

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA MAY 13, 2014 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET MAY 13, 2014 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, May 13, 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

1. **121 N Washington**

Storefront remodel

B. NEW BUSINESS

1. **15 E Michigan**

Light installation

2. **418 Oak**

Reroof amendment

3. **34-38 E Cross**

Painting/Sign install

4. **306 N Hamilton**

Gutter installation

5. **315 N Washington**

Step replacement

6. **314 N Adams**

Door replacement

7. **604 E Forest**

Painting/siding repair

8. **126 Adams**

Window replacement

9. **414 Maple**

Window resize

10. **305 S Washington**

Balcony railing/solar/reroof

C. STUDY ITEMS

1. **216 N Washington**

Carriage house repair

D. ADMINISTRATIVE APPROVAL -none

E. OTHER BUSINESS –none

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of April 22, 2014

VIII. ADJOURNMENT

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

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

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

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

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

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

3. Do not imitate earlier styles.

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

4. Preserve significant changes acquired over time.

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

5. Preserve distinctive features.

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

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

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

7. Clean building gently—no sandblasting.

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

8. Preserve archaeological resources.

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

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

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

10. New work shall be removable.

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

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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.

Rac 16924



Ypsilanti Historic District

Work Permit Application

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

Action item ☒

Study item ☐

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

Property Address

121 North Washington

Applicant

☒ Owner

☐ Architect

☐ Contractor

Name

RANDALL MASCHARKA

Address

45455 MUIR FIELD

City

CANTON

State

MI

Zip

48188

Phone

734-635-6966

Fax

E-mail

R.MASCHARKA@EMICH.EDU

Owner

(If different than applicant)

Who will perform the work?

☒

Owner

☐

Contractor

Contractor

(Name, address,

phone)

Action Items only:

Construction Cost

\$1000.

Permit Application Fee

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

To complete this application:

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

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

Property Address 121 North Washington

Applicant _____

Description of proposed work (see sample applications)

Paint South Wall & minor stucco repair.
Rebuild Building Front. Concrete base
with wood facing. Wood framing for
existing window glass. New door.

Sign above doorway. Dark Brown wood.
Materials Paint color at discretion of HDC.
concrete, wood.

Colors (Attach color chips or samples)

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

Roof _____ Other _____



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

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

Robert M. Mankie Jr.
Signature of Applicant

4-8-2014
Date

121 North Washington Building Front Renovation



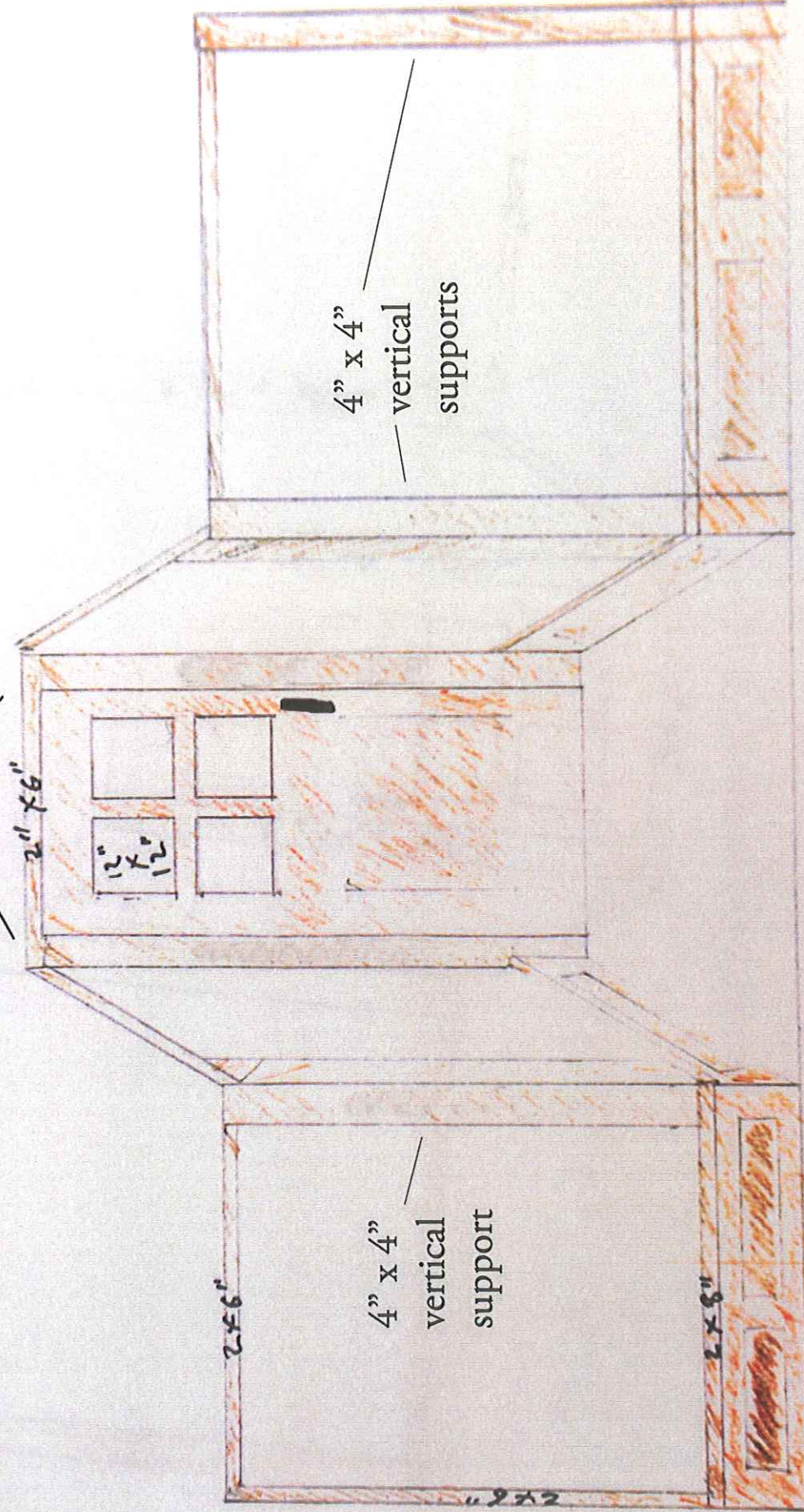
Current look of front facing. Window display on right side is destroyed and boarded up.



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

121 N. Washington
Wood Window Structure

Door supports stretching to square
entrance providing handicapped access.



121 N. Washington
Glass sizing

Glass
32" wide
72" high

Glass
60" wide
72" high

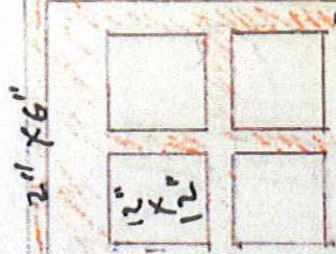
Glass
30" wide
72" high

Glass
60" wide
72" high

2'1" x 6"

2' x 6"

2' x 8"

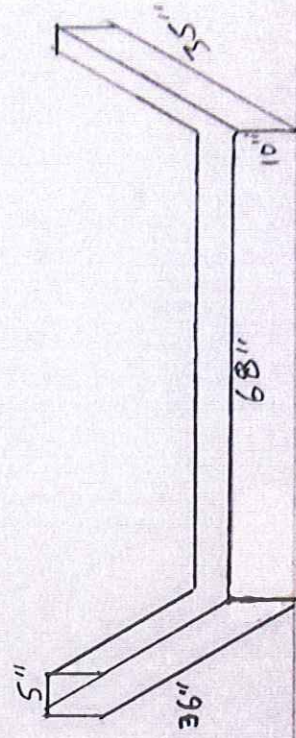
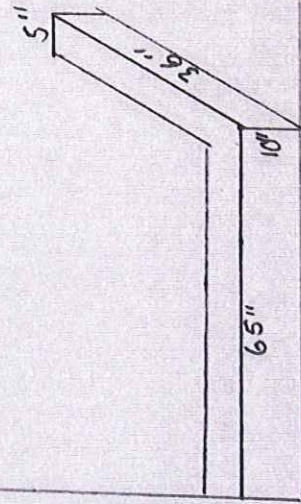


121 N. Washington
Front Window Substructure

Poured concrete in molds.

Height of structure 10"
Depth of structure 5"

Scale $3/8" = 1$ foot

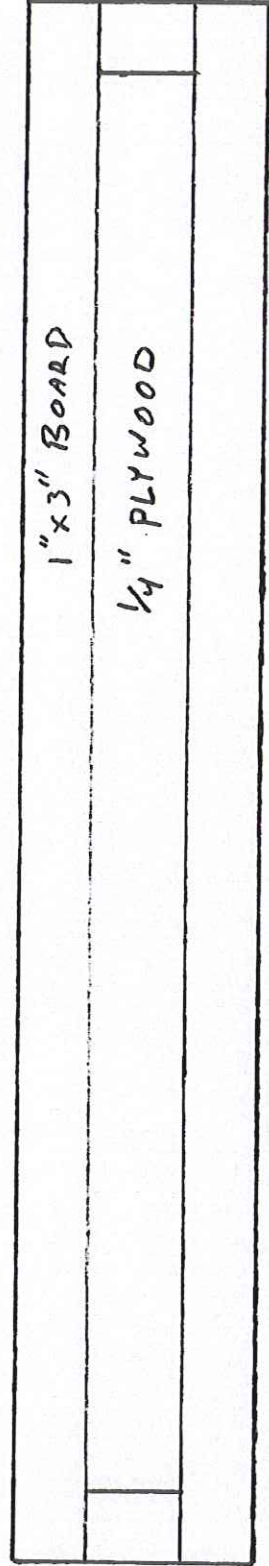


Front decorative panel underneath window sill.

Scale $1\frac{1}{2}" = 1\text{ Foot}$

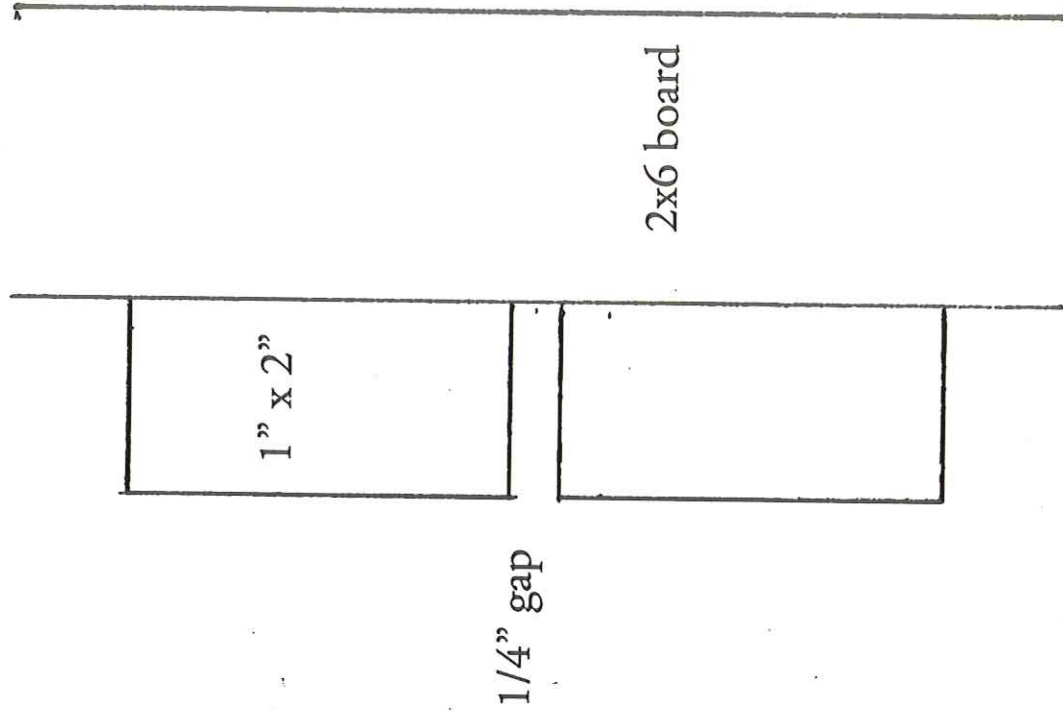
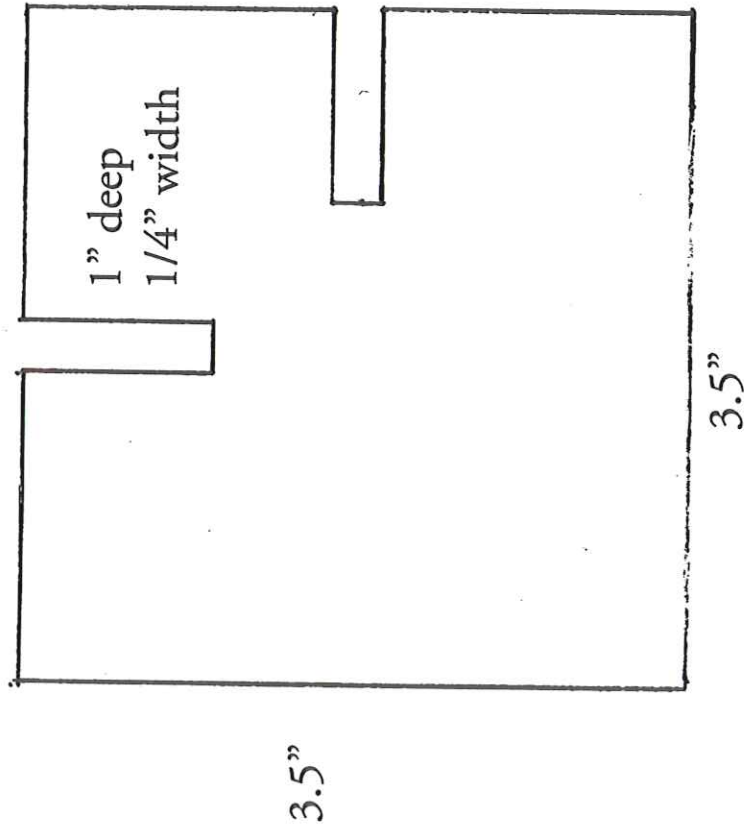
Construction is 1"x3" boards laminated to $\frac{1}{4}"$ plywood. 1" foam board can be laminated to back of panel. Panels can be easily replaced if damaged.

Top View



Front View

121 North Washington
Cross section of window framing
Actual size

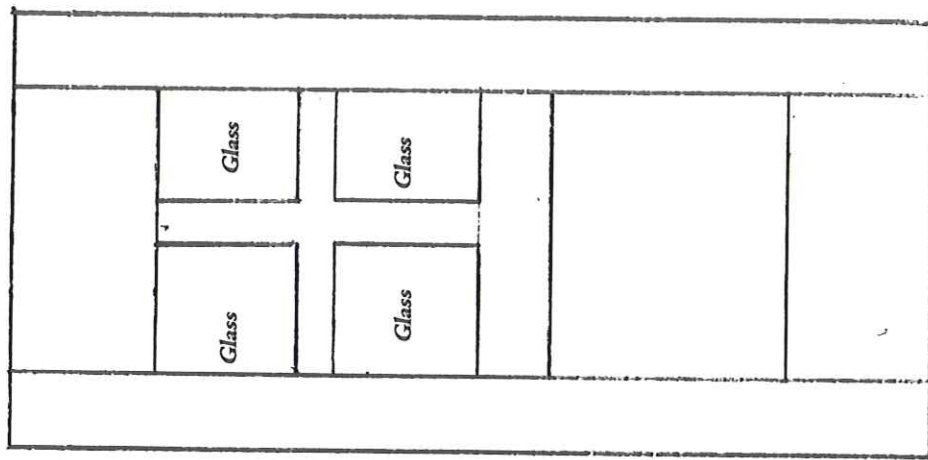
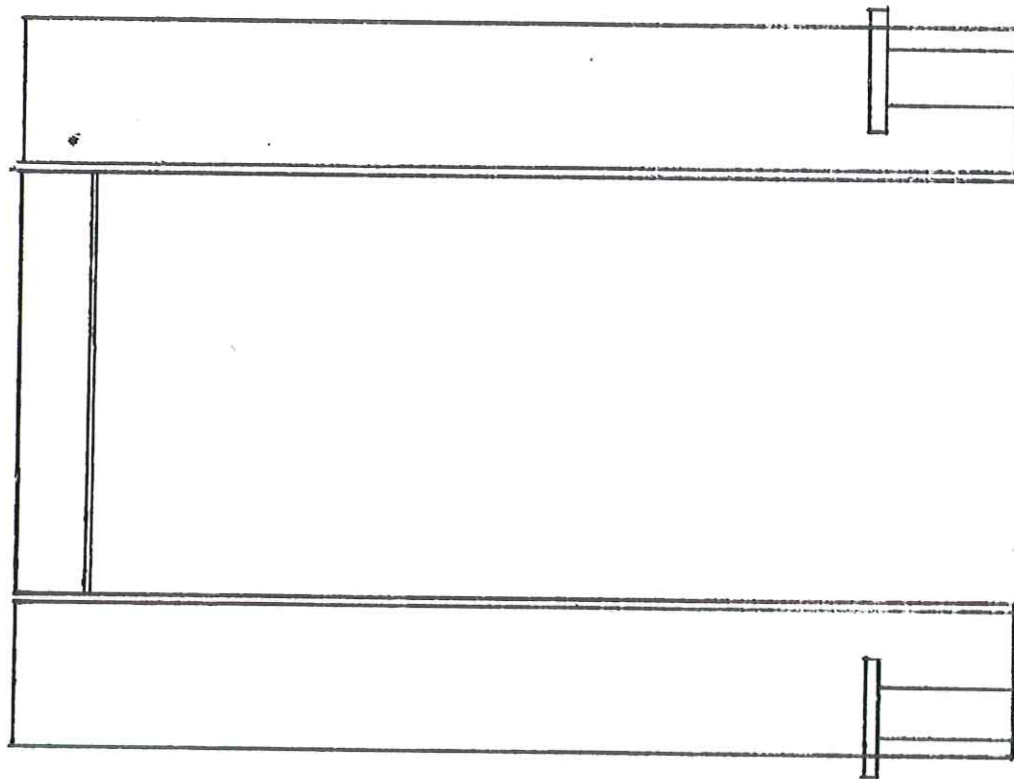


B & E pillars

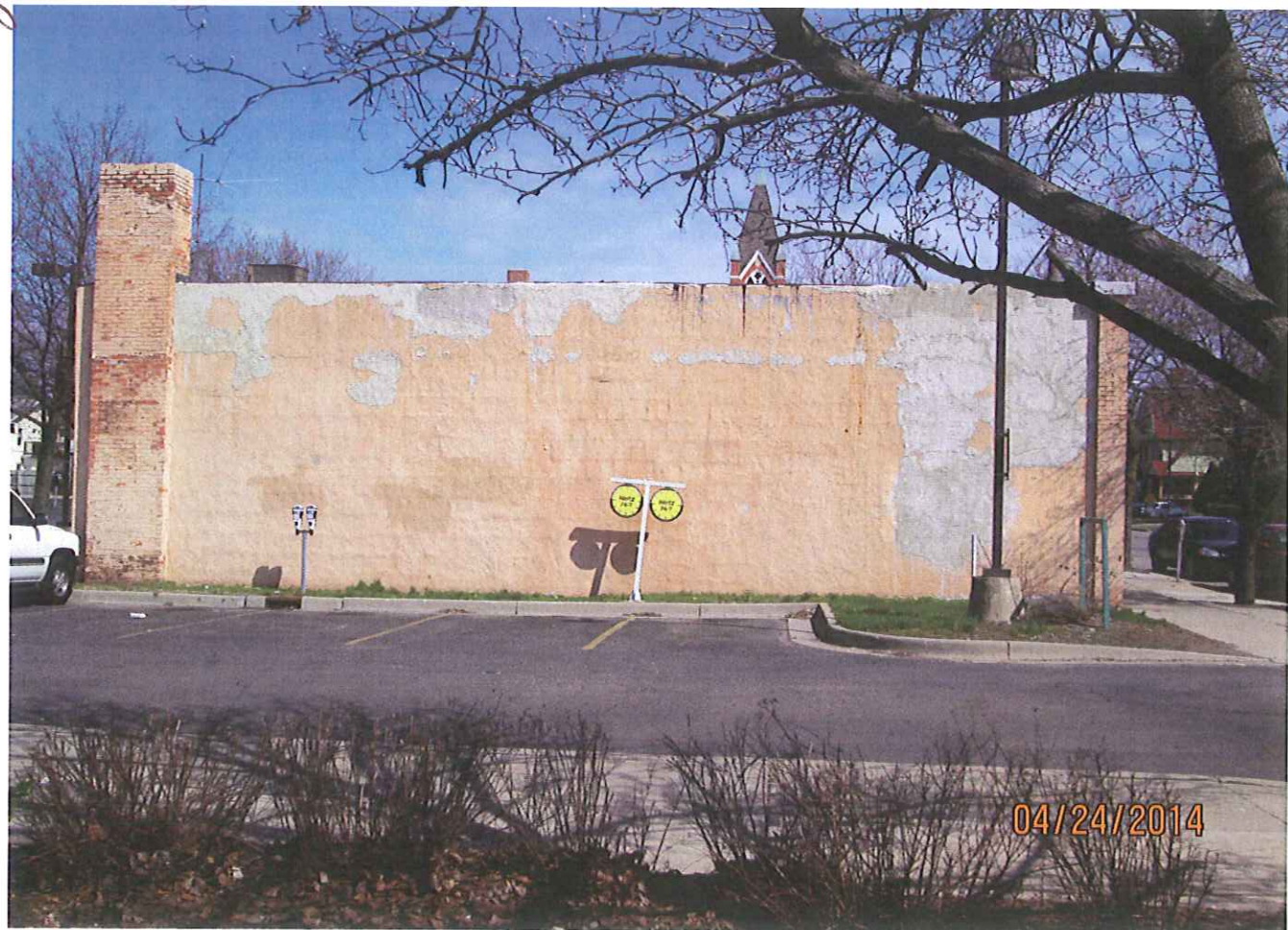
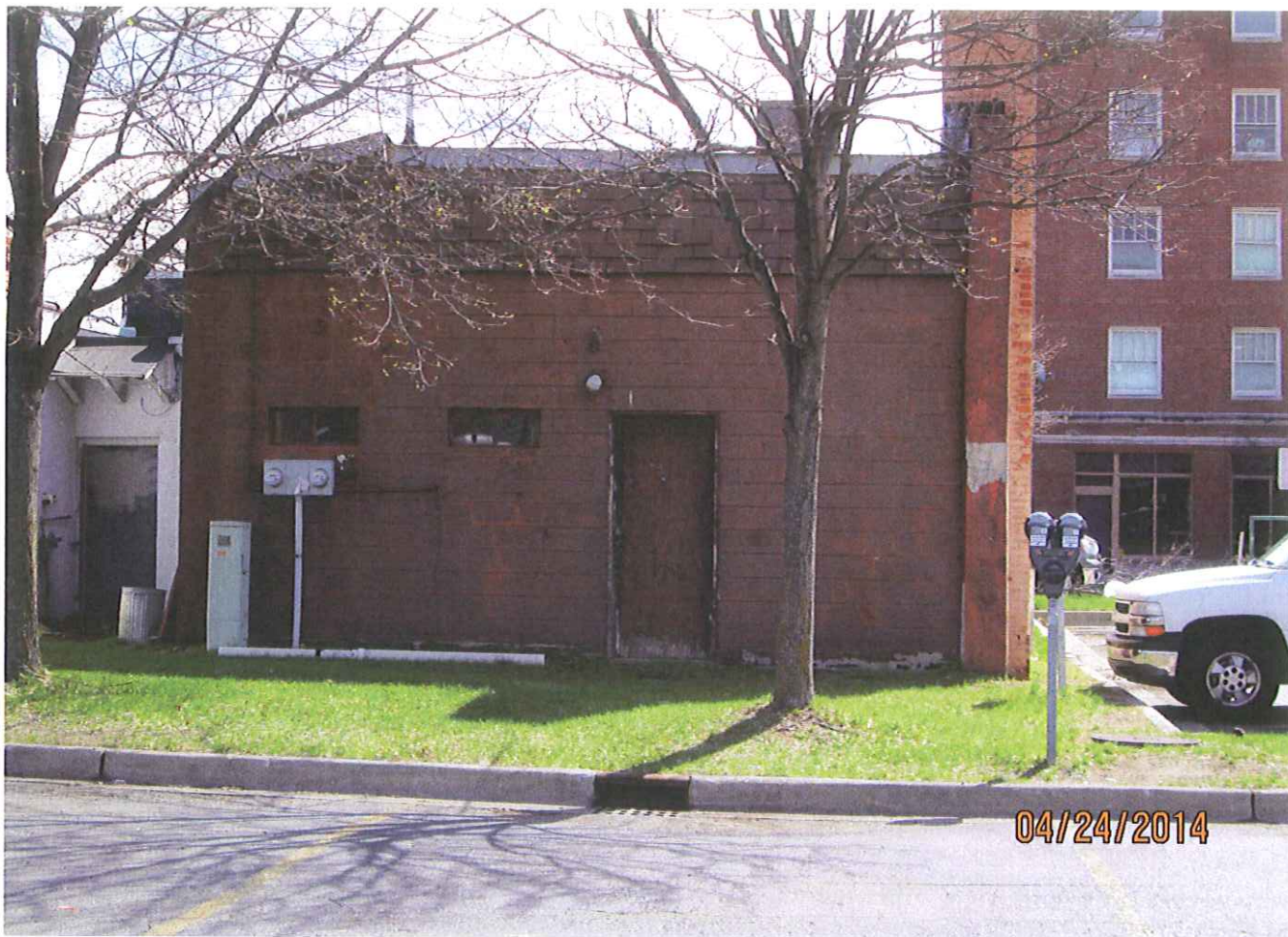
A, C, D, G Pillar supports

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

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



121 N Washington



121 N Washington



Transparent

Transparente



Cappuccino SC-142



Adobe Brown SC-143



Chatham Fog SC-154



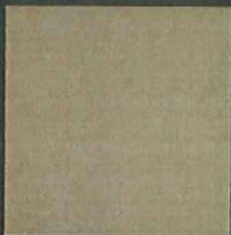
Rose Beige SC-160



Fugboat SC-141



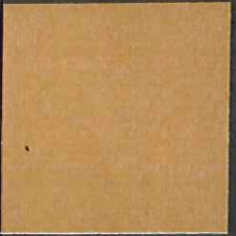
Castle Gray SC-147



Taupe SC-153



Boot Hill Grey SC-159



Bright Tamra SC-140



Cedar SC-146



Red Cedar SC-152



Golden Beige SC-158



Colonial Yellow SC-139



Desert Sand SC-145



Sage SC-151



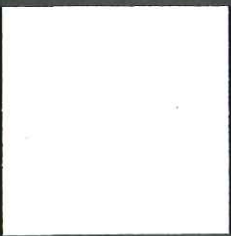
Navajo White SC-157



Sagebrush Green SC-138



Gray Seas SC-144



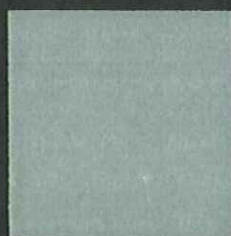
Pinto White SC-337



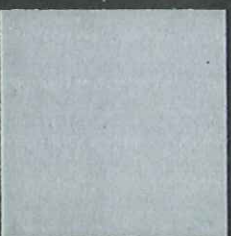
White 5011/211



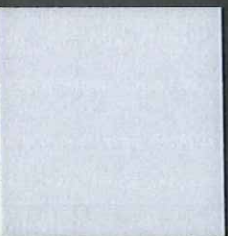
Drift Gray SC-137



Harbor Gray SC-143



Light Lead SC-149



Cape Cod Gray SC-365



Golden Honey T-170



Natural Sequoia T-172



Chocolate T-129

Available only in Premium
Disponible sólo en Premium

Pre-Mixed Colors

Colores Premezclados



Unfinished Wood
Madera sin Acabados



Cedar Naturaltone 501/401

Rec 16985



Ypsilanti Historic District

Work Permit Application

Date filed 4-25-14 for HDC meeting date 5/13

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 115 East Michigan Ave. Ypsilanti

Applicant

☒ Owner

☐ Architect

☐ Contractor

Name

Fisher Honda - Rick Fisher

Address

115 East Michigan Ave.

City

Ypsilanti

State

MI

Zip

48197

Phone

734-483-0323

Fax

734-483-1202

E-mail

Owner

Rick Fisher

(If different than applicant)

Who will perform the work?

☐ Owner

☒ Contractor

Contractor

(Name, address, phone)

All American Electric - Mark Wieland
27800 College Park Drive Warren MI 48088
586-709-8671

Action Items only:

Construction Cost

6,000⁰⁰

Permit Application Fee

40⁰⁰

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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 - d. Dimensioned drawings of any new construction or modifications to existing structures
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Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed 4-25-14 for HDC meeting date _____

Property Address 15 East Michigan Ave.
Applicant Richard Fisher

Description of proposed work (see sample applications)

Install four new parking lot light poles with concrete bases on East lot of said Address.

Two Poles to be installed at front near Michigan ave. set back North of sidewalk.

Second set of Poles to be installed in middle of Parking lot between front & rear property line.

Materials

4 Parking light Poles with concrete Base

Color of Poles will match existing Poles located on West Lot.

The new light fixtures are LED dark sky compliant mounted at a 45 degree angle.

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.

Richard Fisher
Signature of Applicant

4-28-14
Date



Ypsilanti Historic District

Work Permit Application

Amendment

Date filed 4/29/14 for HDC meeting date 5/13

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

Property Address 418 Oak St

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Robert Murillo

Address 50 S. Summit St.

City Ypsilanti

State MI

Zip 48197

Phone 734-418-1511

Fax _____

E-mail robert.murillo@yahoo.com

Owner _____

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____

(Name, address,
phone) _____

Action Items only:

Construction Cost _____

Permit Application Fee 7/9

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address _____

Applicant _____

Description of proposed work *(see sample applications)*

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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Signature of Applicant

Date

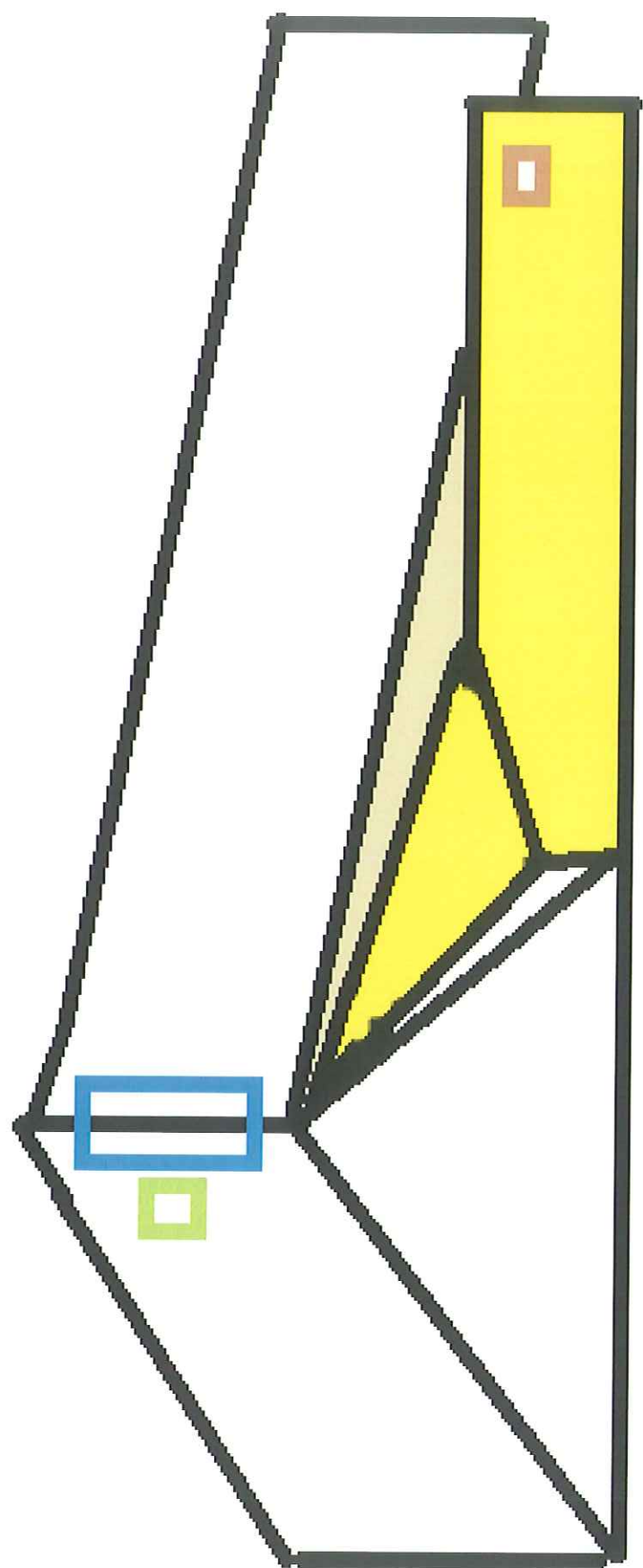
oak st roof

Changes to plan -

- 1) 3 dimensional shingles - Owens Corning Oakridge "Estate Gray" AR Laminate Shingles. Sample attached.
- 2) Except low-slope part of addition roof - yellow on diagram - Liberty SBS Self-Adhering Roofing System,

"Weathered wood" or "Slate", or whatever matches shingles above in #1 best. Samples attached.

- 3) If the self-adhering roofing in #2 will accommodate it, a roof vent shown by brown square on diagram
- 4) Garage roof may be delayed until Fall or next Spring
- 5) Gutters may be delayed until Fall. All gutters to be replaced.





Color Palette



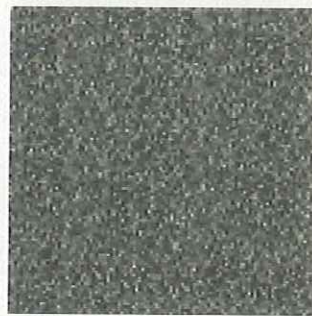
Black



Hickory



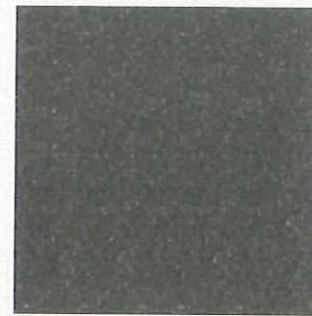
Shakewood



Slate



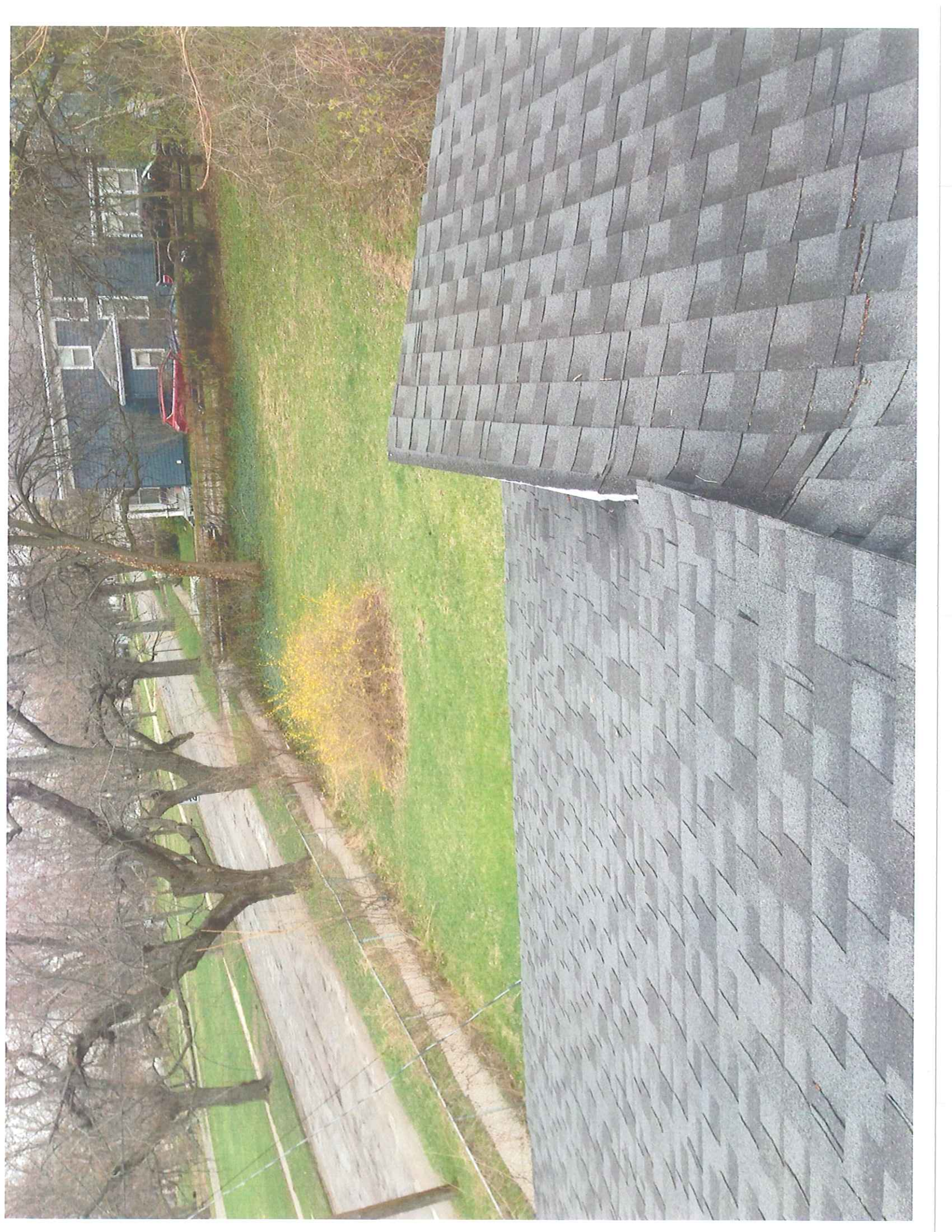
Tan



**Weathered
Wood**

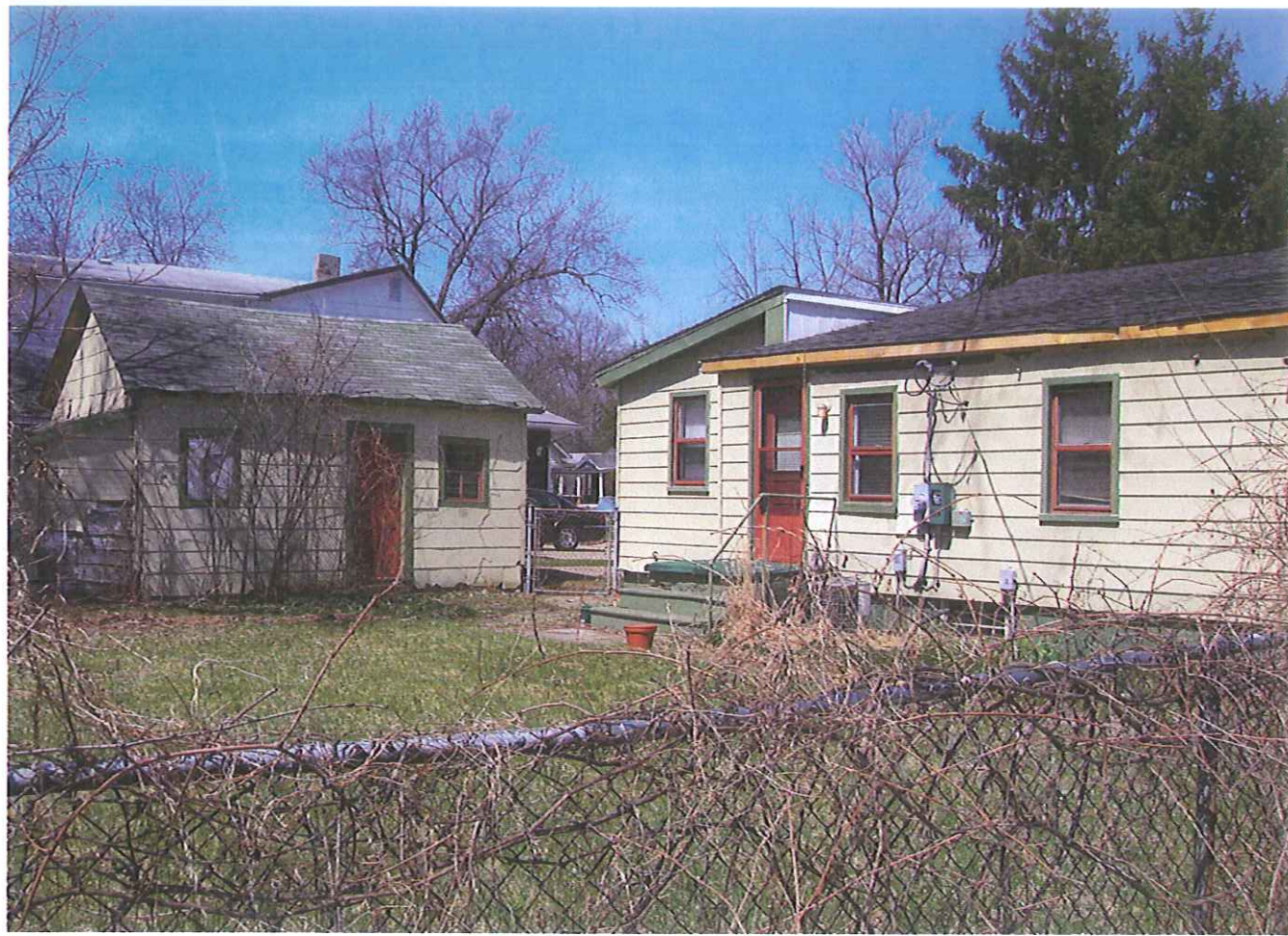


White





April 2014



418 Oak





Rec. 17014

Ypsilanti Historic District Work Permit Application

Date filed 4-29-14 for HDC meeting date 5-13-14

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 36 E Cross St Ypsilanti MI 49198

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name BRG Investments Inc./Jason Branham

Address 1322 N Huron River Dr

City Ypsilanti State MI Zip 48197

Phone 734-276-4302 Fax None

E-mail branham0@gmail.com

Owner _____

(If different than applicant)

Who will perform the work? ☒ Owner ☒ Contractor

Contractor Eco Sign Solutions (Sign Portion) / Owner (Painting Portion)

(Name, address,
phone)

2231 W Liberty St, Ann Arbor, MI 48103 (734) 276-8585

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 4-29-14 for HDC meeting date 5-13-14

Property Address 36 E Cross St Ypsilanti MI 48197

Applicant BRG Investments Inc. / Jason Branham

Description of proposed work *(see sample applications)*

Installation of new sign above store front. See attached example. Sign will be made of metal, plastic and neon. The sign will attach to the building using as many existing previously used sign attachment points as well as current electrical connection. If new attachment points are needed they will be of stainless steel, and will be secured into the mortar areas and not the brick facade. The sign will be 40" x 60" and will project so that two faces will show and will be centered above the entrance at 34 E Cross St.

The property consists of three store fronts (34, 36, and 38 E Cross). Currently, we plan to only remove the lettering from 36 E Cross, and leave the current frontage for 36 and 38 in tact. We plan to paint only the currently painted areas of the 34 E Cross store front as this will be the new entrance into the space. The color combinations will be as attached. The black and grey portions will be similar to Puffer Red's on Michigan avenue's storefront window trim and lower panels. Then there will be yellow accents in the panels below the windows and the band across the top and middle of the store front. There will also be some white accents in the columns around the door. We plan to refinish the current front door within the color palate presented here.

Materials

Custom Fabricated sign made from anodized aluminum, plastic, and neon. All Stainless attachment hardware. There will be two aluminum arms and steel chain supporting the sign attached to the stainless attachment points on the building.

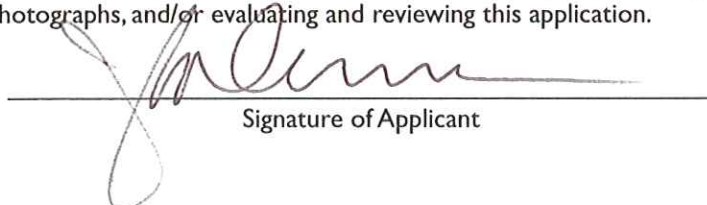
Paint will be of a commercial grade latex or ceramic based product. All weather caulking will be used on the seams and edges of the windows.

Colors *(Attach color chips or samples)*

Body <u>Black</u>	Accent 1 <u>White</u>
Trim <u>Grey</u>	Accent 2 <u>Yellow</u>
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.)

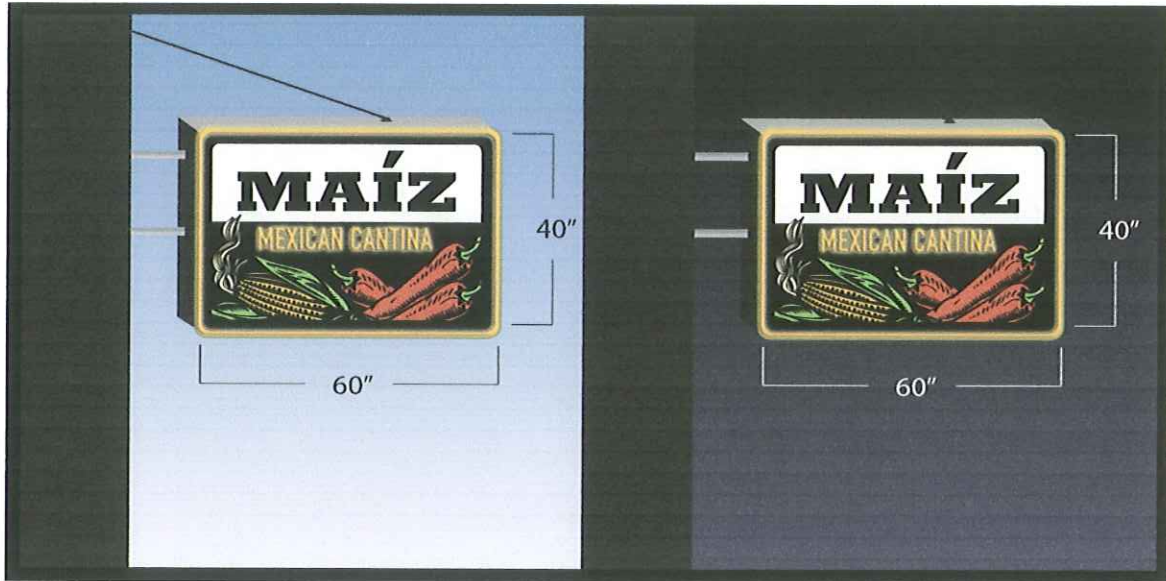
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.



Signature of Applicant

4-29-14

Date



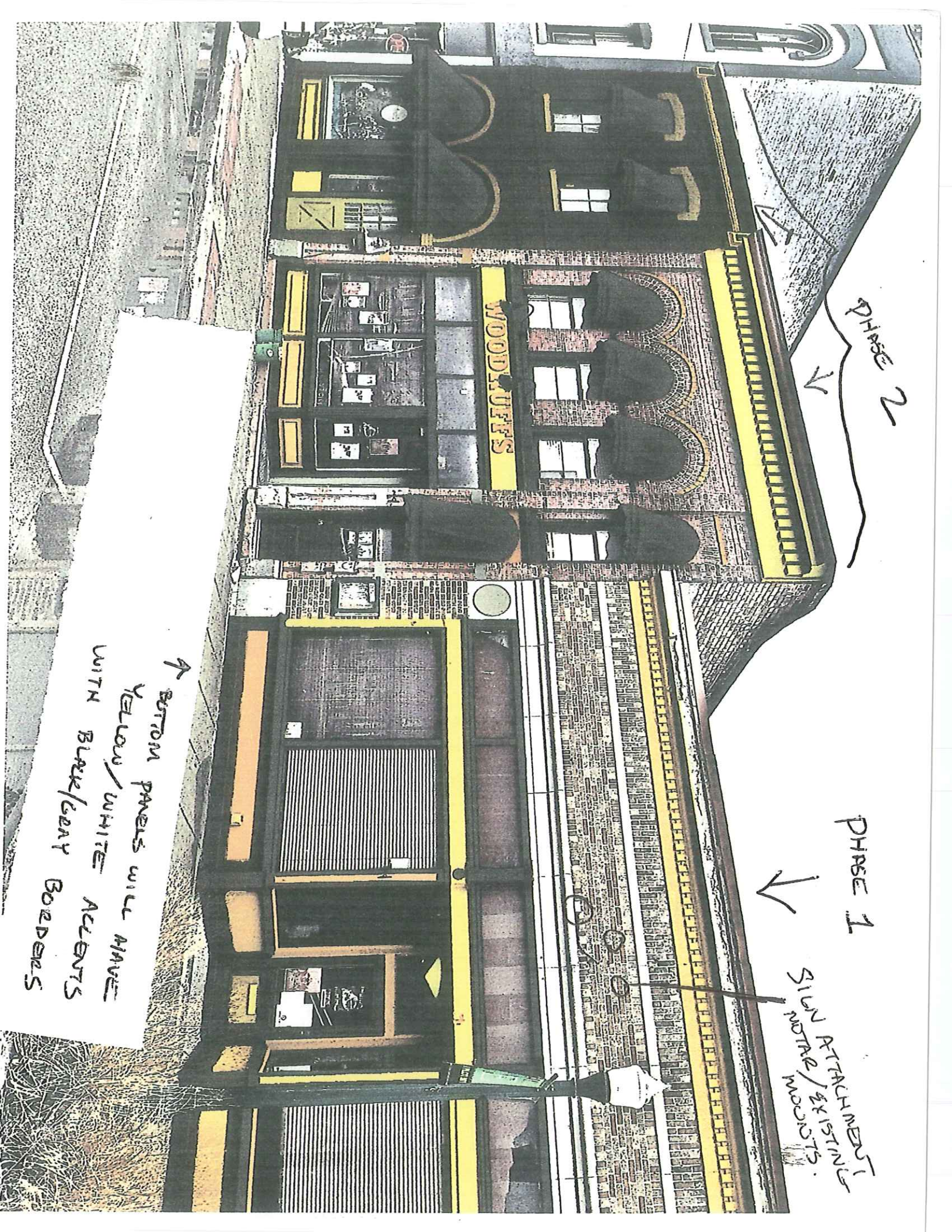
PHASE 2

PHASE 1

SUN ATTACHMENT
NOTAR/EXISTING

WOOD JEES

↑ BOTTOM PANELS WILL HAVE
YELLOW/WHITE ACCENTS
WITH BLACK/GRAY BORDERS



Fuzzy Navel A15-5

Black Magic D58-6

Knight's Armor D58-5



Ypsilanti Historic District

Work Permit Application

Rec 17003

Date filed _____ for HDC meeting date 5/13/14

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 306 North Hamilton

Applicant

☒ Owner

☐ Architect

☐ Contractor

Name John Scherer

Address 6720 West Liberty Road

City Ann Arbor

State MI

Zip 48103

Phone 734-761-5647

Fax _____

E-mail csp1988@att.net

Owner _____

(If different than applicant)

Who will perform the work?

☐ Owner

☐ Contractor

Contractor _____

(Name, address,
phone) _____

Action Items only:

Construction Cost

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:
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 - 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 306 North Hamleten

Applicant John Scherer

Description of proposed work (see sample applications)

To install gutters & eaves troughing on the property. There is a serious safety issue on front & ~~back~~ South side - the sidewalk gets flooded & freezes. ~~Wanted~~

Materials

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.

John R Scherer

Signature of Applicant

5/4/14
Date









Ypsilanti Historic District Work Permit Application

Rec 17004

Date filed _____ for HDC meeting date 5/13/14

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 315 North Washington

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Scherer, Jaun

Address 6720 West Liberty

City Ann Arbor State MI Zip 48103

Phone 734-761-5647 Fax _____

E-mail cspl988@aatt.net

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☐ Contractor

Contractor Raymond Scherer
(Name, address, phone) _____

Action Items only:

Construction Cost 740.70 Permit Application Fee 35.00

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.
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 - a. Photo(s) showing all locations where work is proposed
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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date 5/13/14

Property Address 315 North Washington

Applicant Taryn Sheer

Description of proposed work (see sample applications)

To remove existing steps.
To replace concrete steps with same.
They will be precast w/ railings installed

Materials

Precast concrete w/ iron railings

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

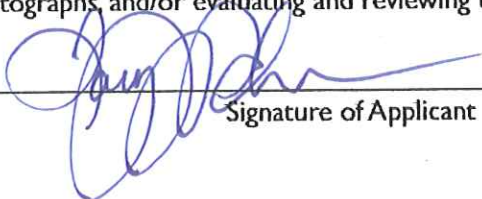
Accent 2 _____

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.)

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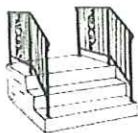


Signature of Applicant

5/6/14

Date

PRECAST CONCRETE PRODUCTS, INC.



Steps

7951 E. US-223 ~ Blissfield, MI 49228
Phone: 517-486-2101 ~ Toll Free: 800-554-8684
Fax: 517-486-2101



Email: pearsonprecast@gmail.com <http://www.pearsonprecast.com>

Price Quote

R & J Lawn & Snow

April 7, 2014

Ann Arbor, Michigan

Cell: 734-646-4151

1 - 3 rise (21" tall) 6' wide, 15" deep top tread, step unit -----	\$305.00
2 - 3 rise, 15" B.O.C.A. iron railings (36" tall) ---(\$145.00 ea.)-----	\$290.00
Deliver & set in place -----(Ypsilanti, Mi.)-----	\$110.00
State sales tax -----	\$ 35.70
Total -----	\$740.70

Thank You,


Jamie Pearson

Taken 5/5/14





before
winter



Ypsilanti Historic District

Work Permit Application

Rec 17005

Date filed _____ for HDC meeting date 5-13-14

Action item ☒

Study item ☐

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

Property Address 314 North Adams

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Taryn Scherer

Address 6720 West Liberty

City Ann Arbor

State MI

Zip 48103

Phone 734-761-5647

Fax _____

E-mail csp1988@att.net

Owner _____

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____

(Name, address,
phone)

John Scherer

Action Items only:

Construction Cost

300.00

Permit Application Fee

35.00

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

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date 5/13/14

Property Address 314 North Adams

Applicant Taryn Scherer

Description of proposed work (see sample applications)

To install a new back door. Current one was broken - beyond repair.
Screen door will remain.

Materials

There are 4 door types
Photos of each type.

Colors (Attach color chips or samples)

Door will be painted white

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

Other _____

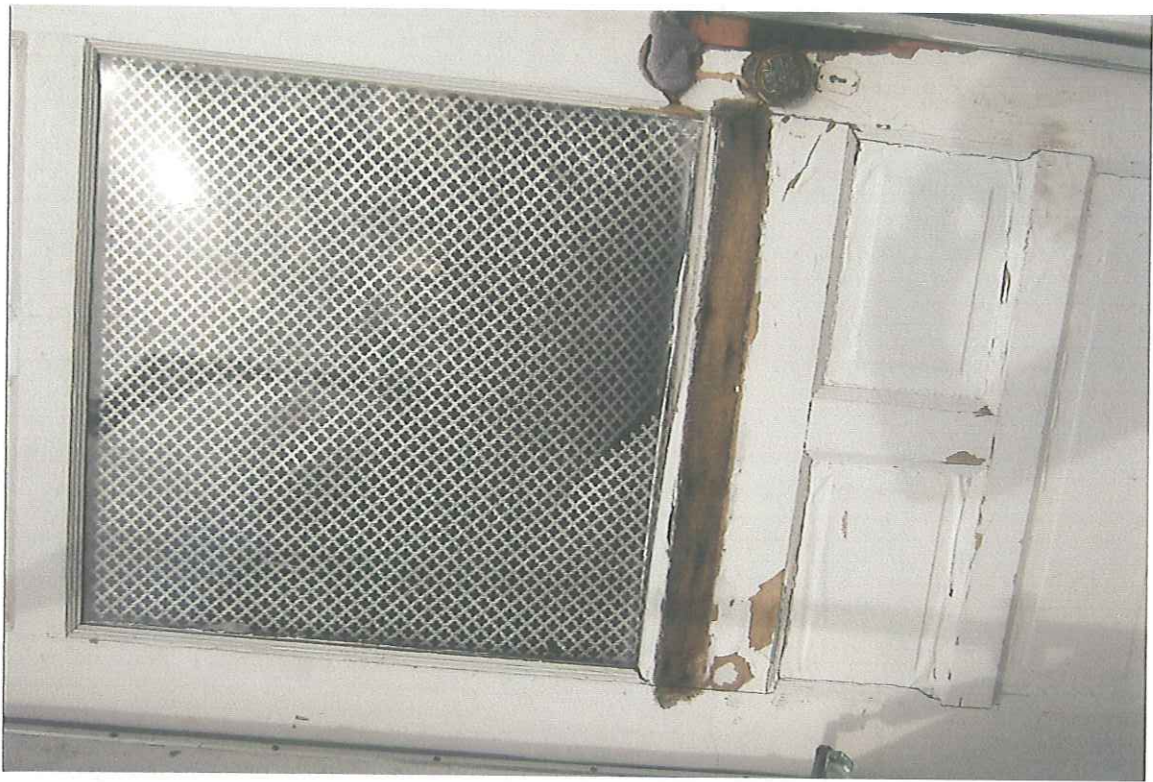


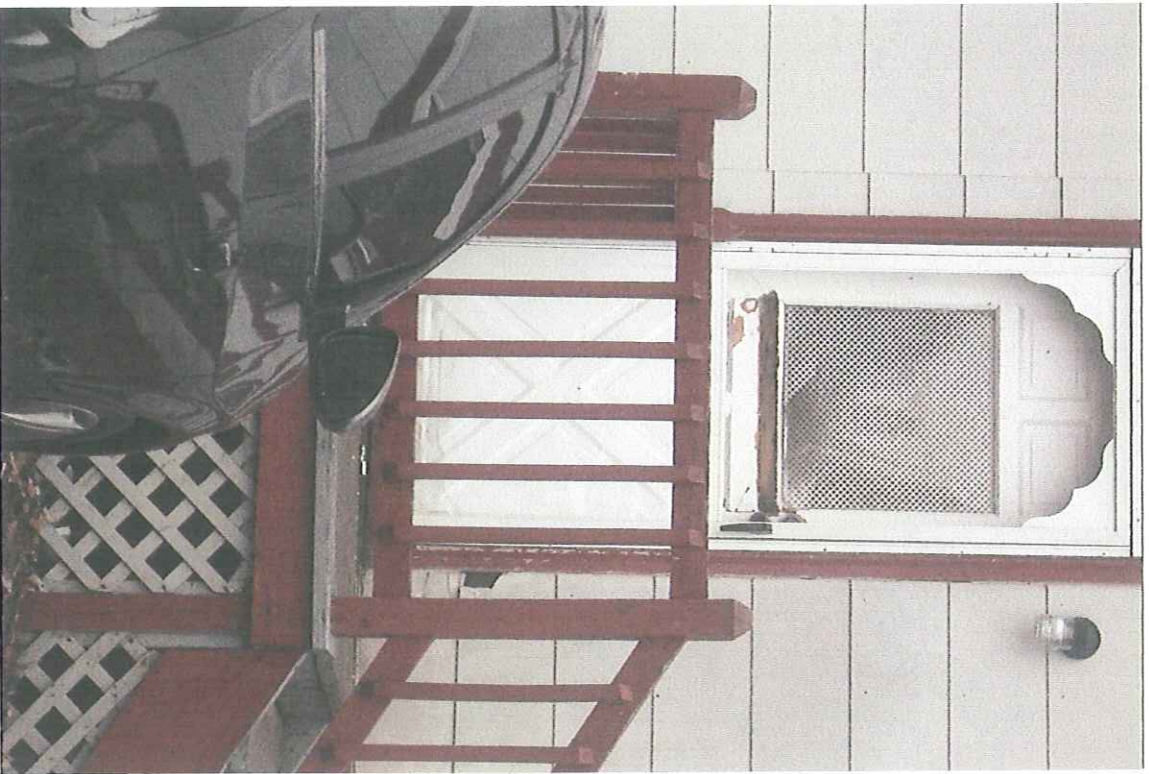
This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.
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Taryn Scherer
Signature of Applicant

5/16/14
Date





#A



#B



#C



#D





Ypsilanti Historic District Work Permit Application

Roc 17009

Date filed 5 MAY 14 for HDC meeting date 13 MAY 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 604 E. FOREST

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Michael Schrock

Address 604 E. FOREST ST.

City YPSILANTI State MI Zip 48198

Phone (734) 915-1013 Fax _____

E-mail ROCKER.SCHROCK@GMAIL.COM

Owner _____
(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor Michael Schrock

(Name, address, phone) 9505 BETHEL CHURCH RD, MANCHESTER, MI 48158
734 915-1013

Action Items only:

Construction Cost 2,354 Permit Application Fee \$30.00 ^{35.00}

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Ypsilanti Historic District Work Permit Application

Date filed 5 MAY 14 for HDC meeting date 13 MAY 14

Property Address 604 E. FOREST Ypsilanti MI

Applicant Michael Schrock

Description of proposed work (see sample applications)

REPAINT HOUSE AND TRIM, REPLACE BOARDS WHERE NEEDED WITH EXACT SIZE AND WOOD. COLORS PROVIDED WERE. PAINT GARAGE TO MATCH HOUSE. REPLACE WINDOW SILLS WHERE NEEDED, KEEPING ALL ORIGINAL DOORS AND WINDOWS. REMOVE HANDICAP RAMP ON SIDE OF HOUSE. PAINT FRONT PORCH WITH CEMENT PAINT TO MATCH BRICKS ON BOTTOM OF HOUSE. USE BRICKS ON HANDICAP RAMP TO MAKE FRONT FLOWER BED.

Materials

CEDAR Siding to REPLACE CEDAR Siding. JAMES HARDY PLANK if CEDAR Siding NOT AVAILABLE. PAINT GREY BRICK WITH TRIM COLOR USING EPOXY PAINT, PAINT FOR TRIM & BODY. BOARDS OF MAPLE, OAK OR PINE REPLACEMENTS. CAULK. WOOD FILLER.

Colors (Attach color chips or samples)

Body White RAISAN

Trim Buff

Roof _____

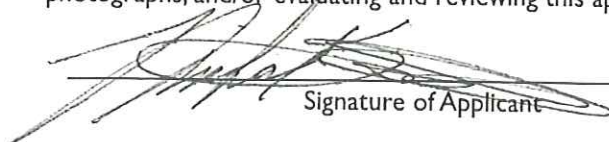
Accent 1 Brick PAVER

Accent 2 _____

Other _____

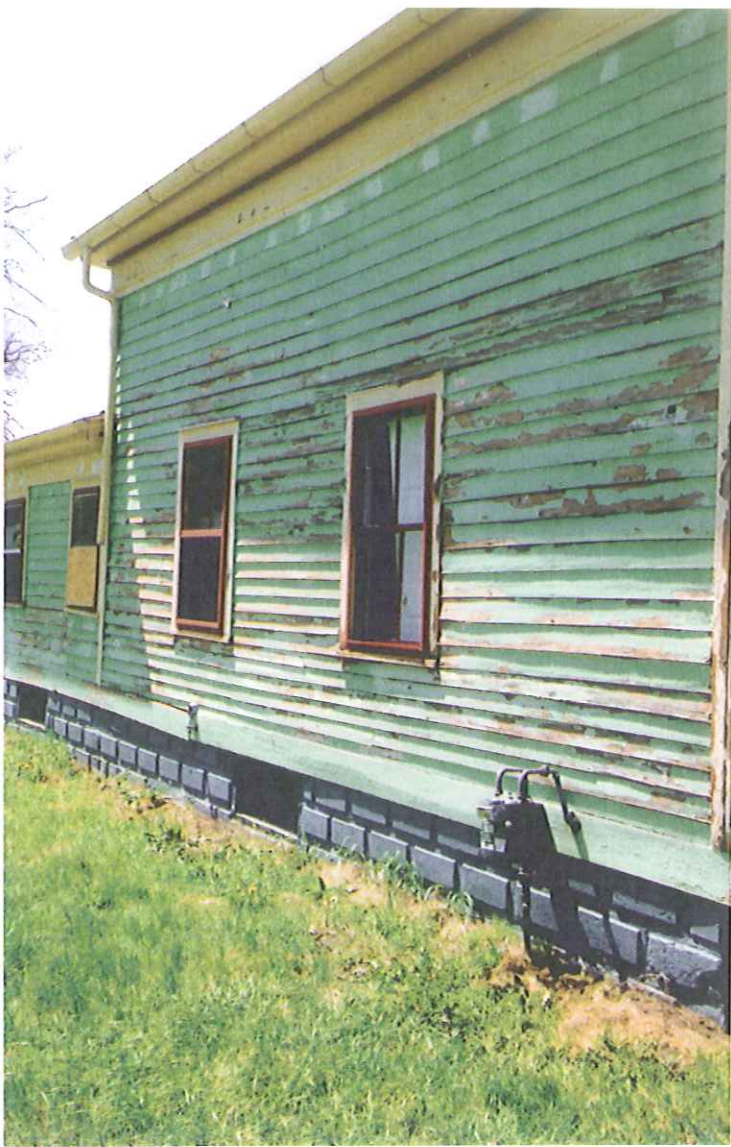
- ☒ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

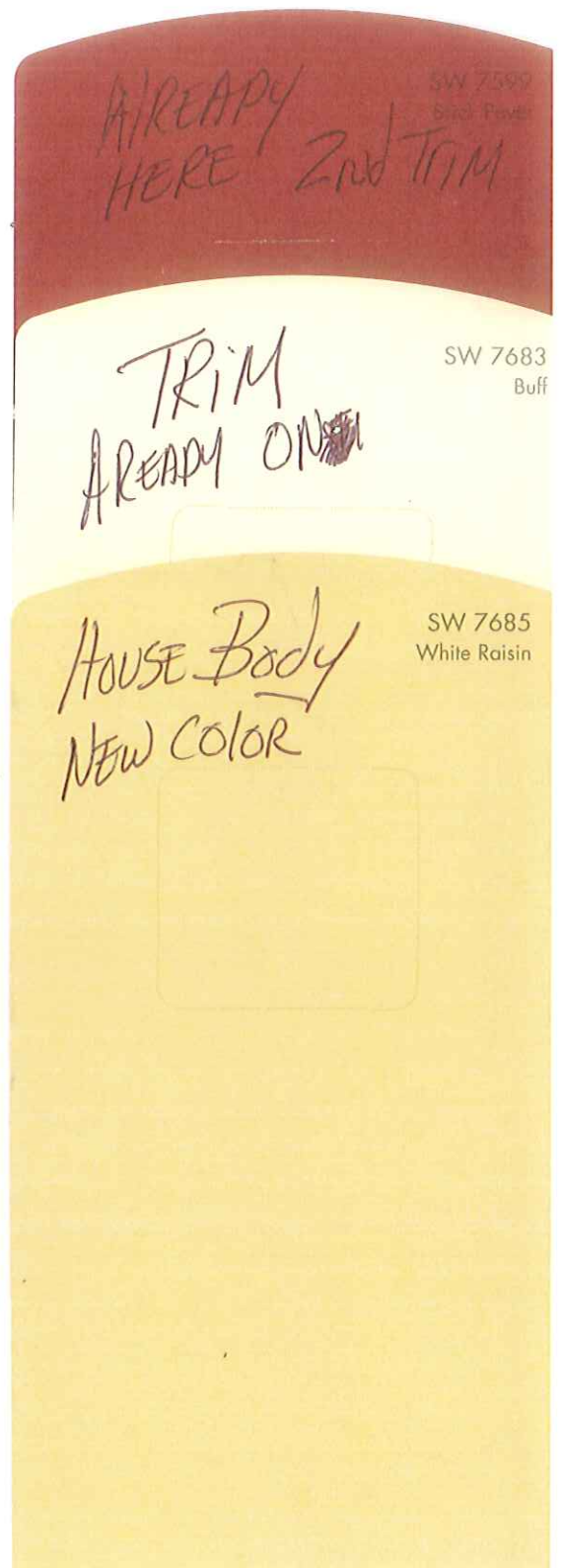
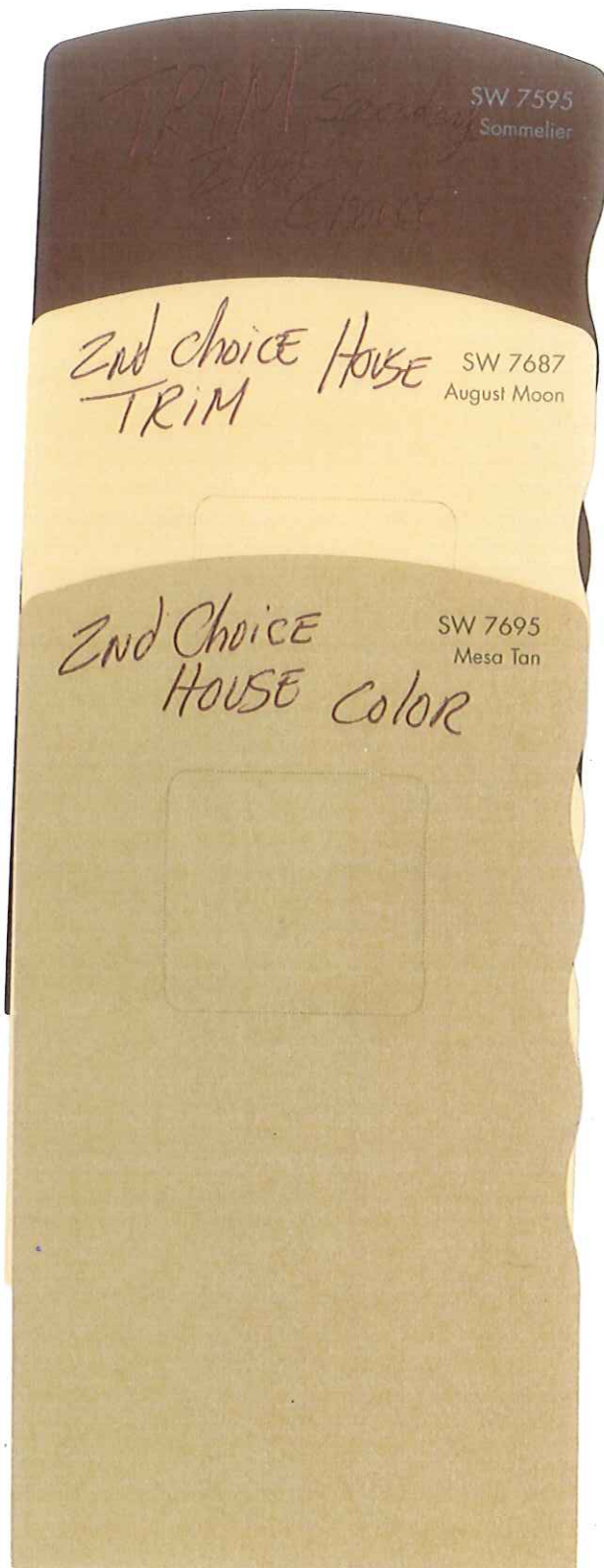
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Signature of Applicant

5 MAY 14
Date









Ypsilanti Historic District

Work Permit Application

Rec 17010

Date filed 5-7-14 for HDC meeting date 5-13-14

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 ADAMS ST.

Applicant

☐ Owner ☐ Architect ☒ Contractor

Name GERWECK CONSTRUCTION COMPANY LLC (JEFF GERWECK)

Address 9075 JOSEPH ST.

City MAYBEE State MI Zip 48159

Phone 734-777-3945 Fax 734-587-2545

E-mail JCGERWECK@CHARTER.NET

Owner JAMES WALEWSKI

(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor GERWECK CONSTRUCTION COMPANY LLC

(Name, address, phone) 9075 JOSEPH ST. MAYBEE, MI 48159 734-777-3945

Action Items only:

Construction Cost 2450

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.

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 - a. Photo(s) showing all locations where work is proposed
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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 5-7-14 for HDC meeting date 5-13-14

Property Address 126 N. ADAMS ST.

Applicant JEFF GERWECK (GERWECK CONSTRUCTION COMPANY LLC)

Description of proposed work *(see sample applications)*

INSTALL 5 NEW WINDOWS IN UPPER LEVEL APARTMENT.

Materials

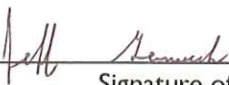
WINDOWS TO BE ALUMINUM CLAD ON THE EXTERIOR AND PREFINISHED WOOD ON THE INTERIOR. WINDOWS TO BE WHITE IN COLOR ON INTERIOR AND EXTERIOR. WINDOWS WILL BE DOUBLE HUNG WITH MATCHING GRIDS ON TOP SASH.

Colors *(Attach color chips or samples)*

Body <u>WHITE</u>	Accent 1 <u></u>
Trim <u>WHITE</u>	Accent 2 <u></u>
Roof <u></u>	Other <u></u>

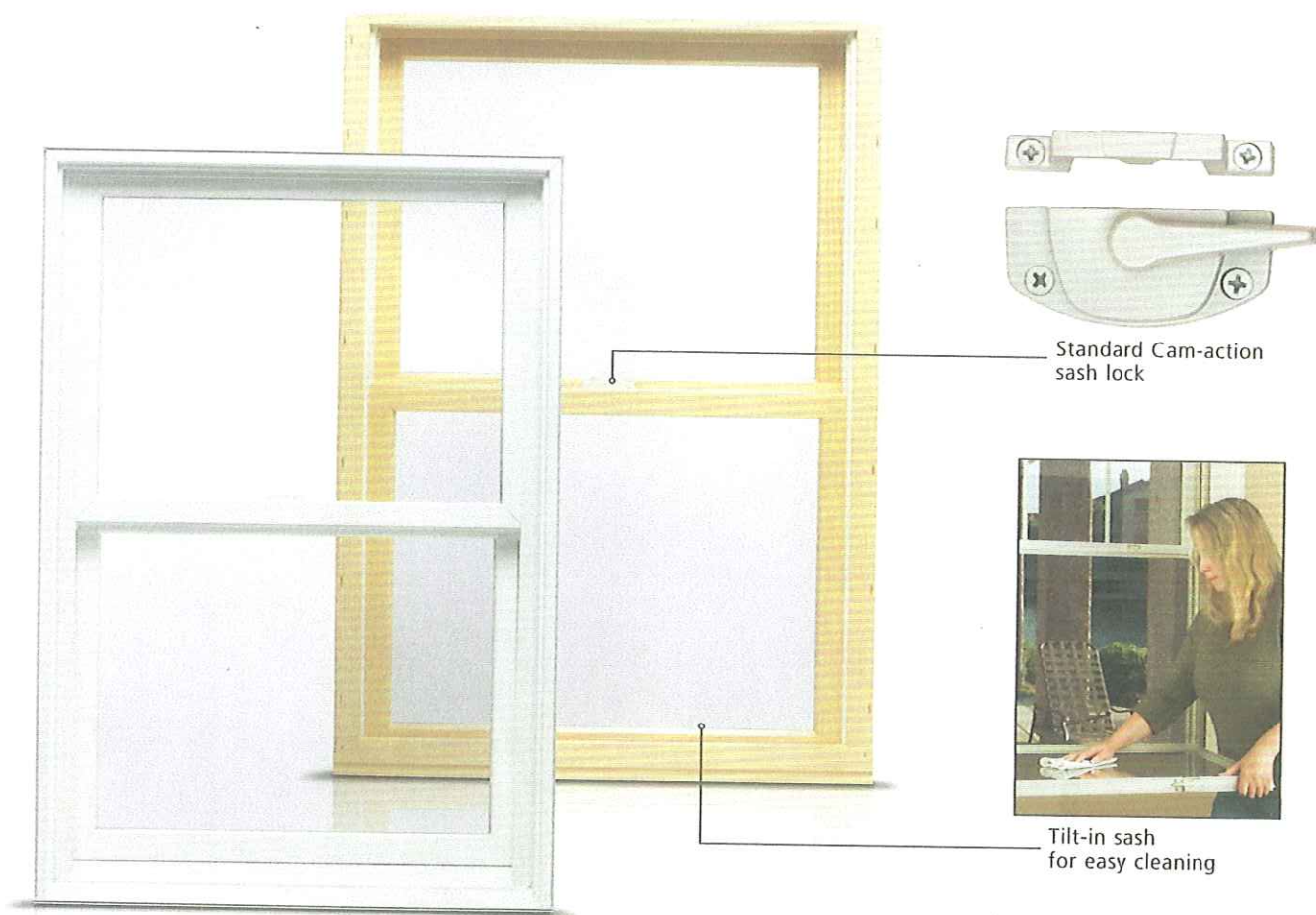
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Signature of Applicant

5-7-14
Date

DOUBLE-HUNG WINDOWS



This window is best suited to traditional architectural styles. Double-hung windows feature upper and lower sash that slide vertically past each other in a single frame. Both sashes tilt in for convenient cleaning.

Hardware Color Options*



* Actual colors may vary from the samples displayed.

Standard Features

- Solid AuraLast® Wood for superior protection from wood rot, water saturation and termites
- ENERGY STAR® Qualified
- Low-maintenance aluminum cladding on exterior frame and sash: Brilliant White, French Vanilla, Desert Sand, Hartford Green, Mesa Red, Chestnut Bronze or Black

Optional Features

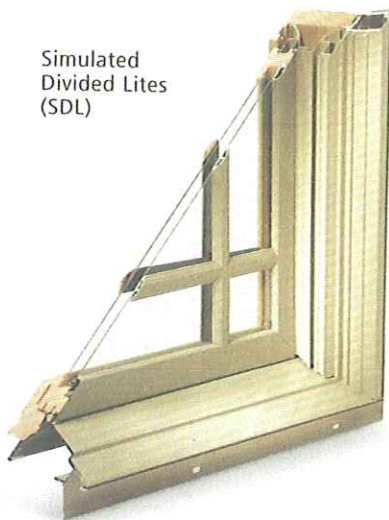
- Energy efficient DP 50 rating
- Multiple SDL (Simulated Divided Lite) & GBG (Grilles Between The Glass) options
- Primed or pre-finished white interior

DIVIDED LITES & PREFINISHED COLORS

Divided Lites

Add architectural interest to your JELD-WEN Builders wood windows with one of our divided lite options. These options include Simulated Divided Lites (SDL) for an authentic look, Full-Surround wood grilles (FS) that can be removed for easy cleaning, and maintenance-free Grilles Between the Glass (GBG).

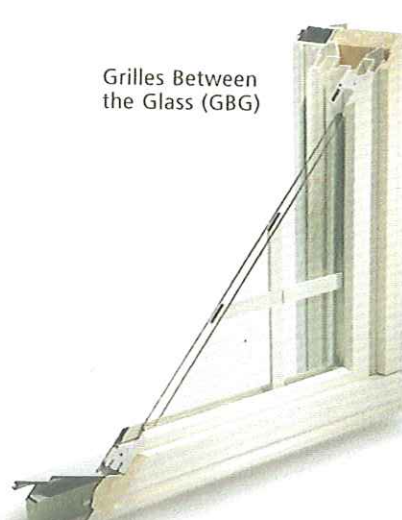
Simulated
Divided Lites
(SDL)



Full-Surround (FS)
and KD removable
wood grilles



Grilles Between
the Glass (GBG)

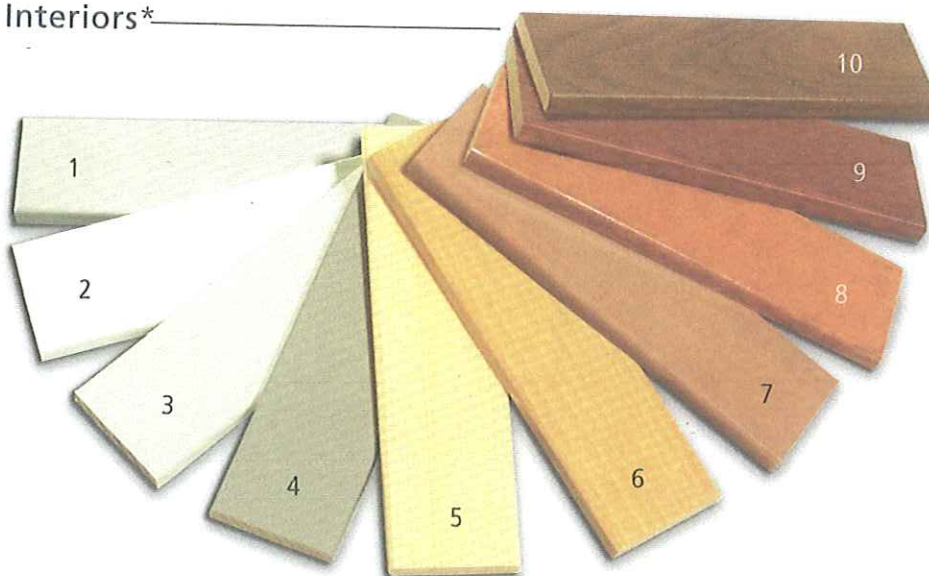


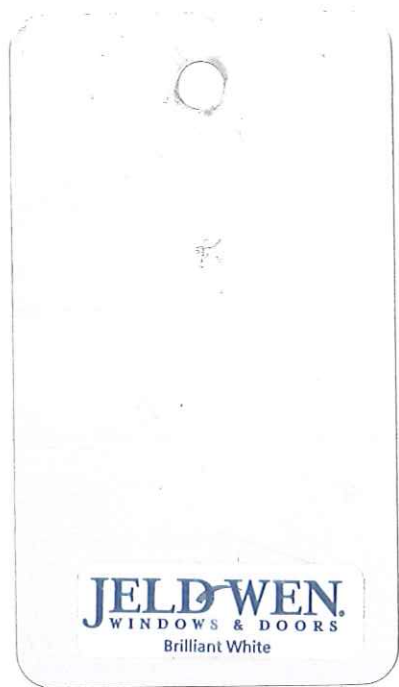
Divided lites with the 23/32 option are available with two-tone coloring. For example, select Brilliant White for the inside and Desert Sand for the outside (or vice versa).*

Standard Prefinished Interiors*

1. Primed
2. Brilliant White
3. Ivory
4. Desert Sand
5. Clear Lacquer
6. Wheat
7. Cider
8. Fruitwood
9. Cordovan
10. Walnut

**Colors shown may not match final finish.*







Ypsilanti Historic District Work Permit Application

Date filed 5/7/2014 for HDC meeting date 5/13/2014

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 414 Maple Street, Ypsilanti 48198

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name James Gorman

Address 414 Maple Street

City Ypsilanti State MI Zip 48198

Phone 734-485-1227

Fax _____

E-mail _____

Owner _____

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor SunGlo Restoration Services

(Name, address,
phone)

22960 Venture Drive, Novi, MI 48375 1-800-574-2000

Action Items only:

Construction Cost _____ **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 5/7/2014 for HDC meeting date 5/13/2014

Property Address 414 Maple Street

Applicant James Gorman

Description of proposed work *(see sample applications)*

We are having damage repaired from a tree hitting the house, which is already approved in January 14, 2014 HDC Meeting. We would like to know, since the siding has to be replaced and repainted, if it would be at all possible to somehow change the kitchen window to allow room for installation of kitchen cabinets and countertop. The existing window is about 8"-12" too low to allow proper clearance for a countertop underneath.

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

5/7/14
Date

414 Maple Street, Ypsilanti

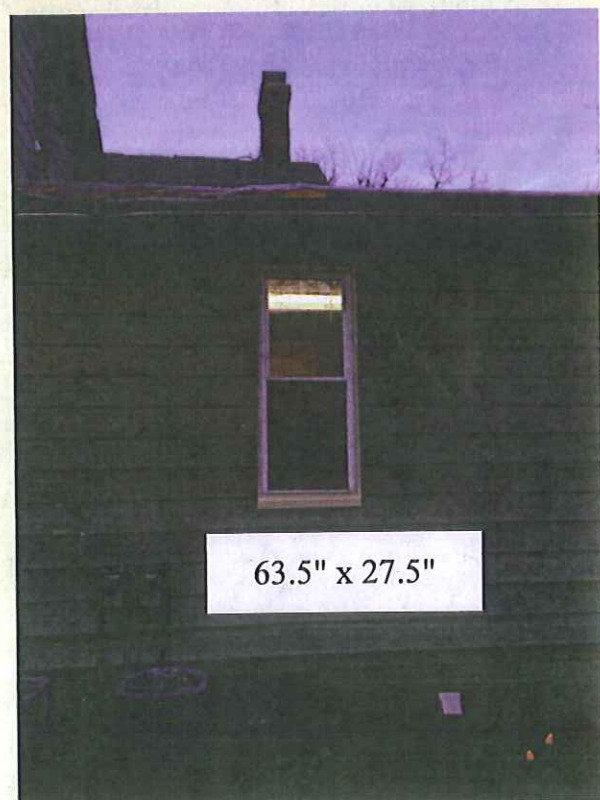


Limited counter space; want to extend cabinets and counter tops over to refrigerator.

Window is about 8" - 12" too low for countertop to extend over...



Siding damaged by tree / being replaced. Any way to change the window?



414 maple





Rec 46 17011

Ypsilanti Historic District Work Permit Application

Date filed 05/07/14 for HDC meeting date 05/13/14

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 305 S. Washington St., Ypsilanti, MI 48197

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Beverly Buck

Address 305 S. Washington St.

City Ypsilanti State MI Zip 48197

Phone 734-922-3117 Fax _____

E-mail beverlymbuck@hotmail.com

Owner _____

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Dexter Roof, 8820 Jackson Rd., Dexter, MI 48130 (734) 424-2030

(Name, address, phone) AJ Leo Electric & Solar, Ypsilanti, MI (734) 368-6945

Action Items only:

Construction Cost \$21,000 **Permit Application Fee** \$65

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 05/07/14 for HDC meeting date 05/13/14

Property Address 305 S. Washington St., Ypsilanti, MI 48197

Applicant Beverly Buck

Description of proposed work *(see sample applications)*

Replace torch down roof surfaces with modified bitumen (rubber) material.

Add balcony railings made of cedar with a flat matte white finish. (see attached photo sample)

Add solar panels:

5 panels placed vertically at 36 degree slope on south balcony attached to a flat roof racking system.
20 panels on the main roof of the house facing west attached to appropriate roof racking.

Materials

1/2" OSB sheathing to replace rotted roof above sunroom.

Modified bitumen, flashing, white drip edge

Cedar for railings, white paint

Solar panels, inverters, racking, cabling, monitor.

Colors *(Attach color chips or samples)*

Body _____

Accent 1 _____

Trim white

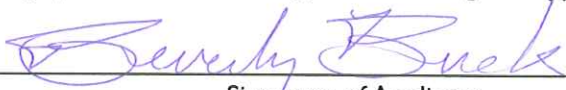
Accent 2 _____

Roof green

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

05/06/14
Date



Date Dec.10, 2013

Beth Buck
305 South Washington
Ypsilanti, MI. 48196

**Subject: Proposal for construction services at
305 South Washington Ypsilanti, Mi.**

Dear Beth:

We are pleased to submit this proposal to provide construction services to your home. This proposal outlines our scope of services, schedule, and project costs.

SCOPE OF SERVICES

All work summarized below is according to our discussions and inspection of your roofing project. Any change from the scope of services presented may require cost adjustment (add or deduct), a written change order will be prepared for signature prior to initiating the change.

Roof

- Obtain building permit
- Protect landscaping from all debris
- Tarps will go from gutter to ground
- Remove and dispose of roof on West side of house
- Remove and dispose of any rotted wood decking
- Install new ½" osb sheathing on house if needed (first 2 are free \$40/sheet additional charge)
- Install new 3&1/2" drip edge
- Flash around chimney
- Install a new 2 part rubberized peel and stick over plywood
- New roof will go up wall and under existing wall flashing
- Caulk all flashing around chimney
- A magnetic roller will be used upon completion of job
- A walk through will be done with homeowner upon completion of job

PROJECT COST

Our cost to complete the scope of work described above is \$1,695.00. The project cost includes all permits, labor, materials, disposal, miscellaneous supplies, and expenses except as noted. The price is valid for a signed proposal within thirty days (30) of this date. All work will meet or exceed residential construction standards. Dexter Roof and Siding is fully licensed and insured and offers a 15 year workmanship warranty.

DEXTER ROOF & SIDING

8820 Jackson Road, Dexter, MI 48130
Phone: (734) 424-2030 Fax: (734) 426-4336

*7th in the state is good
1st with our customers is what matters*

QUALIFIED
Remodeler
Top 500
Remodelers 2011

Payment Schedule

The schedule of payments is presented below.

<u>Description</u>	<u>Amount</u>
Schedule Project/order materials	\$ 695
Complete scope of work	<u>\$ 1000</u>
Total Payments	\$1,695

SCHEDULE

If this proposal is acceptable, please sign below. Work will be scheduled as soon as possible. We expect to complete the work in approximately (1) day(s) once on-site work begins. Weather permitting. A detailed schedule will be prepared prior to beginning work on-site.

Homeowner

Date _____

If you have questions or need any additional information regarding this proposal, please contact me at (734) 476-1699, or dschmidt@dexterroof.com. Thank you for this opportunity.

Respectfully Submitted,

Dan Schmidt

Dan Schmidt
Dexter Roof and Siding a Dexter Builders Co.



305 S. Washington







WARNING
UNDERGROUND ELECTRICAL SERVICE
ELECTRIC SERVICE TO THIS LOCATION IS UNDERGROUND
AND NOT TO BE LOCATED BY EXCAVATING
OR DRILLING FOR THE PURPOSES OF
INSTALLING OR REMOVING



WARNING
ELECTRIC SERVICE TO THIS LOCATION IS UNDERGROUND
AND NOT TO BE LOCATED BY EXCAVATING
OR DRILLING FOR THE PURPOSES OF
INSTALLING OR REMOVING

SOLAR
A-C DISC. ON
ON
OFF
OFF

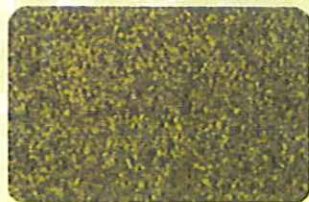




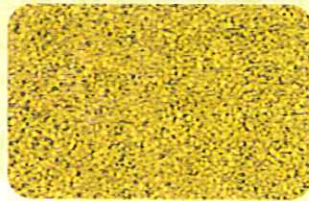




Red Blend



Pine Green



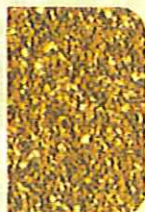
Buff



White



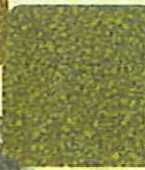
Oak



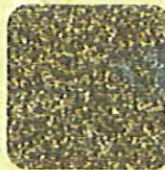
Chestnut



Weatherwood



Green
(Special Order)



Grey Slate



Red
(Special Order)



Black

This information herein is based upon data and knowledge considered to be true and accurate and is provided for the specifier's consideration, investigation and verification. Technical information is subject to change rapidly and it is not possible to guarantee that all items will be accurate at all times. Visit the Mule-Hide website at www.mulehide.com prior to any installation for updated technical specifications and details. However, Mule-Hide Products Co., Inc. does not warrant any results to be obtained. Statements concerning possible use of Mule-Hide products are made without knowledge of your particular roof and such an application may not be fit for your particular purpose. MULE-HIDE DISCLAIMS ALL WARRANTIES, INCLUDING THE

What can you expect from your Mule-Hide Self-Adhering Modified Bitumen Roof?

Fast, Clean, Safe Installation

Crews simply place, remove release film and roll with no flames, fumes, odors.

Attractive Roof

Attractive ceramic granule surface (available in 11 popular colors).



Long Lifecycle

Manufactured with patented Adeso® self-adhesive technology using reinforced membrane and proprietary adhesive formulation on the bottom surface.

Strength

Mule-Hide Self-Adhering Modified Bitumen Roofing Systems are the result of the latest adhesive technology combined with proven waterproofing compounds. SEALLap® & FASTLap® engineering provides stronger, more reliable seams.

Repairable

Mule-Hide Self-Adhering Modified Bitumen membrane is self-sealing so it remains repairable year after year, allowing for ease of future cutouts and tie-ins.

Environmentally Friendly

No fumes, no odors or disposal concerns.



"The name trusted in roofing since 1906"

MULE-HIDE PRODUCTS Co., Inc.

1-800-786-1492
www.mulehide.com

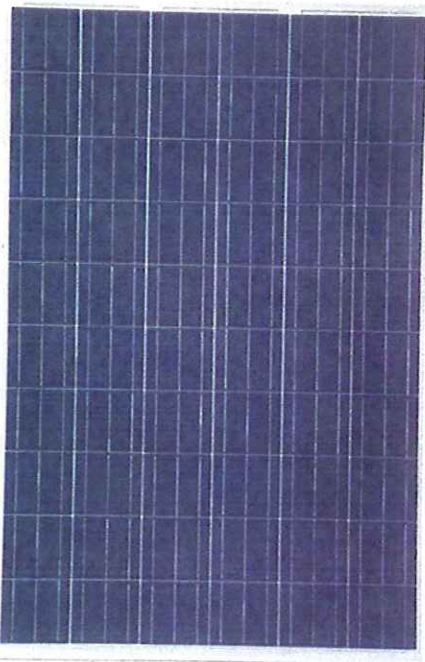
305 S. Washington

Tested and Assembled in Northern Michigan

SONALI SOLAR

LEADING MANUFACTURER OF PV MODULES

SS 230 to 250 Series



Quality Product

- All Manufactured modules are tested 100% by EL (Electroluminescence) during the Production Process.
- Our high-performance modules are highly efficient, reliable and provide optimal output.

High Efficiency

High Module efficiency is obtaining top performance even in diffused light conditions. We are leaders in providing our customers with maximum sunlight conversion efficiency.

Application Possibilities

Residential and Commercial rooftops, Carports, Solar Farming, Balconies, Awnings, Street lights, Fences, and Canopies.

Our Team

We have a team of qualified experts and engineers making sure our modules produce maximum power per square foot. We pride ourselves in caring for each individual customer needs with detailed attention. Our end goal is to give a highly efficient product with exceptional customer service.

Guarantee

Our product is durable and has a lifetime of 25 years backed with a warranty. Integrated manufacturing of cells & modules in one production line guarantees optimum performance.

RFID is an automatic Identification Technology - enables every individual modules to be uniquely identified. RFID tag will be provide as per customer's demand.

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF APRIL 22, 2014

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:09 PM

Meeting Location: City Council Chambers, City Hall

Commissioners Present: Alex Pettit, Jane Schmiedeke, Anne Stevenson, Hank Prebys,
Michael Condon

Commissioners Absent: Ron Rupert, Jennifer Henriksen

Staff Present: Cynthia Kochanek, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Schmiedeke) moved to approve the agenda as submitted.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

NEW BUSINESS

121 N Washington

Applicant: Randy Mascharka, owner (present).

Discussion: Application is for a remodel on the storefront.

Mascharka: States that he is looking to use wood framing instead of the current aluminum framing on the storefront. The aluminum framing is falling apart. He states that he is looking for a cleaner look for the storefront. States that he would like to keep it the same footprint. He states that he was told by the building department that he will need to square off the entrance angle to make it ADA accessible. The only other alternative would be to have the door open inward instead of outward, that way he does not need the extra spacing to accommodate accessibility.

Pettit: Wants to know if he is considering having the door swing inward.

Mascharka: Confirms that this is the case.

Pettit: Wants to know if the applicant is considering having the door swing inward as well as squaring off the entrance.

Mascharka: Confirms that this is the case since he wants to make sure that he will meet accessibility compliance in the future.

Schmiedeke: States that she sees no reason to reconfigure the front if it is not required.

Prebys: Would like to know what the issue is with the door swinging outward.

Mascharka: States that it is his understanding that if the door stays as an outward swinging door then the opening approaching the door is too narrow for accessibility.

Prebys: States that he is concerned with the enameled panels and aluminum being discarded and significantly changing the look of the front.

Mascharka: States that the aluminum and enamel were not there originally but put there in the 1960s.

Pettit: Feels that to change the façade from its current look, while a significant change, is something that he could still work with since this façade was not original.

Prebys: The other concern is for the wood base at the front and whether it is practical with ice and snow.

Mascharka: States that it would be Wolmanized wood clad over poured concrete. The poured concrete will be solid and hidden by the wood panels that would be anchored to it.

Stevenson: States that the concern is that we might be replacing distinctive features. She states that generally with replacements they would like to see like materials used. She refers to the Secretary of the Interior's standard number 6 (Replacements shall match the original). For example, metal replacing metal. She states that significant changes are being proposed to the storefront.

Schmiedeke: States that she is concerned with the aluminum frame removal and the door changes since this is only one section of the building. This change means that the façade is no longer intact.

Mascharka: States that he originally wanted to go with a brick similar to what is on the rest of the building. That he wants to put a more solid structure in place than what is currently there.

Condon: States that he would like to know if the applicant will use a solid 4 x 4 post, and if so, what type of wood.

Mascharka: States that he is planning on using a Wolmanized wood.

Condon: States that this type of wood is not the best wood to use in this situation. He states that this wood is usually too flawed for use as a finish material. He suggests that a box post would be good since this is not a weight bearing column.

Mascharka: States that he is fine with using a different type of wood for the project.

Stevenson: Would like the commission to address whether it is acceptable for a wood framed storefront here. She states that she is not comfortable with it. The current door and windows are important and significant even though they may not have been installed until the 1960s. Enough time has passed for this façade to take on a significance of its own. Also the new plan for the storefront will not match the rest of the façade.

Prebys: States that he is not comfortable with it either.

Condon: Wants to know why the change is needed.

Mascharka: States that he was told by the building department that due to the scale of the changes planned to the storefront that the door would need to become ADA compliant. He states that he would probably not have to change the door if he just repairs the storefront.

Condon: Would like to know if the wood storefront is something that the applicant really wants to have or will the metal still be feasible.

Mascharka: States that the aluminum is in rough shape but that if that is was the HDC would like, he will keep it.

Schmiedeke: She suggests treating the areas under the storefront windows to match what is next door and retain the commercial door and windows.

Mascharka: States that what is there currently there is 2 x 4 framing. States that he objects to the green enamel that is presently there.

Condon: States that the enamel can be painted.

Stevenson: States that she does not know where the threshold with the building department is and that the applicant may want to check on that.

Mascharka: States that if he does not change the footprint and if he is repairing only, then he may not need to change the doorway.

Prebys: Suggests that we table the application but would like other info addressed such as the sign material.

Mascharka: States that he would use MDO for the signboard. He plans to mount the new sign to what already exists and this will hide the green enamel. He plans to paint the sign, but is open to suggestions.

Prebys: States that the MDO sign will need to be sealed on the edges and that the HDC will need to see what the sign above the windows will look like. Mascharka: States that the most important issue is to get the plywood off of the windows.

Prebys: Advises that another issue is with the repairing of the stucco wall.

Mascharka: States that repair was done back in October. That he did a patch on it and that all that remains is for the wall to be painted. He states that he

would like to paint it a tan color rather than the peach color that is there now.

Pettit: Inquires as to if the chimney will be painted as well.

Mascharka: States that painting the chimney can be part of the project as well since the paint on it is peeling.

Stevenson: States that they would like to table this until some more information is obtained and questions addressed.

Mascharka: States that he received a ticket from the building department and that he is coming out here for a hearing on that issue on Thursday but that he would like something to show them that he is trying to work things out.

Prebys: States that since the applicant has attended the HDC meeting that should be enough to prove that he is working on a resolution. He states that the HDC would like to see a description of what the sign will look like and for the applicant to choose a color for the wall for next time.

Stevenson: States that staff can make sure that the decision letter is ready for pick up in time for the hearing since it will not make to him by mail in time.

Motion: Prebys (second: Pettit) moves to table the application for 121 N Washington for the storefront remodel until the building department requirements are fully understood and that the owner will redesign the glass structure to include the metal work and the door is not to be replaced.

Secretary of the Interior Standard:
N/A

Approval: Unanimous. Motion carries.

313 Olive

Applicant: Richard Graham, owner of R. Graham Construction, LLC; contractor and Julie Brown; home owner (present).

Discussion: Application is for roof replacement.

Pettit: Would like to know what kind of venting will be used on the project.

Graham: States that they are planning for can vents.

Pettit: States that we generally prefer to see those types of vents on a different roof since there is no way to hide can vents on the front gable roof that is present on this house.

Prebys: Would like to know if there are other options for venting that can be used.

Graham: States that ridge venting could be used with soffit venting and the intakes will need to be 2 or 3 shingles higher.

Prebys: Would like to know if there will be any work done on the eave troughs and downspouts.

Graham: States that no work will be done on eave troughs and downspouts.

Motion: Prebys (second: Schmiedeke) moves to approve the application for roofing at 313 Olive to include ridge vents with roof edge vents. No can vents are to be used. The roof color is to be slate stone grey and the drip edge will be black.

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

Approval: Unanimous. Motion carries.

418 Oak

Applicant: Robert Murillo, owner (present).

Discussion: Application is for roof replacement.

Prebys: States that he would like to know if the drip edge will be replaced and what color it will be.

Murillo: States that the drip edge will be replaced and that it will be black.

Condon: Would like to know what type of shingles will be used.

Murillo: States that he will use three tab shingles.

Prebys: Would like to know if the applicant will be adding any roof vents.

Murillo: States that he will just be doing ridge and soffit vents, nothing new. He states that everything will be the same other than the lighter color of shingles that he will be using. He is going with a lighter color grey.

Schmiedeke: Would like to know if he is doing any work to the gutters and downspouts.

Murillo: States that he will replace the missing gutter in the back that fell off this past winter with a new aluminum gutter but that everything else will stay the same.

Pettit: Would like to know what color the missing gutter was.

Murillo: States that he believes that the missing gutter was painted to match the trim color.

Prebys: States that the new gutter should match the existing trim color on the house. He would like to know if there are any problems with the flashing.

Murillo: States that there are issues with the flashing and it will be replaced.

Motion: Condon (second: Pettit) moves to approve the work at 418 Oak for the reroofing on both the house and the garage with asphalt grey three tab shingles. The existing soffit and ridge venting will be utilized. The replacement of the gutter on the rear of the house will be with a matching k-style gutter and downspout and will be painted to match the trim on the house. The drip edge will be black.

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

Approval: Unanimous. Motion carries.

301 W Cross

Applicant: Khalil Hassan (present).

Discussion: Application is for painting on the structure.

Hassan: States that they will use black and red to paint the building. They plan on painting the bottom portion (that is currently tan in color on the building) in black. They will paint the top wood trim in black as well.

Prebys: Suggests a semi-gloss primer be used on the building.

Motion: Prebys (second: Pettit) moves to approve the application to paint at 301 W Cross with the body of the building basically in black and the trim in red. A semi-gloss or satin primer should be used if needed.

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

Approval: Unanimous. Motion carries.

STUDY ITEMS-none

ADMINISTRATIVE APPROVALS

46 E Forest

Discussion: Staff administratively approved the reroof.

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

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring-

113 Woodward: The commission would like the staff to request a stop work order since it appears that work on the windows is occurring.

314 E Cross: Staff advised that there is still no information from the building department at this time on this property.

Alternative Energy Fact Sheet

Discussion: Staff advised that the changes discussed at the last meeting have been addressed.

Prebys: States that the picture looks better.

Motion: Prebys (second: Pettit) moves to approve the new 2014 Alternative Energy Systems fact sheet as presented.

Approval: Unanimous. Motion carries.

317 S Huron Appeal

This was a previous application for vinyl windows that were already installed. The applicant filed an appeal with the State. The hearing for the appeal will be held on May 20th.

216 N Washington

The owner is looking to make repairs and Anne is discussing this with the property owner. He is willing to meet with the HDC on the structure and he is planning on making repairs.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of April 8, 2014

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:10 pm