

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA JANUARY 14, 2014 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET JANUARY 14, 2014 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, January 14, 2014
7:00 p.m.

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

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

I. CALL TO ORDER AND ROLL CALL

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

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING - none

V. BUSINESS SESSION

A. OLD BUSINESS – none

B. NEW BUSINESS

1. 317 S. Huron	Window installation
2. 133 W. Michigan	Door replacement
3. 414 Maple	Replace roof/siding repair

C. STUDY ITEMS - none

D. ADMINISTRATIVE APPROVAL

1. 190 N. Washington	Roof replacement
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E. OTHER BUSINESS

Policy regarding vinyl clad windows

Property Monitoring – none

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of December 10, 2013

VIII. ADJOURNMENT

Secretary of the Interior's Standards for the Rehabilitation of Historic Structures

Developed by the U.S. Department of the Interior, the Standards provide a framework that guides protective decisions regarding historic structures. The Historic District Commission is required to cite applicable Standards with each formal decision it renders. It may also cite HDC Fact Sheets as part of its decision-making process.

1. Use property for original purpose or provide compatible use with minimal alteration.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. Do not destroy original character. Do not remove or alter historic material or features.

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

3. Do not imitate earlier styles.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Preserve significant changes acquired over time.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Preserve distinctive features.

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

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

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Clean building gently—no sandblasting.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Preserve archaeological resources.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New work shall be removable.

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

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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.

Rec-16531



Ypsilanti Historic District Work Permit Application

Date filed 12/10/2013 for HDC meeting date _____

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

Property Address 317 SOUTH HURON ST

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name FRANCIS & ERIC GUNNARSON

Address 23036 BROOKPORT ST.

City ANN ARBOR State MI Zip 48375

Phone 248-349-6457 Fax _____

E-mail egunnarson@gmail.com

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor _____
(Name, address, phone)

Action Items only:	
Construction Cost <u>2500.00</u>	Permit Application Fee <u>25.00</u>
The permit fee is \$20 plus \$5 for each (or any portion of) \$3000 of construction cost. Payment is due at the time of application.	

To complete this application:

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed 12/10/2013 for HDC meeting date _____

Property Address 317 South Haven St

Applicant Eric Gunderson

Description of proposed work (see sample applications)

REMOVE & REPLACE ALUMINUM STORM WINDOWS ON 1960s-70s THREE SEASON PORCH. THIS WAS AN ADDITION NOT PART OF THE ORIGINAL STRUCTURE. IT WAS SIDED WITH VINYL SIDING AND NEVER HAD PROPER WINDOWS INSTALLED. PORCH IS ON THE BACK OF HOUSE. WINDOWS WERE INSTALLED IN 2005. ~~REMOVED~~ BECAUSE OF THE SIZE AND TO KEEP CLOSE TO THE SAME STYLE VINYL CLAD WINDOWS WERE INSTALLED.

Materials

windows previously installed in 2006

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

12/10/2013
Date



317 S. Huron 1/10/14



317 S Huron 1/10/14



317 S. Huron 1/10/14

317 S. Huron St.
previous windows



Image/Sketch for Parcel: 11-11-39-403-009**City of Ypsilanti**[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)**Caption:** No caption found

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\$30.00



Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Action item ☐ Study item ☐

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

Property Address 133 W. MICHIGAN AVE. YPSILANTI, MI - A-K-A MICHIGAN HERITAGE BLD.

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name ARBOR GLASS & MIRROR, LLC - RYAN McDONALD

Address 3752 CARPENTER RD

City YPSILANTI State MI Zip 48197

Phone 734-975-4350 Fax 734-975-4355

E-mail RYAN@ARBORGLASSANDMIRROR.COM

Owner _____

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor ARBOR GLASS & MIRROR

(Name, address,
phone) _____

Action Items only:

Construction Cost _____ Permit Application Fee _____

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

To complete this application:

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

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 133 W. MICHIGAN AVE

Applicant ARBOR GLASS & MIRROR, LLC - RYAN McDONALD

Description of proposed work (see sample applications)

REPLACE EXISTING WOOD FRAME ENTRANCE WITH
COMMERCIAL ALUMINUM ENTRANCE, DUE TO ROTTING
WOOD.

Materials

RAMCO DOOR + FRAME WITH SIDE LITE
& TRANSOM. STANDARD "FLUSH GLAZE" COMMERCIAL
ALUMINUM FRAMES 2" X 4 1/2" WITH A "MEDIUM STILE"
DOOR (5" WIDE STILE) AND STANDARD 10" BOTTOM RAIL. NEW
MATERIAL WILL MATCH AESTHETIC OF EXISTING FRONT +
REAR ENTRANCES.

Colors (Attach color chips or samples)

Body DARK BRONZE

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

12/5/13

Date

Caption: No caption found

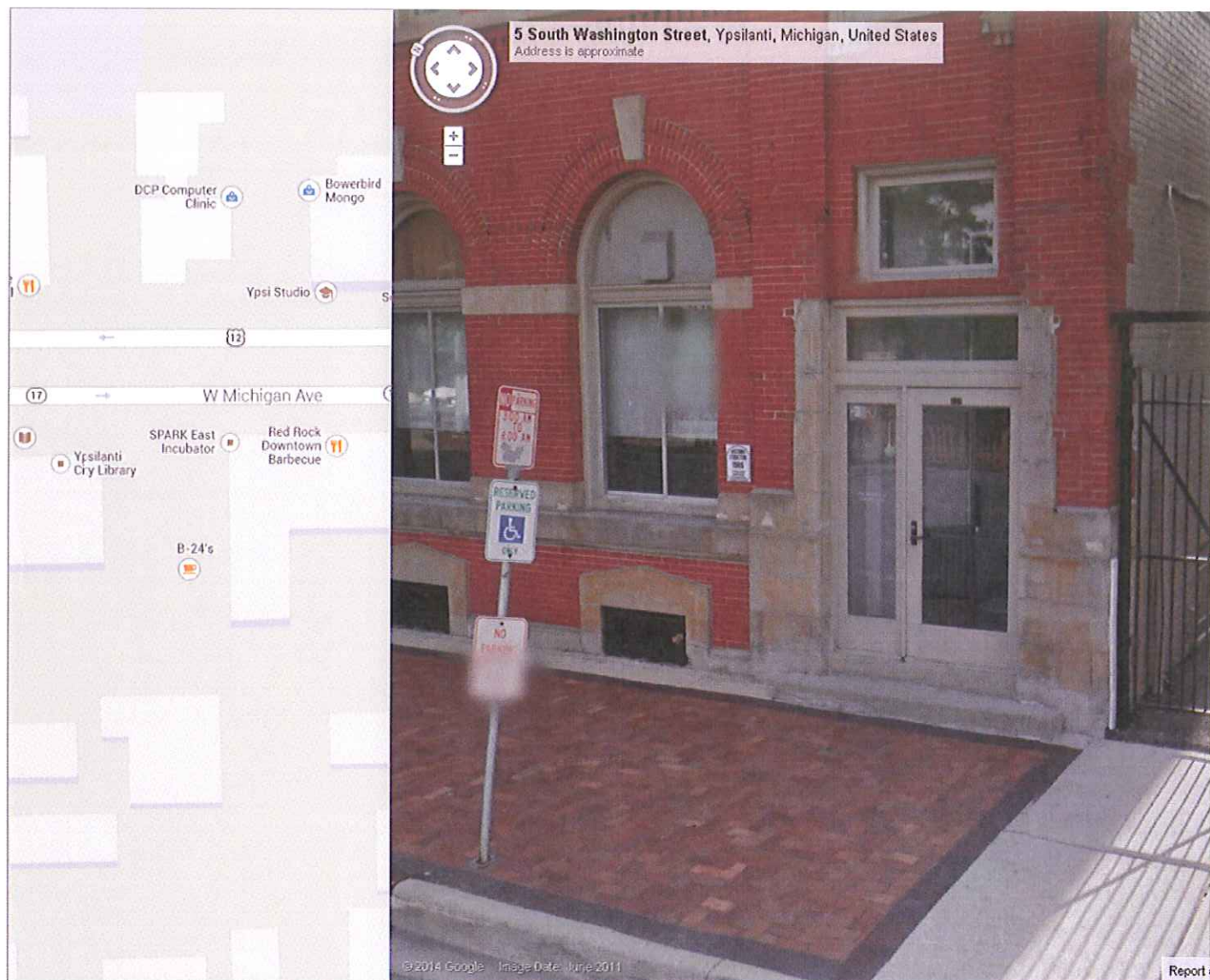


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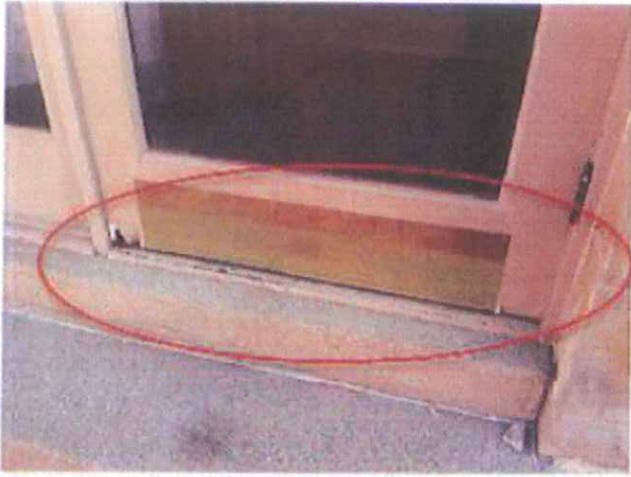
[Privacy Policy](#)

To see all the details that are visible on the screen, use the "Print" link next to the map.

Google



Pictures of existing door for Michigan Heritage, LLC at 133 W. Michigan Ave.
Taken November 13, 2013.





Ypsilanti Historic District Work Permit Application

Rec 16575

Date filed 1.7-14 for HDC meeting date 1/14/14

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 414 MAPLE STREET

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name JUNGLO RESTORATION SERVICES

Address 22860 VANDERDALE DRIVE

City Novi State MI Zip 48375

Phone 800.574.2000 Fax 248.380.0988

E-mail _____

Owner JAMES CORRAJ
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor JUNGLO RESTORATION SERVICES
(Name, address, phone) same as above

Action Items only:	
Construction Cost _____	Permit Application Fee <u>55.00</u>
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 414 MAPLE STREET

Applicant SOURCE RESTORATION SERVICES

Description of proposed work (see sample applications)

Limited repair on alum. siding that is already existing, will paint to match existing

re-roof same material, different color than existing → will be fox hollow grey or charcoal grey

Materials

GAF 30 yr dimensional shingle

Colors (Attach color chips or samples)

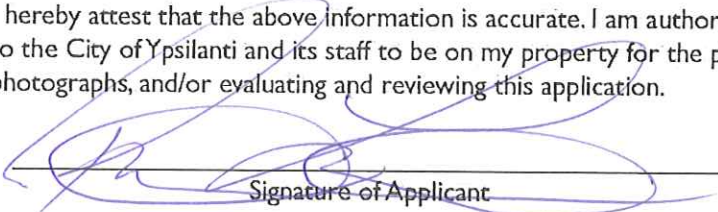
Body _____ Accent 1 _____

Trim _____ Accent 2 _____

Roof _____ Other _____

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Signature of Applicant

1.7.2014
Date



SunGlo Services

22960 Venture Dr.
Novi, MI. 48375
Tax I.D. 38-2728853
License 21002118244

Insured: James Gorman
Property: 414 Maple St
Ypsilanti, MI 48198
Home: 414 Maple St
Ypsilanti, MI 48198

Home: (734) 717-3199

Claim Rep.: Brian Dubel
Company: Farm Bureau

Estimator: Capatina, Gene capatinag@sunglo services.com
Company: Sunglo Services
Business: 22960 Venture Drive
Novi, MI 48375

Business: (800) 574-2000 x 1208
E-mail: capatinag@sunglo services.com

Reference: Jamie Agesen
Company: Farm Bureau
Business: P.O. Box 930079
Wixom, MI 48393

Business: (800) 322-7185
E-mail: jaagese@fbinsmi.com

Contractor:
Company: SUNGLO Services
Business: 22960 Venture Drive
Novi, MI 48375

Business: (800) 574-2000

Claim Number: 00100000380571A

Policy Number: UNKNOWN

Type of Loss: Wind Damage

Date Contacted: 11/17/2013 9:31 PM
Date of Loss: 11/17/2013 12:00 AM
Date Inspected: 11/17/2013 10:00 PM
Date Est. Completed: 11/23/2013 9:06 AM

Date Received: 11/17/2013 12:00 AM
Date Entered: 11/17/2013 9:31 PM

Price List: MIAA8X_NOV13
Restoration/Service/Remodel
Estimate: JAMES__GORMAN-FEES

This is an original estimate for repairs. If you have any questions please contact me at (800) 574-2000.

Thank you,

SunGlo Services



SunGlo Services

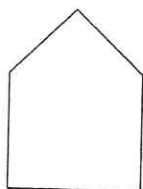
22960 Venture Dr.
Novi, MI. 48375
Tax I.D. 38-2728853
License 21002118244

CONTINUED - Roof

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
42. Tear off composition shingles (no haul off)	19.72 SQ	32.20	0.00	0.00	634.98
43. Remove Tear off modified bitumen roofing (no haul off)	9.48 SQ	30.46	0.00	0.00	288.76
44. Modified bitumen roof - cold adhesive application	10.43 SQ	0.00	264.47	66.34	2,824.76
45. Bitumen roof - Add. glass felt layer - cold adhesive appl.	9.48 SQ	0.00	65.67	7.91	630.46
46. Step flashing	59.00 LF	0.00	6.60	5.77	395.17
47. Counterflashing - Apron flashing	71.00 LF	0.00	5.87	4.47	421.24
48. Drip edge	379.04 LF	0.00	1.45	11.60	561.21
49. Continuous ridge vent - shingle-over style	101.00 LF	0.00	6.36	19.03	661.39
50. Flashing - pipe jack	2.00 EA	0.00	25.47	0.82	51.76
51. Chimney flashing - average (32" x 36")	1.00 EA	0.00	232.73	3.04	235.77
52. Roofing felt - 15 lb.	13.67 SQ	0.00	20.59	4.50	285.97
53. Roll roofing	2.19 SQ	0.00	81.37	7.43	185.63
<u>90 lb felt for valley protection</u>					
54. Ice & water shield	576.00 SF	0.00	1.16	11.06	679.22
55. 3 tab - 25 yr. - composition shingle roofing - incl. felt	23.00 SQ	0.00	168.21	117.15	3,985.98

Note: New roof materials to comply with Ypsilanti Historic District.

Totals: Roof	259.12	11,842.30
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Exterior Driveway Side

Formula Elevation 26' 3" x 16' 6" x 0"

381.79 SF Walls
 433.13 SF Long Wall
 26.25 LF Ceil. Perimeter

26.25 LF Floor Perimeter
 433.13 SF Short Wall

Missing Wall - Goes to neither Floor/Ceiling (4) 3' 6" X 3' 8"

Opens into Exterior

**SunGlo Services**

22960 Venture Dr.
 Novi, MI. 48375
 Tax I.D. 38-2728853
 License 21002118244

CONTINUED - Exterior Driveway Side**Subroom 1: Offset****Formula Elevation 1' 8" x 9' 6" x 0"**

15.83 SF Walls
 15.83 SF Long Wall
 1.67 LF Ceil. Perimeter

1.67 LF Floor Perimeter
 15.83 SF Short Wall

Subroom 2: Offset 2**Formula Elevation 14' 11" x 9' 6" x 0"**

128.88 SF Walls
 141.71 SF Long Wall
 14.92 LF Ceil. Perimeter

14.92 LF Floor Perimeter
 141.71 SF Short Wall

Missing Wall - Goes to neither Floor/Ceiling 3' 6" X 3' 8"**Opens into Exterior**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
56. R&R Siding - aluminum (.024 thickness)	526.50 SF	0.39	4.55	83.71	2,684.63
57. R&R Wrap wood window frame & trim with aluminum sheet	7.00 EA	27.65	143.94	13.66	1,214.79
58. Siding Installer - per hour	2.00 HR	0.00	73.87	0.00	147.74
Remove and reset misc. cables, electrical, ect...					
59. R&R Gutter / downspout - aluminum - 6"	71.17 LF	0.42	8.03	20.37	621.76
Note: If gutters are hung by straps, the straps will be placed under the roof shingles. Downspouts will be installed where they will be as inconspicuous as possible.					
60. Prime & paint metal siding	526.50 SF	0.00	0.67	8.85	361.61
61. Prime & paint gutter / downspout	71.17 LF	0.00	1.14	1.15	82.28
62. R&R Attic vent - gable end - metal - 12" x 18"	1.00 EA	6.97	53.07	1.04	61.08
63. Seal & paint wood gable vent	1.00 EA	0.00	28.22	0.39	28.61
64. Prime & paint exterior soffit - wood	85.67 SF	0.00	1.48	1.80	128.59
65. Prime & paint exterior fascia - wood, 4" - 6" wide	42.83 LF	0.00	1.13	0.44	48.84
66. Mason - Brick / Stone - per hour	5.00 HR	0.00	59.01	0.00	295.05

JAMES__GORMAN-FEES

1/2/2014

Page: 8

**SunGlo Services**

22960 Venture Dr.
Novi, MI. 48375
Tax I.D. 38-2728853
License 21002118244

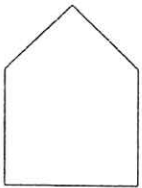
CONTINUED - Exterior Driveway Side

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
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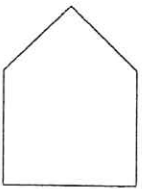
Repair stone retaining wall do to tree impact.

Note: Siding, soffit, fascia and trim color to be approved by home owner & historic district to match existing color.

Totals: Exterior Driveway Side				131.41	5,674.98
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**Rear Elevation****Formula Elevation 12' x 11' 6" x 0"**

138.00 SF Walls	12.00 LF Floor Perimeter
138.00 SF Long Wall	138.00 SF Short Wall
12.00 LF Ceil. Perimeter	

**Subroom 1: Offset****Formula Elevation 13' 5" x 11' 6" x 0"**

154.29 SF Walls	13.42 LF Floor Perimeter
154.29 SF Long Wall	154.29 SF Short Wall
13.42 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
67. Paint door or window opening - 2 coats (per side)	5.00 EA	0.00	20.24	1.06	102.26
68. Seal & paint wood siding	292.29 SF	0.00	0.95	6.49	284.17
69. Prime & paint exterior soffit - wood	50.83 SF	0.00	1.48	1.07	76.30
70. Prime & paint exterior fascia - wood, 4"- 6" wide	25.42 LF	0.00	1.13	0.26	28.98

Note: Siding, soffit, fascia and trim color to be approved by home owner & historic district to match existing color.

Totals: Rear Elevation				8.88	491.71
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GENERAL

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
71. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA	423.75	0.00	0.00	423.75



Image/Sketch for Parcel: 11-11-04-498-002**City of Ypsilanti**[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)**Caption:** FRONT

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Image/Sketch for Parcel: 11-11-04-498-002**City of Ypsilanti**[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)**Caption:** GARAGE

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Ypsilanti Historic District

Work Permit Application

Date filed 1-2-14 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 190 North Washington

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Eric Maurer

Address 35 South Summit

City Ypsilanti State MI Zip 48197

Phone 734-637-2208 Fax none

E-mail victor.maurer@yahoo.com

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Eric Maurer
(Name, address, phone) 35 South Summit Ypsilanti, MI 48197
734-487-7182

Action Items only:

Construction Cost _____ Permit Application Fee _____

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

To complete this application:

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed 1-2-14 for HDC meeting date _____

Property Address 190 N. Washington
Applicant Eric Maurer

Description of proposed work (see sample applications)

Replace roof with same color shingles that were previously approved. Used red shingles, same type and color. Seeking administrative approval.

Materials

Colors (Attach color chips or samples)

Body _____ Accent 1 _____
Trim _____ Accent 2 _____
Roof red shingles 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

1-2-14
Date

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF DECEMBER 10, 2013

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice-Chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

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

Commissioners Absent: Anne Stevenson

Staff Present: Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moves to approve the agenda as presented.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS- none

NEW BUSINESS

328 E. Cross

Applicant: Amy Strutz with A J Leo Electric & Solar, contractor (present)

Discussion: Application is to install solar panels on the south facing 2nd story rear of the roof of the house, mount an inverter and A/C disconnect at the back of the house by the existing electric meter.

Strutz: The south facing roof line is proposed to be filled with solar panels on the roof area. This area faces away from Cross St. Thirteen 290 watt solar panels will be installed on the main section of the roof at the back of the house. There will be eight across the top (south facing) section of the roof; three across the east side and the two across the west side of the rear addition just behind that.

Prebys: Wants to know how this will affect the roofing material?

Strutz: Panels will protect the asphalt shingles from the sun.

Prebys: Would like to know how the solar panels will be attached and how that will affect the asphalt shingles.

Strutz: Stainless steel bolts with Solar Seal will be used. No sun exposure below the panels.

Henriksen: Wants to know about the inverter for the solar panels.

Strutz: The new blue inverter box will be installed next to the existing electric meter. It is possible that it may go under the window at the back of the house. A DC disconnect will be installed below the blue inverter box. The exact solar panel is what is depicted in the supplementary materials with the application.

Prebys: How will this affect the owner's electric bill?

Strutz: He will get close to \$0 as he is conservative in his electricity usage.

Prebys: HDC recognizes that there is a movement towards alternative energy and that the HDC is trying to be accommodating in these situations. HDC has a fact sheet that lists our concerns regarding alternative energy in the historic district.

Motion: Henriksen (second: Pettit) moves to approve the installation of solar panels at 328 E Cross. The solar panels will be installed on the 2nd story south facing (rear) roof on the house. The inverter and disconnect will be on the rear of the house near the existing meter location.

Secretary of the Interior Standard:
#5- Preserve distinctive features.
#10-New work shall be removable.

Approval: Unanimous. Motion carries.

40 N. Huron

Applicant: Morgan Cox, representative for FLY Children's Art Center (present)

Discussion: Application is for signage above the storefront. Sign will fit within the space above the store similar to the World of Rocks sign next door.

Pettit: Wanted to know how everything will be attached.

Cox: Didn't get the paperwork until today so was unaware that the mounting info was not listed but she can check on this. She wants to know if there was something that would be standard for the attachment of the sign to the storefront.

Rupert: Suggests some sort of framing to make the MDO sign more weather resistant and to avoid the sign degrading quickly.

Condon: Suggests corrosion resistant fasteners to attach the sign board to the existing wood board there, brackets could also be used to attach the sign.

Condon: Wants to know if the paint will come off of the Azek?

Rupert: Paint will stay on the Azek lettering. He states that he has used paint on the Azek previously but that it was Duration, a self prime Sherwin-Williams product.

Motion: Condon (second: Rupert) moves to approve the sign installation as submitted in the application and drawings for 40 N. Huron St. The sign will be constructed of ½ inch MDO with Azek lettering painted orange and black. The perimeter of the MDO will have a frame covering to protect it from the elements and the sign board will be installed with corrosion resistant fasteners.

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

Approval: Unanimous. Motion carries.

STUDY ITEMS- None

ADMINISTRATIVE APPROVALS

64 N. Huron St. – application is for a re-roof of the existing flat roof. Application was administratively approved on 12/4/13.

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

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Freighthouse CLG grant recommendation letter: Staff advised to produce a letter of support to be signed by Anne Stevenson.

Motion: Rupert (second: Henriksen) moves to have a letter drafted in support of the CLG grant for fire suppression for the Friends of the Freighthouse.

Approval: Unanimous. Motion carries.

Property Monitoring

613 N Prospect: Teresa Gillotti talked to owner while staff was out of the office and it appears that the porch column and banister removal was for maintenance. The owner plans on putting the banister and columns back after stripping and painting them the same color. He is looking for suggestions for providers to help with this task. The owner plans on putting the columns and banister back once completed. Staff advised that they will send a copy of the MHPN directory of providers on to the owner.

NE corner of Katherine and Washington St, 221 S. Washington: A fence went up this past summer that was approved but is not painted. This property will need to be monitored to verify that the fence is painted in the spring.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – none

HOUSEKEEPING BUSINESS

Approval of the minutes of November 26, 2013

Motion: Pettit (second: Rupert) moves to approve with correction of typo.
Approval: Unanimous. Motion carries.

ADJOURNMENT

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

MEETING ADJOURNED AT 7:30 pm