

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA JULY 28, 2015 \(PDF\).PDF](#)

2. Agenda Packet

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CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, July 28, 2015
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
Erika Lindsay	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING – None

V. BUSINESS SESSION

A. OLD BUSINESS

1. 105 W Michigan Ave Tile replacement

B. NEW BUSINESS

1. 329 Oak St	Painting
2. 13 N Washington	Window replacement/façade alterations
3. 16 S Washington	Solar panel installation
4. 124 Pearl St	Sign installation/new awning coverings/storage area with new fence installation
5. 224 N River	Foundation weatherization/egress window installation

C. STUDY ITEMS – None

D. ADMINISTRATIVE APPROVALS

1. 625 Norris St Reroof

E. OTHER BUSINESS

1. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of July 14, 2015

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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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Action item ☐ Study item ☐

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

Property Address 329 OAK ST

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name CHARLIE ACHTIZ

Address 3 OAK ST

City YPSILANTI State MI Zip 48198

Phone 485-2995 Fax _____

E-mail _____

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:
 - 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 329 OAK ST

Applicant CHARLIE ACHATZ

Description of proposed work (see sample applications)

EXTERIOR PAINT

Materials

Colors (Attach color chips or samples)

Body "Eucalyptus Leaf"

Trim White

Roof _____

Accent 1 _____

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.

Charlie Achatz
Signature of Applicant

1/20/15
Date

Dark Eucalyptus Leaf™

GLG30



Ypsilanti Historic District

Work Permit Application

Date filed 7.22.15 for HDC meeting date 7.28.15

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 13 N. Washington Street

Applicant ☐ Owner ☒ Architect ☐ Contractor

Name Damian Farrell Design Group PLLC

Address 359 Metty Drive, Suite 4A

City Ann Arbor State MI Zip 48103

Phone 734.998.1331

Fax _____

E-mail ttaylor@dfdgonline.com

Owner The Back Office Studio

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor JC Beal Inc.

(Name, address,
phone)

221 Felch St. Ann Arbor 48103 734.662.6133

Action Items only:

Construction Cost \$90,000

Permit Application Fee \$180

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the 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 7.22.15 for HDC meeting date 7.28.15

Property Address 13 N. Washington Street

Applicant Damian Farrell Design Group PLLC

Description of proposed work *(see sample applications)*

New Double-hung windows to replace existing and missing windows
Remove existing chimney at back
Remove exterior stairs at back
New roofing, plus new gutter and downspouts at back
Paint existing wood storefront and front awning
Paint existing back wall
New aluminum storefront entry doors and canvas awning at back entry
New signage
New canvas banner

Materials

Windows: Eagle "Talon" Aluminum-clad Double-hung windows. Color - Olive
Roofing: TPO (thermoplastic polyolefin) single-ply membrane. Color- white.
Storefront entry door: Tubelite Inc. Standard Entrance, Medium Stile. Color - Clear Anodized Aluminum
Street-level signage: Clear Anodized Aluminum Letters
Paints: Benjamin Moore Exterior

Colors *(Attach color chips or samples)*

Body 2137-60 Grey Owl

Accent 1 2047-20 Manor Green

Trim 2137-40 Twilight

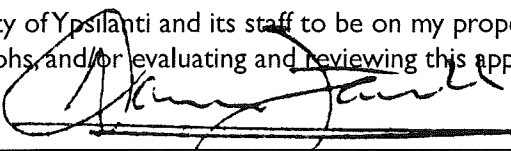
Accent 2 2132-20 Ebony King (streetlevel signage)

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

07/21/2015
Date

The Back Office Studio

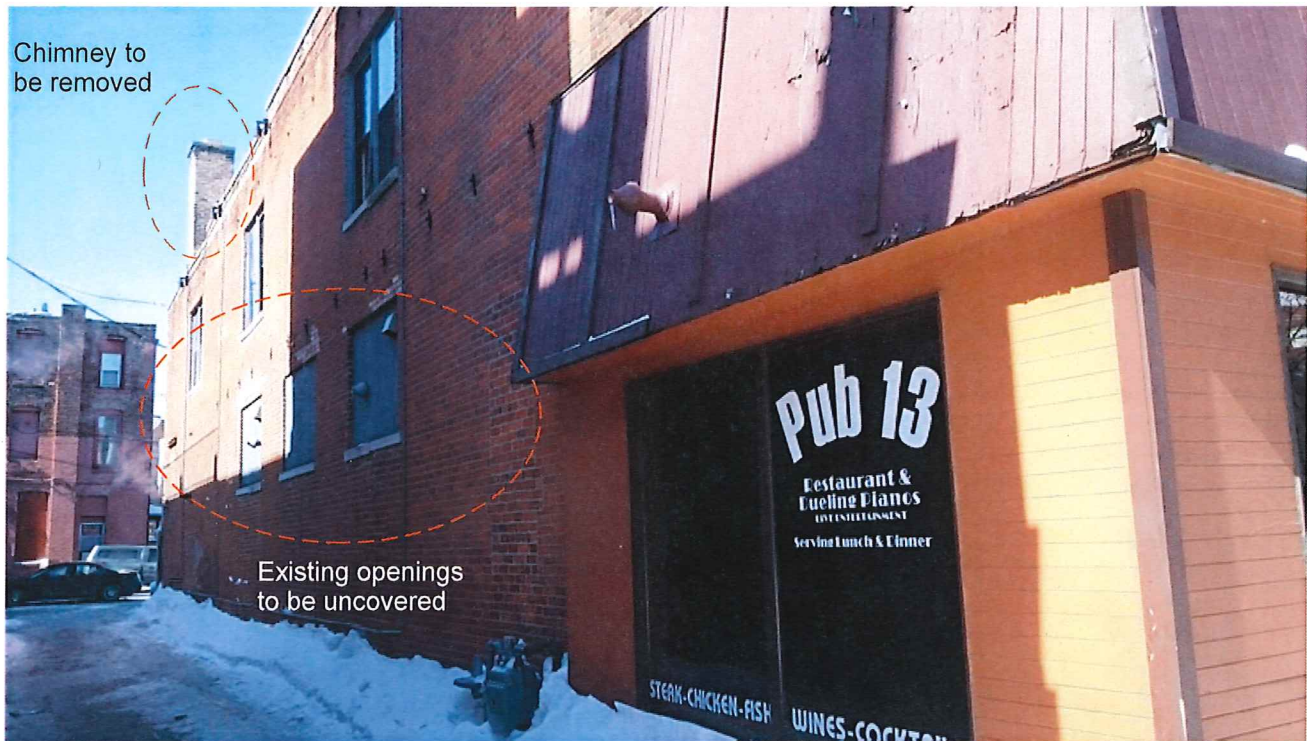
13 N. Washington Street



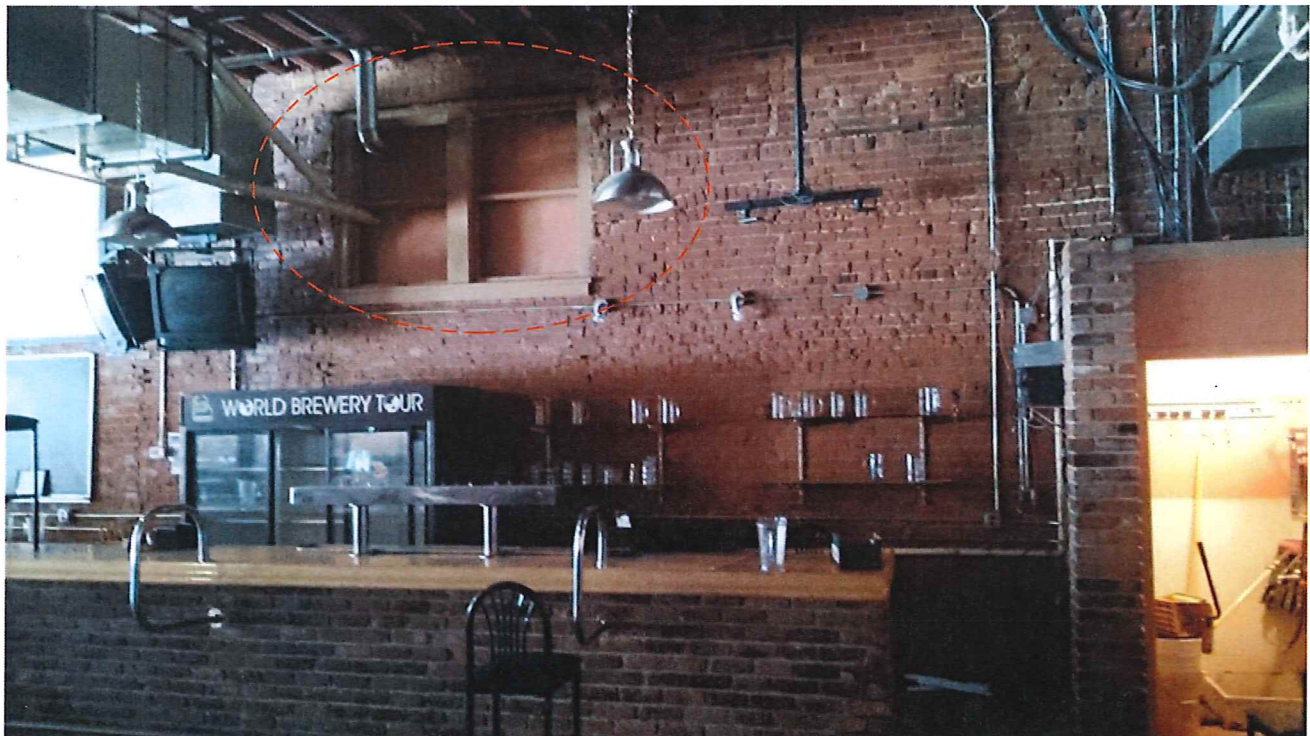
Existing Streetfront

The Back Office Studio

13 N. Washington Street



Existing Alley View: note chimney and boarded-up windows



Interior View: note missing double-hung windows

The Back Office Studio

13 N. Washington Street



Existing Back View

The Back Office Studio

13 N. Washington Street



Existing Back View

The Back Office Studio

13 N. Washington Street



Proposed Streetfront

The Back Office Studio

13 N. Washington Street



Signage: Painted wood background with aluminum frame and 1/4" thick aluminum letters

Bamboo soffit at entry alcove

New aluminum light fixture

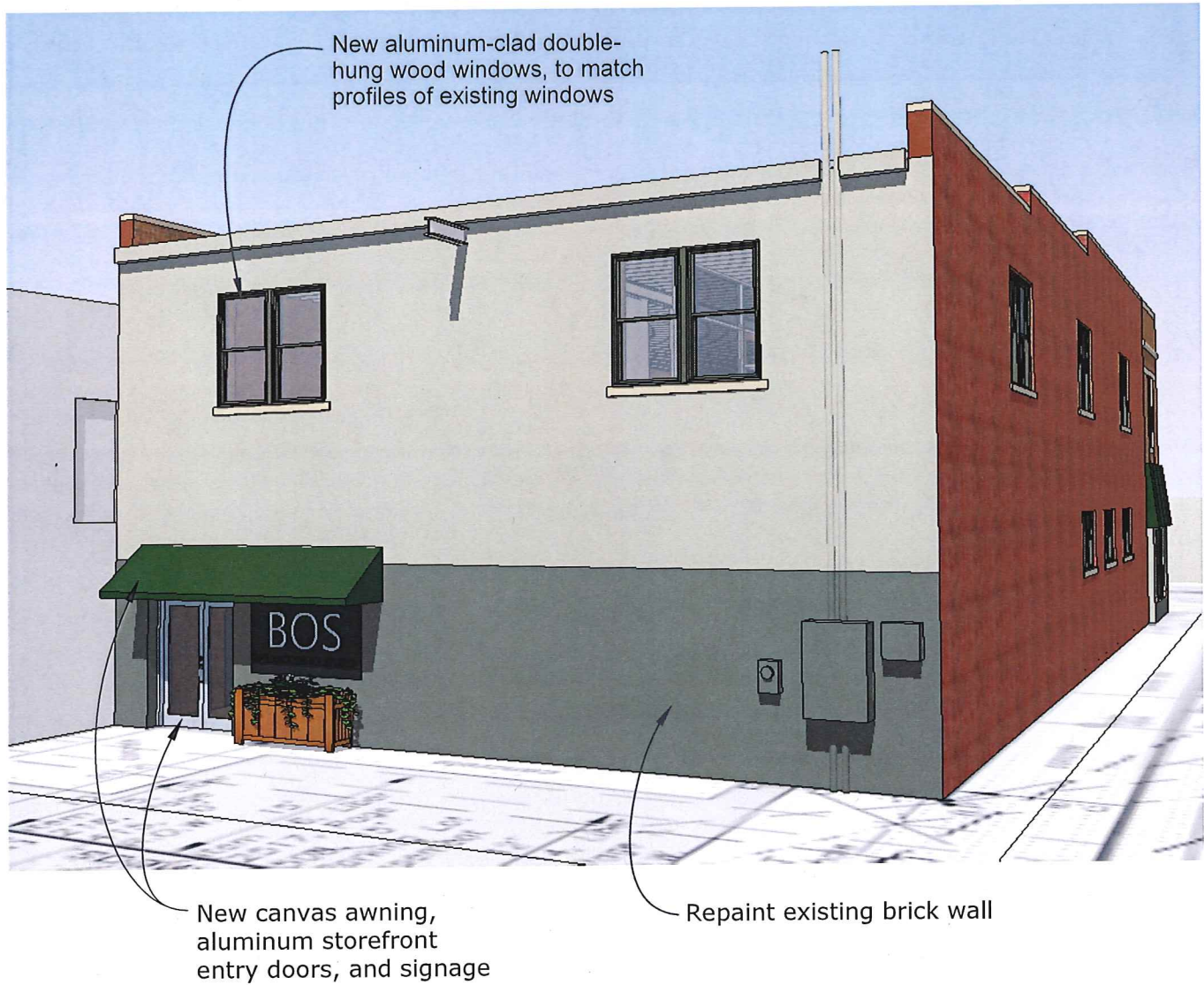


Existing entry door and storefront windows to remain

Front Entry Detail

The Back Office Studio

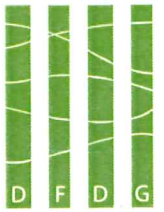
13 N. Washington Street



Proposed Back Entry

The Back Office Studio

13 N. Washington Street



Proposed East Elevation

The Back Office Studio

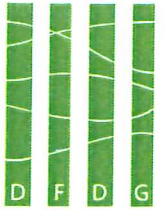
13 N. Washington Street



Proposed West Elevation

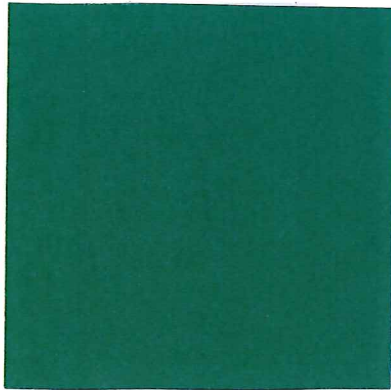
The Back Office Studio

13 N. Washington Street

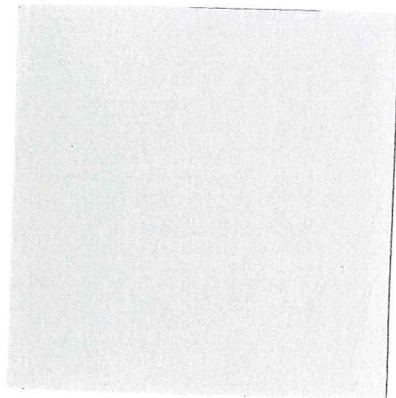


BENJAMIN MOORE PAINTS

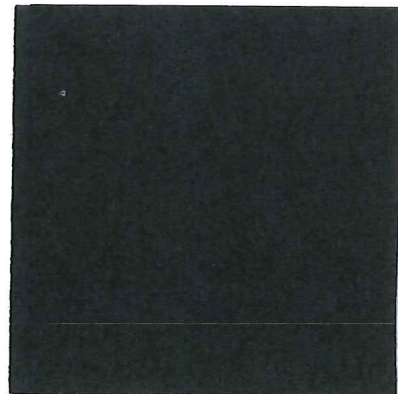
FRONT AWNING
(2047-20)
Manor Green



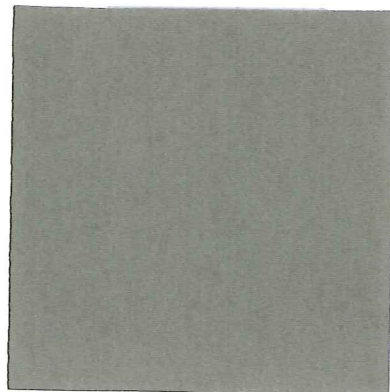
WALLS,
Primary
(2137-60)
Grey Owl



Signage
(2132-20)
Ebony King



WALLS,
Secondary
(2137-40)
Twilight

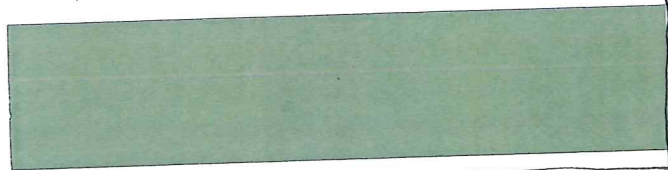


DH WINDOWS
Color: Olive

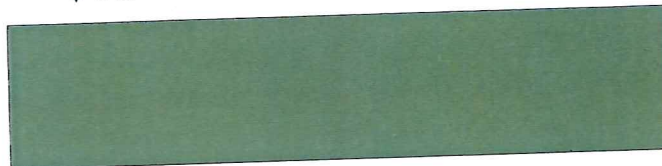
E-SERIES / EAGLE® WINDOWS • DOORS

Exterior Color Options

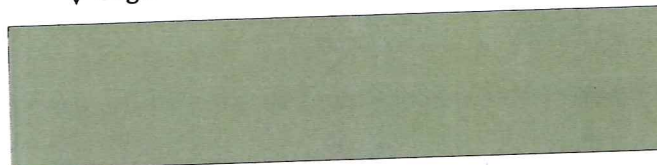
▼ Olive



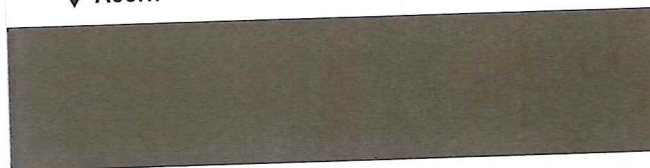
▼ Billiard Green



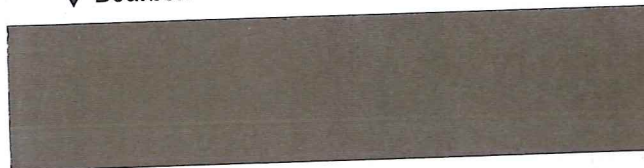
▼ Sage



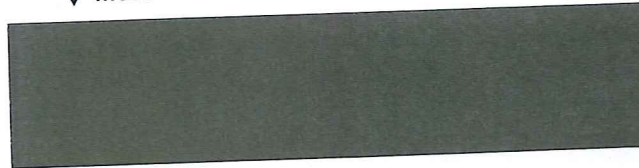
▼ Acorn



▼ Bourbon



▼ Moss



▼ Forest Green



WINDOWS • DOORS
Andersen 

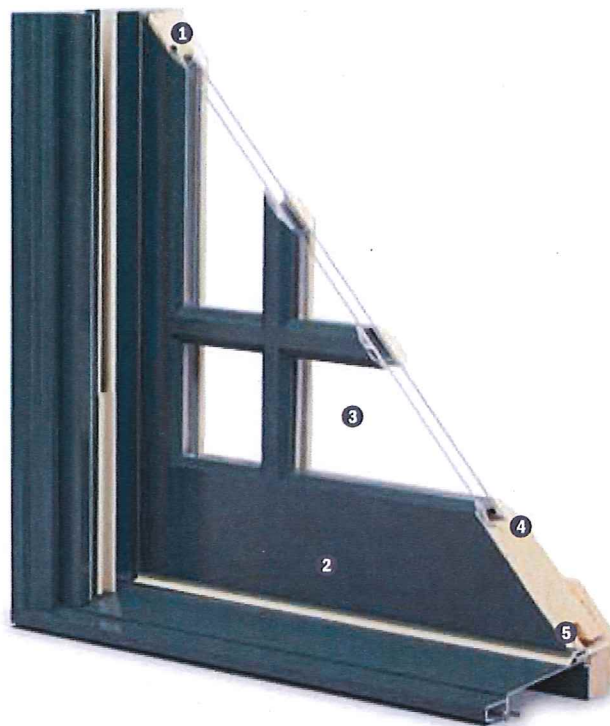
IMPORTANT Color chips are affected by the type and amount of light in which they're viewed, as well as the age of the chip.

There may be slight differences between the color or shade of the chip and the actual color of the product specified.

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Talon® Double-Hung Windows



Frame & Sash

① Select wood components are kiln dried, and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine or mixed grain fir, or optional wood species including cherry, hickory, African mahogany, maple, oak, walnut, alder or vertical grain fir. Interior surfaces are available unfinished or factory primed. Optional factory-applied finishes are available in a variety of stains and basecoats.

② Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

Glazing

③ High-performance Low-E4® glass with a low-conductance spacer. Triple insulated glass, tinted, clear IG, high-altitude glass and other special glazing options are available.

④ Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in colonial and contemporary profiles.

Weather Strip

⑤ Compression bulb weather strip is applied on the bottom sash, head jamb, at the check rail and on side jambs for a maximum weather seal.

Hardware

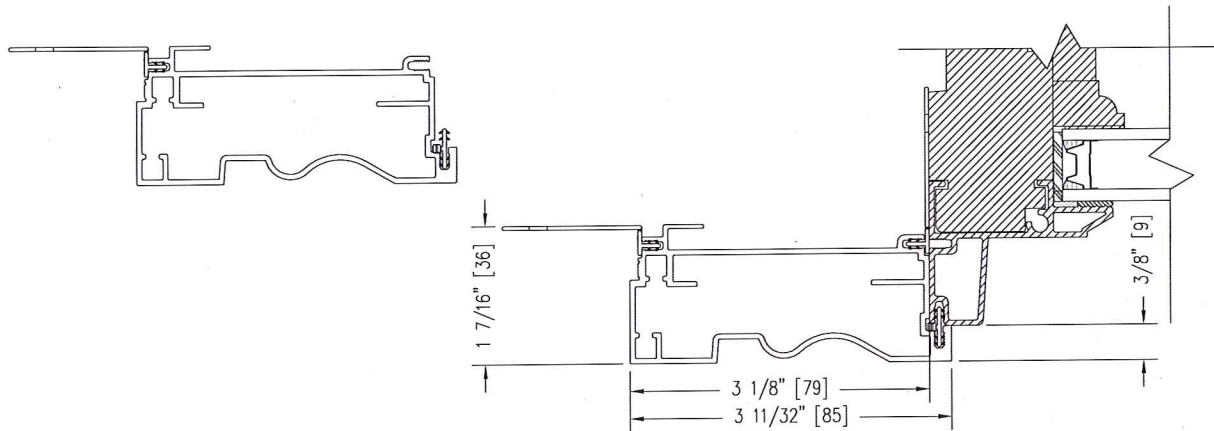
⑥ Sash lock/tilt mechanisms and keepers give a slim, more traditional design and allow opening and tilting of the window in one operation. Tilting the sash from the inside for cleaning is effortless.

Optional surface mount sash lifts allow for easy operation. Units less than 3' wide use one lift. Units 3' wide and greater use two lifts.

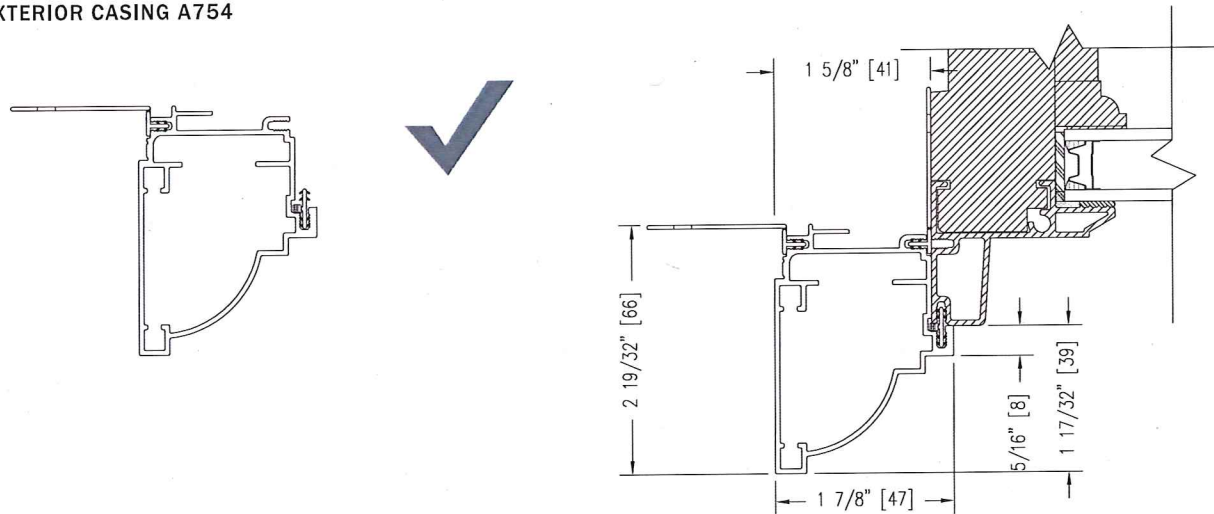
Hardware is available in finishes of bronze, polished brass, gold, white, black, antique brass, pewter, oil-rubbed bronze, satin chrome and bright chrome.

EXTERIOR CASINGS

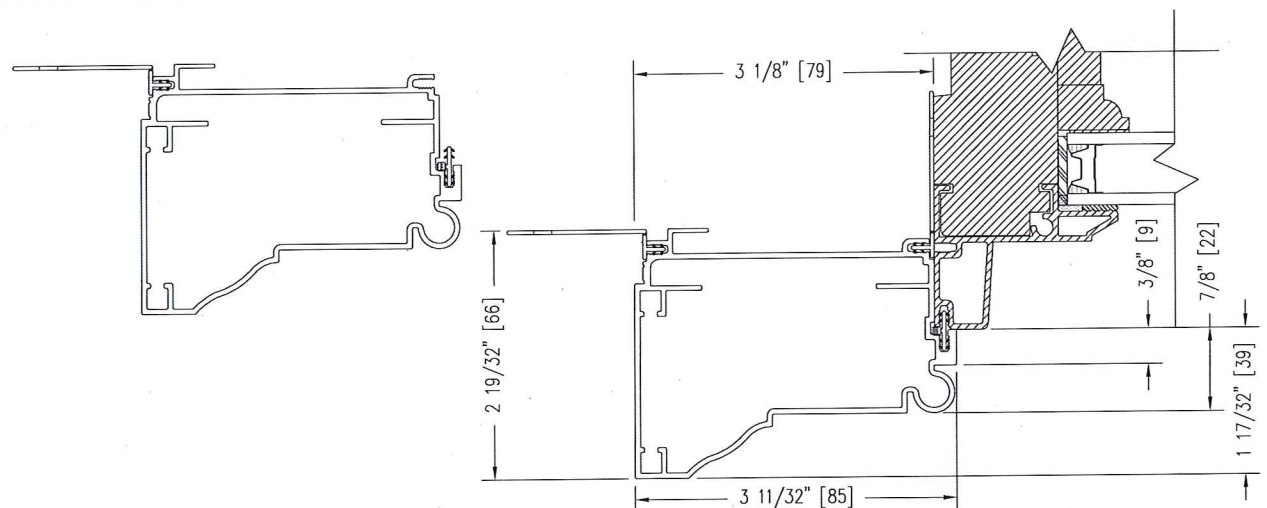
EXTERIOR CASING A756



EXTERIOR CASING A754



EXTERIOR CASING A755



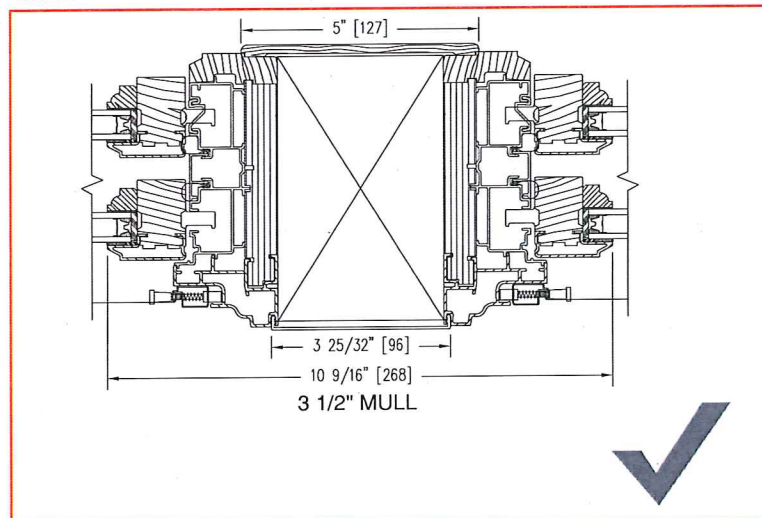
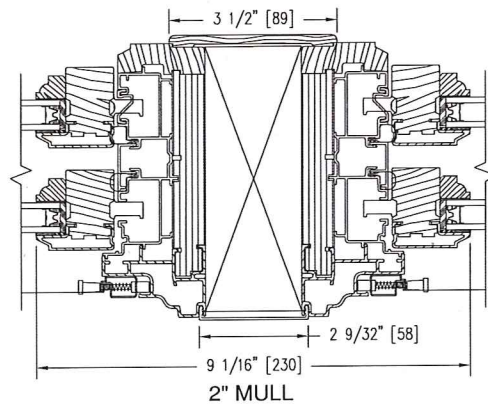
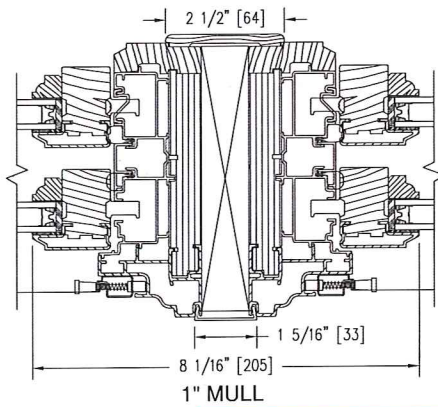
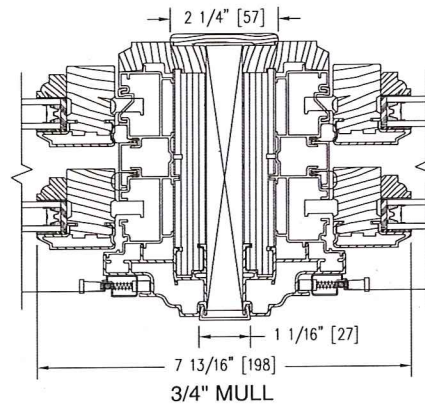
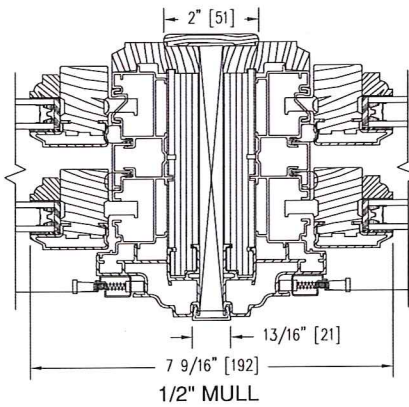
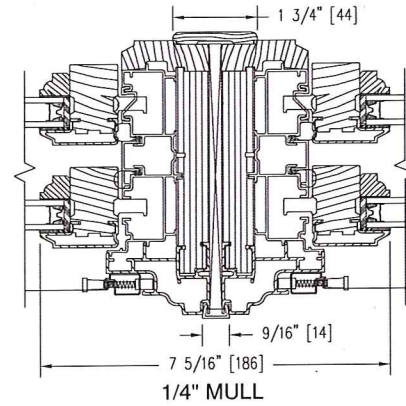
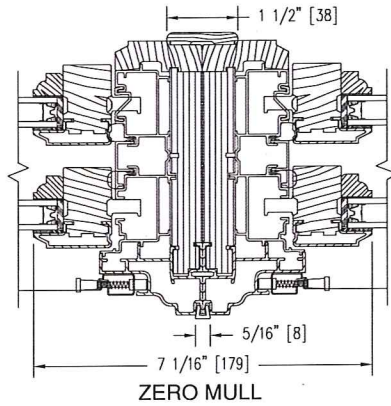
Notes:

Dynamically configure section details to your specific needs by going to EagleWindow.com, select Wintelligence.
Eagle Window & Door reserves the right to change the specifications without notice.

DRAWING # AD3061
SCALE: 6"=1'-0"
REVISION: 2/2/09

Eagle
an Andersen Company

DOUBLE HUNG VERTICAL FACTORY MULLS



Notes:

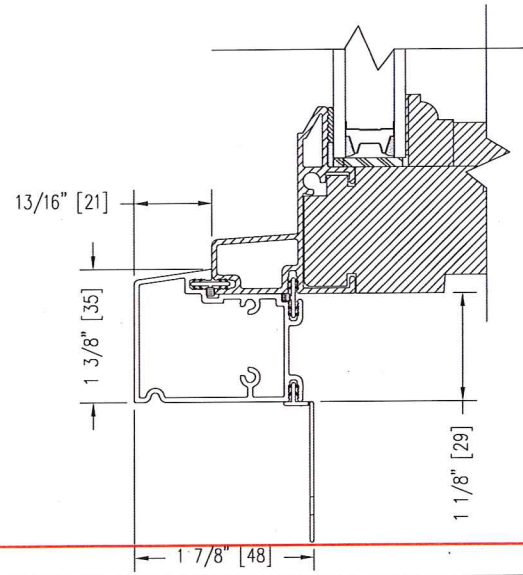
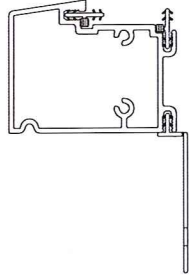
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DRAWING # AD3112
SCALE: 3"=1'-0"
REVISION: 2/2/09

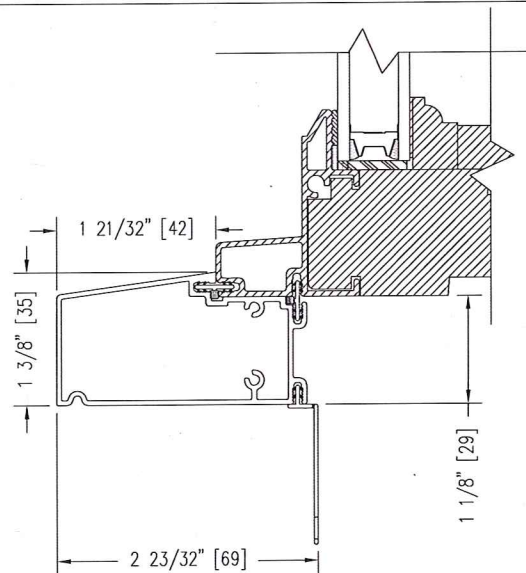
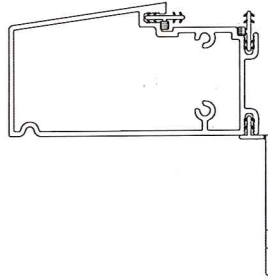
Eagle
an Andersen Company

SILL NOSINGS

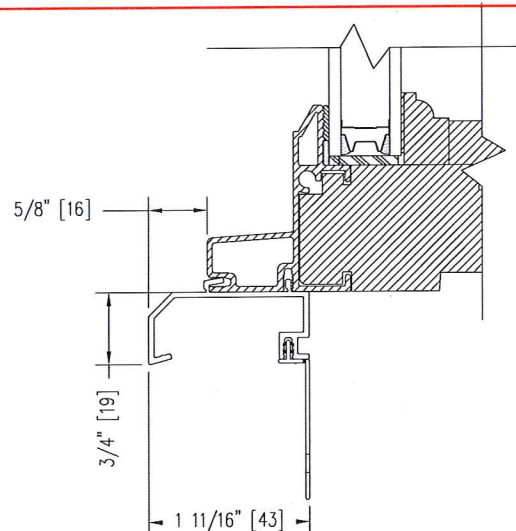
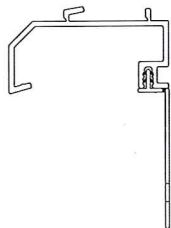
SILL NOSING A751



SILL NOSING A752



SILL NOSING A505
FOR USE WITH EXPANDABLE ACCESSORIES



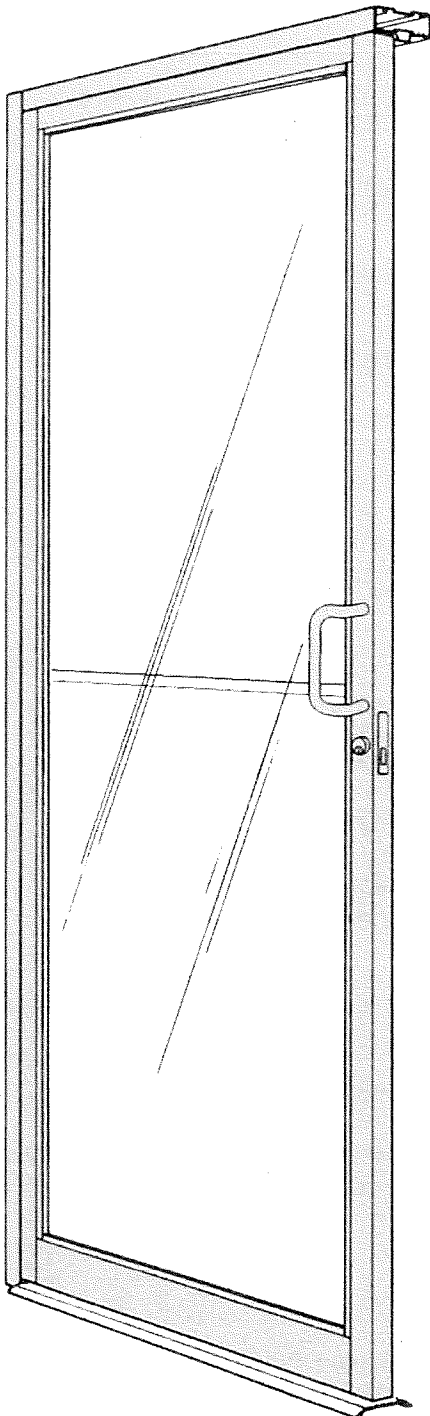
Notes:

Dynamically configure section details to your specific needs by going to EagleWindow.com, select Wintelligence.
Eagle Window & Door reserves the right to change the specifications without notice.

DRAWING # AD3062
SCALE: 6"=1'-0"
REVISION: 2/2/09

Eagle
an Andersen Company

2.01 Standard Entrances Description



Description

Tubelite Standard Entrances have an outstanding reputation for craftsmanship and strength. The Narrow Stile Door has a face dimension of 2 1/8" and is designed for average commercial use. Medium Stile (4") and Wide Stile (5") Doors provide extra durability for heavier usage and a greater variety of hardware options. Optional bottom rail heights of 7 1/2" and 10" are available for accessibility requirements. Snap-in glass stops provide for 1/4" or 1" glazing thicknesses.

Standard Entrances are furnished with mortised butt hinges, offset pivots or center pivots as specified. Standard deadbolt locks, concealed vertical rod or rim panic exit devices may also be selected. Standard pull handles have been designed for ADA access and have matching push bars.

The standard door frame has snap-in door stops to conceal frame anchors and provide an excellent weatherseal. Open-back vertical door jambs allow easy, fast assembly with the screw-spline head member. Snap-in vertical frame closures easily accommodate addition of sidelights and incorporation



4 Rec 19461

Ypsilanti Historic District Work Permit Application

Date filed 7/22/2015 for HDC meeting date 7/28/2015

Action item ☒ Study item ☐

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

Property Address 16 S. Washington Street, Ypsilanti MI 48197

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Laura Gillis, Growing Hope (lessee)

Address 922 W. Michigan Avenue

City Ypsilanti State MI Zip 48197

Phone 248-719-5319 Fax _____

E-mail laura@growinghope.net

Owner Barnes & Barnes, LLC

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Solar Ypsi / dave@strenski.com

(Name, address, phone) Dave Strenski, c/o Ypsilanti Food Cooperative, 312 N. River St, Ypsilanti MI 48198

Action Items only:

Construction Cost \$14,860 **Permit Application Fee** _____

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the 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 7/22/2015 for HDC meeting date 7/28/2015

Property Address 16 S. Washington Street, Ypsilanti MI 48197

Applicant Growing Hope

Description of proposed work (see sample applications)

To cut electricity bills and reduce the carbon footprint of the facility, 40 solar panels will be placed on the canopy part of the bank building. These benefits will accrue to the nonprofit Ypsilanti Farmers MarketPlace and serve as an example of energy savings. The panels are 66" tall and 38" wide. In landscape mode (25'*12"/66") 4 panels could fit across the width of the canopy, which is 25' by 50'. The Ypsilanti Farmers MarketPlace sign will shade the panels a bit, but will not significantly impact performance. The panels will be tipped at 10 degrees, so will stick up from the roof about 16". Given the viewing angle from the sidewalk, they will not be seen, or seen very little. This application is similar to the solar installation on the Corner Health building, rotated by 90 degrees. The rack has a repeat dimension of about 60". That means we could fit (50'*12"/60) 10 rows of panels, for a total of (4*10) 40 panels or 10kW using 250-watt panels. That is about twice what a typical home needs. So no trouble fitting enough panels.

Please see attached layout, roof loading analysis, data sheets, photo documentation of the solar installation at Corner Health Center, and photo of 16 S. Washington building with approved sign.



Materials

Using 250 watt panels, we could put 10kW on the roof. The installation includes metal racking, solar panels and the inverter.

Colors (Attach color chips or samples)

Body metal racking, black panels

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.

Laura Gillis
Signature of Applicant

July 22, 2015

Date

Rayport 430 - 10 Degree Ballast Design

*Based on ASCE 7-05



Project	Growing Hope Drive Through	AET Project No.	15-8775-01	Date	July 8, 2015
Customer	McNaughton - McKay Electric Co.	Contact		Phone	
Project Address	16 S. Washington Ypsilanti, MI 48198	Wind Speed (mph)	95.0	Building Height (ft)	15.0
Site Condition	No Topographical Features	Exposure Category	B	Module Tilt Angle	10.0
		Importance Factor per ASCE7-05 Section 6.5.5	1.00	Seismic, S_s	0.00
Module Manufacturer	SolarWorld	Model Number	Sunmodule SW 250 poly	Output Rating (watts)	250
Module Length (in)	65.94	Module Width (in)	39.41	Module Height (in)	1.22
				Module Weight (lbs)	46.64
				Module Area (sf)	18.05

Ballast and Anchor Calculations per ASCE 7-05

V	K_d	I	K_z	K_{zt}	q	G	C_f	A_f	F	F_{normal}	lbs/Panel	F_{vert}	F_{horiz}	$W_{req}/Module$	Blocks/Module	Modules/Bolt	Modules/Lag
95	0.85	1.00	0.70	1.00	13.75	0.85	1.3	-	28.9	5.0	90.5	89.1	15.7	86.5	3	0	0

System BOM

	Qty	Wt. - lbs	Total lbs.
Modules	40	46.6	1,866
Rails	80	4.7	380
Trays	55	5.6	308
Clamps / Screws	160	0.20	32
Ballast Bricks	115	32.0	3,680
Total System Dead Load (lbs)			6,265
Area - ft ²			1,029
Pounds per Square Foot			6.09

Loading Details

	$W_{req}/Panel$	Modules	Total Wt. (lbs)
Total ballast required per ASCE calculations	86.5	40	3,461
North Row Tray Requirement		3	7.44
Second Row Tray Requirement		2	5.94
Edge Column Tray Requirement		2	5.94
Second Column Tray Requirement		2	5.94
Remaining Middle Tray Requirement		2	5.94

* Load is contact load of ballasted tray to roof surface in pounds per square inch.



RAYPORT™ • B



Lightning-Fast Deployment

- Industry-leading installation time
- Top-down assembly of PV modules
- Integrated fasteners allowing one common bolt for all joints
- Integrated panel grounding
- Only 4 part numbers to order

Maximize Your Project Dollars

- Fits all major solar modules available today
- Available in a variety of panel configurations

Engineered to Last

- The ONLY stainless steel roof ballast system available
- Wind Tunnel tested to 120mph
- ETL Listed to UL2703
- 15-year limited warranty

Superior Customer Service

- Engineering support from conception to completion
- Full layout and loading analysis for every project
- Online and onsite installation training available



Fits All Modules



*One Common Bolt
for All Joints*



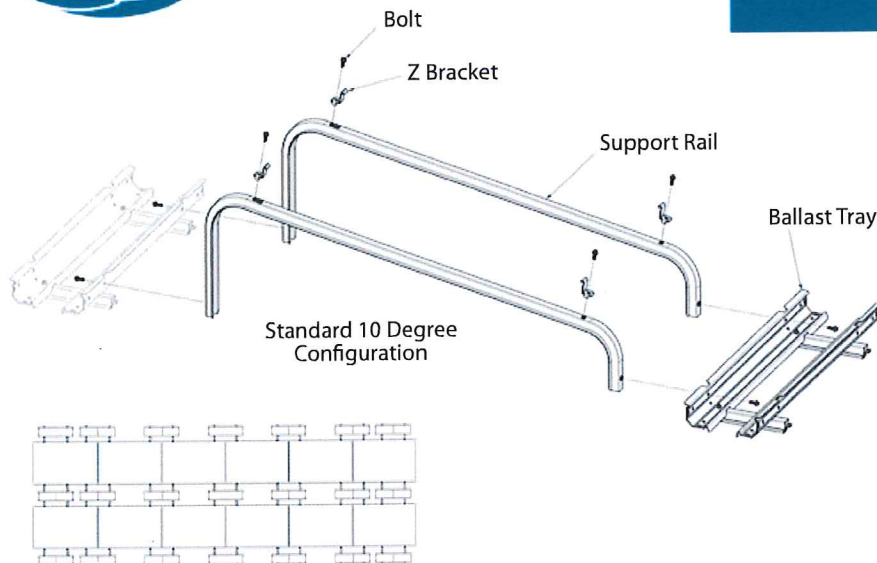
*Panel Clamps
with Integrated
Grounding*



**Easy to install. Built to last.
With you all the way.**



RAYPORT™ • B



Specifications

Spacing: Adjustable down to 47.07"

Panel tilt: 0-30 degrees

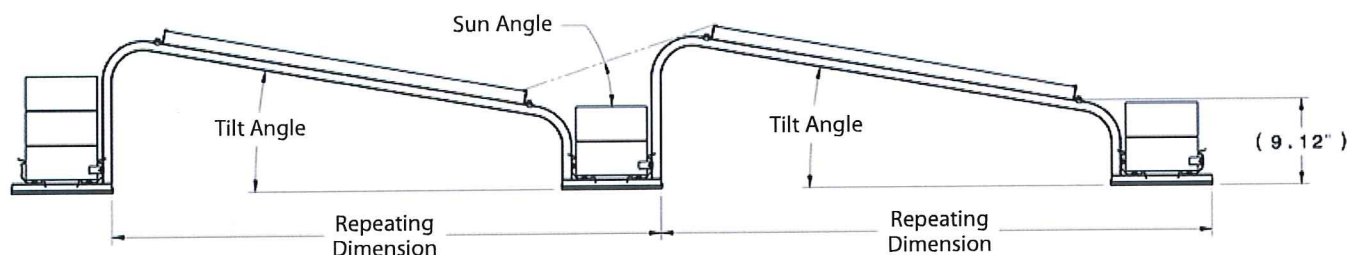
Panel type: Standard Frame or Frameless

Module layout: Standard landscape configuration, custom portrait option available

Module height from roof: 9.12" minimum

Contact surface: EPDM

Grounding: Integrated into clamp



Parts List

Part Name	Part Number	Tilt Angle	Standard		Narrow (new)		Wide	
			Rep Dim. (Inches)	Sun Angle (Inches)	Rep Dim. (Inches)	Sun Angle (Inches)	Rep Dim. (Inches)	Sun Angle (Inches)
Standard Parts								
Support Rail	60295 - xxx	0 degree	Mod. Specific	0	X	X	n/a	0
Support Rail	60458	5 degree	59.1	9.6	X	X	n/a	n/a
Support Rail	60887	5 degree	X	X	50.6	16.44	n/a	n/a
Support Rail	60263	10 degree	58.65	18.5	X	X	66.62	13.65
Support Rail	60844	10 degree	n/a	n/a	51	29	n/a	n/a
Support Rail	60838	10 degree	n/a	n/a	55.5	21.8	n/a	n/a
Support Rail	60271	15 degree	61	25.5	X	X	69	18.4
Support Rail	60273	20 degree	n/a	n/a	X	X	75.67	20
Support Rail	60368	30 degree	Proj. Specific	Proj. Specific	X	X	Proj. Specific	Proj. Specific
Ballast Tray - Standard	60675							
Ballast Tray - Narrow (new)	60674							
Ballast Tray - Wide	60188							
Z-Bracket	60454 - xx	Suffix (in millimeters) determined by module thickness.						
Bolt	60013							
Retainer Nut	60025							
Sizing Tool	60034	For panels 970mm - 1742mm						
Sizing Tool (large panels)	60168	For panels 1743mm - 2603mm						
Accessories								
Kit - Seismic Clip	60129	For use in high seismic areas. 2 Kits per tray required.						
Low Profile Hard Mount Bracket	60133	For hard mounts less than 1" tall. (Eco Fasten)						
High Profile Hard Mount Kit	60706	For hard mounts greater than 1" tall.						
Pad - Ballast Tray	60954 - 412	4" x 12" x .75"						
Pad - Ballast Tray	60954 - 616	6" x 16" x .75"						
Pad - Ballast Tray	60954 - xxx	Custom size pad - .75" thick						
Kit - Microinverter	60672	1 per Enphase M190/210, D380, M215. Includes grounding						
50psf snow load brace kit		Use 1 per rail						



Custom racking options available for: Miasole, First Solar, and other thin-film modules (minimum orders apply), Silicon Energy modules, and high leading-edge module applications

Corner Health Center

[Details](#)[Files](#)

Installation Specifics

Installation Type

Public

Installation Completed

Not Complete

Number/Type of Panels

20 SunWorld 250-watt solar panels

Install Specs

10° facing South

Size/Type of Inverter

SolarEdge SE5000A-US

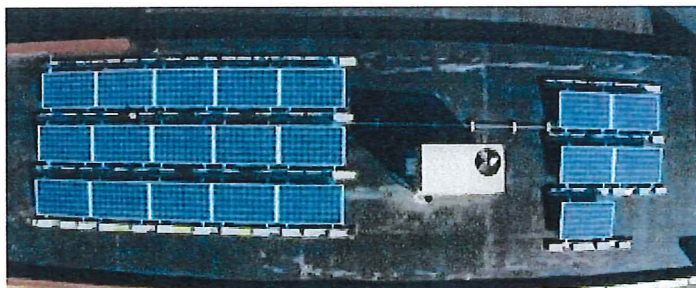
InstallerS.U.R. Energy (<http://www.sur.biz/>)**Rated Output**

5000 W

ContactCorner Health Center (<http://www.cornerhealth.org/>)

Images

Click on an image for a larger view

http://solar.ypsi.com/repository/images/CornerHealth/CornerHealth_014.jpg

Final solar installation from above



(http://solar.ypsi.com/repository/images/CornerHealth/CornerHealth_000.jpg)

Setting up the racking



(http://solar.ypsi.com/repository/images/CornerHealth/CornerHealth_001.jpg)

Setting up the racking



(http://solar.ypsi.com/repository/images/CornerHealth/CornerHealth_002.jpg)

Setting up the racking



(http://solar.ypsi.com/repository/images/CornerHealth/CornerHealth_003.jpg)

Setting up the racking



(http://solar.ypsi.com/repository/images/CornerHealth/CornerHealth_004.jpg)

Setting up the racking



(http://solar.ypsi.com/repository/images/CornerHealth/CornerHealth_005.jpg)

Setting up the racking

Lifting material to the roof



(http://solar.ypsi.com/repository/images/CornerHealth/CornerHealth_015.jpg)

Final solar installation



(http://solar.ypsi.com/repository/images/CornerHealth/CornerHealth_016.jpg)

Final solar installation



(http://solar.ypsi.com/repository/images/CornerHealth/CornerHealth_017.jpg)

Final solar installation



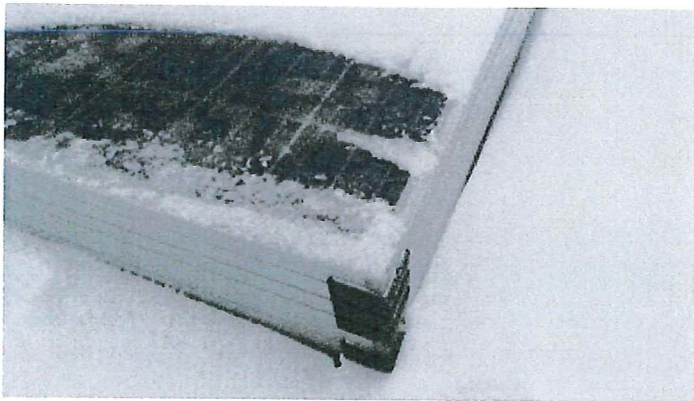
(http://solar.ypsi.com/repository/images/CornerHealth/CornerHealth_018.jpg)

Final solar installation



(http://solar.ypsi.com/repository/images/CornerHealth/CornerHealth_019.jpg)

Final solar installation



(http://solar.ypsi.com/repository/images/CornerHealth/CornerHealth_020.jpg)

Installing solar power in the winter



(http://solar.ypsi.com/repository/images/CornerHealth/CornerHealth_021.jpg)

Farmers Market Season Begins!



YPSILANTI FARMERS MARKETPLACE

Ypsilanti Farmers Markets open in May!
Downtown on Tuesdays 3-7 pm**
**NEW Location at 16 South Washington Street
Depot Town on Saturdays 9 am-1 pm





Ypsilanti Historic District Work Permit Application

Date filed 7/22/2015 for HDC meeting date 7/29/15

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 124 Pearl Street Suite 100

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Mishigama Craft Brewing

Address 3500 Hillshire Court

City Superior Township State MI Zip 48198

Phone 7348831401 Fax _____

E-mail davidc.roberts@yahoo.com

Owner David Roberts
(If different than applicant)

Who will perform the work? ☒ Owner ☒ Contractor

Contractor TBD
(Name, address, phone)

Action Items only:

Construction Cost 6000

Permit Application Fee \$40

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the 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 7/22/15 for HDC meeting date 7/29/15

Property Address 124 Pearl Street Suite 100
Applicant Mishigama Craft Brewing

Description of proposed work (see sample applications)

see Attached

Materials

see attached

Colors (Attach color chips or samples)

Body _____

Trim _____

Roof _____

Accent 1 _____

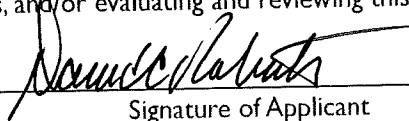
Accent 2 _____

Other _____

} see attachment

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

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


Signature of Applicant

7/22/15
Date

3500 Hillshire Court
Superior Township, Michigan 48198
July 22, 2015

Ypsilanti Historic District Commission
1 South Huron Street
Ypsilanti, Michigan 48197

Subject: Mishigama Craft Brewing Improvements to 124 Pearl Street

Dear HDC:

This letter contains our application for a Work Permit at 124 Pearl Street Suite 100.

Please see the following attachments to this letter:

Attachment 1 is the completed Work Permit Application.

Attachment 2 is the Description of the Proposed Work.

Attachment 3 contains the photos of the property as it currently exists with the existing awnings.

Attachment 4 contains awning material summary with color and materials noted.

Attachment 5 contains the Ypsi Alehouse logo as currently drafted. This design would be the basis for the blade sign.

Attachment 6 contains the diagram of the premises with the proposed location of the grain storage area.

Attachment 7 contains photos of the proposed location of the grain storage area.

Attachment 8 contains a photo of the type of proposed fence for the storage area.

Attachment 9 contains the completed Sign Permit Application and includes the Master Sign Plan.

Please let me know if there is any other information or documentation that you need to obtain your support and approval of our project. Thank you for your support of this business.

Regards,



David C. Roberts
CEO, Mishigama Craft Brewing
734-883-1401

Attachment 1

Attachment 2

Project Description

The Ypsi Alehouse has three projects requiring Ypsilanti Historical Commission review:

The first involves the installation of new coverings on the existing awnings on the outside of the building facing both Washington and Pearl. See Attachment 3 for the photos of the building from those streets. Note that this proposal involves using the existing underlying structure. Attachment 4 shows the pattern and fabric design. While the vendor has not yet been selected, it is likely to be Marygrove Awnings. The Ypsi Alehouse name will be printed on the horizontal surface in a typeface to be determined but will reflect the historic nature of the building and image of the Ypsi Alehouse.

The second is the addition of a blade sign on the corner of the building. This can be seen in one of the photos in Attachment 3. The size and shape of the sign is not yet final but will reflect the logo as shown in Attachment 5. It will likely be lighted from the top – which is similar to what was done previously there. For planning purposes the estimated size is 4ft by 4 ft.

The third is the building of a storage area for the spent grain produced by the brewery. This storage area will be a fenced in area located in the side parking lot shown in Attachment 6. Photos of that location are shown in Attachment 7. Attachment 8 shows a photo of the type of fencing. It is standard cedar fencing from Home Depot. The storage area will be self standing and measure 8 ft by 8 ft by 6 ft high with a gate facing the parking lot. Note that the building owner has already marked the area as no parking as part of the preparations for storage area.

Attachment 3

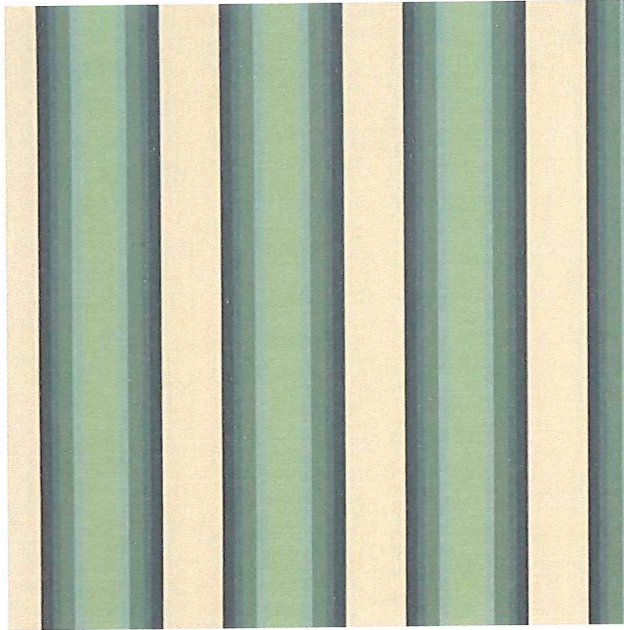
Photos of Exterior of Future Ypsi Alehouse







Attachment 4



WIDTH: 46" / 116.84 cm
REPEAT: 9"
CONTENT: 100% Sunbrella® Acrylic

SELVEDGE POSITION: Left / Right

RECOMMENDED USES:
 Fixed Awnings / Retractable Awnings / Shade
 Sails / Umbrellas

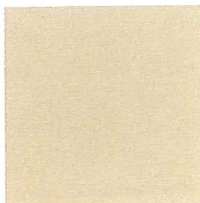
SWATCH SIZE SHOWN ~ 29" x 29"

CARE AND CLEANING:
 Brush off loose dirt. Wash with a mild soap and lukewarm water solution. Rinse thoroughly. Allow to air dry. For more information visit
www.sunbrella.com/cleaning

WARRANTY:
 For warranty information visit
www.sunbrella.com/warranty

46" Colonnade Juniper
 4856-0000

UPHOLSTERY COORDINATES



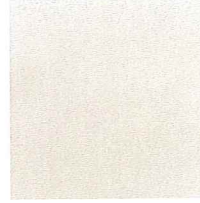
54" Sailcloth Shore
 32000-0003



54" Dupione Paradise
 8050-0000



54" Dupione Palm
 8052-0000

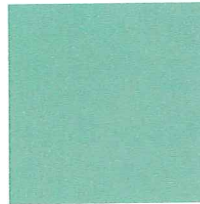


54" Canvas Vellum
 5498-0000

AWNING COORDINATES



46" Alpine
 4655-0000



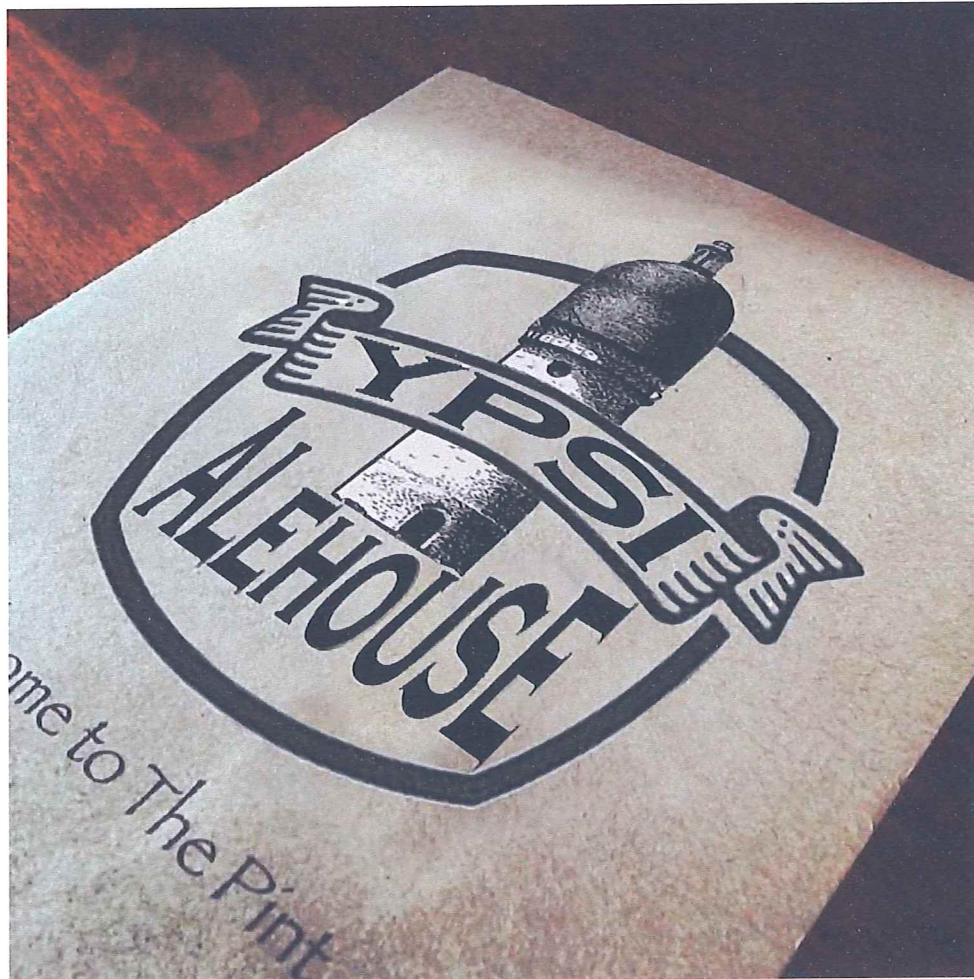
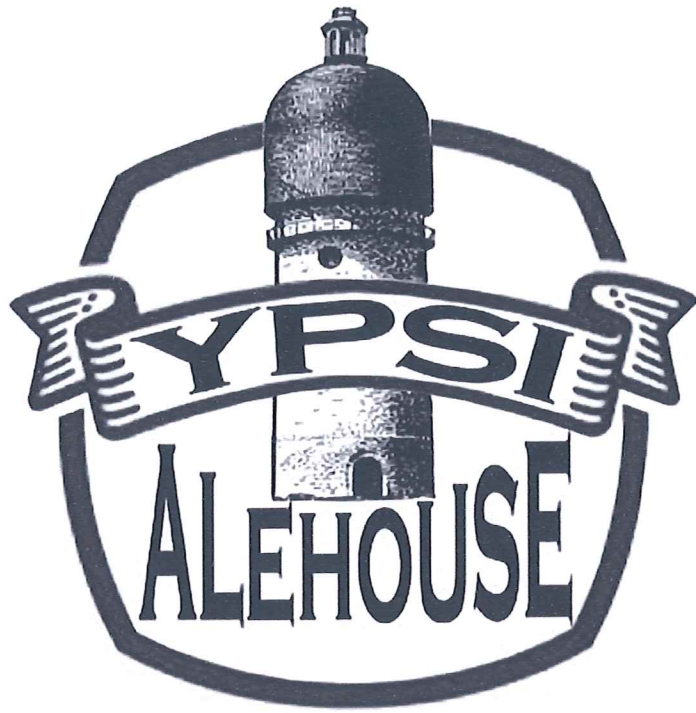
46" Basil
 4688-0000

DISCLAIMER

Monitor/printer colors may vary. Please refer to an actual fabric swatch before making your final decision.

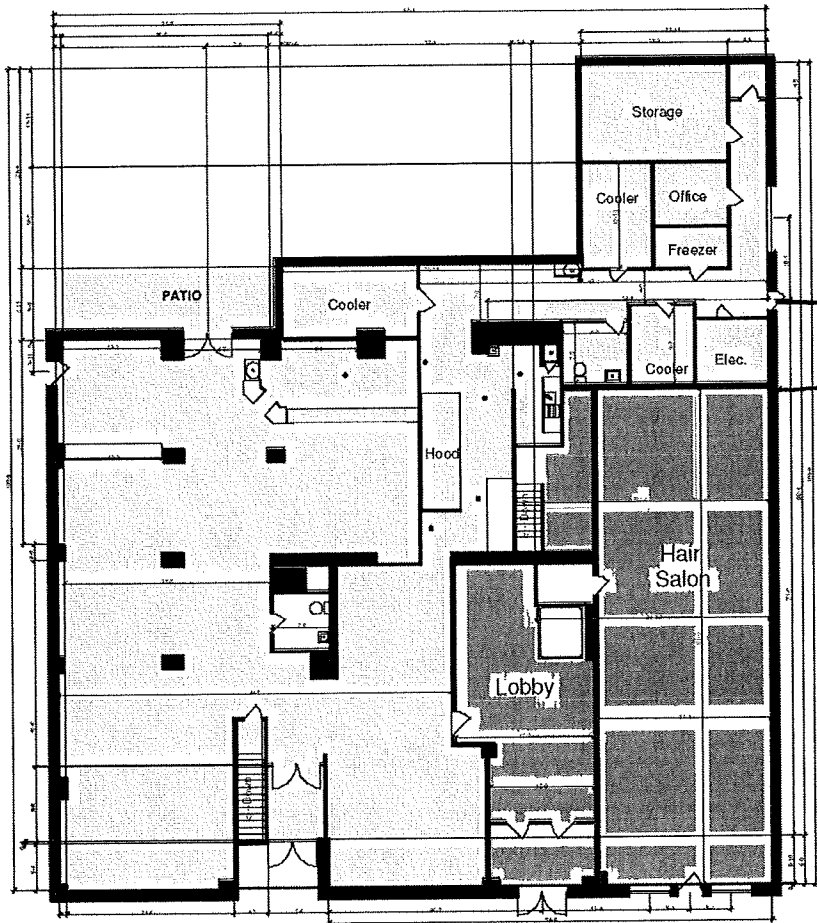
Sunbrella® is a registered trademark of Glen Raven, Inc.

Attachment 5



Attachment 6

WASHINGTON STREETS



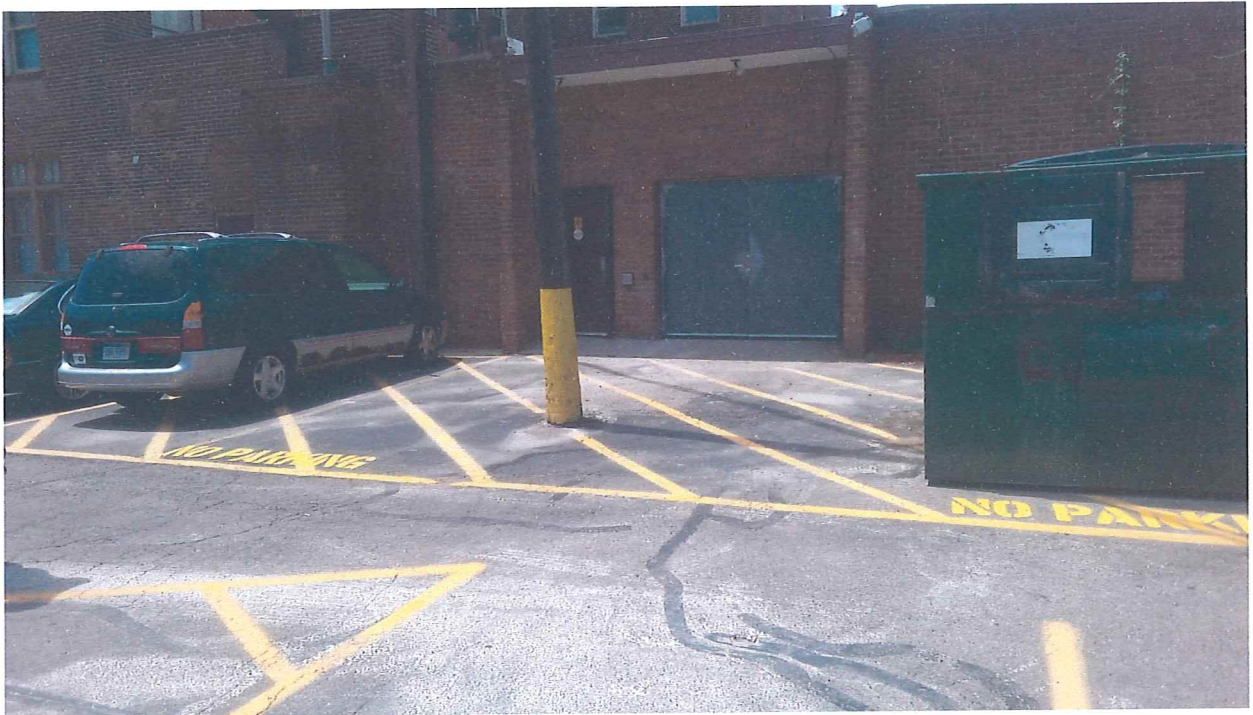
Forced in area

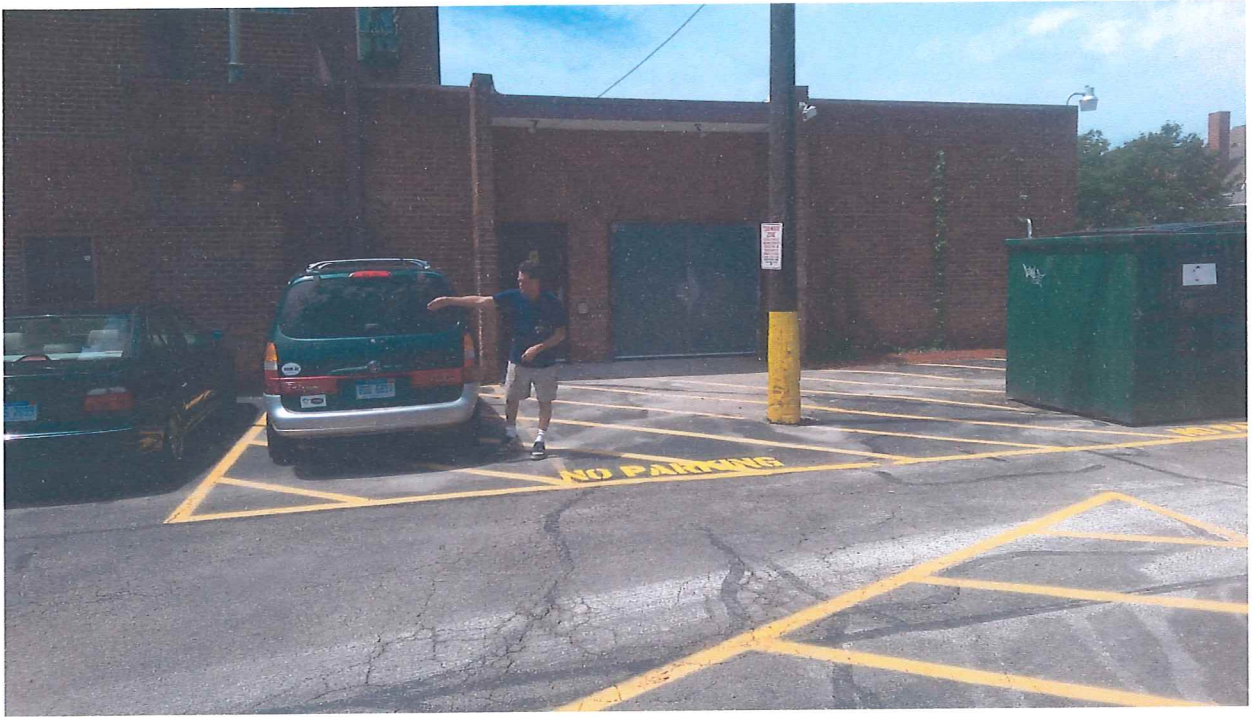
Parking Lot

PEARL STREET

Attachment 7

**Photos of Exterior of Future Ypsi Alehouse
Spent Grain Storage Area**





Attachment 8



Attachment 9



SIGN PERMIT APPLICATION

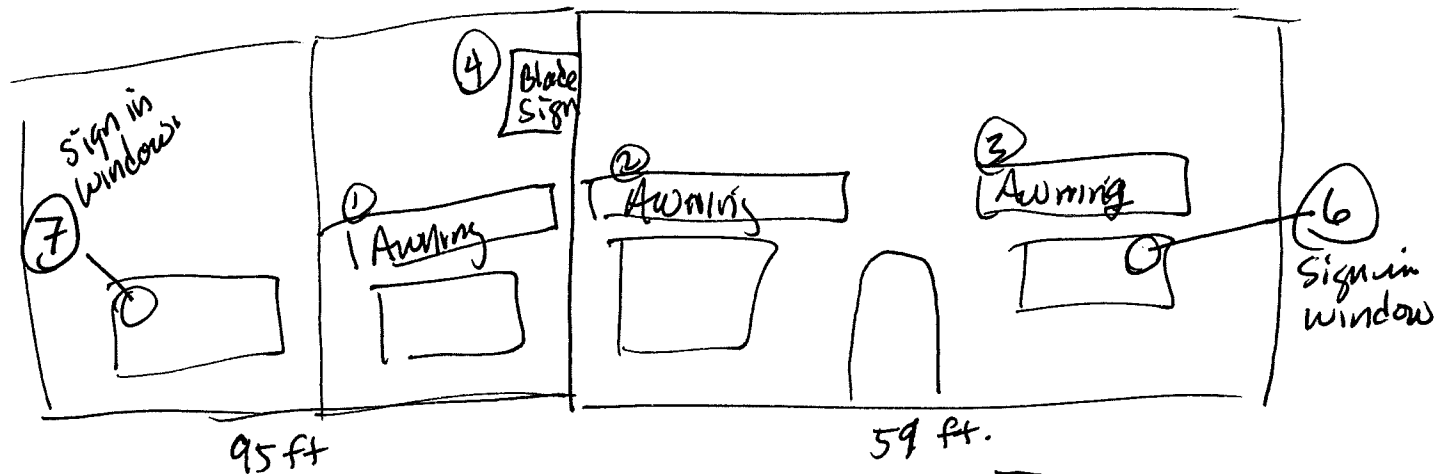
CITY OF YPSILANTI BUILDING DEPARTMENT
One South Huron, Ypsilanti, MI 48197
Phone (734) 482-1025 ♦ Fax (734) 483-7444
www.cityofypsilanti.com

Date: 7/21/15

Business Information	Business Name Mishigama Craft Brewing 1		Business Address 124 Pearl Street Suite 100		Business Phone # (734) 883-1401
	Owner Name David Roberts		Owner Address 3500 Hillshire Court, Superior Township		Owner Phone # (734) 883-1401
	Owner signature (Alternately, a signed contract may be attached)				
Applicant Information	Contractor Name TBD		Contractor Address		Phone #
Sign Information	Location(s) Awnings and building		☒ Permanent ☐ Temporary* (30 Day) *Dates: From _____ to _____		Historic District ☒ Y ☐ N
	Type of Sign(s) ☐ Billboard ☐ Banner ☒ Awning/Canopy ☐ Construction ☐ Building Directory ☐ Inflatable ☐ Menu ☐ Special Event ☐ Projecting ☐ Illuminated sign* ☐ Wall Sign * Electrical permit required (additional fee) ☐ Ground (pole or monument) ☒ Other (specify) ☐ Mural Blade Sign ☐ Residential Entry		Dimensions Sign 1 _____ x _____ = _____ sq ft Sign 2 _____ x _____ = _____ sq ft Sign 3 _____ x _____ = _____ sq ft Total Square Footage: _____ Height (from grade) VARIES Weight TBD Material(s) VARIES		
			All non-residential permit applications must include a Master Sign Plan showing the dimensions, location, and lighting of all proposed and existing signs on the property. It does not have to be to scale.		
Building Information	Frontage 201	Setback unknown	Height 6 Stories		
Permit Information (City use only)	Notes				
	Applicant/Contractor Signature _____		Date _____		Deposit (if required) _____
	HDC Approval (if required) _____		Date _____		Permit Fee _____
	Planning/Zoning Signature _____		Date _____		Registration Fee _____
	Building Department Signature _____		Date _____		Administration Fee _____
					Total Permit Fee _____
					Approved _____
					Denied _____

See Master Sign Plan

MASTER Sign Plan



Yps, Alehouse
124 PEARL Street
YPSILANTI, MI 48197

Building frontage
WASHINGTON - 95
PEARL - 59
TOTAL 154 ft.

Sign Areas:

① 2 ft x 15 = 30

② 2 ft x 15 = 30

③ 2 ft x 15 = 30

④ 4 x 4 = 16

⑤ 3 x 2 = 6

⑥⑦ 2 x 2 = 8

$$120 < 154 \times 3 = 462$$

⇒ meets requirements

TOTAL footage = 120



Ypsilanti Historic District
Work Permit Application

Date filed _____ for HDC meeting date 7/28

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 625 ~~N~~ NORRIS ST

Applicant

☐ Owner ☐ Architect ☒ Contractor

Name Imperial Building Co

Address 4724 S. STATE

City Ann Arbor State MI Zip 48108

Phone 734-995-9955 Fax _____

E-mail _____

Owner _____

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Imperial Building Co
(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:
 - 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)

Replace Shingles. Same Color
as before.

Staff Notes:

Same color
Same style
Ridge Venting ONLY
No additional work to
soffits, fascia, trim, or
gutters.

Materials

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

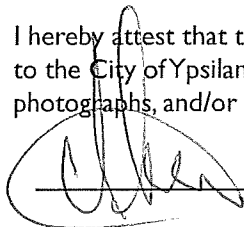
Accent 2 _____

Roof _____

Other _____

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

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



Signature of Applicant

7-20-15
Date



Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date 7/28/15

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 229 N. River Ypsilanti

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Kent Companies

Address 25255 Glendale

City Reford State MI Zip 48239

Phone 313-532-8803 Fax _____

E-mail _____

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Stan Marko
(Name, address, phone) 313-532-8803

Action Items only:

Construction Cost _____ Permit Application Fee 45⁰⁰

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 224 N River Ypsilanti MI

Applicant ~~Ypsilanti~~ Kent Companies

Description of proposed work (see sample applications)

~~Remove sec of Fence~~ See Attached
~~Remove 1~~

Materials

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

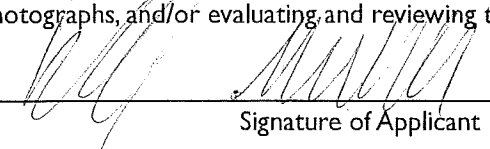
Accent 2 _____

Roof _____

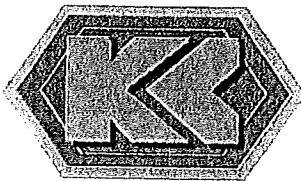
Other _____

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

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


Signature of Applicant

7/22/15
Date



Kent Companies
INCORPORATED

"Leaders in Concrete"

Foundation Repair
A Division of Kent Companies, Inc.
25255 Glendale
Redford, Michigan 48239
(877) 532-8800
FAX (313) 532-8838

PROPOSAL

Date Called:

Date Quoted: 6/10/15

Date Accepted:

JUDYWEINBURGER@HOWARDHANNA.COM

Proposal Submitted To		Work To Be Performed At	
Name <u>JUDY WEINBURGER</u>	Street <u>346 SENATE AVE</u>		
Street <u>224 N RIVER</u>	City <u>YPSILANTI</u>	State <u>MI</u>	
City <u>YPSILANTI</u>	<u>48198</u>	<u>48197</u>	
State, Zip <u>MI</u>			
Tel. No. <u>734-240-3227</u>	Work No. <u>734-761-6600</u>	Cell No.: <u>JAME</u>	Fax No.: <u>734-761-6767</u>

IF PREPARED, EXHIBIT A IS PART OF THIS PROPOSAL

REMOVE 1 OR 2 SECTIONS OF FENCE
REMOVE ONLY 1 8X8 SLAB
REMOVE AND REPLACE 3 WINDOW WELLS,
INSTALL 1 STANDPIPE IN EACH.
REMOVE DECK POSTS IN WORK AREA
EXCAVATE AND WATERPROOF 70 FT. ON BACK,
SIDE, AND FRONT WALL. TAR, VISQUEEN, AND 4" MEMBRANE
REPLACE DRAINTYLE, FLUSH BLEEDERS, PEASTONE
UP 1 FT. FROM TOP NEXT TO WALL
EST. TTL, \$7,800.00

SAW CUT WALL
INSTALL 1 EGRESS WINDOW, AREA WALL AND
STEEL GRATE COVER INSTEAD OF REPLACING CENTER
WINDOW WELL
EST. TTL, \$3,000.00

total \$10,800 20% down = \$2160 check enclosed

Proposal includes piers up to _____ feet deep. Each additional _____-foot section is an additional \$_____ per section, per pier.

All work contained in this proposal is to be performed by Kent Companies, Inc., its agents and/or representatives ("the contractor") for the individual and/or entity to whom this proposal is submitted ("the owner"). This proposal is made expressly conditional upon the owner's acceptance to all of the Terms and Conditions found on the reverse side of this proposal.

You, the buyer, may cancel this transaction at any time before midnight of the third business day after the date of this transaction. See notice of cancellation form for an explanation of this right. Also, the contractor is prohibited from having an independent courier service or third party pick up your payment at your residence before the end of the 3-day period in which you can cancel the transaction.

Payment Terms: 1/3 payment is due at the time of acceptance. Full payment is due to the foreman on completion of the work. WE DO NOT INVOICE. Any payment or portion of payment not received at the time it is due shall be assessed a finance charge of 1 1/2% per month.

Respectfully submitted,

[Signature]

NOTE - This proposal may be withdrawn by us if not accepted within 10 days.

ACCEPTANCE OF PROPOSAL

By accepting this proposal, the owner authorizes the contractor to perform the work as specified above, to make payment to the contractor as described above and expressly accepts and agrees to be bound by all Terms and Conditions found on the reverse side of this proposal.

Signature

Judy Weinburger

Date 6-29-15

★ IF THIS PROPOSAL IS ACCEPTED, PLEASE SIGN AND RETURN THE PINK COPY ★

Customer Name JUDY WEINBURGER

Address 224 N. RIVER

Phone 734-260-3229

Date 6/10/15

48198

EXHIBIT A

KENT FOUNDATION SYSTEMS

JOB WORK SHEET

INTERIOR INSPECTION

Interior Cracks _____
Doors / Windows _____
Laser Level _____
Pictures _____
Measurements _____
Sketch _____

INTERIOR LOAD

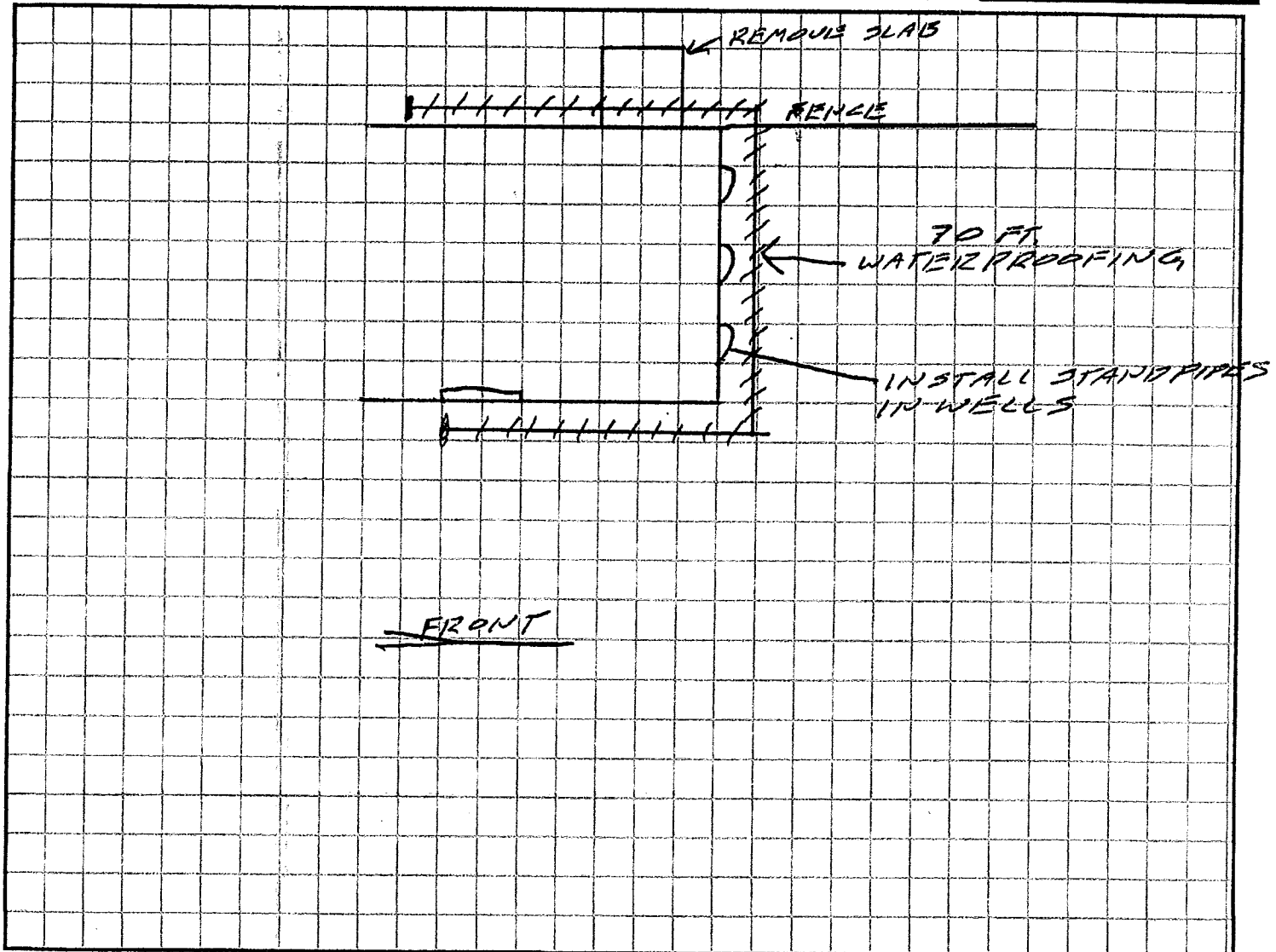
Span to Interior Support _____
Foundation Wall Height _____
Foundation Wall Type _____
Slab Floor _____
Estimated Fill _____

EXTERIOR INSPECTION

Notate Grading _____
Notate Downspouts _____
Laser Level _____
Pictures _____
Measurements _____
Sketch _____

OUTSIDE LOAD DETAIL

Roof Type _____
Building Length _____
Building Width _____
Exterior Wall Type _____
Footings _____



NEEDED PRODUCTS

Product	Quantity	Cost
Helical Pier	_____	_____
Push Pier	_____	_____
Tieback	_____	_____
Wall Brace	_____	_____
Floor Support	_____	_____
Concrete Removal	_____	_____

CUSTOMER ACCOMPLISH LIST

- _____
- _____
- _____
- _____
- _____

1 WHITE - ORIGINAL

2 WHITE - CREW

CANARY - CUSTOMER

PINK - RETURN TO KENT COMPANIES, INC.

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF July 14, 2015

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: Council Chambers, City Hall

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

Commissioners Absent: Ron Rupert

Staff Present: Abigail Jaske, HDC Assistant

APPROVAL OF AGENDA

Add 13 N Washington as a study item.

Motion: Pettit (second: Prebys) moves to approve the agenda as amended.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

105 W Michigan Ave.

The applicant is looking to remove black and white tiling from the front entry of their store front and replace with a similar material. The replacement material would be tile or colored concrete. Application was tabled pending more information on the replacement material, but approved removal of the existing tile to help determine the future action.

Applicant: Jeff Kuhns, (not present).

Discussion:

Motion: Schmiedeke (second: Pettit) moves to table application pending further information about the underlayment.

Approval: Unanimous. Motion carries.

301 S Washington

The applicant is proposing some exterior alterations to the home including: fence installation, window repair or removal, replacing doors, installing Radon remediation, installing brick pavers for the cars, repainting, and landscaping. Application was tabled at the previous meeting with the request of viewing elevation drawings and more details about the work being proposed. The amended application proposed focused only on the

windows that were to be moved and reinstalled as well as the installation of French doors and the relocation and reinstallation of a set of stairs. This was the original application proposal. Applicant submitted an amended application focusing just on window installation, relocation, and reinstallation.

Applicant: David Fischhaber (owner) – present

Stevenson: States that the Commission wanted to see elevations from the applicant.

Fischhaber: States that he decided to do an amendment and remove parts of the project that they were talking about before and focus on the windows. States he is moving two windows and putting in a door. States that the three part window will move to the right and be reinstalled.

Prebys: Asks if that will be where the small window is?

Fischhaber: Confirms. States that in place of the 3-part window, he would like to install French doors.

Prebys: Asks what the material of the French door is?

Fischhaber: States that the exterior is aluminum, will be painted white, and the inside is pine.

Prebys: Inquires about the type of glass and if there will be decorative leading.

Fischhaber: States that there will not be styling at all, it will be plain glass.

Condon: Inquires about the location of the electrical service.

Fischhaber: States that it has already been relocated.

Stevenson: Asks how the commission feels about the last bullet point on the last page of the application, since all the windows have eyebrows, the applicant was thinking of adding eyebrows to windows.

**Commission is in agreement that adding eyebrows over the windows that do not have them would be inappropriate.*

Fischhaber: Asks about installing an eyebrow over a French door?

Stevenson: States that it would not be historically appropriate. Asks if any of the other Commissioners have a problem with the window movement?

**Commissioners confirm that they do not see an issue.*

Pettit: States that on page 3 of the application it appears there are some steps coming down from the door.

Fischhaber: Confirms. The steps would be relocated to where the French doors are being installed.

Motion: Condon (second: Prebys) moves to approve to include taking a triple mold existing window from the south elevation and moving it and reinstalling it

into an adjacent wall and installing a French door(aluminum clad Pella 750 Series) to the opening that was originally occupied by the triple mold window. The existing brick paver steps will be relocated to the new French door. The existing door will be removed and sided over and the existing window where the triple mold window will be moved to will be saved for reuse.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

Motion: Schmiedeke (second: Prebys) moves to deny the previous application dated June 2, 2015 for the June 9, 2015 meeting in its entirety due to the replacement by the subsequent application.

Approval: Unanimous. Motion carries.

NEW BUSINESS

219 N Huron

Application is for front step replacement. The applicant had begun construction on an unapproved set of stairs at the front of the home and is applying for HDC approval on the steps. The materials used would be 2x10" stringers, 5/4 x 6" treads, 1x6"risers, 2x4" & 5/4 x 6" handrail.

Applicant: David Deyo – (not present).

Discussion:

**The application did not give specific details the commission was looking for. They would like to see a drawing if possible, what type of railing will be installed or what it is to be replaced with and want to make sure the applicant has received a porch fact sheet which will be mailed with the letter.*

Motion: Schmiedeke (second: Prebys) moves to table application pending further information.

Approval: Unanimous. Motion carries.

220 N Park

The applicant is proposing the demolition of the old Boys and Girls Club located at 220 N Park. The City of Ypsilanti is planning to demolish all structures on this property which would include: the main gym, the administrative offices, and the two baseball dugouts. The structures are not being used and are in poor condition. The grounds upon which the application is filed is that retaining the structure would be in the interest of the majority of the community. The materials on the building are aluminum and brick and it is considered modern style.

Applicant: City of Ypsilanti: Associate Planner, Cynthia Kochanek, Community and Economic Development Director, Beth Ernat, & City Planner, Bonnie Wessler (present).

Discussion:

Kochanek: States that it is a city owned property; the city is looking to do a demolition on the property. It has been vacant since 2010. States that the building is not in the greatest repair. Since it has been sitting vacant it has been a target for graffiti and vandalism. States that it has been for sale for the past 2 years. People are interested in the property, but not in the building on the property.

Prebys: Inquires about the basketball court.

Kochanek: States that for the outdoor court, there are no plans. If the demolition application is approved the fire department will do a partial demo on the building for training purposes and the inside basketball court floor will be salvaged and donated.

Stevenson: States that she is not sure if there is enough information provided to show that the demo is in the best interest of the community and if this is the case.

Condon: Asks what portion is for sale?

Kochanek: States that it is just the portion with the Boys and Girls Club and the part that is running up to the track. States that the construction of the buildings dates to August of 1986, which was when the original boys club was built. States that most of it is fairly recent construction.

Ernat: States that there is a very rare opportunity that has been presented for the City of Ypsilanti. The state of Michigan has offered some grants for smaller communities for the first time since the foreclosure crisis. These grants are for commercial demolition. States that the city of Ypsilanti is one of 43 communities newly eligible and 1 of 29 awarded and 1 of 9 awarded the full amount. States that the city submitted for this property, because of the cost of the demolition. It will be at least \$130,000-\$150,000. States that the property has not done well on the market the past 2 years and it will continue to deteriorate. States that there is asbestos and mold present in the building. It is negatively affecting the community, because there are no taxes and it is very large. States that it could be grass or for new development in the area, single-family/mixed use development that will be more conducive for the neighborhood; it is a desirable location. States that is how it will be left, it will be returned to an acceptable grade by storm water management. States the site will be returned to earth.

Stevenson: Inquires if the Commission feels if they have sufficient information to move forward.

Prebys: States that he thought about if the building has historic significance to the community or is that overwhelmed by the architectural insignificance to the community?

Pettit: States that the survey included in the application states it is a non-contributing structure.

Stevenson: States that the HDC considers all buildings in the district contributing.

Condon: Inquires if anyone has shown interest in the property in the past 2 years.

Kochanek: States that people have been interested in the property, but not the building due to the high cost of demolition.

Ernat: States that the city is planning on demoing other buildings not in the Historic District. Included with 8 other homes they would demo the cost difference would be at least \$50,000. This plan is also covering environmental.

Schmiedeke: Inquires about the zoning.

Kochanek: States that it is currently CN-Mid.

Schmiedeke: Inquires about what use that would allow.

Wessler: States that CN-mid is all residential, 1 and 2 family homes. The existing structure is non-conforming. The existing structure could be a community center or church, most likely a non-taxable subsidy.

Stevenson: States that it does not have architectural significance, but is unsure about the historical significance. Does the Commission feel they have had sufficient information to make a decision?

Motion: Schmiedeke (second: Prebys) moves to find that there is no architectural/historical significance.

Approval: Unanimous. Motion carries.

Motion: Prebys (second: Condon, on the ground that there is no architectural/historical value) Move to approve the demolition of the proposed building, the old Boys Club office, gym, and dugouts.

Approval: Unanimous. Motion carries.

100 Marketplace/100 Rice St

The applicant is the installation of solar panels on the Freight house that were previously approved. Sixteen 128-Watt Unisolar panels and a Power One Invertor will be installed.

Applicant: Dave Strenski – (present).

Discussion:

Strenski: States that the plan is the same since the 2013 application. States that he went to the roof of the solar panel and took 16 photographs. The seams hide the panels. Not that visible unless you're perpendicular to the panels. States that each panel has a pair of wires that will tuck down underneath the ridge cap and there is plenty of attic space so they will be run inside the attic.

Motion: Condon(second: Prebys) moves to approve application as presented.

Approval: Unanimous. Motion carries.

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

STUDY ITEMS

203 S Huron

Applicant is looking for feedback on a proposed remembrance marker/sign. The application states the sign will measure 24" x 36" high and will be installed as a single post sign on the west side of the property between the flagpole area and sidewalk. The colors used will be green for the body, pewter for the trim, and gold as an accent color.

Applicant: Gilbert Residence, Derek McGill - owner (present).

Discussion:

Schmiedeke: Inquires if the sign is a state marker.

McGill: States that it is not. There were many people that wanted to remember Fletcher and his value to the community and the location on Huron. States that they want it to look like a historical marker to avoid going through the city and going through the state to apply for an actual historical marker. States that this plan is very rudimentary to determine if this is even a possibility.

Prebys: States that one of the problems with the state markers is that there is paint and the paint will fade especially in the sunlight. States that there might be a cast aluminum that would match the color and hold up better. States that paint becomes a maintenance problem.

Pettit: States the historical markers do need maintenance.

McGill: States that there is sufficient funding for the project. States that the next step would be to apply as an action item and receive building department approval.

13 N Washington

Applicant: Tresna Taylor – (present).

Discussion:

Taylor: States that they appeared as a study item back in May and originally they were looking at doing a storefront concept. States that since, they have received some budget numbers and so they are looking to change their proposal. States they want to replace all the double hung windows and the roof. States that the dark glass would be replaced with more translucent glass to create a more welcoming look. Would like feedback on that, and on the inside the brick wall is currently painted and if the paint was removed it might be expensive and we do not know the condition of the bricks. They

also want to install a canvas with wood awning. States that one specific question is that there is an existing chimney that used to be for a boiler and owners are considering moving the entire stack.

Prebys: States that it should not be a problem.

Pettit: States that the stairway by the backdoor is it being moved as well?

Taylor: States that the property used to be owned by the same owner so there are some overlapping items. States that the idea they had was to remove as they were missing the bottom flight; proposing to remove the stairs.

Prebys: Inquires about the back of the building only having the painting on the bottom.

Taylor: States that they would select a color that would keep with the monochromatic scheme.

Prebys: States that he does not foresee any problem.

Schmiedeke: Inquires if they are proposing any structural changes to the first floor.

Taylor: States that they are not.

ADMINISTRATIVE APPROVALS-

119 N Adams – Reroof of the home; shingles will be of same color and style. If vents are installed they will be ridge vents only. There will be no additional work done to gutters, trim, flashings, or any other areas surrounding the roof. All roof work will meet the requirements stated in the Roof Work Fact Sheet.

Motion: Prebys (second: Pettit) move approval for the administrative approval at 119 N Adams.

Approval: Unanimous. Motion carries.

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

OTHER BUSINESS

Property Monitoring:

169 N Washington: Appears that there was a fire at this location and it needs to be monitored. Staff took photos on 12/2/14 and there was a dumpster on the property and a letter was sent to the owner on 12/11/14 advising that any exterior changes need to be brought to the HDC. Sent out a letter on 2/24/15 inquiring about the work that needs to be done due to the fire and that it will require HDC approval. No response as of 3/24/15; HDC advised staff to send another letter. Staff sent letter on 3/31/15. No response as of 4/14/15. Staff received a call from the owner on 4/28/15 and he said that he is planning on repairing the home and that it is historic and any exterior alterations will be brought before the HDC. He is looking to get new windows and doors and wants to put together a proposal and come before the HDC at an upcoming meeting. Staff was advised to send a letter on 6/9/15 to determine progress on repairs. Staff sent letter on 6/10/15.

525 N Huron: Staff sent a letter to the owner re: the vinyl windows on the sides, back and front and the metal door on the side. Email response received on 12/24/14 that states that the owner is seeking a loan to finish the work. Second notice sent as of February 24th seeking info on work completion and where they are at with their CO. The HDC noticed interior work occurring on the premises. Staff informed the HDC that the owner called on 3/24/15 and informed the HDC that he bought door replacements and two of the existing vinyl windows that needed to be replaced were. Commission advised staff to send additional letter on 5/26/15.

214 W Forest: Second notice sent 12/11/14. No update. Staff was advised to send a letter regarding a window that had been sided over in 2014 at the 6/9/15 meeting. Staff sent a letter on 6/10/15.

314 E Cross: Commission advised staff to send a letter on 5/26/15 regarding the missing trim, gutters, and crown molding. Staff took photos and shared with Commission on 6/23/15. Gutters were returned, however crown molding is still missing.

35 S Huron: No update.

106 S Washington: Scheduled for re-inspection by the building department on 1/21/15. The concern is that this structure will only get worse. Staff sent a letter on 12/16/14 advising the owner that the structure needs to be stabilized and recommend immediate action. Received 1/5/15 response from the owner advising that he is still obtaining bids. HDC approved a project to repair/restore barn in June. Barn project was completed. Staff will take photos to share with the Commission. This item will be removed from property monitoring.

613 N Prospect: No update.

221 S Washington: Staff advises that a letter was sent on 10/28/14 to the owner regarding fence needing painting. No response has been received at this time. A second notice will be sent in the spring. Staff took photos on 6/23/15, fence is still unpainted. HDC advised staff to send out letter 6/23/15.

322 E Cross: It was noticed by the HDC that there was a recent outbuilding added to the property. Staff sent a letter on 12/11/14 requesting an application for the additional structure. Staff sent second notice on 1/15/15. Commission advised staff to send additional letter on 5/26/15.

215 S Washington: The HDC requests that a letter be sent to the owner advising that any exterior work requires an HDC work permit application since it appears that work is in process at this property. Staff sent letter on 1/15/15, no response as of 3/10/15.

33 E Cross: Staff sent out a letter on 2/24/15 to the owner inquiring about work that needs to be done to maintain the bricks on the West side of the building.

15 S Washington: The HDC noticed work being done on this property without approval; specifically this is referring to the removal of the roof. Staff sent out letter on 3/12/15 requesting more info. Staff took photos on 3/25/15. Staff is sending second notice per the Commission's request on 4/28/15 and will be consulting with the Planning and Building Department regarding permits. 5/12/15 - Staff contacted the Building Department and was informed that there was a permit issued for "removal of decking and roof (demo work only)", and have not applied

for any additional permits. It is not clear why the work did not require HDC approval and staff will do further investigation. Staff sent second notice 5/6/15.

202 N River: The HDC requests that a letter be send to the owner advising that any exterior work requires an HDC work permit application as there was a new stair entrance leading to the back of the property without approval as of 3/24/15. Staff will send a letter and take photos. Staff sent a letter on 3/31/15. Took photos on 4/14/15 and shared with the Commission. HDC advised staff to send a letter on 6/9/15.

29 S Huron: The HDC approved a fence removal and reinstallation, but the fence has not been installed. Staff will send a letter as advised by the HDC on 3/24/15. Staff noticed a fence was installed as of 5/12/15 and took photos and shared with the Commission. As of 5/26/15 part of the original fence was reinstalled; it was repainted black however, the gate is still missing. Commission advised staff to send a letter on 5/26/15 asking about when it will be reinstalled. Gate was reinstalled on property, staff took photos. This matter is considered closed and will be removed from the property monitoring list.

219 N Huron: Unapproved set of wood stairs and railings on the front of the home. Staff took photos on 4/14/15 and shared with the HDC. Staff will send a letter as advised by the HDC on 4/14/15. Staff received a response from the owner on 4/28/15 and he claims that the steps installed were an emergency fix to a set of concrete steps that had been there that contained a hole. He stated he was going to stop work until he obtains his HDC permit and is going to put together an application for submittal. No application received as of 5/12/15. Staff was advised to send a letter on 6/9/15 regarding the unapproved steps. Staff sent a second notice on 6/10/15.

409 Maple: Work was approved on 7/24/14 and HDC is concerned it has not been completed as of 4/28/15. Staff will take photos and look over approval letter to see what still needs to be completed and will notify the HDC and send out a letter accordingly. Staff took photos on 5/12/15 and the work was not completed that was approved previously. Staff will send out a letter with approval letter and porch fact sheet. Staff was advised on 6/9/15 to send another letter regarding the porch; a Commissioner noticed that a lattice was installed. Staff was advised to send a letter on 6/23/15.

333 E Cross: Staff was notified on 4/23/15 that there were some "additions" at the rear of the house. This included: a possible new deck, storage shed, a tree house, and some type of installation that looks like a furnace. Staff notified the building department and they sent a letter. Staff will take photos and write a letter requesting information on the additions and notify the owner that any exterior modifications need HDC approval and a work permit. Owner came into the meeting on 5/12/15 and got approval for a raised deck and a chicken coop.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of June 23, 2015

Motion: Prebys (second: Lindsay) moves to approve the minutes as amended.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:12 pm