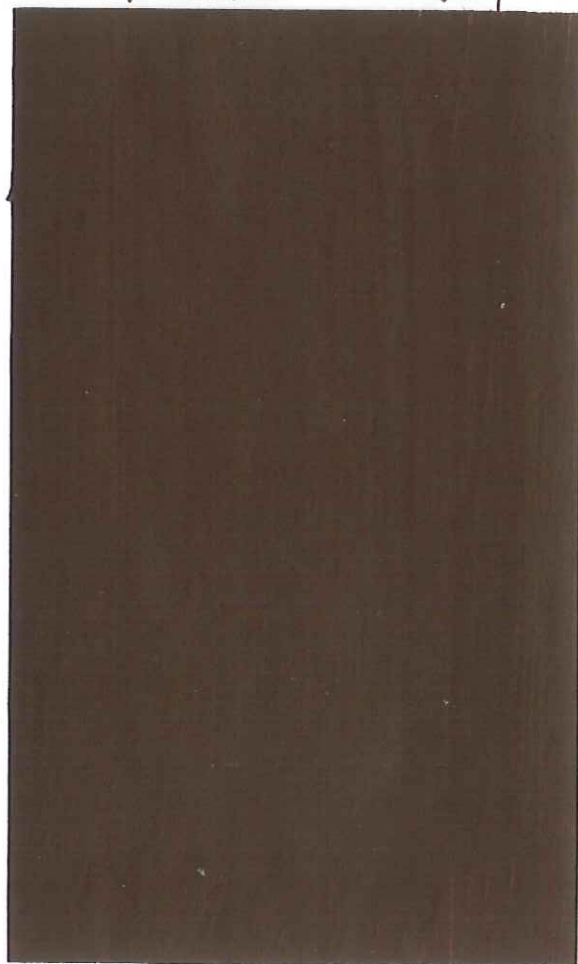
Rookwood Shutter Green



Craftsman Brown



Polished Mahogany



200 E CROSS





Rec 18790 3

Ypsilanti Historic District Work Permit Application

Date filed Aug. 19, 2014 for HDC meeting date Aug. 28, 2014 ²⁶

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 220 North Huron Street, Ypsilanti MI 48197

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Ypsilanti Historical Society

Address 220 North Huron Street

City Ypsilanti

State MI

Zip 48197

Phone (Rudisill Cell) 476-6658

Fax _____

E-mail al@rudisill.ws

Owner Alvin E. Rudisill, YHS President

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor T n S Quality Lawn & Landscaping

(Name, address, phone)

Ted Blaker, Owner 8168 Fifth Street, Dexter MI 48130

Action Items only:

Construction Cost \$3800

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.

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Ypsilanti Historic District Work Permit Application

Date filed Aug. 19, 2014 for HDC meeting date Aug. 28, 2014

Property Address 220 North Huron Street, Ypsilanti MI 48197

Applicant Ypsilanti Historical Society

Description of proposed work *(see sample applications)*

Replace the front sidewalk to the YHS Museum as follows. Cut the current 6' wide limestone slabs (the current slabs have many broken off corners) to 4' wide. Place 4" x 8" and 8" x 8" concrete named bricks horizontally along each side of the 4' wide limestone slabs. Then place 4" x 8" concrete bricks vertically outside the horizontal bricks to protect them when edging the lawn. There should be enough existing limestone slabs to cover the 37' but if not, the remaining space will be filled with new limestone slabs or a couple of horizontal rows of the matching limestone blend bricks.

The concrete bricks will be a limestone blend color. Beneath the limestone slabs and bricks will be a 4 1/2" to 5" layer of 21A crushed limestone and then 1" of steel based slag. The length of the sidewalk from the steps to the street sidewalk is approximately 37 feet.

The Holland Series concrete bricks (color - limestone blend) have been purchased from Fendt Pavers and Wall Stones in Ann Arbor and the engraving is being done by Arnet Monuments in Ann Arbor.

Materials

See above and the attached sheets.

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

Aug. 19, 2014

Date

Ypsilanti Historical Society - Front Sidewalk

Proposed Cross Section View of Sidewalk



Proposed Top View of Sidewalk

	Alvin Rudisill	Limestone Slab	Alvin Rudisill	
	Knights of Columbus		Knights of Columbus	
	Roosevelt High School Class of 58		Roosevelt High School Class of 58	
	George Ridenour		George Ridenour	
	James Mann		James Mann	
	Roosevelt High School Class of 58	Limestone Slab	Roosevelt High School Class of 58	



Note: The current sidewalk is made up of 6 foot wide limestone slabs, many of them with broken off corners. The current slabs will be cut to 4 feet wide and new limestone slabs will be used if there is not enough of the current slabs. Named concrete bricks (4" x 8" & 8" x 8") will be placed horizontally alongside the limestone slabs and plain concrete bricks will be placed vertically outside the horizontal bricks to protect them when edging alongside the sidewalk. Beneath the limestone slabs and bricks will be a 4 1/2" to 5" layer of 21A crushed limestone and then 1" of steel based slag. The length of the sidewalk from the steps to the street sidewalk is approximately 37 feet.



Museum

(Front Sidewalk)

220 North Huron Street
Ypsilanti, MI 48197



The sidewalk is made up of limestone slabs that are in bad shape with most of the corners broken off. The front walk is six feet wide and thirty-seven feet long. Approximately four feet of the sidewalk has already been replaced with concrete.

220 N Huron





Ypsilanti Historic District

Work Permit Application

Date filed 08/18/14 for HDC meeting date 08/26/14

Action item ☒ Study item ☐

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

17-21
E. @ Cross St.
Poe 18793

Property Address 17 E. Cross St

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Vince Chmielewski

Address 2348 Draper Ave

City Ypsilanti

State MI Zip 48197

Phone (734) 217-4530

Fax _____

E-mail vince@vcwebdesign.com

Owner Freda Klaasen

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____

(Name, address,
phone)

Action Items only:

Construction Cost \$2,000

Permit Application Fee

\$3035

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 08/18/14 for HDC meeting date 08/26/14

Property Address 17 E. Cross St

Applicant Vince Chmielewski

Description of proposed work (see sample applications)

Exterior Painting

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.

Vince Chmielewski
Signature of Applicant

8/14/14
Date

17-21 E CROSS



Rec 18795 5



Ypsilanti Historic District Work Permit Application

Date filed 08/19/14 for HDC meeting date 08/26/14

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 430 N. Adams

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name DEREK NEUB

Address 5810 E. 520 RD

City ANN ARBOR State MI Zip 48108

Phone 734-323-9581 Fax _____

E-mail NEUBDEREK@YAHOO.COM

Owner _____

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor DAN CAIN

(Name, address, phone) 734-777-8101

Action Items only:

Construction Cost 300 Permit Application Fee 35⁰⁰

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.

7pm

Ypsilanti Historic District Work Permit Application

Date filed 08/19/14 for HDC meeting date 09/26/14

Property Address 430 N. ADAMS
Applicant DEREK NEAL

Description of proposed work (see sample applications)

REPLACE TWO BACKYARD WINDOWS.
THEY WERE REPLACED ABOUT 3-4 YEARS
AGO AND DID NOT REALIZE THAT
I NEEDED A PERMIT TO REPLACE THE
WINDOWS W/ SAME WINDOW.
THEY WERE REPLACED WITH WINDOWS JUST LIKE
THE ONES THAT WERE IN HOUSE WHEN PURCHASED IN 1992
ONE ON EACH SIDE OF STEPS
TWO WINDOWS 24x38

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]
Signature of Applicant

08/19/14
Date

From: 7343239581@vzwpx.com
Subject: No Subject
Date: August 12, 2014 at 2:00 PM
To: neebderek@yahoo.com





430 N Adams



430 N Adams



Ypsilanti Historic District

Work Permit Application

Rec. 18799

Date filed 8-20-14 for HDC meeting date 8/26/14

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 E. Cross St. Ypsilanti, MI

Applicant

☐ Owner

☐ Architect

☒ Contractor

Name John Dubois

Address 929 S Grenoble Dr

City Milam, MI 48160 State MI Zip 48160

Phone (734) 308-0670 Fax _____

E-mail jdubois@oaktreehomeservices.com

Owner Brenda Crum
(If different than applicant)

Who will perform the work?

☐ Owner

☒ Contractor

Contractor John Dubois
(Name, address, phone) 929 S Grenoble Dr. Milam, MI 48160

Action Items only:

Construction Cost 5,000⁰⁰ Permit Application Fee 40⁰⁰

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 _____ for HDC meeting date _____

Property Address 314 E. Cross St.

Applicant John DuBois

Description of proposed work (see sample applications)

We will be re moving most of the front porch. The Right Front Porch Post will remain, all architectural, trim & things that can be re-used will be re-used. The rebuild will be a very similar duplication of the porch that is there right now. We will attach the roof to the building with lag bolts, the roofing will be properly flashed next to the house. The posts will be 4x4 wrapped with cedar to match what is currently there.

Materials

All wood in the ground will be pressure-treated, all other exposed wood will be cedar and painted. The Ceiling will be beaded fir, the header and posts will incorporate architectural elements identical to the porch now.

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.

John DuBois
Signature of Applicant

8-20-14
Date

Body of Porch

*Classic Light Buff
SW 0050



●Bunglehouse Blue
SW 0048

PORCH TRIM

1950's

314 E Cross St.





Ypsilanti Historic District

Work Permit Application

Date filed 8/21/14 for HDC meeting date 9/9/14

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 126 W Michigan Avenue

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Ypsilanti Running Company LLC

Address 126 W Michigan Avenue

City Ypsilanti State MI Zip 48197

Phone 734-239-5950

Fax _____

E-mail mike@ypsirunning.com

Owner Joeseh Lawrence is property owner; Ypsilanti Running is the sign owner
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Ahearn Signs Inc. (installed by Home Services LTD)

(Name, address, phone) 341 Industrial Park Drive Belleville MI 48111

Action Items only:

Construction Cost 1,465 1565.00 Permit Application Fee 30

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 _____ for HDC meeting date _____

Property Address 126 W. Michigan Avenue Ypsilanti MI 48197

Applicant Ypsilanti Running Company

Description of proposed work *(see sample applications)*

1. Install front signboard sized 2' high by 20' long on existing signboard area above front entrance of 126 W. Michigan Avenue.
 2. Install two (2) back signboards sized 3' high by 6' long on existing signboard located above rear entrance of 126 W. Michigan Avenue.
 3. Install three window decals on three separate front windows each measuring at or below 25% window size.
- See attached pictures.

Materials

1. Front sign will be constructed with Econolite which is an aluminum composite. The letters will be inked onto the Econolite. The background color of this sign will be black and the lettering will be silver/metal toned.
2. Back signs will be constructed with Lexan. The letters will be inked onto the Lexan. The background color of these signs will be black and the lettering will be white.
3. Window decals will be constructed with cut vinyl. The lettering will be white.

Colors *(Attach color chips or samples)*

Body _____

Accent 1 _____

Trim _____

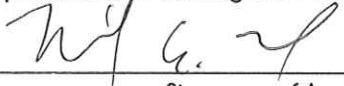
Accent 2 _____

Roof _____

Other _____

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

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

x 
Signature of Applicant

8/22/14
Date

126 W Michigan 126N-14-032

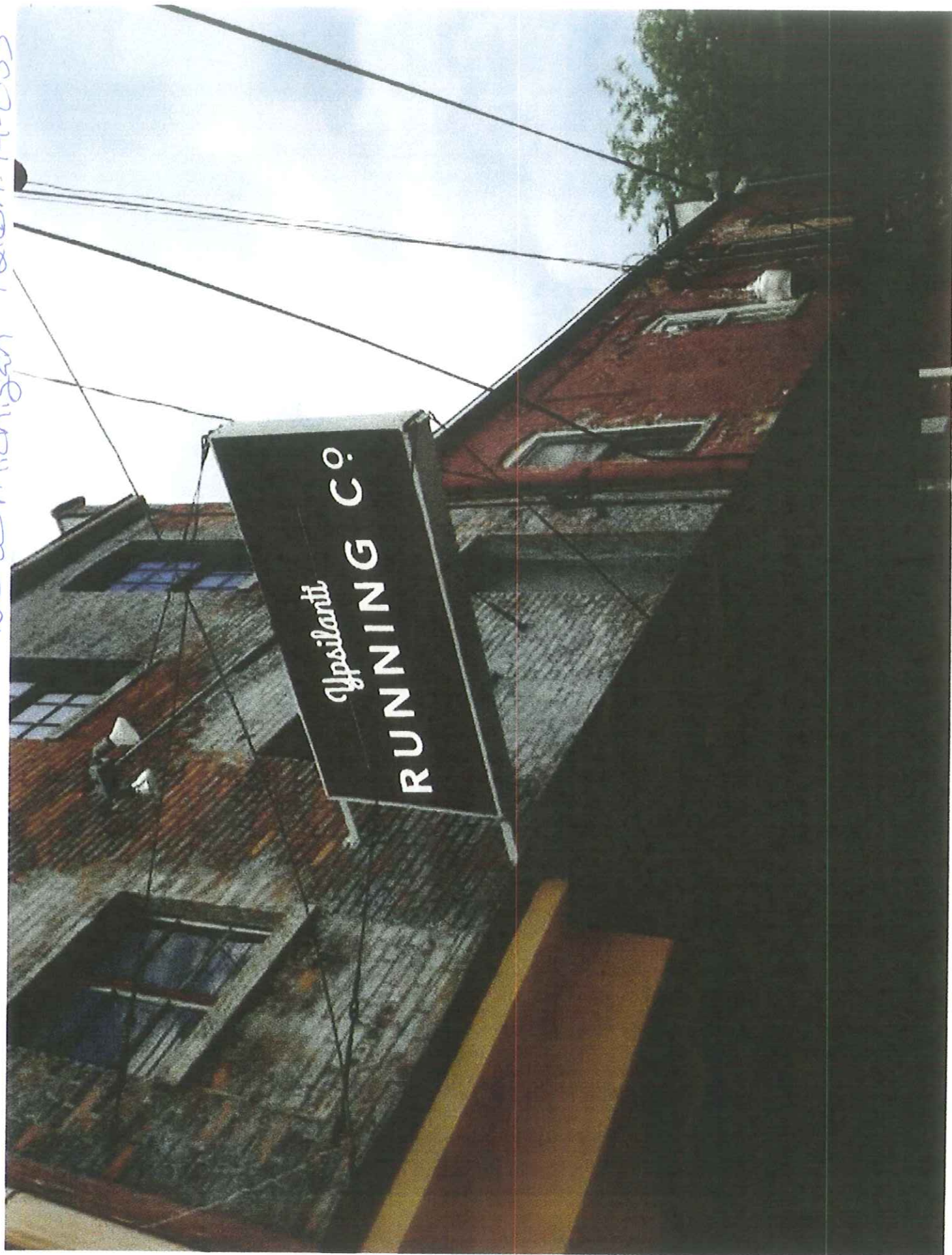
Upsilanti RUNNING CO.

R Y C
est. 2014

**Upsilanti
RUNNING CO.**
M-W 11-6
Thurs 11-8
Sat 10-6
Sun 12-5

www.upsilanti-running.com

126 W Michigan PS160N-14-033



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:
There are eight parts of the porch:

CEILING: the porch ceiling shall, in most cases, be consist of beadboarded 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, 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 originals. Split posts may be required for attachment to an exterior wall.

GUARD RAIL (on the porch):

1 & 2 family homes: a guard rail required if porch floor surface is more than 30" above grade. Must be 36" high. (May be as low as 30" if evidence exists to indicate height of original guard rail.) Guard rail shall consist of three parts: a top rail shall be a minimum 2 x 4 placed flat & shall have beveled top edges; balusters shall be a minimum 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 required if porch deck is more than 30" above grade. The guard rail-Mm 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 hand rail Mm 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 required. All diagonal members shall be centered on the porch posts and newel posts with butt joints. 1 1/2" pipe rails may occasionally be required.

3-unit & most multi-family and commercial structures: hand rails are required on both sides of flights of 1 or more risers. Must be graspable. 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 wall or terminate at post or safety terminal.

DECK: the deck (floor) of the porch shall be 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 trimmed off. The deck of the porch should be sloped in order to shed water.

SKIRTING: porch skirting is required. The skirt shall be framed with a minimum of a 1 x 4. Prefabricated lattice is acceptable, although the Commission-HDC strongly recommends original style and a more decorative skirting.

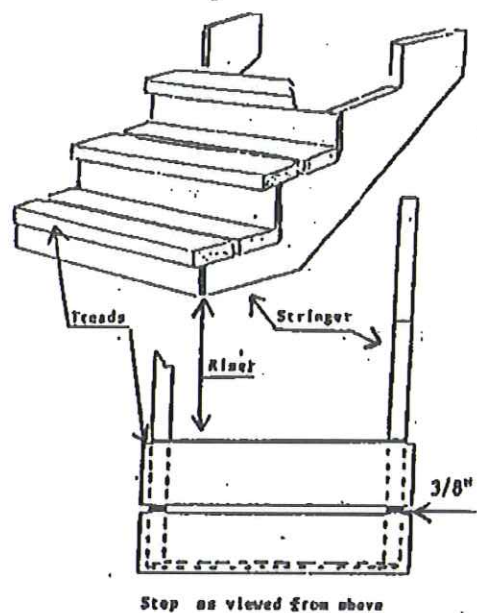
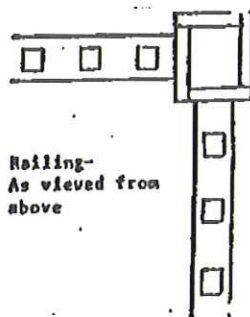
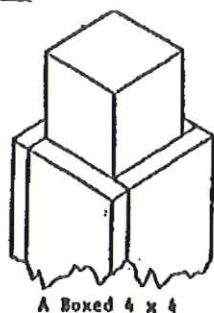
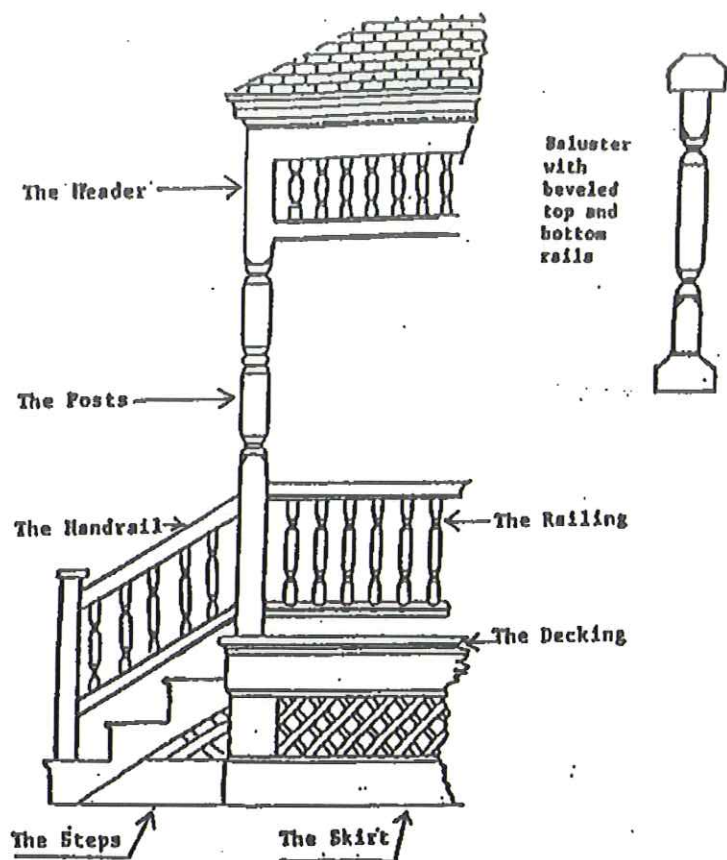
STEPS: pre-formed, multi-step concrete units are prohibited usually not appropriate. There are four different parts to the wooden step unit: stringers, treads, risers and skirt. All parts of steps shall be of 5/4" lumber, rather than 2 x 6, 2 x 8 or 2 x 10. The maximum height of the rise shall be 8 1/2". The minimum depth of the tread shall be 9". Treads shall rest on the stringers, not be rabbeted into the stringers. The treat 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 no less-more than 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 harmonious-related in style and size with porch posts. They shall be mounted on the bottom step and shall be capped.

LIGHTING: Any changes in lighting for the porch area must be approved by the HDC.

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.

All parts of porch shall be painted or opaque-stained, including treated lumber.



2007-2014 HDC - fact sheet, porches
The Historic District Commission reserves all rights to amend or update this Fact Sheet at any time.

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF AUGUST 12, 2014

CALL TO ORDER AND ROLL CALL

Hank Prebys	Vice-Chair	7:00 PM
Meeting Location:	City Council Chambers, City Hall	
Commissioners Present:	Jane Schmiedeke, Michael Condon, Hank Prebys, Ron Rupert, Alex Pettit	
Commissioners Absent:	Anne Stevenson	
Staff Present:	Cynthia Kochanek, HDC Assistant	

APPROVAL OF AGENDA

Motion: Pettit (second: Rupert) moves to approve the agenda as amended to add 8 N River, 126 W Michigan and 418 N Hamilton as study items.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

621 N River

Applicant: James Fishelson, owner (absent).

Discussion: Application is for the addition of a front porch and carport. This application was tabled at the July 22, 2014 meeting in order for the applicant to address some HDC concerns.

Staff contacted the owner to see at what stage the plans were and if he would be attending the next meeting. Staff was advised that the applicant was out of town and the next meeting that he would be able to attend would be the first meeting in September.

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

Secretary of the Interior Standard:
N/A

Approval: Unanimous. Motion carries.

6 N Huron

Applicant: Wayne Bryant, owner (present).

Discussion: Application is for an awning replacement. The new awning will be vinyl. This application was tabled at the July 22, 2014 meeting since the applicant was not in attendance, no photo was included with the application to illustrate the proposed awning, and there was not sufficient information included with the application.

Bryant: States that he has a sample of the proposed awning with him but that he was unable to duplicate the fabric that is currently present. The colors of the new awning will be different.

Prebys: Wants to know if the new awning will appear the same as the current awning.

Bryant: States that everything will be the same. The new awning will unroll and be done by the same company as before. The attachments already present for the old awnings will be re-used.

Prebys: Asks if just one awning is being replaced or if all of the awnings on the building will be replaced.

Bryant: States that he will be doing both sides of the building; Huron St and Michigan Ave.

Schmiedeke: Would like to confirm that he will be doing all five awnings.

Bryant: Confirms that this is the case.

Prebys: Would like to confirm that the installation is for 2 N Huron to 6 N Huron.

Bryant: Confirms this is the case and that the awnings need to be replaced since a tree has caused damage to one awning. He also anticipates some painting this fall, but he will submit a separate application for that plan later.

Prebys: Ask what the color of the awning is.

Bryant: States that the colors are rust and dark brown on sand.

Pettit: Inquires as to the company that makes the awning.

Bryant: States that it is Clothesline Plus by Vanguard. The company that will be doing to work is Signature Commercial.

Motion: Rupert (second: Schmiedeke) moves to approve the awnings for 2, 4, 6 N Huron St with the five awnings being re-covered in rust and dark brown on sand awnings by Vanguard.

Secretary of the Interior Standard:

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

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

NEW BUSINESS

314 N Adams

Applicant: Taryn Scherer and Raymond Scherer, owners (present).

Discussion: Application is for a reroof on the structure with Owens Corning architectural shingles to match the existing.

Prebys: Would like to know what material will be used.

Scherer: Has been talking with several contractors and she is considering an Owens Corning architectural shingle. She would like to use the same color as currently there.

Prebys: Inquires as to what the color is currently.

Scherer: States that it is a black roof.

Prebys: Inquires as to what will be done about the drip edge.

Scherer: States that the drip edge will be replaced. The one that is there currently is a white aluminum drip edge.

Prebys: States that if it is replaced then it should be matched to the shingle color.

Scherer: States that if that is possible, then that is fine with her.

Schmiedeke: Inquires as to whether the gutters will be done as part of this work.

Scherer: States that she plans to have the gutters done at a later time.

Schmiedeke: Inquires about vents.

Scherer: States that they plan on doing soffit vents. She also states that one thing that might be a concern is that if there is rotting wood in the soffit area. She would like to replace it with Hardie Board since it will not rot like wood will.

Prebys: Would like to know where she is planning on using this.

Scherer: For the fascia and soffit vents but only if the wood is rotted and needs to be replaced.

Prebys: Inquires as to whether this will be painted to match.

Scherer: Agrees.

Motion: Condon (second: Pettit) moves approval for the application for 314 N Adams to include reroofing with a new shingle in a black or dark grey to match the existing three-tab shingles. Ventilation will be soffit vents and ridge vents. If can vents are required to comply with the building code; they must be placed in locations that are not visible from the street. A black drip edge to match the shingles will be used. No gutter work is planned at this time.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

76 N Huron

Applicant: Christie Lypka, owner (absent).

Discussion: Application is for vinyl window signage. Applicant advised staff that she would not be able to attend the meeting.

Schmiedeke: States that she would like clarification as to whether the vinyl figures will have a background or if the windows will be visible behind the vinyl slicks.

Staff: Confirms that the gray portion on the drawings depicts the clear window and there is no opaque background behind the figures.

Pettit: Would like to know if the red portion at the bottom will be seen as well as the RAC letters at the top.

Staff: Confirms this is the case.

Motion: Pettit (second: Condon) moves approval for the application for 76 N Huron to include the application of color vinyl window slicks. The colors are to be blue, yellow, green and red as depicted in the submitted application photos.

Secretary of the Interior Standard:

10- New work shall be removable.

Approval: Unanimous. Motion carries.

STUDY ITEMS-

8 N River

Applicant: Rob Hopps, contractor (present).

Discussion: Contractor is here to discuss a new door for the house.

Hopps: States that the front porch was hit by a vehicle. The porch will be replaced as it was before, but the front door is damaged and must also be replaced.

Prebys: Inquires as to what type of door is currently there.

Hopps: States that it is a steel, flush door.

Prebys: States that a steel, flush door would not be approved.

Hopps: Would like to know what to replace the door with. Would like to know if he can go with an insulated fiberglass, energy efficient door.

Prebys: States that this is unlikely and that HDC would prefer to see a light in the door.

Hopps: States that this door is the entrance to a common area and would need to be secure and self-locking.

Prebys: Would like clarification on the plans for the steps and the porch.

Hopps: States that the plan is to use poured concrete in the same form that the stairs were in before.

Prebys: Asks about the cheek walls.

Hopps: States that these will be poured concrete as well.

Schmiedeke: Provides examples of the types of doors that would be acceptable from the Fingerle catalog. States that she is using the catalog only because it has good examples. (Commissioner Schmiedeke has shown the contractor a Winter 2013 Fingerle catalog and has indicated the Simpson Entrance Doors on page 27 and has indicated that any door in the top row would be acceptable; numbers 6801, 6802, 6803, 6811, 6812, or 6813. The first three are preferable due to their style.)

Prebys: States that the owner could do gray or some other color that the owner would like to use for the door but that the HDC needs to know what the color is. It is preferred that the door is not painted white or another light color since it will show dirt easily.

126 W Michigan

Applicant: Corey Stersinger & Mike Nix; owner of Ypsilanti Running Co. (present)

Discussion: Applicants are here to discuss signage for the front and back of the store, and have brought illustrations of the proposed signage

Stersinger: The material proposed for the front sign is E-conolight, an aluminum composite. The sign will have a black background and gray lettering.

Prebys: States that the sign appears to be sized to fit into the space already allocated. Advised that this is a good plan.

Stersinger: Confirms that this is the case and that the sign will fit right into the space that is there.

Condon: Inquires about the back sign.

Stersinger: States that the back sign will be made of Lexan and placed in the metal framing that is already there.

Condon: Would like to know how the signs will be lit.

Stersinger: External spotlights for both signs are planned. She states that the window signs are going to cover about 20% of the windows and that they will be vinyl applied to the inside of the windows.

Condon: Inquires about why the colors are switched for the back sign.

Stersinger: States that it looks less stark.

Prebys: Advises that the overall plan is good and as it stands now could be approved.

418 N Hamilton

Applicant: David and Ester Center

Discussion: Applicants are planning on a fence installation with a gate entrance for the back yard and would like to know what is preferred.

Center: Is planning on cedar for the fence and has drawn a few examples of what he is planning.

Prebys: States that the height of the fence needs to meet code. The style proposed is fine.

Center: Would like to know if it would be a problem to remove the deck at the back of the house and if that would need to be approved by the commission.

Prebys: States that the removal of the deck would not be a problem but that it would need to be brought before the commission.

Center: Would like to use a lattice for the fence.

Rupert: Advises that is fine but that the applicants would be well advised to go with a heavy duty lattice rather than something that will fall apart easily. Advises that vinyl is not allowed.

Prebys: Advises that the HDC must consider any proposed exterior work. Advises on what would be acceptable for the documentation submitted with the application. Advised that it was good for them to come in and get to know the HDC and get advice on the project beforehand.

ADMINISTRATIVE APPROVALS-

511 N Prospect

Discussion: Application is for the installation of a new roof on the front porch only at this address. A Hanson's rep was previously in to discuss the change as a study item. Staff confirmed that the roofing is to match what already exists.

Motion: Pettit (second: Condon) moves to approve the administrative approval for 511 N Prospect for the porch roof installation

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring:

121 N Washington: Staff has emailed the owner with the concerns brought up by the HDC but has had no response.

209 E Forest: The ramp that was installed needs to be painted according to the previous approval. A letter was sent to the owner on July 29, 2014 with no response at this time. Staff will monitor and send a second letter if needed.

Terry Bakery sign: Staff advised that the building department approvals were issued on 7/8/14 but no inspection has been scheduled yet.

Porch fact sheet: The porch fact sheet was altered to address some spelling and format concerns as well as the 1" rule for tread overhang. Staff discussed with the commission changes that were made to the fact sheet. HDC discussed changes that should be made to the current fact sheet. Staff will highlight changes made to the fact sheet and have that ready for the next meeting for HDC consideration.

Good News: Commissioner Schmiedeke asks for HDC input on commendable work done in the Historic District during the past year to include in the Heritage Foundation's Good News newsletter.

Vinyl-clad windows: Commissioner Rupert states that he spoke with a sales rep for Marvin and the rep states that Marvin no longer carries vinyl-clad windows since they had low sales and that they deteriorate rapidly.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of July 22, 2014

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Schmiedeke (second: Pettit) moves to adjourn.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:06 pm