

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA JUNE 24, 2014 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET JUNE 24, 2014 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, June 24, 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- None

B. NEW BUSINESS

1. **100 E Cross**

2. **317 Maple**

3. **206 Oak**

4. **120 E Cross**

5. **210 W Michigan**

6. **513 N River**

7. **329 E Cross**

8. **113 Woodward**

Sign installation

Painting

Solar panel installation

Window replacement

Door & window replacement

Painting & door replacement

Painting

Window replacement, deck
and door removal

C. STUDY ITEM- None

D. ADMINISTRATIVE APPROVAL-None

E. OTHER BUSINESS

1. **Property monitoring updates**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of June 10, 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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Window replacement, deck
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Ypsilanti Historic District

Work Permit Application

CK# 3474
\$5.00

Rec 17163

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 100 East Cross

Applicant ☐ Owner ☐ Architect ☐ Contractor

Name Ypsilanti Automotive Heritage Museum

Address 100 East Cross

City Ypsilanti State MI Zip 48198

Phone 482-5200 Fax _____

E-mail info@ypsiautoheritage.org

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☐ Contractor

Contractor Huron Sign Company

(Name, address, phone) 663 S. Mansfield, Ypsilanti, MI 48197

483-2000

Action Items only:

Construction Cost \$1,428

Permit Application Fee _____

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

To complete this application:

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 160 East Cross

Applicant Ypsilanti Automotive

Description of proposed work (see sample applications)

See attached.

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.

Bill Nikels

Signature of Applicant

June 12, 2014

Date

New sign will replace the existing red neon sign in the middle window:

Ypsilanti Automotive
Heritage Collection



The new red neon sign will say:

National
Hudson
Motor Car Company
Museum



Quotation

Bill To:

Ypsilanti Automotive Heritage Museum
100 E. Cross Street.
Ypsilanti, MI 48198

Contact:

Bill Nichols

Job:**Date:**

April 8, 2014

Project Description:

National Hudson neon sign

Consultant:

Kevin Short, VP Sales

x.

Following is our quotation to fabricate one neon sign with 3" tall letters "National Hudson Motor Car Company Museum" with the transformers all mounted on a plastic background per NEC for hanging in the window.

Neon sign

\$1,428.00

Approval: x _____

Date: _____

Terms & Conditions:

1. Prices are valid for thirty days
2. Permits, State Sales Tax and city approval costs are not included in the above pricing
3. Due to the sensitive nature of the Code required SCGFP transformers and electronic power supplies used in most neon applications, it is the clients responsibility to provide an electrical circuit(s) that is within the acceptable range of the design voltage. The circuit(s) should not use a "shared" neutral and the ground, if not dedicated, shall be solid, continuous and free from "noise".

663 S. Mansfield, Ypsilanti, MI 48197 (Shipping)
P.O. Box 980423 Ypsilanti, MI 48198 (Mailing)
Phone 734-483-2000 800-783-0100 Fax 734-483-5164
www.huronsign.com

100 E CROSS



06/19/2014

YPSILANTI AUTOMOTIVE
HERITAGE COLLECTION



OPEN



HUDSON
LEAD



Ypsilanti Historic District
Work Permit Application

Rec. 17166 2

Date filed 06/16/2014 for HDC meeting date 06/24/2014

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 317 Maple Street

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Julie A. Brown

Address 317 Maple Street

City Ypsilanti State mi Zip 48198

Phone 7343682948

Fax _____

E-mail chumleemazur@gmail.com

Owner _____

(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 \$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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Incomplete applications will not be considered.

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Ypsilanti Historic District Work Permit Application

Date filed 06/16/2014 for HDC meeting date 06/24/2014

Property Address 317 Maple Street

Applicant Julie A. Brown

Description of proposed work *(see sample applications)*

Will be painting the exterior of home. The body will remain the same color (yellow)
The trim and shutters will change colors. From a light brown to a clay color.

Scraping home before painting.

Materials

Scraper and paint. All necessary painting tools.

Colors *(Attach color chips or samples)*

Body Yellow - SAME AS NOW

Accent 1 vanilla color - SAME AS NOW

Trim Clay - NEW COLOR

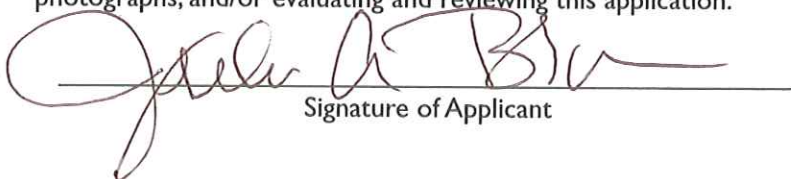
Accent 2 n/a

Roof n/a

Other n/a

- ☐ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.
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Signature of Applicant

6/16/2014
Date



PAINT CLAY

Shutters
CLAY

Accent
Vanilla
Same

Yellow - Same

CLAY - PAINT

CLAY - PAINT

All Shutters
Being
Painted

Same

CLAY

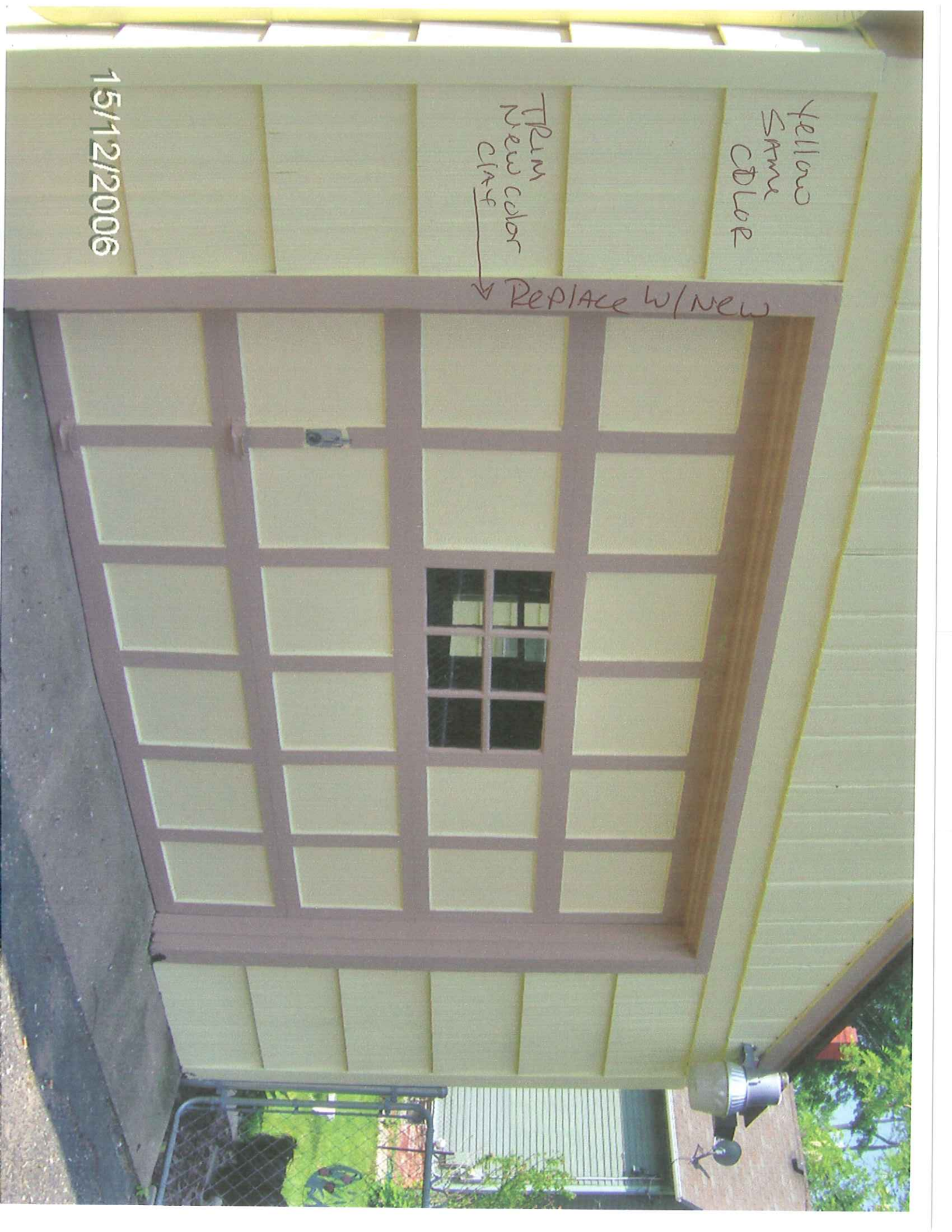
15/12/2006

Yellow
Same
Cblue

Trim
New color
Clay

→ Replace w/new

15/12/2006



New trim color - Clay



new frame color



old
color



317 maple



Rec 17171 3



Ypsilanti Historic District

Work Permit Application

Date filed 6/16/14 for HDC meeting date 6/24/14

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 206 OAK ST

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name Steve Hylkema

Address 206 OAK ST

City Ypsilanti

State Mi

Zip 48198

Phone 734 231 5225

Fax _____

E-mail _____

Owner _____

(If different than applicant)

Who will perform the work?

☒ Owner ☐ Contractor

Contractor _____

(Name, address,

phone)

Action Items only:

Construction Cost 7500.00

Permit Application Fee 40.00

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

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Ypsilanti Historic District Work Permit Application

Date filed 6/18/14 for HDC meeting date 6/24/14

Property Address 206 Oak St

Applicant Steve Hylkema

Description of proposed work (see sample applications)

Install Solar Panels on South Garage Roof
and South Porch Roof

Pictures will Be furnished at Meeting

Materials

Recover Panels from Steve Peirce House -

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

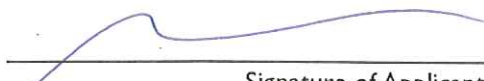
Accent 2 _____

Roof _____

Other _____

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Signature of Applicant

6/18/14

Date

206 oak





206 Oak



Ypsilanti Historic District

Work Permit Application

Date filed 6/18/14 for HDC meeting date 6/24/14

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 120 E. CROSS Street

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name JOHN HARRINGTON

Address 209 N. HURON

City YPSILANTI

State MI Zip 48197

Phone 734 482-4209

Fax _____

E-mail pkharrington@gmail.com

Owner JOHN HARRINGTON

(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor

(Name, address,
phone)

ARBOR GLASS & MIRROR LLC

3752 Carpenter Rd

Ypsilanti MI 48198 734 975 4350

Action Items only:

Construction Cost

\$5925⁰⁰

Permit Application Fee

\$30⁰⁰

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.

35.⁰⁰

To complete this application:

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 120 E. CROSS Street

Applicant JOHN HARRINGTON

Description of proposed work (see sample applications)

replace windows on west elevation of Building
49"x49" clear anodized frame with 2 horizontal
mullions - low-e insulated glass fixed frames
non-venting.

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.
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John Harrington
Signature of Applicant

6-18-14.
Date



Windows on South side of Building that have been replaced



West side of Building - 5 windows to be replaced

Date 6/17/2014
Estimate # 508

Name / Address

Standard Printing
120 E. Cross
Ypsilanti, MI 48198

P.O. #

Terms

Due Date

4/15/2013

Other

Description	Qty	Rate	Total
replace windows on west elevation of building	1	2,000.00	2,000.00
49" x 49" clear anodized frame, with 2 horizontal mullions, low-e insulated glass, fixed frames/non venting	5	685.00	3,425.00
		0.00	
aluminum angle 21' stock length 1" x 1" clr anod	4	50.00	200.00
1/4 rd	1	150.00	150.00
Vulkem	5	14.00	70.00
Insulation	1	50.00	50.00
Fasteners, shims, wipes etc.	1	30.00	30.00
Subtotal			\$5,925.00
Sales Tax (6.0%)			\$0.00
Total			\$5,925.00



Ypsilanti Historic District

Work Permit Application

R# 17180
CC-MC 4000

5

Date filed 6/18/14 for HDC meeting date 6/24/14

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 210 W. Michigan Ave.

Applicant

☐ Owner ☐ Architect ☒ Contractor

Name Ypsilanti Restoration L.L.C.

Address 313 Maple St.

City Ypsilanti State MI Zip 48198

Phone 734-485-2653 Fax 734-485-2651

E-mail mike@ypsilantirestoration.com

Owner Joyce Ramsey and Ward Freeman

(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor Ypsilanti Restoration L.L.C., garage door installer to be selected

(Name, address,
phone)

Action Items only:

Construction Cost 5500

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 6/18/14 for HDC meeting date 6/24/14

Property Address 210 W. Michigan

Applicant Ypsilanti Restoration L.L.C.

Description of proposed work *(see sample applications)*

Remove 2 existing damaged doors from 3rd floor of north elevation (at 3rd floor rooftop deck). Install 1 new 2'6" x 6'8" door with full-view glass and a 12" transom window clad in smooth fiberglass, painted to match existing trim. Install a full view aluminum storm door to new entry door. Install a 30" x 60" double hung aluminum clad Jeld Wen siteline EX series window to other opening. Window cladding color will be Desert Sand. Construct a new wood frame wall below new window to fill opening sided with MDO and a raised cedar panel and false sill painted to match existing trim.

By others: Remove existing first floor garage door from north elevation and replace with a smooth, flat solid panel fiberglass garage door with a row of windows at head height painted to match existing smooth garage door.

Materials

Colors *(Attach color chips or samples)*

Body _____

Accent 1 desert sand

Trim light green

Accent 2 _____

Roof _____

Other _____

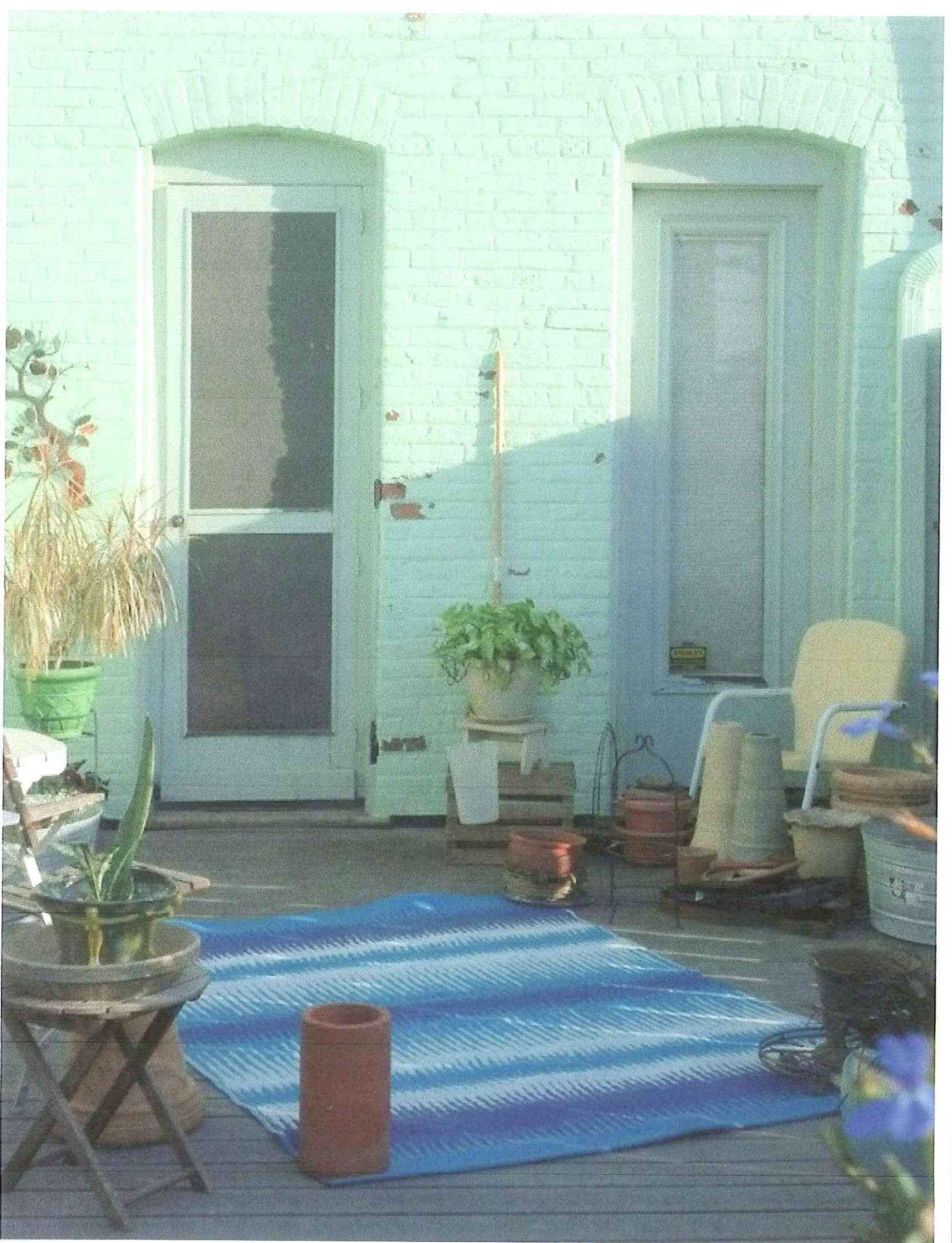
- ☐ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

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

6/18/2014

Date





STANLEY
Security Solutions
1 877 476 4968
STANLEY CONVERGENT SECURITY SOLUTIONS, INC.







210 W. Michigan



R# 17179
CK# 7920

5



Ypsilanti Historic District Work Permit Application

Date filed 6-18-14 for HDC meeting date 6-24-14

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 513 N. River

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Joe Secore

Address 513 N. River

City Ypsilanti State MI Zip 48198

Phone 734 487-9176 Fax 734 487-9176

E-mail jsecore@highscope.org

Owner _____
(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____
(Name, address, phone)

Action Items only:

Construction Cost 3000 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.

Ypsilanti Historic District Work Permit Application

Date filed 6-18-14 for HDC meeting date 6-24-14

Property Address 513 N. River

Applicant Joe Secore

Description of proposed work (see sample applications)

Paint house, garage + sections of fence between house and garage.

Replace back door with smooth fiber glass door.

Materials

paint and smooth fiberglass prehung exterior door

*Note: See manila folder for pictures + color samples

Colors (Attach color chips or samples)

Body Light Green

Trim white (windows)

Roof _____

Accent 1 Red (Doors + Gutters)

Accent 2 _____

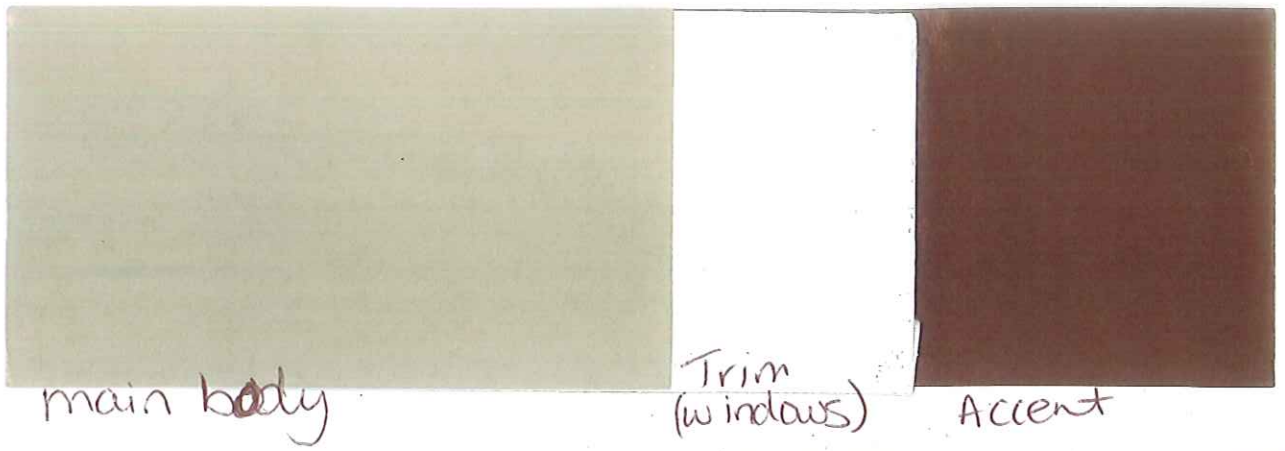
Other _____

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

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

Joe Secore
Signature of Applicant

6-17-14
Date



513 N. River
6/18/2014



513 N River
6/18/2014



513 N. River
6/18/2014



513 N. River
6/18/2014



513 N River
6/18/2014



Ypsilanti Historic District Work Permit Application

Date filed 6/18/14 for HDC meeting date 6/24/14

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 329 E. CROSS ST.

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Raymond Rougeau / Cheryl Clifton

Address 329 E. CROSS ST.

City Ypsilanti State MI Zip 48198

Phone 734-482-7923 Fax _____

E-mail Rougeau@comcast.net

Owner Raymond Rougeau
(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____
(Name, address, phone)

Action Items only:

Construction Cost \$35.00 Permit Application Fee 35.00

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 _____

Applicant _____

Description of proposed work *(see sample applications)*

Painting exterior

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

Date

329 E CROSS

06/19/2014





Ypsilanti Historic District Work Permit Application

Amended

Date filed 06/23/2014 for HDC meeting date 06/24/2014

Action item ☒ Study item ☐

Action items may receive a decision from the HDC. Study items are for discussion only, prior to final permit application.

Property Address 113 Woodward St, Ypsilanti, MI - 48197

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Ashutosh Agarwal

Address 7146 Suncrest Drive

City Saline State MI Zip 48176

Phone 517-902-5356

Fax _____

E-mail agarwash@gmail.com

Owner _____

(If different than applicant)

Who will perform the work? ☒ Owner ☒ Contractor

Contractor Jason Jedele

(Name, address,
phone)

P.O. Box 799, Saline, MI....Phone - 734-329-4282

Action Items only:

Construction Cost \$5,000

Permit Application Fee \$30

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 Department, 734.483.9646, rmurphy@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 06/23/2014 for HDC meeting date 06/24/2014

Property Address 113 Woodward St, Ypsilanti, MI - 48197

Applicant Ashutosh Agarwal

Description of proposed work

- Replace some Windows (Brand - Pella 450 Series Aluminum Clad Wood Double Pane Double Hung):

- 4 First Floor - Double Hung Windows (36-1/4-in x 38-1/4-in)
- 2 Second Floor - Double Hung Windows (36-1/4-in x 38-1/4-in)
- 1 Second Floor - Double Hung Window (28-1/4-in x 54-1/4-in)

- Remove the rotten Deck on the Second Floor (south side/back of the house), remove the door to this porch and put a wall and side the wall to match existing siding on the house.

Materials

- Pella 450 Series Aluminum Clad Wood Double Pane Double Hung
- Aluminum Siding (same as existing siding on the house)

Colors (Attach color chips or samples)

Body Off White

Accent 1

Trim White

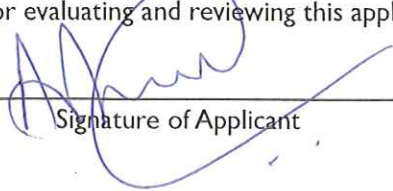
Accent 2

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

06/23/2014

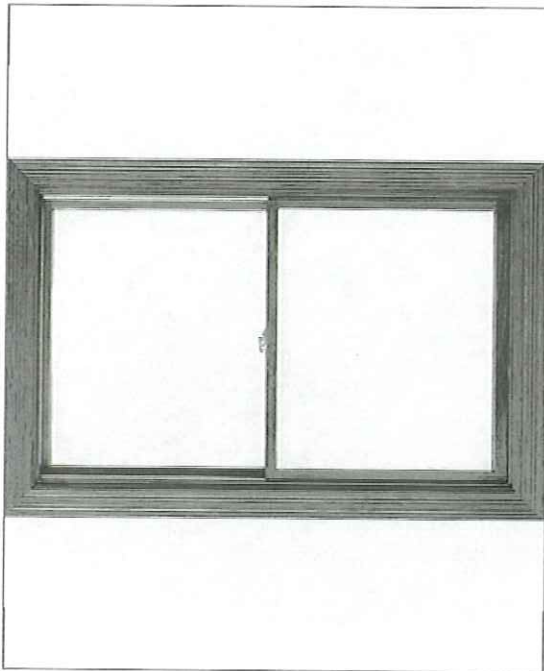
Date



Your Store:
Ann Arbor, MI



Your Store: Ypsilanti, MI



ONLY AT LOWE'S

Pella 28-1/4-in x 54-1/4-in 450 Series Wood Double Pane New Construction Double Hung Window

Item #: 125797 | Model #: 748171605302



\$222.00



Description

28-1/4-in x 54-1/4-in 450 Series Wood Double Pane New Construction Double Hung Window

- Advanced Low-E energy-saving glass
- Beautiful wood interior with low-maintenance EnduraClad exterior
- Both sashes tilt for easy cleaning of exterior glass from inside your home
- Cam-action locks provide a superior seal against drafts and leaks
- Custom sizes and color-matched grilles are also available via special order
- For more product details refer to the specifications tab

Specifications

FREE

Store Pickup

Your order can be available for pickup in Lowe's Of Ann Arbor, MI today.

Lowe's Truck Delivery

Your order will be ready for delivery to you from your selected store.

Parcel Shipping

Unavailable for This Order

Sent by carriers like UPS, FedEx, USPS, etc.

Pella 28-1/4-in x 54-1/4-in 450 Series

Wood Double Pane

New Construction

Double Hung

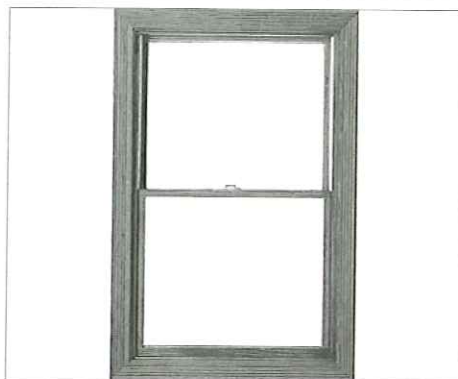
Window

\$222.00

Actual Height (Inches)	53.5	Warranty	20-year
Actual Width (Inches)	27.5	Lowes's Exclusive	Yes
Rough Opening Width (Inches)	28.25	Project Type	New construction
Rough Opening Height (Inches)	54.25	Meets Egress Requirement	No
Jamb Depth (Inches)	4.5625	Lock Type	Cam
Series	450	Nail Fin	Applied
Interior Color/Finish	Unfinished pine	J Channel	N/A
Exterior Color/Finish	White	Mulling	N/A
Hardware Color/Finish	Champagne	Wood Jamb Extension	4-9/16-in
Paintable	Yes	Number of Locks	1
Color/Finish Family	White	Ventilation Latches	N/A
Frame Material	Wood	Tilt Mechanism	Compression
Includes Grid	No	High Altitude Rated	No
Grid Type	N/A	Hurricane Approved	No
Grid Width	N/A	Miami Dade Approved	No
Grid Profile	N/A	Sound Transmission Control (STC) Rated	Yes
Grid Pattern	N/A	Florida Product Approved	Yes
Glazing Type	Double pane	Design Pressure (DP) Rating	50.0
Argon Gas Insulated	Yes	Texas Department of Insurance Approved	Yes
Glass Strength	Annealed	U Value	0.2
Obscure Glass	No	Solar Heat Gain Coefficient (SHGC)	0.3
Frame Profile	Flat	ENERGY STAR Qualified Northern Zone	Yes
Screen Included	None	ENERGY STAR Qualified North/Central Zone	Yes
Screen Type	N/A	ENERGY STAR Qualified South/Central Zone	Yes
Screen Frame Type	N/A	ENERGY STAR Qualified Southern Zone	No
Balance System	Block and tackle	Ins Technology	No
Tilting	Yes		

Your Store:
Ann Arbor, MI

Your Store: Ypsilanti, MI



Pella 36-1/4-in x 38-1/4-in 450 Series Wood Double Pane New Construction Double Hung Window

Item #: 148332 | Model #: 748171605449



\$182.00

Tweet 0

g+1 0

Description

36-1/4-in x 38-1/4-in 450 Series Wood Double Pane New Construction Double Hung Window

- Advanced Low-E energy-saving glass
- Beautiful wood interior with low-maintenance EnduraClad exterior
- Both sashes tilt for easy cleaning of exterior glass from inside your home
- Cam-action locks provide a superior seal against drafts and leaks
- Custom sizes and color-matched grilles are also available via special order
- For more product details refer to the specifications tab

Specifications

Actual Height (Inches)	37.5	Warranty	20-year
Actual Width (Inches)	35.5	Lowe's Exclusive	Yes
Rough Opening Width (Inches)	36.25	Project Type	New construction
Rough Opening Height (Inches)	38.25	Meets Egress Requirement	No
Jamb Depth (Inches)	4.5625	Lock Type	Cam
Series	450	Nail Fin	Applied
Interior Color/Finish	Unfinished pine	J Channel	N/A
Exterior Color/Finish	White EnduraClad	Mulling	N/A
Hardware Color/Finish	Champagne	Wood Jamb Extension	4-9/16-in
Paintable	Yes	Number of Locks	2
Color/Finish Family	White	Ventilation Latches	N/A
Frame Material	Wood	Tilt Mechanism	Compression
Includes Grid	No	High Altitude Rated	No
Grid Type	N/A	Hurricane Approved	No
Grid Width	N/A	Miami Dade Approved	No
Grid Profile	N/A	Sound Transmission Control (STC) Rated	Yes
Grid Pattern	N/A	Florida Product Approved	Yes
Glazing Type	Double pane	Design Pressure (DP) Rating	35.0
Argon Gas Insulated	Yes	Texas Department of Insurance Approved	Yes
Glass Strength	Annealed	U Value	0.3
Obscure Glass	No	Solar Heat Gain Coefficient (SHGC)	0.3
Frame Profile	Flat	ENERGY STAR Qualified Northern Zone	Yes
		ENERGY STAR Qualified North/Central Zone	Yes

FREE Store Pickup

Your order can be available for pickup in Lowe's Of Ann Arbor, MI today.

Lowe's Truck Delivery

Your order will be ready for delivery to you from your selected store.

Parcel Shipping

Unavailable for This Order

Sent by carriers like UPS, FedEx, USPS, etc.

Pella 36-1/4-in x 38-1/4-in 450 Series Wood Double Pane New Construction Double Hung Window **\$182.00**

Screen Included	None	ENERGY STAR Qualified South/Central Zone	Yes
Screen Type	N/A	ENERGY STAR Qualified Southern Zone	No
Screen Frame Type	N/A	Iris Technology	No
Balance System	Block and tackle		
Tilting	Yes		

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CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JUNE 10, 2014

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: City Council Chambers, City Hall

Commissioners Present: Alex Pettit, Jane Schmiedeke, Anne Stevenson, Ron Rupert,
Michael Condon

Commissioners Absent: Hank Prebys

Staff Present: Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Pettit) moves to approve the agenda with the addition of
305 Maple, 206 Oak, 504 N Huron and 56 E Cross (Sidetrack Bar & Grill) as
study items.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - None

PUBLIC HEARING- None

NEW BUSINESS

113 Woodward

Applicant: Ashutosh Agarwal, owner (present).

Discussion: Application is for exterior painting, replacement of missing siding, window
replacement, exterior painting on the garage and the replacement of the
deck on the second floor at the back of the structure.

 Stevenson: Clarifies that the application is for vinyl windows and advises
that vinyl windows are not allowed in the district. The options for
replacement are aluminum clad and wood windows.

 Agarwal: Would like to know if that is the case when vinyl windows were
there previously.

 Stevenson: Confirms that even if vinyl was there before, it is still not allowed
as a replacement window.

 Rupert: States that he was there last week and that these windows are
wrong.

Stevenson: States that these vinyl windows could have been installed pre-1978 before the historic district existed or these could have been replaced without the approval of the HDC, either way if an owner replaces any windows in the district, vinyl is not an allowed material. States that this is why the HDC recommends that anyone interested in doing work attends an HDC meeting as a study item beforehand.

Agarwal: States that he was not aware that the house was in the historic district when the work was done. Once the building inspector came out and advised that the work needed to stop, he complied with the request.

Condon: States that when the building permits were pulled for the windows, he would have been advised that the house was in the historic district. Clarifies with the applicant that the windows were installed without a building permit.

Stevenson: States that since there are multiple things on the application, it cannot be approved as a whole and an application cannot be split up. Would like to know what work has already been completed.

Agarwal: States that he did not do the siding. There is currently aluminum siding on the house and what needs to be replaced takes up about 5% of the building.

Rupert: States that the siding is a repair and this is a minor part of the building.

Stevenson: Would like to know if the painting that was completed already is the same color that was there before.

Agarwal: States that the paint is an off-white color now, as opposed to the white that was there before.

Rupert and Schmiedeke: State that this new color is an improvement on what was there.

Pettit: Would like to confirm what is going to be done on the garage.

Agarwal: The garage repair was pointed out in the inspection and he is planning on just repainting the fascia and trim in the existing color, which is white.

Petit: Would like to discuss the deck.

Rupert: States that if the deck sits directly on to the roof of the porch below then the building inspector will not approve this. Recommends to forget the deck on the second level and close off the existing door. He states that this will cost less.

Agarwal: States that he was planning on supporting the deck from the ground and not the top of the porch. States that he will not place a staircase on the side for egress. He feels that this is a nice feature of the house. But if there are some issues with the deck, then he can rethink it.

Pettit: States that he would not like to get involved in the design of the deck and states to come up with a proposal that the applicant can submit to the HDC as a study item. This proposal would also need to be approved by the building department.

Agarwal: States that he would like to know what the concern is with the deck. Would like to know if this an HDC issue or a building department issue.

Condon: States that he believes that what Commissioner Rupert is stating that he would not like to see anything covering the current porch, such as posts running out in front of the porch. He believes that the deck in its current footprint will not be approved by the building department. He states that some investigation will be needed as to whether this deck is feasible.

Agarwal: States that he is open to rethinking the roof deck.

Pettit: States that he will be fine with the closing off of the door at the back of the house and that the deck was not original to the house.

Stevenson: Advises the applicant needs to come up with a new application for the windows and the door removal or deck repair. The paint does not need to go on the application and the siding does not need to be addressed since this is a repair.

Agarwal: Would like to know what his options are for the windows since he needs to take them out.

Condon: Advised that wood or aluminum-clad wood windows are allowed. Advised regarding the window fact sheet that the HDC has. He also advises that a sash replacement kit can be used to replace the windows. Explains how a new construction window would work. Advises that the allowed types of windows can be found at any big box store.

Pettit: Advises to go with a different window in the back instead of the slider window that was placed there.

Rupert: Advises a casement style window for the small window on the back of the house would be more appropriate.

Motion: Rupert (second: Condon) moves to deny the application for 113 Woodward due to the changing of distinctive features and improper materials.

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

Approval: Unanimous. Motion carries.

STUDY ITEMS

110 W Cross

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

Discussion: Application is for repair and re-pointing of the bricks on the historic structure.

Overland: States that they submitted a grant application for some repair to the façade. States that she has the fact sheets produced by the HDC on mortar and brick work. States that they have not picked a contractor yet and would like to know if samples would need to be submitted to the HDC.

Condon: States that the mortar mixture may be a little different than what is listed on the Ypsilanti HDC website but that the repairs that were made previously used a mortar mix that was too hard. He also states that there was a gutter issue previously that caused damage to the pilasters.

Overland: States that the gutter leak has been addressed.

Condon: States that the HDC does not necessarily need brick and mortar samples. Advises that the applicant will need a good contractor to locate the right color bricks and mortar. Especially since the type of bricks utilized on the structure may be difficult to locate.

Overland: States that they are still waiting on the grant approval and more contractor bids.

Condon: States that there are repair kits for terra cotta that may work for this. He also recommends contacting local brick yards to locate the proper brick type.

305 Maple

Applicant: Cameron Getto, owner (present).

Discussion: Applicant is interested in a solar array on top of the new garage at the back of the property.

Getto: States that the solar array will not be seen from the front of the house but will be seen from the alleyway. The garage is a new construction. The panels may hang over the sides of the garage. They are considering a portrait or landscape alignment, the applicant is leaning towards the landscape orientation but this will require more hardware.

Strenski: There will be a 21" overhang that they are trying to make up if done in a portrait alignment; they will possibly make this up on the top and bottom edges.

Pettit: Would like to know how much the overhang will be.

Strenski: States that the overhang could be split in half between the top and bottom.

Condon: There is a concern that the fascia and trim will be covered by this overhang. As long as the trim was not covered by the solar array, then the installation would be fine.

Getto: States that he will do a mock up of the plan before coming back before the HDC.

206 Oak

Applicant: Dave Strenski, contractor (present).

Discussion: Applicant is interested in a solar array on top of the new garage.

Strenski: Advises that the install will be on the garage and potentially on the back of the house.

Condon: States that he is not opposed to the garage solar install but is not sure about the install on the house since it will be visible from Maple Court.

Rupert: Would like to know if the garage is a 20th century addition.

Strenski: States that he is not sure on the date of construction.

Stevenson: States that she is fine with the garage installation but is not sure about the solar array proposed for the back of house.

Strenski: States that the pitch on the garage is steeper than that on the house.

Rupert: Would like to know if the panels will be installed on the back porch roof.

Strenski: Confirms that this is the case.

Condon: States that they should do a mock-up since it is already being done for another house.

504 Huron

Applicant: Dave Strenski, contractor (present).

Discussion: States that the owners are interested in a solar array.

Strenski: Advises that this particular roof is complex and there are many areas that would not be feasible other than the carport area at the back. Advises that the install will be on carport and possibly part of the roof, but it may not be worth it with the amount of panels that they will be able to install.

Condon: States that the south facing triangular roof portion will not be allowed.

56 E Cross (Sidetrack Bar & Grill)

Applicant: Dave Strenski, contractor (present).

Discussion: Owner may be interested in a solar array on top of the flat roof. It may stick up about a foot and a half above the 3 story structure.

Strenski: States that the roof installion may be seen a little from the back of the structure. Also, there is a company that does a solar panel array that has glass on both sides and this may be used to replace the awning over the back of the restaurant.

Schmiedeke: States that a solar awning does not provide the same atmosphere as the current awnings. Would like to know what the heat transfer would be to the people sitting under it.

Strenski: States that he has not had personal experience with these awnings but that the sun would be mostly blocked by the panels. Advises that this will be a custom job.

Stevenson: Would be fine with the panels on the roof, but is not sure on the awning solar array.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Property Monitoring- updates

212 Maple/216 Maple: Posts were installed between the two houses and a chain hung from the four posts that were installed. The actual fence was done at 212 Maple. The HDC would like a letter sent to the owner regarding the fence installation. The porch on 216 Maple will need to be researched more since this does not appear to be original to the structure.

106 S Washington: The roof is sagging on the outbuilding behind the house. The building department advises that they are doing a rental inspection next month and this issue will be addressed at that time.

314 E Cross: Staff advises that the building department issued a citation for the porch today.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –None

HOUSEKEEPING BUSINESS

Approval of the minutes of May 27, 2014

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:13 pm