

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA NOVEMBER 10, 2015 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET NOVEMBER 10 2015 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, November 10, 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 – None

B. NEW BUSINESS

1. 320 N. Washington

Garage door installation

2. 203 S. Huron

Sign Installation

3. 216 S. Washington

Reroof

4. 13 N. Washington

Storefront and awning installation

5. 9 S. Adams

Amendment to previous application

C. STUDY ITEMS- None

D. ADMINISTRATIVE APPROVALS

6. 105 N. Huron

Reroof

E. OTHER BUSINESS

10. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of October 27, 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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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.



HDC Work Permit Staff Review

Property address: 320 N Washington

Date of Review: 11/4/15

Date of Meeting: 11/10/15

Proposed work: Garage door installation

Materials: Steel garage door in white with windows

Staff review:

1. Applicant was seen previously as a study item and is returning as an action item.
2. When applicant was in as a study item, HDC stated they wanted to see the windows in the garage door and that they were seeking a more modern appearing door with less paneling.
3. Applicant states that the existing garage doors are no longer functional for use.
4. Building department approval still needs to be obtained.

Relevant Secretary of the Interior's Standards:
#3

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

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10. New work shall be removable.



Ypsilanti Historic District Work Permit Application

rec # 19889

#1

Date filed 10/29/15 for HDC meeting date 11/10/15

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 300 N. Washington

Applicant

☐ Owner ☐ Architect ☒ Contractor

Name Chris Janowski

Address 320 N. Washington

City Ypsilanti State MI Zip 48197

Phone 734-482-6000 Fax 734-482-6068

E-mail Janowski & Family Home @ Comcast.net

Owner _____

(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor Abby Dora 47929 Michigan Ave Canton, MI 48188
(Name, address, phone) 734-487-4968

Action Items only:

Construction Cost 3,950. -

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 320 N. Washington

Applicant Chris Jernard

Description of proposed work (see sample applications)

SEE Itemized list.

Recessed Long Panel

663.

Plain Window

Materials

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

Other _____

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

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

Signature of Applicant

Date

663 in white with 3 pane windows, hinges and handles



661 in white with 3 pane frosted windows



Flush

Model 610

All colors except Cherry,
Oak & Walnut
Bevelite & TL p22
Carriage Windows p23
Ranch Windows p24
Standard Windows -p25



V-Groove

Model 612

All colors except Walnut
TL Windows p22



Ribbed Short Panel

Model 660

All Colors
Carriage Windows p23

Model 672

All Colors Except Walnut
Bevelite Windows p22
Ranch Windows p24

Model 682

All Colors Except Walnut
Bevelite Windows p22



Recessed Short Panel

Model 661

All Colors
Carriage Windows p23

Model 671

All Colors Except Walnut
Bevelite Windows p22
Ranch Windows p24

Model 681

All Colors Except Walnut
Bevelite Windows p22



Ribbed Long Panel

Model 664

All Colors
Carriage Windows p23

Model 674

All Colors Except Walnut
Bevelite Windows p22
Ranch Windows p24



Recessed Long Panel

Model 663

All Colors
Carriage Windows p23

Model 673

All Colors Except Walnut
Bevelite Windows p22
Ranch Windows p24

Standard Series Windows

5210, 5280
2010, 2080, 2081, 2082, 2090
 1/2" Insulated
 1/2" Insulated Frosted

5710, 5780
710, 780, 781, 782, 790
610, 680, 681, 682, 690
 1/8" DSB, 1/8" DSB Frosted
 1/2" Insulated, 1/2" Insulated Frosted

2410, 2480, 2481, 2482
2580, 2581, 2582
 1/8" DSB
 1/8" DSB Frosted



Cascade



Cathedral



Colonial



Note: Interior dividers inside the glass are white only

(Not available in 2400 and 2500 series) St. Edward



Plain



Prairie



Sherwood



Sunburst



Sunset



Sunset

ABBEY DOOR

47929 Michigan Avenue
Canton, MI 48188
(734)487-4968 Fax (734)484-7117
Abbeydoor@comcast.net

Estimate

Date	Estimate #
10/12/2015	974

Name / Address	
Janowiak Funeral Home 320 N. Washington Street Ypsilanti, MI. 48197	
Customer Phone	Customer Fax
734-482-6000	

Ship To
New Garage Doors

P.O. No.	Terms
	Net 15

Item	Description	Qty	Cost	Total
DOORS	⁶⁶³ 18' x 6'9" Haas #664 Insulated garage door. White in color. Std 15" Radius track. (1) Row of insulated glass windows. <i>Plain Window</i>	1	1,850.00	1,850.00T
DOORS	⁶⁶³ 8' x 7'9" Haas #664 Insulated garage door. White in color. Std 15" Radius track. (1) Row of insulated glass windows. Option: Liftmaster #8365 Door operators. \$350 (7') \$375 (8') non/taxable	2	1,050.00	2,100.00T
Allow 2 to 3 weeks delivery			0.00%	0.00
			Subtotal	\$3,950.00
			Total	\$3,950.00

This estimate is void after 90 days.

Customer Signature: _____



320 N. WASHINGTON



HDC Work Permit Staff Review

Property address: 203 S Huron

Date of Review: 11/04/15

Date of Meeting: 11/10/15

Proposed work: Sign Installation

Materials: Cast aluminum sign and post in blue with white lettering

Staff review:

1. Applicant wants to install a single post remembrance sign on the West side of their property.
2. Staff took photos of the proposed site for the sign.
3. Building department approval may be required.

Relevant Secretary of the Interior's Standards:
#10

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



Ypsilanti Historic District Work Permit Application

Rec 19867

#2

Date filed 10/28/15 for HDC meeting date 11/10/15

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 203 S. Huron Street

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Gilbert Residence - Derek McGill

Address 203 S. Huron Street

City Ypsilanti State MI Zip 48197

Phone 734-482-9498

Fax 734-482-1848

E-mail derekm@gilbertresidence.com

Owner _____

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____

(Name, address,
phone)

Action Items only:

Construction Cost \$4,699.26 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. Please be clear and complete. 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, including awnings and signs.
 - 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.

Demolition & moving structures: refer to the Historic District Ordinance and demo application for relevant provisions.

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 10/28/15 for HDC meeting date 11/10/15

Property Address 203 S. Huron Street

Applicant Gilbert Residence - Derek McGill

Description of proposed work (see sample applications)

Place a remembrance sign (42" wide x 38.5" high) on a single installation post on the west side of the property between our flag pole area and the sidewalk. Sign attached. Site marker attached (location indicated by x)

Materials

Cast Aluminum Plaque. 3.5" Dia. Aluminum Post Natural Aluminum (silver) welded to socket. See attached description.

Colors (Attach color chips or samples)

Body Reflex Blue

Accent 1 White

Trim Reflex Blue

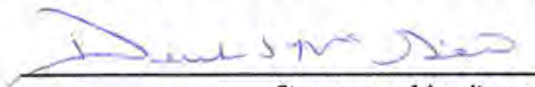
Accent 2 _____

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. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.



Signature of Applicant

10/28/15

Date

the southwell co.p. o. box 299 san antonio, tx 78291
ph. (210) 223-1831 fax (210) 223-8517

- ☐ approved (no corrections)
☐ approved as noted
☐ revise and resubmit
signed by: _____ date: _____

PLEASE SIGN AND RETURN ONE (1) COPY.
FAILURE TO SIGN THIS PROOF WILL RESULT
IN RESUBMITTAL FOR YOUR SIGNATURE.

Thank You

CUSTOMER:

GILBERT RESIDENCE

203 HURON

YPSILANTI, MI 48197

SHIP TO:

TBD

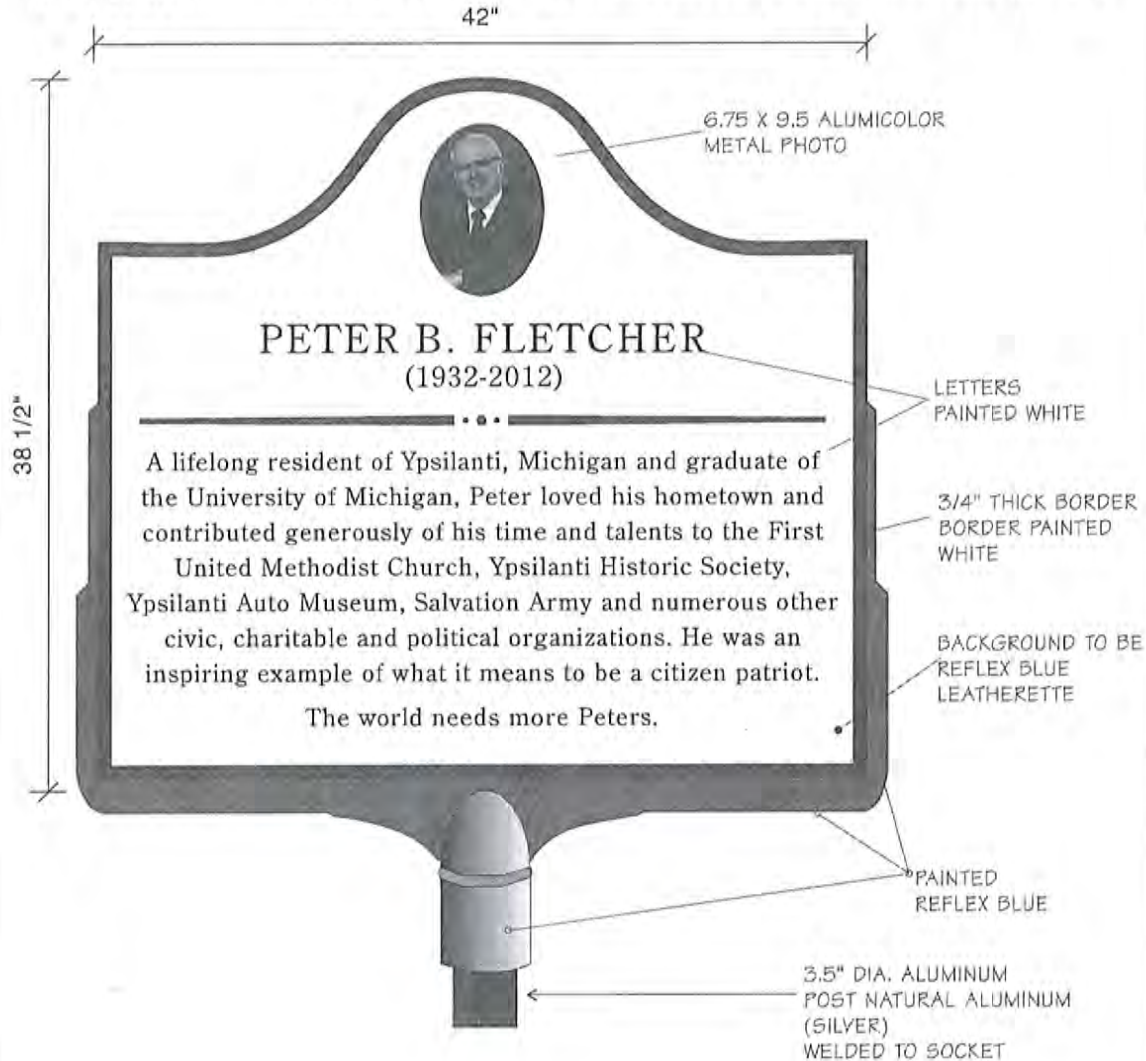
CAST ALUMINUM PLAQUE

42" W X 38-1/2" H

SCALE: 1/8" = 1"



YOU ARE THE FINAL PROOF-READER



QUOTE # 27618 FILE NAME: 27618.cdr
JOB # N/A DATE 9.21.15
P.O. # N/A SUBMITTED: 9.21.15
RE: PETER B. FLETCHER
DRAWN BY: BRADLEY EVERITT

QUANTITY: ONE (1)
MATERIAL: CAST ALUMINUM
FINISH: REFLEX BLUE BACKGROUND WHITE LETTERS
SIZE: 42\"

PLEASE
SPECIFY MOUNTING ATTACHMENTS

- ☐ CONCEALED
☐ WOOD SCREWS W/ROSETTES
☐ EXPANSION BOLTS W/ROSETTES
☐ TOGGLE BOLTS W/ROSETTES

THE DESIGN OF THIS PLAQUE HAS BEEN MADE USING
COMPUTERIZED GRAPHICS. THE ACTUAL PATTERN USED IN
CASTING WILL BE MADE BASED ON FINAL APPROVAL OF THIS
SUBMITTAL DRAWING. THE FORMAT, LETTER STYLE, LETTER
SIZE, SPACING AND MOUNTING ARE BASED ON INDUSTRY
STANDARDS AND OUR CAPACITIES TO PRODUCE A HIGH
QUALITYCASTING.

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QUOTATION



928 N. Alamo St. San Antonio, TX 78215 (210) 223-1831 Fax (210) 223-8517

Email: sales@southwellco.com www.southwellco.com

To: Gilbert Residence
203 Huron
Ypsilanti, MI 48197

Quote #: 27618 Date: September 16, 201
RE: PETER B. FLETCHER

Attn: Derek McGill

Please enter our quotation covering the following materials as per your specifications or our closest alternate.

CAST ALUMINUM MARKER

QUANTITY: One (1)

MATERIAL: cast aluminum

LETTERS: From Our Standards

SIZE: 42" Wide X 38.5" High

BORDER: single line

MOUNTING: 3-1/2" Alum. Post welded to socket

FINISH: REFLEX BLUE leatherette background with raised letters painted WHITE

PRICE:	One (1) Plaque @	\$3,801.66
	One (1) Alumicolor Metal Photo @	\$350.00
	One (1) 3-1/2" Post @	\$300.00
	Shipping & Crate:	\$240.00
	Total Price:	\$4,691.66
	no tax, Customer is out of State	

COMMENTS: MANUFACTURE ONLY, INSTALLATION BY OTHERS.

COST OF PLAQUE INCLUDES ADDITIONAL CHARGE FOR CUSTOM PAINT COLORS.

PAYMENT POLICY: 50% Deposit / Balance due upon completion

Price is good for 60 days. Once ordered, price will be held for 180 days.

F.O.B. San Antonio, TX **PRODUCTION: Approx. 4 weeks after your approval of our drawings.**

TO START ORDER, PLEASE SIGN AND RETURN THIS QUOTATION

Quotation Accepted _____ (Date)

Signed _____

Ship To _____

By: **Ashley Mireles**
ashley@southwellco.com

We are CERTIFIED...

S.B.E.
(Small Business Enterprise)

E.S.B.E.
(Emerging Small Bus. Enterprise)

QUOTATION BASED ON THE FOLLOWING:

Our std. pattern (mold) designs, fonts and mounting. Our std. studs for our F-1 (flush) or P-8 (projected 1/2") mounting and a straight (non-curved) paper template is provided with all Letter orders. Plaques come with our std. concealed mounting studs. Rosettes cost \$15.00 each. Scaled Shop Drawings via Email or Fax provided at no charge. Full Size drawings cost \$75.00. Shop Drawing revisions cost \$25.00. Quoted shipping is for std. ground service. Tax will be added unless tax exempt info. is on file with us. Quote/Order may be voided if altered.

UNLESS OTHERWISE NOTED, INSTALLATION NOT INCLUDED IN TOTAL PRICE

CAST PLAQUES & LOGOS • HISTORICAL MARKERS • CAST, CUT-OUT & FABRICATED LETTERS
ADA SIGNS • CUSTOM SIGNAGE

1
B
SITE PLAN



SCALE: 1" = 30'-0"

1074

P1

BUILDING ADDITION STUDIES (A)
THE GILBERT RESIDENCE
TPOSLANTL MICHIGAN
SITE PLAN

NO:	1A	2-23-01	RDC APPROVAL
DATE:	1-30-03	0-23-01	RDC, STAFF, STER
APP'D:	RDC	0-23-01	BLOC, CON, REVEN
		1-30-03	OWNER REVIEW
		1-30-03	OWNER REVIEW
		1-30-03	OWNER REVIEW

CONSTRUCTION

Lindhout Associates
architects aia pc
12315 s. grand river suite 300 Brighton, MI 48116-9318
www.lindhout.com (810)227-5658 fax (810)227-5255





Items (0)
£0.00

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Home › Vinyl & Application tape › Avery 500 Series Vinyl › Avery › Avery 539 Reflex Blue Gloss Vinyl (various widths available)



Avery 539 Reflex Blue Gloss Vinyl (various widths available)

Please login/register.

Item out of Stock | This item has been discontinued

Choose a Vinyl width ▼
Choose a ▼

Avery® 500 Event Films now have B1/M1 fire rating! A serious upgrade for a quality product with many years of proven success. Permanent and removable adhesives. Variety of gloss and matt colours and optimal opacity. And easy to work with, while its improved backing paper guarantees better cutting and layflatness. We expect the very best of our products and so should you. The new safety standard of the Avery® 500 Event Films gives you peace of mind.

Newly upgraded to offer even better performance characteristics, these versatile

- View All Avery
- View All Avery 500 Series Vinyl
- View All Avery Avery 500 Series Vinyl

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Tweet 0

Your Email...

Follow Us On Twitter
Read Our Blog
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- FAQs
- Store location
- Delivery & Returns
- Terms & Conditions

- Site Security
- About Us
- Privacy Policy
- Site Map

First Fix Plastics specialise in cut to size plastics... Read More..

eCommerce by



203 S. HURON



HDC Work Permit Staff Review

Property address: 216 S Washington

Date of Review: 11/04/15

Date of Meeting: 11/10/15

Proposed work: Reroofing of sunroom

Materials: Asphalt dimensional shingles

Staff review:

1. Staff recommends this be brought before the HDC because the applicant wants to change the shingle style on the sunroom from the existing diamond shaped shingle to the dimensional shingle by Atlas.
2. HDC to verify that the proposed roofing color for the sunroom will match the roofing color on the main portion of the house.
3. Applicant states that he wants to install wide face drip edge, and install step and counter flashing. Applicant states that he may have to cut into the stucco during installation. Applicant has not provided information about potential repairs to the stucco after installation.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#5 and #10

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

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10. New work shall be removable.



Ypsilanti Historic District Work Permit Application

JHB
Rec 19901

#3

Date filed 11/3/15 for HDC meeting date 11/10/15

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 216 S. Washington

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Dustin Santini

Address 216 S. Washington

City Ypsilanti State MI Zip 48197

Phone 248-770-3248 Fax _____

E-mail djsantini@gmail.com

Owner _____
(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____
(Name, address, phone)

Action Items only:

Construction Cost 1500 **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 11/03/15 for HDC meeting date 11/10/15

Property Address 216 S. Washington

Applicant Dustin Santini

Description of proposed work *(see sample applications)*

Strip roofing of south one story extended sun room approx. 28ft by 16 ft. Check roof deck and repair as needed. install wide face drip edge and ice and water shield. Install 30 year dimensional shingle by Atlas (Pristine Desert). Install step and counter flashing cut into stucco as needed. clean up and haul all trash away. New shingle on sunroom will match the color of the rest of the house (see photo).

Materials

drip edge
ice & water shield
Shingles (Pinnacle Pristine Desert)

Colors *(Attach color chips or samples)*

Body Matching

Accent 1

Trim Matching

Accent 2

Roof Pristine Desert

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.

Dustin Santini

Signature of Applicant

11/03/15

Date

HDC Intern

From: Dustin Santini <djsantini@gmail.com>
Sent: Tuesday, November 03, 2015 11:35 AM
To: HDC Intern
Subject: Re: Work Permit
Attachments: 2015 Fillable Historic District Work Permit Application fees corrected.pdf

Thanks for the reply. I've attached pictures and the filled out work permit. I'll stop by this afternoon and turn in the 35\$ application fee.









216 S WASHINGTON



HDC Work Permit Staff Review

Property address: 13 N Washington

Date of Review: 11/04/15

Date of Meeting: 11/10/15

Proposed work: Remove existing wood awning and replace with new aluminum integral sun shade; remove existing storefront and replace it

Materials: Aluminum storefront and sun shade in Patina Green and Hartford Green, wood entry door with full light

Staff review:

1. Applicant may need to verify the type of bricks they intend to use. HDC to discuss tuck-pointing if needed.
2. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:

#9

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



Ypsilanti Historic District

Work Permit Application

Rec 19905

#4

Date filed 11.04.15 for HDC meeting date 11.10.2015

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 13 N. Washington St.

Applicant ☐ Owner ☒ Architect ☐ Contractor

Name Damian Farrell Design Group PLLC

Address 359 Metty Drive, Suite 4a

City Ann Arbor State MI Zip 48103

Phone 734.998.1331 Fax _____

E-mail ttaylor@dfdgonline.com

Owner The Back Office Studio
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor JC Beal Construction

(Name, address, phone) 221 Felch Street, Ann Arbor, MI 48103

Action Items only:

Construction Cost \$35,000.00 Permit Application Fee \$90.00

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. Please be clear and complete. 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, including awnings and signs.
 - 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.

Demolition & moving structures: refer to the Historic District Ordinance and demo application for relevant provisions.

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 11.04.15 for HDC meeting date 11.10.2015

Property Address 13 N. Washington St.

Applicant Damian Farrell Design Group PLLC

Description of proposed work *(see sample applications)*

Remove existing wood awning and storefront on front and side of building and install new aluminum storefront with integral sun shade.

New masonry surround at existing center steel column.

Materials

Storefront Window system by Tubelite Inc. T-14650 Framing System with Tubelite Max Block Z blade design sunshade. Exterior finish color: Hartford Green (main) and Patina Green (at vestibule).

Wood entry door with full lite

Masonry, to match existing

Colors *(Attach color chips or samples)*

Body _____

Accent 1 _____

Trim _____

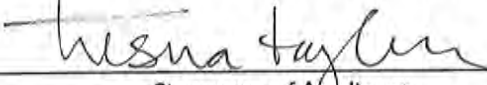
Accent 2 _____

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. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.


Signature of Applicant

11.04.15
Date

The Back Office Studio

13 N. Washington Street



Existing Streetfront

The Back Office Studio

13 N. Washington Street



Interior view of wood awning/storefront
at central steel column

Note: No masonry at this column

The Back Office Studio

13 N. Washington Street



Proposed Demolition



Proposed New Construction

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

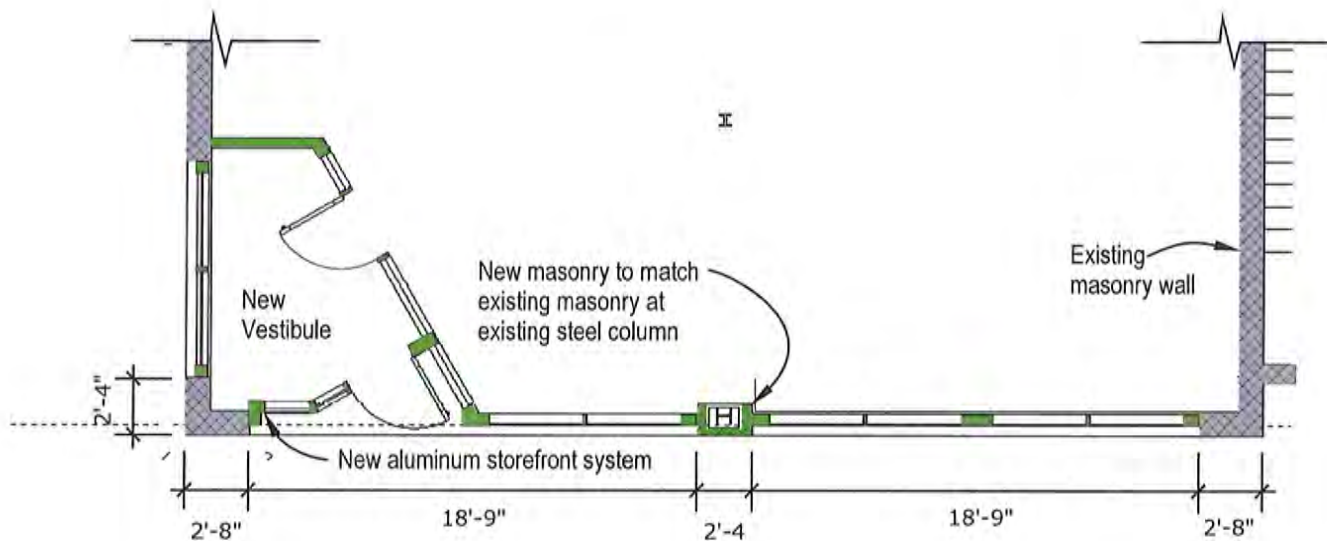


Proposed East Elevation

Scale: 0 8' 16'

The Back Office Studio

13 N. Washington Street



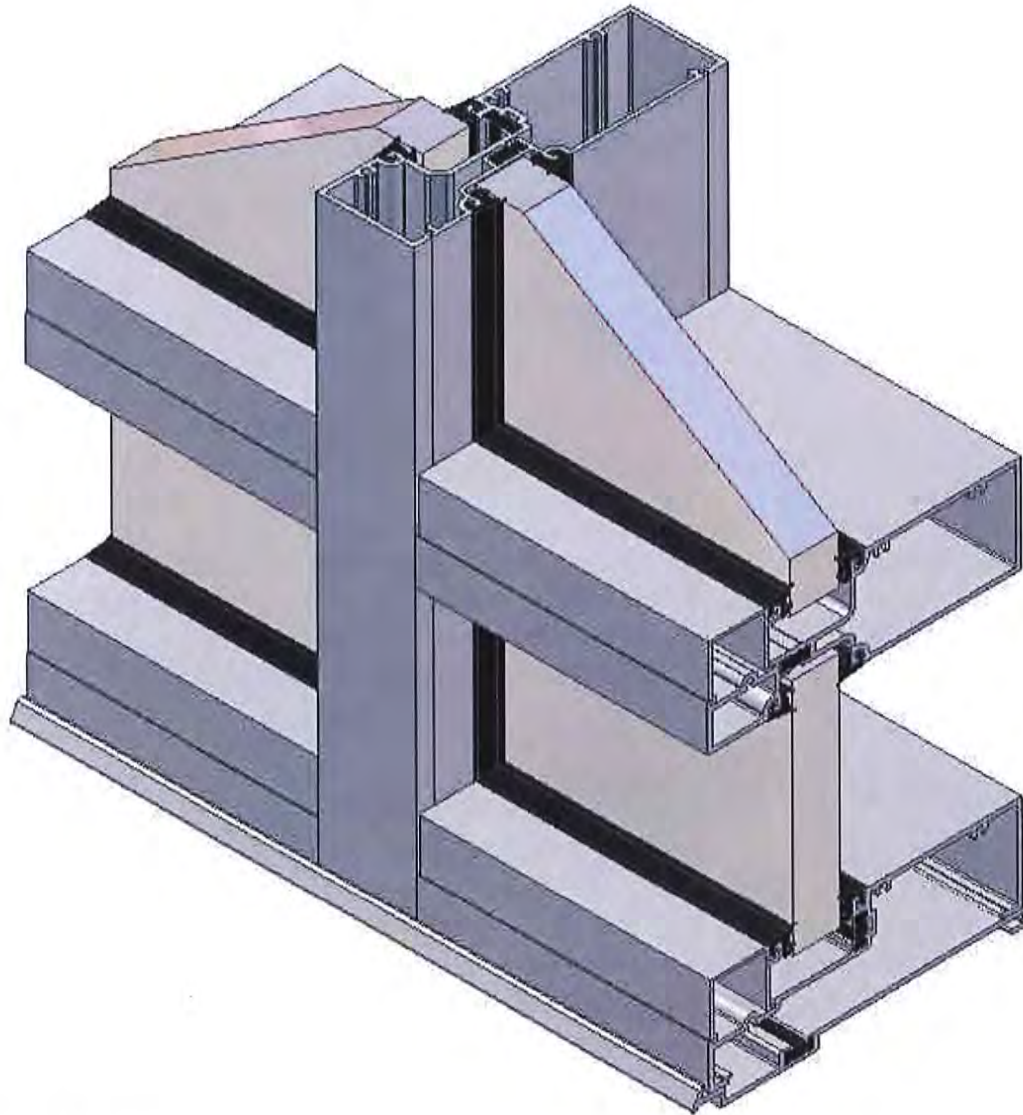
Proposed Partial Floor Plan

Scale: 0 8' 16'

13.01

14650 Series Deep Flush Glaze

Description



Description

Tubelite 14650 Series Deep Flush Glaze is an exterior glazed, thermally improved storefront system. This gasket glazed, weeped system will accept infill material up to 1" thick, positioned at the frame exterior for a minimum of metal exposure. Spandrel areas may be glazed with 1/4" thick infill material through the use of glass pocket reducers. Open-back jambs and 2-piece intermediate verticals allow screw spline joints. This reduces the need for shear blocks, fabrication time and installation labor costs.

14650 Series is similar to the 14000 Series, with an additional depth of 2" on the interior side. It is recommended for use on low to medium rise structures where increased windload or taller openings are required.

13.02

14650 Series Deep Flush Glaze Guide Specifications

General

Description

Furnish all necessary materials, labor and equipment for the complete installation of aluminum framing as shown on the drawings and specified herein. 14650 Series Flush Glaze Storefront framing is manufactured by Tubelite Inc., Walker, Michigan. Submit substitute product technical literature, samples, drawings and performance data ten (10) days prior to bid in order to make a valid comparison of the products involved.

Performance Requirements

See Tubelite Design Manual Section 14, page 2 (14.02) for similar test performance results.

Products

Materials

Extrusions of aluminum alloy 6063-T5 or 6063-T6 (as required), are manufactured within commercial tolerances and free from defects impairing strength and/or durability. Main framing sections and pressure plates to be of .090 inch minimum wall thickness and snap covers to be of .050 inch minimum thickness.

Screws, bolts and other accessories are compatible with the aluminum under normal service conditions.

Thermal Barrier is a two-part chemically curing, polyurethane casting resin, poured in place for perimeter members.

Tubelite Standard 70% PVDF Paint

Bone White (1P)
Hartford Green (2P)
Black (3P)
Brick Red (4P)
Sandstone (5P)
Quaker Bronze (6P)
Burnt Sun (7P)
Sage Brown (8P)
Boysenberry (9P)
Aegean Blue (0P)
Ivory (AP)
Beige (BP)
Light Sea Wolf (CP)
Military Blue (DP)
Polar White (EP)
Custom 50% or 70% PVDF
As selected

Execution

Installation

Installation shall be in accordance with the manufacturer's installation instructions and the approved shop drawings.

Note:

In keeping with Tubelite's policy of continuing product improvements, all specifications are subject to change without written notice by the manufacturer.

Finish

All exposed framing surfaces are free of scratches and other serious blemishes.

Finish to be: (architect select)

Etched and clear anodized
(AAM10C21A31)

Class 2 Clear (C2)
(AAM10C21A41)

Class 1 Clear (C1)

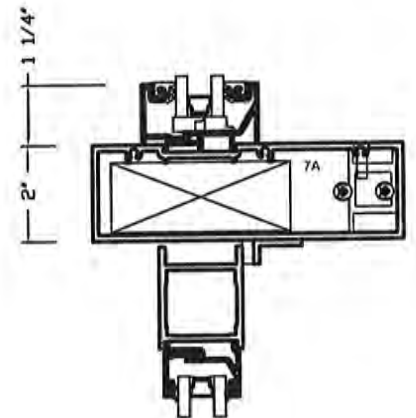
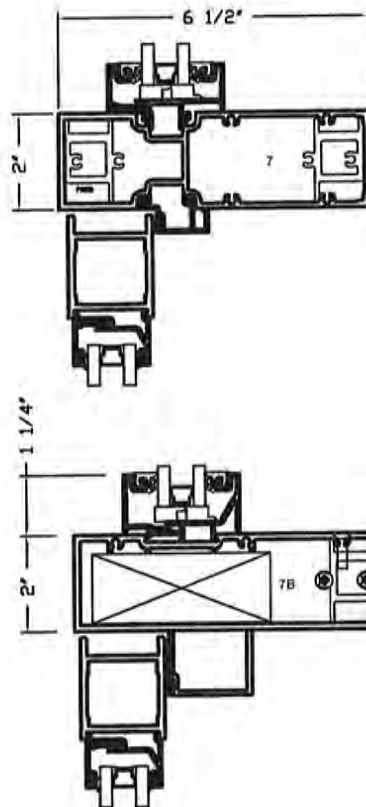
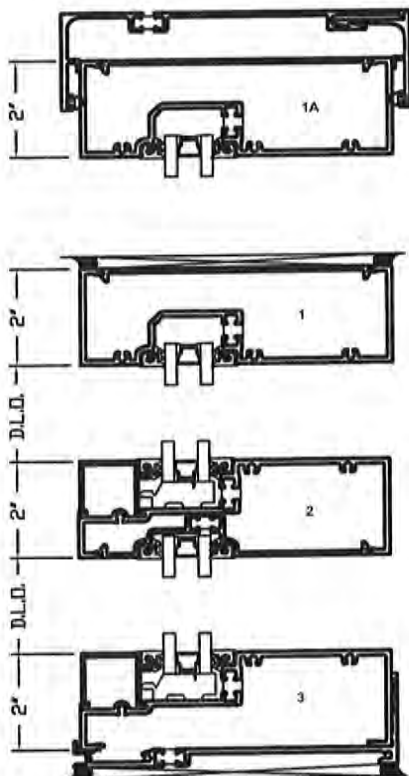
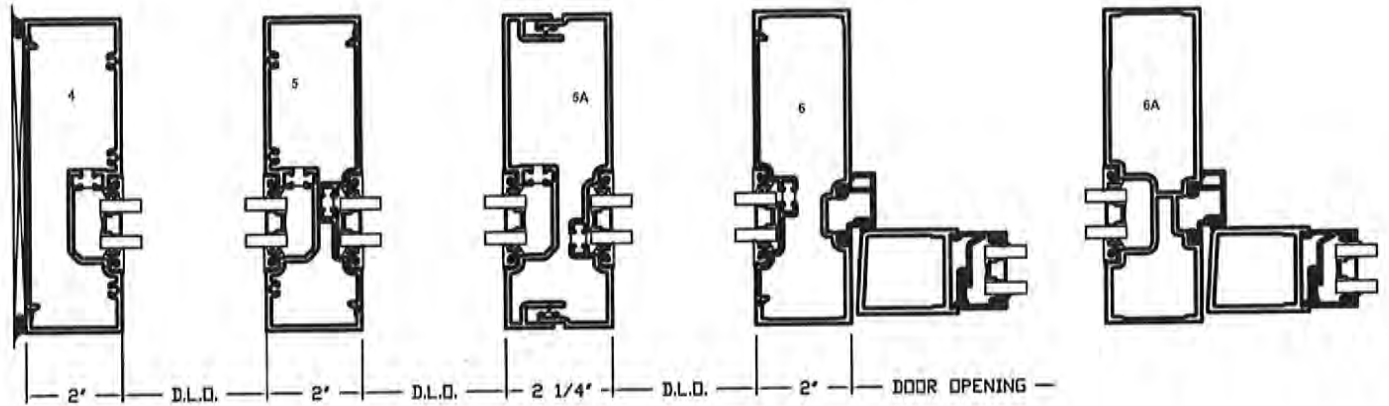
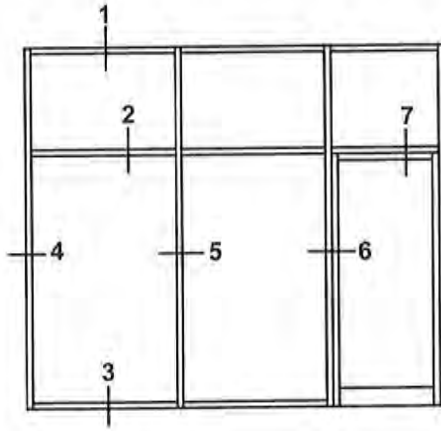
Electrically deposited color
(AAM10C21A44)

Champagne (CH)
Medium Bronze (MB)
Dark Bronze (DB)
Extra Dark Bronze (EB)
Black (BL)

13.03

14650 Series Deep Flush Glaze Elevation & 1/4 Size Details

CAD DETAIL FILE NO.
185ELEV



*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

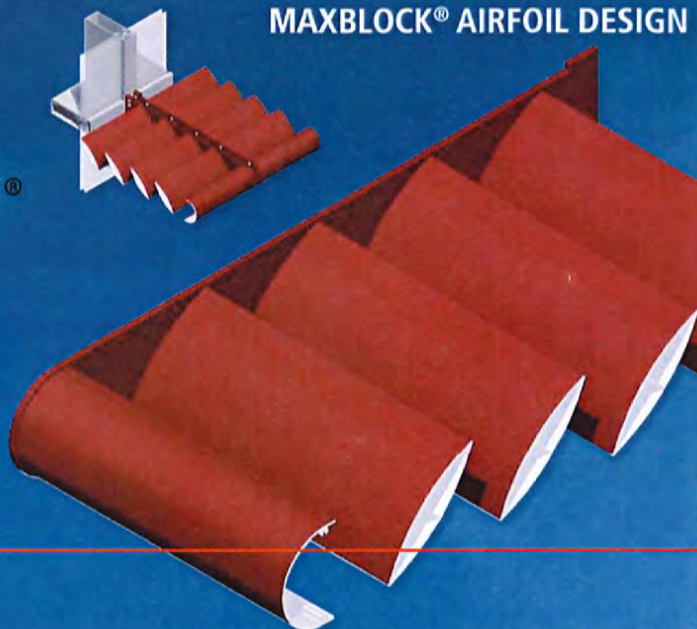
TUBELITE®
DEPENDABLE
LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS
2014



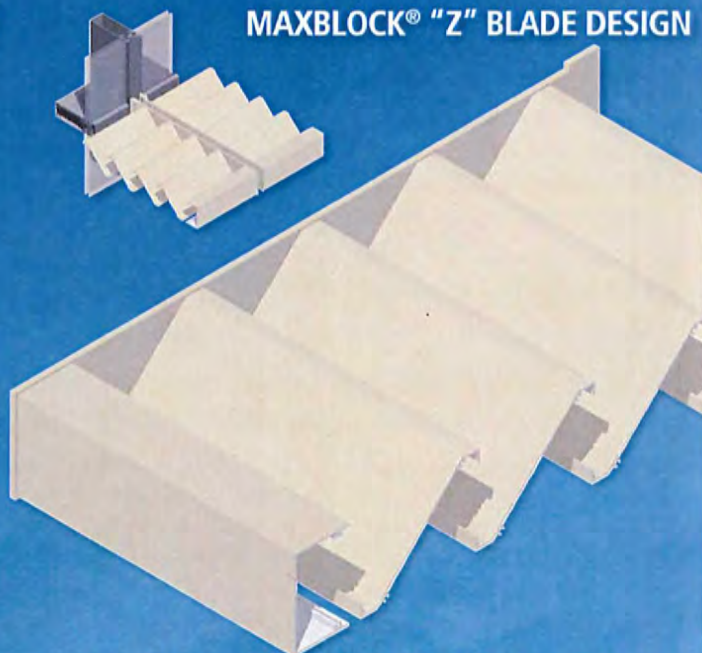
Sunshades by TUBELITE®

- 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

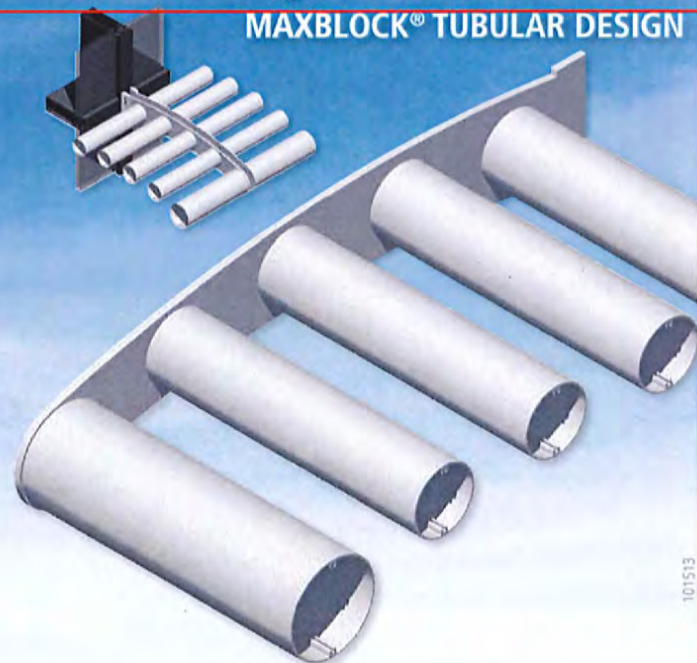
MAXBLOCK® AIRFOIL DESIGN



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

EcoLuminum™
by TUBELITE

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



Interstate Blue **UP**
LT623-70



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.

TUBELITE®

DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

EcoLuminum™
by TUBELITE

More recycled content, eco-efficient finishes

Finish Color Guide Chart

Depend on Tubelite® for detailed information on the performance, integrity, and weatherability of anodized finishes, and for specifications on the color retention, erosion resistance, and gloss retention of painted finishes.

	AAMA Code	Code Performance	Content	Applicable Warranty	Tubelite® Colors Available
ANODIZED	611	Anodized aluminum provides and maintains a superior level of performance in terms of film integrity, exterior weatherability, and general appearance for many years.	Two-step electrolytic anodizing process	Standard Linetec 5yr. warranty applies on Class I anodize ✓ Standard Tubelite 2yr. warranty applies on Class II anodize	Standard Finishes: Clear - Class II C2 Dark Bronze - Class I DB Special Finishes: Clear - Class I C1 Champagne - Class I CH Light Bronze - Class I LB Medium Bronze - Class I MB Extra Dark Bronze - Class I EB Black - Class I BL Copper - Class I CA
	2605	Co 10 yrs - Fade = 5 Delta E Ch 10 yrs - Chalk = 8 Gl 10 yrs - 50% retention Er 10 yrs - 10% loss SS 4,000 hrs Hu 4,000 hrs	70% PVDF	10-Yr Linetec Warranty ✓	Standard Finishes: Bone White 1P Charcoal Gray XP Colonial White NP Patina Green SP Sandstone 5P Dark Ivy TP Burnt Sun 7P Hartford Green 2P Antique Bronze ZP Military Blue DP Beige BP Interstate Blue UP Light Sea Wolf Beige CP Colonial Red RP Boysenberry 9P Sage Brown 8P Dove Gray VP Quaker Bronze 6P Slate Gray WP Custom Finishes: Nearly unlimited in-house blendable shades
PAINTED	2604	Co 5 yrs - Fade = 5 Delta E Ch 5 yrs - Chalk = 8 Gl 5 yrs - 30% retention Er 5 yrs - 10% loss SS 3,000 hrs Hu 3,000 hrs	50% PVDF	5-Yr Linetec Warranty ✓	Custom Finishes: Nearly unlimited in-house blendable shades
	2603	Co 1 yr - "slight" fade Ch 1 yr - "slight" chalk Gl no specification Er no specification SS 1,500 hrs Hu 1,500 hrs	Baked Enamel	5-Yr Linetec Warranty (Adhesion only)	Custom Finishes: Nearly unlimited in-house blendable shades

KEY Co = Color Retention SS = Salt Spray
Ch = Chalk Resistance Hu = Humidity
Gl = Gloss Retention = Tubelite Standard Color Palette
Er = Erosion Resistance

NOTE Class I = Minimum 0.7 mil thickness
Class II = Minimum 0.4 mil thickness
✓ = Extended Warranty Available
(Contact Tubelite Inc.)

ECOLUMINUM™

Beyond being compliant, Tubelite's sister company Linetec captures and destroys the Volatile Organic Compounds (VOCs) present in solvent-borne paints during the finishing process. 100% of the solvents are captured from the painting operations, and destroyed with a \$2 million "oxidizer", which burns the VOC's at 1500 degree heat, converting them to harmless water vapor. In doing so, our liquid-paints are just as VOC-free to the environment as powder or waterborne paints.

At Linetec's anodize operations, the process does not use heavy metals or toxins and is environmentally friendly. Anodized aluminum is 100% recyclable and uses simple water-based chemistry that can be treated easily and releases no harmful by-products. Linetec's voluntary commitment to a clean and healthy environment goes well beyond industry standards or regulatory requirements.



HDC Work Permit Staff Review

Property address: 9 S Adams

Date of Review: 11/04/15

Date of Meeting: 11/10/15

Proposed work: Installation of new sidewalk, ramp, and steps with railings; installation of trench drain and retaining wall

Materials: "Natural" concrete for sidewalk, ramp, and steps; metal trench drain; salvaged brick from building for retaining wall

Staff review:

1. Applicant found that upon beginning work previously approved by the HDC that there was sizable difference between the interior grade and the grade of the outside parking lot—the proposed sidewalk and steps will rectify the difference in grade.
2. Applicant states that they will not add coloring or whitening to concrete.
3. Applicant states that the retaining wall will be made with brick salvaged from the building.
4. Building department approval may be required.

Relevant Secretary of the Interior's Standards:

#9

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

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

3. Do not imitate earlier styles,

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



Ypsilanti Historic District

Work Permit Application

AMENDMENT

Date filed April 8, 2015 for HDC meeting date April 14, 2015

#5

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 9 South Adams Street, Ypsilanti MI 48197-5401

Applicant

☐ Owner ☒ Architect ☐ Contractor

Name Robert E. Edmonds, AIA ** Laura Gillis, representative

Address 7158 Waterman Avenue

City St. Louis State MO Zip 63130

Phone 248-719-5319, Laura Gillis

Fax _____

E-mail laura@growinghope.net

Owner Barnes & Barnes, LLC

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Wilkerson Masonry; Terry Heiss Carpentry

(Name, address,
phone)

734-433-0711; 734-485-567

Action Items only:

Construction Cost \$9270.97

Permit Application Fee \$45.00

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

To complete this application:

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed April 8, 2015 for HDC meeting date April 14, 2015

Property Address 9 South Adams Street, Ypsilanti MI 48197-5401

Applicant Robert E. Edmonds

Description of proposed work *(see sample applications)*

The warehouse at 9 South Adams Street is planned for the future indoor Ypsilanti Farmers MarketPlace. Two entries will be added to the warehouse section of the building (see attached drawings, A-3, A-4, A-5). East entry: the main entrance to the indoor farmers market building, facing Washington Street will be double doors, outswing, with transom above. West entry: a single door, outswing, with transom above, facing Adams Street. To place the doors and transoms an opening will be made at each location by cutting through the exterior brick wall with temporary support provided by a header and frame. Masonry is removed slowly, brick salvaged for use, and the doors, transoms, windows and sidelite installed.

Doors and transoms supplied by Washtenaw Door and Trim.

Materials

Frame: steel

Doors: steel

Colors *(Attach color chips or samples)*

Body GH market green 369U

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

April 8, 2015

Date

Ypsilanti
Farmers
MarketPlace

curb PER ANSI 405.9.2.1 - 1010.10 EDGE PROTECTION MBC
HANDRAILS PER 405.8 - 1010.9 MBC
BOTH SIDES
NO DOOR SWING PROVIDED

66.0 FT
30'-0"

HANDRAILS PER 1009.15 MBC

11'-2 1/2" Verify
25 FT

8'-0"

1'-0"
Conc. Sidewalk

1'-0"
DN 2 Risers

ENTRANCE

Farmers
MarketPlace

Trench Drain

2 1/2"
Conc. Ramp Down

Accessible
Parking Sign

30'-8"

8'

6'-0"

HC

10'-0"

Brick Retaining
Wall - 24" Deep

Landmark

Farmers MarketPlace

Growing Hope 9 South Adams, Ypsilanti MI 48197

OCTOBER 28, 2015

**AMENDMENT TO YPSILANTI HISTORIC DISTRICT
WORK PERMIT APPLICATION approved at HDC meeting April 14, 2015**

For review at HDC meeting November 10, 2015

Property Address: 9 South Adams Street, Ypsilanti MI 48197 - 5401

Revised Description of proposed work:

To create a new public entrance to the Ypsilanti Farmers MarketPlace a door cut was made on the east side of the warehouse at 9 South Adams Street, at the back of the parking lot at the adjacent property (16 South Washington Street). Opening the wall found quite a difference -- more than expected -- between the grade inside on the floor and outside on the parking lot, so much so that a new sidewalk and couple of steps are needed, instead of the planned 10' concrete pad (see attached new drawing).

Growing Hope proposes to lay a sidewalk starting from the parking lot, starting at a landing in front of the handicapped-accessible walkway, then continuing at a right angle to the double door entrance. At the same time, we will place two steps directly in front of the entrance, to maximize accessibility. A trench drain at the base of the sidewalk will drain water from the lower grade. The concrete will be left "natural;" no coloring or whitening agents will be used.

A retaining wall will be built using salvaged building brick from the door cuts on the east and west sides. The building probably dates from the 1930s, so utilizing brick from that era should be appropriate for the wall.

Who will perform the work?

Contractor: Beverly Cement & Masonry, 734-369-7258

Construction Cost: estimate to be provided upon review of revised architectural plan

Materials: concrete, metal trench drain and grates, brick, mortar



Ypsilanti Historic District

Work Permit Application

Roc 19898

#6

Date filed 10-30-16

for HDC meeting date 11/10/16

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 N. Huron St Ypsi

Applicant

☐ Owner ☐ Architect ☒ Contractor

Name Stan Tepak

Diversified Roofing

Address

779 W Mt Ave

City

Saline

State

MI

Zip

48176

Phone

734 429-5840

Fax

734 -429-9399

E-mail

DivRoofing@yahoo.com

Owner

JC Potts

(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor

Diversified Roofing & Repair Inc

(Name, address, phone)

779 W Mt Ave Saline MI 48176 429-5840

Action Items only:

Construction Cost 11,550

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. Please be clear and complete. 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, including awnings and signs.
 - 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.

Demolition & moving structures: refer to the Historic District Ordinance and demo application for relevant provisions.

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 10-30-15 for HDC meeting date _____

Property Address 105 N - Huron St

Applicant [Signature]

Description of proposed work (see sample applications)

~~105~~ Tear off & Replace Flat Roof on building

Materials 4" ISO Board insulation, 60 mil EPDM Rubber Roofing
Color Black,

Colors (Attach color chips or samples)

Body _____	Accent 1 _____
Trim _____	Accent 2 _____
Roof <u>Black</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. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

[Signature]
Signature of Applicant

10-30-15
Date



105 N HURON

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF OCTOBER 27, 2015

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice-Chair 7:00 PM

Meeting Location: Council Chambers, City Hall

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

Commissioners Absent: Anne Stevenson, Ron Rupert

Staff Present: Cynthia Kochanek, Associate Planner
Haley McAlpine, HDC Assistant

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

214 S Washington

**Application is for storm window installation. Application was tabled at the last meeting due to uncertainty about which windows were going to be replaced and their locations.*

Applicant: Nancy Heine - Owner (present)

Discussion: Heine: There are existing storms on the house. She is just putting storms in the windows that do not currently have existing storms.

Prebys: States that there was some concern as to whether they would match the originals that are present on the house.

Heine: States that she could not find someone to do the wood storms and that her current contractor does not offer wood storms. She is looking for all in one storms. She is concerned with efficiency and aesthetics.

Prebys: States that the thickness of the storms would be an issue.

Schmiedeke: Requests verification that the old storms currently on the house will remain.

Heine: Confirms. She states that she is very concerned with keeping things as close as possible to the current look and she has expressed this to the contractor. She is only doing the lower level at this time and the storms still exist on the lower level at the front. She is concerned with keeping things as historic as possible.

Condon: Inquires as to whether the applicant is interested in doing wood storms and suggests some places she can contact regarding the wood storms. States that he prefers wood storms but that

Heine: States that she called 10 different contractors and cost is an issue since the wood storms cost much more than the aluminum storms. She also states that the wood storms are too heavy for her.

Motion: Condon (second: Schmiedeke) moves to approve the application for 214 S Washington to include the installation of 10 aluminum storm windows in the color café cream. The storm windows will be Weatherbeater storm windows.

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

Approval: Unanimous. Motion carries.

58 E Forest

**Application is for fence, driveway, shutters and flowerbox installation and porch replacement. The application was tabled at the last meeting, the HDC is looking for more information and a scaled drawing of the plans. Also, the HDC wanted to make a site visit.*

Applicant: Pamela Herzog - owner (present)

Discussion: Pettit: States that last time he was looking for more detail on the gate.

Herzog: States that she would like to remove the gate from the application at this time. She states that next year she will be doing more landscaping.

Prebys: Asks if there were any problems with the concrete steps and the removal of the porch.

Pettit: States that he was looking for more clarity on the steps.

Herzog: States that the submitted drawing calls for the length of the driveway to be 32' but that the length of the driveway will be what was the listed in the original application at 27 1/2 feet. She states that the driveway is staked at 27 1/2 feet and that is true to what will be there.

Pettit: States that drawing that she submitted is does not show the proposed steps but it shows the old porch.

Herzog: She will be using the three step preformed precast bullnose concrete steps. They will be turned in the opposite direction of the current porch.

Pettit: Asks if a rail is required for the stair.

Herzog: Confirms that is the case.

Pettit: Asks the applicant to describe the proposed driveway since there seem to be a couple of different proposals.

Herzog: States that it is basically a move east for the existing cut in but making it a driveway approach with the standard 6" concrete thickness and the driveway would be 4" as per the stated requirements. She states that the driveway proposal is currently being considered with DPS (Department of Public Services).

Prebys: Inquires as to whether DPS has approved the proposal.

Herzog: States that she does not have their approval but that she believes that they are waiting on everybody's blessing.

Pettit: Asks if she is doing option 1 and option 2 that are listed in the submitted documents.

Herzog: Confirms that this is the case. She is not sure why the contractor has options on the plans.

Prebys: Asks about the fence, flowerboxes and shutters.

Herzog: She states that at first she wanted a higher fence in the back since there is already a 15' wall. States that she will be doing a 42" picket fence in the north-south and east-west directions on the property.

Pettit: Requests more info on the fence and if it will follow the grade.

Herzog: States that it will follow the grade. She will step it down on the grade. She hopes that she will be able to bind the fence without using too many posts.

Prebys: Inquires as to what color the fence will be.

Herzog: States that she would paint the fence in the color of the house, which is a grey.

Pettit: States that there is a concern about the grade when paving something and that there is nothing in the application regarding pitch. He requests that the applicant describe what will happen in regards to this.
Herzog: States that she has talked with the contractor about it and that there will not be any runoff that is not controlled, that it will be channeled onto her property. The contractor called it vaulting.

Lindsay: States that she is concerned about the driveway since it will be so close to the property next door.

Prebys: States that the proximity to the building next door is a building department concern.

Pettit: States that there is some concern on the HDC's part to protect the building next door.

Condon: States that the applicant may have a hard time seeing as she backs out of the driveway.

Lindsay: States that she is concerned with the aesthetics and scale of things and wonders if the driveway would be placed better off of River St. States that she is worried about the precedent it sets to install all the concrete.

Herzog: States that she did consider putting the drive in that location but that the other lot is a buildable lot and it is an investment for her.

Pettit: States that he is concerned with the proximity of everything.

Schmiedeke: Is concerned that the driveway drainage will not be dealt with properly.

Herzog: States that the contractor is a professional and certified installer and it will be installed properly. She states that the driveway will meet City standards.

Condon: Asks about how the HDC feels about replacing a wood porch with concrete.

Herzog: States that the top of the porch is plastic or Trex placed on top of concrete piers and it is not in good shape.

Condon: Inquires as to where she parks now.

Herzog: States that she parks in the alley and that there are clearance issues with that.

Condon: States that he does not have a problem with the driveway as long as it does not shed water on the neighbor's property.

Pettit: Inquires as to how everyone feels about the other things on the application.

Condon: Suggests that the applicant install flower pots inside the flower boxes instead of placing the dirt directly in them.

Vice-Chair Prebys allowed for public comment at this time due to a misunderstanding of when someone was supposed to speak up and advise the HDC that they wanted to speak on a property other than their own.

Kathi Tally, 56 E Forest Ave.

States that she owns the property was a store previously and was occupied as a commercial building until she bought it. She states that she is the first person to live in the building as a non-commercial structure. She states that

there is an easement on the front of the property for about 50 years. If she parks her car on the property line then she is not sure how the applicant would not be able to see in order to back out. She is also concerned about the intersection being so busy in that area. She is concerned with her safety in entering and exiting her property at the front since she already walks out right onto the City sidewalk. She states that cars do enter her easement area. She states that now she will have to worry about someone pulling out next to her house. She planted and gentrified the property. The new drive will be 2 feet from her property. She states that there is already a drainage issue on the property and that there is already a problem with drainage. The aesthetics of it is not pleasing.

Schmiedeke: Asks for clarification on the easement.

Tally: States that her City easement is at the front of the building and that it is all asphalt and that it was previously parking for the store. She states that the driveway apron cut will need to be straight out on her side of the property since there is no room for the traditional angled apron cut. She is also concerned with the proximity to the light and the intersection.

Condon: States that the Historic District Commission is in charge of whether an improvement, alteration or new construction is appropriate aesthetically. The logistics of building code and traffic control are not in the purview of the HDC.

Motion: Condon (second: Pettit) moves approval of the application for 58 E Forest St to include the installation of painted wooden flowerboxes and painted wooden shutters around the windows. The installation of a wood picket fence as described in the application and as indicated on the drawings included with the application. The paint will be a dark grey to match the trim on the house or white for the fence and a dark grey for the flower boxes and shutters to match the exiting trim on the house. The removal of the side porch and the installation of precast concrete steps on the porch as indicated in the application. And the installation of a driveway as described on the application. Special care must be taken with the installation of the driveway so that all water runoff will be contained within 58 E Forest.

Secretary of the Interior Standard:

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

Approval: yay: 4, nay: 1. Motion passes.

Motion: Condon (second: Pettit) moves to amend the previous motion to specify that the curing compound used in the concrete be transparent and not white.

Approval: Unanimous. Motion carries.

NEW BUSINESS

605 N River

**Application is for roof installation.*

Applicant: Judy Flanders -owner (present)

Discussion: Flanders: States that she has a sunroom on the side of the house and a small kitchen extension that both have leaking roofs. Both of the roofs are flat.

Prebys: States that the proposed roofing material is EPDM roofing.

Flanders: Confirms that is the case. She states that she has a sample of it if needed.

Condon: Seeks clarification on where these roofs are and that it is not the front porch roof.

Flanders: States that it is not the front one but the side and the back of the house.

Prebys: States that it is the two porches at the rear of the building.

Flanders: States that neither one is visible from the street.

Prebys: Asks if a torch is needed for the application of the roof.

Condon: States that it is not needed that they use glue for this material.

Motion: Condon (second: Schmiedeke) moves approval of the application for 605 N River to include the replacement of the roofing material of the side and rear porch of the house with EPDM rubber roofing. No torch is to be used in the roof application.

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

Approval: Unanimous. Motion carries.

6-12 S Washington

**Application is for a storefront installation.*

Applicant: Andrew Epstein- owner (present)

Discussion: Epstein: States that he is now interested in building out the storefront with windows in the middle. The storefront will be wood and there will not be a door.

Schmiedeke: Questions why the application is using casement windows.

Epstein: States that the windows will not open and it looked similar to other stores on Michigan Ave.

Condon: States that it is a fixed casement window and that it makes more sense to use these types of windows.

Pettit: Asks what material is going to be utilized below the windows.

Epstein: States that he was told by the contractor that it would be wood. That it is just about two feet of space below the window.

Prebys: Asks about the particular kind of wood. States that the material used should not be plywood. That it should be something that is durable since it will be affected by the snow and salt on the sidewalk area.

Condon: States that nothing in that area will last forever. That as long as it is a wood product and is painted it would be fine.

Epstein: States that he is ok with not using plywood for that area.

Pettit: Inquires as to the trim/cornice detail near the lights in the drawing.

Epstein: States that it is just something that was added by his wife when she was doing this drawing since it looked better. He does not know what specifically the plan is.

Condon: Asks if this is an action item and whether the HDC can approve the application when there is some uncertainty about the product.

Epstein: States that it is an action item and that he is looking to close up the building so that he can heat it and work through the winter. He states that he can pull the cornice item off the application if it is an issue but that he does not know what it will be made out of at this time.

Prebys: States that the cornice/trim detail needs to have a metal flashing at the top so that there is no water pooling at the top.

Epstein: Asks about whether the brick at the lower level should be painted to match the upper level or leave the brick alone.

Prebys: States to paint it to match the upper level.

Motion: Condon (second: Schmiedeke) moves approval for the application for 6-12 S Washington to include the construction of a new storefront within the existing opening, to be filled with a lower wood bulkhead wall and to be painted as shown in the submitted drawing. The installation of 5 fixed casement windows in the storefront. The windows will have a new signboard above trimmed with wood around the perimeter and the installation of a cornice above the signboard with three gooseneck LED light fixtures as shown in the drawing. The top of the cornice will have a metal roof that is filter flashed into the masonry above.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

116 Maple

**Application is for reroof.*

Applicant: Mark Field – owner (present)
Brimar Exterior, LLC; Brian Benn - contractor (present)

Discussion: Prebys: States that this is for roofing of the house with the diamond shaped shingles.

Field: States that the work will be done in stages due to the weather getting cold. He states that there was a tree growing in the back roof. There is a problem with leaking at the back section of the house and the tower. He plans to continue this roof over the entire house but for now he will at least get the back of the house done.

Prebys: Inquires as to how the contractor will deal with the roofing on the tower roof.

Benn: States that it is a thicker shingle and it will be glued around the corner. They will follow the manufacturer's instructions for the tower and seal each shingle.

Field: States that they will place shingle edge vents on the lower rear addition and use ridge vents for the rest. Some of the gutters have fallen apart; they will attach and repair the existing gutters. There is not any plan to change the gutters at this time. Some will need to be replaced and they will match what exists. He will be back in the spring for more to do on the house. He did temporarily stabilize the tower. The porch will need to be replaced.

Schmiedeke: Asks about the color of the drip edge to be used. States to match the shingles since the shingles will last longer than the trim color.

Field: States that they plan to paint and will come back to the HDC for that.

Motion: Pettit (second: Schmiedeke) moves to approve the application for 116 Maple to include reroofing using GAF sienna luxury shingles in shadow grey. The drip edge will match the shingle color. Ridge venting will be used as well as edge vents. Gutters to be repaired and reinstalled as needed. Flashing for the chimney will match the roof color. The installation of an EPDM roof on the flat roof garage.

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

Approval: Unanimous. Motion carries.

100 Market Place

**Application is for the addition of bollard, adding egress stair and door installation.*

Applicant: City of Ypsilanti, Cynthia Kochanek – City Staff (present)

Discussion: Prebys: States that the door, bollard and egress stairs are all that concerns the HDC.

Staff: Advised that she believes that this is almost the same as the prior application that was approved in 2013 by the HDC for the Freighthouse and that the bollard installation is really the only difference between the applications. She advises that the egress stairs will be pressure-treated wood and will be painted to match the existing deck.

Motion: Pettit (second: Condon) moves to approve the application for 100 Market Place to include the installation of one bollard to be located on the edge of the southwest ramp as indicated in the drawings. And the installation of a 44" wood egress stair on the west side. Stairs to match the existing deck in dimension and finish as depicted in the drawings. The addition of the egress door on the west side of the building as specified in the drawing set.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

302 N Hamilton

**Application is for painting.*

Applicant: William Godfey – owner (not present)

Discussion: Staff: Advised the commission that the applicant was not going to attend the meeting. That staff was advised that the owner was planning on painting the house to match the color scheme at 316-318 Washtenaw but without the interior window framing in the maroon color. That the applicant was only planning on the cream color for the windows and the front door will not be painted.

Motion: Lindsay (second: Schmiedeke) moves to approve the application at 302 N Hamilton to include scrapping and paint as noted in the application to match 316-318 Washtenaw using oil based primer and no power washing. Just the cream color on the windows, no maroon color on the window framing.

Secretary of the Interior Standard:

7- Clean building gently—no sandblasting,

Approval: Unanimous. Motion carries.

STUDY ITEMS

720 Norris

Applicants: Matthew & Rene Greff - owners (present)

Discussion: The owners came in to discuss two options for placement of a grain silo and a Co2 tank at the Corner Brewery. The plan is to install a 25 ft. silo and 6 ft. Co2 tank. The applicant states that with the silo he will place bollards around it since it will be in the front parking lot and he wants to make sure that it is

damaged by vehicles in the parking lot. He states that there are no semi-trucks in the front lot. The grain silo would be filled every 3 months.

Prebys: Advises that either option presented could be submitted with the application for an action item.

ADMINISTRATIVE APPROVALS

314 S Huron

Discussion: Staff administratively approved the reroof at this address.

Motion: Schmiedeke (second: Pettit) moves acceptance of the administrative approval for the reroof at 314 S Huron.

Approval: Unanimous. Motion carries.

211 E Forest Ave

Discussion: Staff administratively approved the reroof for this address.

Motion: Schmiedeke (second: Pettit) moves acceptance of the administrative approval for the reroof at 211 E Forest.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring

Staff advises that there are no updates on property monitoring at this time.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of October 13, 2015

Motion: Pettit (second: Lindsay) moves to approve the minutes as amended to change the applicants for 306 N River to tenants not owners.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:36 pm