

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA OCTOBER 13, 2015 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET OCTOBER 13, 2015 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, October 13, 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. 36 N Huron

Sign installation

2. 316 Pearl

Reroof & gutter replacement

B. NEW BUSINESS

3. 219 N Huron

Porch & railing installation

4. 306 N River

Window & door installation

5. 214 S Washington

Storm window installation

6. 25 S Huron

Painting

7. 58 E Forest

Fence, driveway, shutter & flowerbox installation; porch replacement

C. STUDY ITEMS- None

D. ADMINISTRATIVE APPROVALS- None

E. OTHER BUSINESS

8. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of September 22, 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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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.



Ypsilanti Historic District Work Permit Application

Date filed 9/16/15 for HDC meeting date 9/22/16

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 36 N. HURON ST, YPSILANTI, MI 48197

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name HEATHER FREELING

Address 36 N. HURON ST.

City YPSILANTI State MI Zip 48197

Phone 734-678-5577 Fax _____

E-mail heather.freeling@hotmail.com

Owner _____
(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____
(Name, address, phone)

Action Items only:

Construction Cost _____ Permit Application Fee 3500

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

To complete this application:

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address _____

Applicant _____

Description of proposed work *(see sample applications)*

Replace existing sign

Materials

Colors *(Attach color chips or samples)*

Body _____

Accent 1 _____

Trim _____

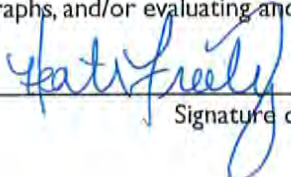
Accent 2 _____

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

9/16/15

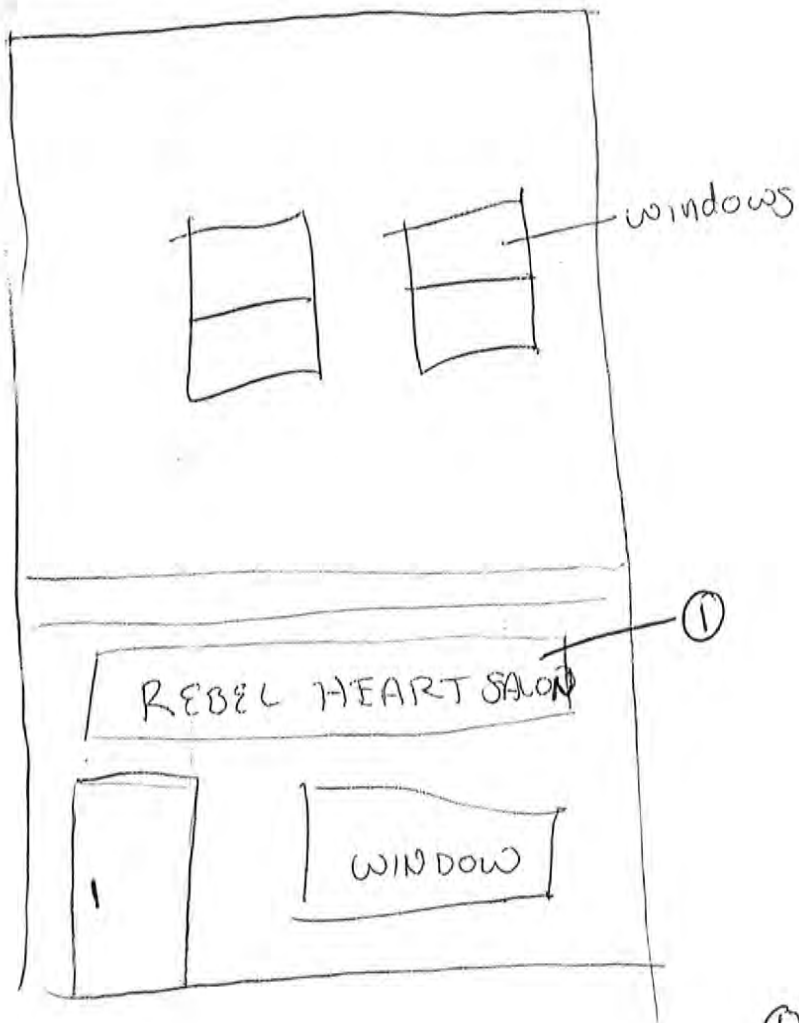
Date

Thomas Biondo
S A L

Old Sicon







① Building mounted sign
 $14\frac{1}{2} \times 4 = 56 \text{ sq. ft.}$



36 N Huron



HDC Work Permit Staff Review

Property address: 36 N Huron

Date of Review: 10/6/2015

Date of Meeting: 10/13/2015

Proposed work: Sign replacement

Materials: 12 gauge steel

Staff review:

1. The application was tabled at the 9/22/15 HDC meeting to provide the applicant time to address the issue with the building department and the size of the sign. Staff advised of the need to attend the meeting to discuss the method of attachment.
2. Applicant states that the sign has brackets and it will be mounted to a board then the board will be mounted to the building with screws. Need to verify color of background board and discuss of proper methods for attachment.
3. Building department approval will be sent once the HDC approves. The only concern the building department had was what they believe was a mislabeled measurement.

Relevant Secretary of the Interior's Standards:

#10

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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

Date filed

9/16/15

for HDC meeting date

9/22/15

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

316 Pearl St. Ypsilanti, MI 48197

Applicant

☐ Owner

☐ Architect

☒ Contractor

Name

Chandler Metal Roofing

Address

959 Baker suite 3

City

Dexter

State

MI

Zip

48130

Phone

734 424 9920

Fax

N/A

E-mail

info@chandlermetalroofing.com

Owner

Timothy St. Pierre 248 882-0997

(If different than applicant)

Who will perform the work?

☐ Owner

☒ Contractor

Contractor

Chandler Metal Roofing

(Name, address, phone)

959 Baker Rd. suite 3 Dexter MI 48130

734 424 9920

Action Items only:

Construction Cost

13,875

Permit Application Fee

55⁰⁰

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

To complete this application:

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 316 Pearl St. Ypsilanti MI 48197

Applicant Chandler Metal Roofing

Description of proposed work (see sample applications)

We are going to tear off and dispose of existing 2 (or more) layers of asphalt roofing. We are going to install a synthetic underlayment (and ice/water shield to code). We are going to install STONE-COATED steel roofing. (See sample) This roof is NOT painted steel. It is NOT shiny steel. It looks just like Asphalt. Gutters and roof will look like it does now - only not falling apart.

Materials

Decra metal roofing - shingle profile. Color Black.
Synthetic underlayment.
Aluminum K-style 5" gutters and downspouts, color white.

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

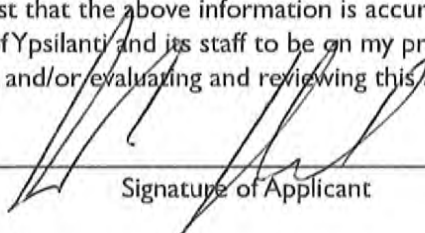
Accent 2 _____

Roof BLACK

Other GUTTERS/DOWNS WHITE

- ☐ 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

8/30/15

Date

In case you could not read my chicken scratch writing on the application...

FOR: 316 PEARL ST. YPSILANTI, MI 48197

We are proposing the following:

To tear off and dispose of existing layers of failing asphalt roofing. We are going to use ice/water shield to code and use synthetic underlayment on rest of roof deck. (This underlayment is in lieu of felt paper and is far superior to felt paper.) We are going to install Decra metal roofing in a shingle profile in black. (Please see sample)

We are also going to replace existing failing gutter system with a new one that is exactly the same as existing (5" k-style, white).

The Decra metal roof (please see sample) does NOT look at all like a metal roof. It is NOT painted metal. It is STONE-COATED metal. It will look like an asphalt roof – so it will look like the existing roof did before it started looking horrible.

Other than the gutters/downs and roof looking new – nothing in the look is changing. It will be a black asphalt looking roof and white gutter system.

If you have any questions please feel free to call me or the owner of the property.

Al Hensel

Chandler Metal Roofing

734.424.9920

Owner is Tim St. Pierre

248.882.0997

Staff note:

- Spoke with Chandler
metal roofing -
venting will be
ridge vents

- Company (DECRA) been
around for 50 yrs.

DECRA® Shingle



Metal Roofing Isn't What It Used To Be®

Shingle Features:

- Unique Hidden Fastener System
- "Cut & Tuck"™ Technology
No Special Tools Required
- Direct to Deck Application
- Transferable 50 - Year Limited Warranty
(including 120 mph winds and hail penetration)
- Class 4 Impact Resistance to UL 2218
by Underwriters Laboratories (highest rating)
- Lightweight – Only 125 lbs./sq. Installed
(sq. = 100 sq. ft.)
- Non-Combustible Class A Rated Material
- Won't Crack, Break, Burn, Curl, Split or Rot
- Walkable, Low Maintenance, Long Life
- Non-Porous, Freeze / Thaw Resistant
- Interlocking Panels Provide Protection
Against the Elements



Upscale Design of a Dimensional Shingle



Shingle Installation Components:



50-Year Limited Warranty; 120 mph Wind Warranty; Highest Impact Resistance to Hail; Freeze/Thaw Resistant; Fire Safe; UL File #R14710; Florida Building Code, Miami-Dade County NOA, CCMC and ICC-ES reports available at www.decra.com.

DECRA®
Stone Coated Steel Roofing Systems

Chandler Metal Roofing – Dexter, MI
734.424.9920 | www.chandlermetalroofing.com

Shingle Specifications:

Panel Size ▶	21" x 52"
Installed Exposure ▶	19-3/4" x 49"
Panels per Square ▶	15
Installed Weight ▶	125 lbs./sq.

Shingle Color Blends



Canyon Brown



Fawn Grey



Midnight Eclipse



Vintage Slate



Woodland Green







Image capture: Oct 2014 © 2015 Google

Ypsilanti, Michigan

Street View - Oct 2014





HDC Work Permit Staff Review

Property address: 316 Pearl

Date of Review: 10/6/2015

Date of Meeting: 10/13/2015

Proposed work: Reroof and gutter replacement

Materials: Stone coated metal roofing system (black), k-style gutter and downspouts (white)

Staff review:

1. Staff spoke with the contractor and advised of the need to attend the meeting and that this is a material that the HDC has not reviewed before. The contractor provided addresses for the HDC to take a look at to see the roof in place on other structures.
2. The metal roofing is imitating a shingle roof and there is concern if that is appropriate.
3. Staff review of previous HDC minutes reveals that the HDC discourages the use of imitation materials that seek to appear as something they are not.
4. K-style gutters and downspouts in white already exist on the structure and current roofing is black 3-tab asphalt. If straps are used for attaching the gutters, they need to be placed under the roof system. Ridge venting is planned.
5. Building department approval is needed prior to work commencing.

Relevant Secretary of the Interior's Standards:
#3 or #9

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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

3

Date filed 10/5/15 for HDC meeting date 10/13/15

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 219 N Huron Ypsilanti MI 48197

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name David and Kathryn Deyo

Address 13600 Goodrich Road

City Britton

State MI

Zip 49229

Phone 734-945-2282

Fax _____

E-mail kathydeyo@gmail.com

Owner _____

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____

(Name, address,
phone)

Action Items only:

Construction Cost \$500.00 or less **Permit Application Fee** Thd

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.

emailed 10/5 10:

Ypsilanti Historic District Work Permit Application

Date filed 10/5/15 for HDC meeting date 10/13/15

Property Address 219 N Huron Ypsilanti MI 48197

Applicant David and Kathryn Deyo

Description of proposed work *(see sample applications)*

Work has been done and corrections completed. Previous Permit filed and paid, all matters met except inspection. Permit expired prior to inspection request filed.

Replaced Front Porch cement steps and wood railings/railings (originally replaced as an emergency action) with new wood steps and railings. Temporary fix did not meet HDC requirements, now conforming.

Painted to match the exiting color of the home (color approval obtained when home was painted several years ago).

Materials

Wood steps and railings. Used: 2x4s and 4x4s, 5/4 Treads and other misc lumber.
Painted to match existing HDC approved color on home.

Colors *(Attach color chips or samples)*

Body Cobblestone existing (see photos)

Accent 1

Trim Burnished Orange (used existing approved color)

Accent 2

Roof Brown (existing)

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.)

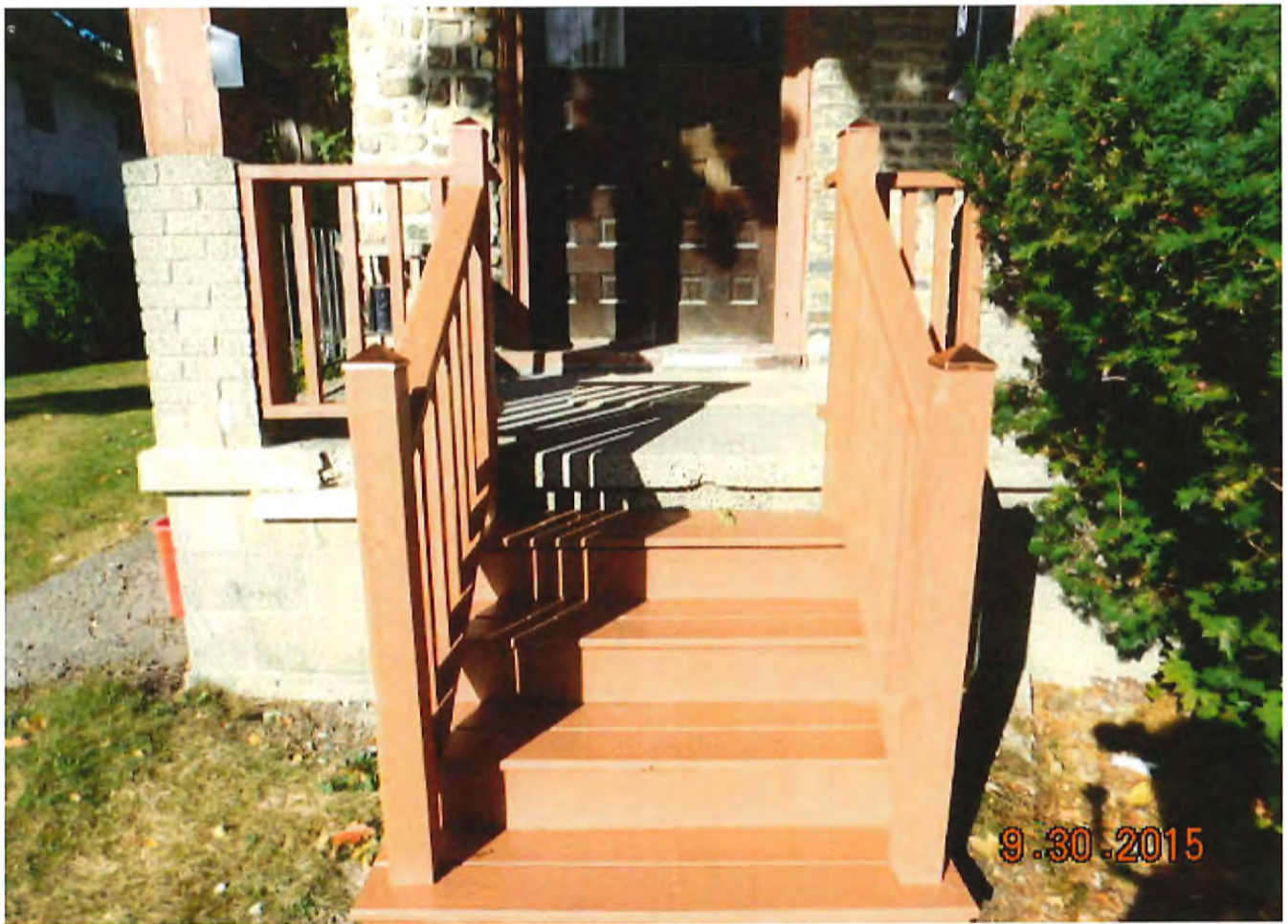
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.



Signature of Applicant

10/5/15

Date









219 N. Huron



HDC Work Permit Staff Review

Property address: 219 N Huron

Date of Review: 10/6/2015

Date of Meeting: 10/13/2015

Proposed work: Porch & railing replacement

Materials: wood, paint to match existing

Staff review:

1. This application was procedurally denied at the 9/22/15 meeting due to time and lack of information.
2. Approval from the HDC is needed before the building department can approve the rental recertification.
3. Work has been completed and pictures have been provided. The materials were painted to match the existing trim.
4. Staff advised the applicant to attend the meeting.

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.

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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

Date filed 10/5/15 for HDC meeting date 10/13/15

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 306 N. River Street, Suite D, Ypsilanti, MI 48198

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Daniel Kubera

Address 524 N. Adams Street

City Ypsilanti State MI Zip 48197

Phone (248)943-7290 Fax _____

E-mail daniel.j.kubera@gmail.com

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Gary Turner of Commuity Builders / Turner Design

(Name, address, phone) 227 Miles Street #2, Ypsilanti, MI 48198

Action Items only:

Construction Cost 10,680 **Permit Application Fee** \$50

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

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Ypsilanti Historic District Work Permit Application

Date filed 10/5/15 for HDC meeting date 10/13/15

Property Address 306 N. River Street, Suite D, Ypsilanti, MI 48198

Applicant Daniel Kubera

Description of proposed work *(see sample applications)*

Replacing three windows that have been closed up with cinder blocks or bricks. Two of the windows on the back (East) side of the building have been closed using cinder blocks on the interior and exterior walls. One window on the front (South) of the building has been closed using cinder blocks on the inside and bricks on the outside walls. We would like to replace these with windows that match those on the upper floor of the building to restore the facade and allow natural light into the space. We also intend on building a new ADA barrier free entrance on the east side of the building in a former door opening that has been sealed with cinder blocks as well.

Materials

Replacement windows (Anderson 400 series TW21062) painted green to match those on the upper floor of the building. Simpson doug fir 15 lite door for entrance painted with the same matching green color.

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

10/5/13

Date

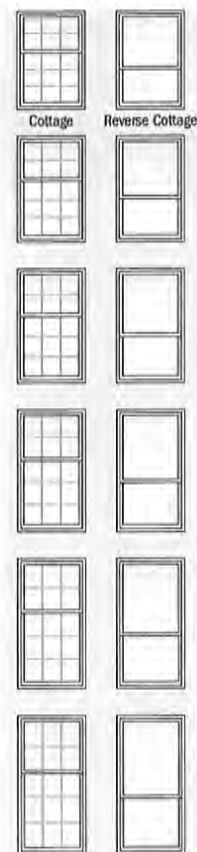
TILT-WASH FULL-FRAME WINDOWS

Table of Tilt-Wash Double-Hung Window Sizes

Scale 1/8" (3) = 1'-0" (305) — 1:96

Window Dimension	1'-9 5/8"	2'-1 5/8"	2'-5 5/8"	2'-7 5/8"	2'-9 5/8"	2'-11 5/8"	3'-1 5/8"	3'-5 5/8"	3'-9 5/8"
	(549)	(651)	(752)	(803)	(854)	(905)	(956)	(1057)	(1159)
Minimum Rough Opening	1'-10 1/8"	2'-2 1/8"	2'-6 1/8"	2'-8 1/8"	2'-10 1/8"	3'-0 1/8"	3'-2 1/8"	3'-6 1/8"	3'-10 1/8"
	(562)	(664)	(765)	(816)	(867)	(917)	(968)	(1070)	(1172)
Unobstructed Glass (lower sash only)	15"	19"	23"	25"	27"	29"	31"	35"	39"
	(381)	(483)	(584)	(635)	(686)	(737)	(787)	(889)	(991)
3'-0 7/8"									
	TW18210	TW20210	TW24210	TW26210	TW28210	TW210210	TW30210	TW34210	TW38210
3'-4 7/8"									
	TW1832	TW2032	TW2432	TW2632	TW2832	TW21032	TW3032	TW3432	TW3832
3'-8 7/8"									
	TW1836	TW2036	TW2436	TW2636	TW2836	TW21036	TW3036	TW3436	TW3836
4'-0 7/8"									
	TW18310	TW20310	TW24310	TW26310	TW28310	TW210310	TW30310	TW34310	TW38310
4'-4 7/8"									
	TW1842	TW2042	TW2442	TW2642	TW2842	TW21042	TW3042	TW3442	TW3842
4'-8 7/8"									
	TW1846	TW2046	TW2446	TW2646	TW2846	TW21046	TW3046 ^o	TW3446 ^o	TW3846 ^o
5'-0 7/8"									
	TW18410	TW20410	TW24410	TW26410	TW28410	TW210410 ^o	TW30410 ^o	TW34410 ^o	TW38410 ^o
5'-4 7/8"									
	TW1852	TW2052	TW2452	TW2652	TW2852 ^o	TW21052 ^o	TW3052 ^o	TW3452 ^o	TW3852 ^o
5'-8 7/8"									
	TW1856	TW2056	TW2456	TW2656 ^o	TW2856 ^o	TW21056 ^o	TW3056 ^o	TW3456 ^o	TW3856 ^o
6'-0 7/8"									
	TW18510	TW20510	TW24510 ^o	TW26510 ^o	TW28510 ^o	TW210510 ^o	TW30510 ^o	TW34510 ^o	TW38510 ^o
6'-4 7/8"									
	TW1862	TW2062	TW2462 ^o	TW2662 ^o	TW2862 ^o	TW21062 ^o	TW3062 ^o	TW3462 ^o	TW3862 ^o

Cottage and reverse cottage sash available for these heights and in all widths.



- "Window Dimension" always refers to outside frame to frame dimension.
- "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
- Dimensions in parentheses are in millimeters.
- ^o Meet or exceed clear opening area of 5.7 sq.ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610).

continued on next page





306 N River



300 N. River



300 N. Liver





306 N. River



HDC Work Permit Staff Review

Property address: 306 N River, Suite D

Date of Review: 10/6/2015

Date of Meeting: 10/13/2015

Proposed work: Replace windows and door in previously blocked in openings

Materials: Anderson 400 series TW21062 (green) and Simpson Douglas Fir door (15 light) will be painted green

Staff review:

1. The arched top window and door openings on the structure were previously blocked/ bricked in. The applicant is proposing to re-open these areas on the structure.
2. Need clarification on what will be done for infill in the existing arched openings since the proposed windows are flat top.
3. Applicant attended the 9/22/15 HDC meeting as a study item and was advised by the HDC that the plans looked good. Applicant advised at that time that the windows would be wood.
4. Staff emailed the applicant and advised of the need for more info on the door and to attend the meeting.

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.

Rec. 19721



Ypsilanti Historic District Work Permit Application

Date filed 10/5 for HDC meeting date 10/13

Action item ☒

Study item ☐

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

Property Address 214 S. Washington

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Sears Home Improvement

Address 12874 Westmore

City Livonia State Mi Zip 48150

Phone 800-468-6617

Fax _____

E-mail frank@antonelli1.com

Owner Nancy Heine

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Sears Home Improvement

(Name, address,
phone)

12874 Westmore Livonia, Mi 48150 800-468-6617

Action Items only:

Construction Cost 4933.94

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 214 S. Washington

Applicant Sears Home Improvement

Description of proposed work (see sample applications)

REMOVE AND REPLACE (10) STORM WINDOWS

Materials

ALUMINUM STORM WINDOWS MODEL #696
ON BROCHURE INCLUDED. CUSTOMER PREFERRED
COLOR IS CAFE CREAM.

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

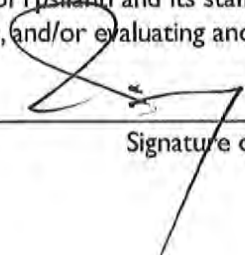
Accent 2 _____

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

10-2-15
Date

WEATHERBEATER™
EXTERIOR PROTECTION SYSTEMS

STORM WINDOWS

- *Improve the energy efficiency of your home*
- *Improvement on your Historic, Traditional, or Contemporary home*
- *Custom built to your specifications*
- *Constructed of heavy-duty, extruded aluminum for long life and structural integrity*
- *Complement your home with one of 13 beautiful colors*
- *Tinting and other glazing options available*
- *Lifetime Limited Transferable Warranty*



Wrap around marine glazing seals glass firmly into sash & makes glass replacement easy



Anti-bow pins ensure sashes will resist bowing under wind loads (double hung only)



Nylon pivot pins ensure smooth sash operation (double hung only)



Heavy-duty sash interlock seals out the elements (double hung & sliders)



Adjustable 1" bottom expander simplifies installation for out of square openings and is weeped for drainage

**Minimize
Maintenance
& Maximize
Energy
Savings!**

Sears

Finishes



Snow Mist



Café Cream



Chateau



Sandpiper Beige



Sandstone



Sterling Gray



Clay



Geneva Blue



Forest Green



Mountain Berry



Rustic Bronze



Tudor Brown



Coal Black

Our oven-baked polyester finishes are backed by a Lifetime Limited Warranty for lasting beauty and low maintenance.

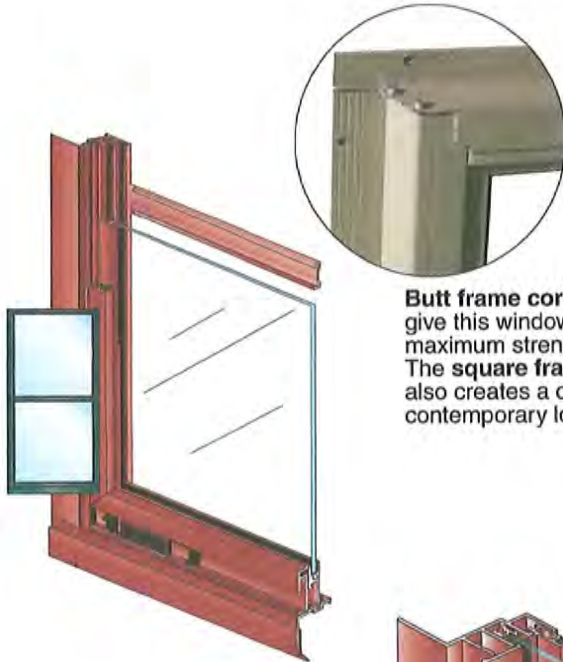
These finishes are also available on Sears entry and storm doors.

STORM WINDOWS SPECIAL FEATURES

#696 Double Hung Window

FEATURES & BENEFITS

- Our triple track windows feature an **inside operating half screen** (also available with optional external full screen)
- Keeping out the cold & heat with **full perimeter weatherstrip**
- Additional structural strength with the **mid-window stabilizer bar**
- Cleaning is made easy with the **removable tilt-in sashes** and half screen
- Safely adjust the amount of ventilation with **ratcheted sash stops every 1"**
- **Teflon®** coated spring and electrostatic coating on latch bolts create a **smooth latch operation**.



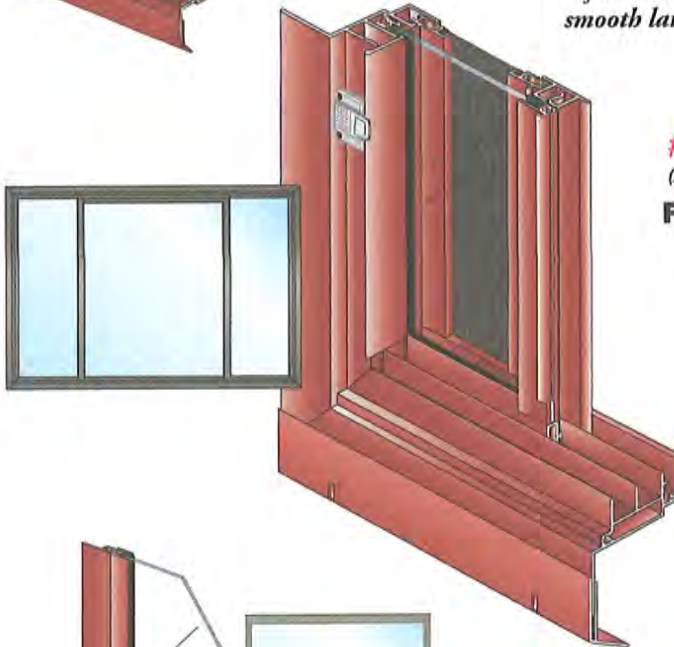
Butt frame corners give this window maximum strength. The **square frame** also creates a clean contemporary look.

#423 Exterior Three-Lite Slider Window

(Also available in #422 two-lite slider)

FEATURES & BENEFITS

- **Mitered frame corners** provide superior strength & beauty
- Available in **two or three-lite models** (3-lite available in $\frac{1}{4}$ -, $\frac{1}{2}$ -, $\frac{1}{3}$ -, $\frac{1}{3}$ -, $\frac{1}{3}$ or custom)
- **Hollow sill construction** for additional strength and drainage control
- **Full length pull rail** with **spring loaded latches**
- Long-life **Delrin®** rollers with stainless steel housing provide long-lasting smooth operation

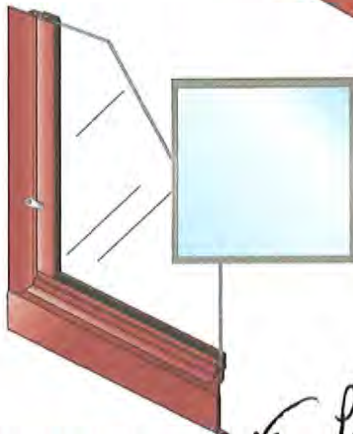


#240 Outside Removable Picture Window

(Also available in #630 inside removable)

FEATURES & BENEFITS

- **Mitered frame corners** provide superior strength
- Available in **inside or outside-removable sash**
- Available in **1, 2, 3, or 4 lite units** (#240 only)



ADVANTAGES at a GLANCE

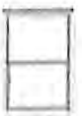
	Double Hung 696	2-Lite Slider 422	3-Lite Slider 423	Outside Removable 240	Inside Removable 630
Corner Construction	Butted & Screwed	Mitered & Screwed	Mitered & Screwed	Mitered & Screwed	Mitered & Staked
Installation Screws	Color Matched	Color Matched	Color Matched	Color Matched	Color Matched
Frame Profile	Square	Square	Square	Square	Contoured
Glazing	Wrap-Around Marine	Wrap-Around Marine	Wrap-Around Marine	Wrap-Around Marine	Wrap-Around Marine
Fiberglass Screen	Half (Full optional)	Half	Two	Full Optional	Full
Weatherstripping	Full Perimeter	Full Perimeter	Full Perimeter	Full Perimeter	Full Perimeter
Mid-Window Stabilizing Bar	Horizontal	Vertical	Vertical	N/A	N/A

✓ PROPOSED FOR INSTALLATION

Office Location: **DETROIT**

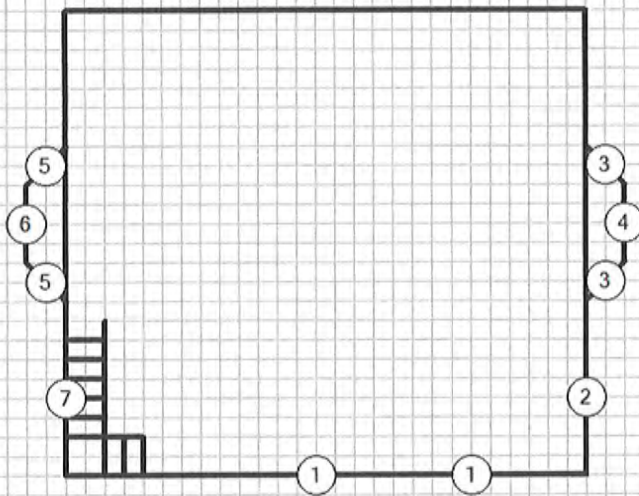
Proposal Date 08/29/2015		Job Number 19176068				Sears Home Improvement Products, Inc.	
Customer Name NANCY HEINE						P.O. Box 522290	
Customer's Home Phone (734) 482-2840		Customer's Work Phone (734) 262-1296				1024 Florida Central Parkway Longwood, FL 32750-7579 Phone (800) 469-4663	
Street Address 214 S WASHINGTON ST				ESTIMATE AND PROPOSAL Windows		Contractor License/Registration Number MI (2102131369)	
City YPSILANTI		State MI	Zip Code 48197			Is installation within city limits? (Yes/No): YES	
Installation Address County WASHTENAW						Project Consultant Name & License No. (If applicable) CHRISTOPHER FLOURNOY 2701	
Billing Address (If different from above)		City		State	Zip Code		
Description of the Project and Description of the Significant Materials to be Used and Equipment to be installed							
1. Remove existing units to be replaced. (PLEASE NOTE: The removed units are likely to be damaged.) 2. Prepare openings as necessary to receive replacement units. (No finish work other than normal installation is to be done unless otherwise noted below.) 3. Installation includes the clean-up of all job-related debris upon completion of the job. 4. (If applicable) After the completion of the project, the customer will be responsible for the application and removal (storage) of shutter panels. In the event that the project requires the installation of storm shutters or egress windows, Sears Home Improvement Products, Inc. ("Sears") will not re-install any affected security bars. 5. (If applicable) In the event Sears is unable for whatever reason to obtain the proper permits prior to the commencement of any work, Sears will refund any previous payment and this contract will be automatically cancelled.							
Summary of Window Order Addendum (see detailed Window Order Addendum for more information):							
Type: STORM WINDOW		Quantity: 10					
Type: _____		Quantity: _____					
Type: _____		Quantity: _____					
Type: _____		Quantity: _____					
Type: _____		Quantity: _____					
The Window Order Addendum is made a part of and incorporated into this contract by reference.				Customer(s) initials			
Additional work to be done: NONE							
Work NOT to be done: NONE							
SPECIAL INSTRUCTIONS: CUSTOMER WILL REMOVE AND REINSTALL WINDOW AIR CONDITIONERS							
All of the above check boxes, "Work NOT to be done," "Additional work to be done," and "Special Instructions" sections have been reviewed and explained to me.				Customer(s) initials			

WINDOW ORDER ADDENDUM

NO	DESCRIPTION	QTY	SIZE	
1	STORM WINDOWS - Double Hung Storm CAFE CREAM CLEAR TEMPERED TEMPERED BOTTOM HALF SCREEN FIBERGLASS	2	36 W X 65 H	
2	STORM WINDOWS - Double Hung Storm CAFE CREAM CLEAR TEMPERED TEMPERED BOTTOM HALF SCREEN FIBERGLASS	1	42 W X 65 H	
3	STORM WINDOWS - Double Hung Storm CAFE CREAM CLEAR TEMPERED TEMPERED BOTTOM HALF SCREEN FIBERGLASS	2	36 W X 65 H	
4	STORM WINDOWS - Double Hung Storm CAFE CREAM CLEAR TEMPERED TEMPERED BOTTOM HALF SCREEN FIBERGLASS	1	48 W X 65 H	
5	STORM WINDOWS - Double Hung Storm CAFE CREAM CLEAR TEMPERED TEMPERED BOTTOM HALF SCREEN FIBERGLASS	2	36 W X 65 H	
6	STORM WINDOWS - Double Hung Storm CAFE CREAM CLEAR TEMPERED TEMPERED BOTTOM HALF SCREEN FIBERGLASS	1	48 W X 65 H	
7	STORM WINDOWS - Double Hung Storm CAFE CREAM CLEAR TEMPERED TEMPERED ALL HALF SCREEN FIBERGLASS	1	36 W X 53 H	
TOTALS:		10		

COMMENT:

Floor Plan



FIRST FLOOR

[Signature]
NORTH

Customer Signature

08/29/2015

Date

Customer Signature

08/29/2015

Date

214 S Washington



214 5 Washington



214 S Washington





HDC Work Permit Staff Review

Property address: 214 S Washington

Date of Review: 10/6/2015

Date of Meeting: 10/13/2015

Proposed work: Replace 10 storm windows

Materials: Aluminum storm windows model# 696, double hung storm in café cream.

Staff review:

1. The applicant is applying to replace the storms on the first floor; 2 in the front, three on each side bay window and a single window on each side at the front.
2. There are what appear to be wood storms currently on the house; a few appear to be missing.
3. Staff has corresponded with the owner and she advised that the current storms are falling apart and have missing glass.
4. Staff advised that the contractor or owner to attend to answer any questions.

Relevant Secretary of the Interior's Standards:
#6 & #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.



Rec 19725

Ypsilanti Historic District Work Permit Application

Date filed 10/05/2015 for HDC meeting date 10/13/2015

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 25 S. Huron Street

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Credit Bureau of Ypsilanti /

Address 27 S. Huron Street

City Ypsilanti State Mi Zip 48197

Phone 734 482 0445

Fax 734 483 1869

E-mail creditbureau@cbofypsi.com

Owner Craig T. Annas

(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____

(Name, address,

phone) _____

Action Items only:

Construction Cost \$2,500.00

Permit Application Fee \$35.00

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 10/05/2015 for HDC meeting date 10/13/2015

Property Address 25 S. Huron Street

Applicant Credit Bureau of Ypsilanti, Inc. / Craig T. Annas

Description of proposed work (see sample applications)

Paint exterior front, south side and rear of building. All windows, entryway trim, and trim shall remain white in color. South side of building (currently blue) shall be painted - over with similar color of city hall.

Materials

Paint



Boston Brick 2092-30
Ladrillo de Boston

American White 2112-70
Blanco de América

Colors (Attach color chips or samples)

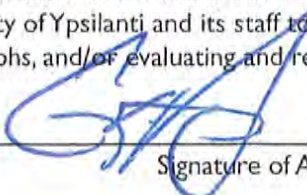
Body Same as City Hall *See Above* Accent 1 _____

Trim White 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

10/05/2015

Date

25 S Huron



10/06/2015



HDC Work Permit Staff Review

Property address: 25 S Huron

Date of Review: 10/6/2015

Date of Meeting: 10/13/2015

Proposed work: Paint front, rear and south side of the building

Materials: Boston brick; 2092-30 and American White, 2112-70.

Staff review:

1. The applicant is applying to repaint. The south side that is currently blue will be painted Boston Brick. The trim and windows will be white.
2. Staff advised the owner to attend to answer any questions.

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

Date filed 10/6/15 for HDC meeting date 10-13-15

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 58 E FOREST

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Pamela Herzog

Address 58 E FOREST

City Ypsilanti State MI Zip 48198

Phone 517 673 4526 Fax _____

E-mail ptherzog@email.com

Owner _____

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Midwest Construction, Concrete
(Name, address, phone) 6315 E Michigan Ave Saline MI

Action Items only:

Construction Cost \$4,000 — Permit Application Fee \$40

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

To complete this application:

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed 10 6 15 for HDC meeting date _____

Property Address 58 E FOREST

Applicant Pamela Herzog

Description of proposed work (see sample applications)

Exhibit A - flower boxes + shutters

Exhibit B - fence

Exhibit C - driveway + approach

Exhibit D - side porch removal

Please see building Permit + Plan Review app + Fence app

Materials

Exhibit A ① wood

Exhibit B - wood

Exhibit C - concrete

Exhibit D - 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.

P. Herzog

Signature of Applicant

10 6 15

Date

Describe in detail all work to be done on this permit application.

Note: In addition to plans, a copy of a certified survey is also required for construction of all new buildings, additions, garages, carports, pole barns, fences, sheds, parking lots, etc. Permits will not be issued without the required certified survey.

- ① TEAR down of existing 3 step side porch + poor condition.
Replace w/ 3 step concrete step forms (preformed see attached). no more than 48" wide
- ② DRIVE way cut + approach off of ~~Forest~~ Ave.
Drive way 9' leaving 2' from neighbor lot line.

See also fence installation App + Historic District Permit App

Bids in process of being obtained.

4





FENCE APPLICATION FOR ZONING COMPLIANCE

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

Faxed applications can not be accepted

Address/

Location of Work (Please Print)

58 E Forest

Contractor

MIDWEST CONSTRUCTION COMPANY (SEE RECORDS) (SEE RECORDS)

Zoning District:

Historic District:

Mailing Address

6315 E Michigan Saline

City Reg. #

Phone #

734 498 0776

Property Owner's Name

58 E Forest

City

Ypsilanti

State

Zip

Phone # 574 673 4526

Mailing Address

Street Address

City

State

Zip

Complete Detailed Description of Work to be Done

Note: A certified survey of lot to be fenced must be submitted with application. An application review will not be conducted without the required survey of the property. Survey must show house, accessory structures, fences, etc. Fences to be installed on property lines must have a notarized letter from adjacent property owner(s) and must be submitted with this application.

Application Information:

Select Type of Fence to be Constructed

30 Inch Chain Link

4 ft. Chain Link

5 or 6 ft. Chain Link

4 ft. Wood Privacy

5 ft. Wood Privacy

Other* (specify)

Picket 42" + 6' privacy

Property Information

Corner Lot

Interior Lot

Cul-de-Sac

Property Received

Final Grade?

✓

Applicant/ Contractor Signature

Date

10 6 15

City Planner Approval Signature

Date

Building Official Signature (if required)

Date

Zoning Review Fee \$70.00

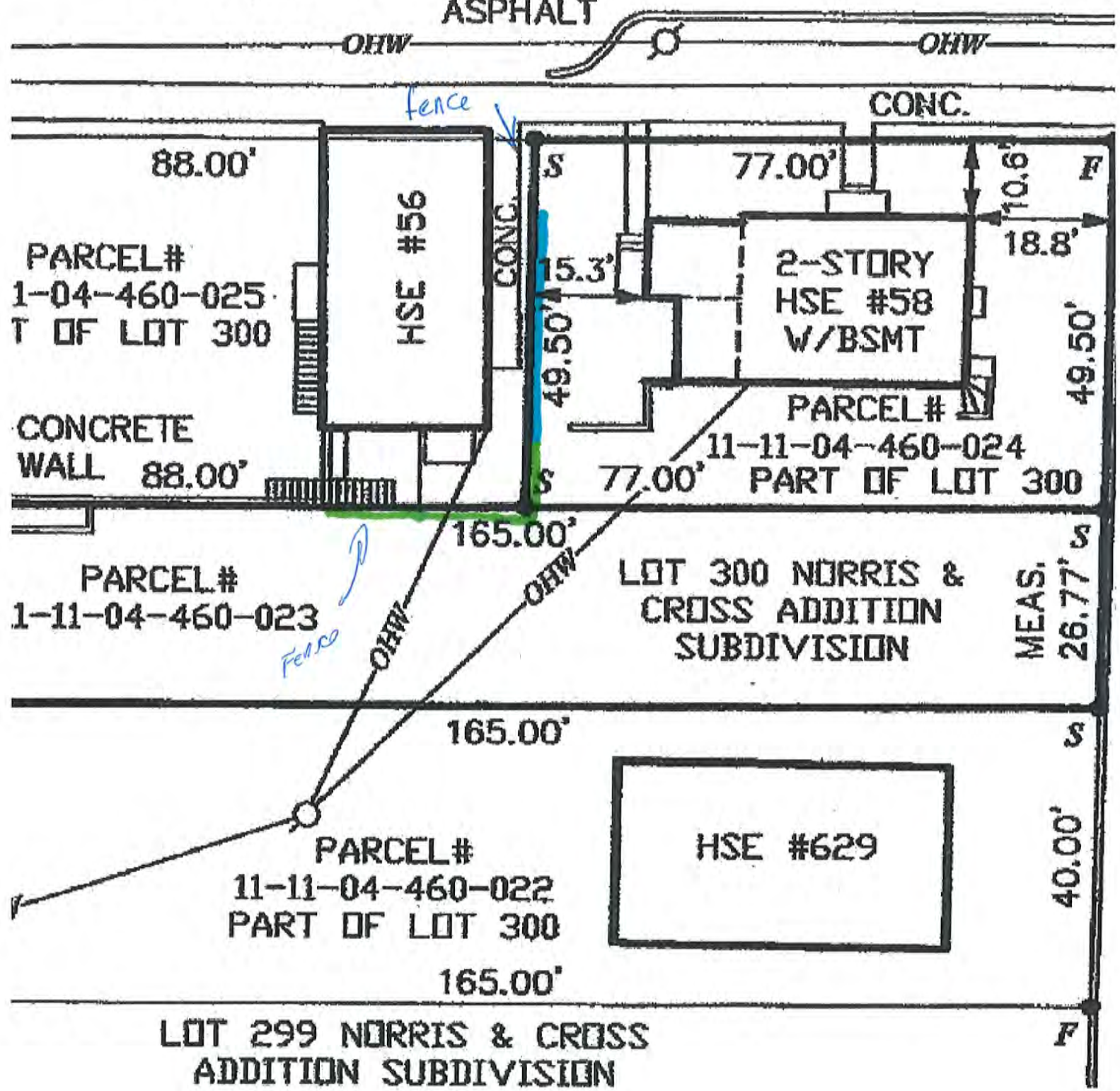
*Building Permit Required For Fences Over 6 Feet

Notes/Comments:

A approx 35' of 42" wood picket fence see survey detail in blue
B approx 15' of 6' wood fence see survey detail in green
will paint fence to match house. installation to be 2" off of property line.

Note: Posts 42 inches deep recommended.

E. FOREST AVENUE
ASPHALT



TION PARCEL# 11-11-04-460-024
0 FEET OF LOT 300 OF NORRIS AND CROSS ADDITION SUBDIVISION, CI
HTENAW COUNTY, MICHIGAN. EXCEPT THE WEST 88.00 FEET THEREC

FENCE
A

Your Store:
Ann Arbor, MI

Your Store: Ypsilanti, MI

Wood Fencing Spaced Picket French Gothic 42" x 8' Pressure Treated

Item #: 53960 | Model #: 53960

Be the first to

\$26.97



Description

Spaced Picket French Gothic 42" x 8' Pressure Treated

- Posts sold separately
- Doubled nailed pickets
- Heavy-duty 4" Boards
- Easy to install
- Stylish French Gothic look

Installation Services

FREE Store Pickup

Your order can be available for pickup in Lowe's Of Ann Arbor, MI today.

Lowe's Truck Delivery

Your order will be ready for delivery to you from your selected store.

Parcel Shipping

Unavailable for This Order

Sent by carriers like UPS, FedEx, USPS, etc.

Wood Fencing **\$26.97**
Spaced Picket
French Gothic 42" x
8' Pressure Treated

Your Store:
Ann Arbor, MI

Fence 6
B

Your Store: Ypsilanti, MI



**Severe Weather Pine Dog-Ear
Pressure Treated Wood Fence Panel
(Common: 6-ft x 8-ft; Actual: 6-ft x
8-ft)**

Item #: 169166 | Model #: 11353



\$42.95

Buy 25 or more, Get 9% off



FREE
Store Pickup

Lowe's Truck Delivery

Parcel Shipping
Unavailable for This Order
Sent by carriers like UPS,
FedEx, USPS, etc.

**Severe Weather Pine
Dog-Ear Pressure
Treated Wood Fence
Panel (Common: 6-ft
x 8-ft; Actual: 6-ft x
8-ft)** **\$42.95**

Description

Pine Dog-Ear Pressure Treated Wood Fence Panel (Common: 6-ft x 8-ft; Actual: 6-ft x 8-ft)

- Pressure-treated for longer life
- Warranty against rot, decay or termites
- Easily painted or stained
- Wood harvested from sustainable renewable resources

Specifications

Type	Picket panel	Pressure Treated	Yes
Species	Pine	Pre-stained	No
Style	Dog-ear	Post and Accessories Included	No
Actual Length (Feet)	8	Retention in Pounds per Cubic Foot	0.06
Actual Height (Feet)	6	Warranty	Limited lifetime
Actual Picket Thickness (Inches)	0.625	Number of Pickets	24
Backer Rails	3	Common Height (Feet)	6
Double Nailed	Yes	Common Length (Feet)	8
Rough	Yes	Common Picket Thickness (Inches)	1

Installation Services

C

**MIDWEST CONSTRUCTION, CONCRETE
& GENERAL CONTRACTORS, INC./
SAM'S CUSTOM CARPENTRY**

6315 E. Michigan Ave., Saline, Michigan 48176

Ph: 734-972-5566 ♦ Fax: 734-448-0776 ♦ Email: admin@midwestconcrete1.com
www.midwestconcrete1.com

CONCRETE ESTIMATE REQUEST

CUSTOMER CONTACT INFORMATION:

NAME:	<u>Pamela Herzog</u>	PHONE:	<u>517-673-4526</u>
ADDRESS:	<u>58 E Forest</u>	EMAIL :	<u>pamelaherzog1@gmail.com</u>
	<u>Ypsilanti, MI 48198</u>		

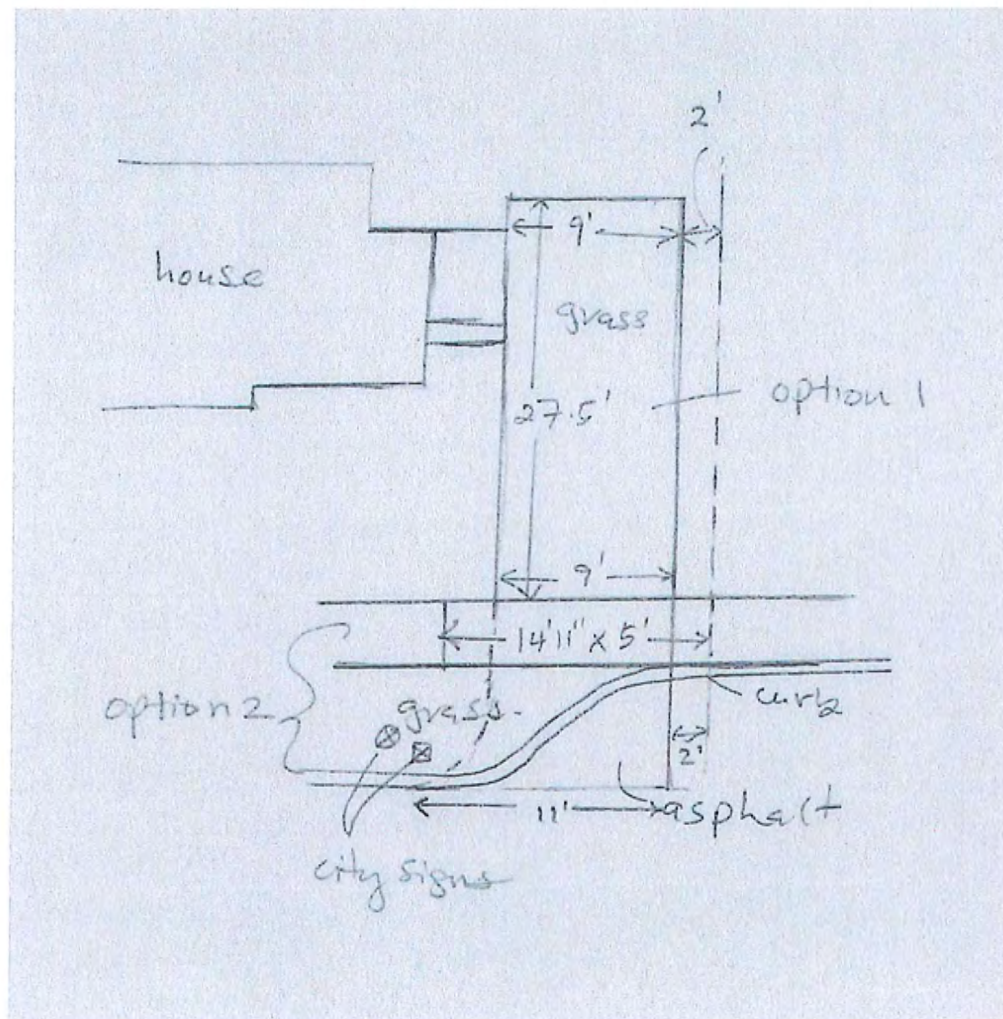
SCOPE OF WORK:

OPTION 1, INSTALL A NEW DRIVEWAY, 4" thick: Install a new driveway, 9' x 27.5'. Prep ground, form, compact base and pour 4" thick concrete, 4000 psi, 6 sacks and reinforced with fiber mesh. Remove forms. Price includes a permit from City of Ypsilanti Public Work. Unforeseen cost; additional fill material to ensure a solid base under the new pads. Curing compound, optional. NOTE: New driveway has to be a minimum 2' away from property line on the right side.	Regular price \$1,912.00 <i>Discounted price \$1,662.00</i> \$125 to \$250 \$50.00
OPTION 2, CITY SIDEWALK AND APRON, 6" thick: Tear out 4" thick of existing city sidewalk to make a new 6" thick sidewalk, 14'11" x 5'. Tear out curb, asphalt and prep ground for a new apron, 9' x 9.5'. Form, compact and pour 6" thick concrete, 4000 psi, 6 sacks and reinforced with fiber mesh. Remove forms. Price includes a permit from City of Ypsilanti Public Work. Unforeseen cost; repairing asphalt on neighbor and roadside and curb on left side. Curing compound, optional.	Regular price \$1,791.00 <i>Discounted price \$1,611.00</i> \$425 to \$695 \$36.00

Curing compound provides a premium-grade membrane that optimizes water retention. The white pigment reflects the sun's rays to help keep the concrete surface cooler and prevent excessive heat buildup.

NOTES:

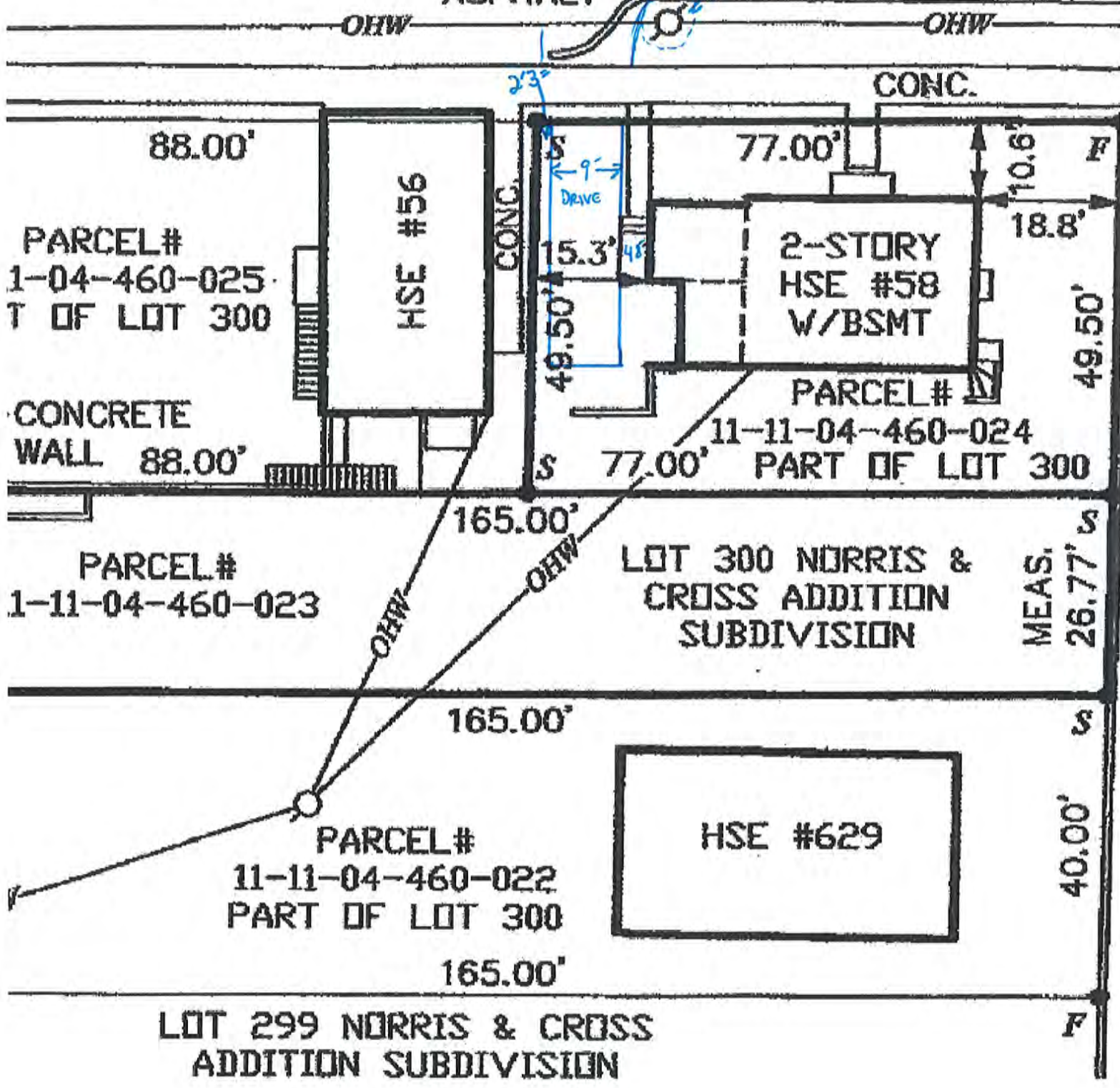
- 1) All work shall be done in a workmanlike manner, in accordance with Michigan Concrete Association guidelines.
- 2) When wire mesh is used it will be properly install by placing wire mesh below the depth centerline of the concrete for maximum effect.
- 3) Michigan recommends that a curing compound be applied the day of installation.
- 4) Unforeseen cost; there is no way of knowing what type of existing fill was used and what it was placed on (such as clay or organic material). In order to properly warranty our work we would remove any unacceptable material and replace it with a compacted 21AA crushed concrete or gravel base (we use sand for interior job). Though there would be no extra charge for the labor there would be for the extra sand/gravel.
- 5) The prices given are for tearing out 4" or 6" thick of existing concrete, if applicable. If the existing pad requires more than 4" or 6" tear out as specified, there will be extra charge according to the extra work needed.



Drawing is not to scale.

E. FOREST AVENUE
ASPHALT

*Proposed
Approach*
4' radius



TION PARCEL# 11-11-04-460-024
0 FEET OF LOT 300 OF NORRIS AND CROSS ADDITION SUBDIVISION, CT
HTENAW COUNTY, MICHIGAN. EXCEPT THE WEST 88.00 FEET THEREC

**NATIONAL
READY MIX
INC.**



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BUSINESS HOURS

Monday: 7 am - 5 pm

Tuesday: 7 am - 5 pm

Wednesday: 7 am - 5 pm

Thursday: 7 am - 5 pm

Friday: 7 am - 5 pm

Saturday: 8 am - 12 pm

Sunday: Closed

Steps

Precast Concrete Steps

Precast concrete steps are made in a variety of widths to accommodate the size you need for your entry. The concrete steps can be also purchased in 6", 7", and 8" heights with the 3' width only. This will help you to achieve the proper footstep when the height of the porch varies. As a rule of thumb, you should measure the top of your porch to the sidewalk. For example, let's assume that this distance is 21" from top to bottom. Thus, it would require two steps 7 inches high with a two step riser to provide the proper stepping.

Availability and Pricing

Click on any thumbnail to see a larger version.

Steps



3ft.
wide/6"
high

\$42.00



3 ft.
wide/7"
high

\$42.00



3ft.
wide/8"
high

\$42.00



3.5ft.
wide/7"
high

\$46.00



4ft
wide/7"
high

\$53.00



5ft
wide/7"
high

\$64.00



6ft
wide/7"
high

\$82.00

Risers



2 step set **\$15.00**



3 step set **\$20.00**



4 step set **\$27.00**



5 step set **\$33.00**

SEARCH

Search

National Block Company
39000 Ford Road
Westland, Michigan 48185
Phone: 734-721-4056
Fax: 734-721-2080

LOCATION



GALLERY



FOLLOW US!

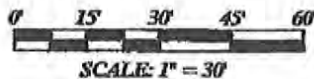


Each Step 
Riser 7" 

38"

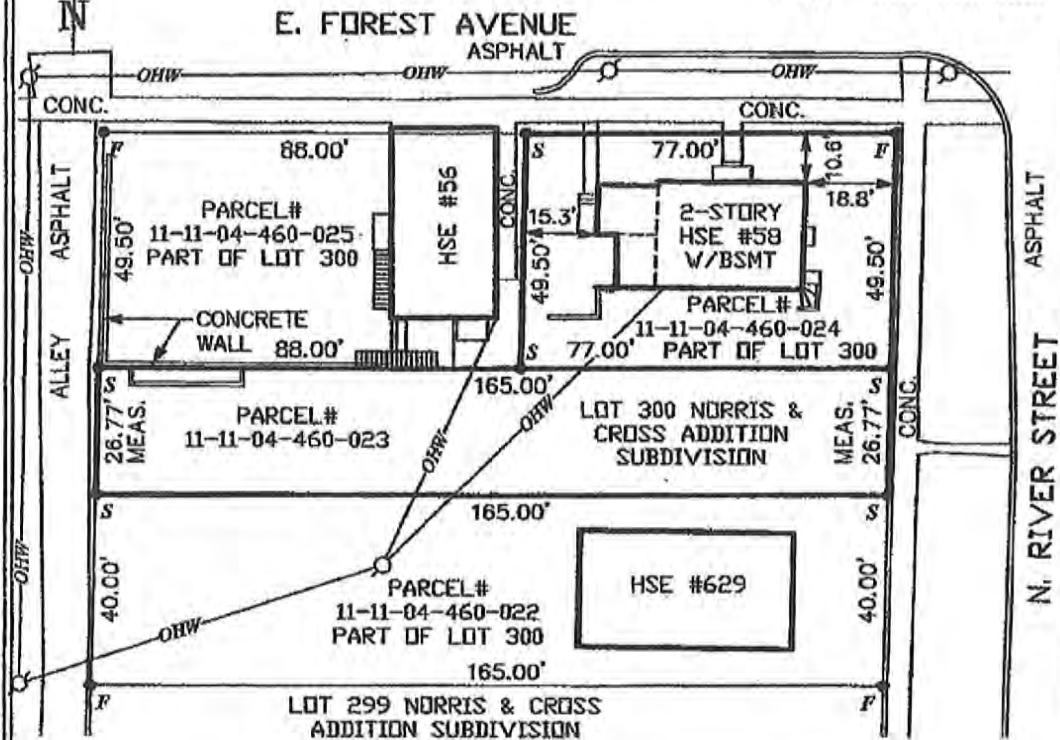


CERTIFICATE OF SURVEY



LEGEND

- IRON
- F FOUND IRON
- S SET IRON
- UTILITY POLE
- OHW — OVERHEAD WIRE



LEGAL DESCRIPTION PARCEL# 11-11-04-460-024

THE NORTH 49.50 FEET OF LOT 300 OF NORRIS AND CROSS ADDITION SUBDIVISION, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN. EXCEPT THE WEST 88.00 FEET THEREOF.

LEGAL DESCRIPTION PARCEL# 11-11-04-460-023

LOT 300 OF NORRIS AND CROSS ADDITION SUBDIVISION, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN, EXCEPT THE NORTH 49.50 FEET THEREOF, AND EXCEPT THE SOUTH 40.00 FEET THEREOF.

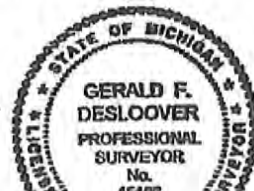
I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE ON AUGUST 13, 2015 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/7000, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED HAVE BEEN COMPLIED WITH.

AMERICAN LANDMARK SURVEY P.L.C.

SURVEY OF LOT 300 NORRIS & CROSS ADDITION SUBDIVISION, CITY OF YPSILANTI, WASHTENAW

DATE: 8/13/2015
DRAWN BY: GFD
SCALE: 1" = 30'

Gerald F. Deslover
GERALD F. DESLOOVER
PROFESSIONAL SURVEYOR
NO. 45166



780414

Image/Sketch for Parcel: 11-11-04-460-024**City of Ypsilanti**[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)**Caption:** No caption found

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HDC Work Permit Staff Review

Property address: 58 E Forest

Date of Review: 10/6/2015

Date of Meeting: 10/13/2015

Proposed work: Fence, driveway, shutter & flowerbox installation; porch replacement

Materials: Wood and concrete, precast concrete for porch steps

Staff review:

1. The applicant is applying to replace the existing porch with concrete steps, install a concrete driveway, a fence and shutters and flowerboxes.
2. Precast concrete is usually not appropriate for historic structures.
3. Staff advised the owner to attend to answer any questions and provide current photos of the house.
4. ROW and Building permits need to be approved prior to commencing work.

Relevant Secretary of the Interior's Standards:
6, # 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.

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF SEPTEMBER 22, 2015

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: Council Chambers, City Hall

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

Commissioners Absent: Ron Rupert

Staff Present: Cynthia Kochanek, Associate Planner

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

219 N Huron

*Application was tabled last meeting pending further information on the handrail replacement/installation and a drawing of the proposed steps and railing. Staff has written a letter and left a voicemail advising of the need to attend the meeting tonight or the application would be denied.

Applicant: David Deyo- owner (not present)

Discussion: Stevenson: States that at the last meeting, it was decided that the applicant needed to show up or the application would be denied. This is the last meeting for this application.

Motion: Prebys (second: Condon) moves denial for 219 N Huron for lack of the requested information.

Secretary of the Interior Standard:
n/a

Approval: Unanimous. Motion carries.

NEW BUSINESS

103 S Huron

*Application is for a fence installation; 6' cedar and 4' chain link fence. Installation of the chain link appears to be at the rear of the property.

Applicant: Chris Mason, owner (present)

Discussion: Stevenson: Recaps what the application is for and advises that the HDC does not approve chain link fencing.

Mason: States that she understands and that the chain link was for security and privacy. She states that the chain link would be at the back and that the rose of sharon bush at the front would block any view of the fence.

Prebys: Requests clarification on where the fencing is going to be located.

Mason: She states that the fence is in the back off of the parking lot by SOS. She states that the fence is between the two buildings, that the fencing would tie the two buildings together. They are just trying to close off the area to keep people from cutting in between the properties.

Condon: Inquires as to why it would need to be chain link fencing at the back.

Mason: Replies that it is for visibility, so that they can see what is going on. States that she does not want a solid fence at the back.

Stevenson: Inquires as to whether the applicant would be open to a different fence material.

Mason: Affirms that she is open to a different material, that they only suggested the chain link since they were familiar with it.

Prebys: Inquires as to the location of the 6' cedar fencing.

Mason: *(Indicates on map where the fence would be located)*
She states that the wood fence would be at the front.

Condon: Advises that chain link fence is not allowed and to use instead a wood or aluminum picket fence.

Stevenson: Advises that the wood fence needs to be painted or stained an opaque stain. Inquires as to what color the applicant would like to use.

Mason: States that she would use a dusty rose color to match the house.

Motion: Condon (second: Prebys) moves approval for 103 S Huron St to include a 6' high wood cedar privacy fence towards the front of the building running to the adjacent building and a 4' high fence that is either a wood picket or aluminum bar fence that is semi-opaque at the back. No chain link fence.

Condon (second: Prebys) moves to amend the motion to add the requirement for painting the wood fence in a paint or opaque stain.

Secretary of the Interior Standard:

10- New work shall be removable.

Approval: Unanimous. Motion carries.

408 N Hamilton

*Application is for reroof in fiberglass shingles. Color: multi-color (red & white)

Applicant: Jerel Harrington -owner (present)

Discussion: Stevenson: Inquires about the roofing.

Harrington: *(Provides a sample of the roof shingle and color)*

States that the only difference from what is already there is that the new shingle will be a dimensional shingle. States that the color matches what is on the house.

Prebys: Inquires as to whether any new vents would need to be added and what type.

Harrington: States that he will need to add vents to the roof and that he would add them to the south side.

(Indicates the locations of the vents with a photo)

The vents would be in the same locations as the existing, in the dormer.

Stevenson: States that the vents, if can vents, need to be at the back so that they cannot be seen from the street.

Prebys: Inquires about a new drip edge.

Harrington: States that the new drip edge and rake edge would be white to match the trim.

Motion: Prebys (second: Pettit) moves approval of the application for 408 N Hamilton for the installation of a new roof which is CertainTeed dimensional fiberglass shingle in Colonial Slate. Venting shall be on the south side of the dormer, if extra venting is necessary, it is recommended that they be ridge venting. Drip edge is white.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

64 N Huron

*Application is for window replacement, restoration of wood framing, installation of metal panels and frosted glass below storefront windows and tuck pointing.

Applicant: John Stadnicar, NTH Consultants – engineer (present)

Discussion: Stevenson: Requests an overview of the work to be completed.

Stadnicar: States that he is working for DTE and that they are planning to redo the storefront windows and the panels below the windows. They plan

to use aluminum frames for the top windows, wood framing under the windows and metal panels within the wood framing. States that two of the panels below the main windows are wired glass and they will be replaced with double pane glass. The color stated in the application for the window framing was brown however they plan to use bronze instead. The metal panels below the main windows will be insulated. They are planning some repointing of the brick and limestone on the lower level due to weathering. Sealants will be used around the windows.

Prebys: Clarifies that the tuck pointing will be for both the limestone and brick.

Stadnicar: Affirms.

Pettit: Inquires as to whether the leaded glass will be part of the project.

Stadnicar: States that those will not be part of the project at this time. If DTE does decide to do anything, they can refurbish them.

Prebys: Inquires about the wired glass.

Stadnicar: States that the wired glass is for the two smaller windows below the main windows.

Condon: Inquires as to why the copper finish.

Stadnicar: States that the current framing is real copper that has been painted over.

Condon: Clarifies that the copper color would be a coating.

Stadnicar: Confirms.

Condon: States that the coating would not patina like real copper.

Stadnicar: Confirms that it would not create that green patina, it would be a regular copper color and that it would not be that bright.

Schmiedeke: Inquires as to whether the HDC needs to talk to the contractor regarding the type of mortar for tuck pointing.

Condon: States that the contractors that DTE hires usually know what they are doing in regards to the tuck pointing.

Lindsay: States that on the drawing with the application it lists that the existing glazing system will be suspended 1 inch behind the new glazing system and asks if the new glazing system will continue all the way up.

Stadnicar: States that it will not run all the way up but they may put the double pane windows behind the current leaded glass as a temporary weather seal in that area.

Prebys: Seeks verification that the new glass will be behind the existing leaded glass.

Standnicar: Confirms.

Motion: Condon (second: Prebys) moves approval of the application for 64 N Huron Street to include the removal and replacement of the storefront windows with Kawneer Encore Glazing System with an aluminum frame and a copper finish. With the WireLite NT wired glass being installed into the two lower bulkhead windows and the cleaning of the existing masonry, tuck pointing of the existing masonry and replacement of the joint sealants on the west elevation of the building. Any limestone patching or tuck pointing should be tooled and color matched to the existing mortar in type N mortar or softer. Insulated metal panels will be installed underneath the storefront windows.

Approval: Unanimous. Motion carries.

Secretary of the Interior Standard:

#5- Preserve distinctive features.

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

36 N Huron

*Application is for sign replacement.

Applicant: Heather Freeling– owner (present)

Discussion: Stevenson: Asks whether the applicant has talked to the building department regarding the size of the sign.

Freeling: States that it is smaller than the current sign.

Staff: Advises that the current zoning ordinance is different than the ordinance in place when the old sign was approved.

Prebys: States that the building department alerted the HDC that the sign is being denied due to its size.

Stevenson: States that we can discuss the sign but it may need to be resized.

Prebys: States that the sign looks great but that the building department regulations supersede the HDC.

Condon: Asks who measured the size of the sign that is listed in the application and asks whether the sign fits within the existing signboard.

Freeling: States that the person that created the sign did the measurements. She states that the entire sign does not fit into the current signboard. The word salon will not fit within. States that there was some confusion as to whether she was in the historic district or not.

Condon: States that the issue is not the HDC but the zoning and the sign ordinance that requires the sign to be of a certain size. States that even if she was not in the HDC, the sign would still need to meet the sign ordinance. States that he also likes the sign.

Freeling: Suggests that she can project out the word "salon".

Stevenson: States that the applicant should check back in with the building department to see what the issue is with the size. She states to come back to the HDC once the issue with the size is resolved. Advises to see if there is a way to redesign the current sign to make it work.

Pettit: Advises that for the HDC it is about the method of attachment and the materials used for the sign. He states that once the size of the sign is resolved to come back and let the HDC regarding those things and then the applicant can move forward.

Motion: Prebys (second: Condon) moves to table the application for 36 N Huron pending the resolution of the placement of all letters in the signboard area.

Secretary of the Interior Standard:
n/a

Approval: Unanimous. Motion carries.

316 Pearl

*Application is for roof and gutter replacement. Replacement roof is stone-coated steel and the gutters will be replaced with k-style gutters and downspouts in white.

Applicant: Chandler Metal Roofing- contractor (absent)

Discussion: Stevenson: States that it is still a material that is trying to be something that it isn't.

Prebys: States that he is fine with this roof.

Condon: States that he prefers that it be metal roof with the standing seems.

Lindsay: Inquires as to how this roof will wear as it ages and how the roof is applied.

Prebys: States that the HDC needs more info on the venting system and trim.

Stevenson: States that the commission will need to do some research into this type of roof.

Motion: Pettit (second: Condon) moves to table the application for more information about the roofing system.

Secretary of the Interior Standard:
n/a

Approval: Unanimous. Motion carries.

STUDY ITEMS

306 N River, Suite D

Applicant: Daniel Kubera & Eric Mullins- owner (present)

Discussion: Stevenson: States that she does not see any problem with the windows.

Kubera: States that they are looking to open up an old door that has been closed off for ADA access.

Stevenson: States that she does not see a problem with that.

Condon: Asks about the materials used for the windows.

Kubera: States that it is just a wood window that will be painted. He plans to match the current windows.

Prebys: Sees no problem with plans and that they just need to return with an application.

320 N Washington

Applicant: Chris Janowiak- owner (present)

Discussion: Stevenson: States that he is looking to replace the windows and inquires as to whether it would be all the windows that would be replaced.

Janowiak: He confirms that all of the windows would be replaced except the ones in the addition from 1999. He states that all of the windows have been there since 1930 and he is looking to button up the building. He is planning on wood replacement windows with aluminum cladding.

Condon: States that the HDC is charged to preserve what can be saved. States that often the replacement of the windows may save up to 20% of energy costs and the cost of replacing the windows would take almost 20 years to recoup.

Janowiak: States that the storms are not working well and is looking to reduce the heating costs and that it is hard for the current storms and windows to be reached and cleaned.

Prebys: States that he has storms and he brings someone in to clean and maintain them.

Janowiak: States that he would just like to replace them, that he would like something that has easier maintenance.

Stevenson: States that with the application she would like to see photos that show what condition the windows are in currently to see if the replacement is actually needed. She states that the current proposed window is a frame within a frame and that the HDC cannot approve a reduction in window glass area.

Condon: Suggests a sash replacement and that can increase the efficiency of the windows.

Janowiak: States that these are single pane windows.

Prebys: Advises that the HDC is charged with preserving what they can.

Stevenson: States that the Secretary of the Interior's Standards for Rehabilitation state to repair and not replace. If the applicant can prove that it needs to be done, then they can approve replacement.

Pettit: States the HDC has seen where the sash replacement has worked and that is why they are suggesting it.

Prebys: States that the new growth wood that will be used in the new wood windows will not be as strong as the old growth that was used in the current windows.

Janowiak: Inquires as to whether the shutters can be replaced or removed. Asks about plastic or other materials. He states that he had them replaced about 10 years ago and that they are already falling apart.

Condon: Advises that if the new wood shutter matched the same size that he would not have a problem with the overlap no longer being there as long as they looked similar. They do not need to be a custom shutter.

Stevenson: States to bring spec sheets for the new shutters with the application as long as they are the same size.

Janowiak: Inquires about the replacement of garage doors. He states that the doors are very old and heavy and that with flower deliveries it is very hard to maneuver them. He will match what is there but in an insulated aluminum door. He has had people look at it and attempt repairs but they are worried about a heavy door coming down on someone. It is not powered.

Stevenson: Advises of application process and recommends to come back in as a study item. She advises not to replicate the old garage door, to use a modern door without the paneling and the windows in the garage door are not necessary, advises to bring in a few options for the garage door for the HDC to take a look at.

Janowiak: States that he is looking to replace the main wood doors with steel doors.

Stevenson: Advises that for the street side elevation, she would prefer to see wood doors and would not like to see the replacement of working doors.

Condon: Advises that the wood is a better door than the steel door. Wood is more impact resistant and you can get a wood door to be just as efficient as a new steel door.

Janowiak: States that he is currently putting in LED lights and requests that the HDC go by and look at the lights.

Stevenson: States that the lighting needs to be brought to the HDC for approval as well.

ADMINISTRATIVE APPROVALS- None

OTHER BUSINESS

Tabled Applications

The HDC discusses the process for keeping track of tabled applications and the need to have a decision rendered on an application prior to 60 days. It is suggested that staff calculate the 60 days from the date that a complete application is turned in and that if a decision is not rendered after the first meeting that a deadline that the application needs a decision by is listed in the minutes and confirmed with the applicant. It is also discussed that if the applicant and the HDC are able to agree on an extension at a meeting, that that may suffice for the agreement needed for the extension.

Property Monitoring

169 N Washington: Appears that there was a fire at this location and it needs to be monitored. HDC advised staff to send a reminder letter to owner on 8/25/15. Staff received a call from the owner, work has stalled at the site due to contractor issues. Owner is aware of the need for HDC approval for work.

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

35 S Huron: 12/2/14 staff took photos of what appeared to be exterior work being done. 12/11/14 staff sent out letter reminding owner that exterior work must be approved by the HDC. No new work has been done.

613 N Prospect: Columns were removed from the front of the house without HDC approval for repair work. In September 2014, the owner stated the repairs were taking longer than expected, but that the columns would be reinstalled. Will monitor to make sure the columns are returned.

322 E Cross: The HDC noticed 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. Second notice sent on 1/15/15. Commission advised staff to send additional letter on 5/26/15.

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

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. 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 they have not applied for any additional permits. It is not clear why the work did not require HDC approval. Staff sent second notice 5/6/15.

202 N River: The HDC requests that a letter be sent to the owner advising that any exterior work requires an HDC work permit as there was a new stair entrance leading to the back of the property without approval as of 3/24/15. HDC advised staff to send a letter on 6/9/15.

219 N Huron: Unapproved set of wood stairs and railings on the front of the home. Owner of property came in on the 8/11/15 meeting to discuss what needs to be done with the stairs. Application denied for lack of info on 9/22/15.

409 Maple: Work was approved on 7/24/14 and the HDC is concerned it has not been completed as of 4/28/15. Staff was advised to send a letter on 6/23/15.

302 E Cross: HDC brought to staff's attention that the house has been inactive for a period of time. HDC advised staff to send letter at the 8/11/15 meeting requesting information of intentions for the home.

9 N River: The HDC noticed that there are large amounts of exposed wood on this home due to paint peeling and chipping. Advised staff to send a letter on 8/25/15. Shutters have been removed and this may be prep work for painting.

MHPN Training

Some available MHPN training options, days and possible locations are discussed.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of September 8, 2015

Motion: Prebys (second: Condon) moves to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:56 pm