

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA JUNE 9, 2015 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET JUNE 9, 2015 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, June 9, 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. 6 S Washington

Awning removal/replacement

2. 22 S Washington

Sign installation

3. 301 S Washington

Façade alterations/fencing replacement

4. 502 N Adams

Painting

5. 47 N Huron

Light installation

C. STUDY ITEMS

1. 64 N Huron St

Window installation/tuck pointing

D. ADMINISTRATIVE APPROVALS – None

E. OTHER BUSINESS

1. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of May 26, 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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3. 301 S Washington Façade alterations/fencing replacement

4. 502 N Adams Painting

5. 47 N Huron Light installation

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1. 64 N Huron St Window installation/tuck pointing

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1. Property Monitoring

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Rec 17259



Ypsilanti Historic District

Work Permit Application

Date filed 5/7/15 for HDC meeting date 6/9/15

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 6 S. Washington St.

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name Andrew Epstein

Address 4631 Midway Dr.

City Ann Arbor State MI Zip 48103

Phone 734-231-4318 Fax _____

E-mail birdscolore@gmail.com

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☐ Contractor

Contractor _____
(Name, address, phone)

Action Items only:

Construction Cost \$400

Permit Application Fee 35⁰⁰

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

To complete this application:

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address

6. South Washington St.

Applicant

Andrew Epstein

Description of proposed work (see sample applications)

See Attached.

Materials



Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

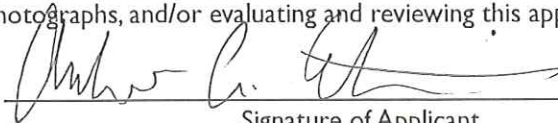
Accent 2 _____

Roof _____

Other _____

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

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



Signature of Applicant

5/7/15
Date

robert darvas associates
consulting structural engineers

440 south main street
ann arbor, mi 48104



**6 South Washington Street
Ypsilanti, Michigan
East Canopy Structural Inspection**

Inspection by
Stephen M. Rudner, P.E.
on April 24, 2015



MEMO

April 25, 2014

Andrew Epstein
4631 Midway Dr.
Ann Arbor, MI 48103

Via email: birdscolors@gmail.com
(734) 231-4318

**Re: 6 South Washington Street, Ypsilanti, Michigan
East Canopy Structural Inspection**

Dear Mr. Epstein,

On Friday April 24 at your request, I (Stephen Rudner P.E.) inspected the canopy projecting from the east face of 6 South Washington Street in Ypsilanti Michigan with you. The purpose of my inspection was to observe the structural condition of the canopy and determine if it is in a safe structural condition. My inspection was a visual inspection only and no demolition of existing finish materials was done during the inspection. No material testing was done as a part of this inspection. The following are my observations, conclusions, and recommendations:

Observations

The wood framed canopy projects from the wood framed portion of the east façade just above the heads of the first story windows and doors. I believe it originally cantilevered but has subsequently been augmented structurally with some chain and turnbuckle suspenders located near the north and south ends of the canopy. The canopy is sagging very noticeably between the ends. The added suspenders are attached to the edge timber of the canopy via a screw eye screwed through the sheet metal roofing. Although there are two chain suspenders at each of the two locations, there is only a single eye screw attachment to the canopy at each of the two locations. Numerous holes in the sheet metal roofing in the vicinity of the screw eyes suggest they have been re-located numerous times due to rotting of the wood around the threads of the screw eye. The northern screw eye was observed to be quite loose and easily turned by hand. I did not access the south screw eye location close enough to be able to grasp it and try to turn it. The sheet metal roofing has rusted through and has been letting water into the enclosed interior of the timber framed canopy. It is unclear how long this breach in the canopy waterproofing has existed, however it appears attempts have been made in the past to repair it with roofing tar or bituminous cold patch. In spite of the patching, one can see right through the rusted out metal roof into the interior of the canopy. It was observed with a flashlight that conditions within the enclosed canopy appear to be deteriorated due to water intrusion over a long period of time.

The projected overhang of the canopy varies as the design has it tapering from one end to the other but with an additional projected length at the two doors. The framing of the canopy originally relied upon cantilevered 2x4 wood members projecting from the façade. Because the wood framed façade has a double 2x4 stud wall, the resistance to bending of the cantilevered 2x4's is achieved by the exterior 2x4 wall acting as the fulcrum and the interior 2x4 wall of the façade acting as an anchor to hold down the end of the back-span. The back-span has been eliminated at the south door opening making the screw eye and chain suspender the only real

support at the south end. It appears the back-span portion of the previously cantilevered 2x4's was cut off at the interior face of the exterior 2x4 stud wall at some time in the past, perhaps to facilitate the installation of a replacement door here.

There are two horizontal windows along the east façade below the canopy, a section of glass block infill, and two doors. The doors are at the north and south ends of the canopy and the windows are between the doors. The window heads are visibly deflected and it appears the header above these windows is a single 2x4 oriented the flat way. The cantilevered rafters of the canopy bear a few inches above the window lintels and the sagging lintels are the support for the fulcrum of the cantilevered canopy rafters. I believe these sagging lintels are undersized for the load and have contributed to the deterioration of the canopy by altering the slope of the canopy roof so it does not drain to the lone scupper and leader at the north end, but ponds water instead at the rusted out roof membrane area.

Conclusion

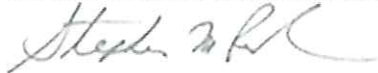
The east canopy structure is structurally deficient as it is both rotten and undersized for the required loading condition. It is no longer capable of supporting code required snow loads including drift loads, as well as wind uplift loads due to the deteriorated structural condition and the inadequate original design. . It should be removed and rebuilt after proper window and door headers are engineered and installed that can support the canopy loads. If the non-original chain suspenders are to be eliminated at the south door area, the interior soffit that was removed will need to be re-built.

Recommendations

Remove the existing east canopy structure to provide for the safety of passes by on the public sidewalk. Rebuild the canopy after an engineered design has been completed that addresses the loading conditions specified in the 2012 Michigan Building Code or the Michigan Rehabilitation Code for Existing Structures.

Thank you for the opportunity to be of service. If you have any questions or comments, please contact me.

Respectfully Submitted,
ROBERT DARVAS ASSOCIATES, P.C.



Stephen M. Rudner, P.E.

Inspection Date	04/24/15 @ 2:00 p.m.
Printed Name	_____
Signature	_____
Date	_____

Enc.

Photo Report **6 South Washington – Marquee/Canopy Repair**

Inspection by Stephen M. Rudner, P.E.
on April 24, 2015

Page 1 of 7
April 25, 2015
Robert Darvas Associates, P.C.



Photo #1 - Looking south. Note downspout at north end of canopy is the only drain.



Photo #2 - Non-original chain and turnbuckle suspenders at north end.



Photo #3 - Looking southwest. Note sag of window head.



Photo #4 - Looking northwest.



Photo #5 - Screw-eye attachment of non-original chain and turnbuckle suspender. Note several older holes through metal roof left over from previous locations of screw-eye.



Photo #6 - Looking south. Note deteriorated condition of metal roof.



Photo #7 - Method of canopy support is via cantilevered 2x4's protruding through exterior board sheathing.



Photo #8 - At south door – the back-span of 2x4 canopy rafters has either been cut off and interior soffit removed or else never existed and an exterior suspender was always required.



Photo #9 - Interior canopy support at north door and glass block area.



Photo #10 - Canopy drains into downspouts at north end.



Photo #11 - Canopy drains into downspout at north end.



Photo #12 - Rusted condition of fascia near north end.



Photo #13 - Looking south along underside of canopy.



Photo #14 - Looking south along east wall.



Ypsilanti Historic District

Work Permit Application

Date filed 5/29/15 for HDC meeting date 6/9/15

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 22 S. WASHINGTON

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name NEW GENERATION SIGNS DBA / SIGNS + DESIGNS

Address 11177 E 8 MILE RD.

City WARREN State MI Zip 48089

Phone 1-586-759-5706 Fax 1-586-759-5704

E-mail MARK@ISIGNSMICH.COM

Owner HEKMAT SHIKWANA
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor NEW GENERATION SIGNS DBA / SIGNS + DESIGNS

(Name, address, phone) 11177 E-8 MILE RD. WARREN, MI 48089

1-586-759-5706

Action Items only: \$2,700⁰⁰

Construction Cost \$2,700⁰⁰

Permit Application Fee \$35

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:

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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 5/22 for HDC meeting date _____

Property Address 22 S. WASHINGTON

Applicant NEW GENERATION SIGNS DBA T SIGNS+DESIGNS

Description of proposed work (see sample applications)

RESKIN EXISTING DAMAGED
AWNING AS SHOWN PER THE DRAWINGS

Materials

VINYL AWNING MATERIAL - SAME
AS EXISTING

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

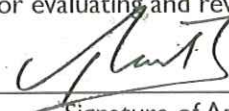
Accent 2 _____

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.)

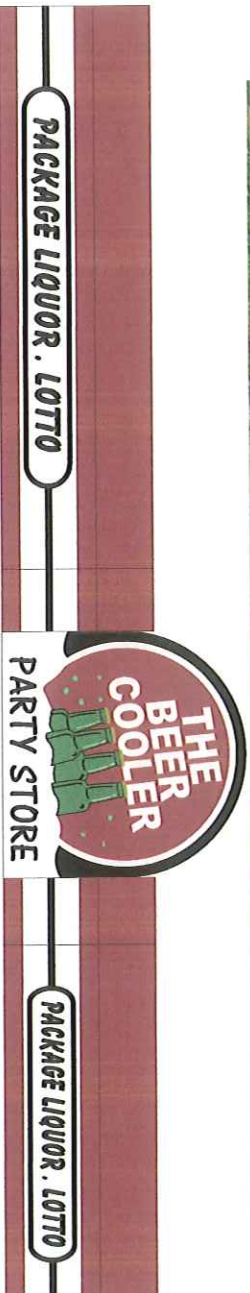
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.



Signature of Applicant

5/22/15

Date



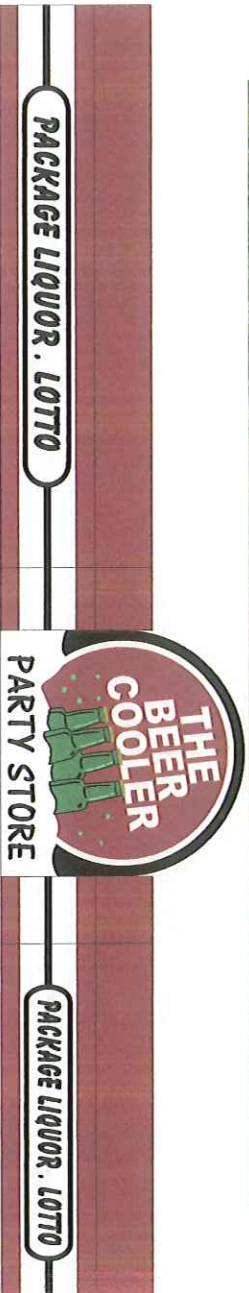
ACCEPTANCE OF ARTWORK The drawing above is an artistic interpretation ONLY, elements may vary based on field measurements. This color proof is intended for verification of spelling, layout, color and composition. (PLEASE HELP AVOID UNNECESSARY COSTS BY CHECKING THIS PROOF VERY CAREFULLY) Signature constitutes authorization to proceed with specifications and conditions of this document as specified. All artwork and designs are property of New Generation Signs (isigns) and may not be used without the expressed written permission of New Generation Signs.

Approval _____

Date _____

NGS
New Generation Signs
We go beyond and farther

Ph 586-759-5706 Fax 586-759-5724
11177 e 8 mile rd warren , michigan 48089



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Approval _____

Date _____

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Ph 586-759-5706 Fax 586-759-5724
11177 e 8 mile rd warren , michigan 48089

Rec 19264

1



Ypsilanti Historic District

Work Permit Application

Date filed 6-2-15 for HDC meeting date 6/9/14

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

Property Address 301 South Washington, Ypsilanti Michigan 48197

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name David and Kathleen Fischhaber

Address 301 South Washington, Ypsilanti, Michigan

City _____ State _____ Zip 48197

Phone 734-530-8231 Fax _____

E-mail Katfish@windspring.com

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Jimmy Besecker (Tessera Construction and Landscaping)
(Name, address, phone) 734-660-3624
2504 Dorchester Road Ann Arbor 48104

Action Items only:

Construction Cost _____ Permit Application Fee 3500

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.

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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 6-2-15 for HDC meeting date _____

Property Address 301 South Washington Ypsilanti

Applicant David and Kathleen Fischhaber

Description of proposed work (see sample applications) see attached

Materials

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

Other _____

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

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

Kathleen B. Fischhaber
Signature of Applicant

6-2-15
Date

Story Book Cottage

Otherwise known as:
301 So. Washington Street
Ypsilanti, MI 48197



Once Upon a Time . . .

Story Book Cottage, as it will soon come to be called, is a home filled with a good deal of history beginning with having been built in 1865 while the Civil War raged in the South. While we don't yet know its builder or its first occupant, we do know it was occupied by the son of Dr. McAndrew for 70 years. We also know that Mr. McAndrew's son (grandson of the Dr.) married the daughter of a rather famous automobile maker, Mr. Tucker.

Mr. McAndrew was himself rather famous and well respected in the community for having started several businesses and played a key role in the growth and recognition of Ypsilanti and its surrounding counties.

As the new owners of this residence, we fully intend to restore the character, grace, respect, and integrity of this historic home. While the homes of 1865 had neither kitchens nor bathrooms, this home has, since then, had numerous changes, additions, and upgrades. It was even converted, for a time, into a rental unit.

In the process of restoring this home, we will:

- Demo all plaster walls and ceilings as well as "adjust" walls.
 - "Examine its bones" and restore them to like-new.
 - Restore and reopen the porch at the northeast corner.
 - Remove the existing kitchen and install a new kitchen in another location.
 - Replace the electric system.
 - Replace the plumbing system and two full bathrooms with three.
 - Install Radon remediation.
 - Replace the hot water heating with a SpacePak (www.spacepak.com) system.
 - Replace all exterior doors and windows.
 - Seal and insulate all exterior walls and ceilings/roofs.
 - Repaint the interior and install stained doors and trim to similar to 1865.
 - Recondition and repaint the exterior to similar to 1865.
 - Re-landscape the exterior.
 - Replace the fencing.
 - Replace the driveway with brick pavers for two cars.
- and more.

The following pages describe, in greater detail, the current and future states.

The front faces north onto Catherine Street.

As you can see, it is over-grown.

The big tree near the street would stay but be trimmed up.

The remaining trees in front and on the east side would be removed.

In the bottom picture, to the right of the white van, that corner of the house used to be a porch. The columns and railing are still there. The porch will be reopened.



The west side faces Washington Street.

The tree at the left will be removed. Out further to the left we'll plant a red maple.



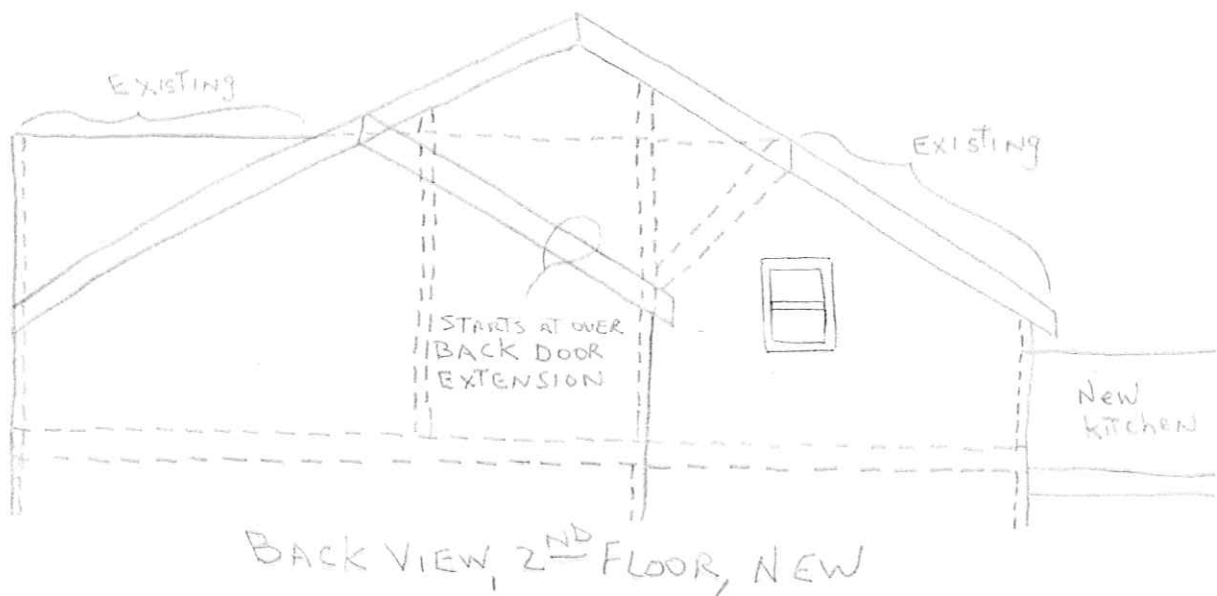
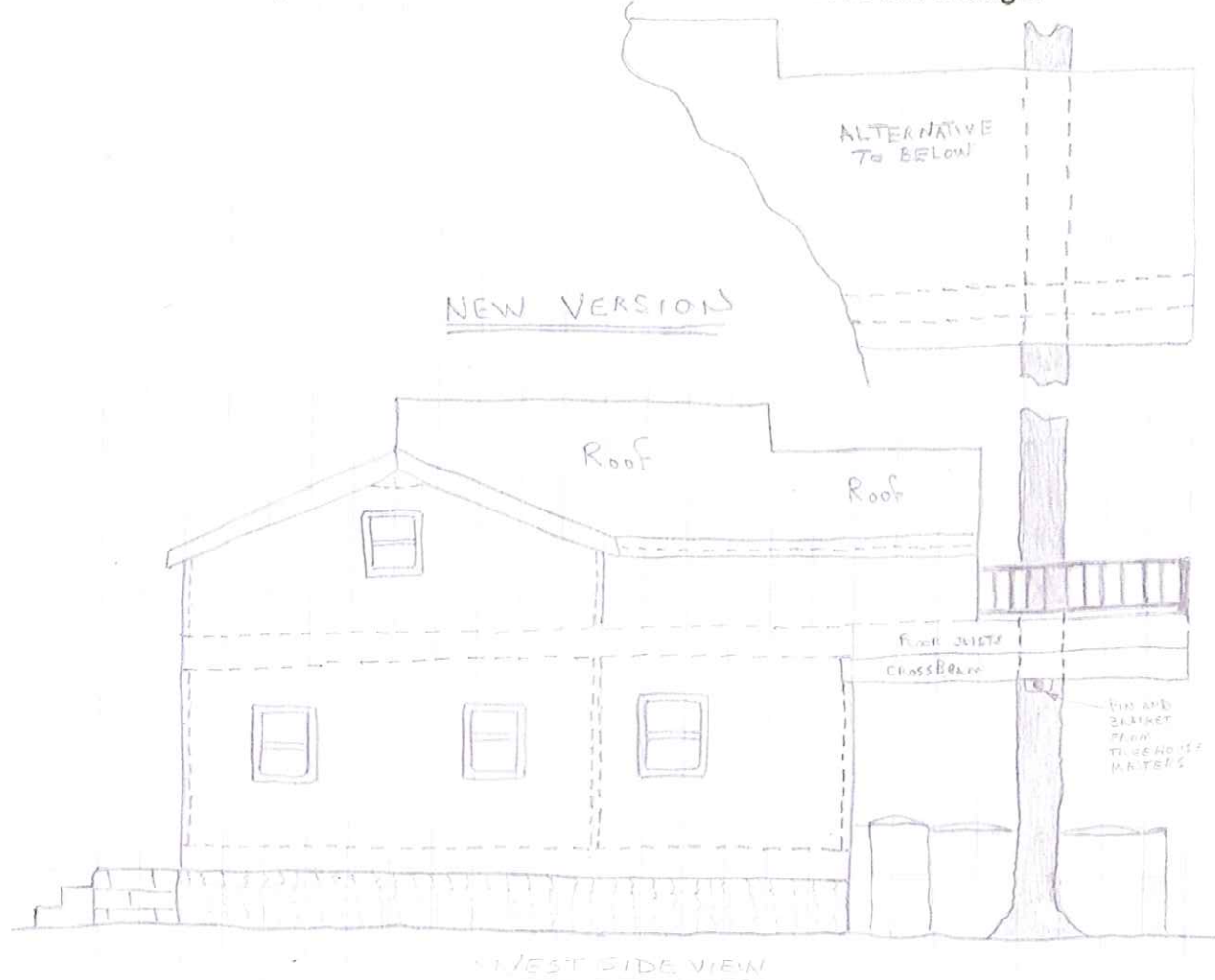
The back of the house includes the fenced area which is all there is for a backyard.

The roof-line is a bit chopped up and, consequently, includes a number of problem areas for handling snow and the flow of water off the roof.

It is here that we want to make the most change to clean up this situation and expand the living space. We want to complete and otherwise fill-out the second floor.

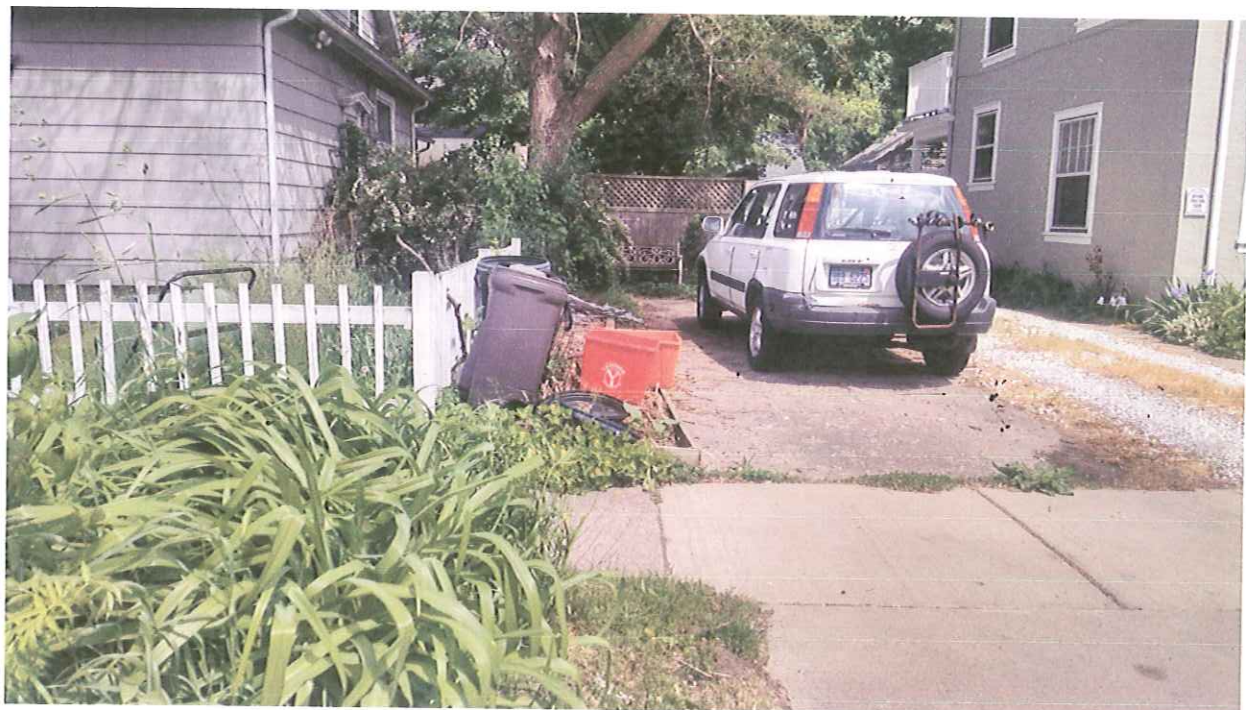


New West view of house with expanded second floor and roof. Ideally, we want to expand to the right all the way to the property line. That way the space under the expansion is a car port suitable for two cars. Foundation does not change.

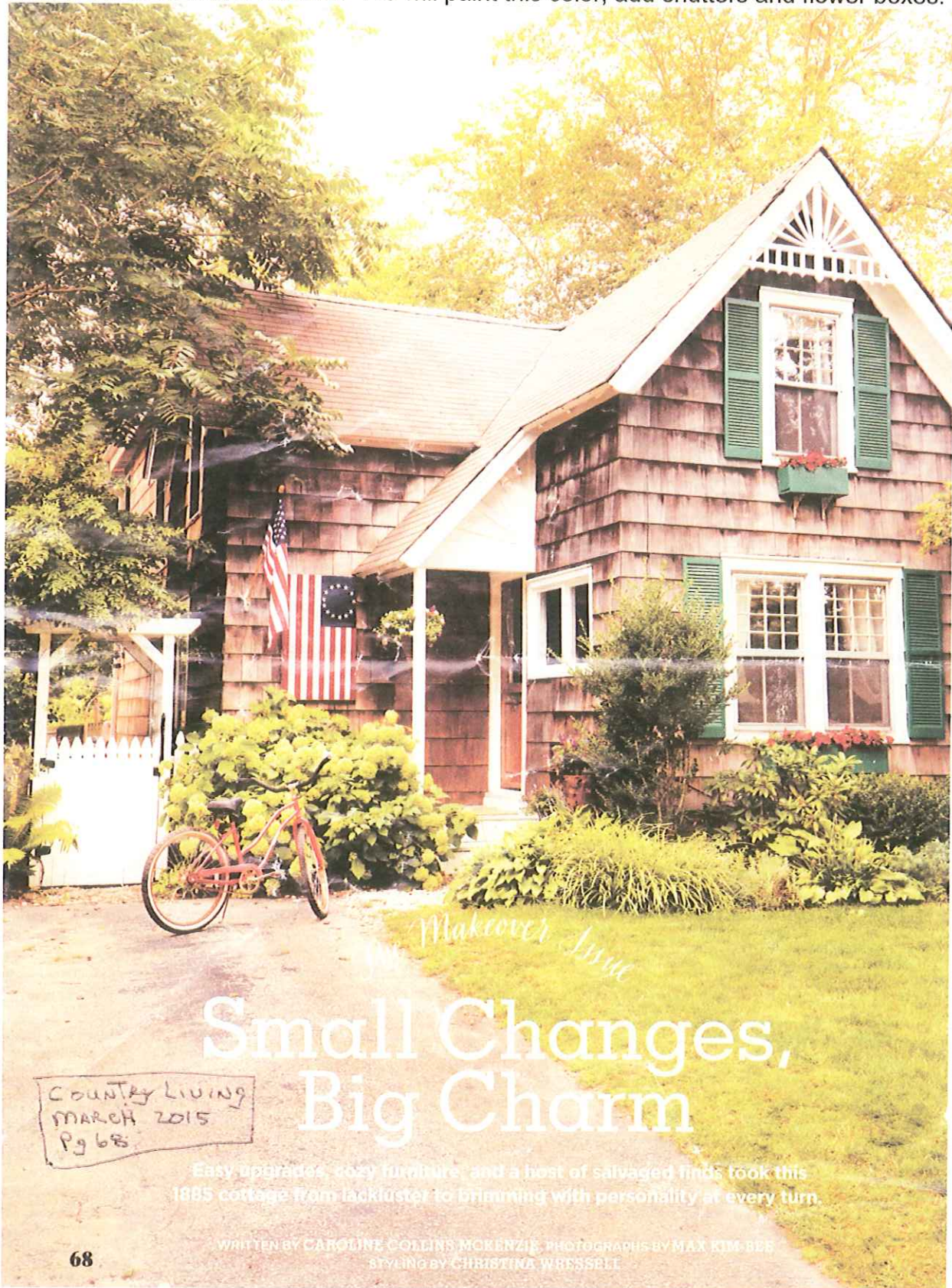


The backyard is entirely fenced in with the fencing shown in the picture. The fence on the right is on the property line and immediately adjacent to the neighbor's driveway.

Note the brick pavers for the patio and walkway. The driveway is where this picture was taken from. We will continue the pavers out to the sidewalk along the street and include a driveway suitable for two cars.



This is our ideal house exterior. We will paint this color, add shutters and flower boxes.



Makeover Issue

Small Changes, Big Charm

COUNTRY LIVING
MARCH 2015
Pg 68

Easy upgrades, cozy furniture, and a host of salvaged finds took this 1885 cottage from lackluster to brimming with personality at every turn.

WRITTEN BY CAROLINE COLLINS MCKENZIE, PHOTOGRAPHS BY MAX KIM-BEE
STYLING BY CHRISTINA WRESSELL

And They Lived Happily Ever After . . .

"They" are:

David and Kathleen Fischhaber

770-530-8231 (c)

katfisch@mindspring.com or DavidFischhaber@mindspring.com

5-3-83 app as is

Ordinance Department

OLD APP WITH CURRENT FENCELINE

APPLICATION FOR FENCE PERMIT

ON Next page.

-AT

A sketch of the lot & house to be fenced must be shown on the back of this application. The area to be fenced must also be shown (in relation to the house) on the sketch. Show all existing fences, drains, creeks, and adjacent streets. If more than one type of fence is to be installed, indicate the location of each type of fence. Fences installed on property lines must have written, signed & notarized permission letters from the adjacent property owners, submitted with the application. If the fence is being installed on the property line jointly, all applications must be submitted at the same time.

Date April 24

19 83 COMPLIANCE PERMIT NO. _____

APPLICANT Steven and Elisabeth DePangher

PHONE NO. 482-8346

ADDRESS 301 S. Washington

ZONING DISTRICT _____

CORNER LOT ☒ Catherine and Washington

INTERIOR LOT _____

CUL DE SAC _____

SUBDIVISION _____

LOT NO. _____

TYPE OF FENCE:
(circle proper
One)

4 FT. CHAIN LINK

5 FT. CHAIN LINK

6 FT. CHAIN LINK

4 FT. WOOD PRIVACY

5 FT. WOOD PRIVACY

6 FT. WOOD PRIVACY

OTHER: 3 ft white picket fence

HAS THE PROPERTY RECEIVED A FINAL GRADE: _____ YES _____ NO

OWNER

COST: \$ 310

FENCE LOCATION _____

OWNERS NAME Steven and Elisabeth DePangher

PHONE NO. 482-8346

ADDRESS 301 S. Washington

There may be deed restrictions on your property not permitting this project. Please check your title for its restrictions and covenants.

I hereby certify that the above answers are correct and true.

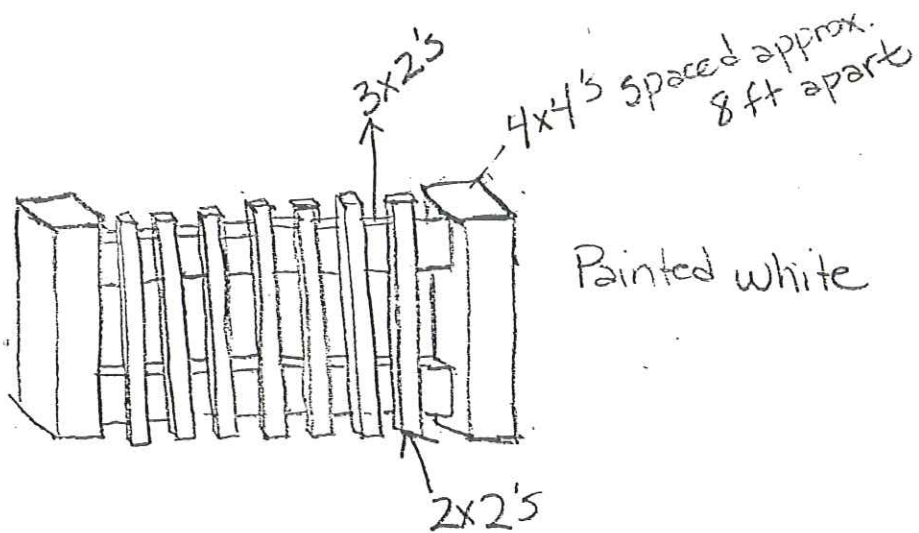
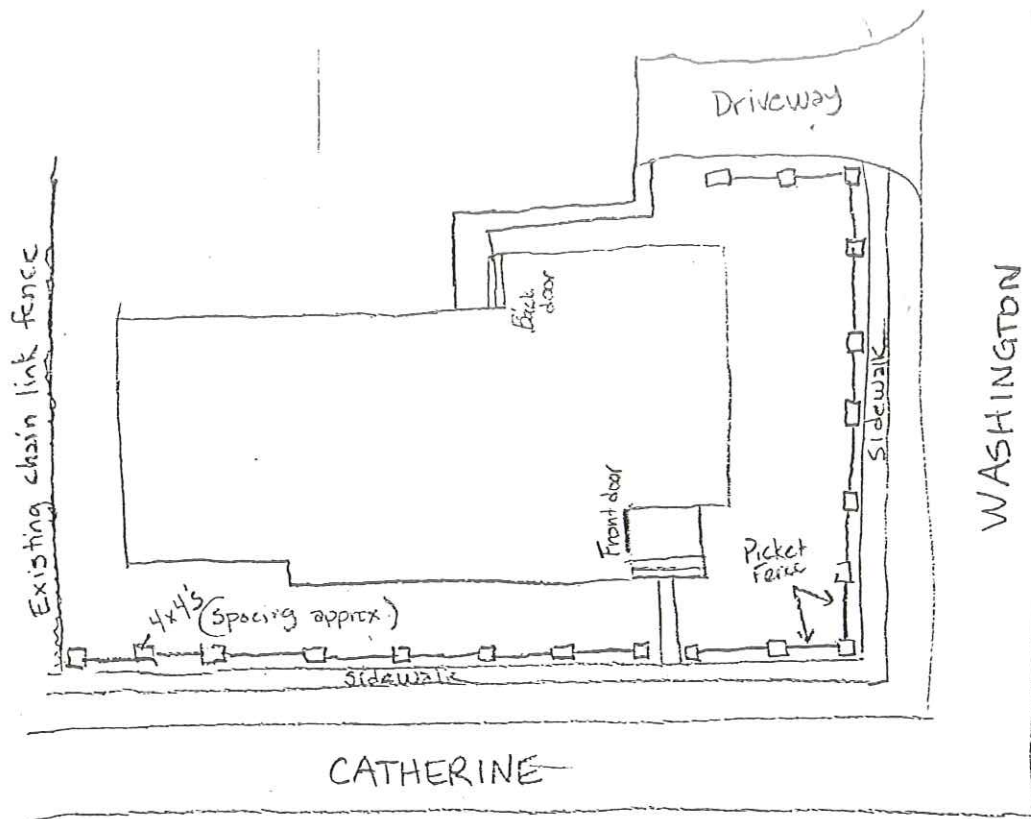
Owner/Agent _____

Ordinance Department Review

Comments: _____

☒ Approved ☐ Not Approved

Signature [Signature]





Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date June 9, 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 502 N. Adams Street

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Courtney Miller and Karl Geil

Address same

City _____ State _____ Zip _____

Phone 716-200-8119

Fax _____

E-mail coumiller125@gmail.com

Owner Karl Geil

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____

(Name, address,
phone) _____

Action Items only:

Construction Cost _____ **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 _____ for HDC meeting date _____

Property Address 502 N. Adams Street

Applicant Courtney Miller/ Karl Geil

Description of proposed work *(see sample applications)*

Preparing and repainting existing aluminum siding and trim on house, and existing wood siding and trim on garage. Repaint black railings same as existing. Color to be the same white as existing with dark gray trim and window exterior.

Materials

Caulk as needed, white paint to match existing, black paint to match existing, dark gray trim (chip attached).

Colors *(Attach color chips or samples)*

Body white

Accent 1 black

Trim dark gray

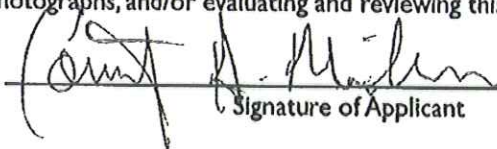
Accent 2 _____

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

5/5/15

Date



Ypsilanti Historic District

Work Permit Application

Date filed June 2, 2015 for HDC meeting date June 9, 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 47 N Huron St

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Corner Health Center

Address 47 N Huron St

City Ypsilanti State MI Zip 48197

Phone 734-714-2240

Fax 734-829-0137

E-mail nadelman@cornerhealth.org

Owner Same

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor AF Smith Electric Inc

(Name, address,
phone) 624 S Mansfield, Ypsilanti, MI 48197

Action Items only:

Construction Cost \$3,610

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 6-2-15 for HDC meeting date 6-9-15

Property Address 47 N Huron St

Applicant Corner Health Center

Description of proposed work (see sample applications)

Install light fixtures to illuminate the Corner Health Center sign and recessed front doors, as follows:

A. Mount two LED spot lights and small photo cell to illuminate Corner sign; one spot light on either side and slightly above sign, aimed to focus light down onto sign. Tap electrical feed from existing entry light power source. Mount timer inside building. (Photo cell will regulate when lights turn on; timer will control when lights turn off.) Spot lights and photo cell to be mounted on top edge of horizontal purple band onto which Corner sign is affixed. (Purple band is actually a shallow metal box offset from the building facade; see photos attached.)

B. Replace existing light above main entry alcove (southeast door) with new LED 42W canopy light.

C. Install new LED 38W canopy light at northeast entry alcove, tapping power from existing emergency light fixture.

Materials

See attachments for additional detail:

2 RAB LFLED5 spot lights with multi-chip 5W high-output long-life LED bulbs

CREE LED Recessed Canopy Light - wide distribution, 42W LED

CREE LED Canopy Light - wide distribution, 36W LED

Colors (Attach color chips or samples)

Body Black power coat finish for spot lights

Trim _____

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.



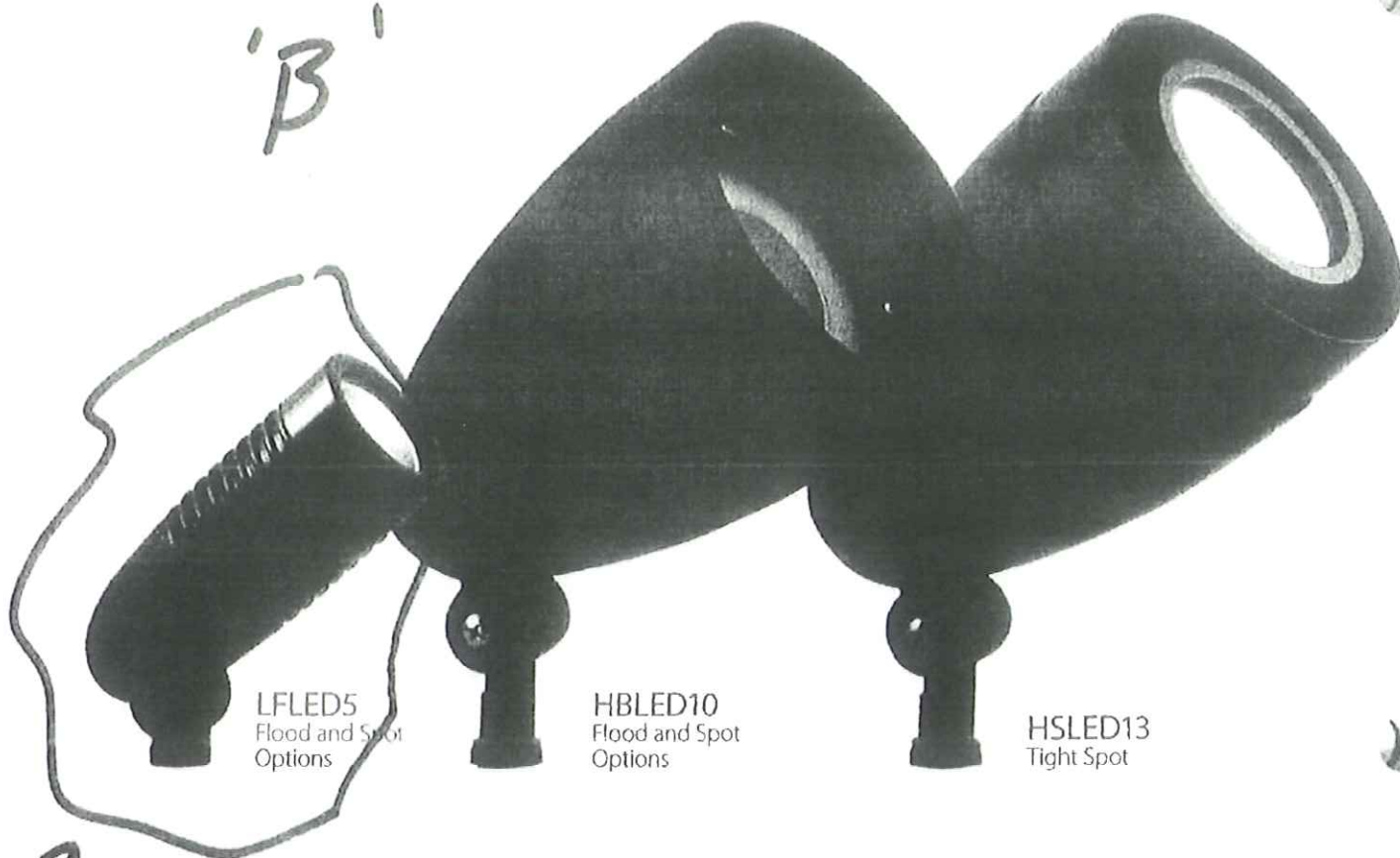
Signature of Applicant

June 2, 2015

Date

LFLLOOD®

LED FLOODLIGHTS



LFLED5
Flood and Spot
Options

HBLED10
Flood and Spot
Options

HSLED13
Tight Spot

SPECIFICATIONS

UL Listing

Suitable for wet locations. Suitable for mounting within 4' of the ground. DC fixtures not UL Listed.

LEDs

LFLED5: Multi-chip 5W high-output, long-life LED

HBLED10: Multi-chip 10W high-output, long-life LED

HBLED13: Multi-chip 13W high-output, long-life LED

HSLED13: Multi-chip 13W high-output, long-life LED

Lumen Maintenance

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations*.

Drivers

LFLED5: Constant Current, Class 2, 50/60 Hz, 100 - 240VAC, 0.18 Amps.

HBLED10: Constant Current, Class 2, 100V-240V, 50/60 Hz, 1kV Surge Protection, 350mA, 0.3 Amps.

HBLED13: Constant Current, Class 2, 100V-277V, 50/60 Hz, 4kV Surge Protection, 720mA, 100-240VAC, 0.3-0.15 Amps, 277VAC, 0.15 Amps, THD ≤ 20%, Power Factor: 96%

Cold Weather Starting

Minimum starting temperature is -40°C (-40°F)

Ambient Temperature

Suitable for use in 40°C (104°F) ambient temperatures

Thermal Management

Die-cast aluminum thermal management system for optimal heat dissipation

Housing

Precision die-cast aluminum housing, lens frame and mounting arm

Reflector

Specular aluminum

Gaskets

High-temperature silicone

Finish

White, Bronze, Black or Verde Green chip and fade resistant polyester powder coat finish. LFLED5 also available in Brass designed for marine use.

Color Consistency and Stability

RAB LED Color consistency is reported in MacAdam ellipses and is shown on the table to the right. RAB LED Color Stability is measured based on LM-80 testing and is available upon request

Green Technology

Mercury and UV free, and RoHS compliant

IESNA LM-79 & LM-80 Testing

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label

Patents

RAB LED Floodlight designs are protected by patents pending in U.S., Canada, China, and Taiwan

*See TM 21 explanation on page 8



LED Recessed Canopy Light - Wide Distribution

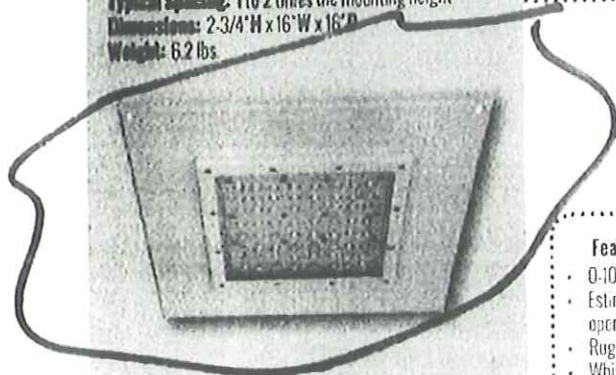
Applications: Security, entryway and perimeter lighting - also recommended for walkways and exterior canopies

Typical Mounting Height: 8 to 15 feet

Typical Spacing: 1 to 2 times the mounting height

Dimensions: 2-3/4" H x 16" W x 16" D

Weight: 6.2 lbs



SOUTH ENTRY

LED PATTERN



COLOR TEMP	Cool White (5000K)
WATTAGE	42W LED
LUMENS	4100
CRI	75
COMPARABLE TO	100W PSMH
CAT.# White	E-RC2L04CW



Features:

- 0-10V dimmable driver
- Estimated 50,000 hours of maintenance-free operation to L70 at 25°C
- Rugged and durable aluminum housing
- White polyester powder-coat finish
- Minimum starting temperature: -30°F (-22°F)
- UV-stabilized acrylic lens with molded precision optics
- 1/2" conduit entry on top
- Hanging cable supports fixture while wiring connections are made
- Secures to mounting surface with four screws (provided by others)
- RoHS compliant
- Universal voltage (120V through 277V)
- Cree® LEDs inside
- ETL listed for wet locations
- 5 year limited warranty

CREE LEDs

LED CANOPY

Low-Profile LED Canopy Light - Wide Distribution

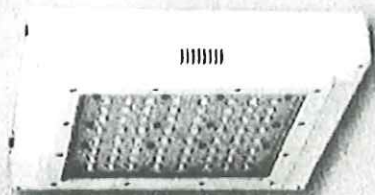
Applications: Security, entryway and perimeter lighting - also recommended for parking garages, shopping area walkways & exterior canopies

Typical Mounting Height: 8 to 20 feet

Typical Spacing: 1 to 2 times the mounting height

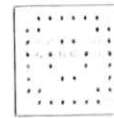
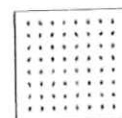
Dimensions: 2-3/8" H x 12" W x 12" D

Weight: 7.5 lbs



72W Delivers Over 7000 Lumens!

LED PATTERN



COLOR TEMP	Cool White (5000K)	Cool White (5000K)
WATTAGE	72W LED	42W LED
LUMENS	7300	4100
CRI	≤ 75	≤ 75
COMPARABLE TO	250W PSMH	100W PSMH
CAT.# White	E-CP2L07CW	E-CP2L04CW



Features:

- Estimated 50,000 hours of maintenance-free operation to L70 at 25°C
- 0-10V dimmable driver
- Rugged and durable aluminum housing
- White polyester powder-coat finish
- Minimum starting temperature: -30°F (-22°F)
- UV-stabilized acrylic lens with molded precision optics
- 1/2" conduit entry on top for pendant mounting or on one side for NPT threaded pipe
- Slots provided on top for mounting over a 4" square or octagonal I-box
- Universal voltage (120V through 277V)
- Cree® LEDs inside
- ETL listed for wet locations
- 5-year limited warranty

CREE LEDs

e-conolight

Free Shipping on Orders Over \$500

E-CC3

COLOR TEMP	Neutral White (4100K)
WATTAGE	38W LED
LUMENS	2000
CRI	77
COMPARABLE TO	70W PSMH
CAT.# White	E-CC3L03NW
PRICE	

E-CC5

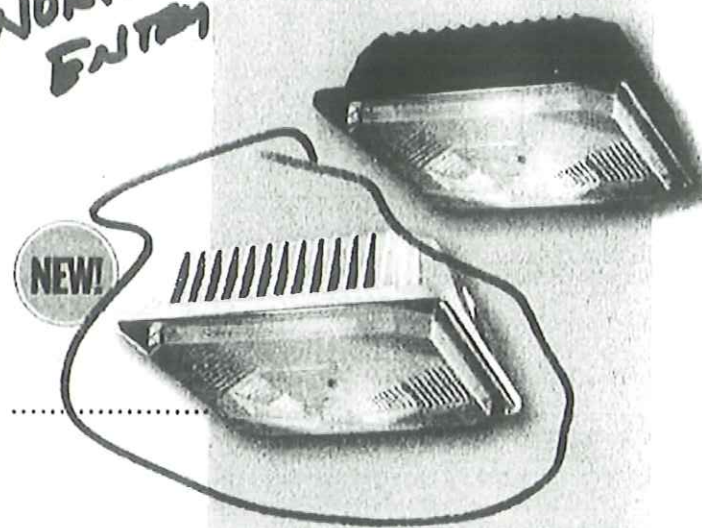
COLOR TEMP	Cool White (5000K)	Neutral White (4000K)
WATTAGE	36W LED	36W LED
LUMENS	3618	3662
CRI	≥ 70	≥ 70
COMPARABLE TO	100W PSMH	100W PSMH
CAT.# Dark Bronze	E-CC5L03CZ	E-CC5L03NZ
CAT.# White	E-CC5L03CW	E-CC5L03NW
PRICE		

Now DLC Listed!



NEW!

NORTH ENTRY



CREE LEDs

LED CANOPY

Features:

- Estimated 50,000 hours of maintenance-free operation to L70 at 25°C
- Non-dimmable
- Low-copper, die-cast aluminum housing
- Polyester powder-coat finish for extra corrosion protection and long-lasting color - dark bronze or white finishes available
- Minimum starting temperature: -40°C (-40°F)
- UV-stabilized acrylic prismatic refractor with self-retaining screws
- 75°C minimum supply wire required
- 3/4" conduit entry on top for pendant mounting
- 1/2" conduit entries on two sides
- Universal voltage (120V through 277V)
- Cree® LEDs inside
- UL Listed for wet locations
- 5-year limited warranty

LED Canopy Light - Wide Distribution

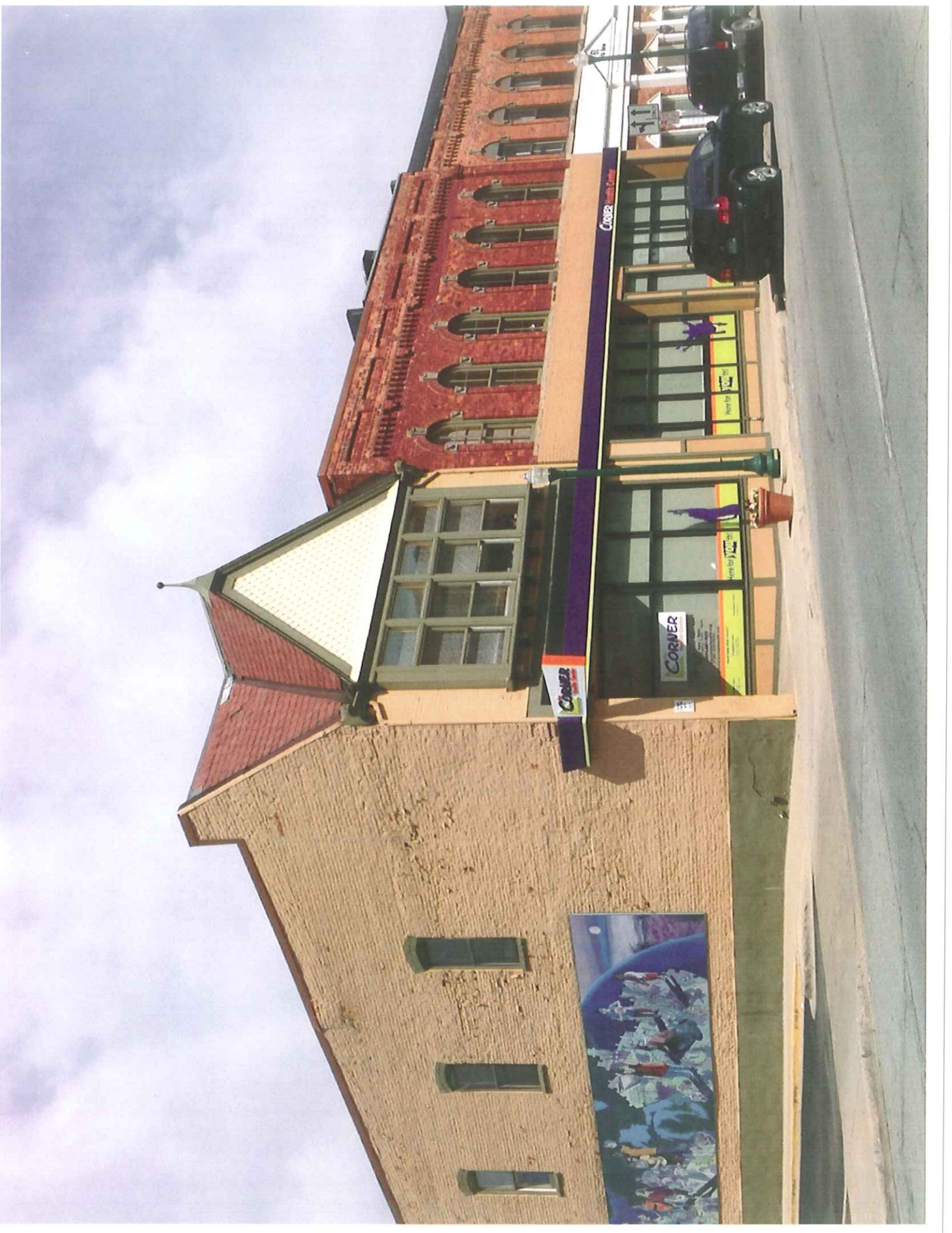
Applications: Security, entryway and perimeter lighting - also recommended for parking garages, shopping area walkways & exterior canopies

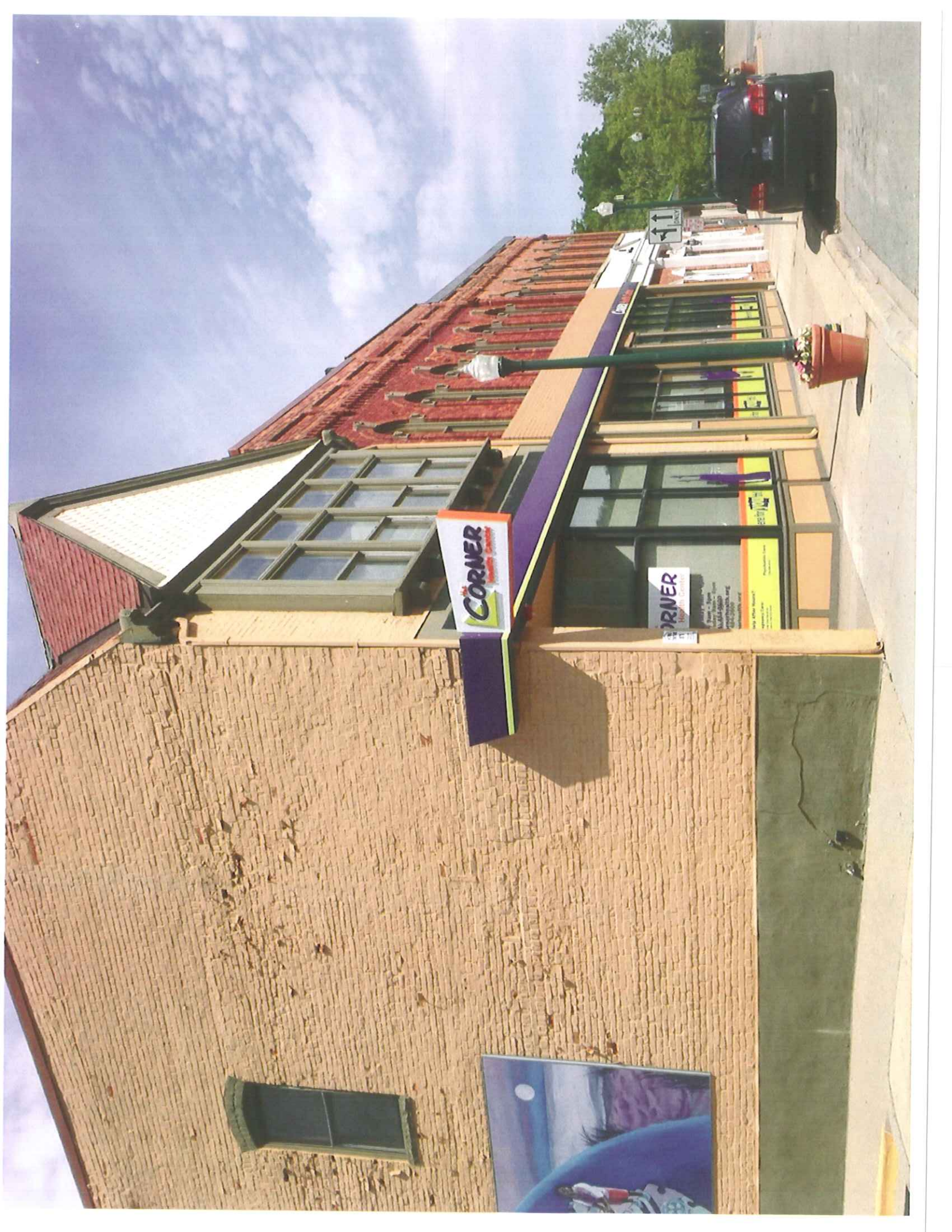
Typical Mounting Height: 8 to 15 feet

Typical Spacing: 1 to 2 times the mounting height

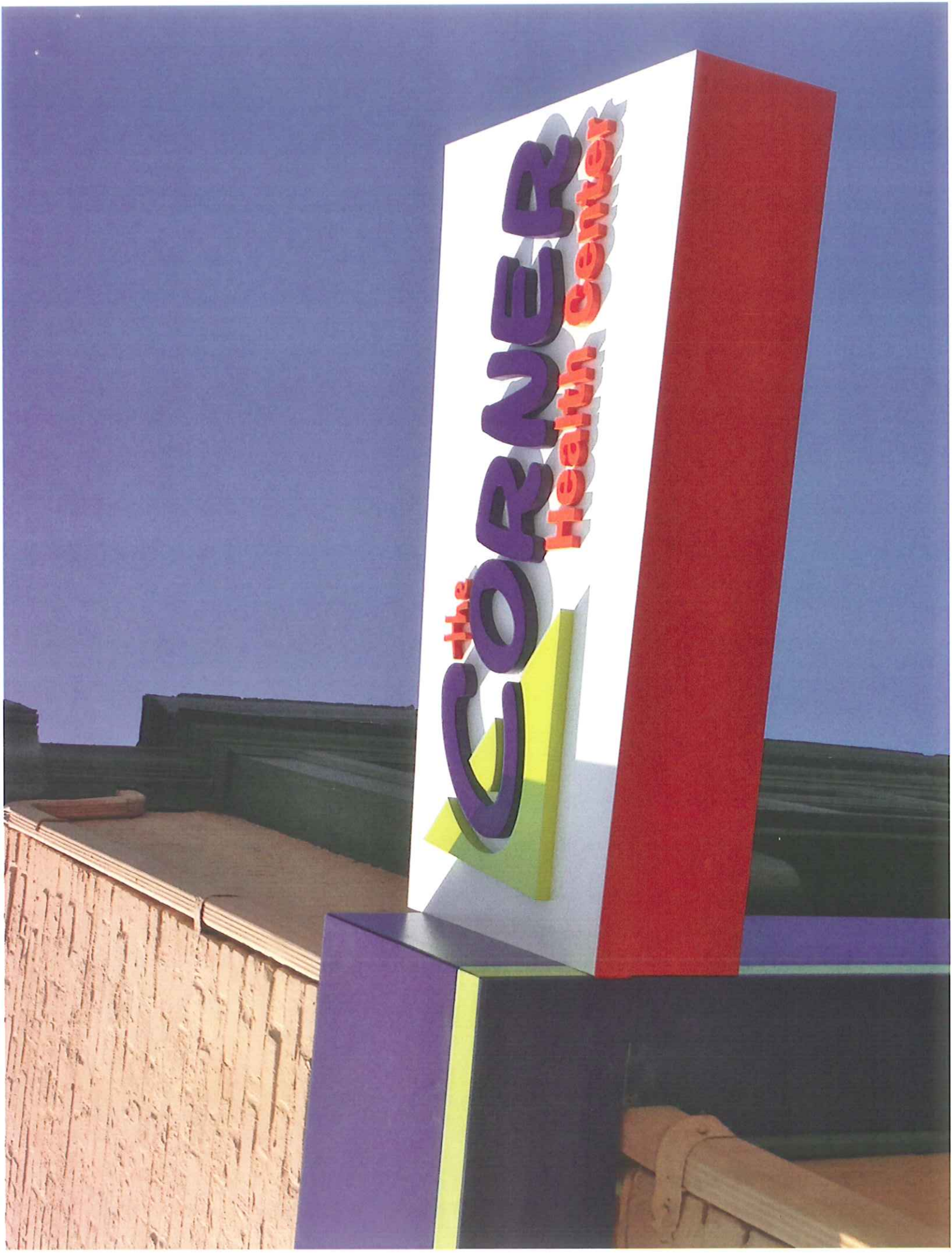
Dimensions: 3-15/16" H x 9-7/8" W x 9-7/8" D

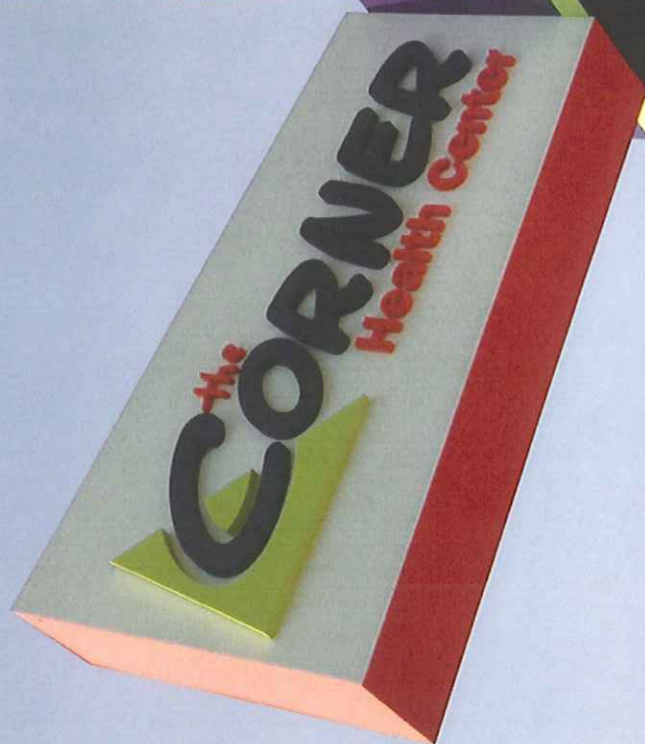
Weight: 5.0 lbs.





the CORNER Health Center







Ypsilanti Historic District Work Permit Application

Date filed May 19, 2015 for HDC meeting date June 9, 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 64 North Huron Street, Ypsilanti, Michigan

Applicant ☐ Owner ☒ Architect ☐ Contractor

Name John Stadnicar

Address 41780 Six Mile Road

City Northville State MI Zip 48168

Phone (248) 662-2730 Fax (248) 324-5179

E-mail jstadnicar@nthconsultants.com

Owner DTE Energy
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor TBD
(Name, address,
phone)

Action Items only:

Construction Cost _____ **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
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 - 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 May 19, 2015 for HDC meeting date June 9, 2015

Property Address 64 North Huron Street, Ypsilanti, Michigan

Applicant NTH Consultants, Ltd.

Description of proposed work *(see sample applications)*

Removal and replacement of storefront windows, restoration of wood framing, and installation of insulated metal panels and glass block below storefront windows.

Includes masonry cleaning, tuck pointing, and replacement of joint sealants on west elevation of the building.

Refer to attached rendering.

Materials

Kawneer Encore Glazing System, aluminum frame (copper-like finish)

Insulated metal panels

Glass Block

Colors *(Attach color chips or samples)*

Body Brown (TBD)

Accent 1 _____

Trim Copper-like

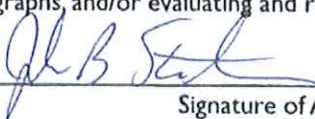
Accent 2 _____

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

May 19, 2015

Date



100_6304



100_6305



100_6310



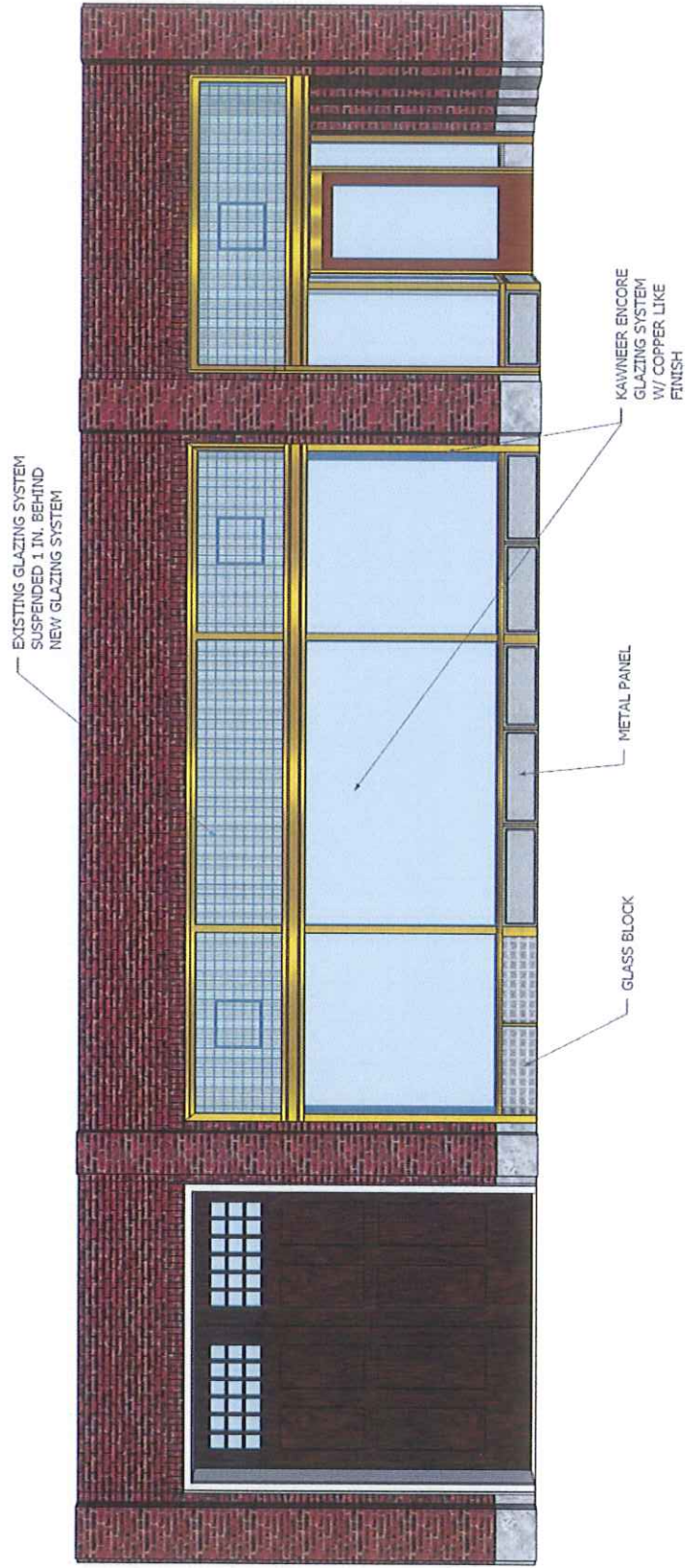
100_6312



100_6319



Similar Storefront-After

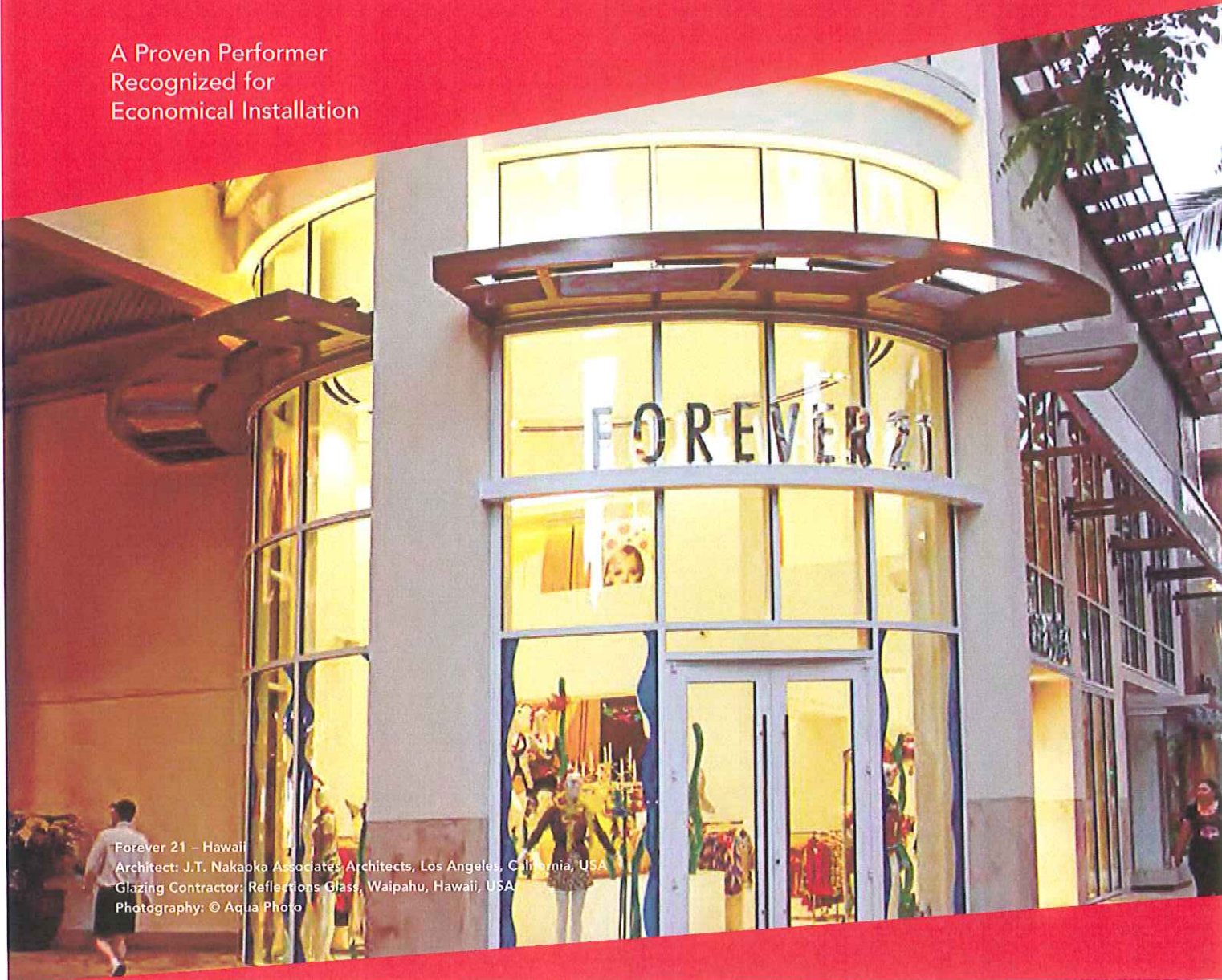


YPSILANTI CUSTOMER OFFICE BUILDING

SCALE 1/4"=1'

EnCORE™ Thermal Framing System

A Proven Performer
Recognized for
Economical Installation



Forever 21 – Hawaii

Architect: J.T. Nakapka Associates Architects, Los Angeles, California, USA

Glazing Contractor: Reflections Glass, Waipahu, Hawaii, USA

Photography: © Aqua Photo

Taking center stage in Kawneer's lineup, the EnCORE™ Thermal Framing System is a two-piece, face-and-gutter system that offers thermal economy, a Structural Silicone Glazing (SSG) option and numerous design choices. Engineered for easy installation and lower costs, features include the unique QuickSeal™ self-sealing system, a broad selection of system depths and a 1-3/4" (44.5 mm) minimal sightline. EnCORE™ Thermal Framing readily adapts to remodel projects and new construction, whether traditional or modern architecture.

Economy

EnCORE™ Thermal Framing System's QuickSeal™ dry-glazed self-sealing framing system is the first to eliminate joint sealant at horizontal joints, making it more cost effective. The vertical gasket runs through, and when "pinched" by the head, sill and intermediate horizontals, a watertight seal is created, eliminating the need for sealant.

By using the same extrusions for horizontal and vertical mullions, metal utilization is maximized. In addition, the tongue on the extrusions eliminates the need for a secondary, continuous water deflector, thus economizing on installation costs and time.

EnCORE™ Thermal Framing also requires no setting block chair at intermediate horizontals. And at the sill, the system utilizes a simple setting block chair that fits snugly within the glazing pocket and requires no fastening. The system accepts standard 1" (25.4 mm) or 1/4" (6.4 mm) infills and can also be adapted to accept other infills in 1/8" (3.2 mm) increments.

The top-loaded glazing gaskets are the same as those used in the Kawneer flagship Trifab™ Framing Systems, which helps reduce field labor and minimize inventory requirements.

Providing single-source responsibility, Kawneer entrances, windows, curtain walls and slope glazing are compatible with EnCORE™ Thermal Framing.

Performance

A specially engineered thermal clip eliminates metal-to-metal contact by snapping onto the mullion. The cover then snaps onto the clip for true thermal integrity. In addition, the clip has an extended leg on one side, which acts as a "w" block and prevents shifting of glass due to climate changes and building movement.

Engineered to meet or exceed certified performance requirements for air and water infiltration, EnCORE™ Thermal Framing has been fully tested according to ASTM E283 and ASTM E331. Thermal testing was completed in accordance with AAMA 1503.

EnCORE™ Thermal Framing also offers architects and building owners the ability to determine project-specific U-factors by referring to thermal tables in our architectural manual. Unique to Kawneer, these tables enable U-factor calculations for each project by utilizing the total glass percentage and the project's center of glass (COG) U-factor.

Aesthetics

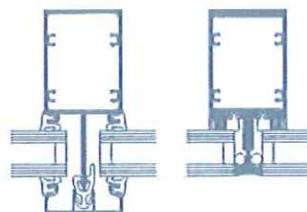
For additional freedom of expression, EnCORE™ Thermal Framing offers front or center glazing options. A Structural Silicone Glazing (SSG) option is also available. And to provide greater design flexibility, the face-and-gutter system offers system depths of 3-9/16" (90.5 mm), 4-1/2" (114.3 mm) or 6" (152.4 mm) front glazed and 4-1/2" (114.3 mm) center glazed.

The 1-3/4" (44.5 mm) minimal sightline provides consistent design aesthetics, while a 1-1/4" (31.75 mm) perimeter sightline is also available. Since the exterior face and interior mullions are separate pieces, two-color design considerations are easily realized.



Forever 21 – Hawaii

Architect: J.T. Nakaoka Associates Architects, Los Angeles, California, USA
Glazing Contractor: Reflections Glass, Waipahu, Hawaii, USA



Another key feature of EnCORE™ Thermal Framing's separate components is that they are easily adapted to curved applications. The framing is available in three fabrication methods: screw spline, shear block or Type B, which is a combination of both.

For the Finishing Touch

Permanodic™ anodized finishes are available in Class I and Class II in seven different color choices.

Painted finishes, including fluoropolymer, that meet or exceed AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

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CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF May 26, 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, Ron Rupert, Jane Schmiedeke,
Michael Condon, Erika Lindsay

Commissioners Absent: Alex Pettit

Staff Present: Abigail Jaske, HDC Assistant

APPROVAL OF AGENDA

Staff would like to add 303 N Huron as an action item and change 301 S Huron to an administrative approval.

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

330 Maple St

The applicant is looking to install a new roof on the home; this would involve removing the 3-tab shingles and replacing them with 3-dimensional shingles that match the current roof as closely as possible(Tamko – Rustic Redwood)(12SQ). The project also involves tearing off the tar membrane and replacing it with EPDM Rubber Roofing Membrane(4SQ). The flashings and drip edge will be brown to match the shingles. Applicant is requesting the approval of brown vents to ensure proper ventilation. The application states "brown vents will be added as inconspicuous as possible", this raised concern with the Commissioners as it is unclear. The Commission would like to know the type of venting that is planning on being used i.e. can vents or ridge vents. There are several other venting options and further discussion with the applicant will clarify these questions. Application was tabled last meeting due to unanswered questions.

Applicant: Andy Dresner, (present).

Discussion:

Stevenson: States that the application was tabled due to a lack of information and unanswered questions about the types of venting and what types will be

used. Inquires as to what type of venting and locations of vents will be installed.

Dresner: States that currently the only vent is a power roof vent on the front and he would like to eliminate that vent and install can roof vents matching the roof along the back of the home. However, if a ridge vent is preferred by the Commission he is not opposed to that.

Rupert: States that it depends on the area of the roof, because of the air movement underneath the shingles. Recommends using ridge vents and if additional air vents are needed per the Building Department requirements then install the brown can vents on the back of the home.

Dresner: States they cannot mix ridge vents and can vents. States this is because the ridge vent will pull air from the can vent.

Dresner: **Indicates on photograph that one roof will be a hot roof that will not be vented and the cold one will have vents.*

Motion: Rupert (second: Prebys) moves to approve application to include reroofing with ridge vents and eave intake vents tearing off the 3-tab shingles and replacing with dimensional shingles(Tamko – Rustic Redwood); tearing off the flat section and the tar membrane replacing with EPDM Rubber Roofing Membrane. All flashing will be brown to match the shingles.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

NEW BUSINESS

418 Maple St

Applicant is looking to install a new 8 x 12 garden shed for tools and storage. The construction will involve a wood frame which will be secured to pre-existing concrete slab with metal bolts and the roof will have asphalt shingles. The colors for the shed include Behr Cinnabark for the body, Behr Romanesque Gold for the trim, and Golden Cedar asphalt shingles for the roof.

Applicant: Scott Merritts – owner (present).

Discussion:

Merritts: States that the work proposed will be to install a kit shed from home depot and install it on an existing slab of concrete that previously held a 22 x 26 ft building that was recently removed.

Stevenson: Inquires if the Commissioners have any questions or thoughts.

**Commission had no further questions.*

Motion: Prebys (second: Condon) moves to approve the application to include the installation of an 8 x 12 ft garden shed on the existing slab. Referencing the provided cut sheets for home products, majestic wood storage shed, colors to be Behr Cinnabark for siding, Behr Romanesque Gold and Golden Cedar.

Secretary of the Interior Standard:
#3- Do not imitate earlier styles.

Approval: Unanimous. Motion carries.

106 S Washington

The applicant is looking to make repairs to an outbuilding on their property. The renovation notes in the floor plan include: keeping remaining doors and windows, repairing siding as needed with same type and size, replacing trim where needed with the same type and size, removing asphalt roofing and replacing it, repairing and replacing existing ceiling joists.

Applicant: Steven Jentzen – owner (not present).

Discussion:

Stevenson: States that the application is for stabilizing the building.

Condon: States that the repairs will work if the walls are stable.

Stevenson: States that the second attachment in the work application essentially states that everything will be removed other than the walls; almost making it a demolition as everything is being torn out however, the Commission is not sure what is salvageable.

Prebys: Inquires as to what else the Commission would like to know.

Stevenson: Asks if the Commission has any questions about the permanent exterior structure?

Rupert: States that his objection would be galvanized shingles.

Motion: Prebys (second: Rupert) moves to approve the application to include the repair and restoration of the barn at 106 S Washington as described in the materials submitted including the specifications from Hileman Construction Company dated January 17, 2015. With the provision that the new roof be sheathed with asphalt shingles and attached with galvanized nails and the metal grip beds will be painted to match the shingles.

Secretary of the Interior Standard:
#5- Preserve distinctive features.
#6- Repair, don't replace. Replacements shall match original.

Approval: Unanimous. Motion carries.

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.

Applicant: Jeff Kuhns – owner (present).

Discussion:

Kuhns: States that they would like to lower the door, but there is an issue, because the tile is bowed upward. States that if the tile is removed he could fill in that gap between the door which is causing air flow into the building. States he would like to remove the tile and then come up with a plan for replacing it with something, but is not sure what material yet.

Condon: Inquires if the existing door frame is hitting the tile.

Kuhns: Confirms.

Condon: Inquires about a door flap.

Kuhns: States he could not install one.

Prebys: Asks if the tile is ceramic?

Kuhns: States he believes so.

Stevenson: Asks about the statement on the application, "like materials", will it be ceramic?

Kuhns: States that he is not sure, because he would like to remove it and then see how much room they have to work with.

Prebys: Inquires if any of the Commission has a problem with tabling the application, but authorizing the removal.

**Commission does not have any issues with the solution.*

Motion: Prebys(second: Schmiedeke) moves to table application for work and authorize the removal of tile work at the entrance to determine what lies beneath and allow for determination of how it should be replaced or handled.

Approval: Unanimous. Motion carries.

15 S Washington

Applicant is requesting approval for reroofing of a flat roof to involve removing of the all the old decking and then installing metal decking. The roof will either be a torch down roof or a rubber roof.

Applicant: North Ford Rental Co – owner (not present).

Discussion:

Stevenson: States that the torch down roof mentioned in the application would be an issue.

Rupert: States that the application states a torch down roof or a rubber roof.

Motion: Prebys (second: Rupert) moves to approve the application to include the removal of all the old decking and replacing with metal decking and a rubber roof with the addition of notice to the owner that all work affecting the exterior of the building must come before the Commission before that work is undertaken.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

303 N Huron

Applicant is requesting approval for the installation of a gutter that was discussed as a study item at a prior meeting.

Applicant: Patty Harrington – owner (present).

Discussion:

Prebys: States that this item has been discussed as a study item previously.

Motion: Prebys (second: Schmiedeke) moves to approve the application to include the installation of 5" half-round gutters and downspouts, galvanized painted to match the house. The downspouts will be at the corners. If there are straps used instead of brackets, the straps should be inserted underneath the shingles.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

STUDY ITEMS

13 N Washington

Applicant is looking for feedback of façade alterations involving removing an existing entry door and replacing it with a new wood door. The project also includes uncovering boarded up windows and reglazing and refurbishing existing windows or installing new wood windows to match. The existing double hung windows on the second floor will be reglazed and refurbished or replaced with wood to match. The existing limestone cornice will be restored. New signage installation is also included. The materials to be used include: an aluminum storefront system by Tubelite Inc: 14000 Series Storefront with center set glass and integral sunshade with "Max Block Z blade design", wood(laminated bamboo)

storefront system by Lamboo: Lamboo Vue with wood entry door, and aluminum signage with raised letters.

Applicant: Damian Farrell, Wayne - architect (present).

Discussion:

Farrell: States that their assumption is that this might have been a store front that had a full front glass with decorative windows, because the first floor is so high. States that to provide some shading for that elevation they are proposing some sun shading, as what was original in that location has already been removed. States that the applicant has been through a number of options as to where the front door might look best. The corner creates a nice layout for the interior plan with the glass on both sides. Applicant is also seeking to pick up on some of the details of historical entrances and to have it set back; the recessed area is a fairly common historical detail. States that down the alley there are some windows that were boarded up and the applicant would like to bring those back. The applicant would also like to install signage.

Schmiedeke: Inquires as to the height of the first floor ceiling?

Farrell: States that it will be 14 ft and will not be a drop ceiling; as much of the original brick will be exposed on the interior as possible.

Schmiedeke: States that how the building exists now there is a flare, will that be maintained?

Farrell: Confirms.

Rupert: Recommends that if windows on the second floor are unable to be refurbished to replace with aluminum clad wood windows with a clear glass.

Prebys: States that the overall plan will make a great addition to Washington Street. States that installing a pattern glass in the transom window might be something the applicant could consider; it would allow sunlight from the east to be cut down.

ADMINISTRATIVE APPROVALS-

301 S Huron – Reroof on northeast section of home; shingles will be the same as existing. There will be no color or style changes. There will be no additional vents installed or any work done to gutters, trim, flashings, or any other areas surrounding the roof.

Motion: Prebys (second: Rupert) move approval for the administrative approval at 301 S Huron.

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.

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.

314 E Cross: Commission advised staff to send a letter on 5/26/15 regarding the missing trim, gutters, and crown molding.

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.

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.

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 sent 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.

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.

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.

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.

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 coup.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of May 12, 2015

Motion: Rupert (second: Condon) moves to approve the minutes as presented.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:57 pm