

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA MAY 26, 2015 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET MAY 26, 2015 \(PDF\).PDF](#)

CITY OF YPSILANTI

Historic District Commission

Regular Meeting Agenda

Tuesday, May 26, 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. 330 Maple St	Roof installation
B. NEW BUSINESS	
1. 301 S Huron	Roof installation
2. 418 Maple St	Shed installation
3. 106 S Washington	Outbuilding renovations/repairs
4. 105 W Michigan Ave	Tile removal and replacement
5. 15 S Washington	Roof installation
C. STUDY ITEMS	
1. 13 N Washington	Façade modifications/signage
D. ADMINISTRATIVE APPROVALS – None	
E. OTHER BUSINESS	
1. Property Monitoring	
2. Ypsilanti Historic District Fact Sheet	
3. FAQ Sheet Update	

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of May 12, 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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2. 418 Maple St Shed installation

3. 106 S Washington	Outbuilding renovations/repairs
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4. 105 W Michigan Ave	Tile removal and replacement
-----------------------	------------------------------

5. 15 S Washington Roof installation

C. STUDY ITEMS

1. 13 N Washington Façade modifications/signage

D. ADMINISTRATIVE APPROVALS – None

E. OTHER BUSINESS

1. **Property Monitoring**
2. **Ypsilanti Historic District Fact Sheet**
3. **FAQ Sheet Update**

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Rev. 19223

3



Ypsilanti Historic District

Work Permit Application

* Date filed 5/4/15 for HDC meeting date 5/12/15

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 330 Maple St, YPSILANTI MI 48198

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Neighborhood Roofing

Address 2601 Brassow Rd

City Saline State MI Zip 48176

Phone 734-994-6500 Fax 734-994-6502

E-mail Cabrina@neighborhood Roofing.com

* Owner Nathan Dotz
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Neighborhood Roofing
(Name, address, phone) 2601 Brassow Rd, Saline, MI 48176

Action Items only:

Construction Cost 6600 Permit Application Fee \$45.00

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 5/4/15 for HDC meeting date 5/12/15

Property Address 330 Maple St, YPSILANTI, MI 48198

Applicant Neighborhood Roofing

Description of proposed work (see sample applications)

- Tear-OFF 3-Tab shingles and replace with a Dimensional Shingle that matches current roof as closely as possible (TAMKO - Rustic Redwood) (12 sq)
 - on Flat sections Tear-OFF Tar membrane and replace with EPDM Rubber Roofing Membrane. (4 sq)
 - All Flashings and Drip edge will be in brown to match shingle
 - Brown Vents will be added as inconspicuous as possible
- Materials** to insure proper ventilation

TAMKO (Rustic Redwood)

EPDM - Black Rubber

Flashings, Drip edge, and Roof Vents (Brown) to match shingle

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

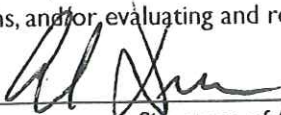
Accent 2 _____

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

5/1/15

Date



330 maple st.



Ypsilanti Historic District

Work Permit Application

Date filed 5/11/15 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 301 S Huron Ypsilanti MI 48197

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Sherriff Goslin

Address 627 S Mansfield Ypsilanti MI 48197

City _____ State _____ Zip _____

Phone 734-480-0080 Fax _____

E-mail _____

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor _____
(Name, address, phone)

Action Items only:

Construction Cost 7132

Permit Application Fee 40.00

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

To complete this application:

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

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

Incomplete applications will not be considered.

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address _____

Applicant _____

Description of proposed work (see sample applications)

REROOF Northeast section of house
Same as existing.

Materials

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

Other _____

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

Date



301 S Huron



Ypsilanti Historic District

Work Permit Application

Rec 19210

(2)

Date filed

5/13/15

for HDC meeting date

5/26/15

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 418 Maple St.

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name Scott Merritts and Martha Davis-Merritts

Address 418 Maple St

City Ypsilanti

State MI

Zip 48198

Phone 734-484-4513

Fax n/a

E-mail medavis@umich.edu

Owner

(If different than applicant)

Who will perform the work?

☒ Owner ☐ Contractor

Contractor

(Name, address,
phone)

Action Items only:

Construction Cost \$1,500

Permit Application Fee

35

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

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 418 Maple St

Applicant Scott Merritts and Martha Davis-Merritts

Description of proposed work *(see sample applications)*

Install new 8 x 12 garden shed for yard work tools and appliance storage.
Images attached.

Materials

Wood frame construction, secured to pre-existing concrete slab with metal bolts, asphalt shingles.

Colors *(Attach color chips or samples)*

Body	<u>Behr Cinnabark (brown)</u>	Accent 1	_____
Trim	<u>Behr Romanesque Gold</u>	Accent 2	_____
Roof	<u>Golden Cedar asphalt shingles</u>	Other	_____

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

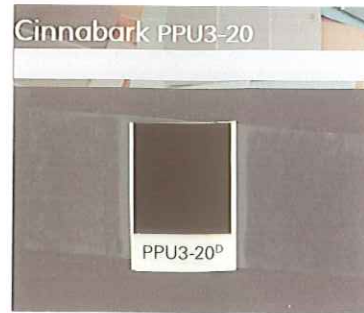
5/13/15
Date

Location of work
418 Maple Street Backyard
On existing concrete slab



Colors

Siding – Behr Cinnabark (brown)



Trim – Behr Romanesque Gold



Asphalt Shingles – Golden Cedar



Handy Home Products Majestic 8 ft. x 12 ft. Wood Storage Shed

Model # 18631-8



PRODUCT OVERVIEW

Designed for maximum storage potential, Handy Home Products Majestic 8 ft. x 12 ft. wood storage shed features an additional 48 sq. ft. of overhead storage space. The light brown wood siding allows you to customize your shed with paint and shingles to match your home (not included). This wide gable-style building also features 2 over-door transom windows and generous 7 ft. H sidewalls for extra headroom. The lockable door latch will help you feel safe and secure with your stored belongings. All wood is pre-cut and ready to assemble.

- Pre-primed treated siding resists termites, rot and decay, nails, paint and shingles sold separately
- Free treated wood floor frame is ready for plywood or OSB decking, not included
- 768 cu. ft. storage capacity provides space to stow your gardening tools and yard equipment when not in use
- All pieces are pre-cut with nothing to saw, illustrated instructions included
- Includes 2 over the door transom windows
- Oriented strand board/asphalt shingles help to protect against all types of weather door opening to accommodate most lawn tractors
- Pre-assembled, pre-hung doors, with continuous hinges, feature a large 64 in. W
- Includes 8 ft. shelf or work surface
- Includes wrap-around loft for an additional 48 sq. ft. of overhead storage
- Heavy duty locking handle will help make you feel safe and secure with your belongings
- 10-year limited material warranty

SPECIFICATIONS

Dimensions

Approximate Shed Depth (ft.)	12	Door Opening Width (In.)	64
Approximate Shed Width (ft.)	8	Door Opening Width (ft.)	5
Assembled Depth (in.)	144 in	Product Depth (in.)	148
Assembled Height (in.)	108 in	Product Height (in.)	114
Assembled Width (in.)	96 in	Product Width (in.)	105
Door Opening Height (In.)	72	Sidewall Height (in.)	84

Details

Assembly Required	Yes	Roof Material	Oriented Strand Board/Asphalt Shingles
Floor Options	No	Roof Pitch	6.5/12
Floor Options	Without Floor	Roof Shape	Peak
Foundation Included	No	Shed Door Type	Double
Lockable Door/Gate Latch	Yes	Shed Features	Double Door,Loft,Shelving,Windows
Number of Doors	2	Shed Style	Ranch
Number of Windows	2	Shelving Included	Yes
Product Weight (lb.)	1128 lb	Siding Color Family	Light Brown Wood
Returnable	90-Day	Storage Capacity (cu. ft.)	768
Roof Color Family	Light Brown Wood		

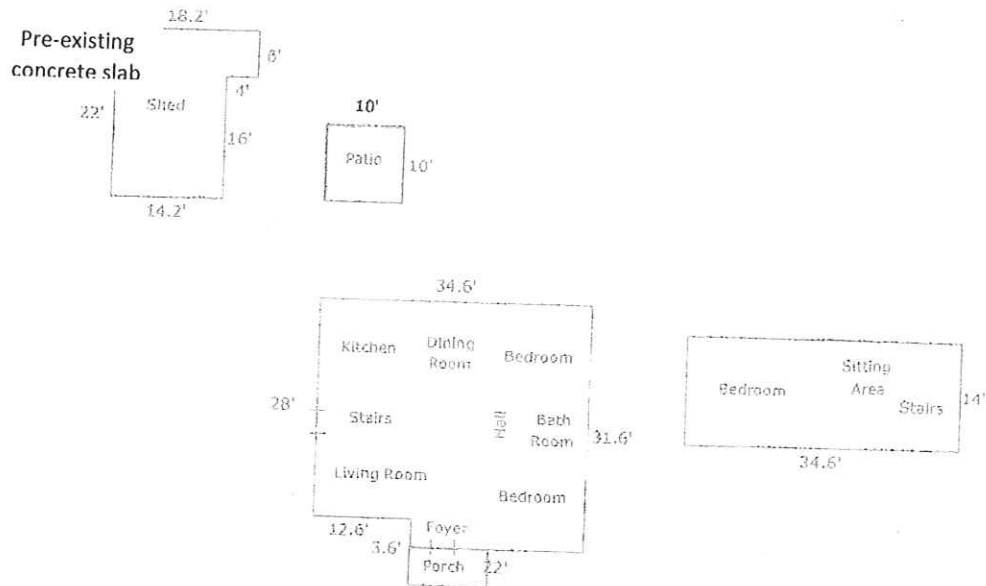
Warranty / Certifications

Manufacturer Warranty	10 year warranty
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Borrower: Scott Merrill
 Property Address: 10 Maple Street
 City: Yonkers
 Lender: Culmenorose, Inc.

File No. 100-2
 Case No. / Order: 1270000
 State: NY
 ZIP: 10590-2000

CURRENT SITE PLAN

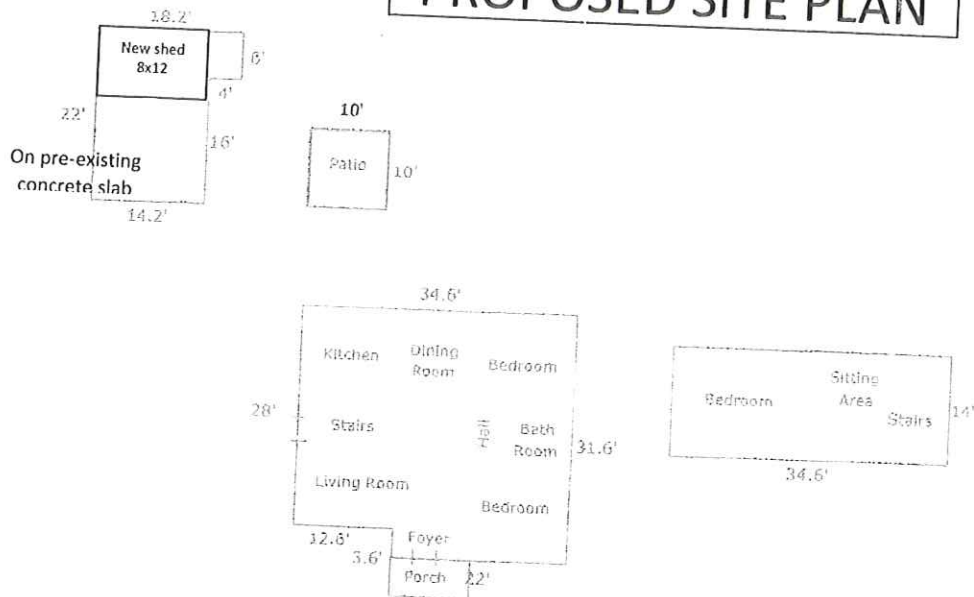


Drawn by: [Signature]

Comments:

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN			
Code	Description	Net Area	Net Totals	Breakdown		Subtotals	
GLA1	First Floor	1068.0	1068.0	First Floor			
GLA2	Second Floor	484.4	484.4	28.0 x 34.6		968.0	
P/P	Patio	100.0	100.0	3.6 x 22.0		79.2	
OTH	Storage	336.4	336.4	14.0 x 34.6		484.4	
Net LIVABLE Area		(rounded)	1532	3 Items	(rounded)	1532	

PROPOSED SITE PLAN



North Arrow

Comments

AREA CALCULATIONS SUMMARY

Code	Description	Net Area	Net Totals
GLN1	First Floor	1048.0	1048.0
GLN2	Second Floor	484.4	484.4
P/P	Patio	100.0	100.0
OTH	Storage	336.4	336.4

LIVING AREA BREAKDOWN

Breakdown	SubTotals
First Floor	
28.0 x 34.6	968.0
3.6 x 22.0	79.2
Second Floor	
14.0 x 34.6	484.4

Net LIVABLE Area

(rounded)

1532

3 Items

(rounded)

1532



418 Maple St.



Ypsilanti Historic District

Work Permit Application

Date filed _____ for HDC meeting date 5/22/15

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 106 S. Washington

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name Steven Jentzen

Address 106 S. Washington

City Ypsilanti

State MI

Zip 48197

Phone 734-482-5461

Fax _____

E-mail smj@jentzenlaw.com

Owner _____

(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor

(Name, address,
phone)

Joe Hilanar

2370 Stadium, Ann Arbor

734-478-4294

Action Items only:

Construction Cost _____

Permit Application Fee _____

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 106 S. Washington
Applicant Steven Lentz

Description of proposed work (see sample applications)

See attached

Materials

See attached

Colors (Attach color chips or samples)

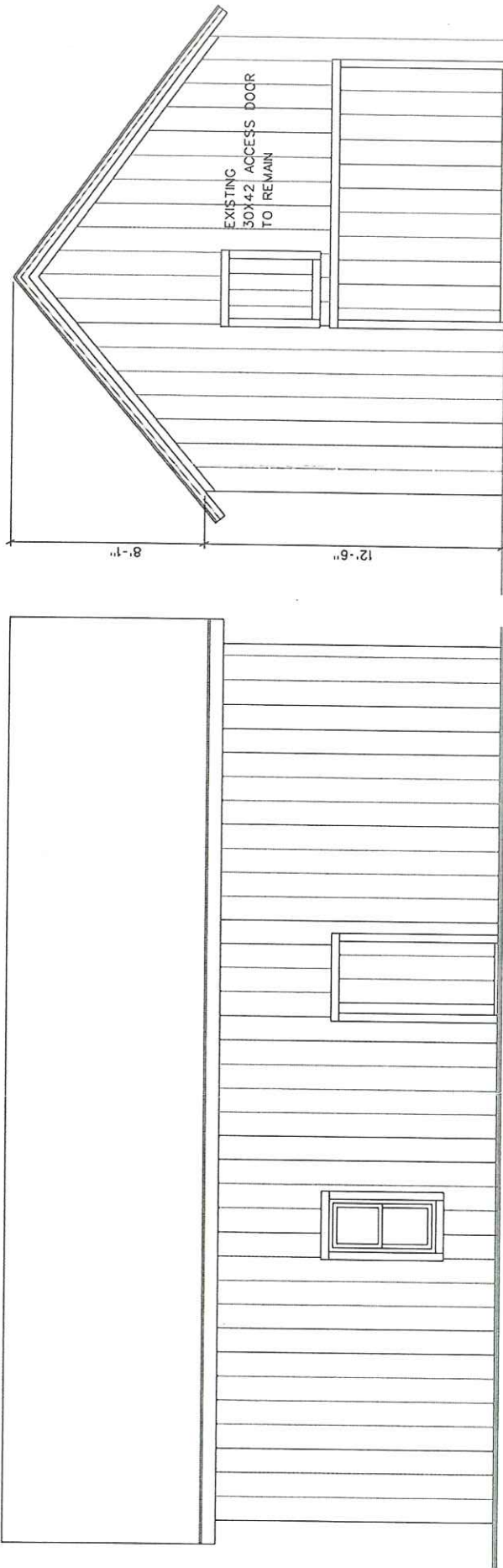
Body _____	Accent 1 _____
Trim _____	Accent 2 _____
Roof <u>to match</u> <u>The House.</u>	Other _____

- ☐ 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

5/15/15
Date



Renovation Notes:

1. DOORS AND WINDOWS TO REMAIN
2. SIDING TO BE REPAIRED IF NEEDED WITH SAME TYPE AND SIZE
3. TRIM WHERE NEEDED TO BE REPAIRED WITH SAME TYPE AND SIZE
4. ASPHALT ROOFING TO BE REMOVED AND REPLACED
5. EXISTING CEILING JOISTS TO BE REPAIRED AND REPLACED.

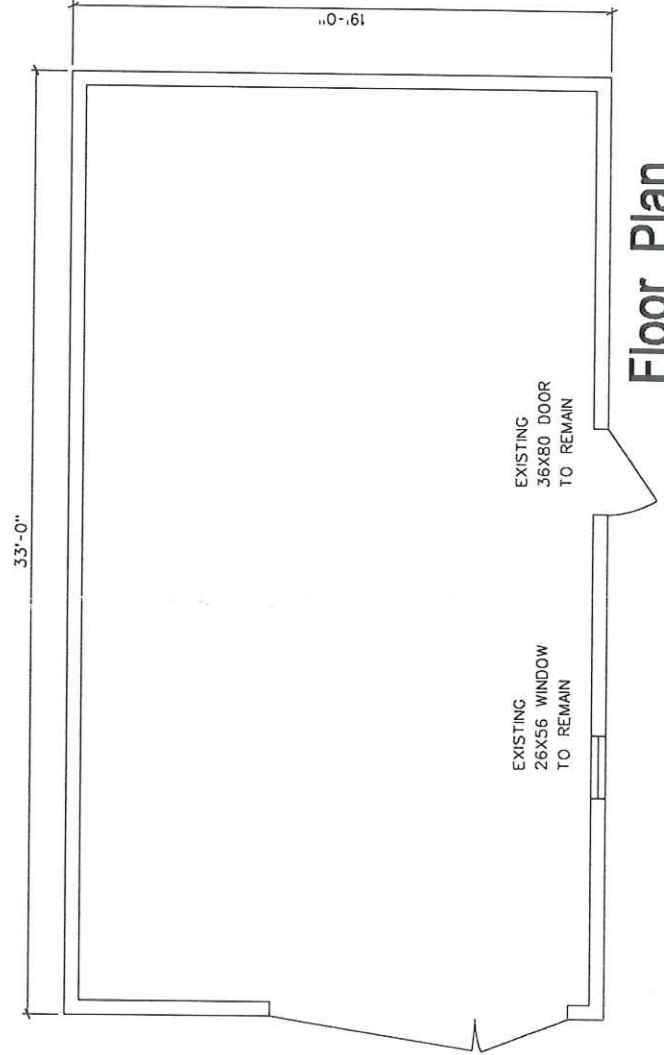
Floor Plan

SCALE: 1/4" = 1'-0"

EXISTING 36X84 & 90X84
DOORS TO REMAIN

EXISTING
26X56 WINDOW
TO REMAIN

EXISTING
36X80 DOOR
TO REMAIN



SPECIFICATIONS

DIVISION ONE - GENERAL CONDITIONS

SUPERINTENDENT

PLANS & PERMITS

Historic Preservation

Permit

Building Permit

Building Permit

CLEANUP

Dumpster

Debris Removal

RENTALS

Boom

Telescoping Boom Rental

DIVISION TWO - SITE/DEMOLITION

BUILDING STABILIZATION

Bracing & Shoring

Brace/Shore Exterior Walls with 2x6 Vertical Wall Brace

ROOF TEAR OFF

Asphalt Shingles

Tear off old Shingles and depositing debris into on site dumpster.

FRAMING AND SHEATHING TEAR-OUT

Joists

Remove Wood Floor Joist 2x8 and place debris into on site dumpster.

Subfloor

Remove Wood Subfloor and place debris into on site dumpster.

Roof Sheathing

Remove Sheathing and place debris into on site dumpster.

Rafters

Remove Rafters

DIVISION SIX - WOOD

WALL FRAMING

Square & Plumb

Square and Plumb Walls

ROOF FRAMING

Roof Trusses

Gable Roof trusses, shop built by others and delivered to job. Placed by hand. Tie down straps. Includes 2 gable ends 24"OC 2"x4" Top and Bottom Chords. OSB Plywood 1/2"

Sheathing

OSB Plywood 1/2"

EXTERIOR TRIM

Fascia

1"x6" Pine or Spruce Fascia

DIVISION SEVEN - THERMAL & MOISTURE PROTECTION

ROOF

Asphalt Shingles

Load onto Roof, Build staging as required. 15lb felt paper, Galvanized shingles, metal drip edge 5"

UNIT	QTY	JOB COST		
		MATERIALS	LABOR	PRICE

WK 3 0.00 750.00 2,250.00

EA 1 65.00 65.00

EA 1 221.00 221.00

EA 2 375.00 0.00 750.00

WK 2 650.00 1,300.00

EA 64 12.50 25.00 2,400.00

SF 918 0.00 0.63 578.34

SF 608 0.00 1.03 626.24

SF 608 0.00 1.21 735.68

SF 918 0.00 0.72 660.96

SF 918 0.00 1.03 945.54

PR 1 0.00 1,080.00 1,080.00

SF 918 1.92 1.13 2,799.90

SF 918 0.63 0.70 1,220.94

LF 120 1.25 1.90 378.00

SF 918 1.64 1.86 3,213.00

Construction Cost 19,224.60
Over Head & Profit 2,883.69
Project Cost 22,108.29



106 S. Washington



106 S. Washington



Ypsilanti Historic District
Work Permit Application

Rae 19224

(4)

Date filed 5-18-15 for HDC meeting date 5-26-15

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 105 W. MICHIGAN AVE

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name JEFF KUHN

Address 1302 ROOSEVELT

City YPSI

State MI Zip 48197

Phone 734-482-8200

Fax 734-482-8229

E-mail JKUHN@HERITAGEAPPRAISAL.COM

Owner

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor

(Name, address,
phone)

Action Items only:

Construction Cost \$800

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:

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed 5-18-15 for HDC meeting date 5-26-15

Property Address 105 W MICHIGAN AVE

Applicant JEFF KUHAS

Description of proposed work (see sample applications)

REMOVE TILE FROM THE FRONT OF THE ENTRY.
REPLACE WITH LIKE MATERIAL.

Materials TILE OR COLORD CONCRETE.

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

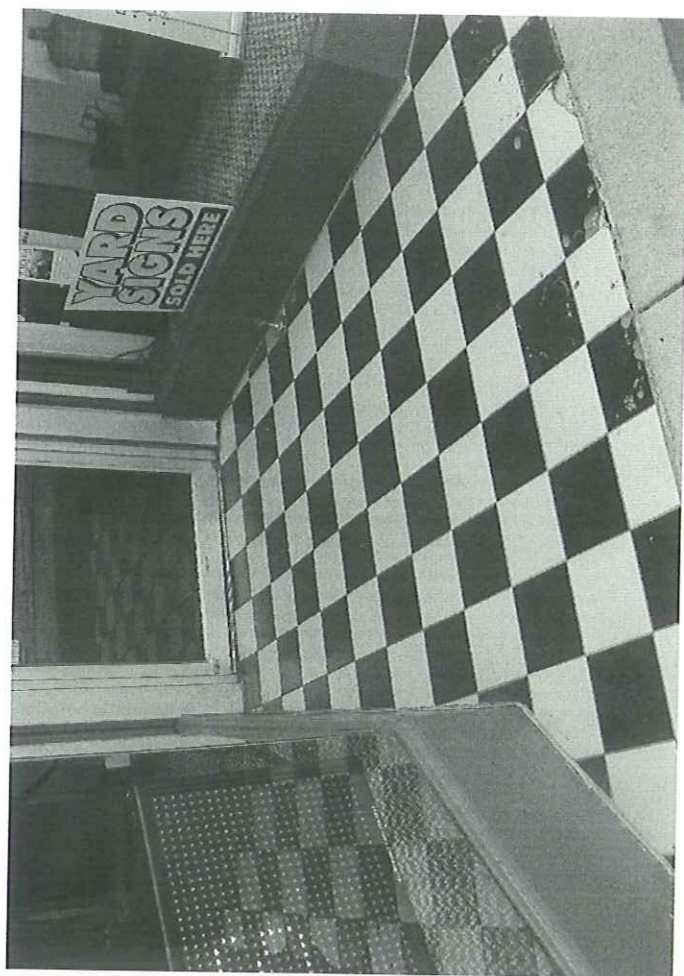
Other _____

- ☐ 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.

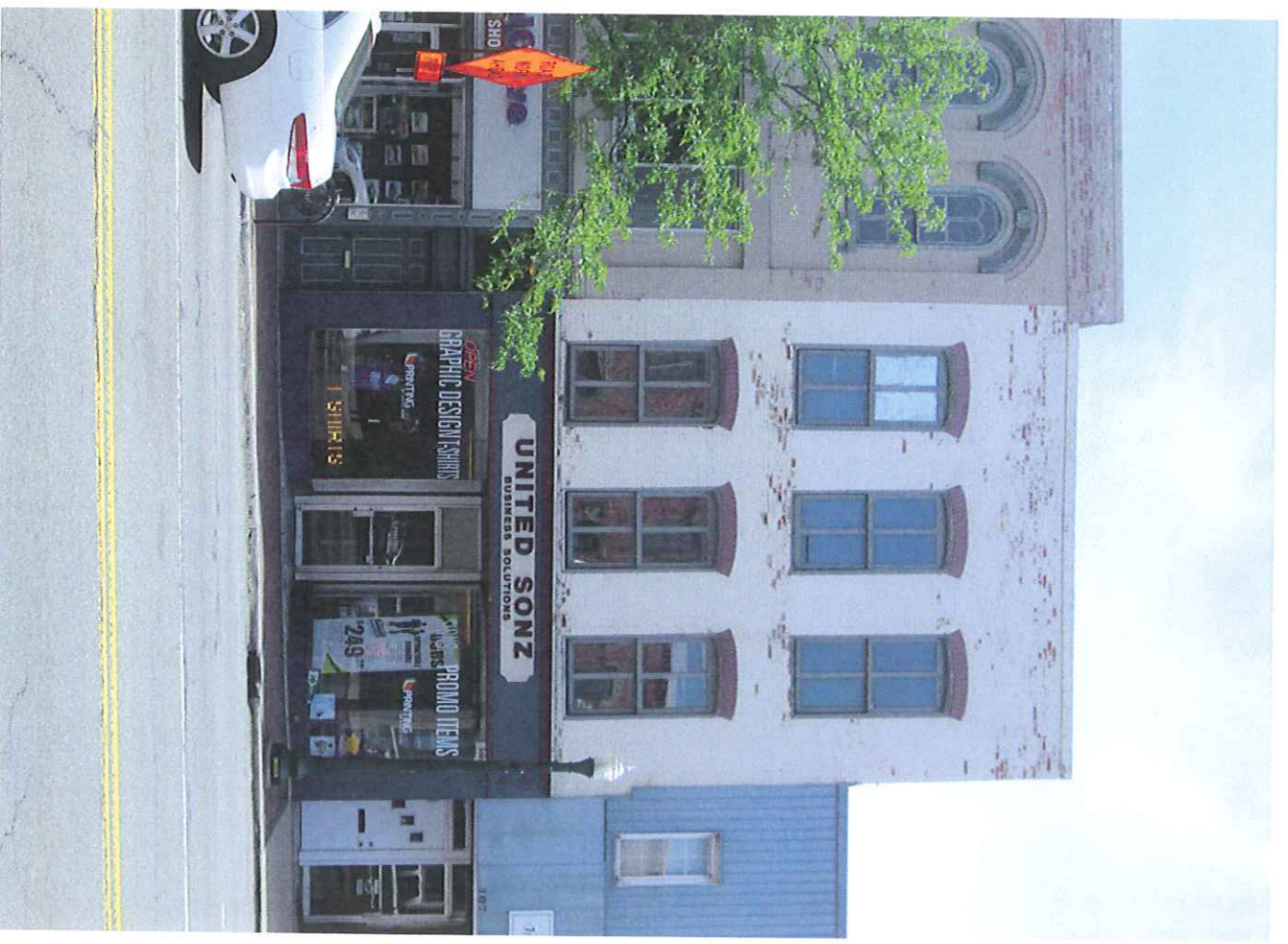
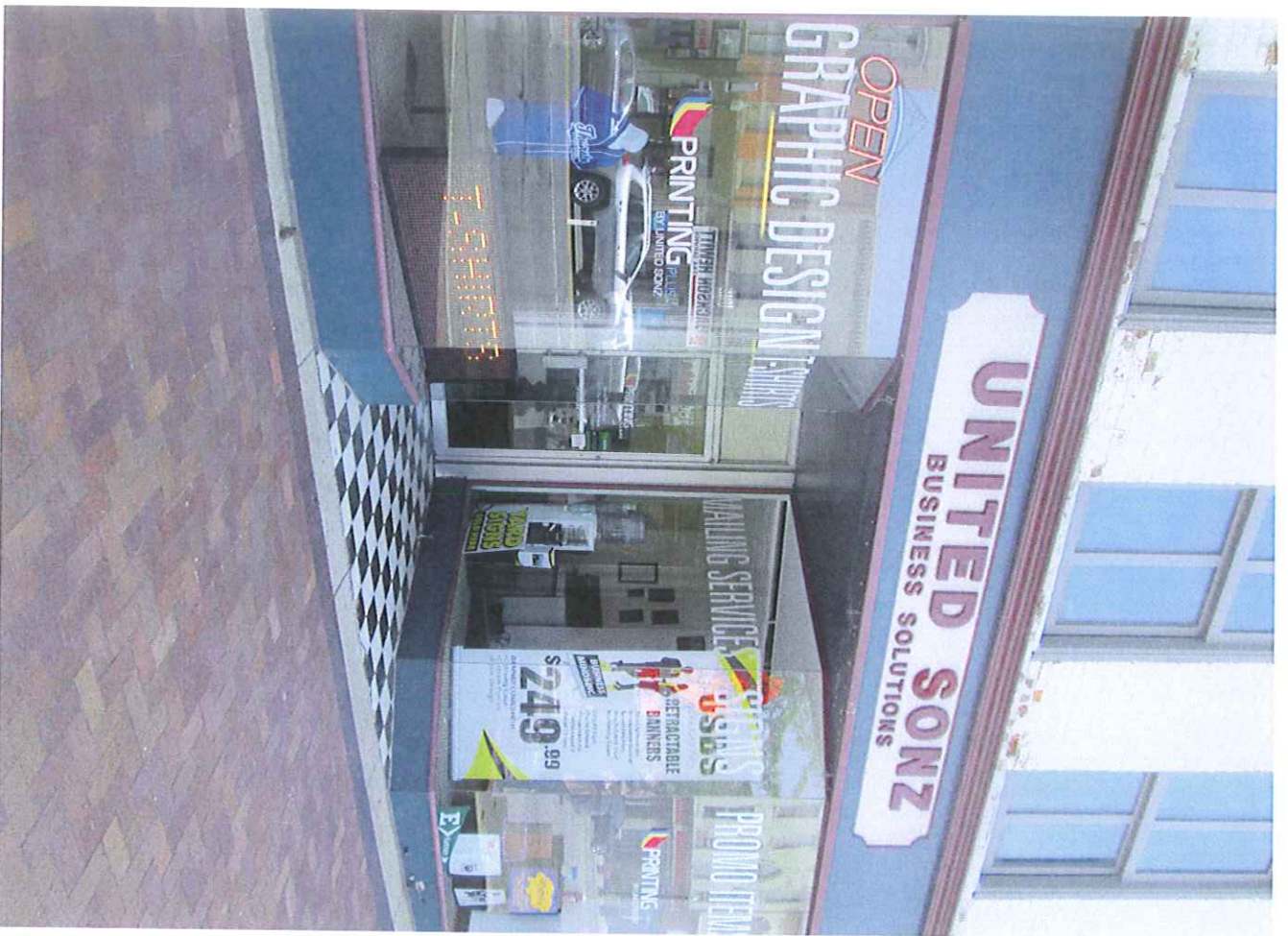
Jeff Kuhas
Signature of Applicant

5-18-15
Date





105 W. Michigan Ave.



105 W. Michigan Ave.



Ypsilanti Historic District
Work Permit Application

Rae 19235

(5)

Date filed 05/19/2015 for HDC meeting date 5/26/15

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 15 S Washington Ypsi 48197

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name N FORD Rental

Address 3090 Wash Tenaw

City Ypsi State MI Zip 48197

Phone 734-323-3190 Fax 734-434-4006

E-mail _____

Owner Murid Farha
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor SAM'S welding
(Name, address, phone) 313-350-5010

Action Items only: \$2500
Construction Cost \$2500 Permit Application Fee 50⁰⁰
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 05-19-2015 for HDC meeting date _____

Property Address 15 Swashington St Yps: 4819-

Applicant _____

Description of proposed work (see sample applications)

Flat Roof
Removing of ALL old Decking + Torch Down
Roof - Replace with new Metal decking and
Torch down or Rubber Roof.

Materials

Flat Roof -
Metal Decking
Rubber

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]
Signature of Applicant

05/19/2015
Date



15 S. Washington



Ypsilanti Historic District Work Permit Application

Date filed 05.20.15 for HDC meeting date 05.26.15

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 St.

Applicant ☐ Owner ☒ Architect ☐ Contractor

Name Damian Farrell Design Group PLLC, Contact: Tresna Taylor or Damian Farrell

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 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
 - 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.

Date filed 05.20.15 for HDC meeting date 05.26.15

Applicant Damian Farrell Design Group PLLC

New signage.

Aluminum signage with raised letters.

Other: Aluminum storefront - Hartford Green

- Hesna Aydin
Signature of Applicant

2014 Historic District Work Permit Application • Page 2 of 2

The Back Office Studio

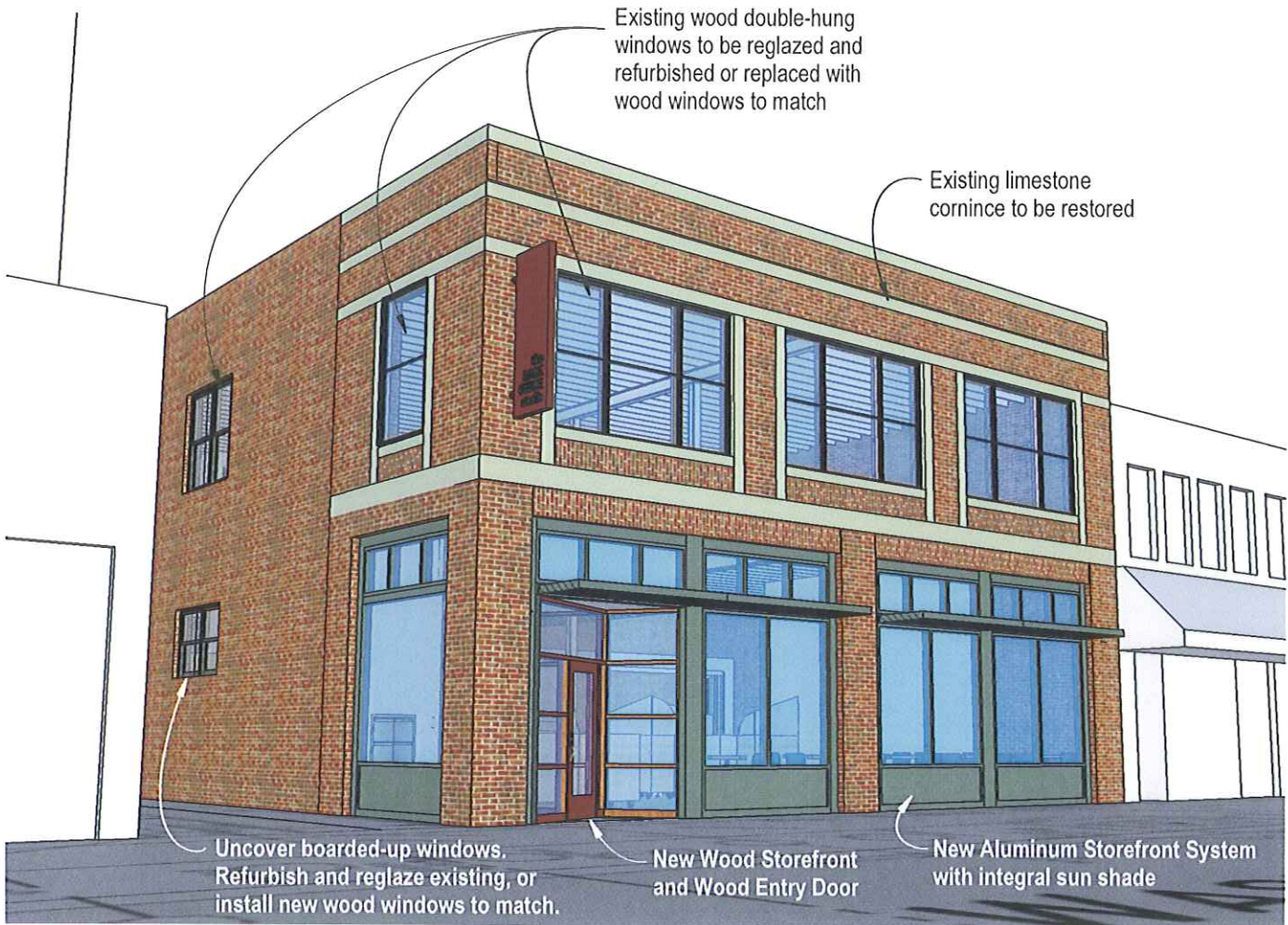
13 N. Washington Street



Existing Streetfront

The Back Office Studio

13 N. Washington Street



Proposed Streetfront

The Back Office Studio

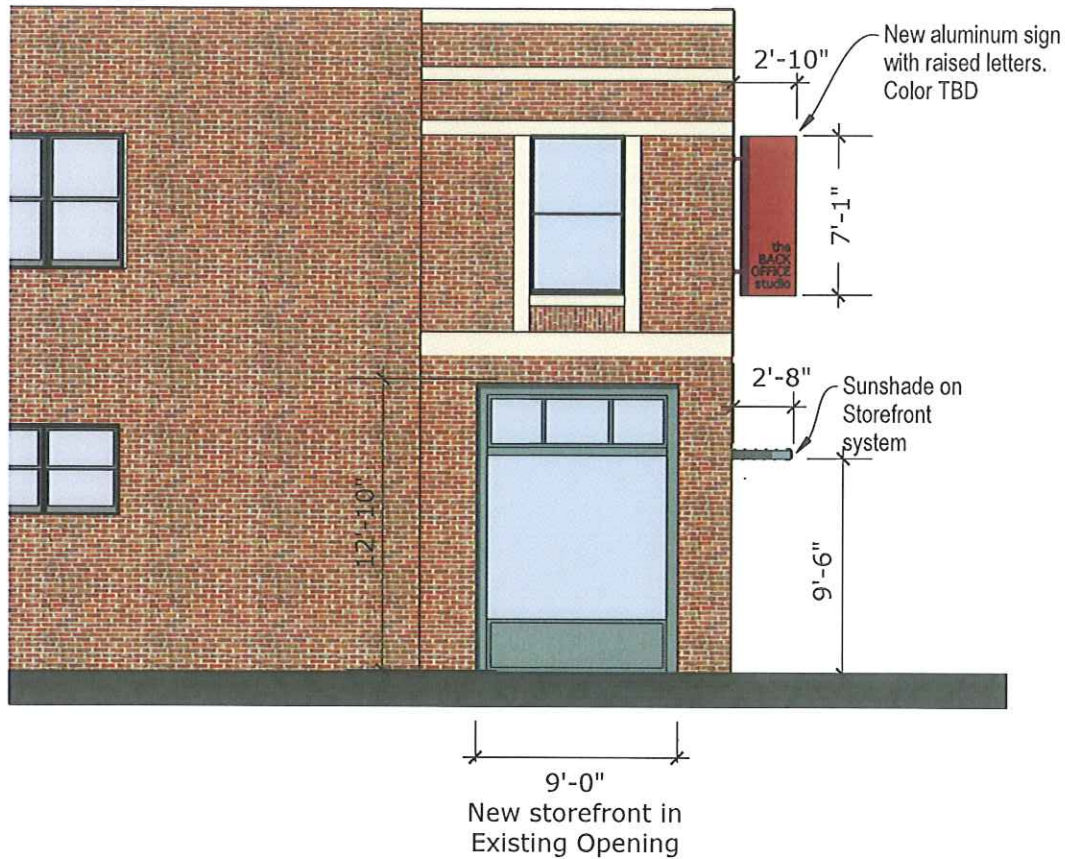
13 N. Washington Street



Proposed Streetfront

The Back Office Studio

13 N. Washington Street



Proposed Partial South Elevation

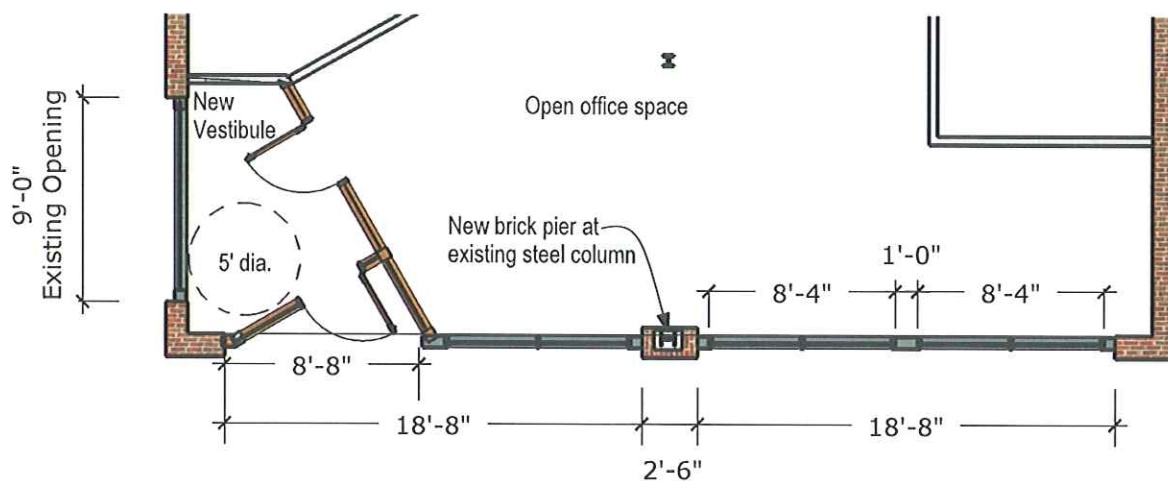
Scale: 0 8' 16'

The Back Office Studio

13 N. Washington Street



Proposed East Elevation



Proposed First Floor Plan at Front Entry

Scale: 0 8' 16'

14000 SERIES STOREFRONT

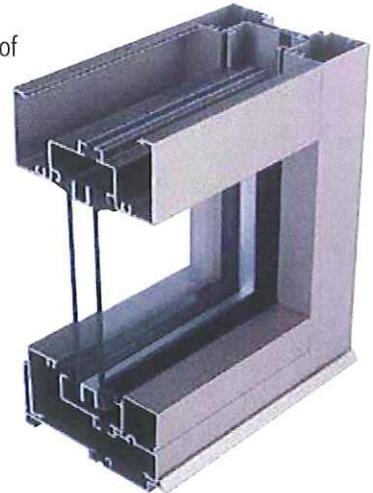


14000 Series Storefront, Bronze Anodized; Project: Downtown Parking Garage, Traverse City, MI; General Contractor: Christman Co.; Tubelite Dealer: Northern Michigan Glass

For optimal strength and thermal performance, use Tubelite's 14000 Series Storefront, a flush glazed system for use on storefront and low-rise applications. Framing is available in standard thermally-improved or non-thermal members with 2" x 4-1/2" profiles, and a 1/2" bite for use with glass or panels up to 1" thick. Extra-heavy intermediate verticals are available for high performance against strong windloads.

Reduce project labor costs with the flexibility of inside or outside glazing. Members can be assembled using screw spline or clip joinery, and framing is compatible with Tubelite Narrow, Medium and Wide Stile Doors.

Our 14000 Series Storefront products are subjected to thorough testing by an independent laboratory, ensuring that you get the highest quality storefront framing products that the industry has to offer.



14000 Series Storefront, 1P White Painted Finish; Owner: Gates Rubber Inc., Jefferson City, NC; Architect: Fisher Architects, PA; Tubelite Dealer: Keller Glasco

DEPEND ON US

Comprehensive product information resources make specification easy. Integrated order/production systems ensure accuracy and enable us to provide delivery dates at the time of order. Synchronous manufacturing means that glaziers get their orders on time — complete — and correct.

DOOR SELECTION CHART		STANDARD DOORS: 1-3/4" STILES & RAILS			MONUMENTAL DOORS: 2" STILES & RAILS		
		NARROW 2-1/8"	MEDIUM 4"	WIDE 5"	NARROW 3"	MEDIUM 4-1/2"	WIDE 6"
Daily Traffic	Commercial	Light 0-500 Cycles	Moderate 500-1000 Cycles				
	Retail		Light 0-500 Cycles	Moderate 500-1000 Cycles	Heavy 1000-1500 Cycles		
	Institutional/ School			Light 0-500 Cycles	Moderate 500-1000 Cycles	Heavy 1000-1500 Cycles	Abusive 1500+ Cycles

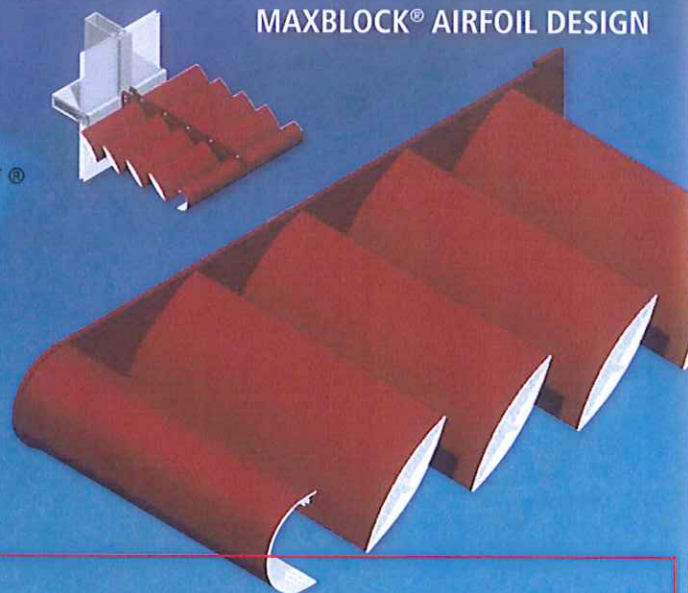
Note: Dimensions do not include 1/2" glass stops.



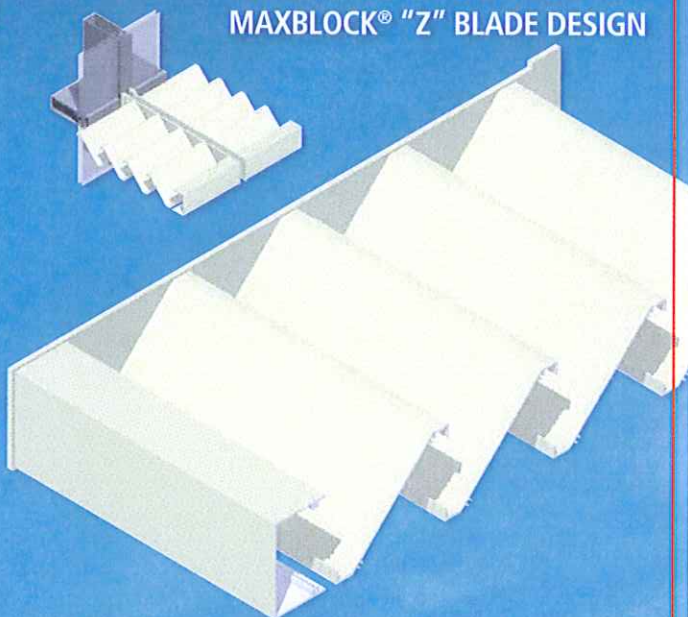
Sunshades by TUBELITE®

- Minimize solar heat gain through efficient shade factor design
- Credits available for LEED projects
- Patent-pending detachable mounting bracket designed to allow reglazing
- Finishes to match or contrast with Curtainwall framing
- Distinctive architectural design

MAXBLOCK® AIRFOIL DESIGN



MAXBLOCK® "Z" BLADE DESIGN



MAXBLOCK® TUBULAR DESIGN



More recycled content, eco-efficient finishes

TUBELITE®
DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS



TUBELITE®

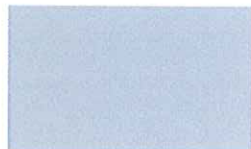
DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS



More recycled content, eco-efficient finishes

Anodized Finishes



Clear Class 2 **C2**
Clear Class 1 **C1**



Champagne
CH



Light Bronze
LB



Medium Bronze
MB



Dark Bronze
DB



Extra Dark Bronze
EB



Black
BL



Copper
CA

Standard Painted Colors – 70% PVDF



Bone White **1P**
LT609-70



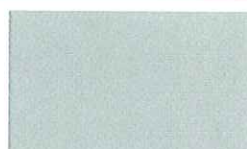
Colonial White **NP**
LT640-70



Sandstone **5P**
LT607-70



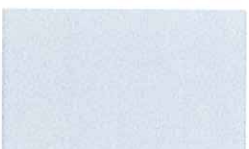
Burnt Sun **7P**
LT612-70



Antique Bronze **ZP**
LT641-70



Beige **BP**
LT603-70



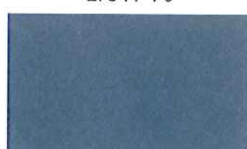
Light Seawolf Beige **CP**
LT614-70



Dove Gray **VP**
LT615-70



Slate Gray **WP**
LT604-70



Charcoal Gray **XP**
LT605-70



Patina Green **SP**
LT616-70



Dark Ivy **TP**
LT617-70



Hartford Green **2P**
LT606-70



Military Blue **DP**
LT610-70



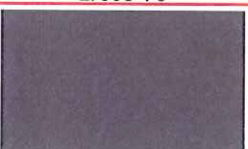
Black **3P**
LT601-70



Colonial Red **RP**
LT622-70



Boysenberry **9P**
LT608-70



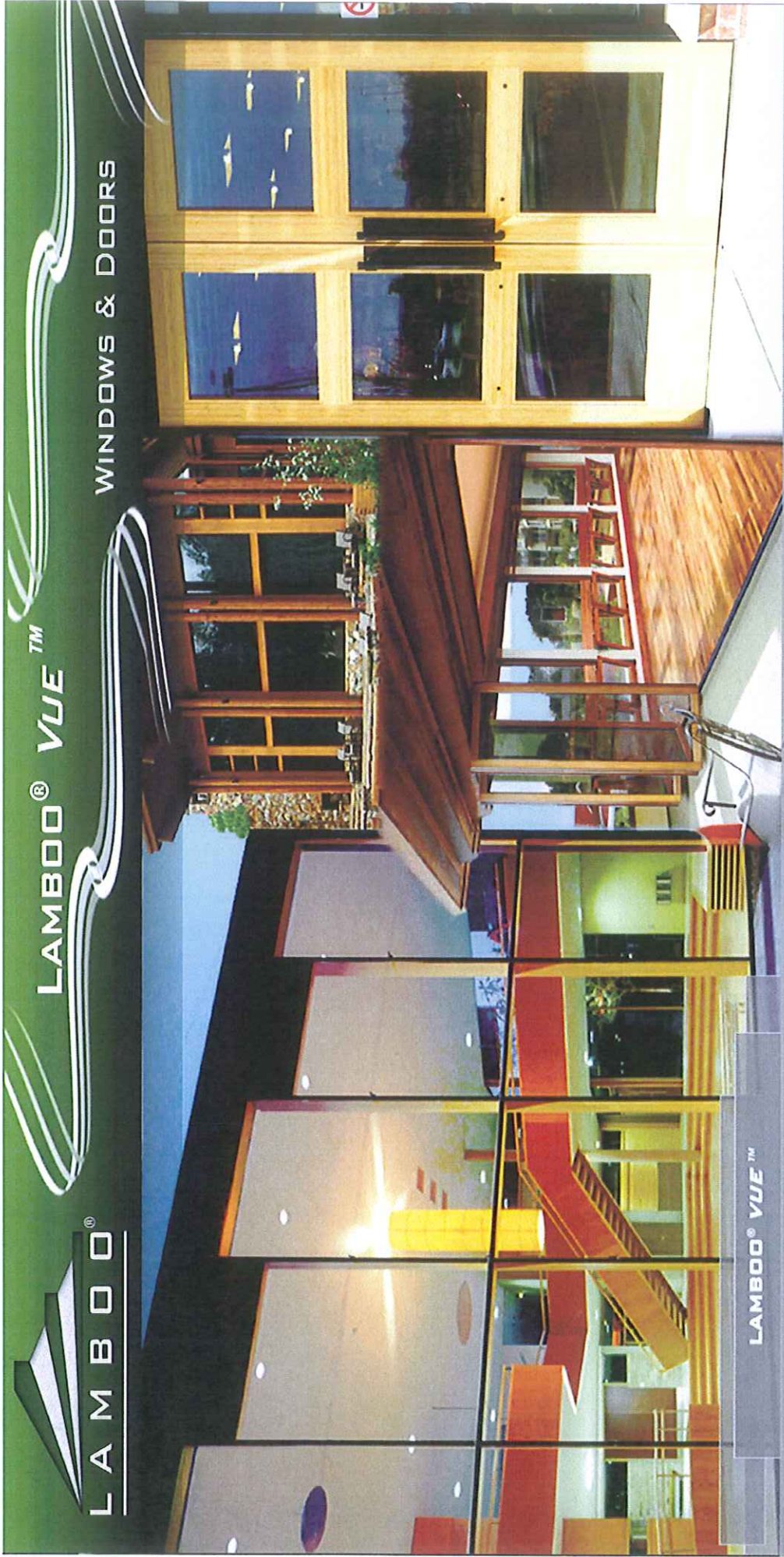
Sage Brown **8P**
LT620-70



Quaker Bronze **6P**
LT602-70

NOTE Colors shown are not exact and are intended for planning purposes.

For actual job, Tubelite® will supply Linetec color chips.



WINDOWS & DOORS

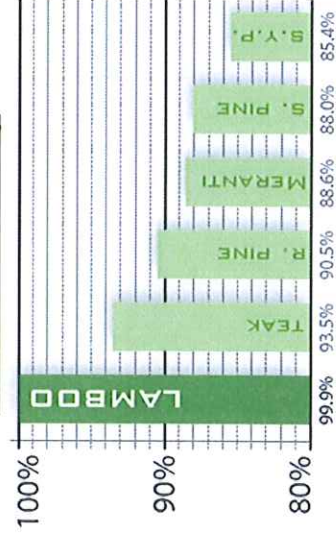
LAMBOO® VUE™

LAMBOO® VUE™

Vue™ Component Applications:

- Window Systems
- Curtain Walls
- Door Systems
- Frame
- Sash
- Stiles
- Rails
- Store Front Systems
- Door Skins
- Flush Doors
- Components
- Custom Projects

Dimensional Stability



USGBC LEED® CREDITS

(Leadership in Energy and Environmental Design)

- MR Credit 6 - Rapidly renewable materials
- MR Credit 7 - Certified Wood (available upon request)
- IEQ Credit 4.4 - Low-emitting materials
- ID Credit 1 - Environmental preferable material
- ID Credit 2 -Life Cycle Assessment/Environmental Impact
- Most rapidly renewable resource available to the industry.
- Bamboo forests sequester 30% more carbon than like sized timber
- Over 30% more stable in moisture and temperature changes.

VISIT US ON THE WEB AT - WWW.LAMBOO.US

LAMBOO® TECHNOLOGIES



STRENGTH AND SUSTAINABILITY

THROUGH

INNOVATION

LAMBOO® VUE™

WINDOWS & DOORS

The Lamboo® Vue™ product line consists of laminated bamboo materials & components for application in window and door systems. Vue™ components have superior thermal properties, strength, and durability compared to hardwood competitors. The chemical makeup of bamboo is extremely dense and includes high silica content which combined with proprietary engineering and processing makes Lamboo materials not only pest, insect, and water resistant but also flame retardant as well. Lamboo integration is ideal for applications that require high performance met with natural beauty. The great aesthetics combined with higher stability and longevity make systems designed with Vue™ materials to have a level of quality unmatched in the industry.

• High Dimensional Stability

Lamboo Vue components are on average 20% more stable than hardwoods and up to 40% more stable than softwoods such as pine or douglas fir.

• Anti-Microbial Properties

Bamboo has natural anti-fungal & anti-bacterial agents which prevents bacteria from cultivating and fostering within our Lamboo products.

• Resists Pests & Insects

Bamboo has a chemical makeup that is extremely dense and includes silica fibers which resists insects and wood eating pests such as termites.

• Premium Bamboo Species

Lamboo Inc has isolated 4 out of the 1600 species of bamboo to ensure the highest performance & uniformity for all of its architectural and structural applications.

• Machinability

No additional tools or machinery are necessary when machining Lamboo. It mills, sands, and finishes similar to most hardwoods.

• Non-Toxic Product

Lamboo products use low V.O.C. adhesives and does not produce off-gassing when sanding, profiling, and handling materials.



AVAILABLE GRAIN CHOICES

Carbonized Vertical



Carbonized Horizontal



INFO@LAMBOO.US

100% post-consumer recycled paper

VISIT US ON THE WEB AT - WWW.LAMBOO.US

YPSILANTI HISTORIC DISTRICT FACT SHEET

YPSILANTI HISTORIC DISTRICT

This is one of several in a series of Fact Sheets provided by the Historic District Commission.

What is Historic Preservation?

Historic preservation is the planned and guided protection, rehabilitation, maintenance and reuse of our architectural resources.

As recently as 1960, private efforts at preservation were limited to the rescue of an occasional mansion or monument, the federal government was busily engaged in urban renewal programs which leveled the older parts of many communities; few states had effective preservation programs, and local governments which made preservation an official part of their planning process were few and far between.

Enormous changes in attitude toward preservation have come in more recent years as a result of growing concern for our dwindling resources (including buildings themselves), the escalating costs of new construction, a revived interest in the nation's history, and a new appreciation of the aesthetic and economic value of historic architecture.

Preservation is no longer the sentimental saving of a beautiful old building – it is now a broad concept involving building codes, land use planning, tax law, open space planning, downtown revitalization – a vital tool for the conservation of neighborhoods and cities. Private involvement in preservation is extensive; thousands of people of ordinary means are engaged in the restoration of historic buildings, federal laws and tax benefits now encourage preservation, the states pursue active programs and offer assistance to local communities, and hundreds of cities have adopted preservation as official policy by establishing historic districts.

Ypsilanti

With the designation in 1973 of the Ypsilanti Historic District and the passage in 1978 of an ordinance to protect the District, the City of Ypsilanti recognized its wealth of historic architecture and committed itself to the conservation and careful development of the District for the benefit of the entire community. In doing so, it joined a rapidly growing number of U.S. cities in

choosing preservation as one way to deal with an all too familiar array of urban problems.

The Ypsilanti Historic District enjoys the honor of being in both the State and in the National Register of Historic Places, the highest possible recognition of the merit of its historic architecture

What is a Historic District?

A historic district is an area of a community with a high concentration of historically and architecturally significant structures worthy of preservation. It is not an architectural museum in which no old building is ever torn down and no new building ever built. It must always be a growing, functioning part of the total community. Ideally, it is protected by a historic district ordinance and administered by a historic district commission.

Communities across the country have established historic districts in order to maintain the unique character of the district, encourage the recycling and continued productive use of fine old buildings, encourage new construction of a compatible nature, prevent the visual and financially harmful effects of neglected property, provide guidance for property owners, stabilize property values, protect investment and encourage new vitality.

These goals are realized through the implementation an ordinance whose provisions serve to guide the decisions of the Historic District Commission.

What is the Historic District Commission (HDC)?

The Historic District Commission (HDC) consists of seven citizens appointed by the Mayor with the concurrence of City Council.

A historic district commission has many duties, but just one basic responsibility – to protect and

develop the area so that it can continue to be an asset to the community.

Therefore, it is in the power of a historic district commission to guide exterior alterations and new construction in order to preserve and enhance those features which warranted the designation of the area as a historic district.

A city administrative agency, the commission reviews and acts upon all applications for building permits in the HDC for work which will affect a structure's exterior appearance, including, but not limited to, alteration, addition, repair, demolition and moving, as well as fences, signs, painting, etc.

The commission is guided in its decisions by the provisions and guidelines of the historic district ordinance and by the U.S. Secretary of the Interior Standards for Rehabilitation. Copies of the ordinance are available at City Hall or online at the City's website www.cityofypsilanti.com.

Is my property located in the Historic District?

Please see the [Historic District Map](#) and [Addresses in the Historic District](#).

How do I get a work permit?

1. If your property is in the Historic District and you need to do any work which will affect the property's exterior appearance, you must apply for a building permit at the Building Department on the third floor of City Hall, and submit your plans (include samples of materials and colors, and as much information as possible) and a completed work permit application for Historic District Commission approval. Once your application has been submitted, you will be charged an application fee. This is in addition to the fee charged when the building permit is issued.
2. Your application will be forwarded for review to the HDC and you will be told on what date it will be reviewed. The Commission meets on the 2nd and 4th Tuesdays of each month at the City Hall. The deadline for permit applications is noon of the preceding Wednesday.
3. It is recommended that you and/or your contractor/architect to meet with the Commission to discuss your permit application, any possible changes, and to answer questions. Lack of information and/or unanswered questions could prevent the Commission from taking action and therefore, delay your project.
4. Following the Commission's decision, your application is returned to the Building Department. If it has been approved by both the Commission and the Building Official, you will be mailed the approval letter from the HDC and Building Department permit. You must then

begin work within six months of the approval date. If your application has been denied (rare), you may meet with the Commission as soon and as often as you wish in order to work out a plan which can be approved.

You are encouraged to discuss your needs and ideas with the Commission well before you plan to start work and before you spend time and money on architectural drawings, blueprints, materials, etc., so that a satisfactory plan can be decided upon and delays avoided – this is called a "study item" on the agenda. The Commission is able to offer you a great deal of assistance and can often help you achieve what you need in an appropriate and sometimes less expensive way.

What information should I include with my application?

Please be clear and complete. Furnish manufacturer's specifications, catalog illustrations, paint chips and samples whenever possible. Drawings are needed for new construction, alterations, additions, fences, signs and awning installation. Any details that can be provided make action process move more quickly on a given application.

Description of work: Provide a detailed written description of the proposed work. Give specifics and address the surrounding area that may be affected. Please see the [Frequently Asked Questions](#) info sheet for more information on the application process.

Moving Structures or Demolition

For demolitions, please refer to Historic District Ordinance for relevant provisions and state your proposal accordingly. For the moving of structures please also refer to Historic District Ordinance for relevant provisions and state your proposal accordingly.

Questions?

Call Planning and Development Department at 734-483-9646 or the Building Department at 734-482-1025.



City of Ypsilanti Historic District Commission

Frequently Asked Questions

1. When and where does the Historic District Commission meet?

The commission meets on the second and fourth Tuesday of every month (except the fourth Tuesday in December) at City Hall. The schedule for the current year is available online at www.cityofypsilanti.com, and from the Planning and Development Department.

2. Do I have to apply for both a historic district work permit and a building permit to do work on my house or building?

Yes, they are separate approvals. However, you need a historic district permit only for work involving the exterior of your building or the grounds.

3. What's the process?

Step 1 A property owner or his representative submits a historic district work permit application to the Building Department. See #6 for deadlines and details on what a completed application must include.

Step 2 The application goes to the Planning and Development Department for review. If it is complete, it is added to the agenda for an HDC meeting; if it is incomplete, the applicant will be contacted with a request for additional information.

Step 3 The commission reviews the application at a public meeting. Ordinarily, the applicant should be present. The applicant can then provide additional details and answer questions, which can help expedite the process. The commission may approve or deny the application as presented, approve it with amendments, or table the application if more information is needed.

Step 4 The applicant will receive a letter from the HDC formally notifying him or her, that the application has been approved, denied, or tabled. It will include the description of the work to be done (if approved), and states the basis for the commission's decision. The application is then returned to the Building Department for their review.

4. What's the application deadline?

To be put on the agenda for an HDC meeting, your application must have been submitted and received by the Building Department at noon on the Wednesday prior to the meeting. For example, if the next HDC meeting is scheduled for Tuesday, July 18, your application must have been in by noon Wednesday, July 12.

5. How do I apply?

Submit a completed application to the Building Department on the 3rd Floor of City Hall, One South Huron Street, Ypsilanti, MI 48197. Application forms are available online or from the Building or Planning and Development Department. Study item applications may be submitted electronically by sending it directly to the HDC staff as an attachment with any supporting docs at: hintern@cityofypsilanti.com (please see #7 for the difference between study and action items). Action item applications **will not** be accepted electronically and the

applicant will be notified that they need to resubmit.

6. What do I have to include in the application?

The application form requests some basic information—the property address, your contact information, a summary description of the work proposed. ***In addition, you must provide enough additional documentation to clearly, accurately, and fully describe the work proposed.*** That may mean including:

- Photographs of all locations where work will be done (required of all applications)
- Samples of paint colors, and of any unusual materials
- Details (dimensions, manufacturer's product numbers, and illustrations) of all manufactured or prefabricated items, such as windows, doors, light fixtures, etc.
- Dimensioned drawings of any proposed new construction or significant modifications to an existing structure. For small projects these do not need to be construction drawings, but they must still clearly show the details of the work proposed.
- A site plan, if any changes to the current layout of the site are proposed. A photocopy of the mortgage survey with changes drawn in will ordinarily be enough.

7. What's the difference between an action item and a study item? Do I have to apply as a study item first?

The HDC makes a formal ***decision*** on an action item only. All work requiring a permit must come before the commission as an action item eventually in order to be approved. A study item is for ***discussion*** only. A property owner, architect, or contractor may bring a proposal at any stage of development before the HDC for comments and advice on how to proceed, but the commission ***may not*** approve or deny work proposed as a study item. *The permit application fee is only charged for action items; there is no fee to bring a study item before the commission.*

8. How does the HDC decide whether to approve an application?

The HDC applies two sets of guidelines when making decisions:

- The U.S. Secretary of the Interior has established standards for rehabilitation of historic structures. These are codified in 36 *Code of Federal Regulations* 67 and are online at: www.cr.nps.gov/hps/tps/tax/rhb/stand.htm. Copies are available from the Planning and Development Department.
- The Ypsilanti Historic District Ordinance (Chapter 54 of the City Code) spells out additional criteria. A summary is available from the Planning and Development Department and on the HDC webpage at: http://cityofypsilanti.com/Portals/0/docs/HDC/HD_Ordinance.pdf.

9. Does Ypsilanti have any specific information I can use to plan and design my project?

Yes. The HDC has put together fact sheets with design guidelines and other information for various projects. These are available from the Planning Department or online at: www.cityofypsilanti.com/hdc.

11. How can I talk to a live human being if I have other questions?

Call the Planning and Development Department at 734.483.9646, or e-mail the HDC staff at: hintern@cityofypsilanti.com.

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF May 12, 2015

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: Lower Conference Room, City Hall

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

Commissioners Absent: Hank Prebys, Ron Rupert

Staff Present: Abigail Jaske, HDC Assistant

APPROVAL OF AGENDA

Staff would like to add 9 S Adams as an action item, 105 Babbitt St as a study item, and 414 Maple St as a study item.

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

9 S Adams St

This property will be the future location of the indoor Ypsilanti Farmers Marketplace. Applicant is seeking the approval of two additional entry installations. *Application was tabled last meeting pending more information on the type of door to be installed.*

Applicant: Laura Gillis – applicant, representative of Growing Hope(not present).

Discussion:

Stevenson: States that this application was tabled after the last discussion pending receiving more information about the doors to be installed.

Gillis: States that the last time property owner attended the meeting the door types they were looking for were more historic. The Commission informed property owner that this was not necessarily the most important thing. Property owner wanted to find something that was safe for public use so they came up with two doors, one for each entry. States that the west entry will be a metal door with transom above it, and the other door on the east entry that faces the parking lot will be a double door.

Stevenson: Inquires about the color.

Gillis: States a dark forest green or maroon.

Schmiedeke: Suggests a brighter color to attract customers.

Motion: Condon (second: Schmiedeke) moves to approve application to include the installation of a set of double doors with transom above, a single door with transom above as depicted in the drawings attached with application. The doors will be painted within the palette of the colors of the Farmer's Market.

Approval: Unanimous. Motion carries.

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

NEW BUSINESS

10 N Washington

Applicant is looking to remove the existing wood awning on the façade and install new windows. Installation of an ADA ramp and steps on the existing side entry are also being requested.

Applicant: Elan Ruggill – owner(present).

Discussion:

Stevenson: States that the applicant wants to remove the existing wood awning, install new windows on the front and on the side and install the ADA ramp at the existing side entry.

Condon: States that the windows are 9 over 9.

Ruggill: States that he thought the Commission would like to see tempered glass and 9 over 9 wood windows or aluminum clad.

Condon: States that 9 over 9 or 1 over 1 will be acceptable.

Schmiedeke: Inquires about the ownership of the walking alley next to the south side of the building where they want to install their ramp and if they are permitted to encroach upon it.

Ruggill: States that they are in the process of figuring out who owns it and they have gone back 100 years and it is still not clear.

Ruggill: States that they are not sure what the brick behind the wood awning is, because they have not been able to expose it all without approval.

Schmiedeke: States that the Commission cannot approve the half round window, in case the removal proves that this is not historically correct based on the applicant's findings.

- Stevenson: States they can approve it per the application, but if something else is found they would have to reapply.
- Pettit: Asks if only part of the arch is there, would they restore it?
- Ruggill: Confirms, that they would like to restore it, but this is their best guess without demolishing it all.

Motion: Condon (second: Schmiedeke) moves to approve the application to include the demolition and removal of the existing wood awning at the front of the building and the installation of new windows to existing openings on the front and side of the building. The new windows will be wood or aluminum clad wood windows either one over one or nine over nine in like pattern. Upon demolition of the existing awning if a substantially different architectural detail is found then the window in that area will be reapplied for. An ADA compliant ramp and steps at the existing side entry as long as they are able to build it there; it will be a concrete ADA compliant ramp and steps along with a metal handrail. The building will be painted in a color scheme to match adjacent buildings; the colors are Tomato Bisque for the body, Fortune Cookie and Black Walnut as trim colors. The installation of 4 Wall Sconce light fixtures as shown in the print.

Secretary of the Interior Standard:

- #7- Clean building gently—no sandblasting.
- #5- Preserve distinctive features.

Approval: Unanimous. Motion carries.

330 Maple

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.

Applicant: Cabrina, contractor (not present).

Discussion:

Stevenson: States that the application is straight forward. Do any Commissioners have any issues?

**The Commission discusses the roof shape and the project. 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.*

Motion: Schmiedeke (second: Condon) moves to table the application until there is more information on venting.

Approval: Unanimous. Motion carries.

124 Pearl St

The applicant is the owner of Mishigama Craft Brewing and is looking to make the property a functional brewery as part of the Ypsi Alehouse Project. The applicant is requesting the approval of the installation of two additional doors on the rear/side of the building to allow equipment and supplies to be moved in and out more easily. The second change to the building would be the installation of a chiller on the roof of the building.

Applicant: David Roberts – owner

Discussion:

Roberts: States that they are looking to install a door that will allow for larger equipment to be transported in and out of the building. There is a cut out in the door that a prior tenant had installed and put in a rollout door or double door. They are proposing to remove the panel that is there and is made up of some type of mortar or plywood. The doors would be without windows or handles and would only be accessible from the inside. The only purpose for the doors is for merchandise or supplies. Flat panel doors, non-descript metal doors is what would be installed. States that the doors will be painted to match the other doors and trim which is currently a dark maroon; so it will match the existing. States that the other part of their project involves the installation of a chiller on the roof which is similar to an air conditioning unit.

Stevenson: Asks if any commissioners have any questions or concerns?

**Commissioners do not have any further questions.*

Motion: Pettit(second: Condon) moves to approve application for work to include the removal of a panel or temporary insert that currently exists and replacing it with a metal clean faced double door in the same location. Door and trim to be painted as needed and will match the dark red of the existing trim color. Application also includes a chiller unit on the roof, details were submitted with the application. Will be placed similarly to the other units that are currently on the roof.

Secretary of the Interior Standard:
#10- New work shall be removable.
#9- Contemporary designs shall be compatible and shall not destroy significant original material

Approval: Unanimous. Motion carries.

11 S Washington

Applicant is requesting approval for vinyl signs in store front.

Applicant: Alexander Gray –store owner (present).

Discussion:

Stevenson: States that the application is for a vinyl sign in his window.

Gray: Confirms, shares what the sign design will look like.

Stevenson: Recommends putting the sign on the inside of the window.

Condon: Inquires about the color.

Gray: States it will be white.

Motion: Condon (second: Pettit) moves to approve the application to include the installation of vinyl signs(3), that measure approximately two feet long in the corners of the windows in white vinyl as presented at the meeting.

Approval: Unanimous. Motion carries.

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

333 E Cross

The applicant is seeking an approval of an existing platform deck in backyard and the installation of a chicken coup that has already been built.

Applicant: Zachary Purdon – tenant (present).

Discussion:

Purdon: States there is a platform deck in his backyard and a chicken coup that he has been informed needs HDC approval. The chicken coup will be painted to match the house, white with maroon trim.

Condon: Asks if it will be sided?

Purdon: States it will not be, but will be painted with rubberized paint.

Condon: States OSB siding is not appropriate siding in the Historic District.

Purdon: States the pattern of the siding will not be visible; an elastomeric rubberized coating will be applied that will be opaque.

Stevenson: Inquires as to how the material will look after being painted.

Purdon: States the siding will be flat white and the texture will not be visible.

Condon: Inquires if the material will look like stucco when it is dried.

Purdon: States that it will just fill in the gaps of the siding with a smooth finish.

Schmiedeke: Asks how the chickens will get in and out of the coup?

Purdon: States that the coup is not complete yet; there will be a window installed and a door on the side for chickens to enter and exit.

Pettit: States that all previous approvals have had siding installed on them.

- Stevenson: States is it hard for the Commission to approve something when the final product is unclear.
- Condon: Asks if the applicant is concerned about having the OSB in so close a proximity to the ground that could cause it to swell up and peel?
- Purdon: States that they are going to lift the structure up off the ground. Plans to cut the edges, create a side opening. States that he would be more than happy to float it out with the dry coating.
- Pettit: Inquires about the purpose of the coating.
- Purdon: States that the material is very viscous and will shed water; that is the purpose.
- Pettit: Inquires about the gaps between the boards.
- Purdon: States that the gaps between the boards can be floated out as well.
- Condon: Inquires if there will be trim around the door.
- Purdon: Confirms.
- Stevenson: States that if the chicken coup is painted and looks like a smooth surface and property owner adds trim, a window and paints it to match the house, how does the Commission feel about that?
- Lindsay: Inquires about the blocks that would be lifting the structure.
- Purdon: States that the structure will be raised off the ground similar to the deck, but not wood blocks.
- Condon: States that it is not uncommon for small sheds to be placed on small blocks.
- Schmiedeke: References the application and asks if he is the owner as indicated.
- Purdon: States that he is a renter, but the owner is aware of his plans.
- Schmiedeke: Inquires about the tree house.
- Purdon: States that he wrote on the application if the deck and coup were approved he would remove the tree house.
- Stevenson: Let's move the discussion onto the deck.
- Schmiedeke: States that it needs to be stained.
- Condon: States that in the Historic District treated lumber is not used on porch decking, but has been used on decks, however it is required that it is stained with an opaque stain.
- Motion:** Condon (second: Pettit) moves to approve the application for to include the installation of a platform deck in the rear yard composed of five 8' by 8' sections of treated decking and treated framing structure. The treated the

deck will be cleaned if necessary prior to painting. The deck will be painted or stained with an opaque stain not a transparent, semi-transparent or clear stain. The installation of a 5' x 8' chicken coup, located in the rear of the property. The chicken coup will have elastomeric coating so that the siding will be smooth or uniformly textured and not show the texture of the OSB substrate. Wood corner boards will be installed as well as wood trim, a small window, and an access door for the chickens. The coup will be raised above the ground to prevent rot and allow air circulation. The existing tree house will be removed.

Secretary of the Interior Standard:

#10- New work shall be removable.

#7- Clean building gently—no sandblasting.

Approval: Unanimous. Motion carries.

STUDY ITEMS

333 Oak St

Owner is seeking a discussion on how to proceed with a first-floor addition to their home. The application mentions there is an issue with where the garage is located and possible issues with rotting wood.

Applicant: Judy Lucchetti & Steven Lucchetti - owner (present).

Discussion:

Stevenson: States that this application is for an addition to their home. Asks the applicants to describe the project.

Steven: States that the issue is his mobility issues are preventing second floor access so they need to increase the first floor size. The house is a Cape Cod style home. States they need a master suite and a handicap bathroom on the first floor. States the addition will be difficult due to the current stair placement in the center of the home and the garage location; they feel the only way to create an addition is to use the area where the garage is currently located so that the space is big enough. States that he feels that solution might not be feasible due to expenses. States another problem is the garage is very old and it was built on dirt and then filled in with concrete in the middle. There are no modern footers, but there are wood footers that are rotting out. States that repairing the garage or moving it is not feasible for them financially.

Judy: States that it would be convenient to make the garage a little bit wider to allow for wheelchair access instead of installing a ramp.

Schmiedeke: Inquires about the size of their backyard.

Judy: States they have a large backyard.

Steven: Asks about having the back addition look like the home. Would they have to reside the house and remove the aluminum siding that is already present?

Judy: Inquires about matching aluminum siding to the house.

- Condon: States that hardie plank is an acceptable siding material and the Commission requires that earlier styles not be imitated.
- Pettit: States that the aluminum style is not what the Commission wants to see preserved, so if one piece of the property does not look like the other it does not create a problem, but they are interested in what the new structure will look like.
- Condon: Inquires as to how many contractors they talked to.
- Judy: States they talked to one that said it would cost more to repair the garage than tear it down.
- Lindsay: Inquires if the garage is original to the house.
- Judy: States that they are not sure, but they think it is old and are still working on getting more information.
- Schmiedeke: States that due to the steep pitch of the roof, it is probably original.
- Stevenson: States the Commission would not be opposed to an addition with a material like hardie plank as siding. States that if the architect could create a plan for an addition that would leave the garage intact that would be great and a plan b would be a demolition and rebuilding.

414 Maple St

- Applicant: James and Mary Beth Gorman - owners (present).
- Discussion:
- Gorman: States they have a few items they would like to get feedback from the Commission. The first is a privacy fence in the back of the yard to block out the Boggs gas station. States that they would like to tie in with their neighbor's existing fence and have it continue through the back of the property at 406 Maple. Would like to block out the visuals of the station and keep out possible trespassers. Would also like to install a fence on the west side of their property and extend it up to a duplex that is not being maintained. States that a tree fell on the neighbor's garage and has not been cleaned up. There is junk and chairs, states that they have talked to the city ordinance officer, but there is nothing they can currently do.
- Schmiedeke: Advises that they need to see a mortgage survey before finalizing the fence location.
- Gorman: Confirms that they will definitely follow through with the survey. The fence be a rear fence along the garage and will be two different heights. One would be 6' and the other 4'.
- Condon: States that the Commission should not have a problem with their plan.
- Gorman: States they want to paint it white, they had one concern that because of all the trees and the root systems on one side of the property that they would

have to drive steel posts in the side, but could do wood posts in the other part of the ground.

Condon: States that there would be options to cover the steel posts.

Gorman: The other item is resurfacing an asphalt driveway.

Schmiedeke: States that resurfacing is a repair and the Commission does not need to approve it.

Gorman: States that the last item is additional shrubs in the front yard due to losing some this past winter.

Stevenson: States that they are fine with that, recommends the dwarf variety shrubs to ensure they do not get too tall.

105 Babbitt

Applicant: Kyle Kipp – owner (present)

Discussion:

Kipp: States that he is interested in installing panels on his roof. States that where he wants to install the panels they would not be visible. He thinks that installing them above his porch would be an ideal spot. States that they would not be too visible when you were walking or driving. The roof is a flat roof.

Condon: States that generally on street side elevations the Commission tries to avoid solar panel installation. States that they have had a previous applicant do is do a mock up and put something that is the same size as the solar panel and put them in the place where they would be when installed and take a picture. Recommends speaking with a contractor to make sure the panels do not need to be elevated.

Pettit: Inquires about the run of the roof and how long it is there.

Kipp: States that it is about 15 ft.

Stevenson: States that the Commission prefers to see the installation not on the street side of the house so if the applicant decides to do a mockup they would want to make sure the panels were not visible.

Condon: Recommends getting a contractor's opinion to see if the panels can lay flat if the front elevation is where he really wants to install them; if that is possible do some type of mockup to show the Commission.

ADMINISTRATIVE APPROVALS- None.

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. Staff will contact and try to get more details as well as take photos.

214 W Forest: Second notice sent 12/11/14. No update.

314 E Cross: No update.

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, no response as of 3/10/15.

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.

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. Staff will compare the approval letter and current fencing to see if it was approved.

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 April 28, 2015

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:52 pm