

1. Agenda

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA SEPTEMBER 22, 2015 \(PDF\).PDF](#)

2. Agenda Packet

Documents: [HISTORIC DISTRICT COMMISSION MEETING AGENDA PACKET SEPTEMBER 22, 2015 \(PDF\).PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, September 22, 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. 219 N Huron

Stair & railing installation

B. NEW BUSINESS

2. 103 S Huron

Fence installation

3. 408 N Hamilton

Reroof

4. 64 N Huron

Window replacement, tuck pointing

5. 36 N Huron

Sign installation

6. 316 Pearl

Reroof & gutter replacement

C. STUDY ITEMS

7. 306 N River, Suite D

Window & door installation

8. 320 N Washington

Window replacement

D. ADMINISTRATIVE APPROVALS- None

E. OTHER BUSINESS

9. Property Monitoring

10. MHPN training options

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of September 8, 2015

VIII. ADJOURNMENT

Secretary of the Interior's Standards for the Rehabilitation of Historic Structures

Developed by the U.S. Department of the Interior, the Standards provide a framework that guides protective decisions regarding historic structures. The Historic District Commission is required to cite applicable Standards with each formal decision it renders. It may also cite HDC Fact Sheets as part of its decision-making process.

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

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

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

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Do not imitate earlier styles.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Preserve significant changes acquired over time.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Preserve distinctive features.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Clean building gently—no sandblasting.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Preserve archaeological resources.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New work shall be removable.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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Ypsilanti Historic District

Work Permit Application

Date filed 6/29/15 for HDC meeting date 7/14/15

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

Applicant

☒ Owner

☐ Architect

☐ Contractor

Name DAVID DEYO

Address 13600 SPENCER

City Berlin M.

State

Zip 49329

Phone 734-445-2282

Fax

E-mail DAVID@DEYO.COM

Owner

(If different than applicant)

Who will perform the work?

☒ Owner

☐ Contractor

Contractor

(Name, address,

phone)

Action Items only:

Construction Cost \$1,200

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 219 N. HIRON

Applicant DAVID DEYO

Description of proposed work (see sample applications)

REPLACE FRONT STEPS

Materials

2x10 STRINGERS
5/4x6 TREADS
1x6 RISERS
2x4 & 5/4x6 HANDRAIL

Colors (Attach color chips or samples)

Body TO MATCH HOUSE Accent 1 _____

Trim _____ Accent 2 _____

Roof _____ Other _____

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

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

[Signature]
Signature of Applicant

06-23-15
Date



HDC Work Permit Staff Review

Property address: 219 N Huron

Date of Review: 9/18/2015

Date of Meeting: 9/22/2015

Proposed work: Porch & railing replacement

Materials: wood

Staff review:

1. Staff sent a letter after the 9/8/15 meeting advising that the application was tabled again and that the owner/applicant would need to attend the meeting or the application would be denied at the 9/22/15 meeting. Staff returned a voicemail left from the applicant regarding the letter. Staff left a voicemail and advised that the applicant does need to attend the meeting with more drawings/photos of the porch.
2. Building department application is also required.

Relevant Secretary of the Interior's Standards:
#9

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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 9/7/15 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 103 Huron St.

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name United HomeServices

Address 35455 Veronica Street

City Livonia

State MI Zip 48150

Phone 586-274-9100 x 1318

Fax 586-274-4068

E-mail danc@unitedhs.net

Owner Chris Mason

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor United Home Services

(Name, address, phone) 35455 Veronica Street, Livonia, MI 48150 586-274-9100 x 1318

Action Items only:

Construction Cost _____ Permit Application Fee \$35.00

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:

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Ypsilanti Historic District Work Permit Application

Date filed 9/7/15 for HDC meeting date 9/22/15

Property Address 103 Huron St.

Applicant United Home Services for Chris Mason, Owner of property

Description of proposed work (see sample applications)

Install 6' high Cedar privacy fence down one side property line and across back, and 4' high chain link fence down one side of property with a 4' walk thru gate

Materials

6' high Cedar Wood and 4' high Galvanized Chain Link fencing

Colors (Attach color chips or samples)

Please see attached sketches

Body _____

Accent 1 _____

Trim _____

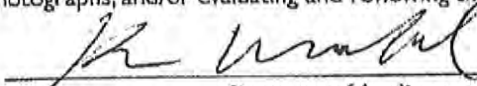
Accent 2 _____

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.)

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Signature of Applicant

9/17/15
Date



HDC Work Permit Staff Review

Property address: 103 S Huron St

Date of Review: 9/18/2015

Date of Meeting: 9/22/2015

Proposed work: Install 6' cedar privacy fence and 4' chain link fence with gate

Materials: cedar and galvanized chain link

Staff notes:

1. Staff spoke with contractor and advised that chain link is not allowed in the Historic District. Chain link appears to be at the back of property.
2. Advised of the need for the owner or contractor to be present at the meeting.
3. Staff advised contractor that the cedar fence will need to be painted or stained an opaque stain. The applicant/owner will need to address color options.
4. Applicant will need to submit a building department fence application and receive an approval prior to work commencing.

Relevant Secretary of the Interior's Standards:

#9, #10

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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.

Plot Plan for 103 S. Huron St

 = existing fence that stays

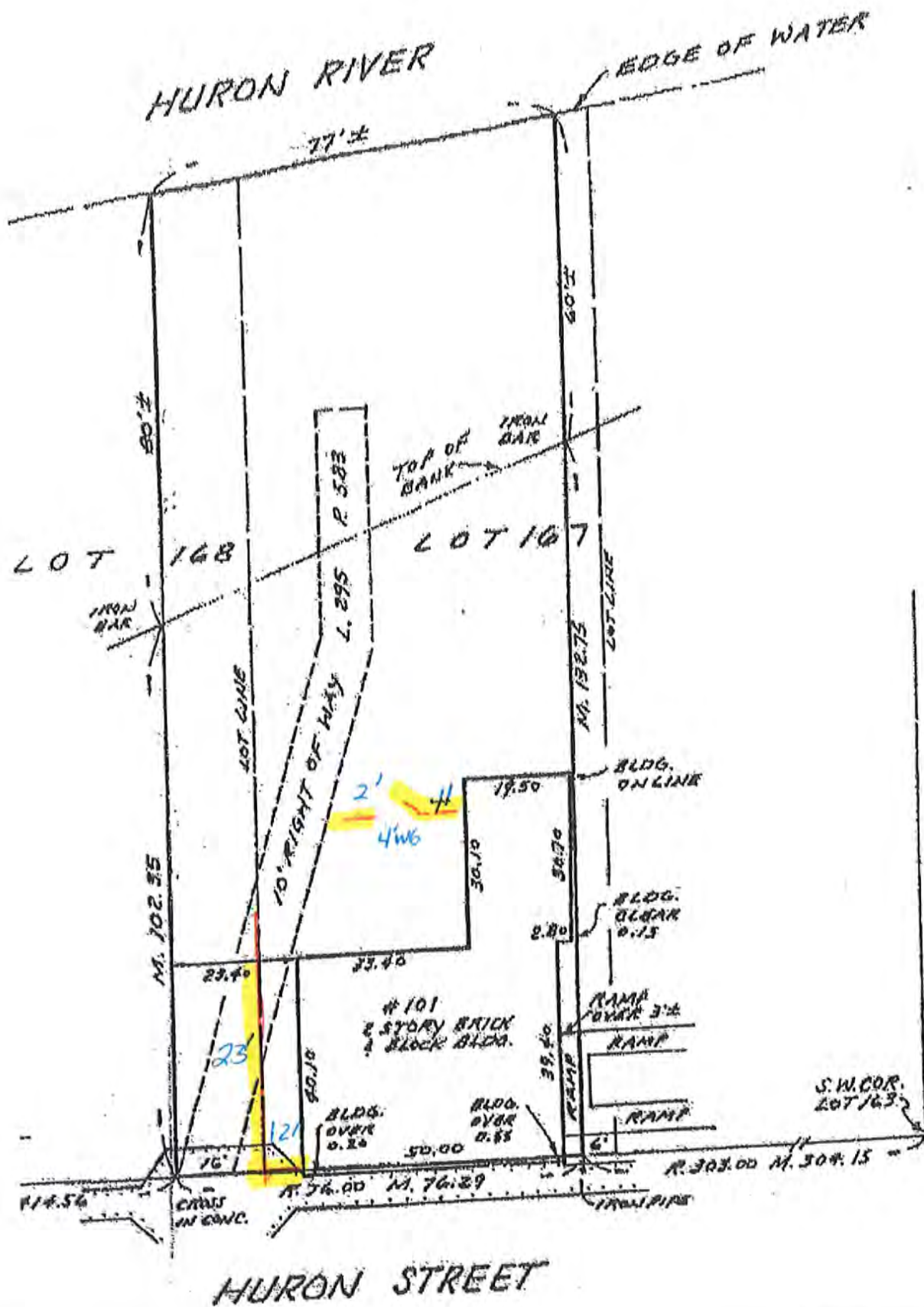
 = 6' high wood cedar privacy fence that we are installing

 = 4' high galvanized chain link fence that we are installing



S Huron St





103 S Huron





103 S. Huron



Roe 19629 2

Ypsilanti Historic District Work Permit Application

Date filed _____ 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 408 N. Hamilton Ypsilanti M.

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Jerel Harrington

Address 8370 Whitaker

City Ypsilanti State Mi Zip 48197

Phone 734-657-4012 Fax _____

E-mail _____

Owner _____
(If different than applicant)

Who will perform the work? ☒ Owner ☐ Contractor

Contractor _____
(Name, address, phone)

Action Items only:

Construction Cost 32000 Permit Application Fee 4000

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:

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Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date 9-22

Property Address 408 N. Hamilton

Applicant Jerry Harrington

Description of proposed work (see sample applications)

Re-roof House -
Currently There is one layer
of asphalt red shingles -
I will be installing Fiber-glass
over the red roofing

Materials

3 Tab Fiber-glass Owen
corning shingles -
Currently - Red
Propose - Multi-colored ~~state~~
Red/white Coral color -

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof Coral

Other _____

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

9-14
Date



HDC Work Permit Staff Review

Property address: 408 N Hamilton

Date of Review: 9/18/2015

Date of Meeting: 9/22/2015

Proposed work: Re-roof

Materials: 3 Tab Fiberglass Owens Corning shingles in red/white

Staff review:

1. Staff left a message and advised the applicant to attend the meeting
2. Reroof is a color change, application states that the proposed roof is multi-colored (red and white) -- staff did not do an admin approval since the specific color could not be verified

Relevant Secretary of the Interior's Standards:
#9

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8. Preserve archaeological resources.

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

10. New work shall be removable.

408 N. Hamilton





Ypsilanti Historic District Work Permit Application

Rec 19672 3

Bldg permit
req'd

Date filed September 15, 2015 for HDC meeting date September 23, 2015

Action item ☒ Study item ☐

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

Property Address 64 North Huron Street, Ypsilanti, Michigan

Applicant ☐ Owner ☒ ~~Architect~~ ^{Engineer} ☐ Contractor

Name John Stadnicar

Address 41780 Six Mile Road

City Northville State MI Zip 48168

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

E-mail jstadnicar@nthconsultants.com

Owner DTE Energy

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor TBD

(Name, address,
phone)

Action Items only:

Construction Cost \$44,000

Permit Application Fee \$105

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

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Ypsilanti Historic District Work Permit Application

Date filed September 15, 2015 for HDC meeting date September 23, 2015

Property Address 64 North Huron Street, Ypsilanti, Michigan

Applicant NTH Consultants, Ltd.

Description of proposed work *(see sample applications)*

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

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

Refer to attached rendering.

Materials

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

Insulated metal panels

WireLite NT Wired Glass

Colors *(Attach color chips or samples)*

Body Brown (TBD)

Accent 1

Trim Copper-like

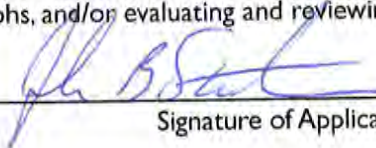
Accent 2

Roof

Other

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Signature of Applicant

September 15, 2015
Date



HDC Work Permit Staff Review

Property address: 64 N Huron

Date of Review: 9/18/2015

Date of Meeting: 9/22/2015

Proposed work: Window replacement, wood frame restoration, installation of metal panels and glass panels below windows, masonry cleaning, tuck pointing

Materials: Kawneer Encore Glazing System, aluminum frame (copper like finish), insulated metal panels, WireLite NT Wired Glass

Staff review:

1. Staff corresponded via email and phone with the applicant and advised of need to attend the meeting
2. Need to verify the location of the WireLite NT Wired glass and the color of the metal panels below the windows. Brown (TBD) is listed on the application.
3. Building department permit needs to be obtained; sealed, detailed drawings need to be submitted with the building application.

Relevant Secretary of the Interior's Standards:
#5, #9

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7. Clean building gently—no sandblasting.

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

10. New work shall be

104 N. Huron





100_6310



100_6312



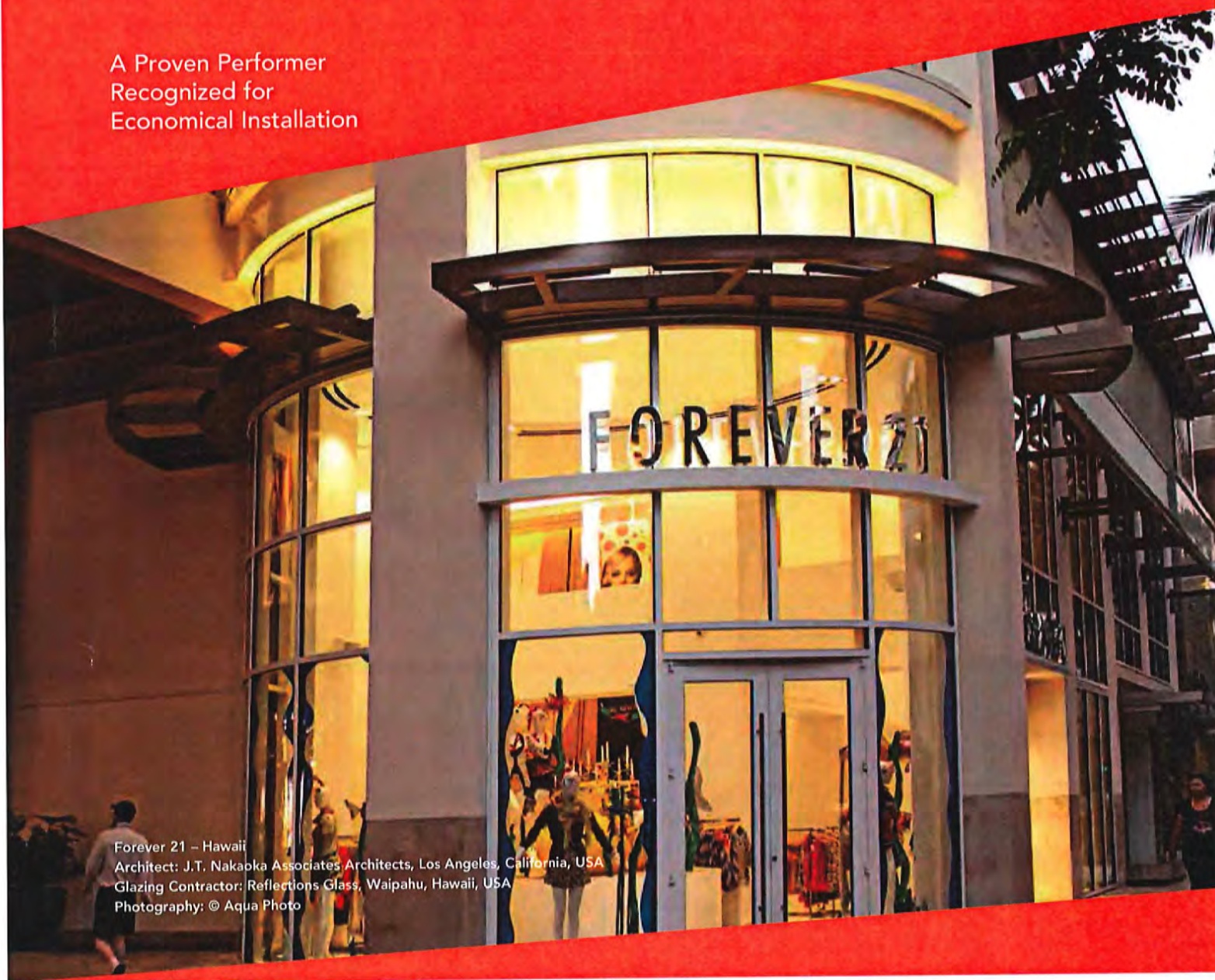
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Similar Storefront-After

EnCORE™ Thermal Framing System

A Proven Performer
Recognized for
Economical Installation



Forever 21 – Hawaii
Architect: J.T. Nakaoka Associates Architects, Los Angeles, California, USA
Glazing Contractor: Reflections Glass, Waipahu, Hawaii, USA
Photography: © Aqua Photo

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

Economy

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

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

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

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

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

Performance

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

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

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

Aesthetics

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

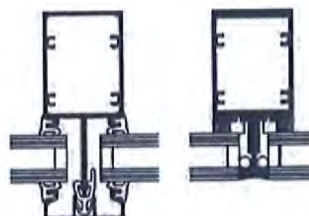
The 1-3/4" (44.5 mm) minimal sightline provides consistent design aesthetics, while a 1-1/4" (31.75 mm) perimeter sightline is also available. Since the exterior face and interior mullions are separate pieces, two-color design considerations are easily realized.



Forever 21 – Hawaii

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

Glazing Contractor: Reflections Glass, Waipahu, Hawaii, USA



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

For the Finishing Touch

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

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

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

Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

kawneer.com
kawneergreen.com
770 . 449 . 5555

 **KAWNEER**
AN ALCOA COMPANY

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BIM 3D MODEL AVAILABLE



FIRE-RATED



HOSE STREAM TESTED



IMPACT-RATED



POSITIVE PRESSURE TESTED



FIRE-RATED, SAFETY-RATED WIRED GLASS

WireLite[®] NT is a nominal 1/4" (6 mm) thick fire-rated and impact safety-rated glazing material composed of wired glass and surface-applied fire-rated film. It is listed for use in doors, sidelites, transoms and borrowed lites with fire rating requirements for 20, 45, 60 and 90 minutes.

FEATURES

- Fire-rated for 20, 45, 60 and 90 minutes with required hose stream test
- Impact safety-rated—meets ANSI Z97.1 and CPSC 16CFR1201 (Cat. I and II)
- Wired glass with high performance surface-applied fire-rated film
- Available in Diamond Clear, 3/4" pattern (19 mm) and Georgian Clear, 1/2" pattern (12.7 mm)
- Available as an insulated glass unit (IGU)
- Withstands thermal shock
- Passes positive pressure test standards UL 10C, UBC 7-2 and UBC 7-4
- Fits in Designer Series Fireframes[®] from TGP, or standard fire-rated frames
- 3-year limited warranty*

Note: This product is not a barrier to radiant heat. This product does not meet test standards ASTM E-119 or UL 263. If your jurisdiction requires a "barrier to heat" product, please contact Technical Glass Products regarding Pilkington Pyrostop[®].

LISTINGS

Classified and labeled by Underwriters Laboratories, Inc.[®] and Underwriters Laboratories of Canada. File number for labeled fire-rated assemblies is R13377. Testing performed in accordance with UL 9, UL 10C, ASTM E2074, NFPA 252, NFPA 257, UBC 7-2 and UBC 7-4.

RATING	ASSEMBLY	MAX. EXPOSED AREA	MAX. WIDTH OF EXPOSED GLAZING	OR	MAX. HEIGHT OF EXPOSED GLAZING
STANDARD SIZES					
20 min.	DOORS (non-temp rise) OTHER THAN DOORS	3,289 in ² (2.12 m ²) / 22.84 ft ² 1,296 in ² (.84 m ²) / 9 ft ²	34–3/4" (883 mm) 54" (1,372 mm)		92" (2,337 mm) 54" (1,372 mm)
45 min.	DOORS (non-temp rise) / OTHER THAN DOORS	1,296 in ² (.84 m ²) / 9 ft ²	54" (1,372 mm)		54" (1,372 mm)
60 min. - 90 min.	DOORS	100 in ² (.06 m ²) / .69 ft ²	10" (254 mm)		33" (838 mm)
SIZES WHEN GLAZED WITH PEMKO FG3000™					
45 min.	DOORS (non-temp rise) OTHER THAN DOORS	2,856 in ² (1.84 m ²) / 19.83 ft ² 4,608 in ² (2.97 m ²) / 32 ft ²	34" (839 mm) 100" (2,540 mm)		84" (2,134 mm) 100" (2,540 mm)
60 min.	WOOD DOOR (non-temp rise)	960 in ² (.62 m ²) / 6.56 ft ²	12" (305 mm)		80" (2,032 mm)
90 min.	DOORS (non-temp rise)	552 in ² (.36 m ²) / 3.83 ft ²	12" (305 mm)		46" (1,168 mm)

Note: Individual lite sizes cannot exceed "Max. Exposed Area" shown above.

SURFACE FINISH	Diamond	Georgian
MAX. SHEET SIZE	58" x 100" (1.47 m x 2.54 m)	58" x 100" (1.47 m x 2.54 m)

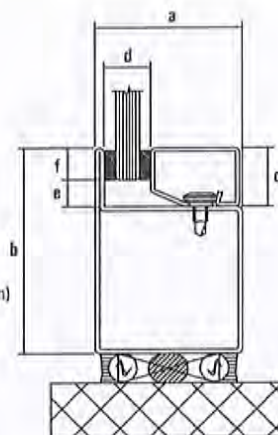
GENERAL CHARACTERISTICS

THICKNESS:	Nominal 1/4" (6 mm) overall
WEIGHT:	3.79 lb / ft ² (18.50 kg / m ²)
APPROX. VISIBLE TRANSMISSION:	77%
FIRE RATING:	20, 45, 60 and 90 minutes
IMPACT SAFETY RATING:	Meets ANSI Z97.1 and CPSC 16CFR1201 (Cat. I and II)

Detail based on use of
Fireframes Designer Series
narrow profile framing

Glazing Thickness: 1/4" nominal
(6.4 mm)

- a. Frame width: 2" (51 mm)
- b. Frame height: 2-3/4" (70 mm)
- c. Stop height: 5/8" (typical) (15 mm)
- d. Pocket width: 9/16" (14.3 mm)
- e. Edge clearance: 1/4" (6.4 mm)
- f. Bite: 1/2" (12.7 mm)



SPECIFICATIONS

All glass designated on the drawings as fire-rated and impact safety-rated shall be nominal 1/4" (6 mm) thick WireLite NT supplied by Technical Glass Products.

Complete 3-part CSI format specifications are available online at fireglass.com, or by calling 800.426.0279.

LABELING

Each piece of WireLite NT shall be permanently labeled with the WireLite NT logo, UL logo and fire rating.

INSTALLATION

WireLite NT shall be glazed into the appropriate fire-rated framing with an approved glazing compound (pure silicone, closed cell PVC tape, or DAP 33 putty) as supplied by the installer.

For sizes larger than 1,296 in² (.84 m²) or 54" (1.34 m) in one dimension (noted in the size schedule for standard sizes), WireLite NT shall be glazed with Pemko FG3000™ as supplied by the installer.

STORAGE & HANDLING

Inspect each piece of WireLite NT immediately before installation and eliminate any with observable edge damage or face imperfections. WireLite NT must be handled with care during transportation, storage, inspection and installation. Store in a dry place.

FAMILY OF PRODUCTS

TGP offers a complete family of products for all your fire-rated glazing needs, ranging from 20 minute to 3 hour applications.

Fireglass®20	Fire-rated, impact safety-rated toughened glass
FireLite®	Fire-rated glass ceramic
FireLite® NT	Fire-rated, impact safety-rated glass ceramic with surface-applied film
FireLite Plus®	Fire-rated, impact safety-rated glass ceramic
FireLite® IGU	Fire-rated or fire/impact safety-rated insulated glass units
Pilkington Pyrodur®	Fire-rated, impact safety-rated glass
Pilkington Pyrostop®	Fire-rated, impact safety-rated transparent wall panels
WireLite®	Fire-rated, wired glass
WireLite® NT	Fire-rated, impact safety-rated wired glass with surface applied film
Fireframes®	Fire-rated framing & doors for use with all TGP glass products



TECHNICAL GLASS PRODUCTS®
one source many solutions

fireglass.com | 800.426.0279

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WireLite^{NT}

Fire-Rated, Impact Safety-Rated Wired Glass with Surface-Applied Film

WireLite[®] NT is a 1/4" (6 mm) glazing material composed of wired glass and a fire-rated surface-applied film. WireLite NT is listed for use in doors, sidelites, transoms and borrowed lites.



FIRE-RATED
20-90 MINUTES



Framing Options

[Send via Email](#)

[Printable Version](#)



DOCS & DOWNLOADS

[Product Fact Sheet](#)

[CSI Format Specs](#)

[BIM 3D Model](#)

[Product Comparison Chart](#)

[Watch Product Testing](#)

fireframes[®]

Designer Series - 20/45/60/90 Minute Fire-Rated Doors & Frames



The Designer Series doors and frames incorporate precise European engineering, providing a sleek, modern alternative to traditional hollow metal frames.



Traditional Hollow Metal Steel Frames-Fire-Rated Doors & Frames



TGP glazing can be used in any approved fire-rated door and frame assemblies.

GET IT RIGHT

Which product is best for you? Use our online SpeciFIRE[®].

GET FIRELITE

Our ultraHD[®] Technology is clearly superior.

GET A QUOTE

Let us help you cost out your next project.

[FIRELITE[®]](#)

[PILKINGTON PYROSTOP[®]](#)

[FIREFRAMES[®]](#)



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.

Kati Freely
Signature of Applicant

9/16/15
Date



HDC Work Permit Staff Review

Property address: 36 N Huron

Date of Review: 9/18/2015

Date of Meeting: 9/22/2015

Proposed work: Sign replacement

Materials: 12 gauge steel

Staff review:

1. Staff corresponded via email with applicant and advised of the need to attend the meeting and to address missing info on application
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 sign application still needs to be submitted and sign cannot exceed the maximum limit.

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.**

old sign

Thomas

SALON







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



36 N Huron



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 _____

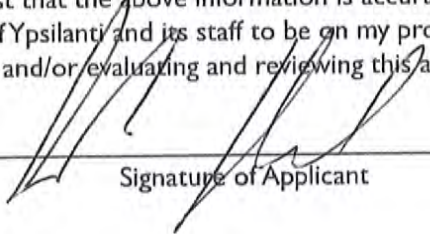
Accent 2 _____

Roof BLACK

Other GUTTERS/DOWNSPOUTS 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



HDC Work Permit Staff Review

Property address: 316 Pearl

Date of Review: 9/18/2015

Date of Meeting: 9/22/2015

Proposed work: Reroof and gutter replacement

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

Staff review:

1. Staff corresponded via email with applicant and advised of the need to attend the meeting.
2. Advised that there would be a concern about the metal roofing imitating asphalt roofing.
3. 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.
4. Staff has sample of the roofing system.
5. Building department approval is needed prior to work commencing.

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.

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

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

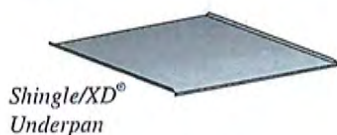
Chandler
METAL ROOFING



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



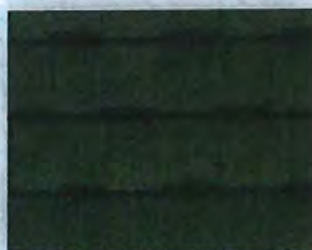
Fawn Grey



Midnight Eclipse



Vintage Slate



Woodland Green







Image capture: Oct 2014 © 2015 Google

Ypsilanti, Michigan

Street View - Oct 2014





Ypsilanti Historic District Work Permit Application

Date filed 8/27/15 for HDC meeting date Next Available

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 41898

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 Community 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.

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 8/27/2015 for HDC meeting date Next Available

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

8/27/2015

Date

306 N. River





Ypsilanti Historic District Work Permit Application

Date filed 9/10 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 320 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 JANOWSKIFUNERALHOME@comcast.net

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor George Meyer
(Name, address, phone) _____

Action Items only:

Construction Cost _____ Permit Application Fee _____

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

To complete this application:

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address _____

Applicant _____

Description of proposed work (see sample applications)

new windows.
Pella Architect windows - All wood.
Aluminum clad on outside.

Materials

Colors (Attach color chips or samples)

Body white

Accent 1 _____

Trim _____

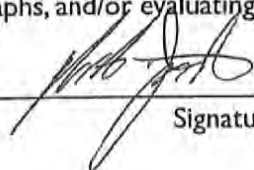
Accent 2 _____

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

9/10/15

Date

PELLA® PRECISION FIT® REPLACEMENT WINDOW SYSTEM

Only Pella makes double-hung replacement windows this easy and this beautiful.

*Aluminum
Crown
Pella Architect
Full-wood*

Some replacement windows look like they don't belong. Not Pella Precision Fit double-hung replacement windows. With beautiful wood interiors and different sash styles to choose from, you can retain the look of your old windows — while preserving your original wood trim. Get the historic style you love, plus today's convenience and energy efficiency. You can have it all with Pella Precision Fit replacement windows.



REPLACEMENT IS FAST AND EASY. Precision Fit windows are fully assembled, custom-built windows that slide easily into the "pocket" created when your old window sash are removed. They're installed from inside your home in about an hour. And your trim, paint, wallpaper, plaster and exterior siding are usually not disturbed.

Pella Designer Series® windows and patio doors with triple-pane glass are #1 for energy efficiency among top national brands, with superior NFRC U-values and SHGC ratings.



PELLA PRECISION FIT WINDOW STYLES



ARCHITECT SERIES®

PRECISION FIT WINDOWS offer the look of the most beautiful windows of yesterday and today. Yet the differences are dramatic. One sash option is Pella's patented Integral Light Technology®, which combines the traditional look of true divided light with today's energy efficiency. Grilles are permanently bonded to the inside and outside of energy-efficient insulating glass, with a nonglare foam spacer between the panes to create a historical look.

- Choose from Pella's Integral Light Technology grilles, removable roomside wood grilles or aluminum grilles between-the-glass.
- Sash and grilles feature a traditional high-definition profile.
- Low-maintenance EnduraClad® or primed-wood exteriors are available.
- Architect Series is aesthetically enhanced with a wood jambliner, historical sash profile and optional spoon hardware.



DESIGNER SERIES

PRECISION FIT WINDOWS feature snap-in between-the-glass window fashions that are easy to change. This sash option protects your blinds, shades or decorative panels¹ from dust, damage and little hands. And the cordless operation is safer for children and pets. Plus, windows with ordinary roomside blinds accumulate 200 times more of certain airborne allergens than Pella Designer Series windows with between-the-glass blinds.²

- Available with double- or triple-pane glass and your choice of snap-in removable grilles plus between-the-glass blinds, shades or decorative panels¹.
- Slimshade® blinds — cordless tilt-only or raise-and-lower Slimshade blinds in a wide range of colors.
- Fabric shades available in today's most popular decorator colors. White exterior gives your home a uniform look from the street. Choose top-down or bottom-up cordless functionality.
- Decorative panels¹ — textured, colored and natural interlayers create a one-of-a-kind look. Select from standard or feature designs.
- Designer Series windows and patio doors with triple-pane glass are #1 for noise reduction³ among top national brands with similar glazing.

¹ Available on Designer Series triple-pane products only.

² Based on data from research conducted by the Department of Occupational and Environmental Health at The University of Iowa.

³ When compared to top national brands with similar glazing, Pella's triple-pane glass significantly reduces sound transmission.

⁴ Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

⁵ Grille patterns offered may vary per product. See specific product information for availability.

⁶ Available Summer 2008.

⁷ Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.

STANDARD FEATURES ON ALL PRECISION FIT® WINDOWS

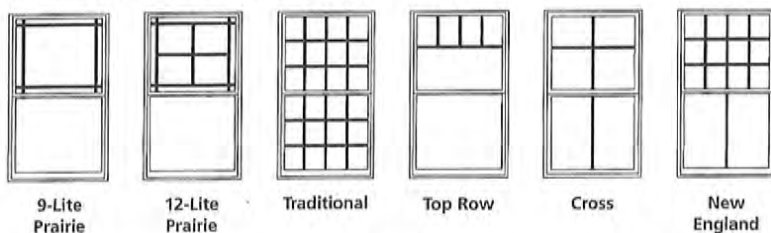
- Every unit is factory-tested for air infiltration. No questions about performance — if it doesn't pass, it doesn't ship.
- Fiberglass half-screen⁴ included with every window, or choose a Vivid View[®] high-transparency half-screen.  **LOW-E TRANSPARENT SCREEN FABRIC**
- Both sash tilt to make it easy to clean the exterior glass from inside your home.
- Pella[®] cam-action sash locks are designed to increase leverage as the window is closed to ensure a superior, weathertight seal. Dual sash locks are standard on larger double-hung windows.



LOW-MAINTENANCE ENDURACLAD[®] EXTERIOR COLORS. EnduraClad exteriors resist fading and chalking and protect for years. Standard colors include White, Tan and Brown — as well as seven Feature colors (shown below).



GRILLE PATTERNS.⁵ Custom patterns are also available.



HARDWARE STYLES AND FINISHES. Champagne (standard), White, Brown⁶, Bright Brass, Satin Nickel and Oil-Rubbed Bronze⁷ are available.



ROCKY MOUNTAIN[®] HARDWARE. Pella also offers the finest-quality hardware available to homeowners. Each piece is cast in solid bronze.



Precision Fit[®] Windows Features and Options

GLASS

	Architect Series [®]	Designer Series [®]
Low-E insulating glass with argon*	S	S**
Clear insulating glass	O	O*
Designer Series double-pane glass (exterior with clear or Solar-E glass, plus an interior hinged glass panel with clear or Low-E glass)	-	O
Designer Series triple-pane glass (exterior with clear insulating or Low-E insulating glass with argon*, plus an interior hinged glass panel with clear or Low-E glass)	-	O
Laminated glass (non-impact-resistant)	-	O
Gray, Bronze, Green tinted glass*; obscure glass	O	O

* High-altitude Low-E Insulating glass does not contain argon gas.

** Available as part of the Designer Series triple-pane glass system only.

INTERIORS

	Architect Series [®]	Designer Series [®]
Unfinished Pine (ready for site finishing)	S	S
Primed (Pine)	O	O
Prefinished White	-	O

EXTERIORS

	Architect Series [®]	Designer Series [®]
EnduraClad [®] aluminum	S	S
EnduraClad Plus [®] aluminum	O	O
Primed Pine sash with EnduraClad frame	O	-

* EnduraClad Plus is not available with all colors. See representative for availability.

ENDURACLAD EXTERIOR COLORS

	Architect Series [®]	Designer Series [®]
White, Tan or Brown	S	S
Feature colors (Poplar White, Putty, Hartford Green, Hemlock, Morning Sky Gray, Brick Red or Black)	O	O
Custom colors	O	O

HARDWARE

	Architect Series [®]	Designer Series [®]
Champagne, White or Brown*	S	S
Bright Brass, Satin Nickel or Oil-Rubbed Bronze** finish	O	O
Rocky Mountain [®] Hardware (solid bronze)	O	O

* Available Summer 2008.

** Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.

SASH LOCKS/SASH LIFTS

(Dual sash locks and lifts are standard on large windows.)

	Architect Series [®]	Designer Series [®]
Recessed cam-action locks	-	S
Cam-action locks (surface-mounted)	S	-
Historical spoon lock	O	-
Sash lifts	O	O

EASY-CLEAN

	Architect Series [®]	Designer Series [®]
Both sash tilt at the bottom (Exterior glass is easy to clean from inside.)	S	S

PERMANENT GRILLES

	Architect Series [®]	Designer Series [®]
Integral Light Technology [®] (wood roomside and EnduraClad or wood exterior with nonglare foam spacer between)	O	-
1-1/4" or 7/8" patterns	O	-
3/4" aluminum grilles-between-the-glass (White interior and exterior finish matches EnduraClad colors)	O	-

REMOVABLE GRILLES

	Architect Series [®]	Designer Series [®]
1-1/4" patterns (wood roomside only, no exterior)	O	-
3/4" patterns (wood roomside only, no exterior)	O	-
3/4" snap-in between-the-glass (wood roomside and EnduraClad exterior)	-	O

SCREENS*

	Architect Series [®]	Designer Series [®]
Flat full-screen	O	-
Flat half-screen	O	O
Vivid View [®] high-transparency full-screen**	O	O
Vivid View high-transparency half-screen**	O	O

* Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

**  **LOW-E TRANSPARENT SCREEN FABRIC**

BETWEEN-THE-GLASS WINDOW FASHIONS

	Architect Series [®]	Designer Series [®]
Snap-in Slimshade [®] blinds (raise-and-lower or tilt-only)	-	O
Snap-in raise-and-lower fabric shades*	-	O
Snap-in decorative panels**	-	O

* Available with bottom-up or top-down functionality.

** Available as part of the Designer Series triple-pane glass system only.

(S) Standard (O) Optional (-) Not available

320 N. Washington



320 N. Washington



CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF SEPTEMBER 8, 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, Alex Pettit,
Jane Schmiedeke, Erika Lindsay

Commissioners Absent: Ron Rupert

Staff Present: Cynthia Kochanek, Associate Planner

APPROVAL OF AGENDA

Motion: Pettit (second: Prebys) moves to approve the agenda as amended to add
217 N River as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

219 N Huron

**Application was tabled two meetings ago pending further information on the handrail replacement/installation and a drawing of the proposed steps and railing.*

Applicant: Katherine Deyo (owner) –not present

Discussion: Application is for front step replacement. The applicant had begun construction on an unapproved set of stairs at the front of the home and is applying for HDC approval on the steps. Application was turned in at the end of June and the last time that she was at the meeting was on August 11, 2015. Bonnie Wessler (City Planner) asked if it was the correct practice to table due to timeframe. Schmiedeke states that the process that the HDC has always followed was to do an automatic denial only if there was *no* contact in the last 60 days but if the applicant was in contact with the HDC then the 60 days resets. It is decided for the sake of this meeting to table one last time and provide the applicant an opportunity to come speak with the HDC or be denied. Staff will send a letter to the applicant regarding the same.

Motion: Condon (second: Schmiedeke) moves to table the application pending info from the property owner.

Approval: Unanimous. Motion carries.

NEW BUSINESS

1 S Huron

Applicant: Alfred Bommer, with All-American; contractor (present)

Discussion: Stevenson: Requests that the contractor summarize the project.

Bommer: States that the brick corbeling needs repair and he will be doing prepping and painting of the structure. States that he wanted to roll the roofing back at the parapet and remove the rubble but that it would be cost prohibitive to do this.

Stevenson: States that she will summarize the application. Demo of the NE and SW corner of parapet and rebuild. Repair brickwork at parapet as needed. Repointing and painting. Roll back roof and remove rubble, then replace. Fill joints, power wash and scrape. Advises that power washing is not allowed, soft wash only to prep for painting. Asks if the HDC has any other questions regarding the project.

Condon: Inquires as to whether new brick will be used.

Bommer: States that he will try to get century old reclaims, but that there is some common brick used on the structure.

Condon: Advises of suppliers of reclaimed bricks. Inquires as to what mortar mix will be used.

Bommer: States that he wanted to check with the HDC as to the requirements. He states that he is planning on using type N but would prefer type S.

Condon: States that S is too strong for this brick and type N is pushing it. He advises that if the contractor is mixing his own to use type N and add some lime and sand to the mix to soften it up.

Stevenson: Inquires as to the planned paint color and where the building will be painted.

Staff: States that she spoke with the city liaison, John Roe, and they plan to match the current paint color.

Bommer: States that it would be painted in the same location.

Condon: Inquires as to whether any lintels will be replaced.

Bommer: States that they are not.

Motion: Condon (second: Prebys) moves approval of the work proposed for 1 S Huron to include repairs to the brickwork, including repointing and relaying of damaged areas with suitable reclaimed replacement solid brick. Mortar mixes will be type N or softer. Cleaning and repainting of the exterior building, no power washing will be done. The paint color will match the existing color in a satin or eggshell finish.

Secretary of the Interior Standard:

#7- Clean building gently—no sandblasting.

Approval: Unanimous. Motion carries.

111 N Huron

Applicant: Mike Pachecko, St Joseph Mercy Health System -owner (present)
Jim Johnson, Johnson Sign Co. –contractor (present)

Discussion: Stevenson: States that the application is to reface the existing monument sign in the current footprint.

Condon: States that it looks good to him.

Pettit: Inquires as to whether the re-facing will be taller.

Johnson: Confirms that it will be slightly taller but that it has less sign surface area and it is slightly less wide than the existing sign.

Condon: Inquires as to whether the sign will be closer to the street.

Johnson: States that the leading edge will be a little further away from the street. The sign will go on the existing steel structure. It will be about 3.5 inches further back from the road.

Prebys: Wants to know if the current sign is internally lit.

Johnson: Confirms that it is and the new one will be as well.

Lindsay: Asks to see a side view of the sign to see if the elements are all on the same plane.

Johnson: Provides plans for the sign.

Prebys: Asks as to whether the grey and maroon are opaque colors.

Johnson: Confirms and states that the only thing that will light up is the name and directionals.

Motion: Prebys (second: Pettit) moves approval of 111 N Huron for re-facing the existing monument sign. The sign footprint is maintained. The sign is made of aluminum with cut out letters and is internally lighted. The colors are the same as the current colors; maroon and grey.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

Ralph Lange (Ypsilanti City Manager) inquires as to whether there is a public comment portion. Stevenson advises that he can comment now if there was anything he needed to add. Lange states that he just wanted to voice his strong support to the previous two applications.

105 W Michigan Ave

Applicant: Jeff Kuhns – owner (present)

Discussion: Application is to remove the black and white tile that is currently located at the front entrance door and then to level the surface and paint.

Stevenson: States that it looks like the applicant made some decisions on the project.

Kuhns: States that he would like to smooth the landing out and level it. He states that he was planning an epoxy coating.

Condon: Inquires as to what color would be used.

Kuhns: States that he was planning on coming back with the color options and would like to go with the one part epoxy.

Condon: States that a one part is not as durable, that a 2 part epoxy would be more durable. States that the 2 part is more difficult to use but since it is a small area it should be ok.

**After returning later in the meeting:*

Kuhns: States that his tenet picked a color for the landing and he would like to submit that color now. The tenet picked a color called sea cave.

Motion: Prebys (second: Schmiedeke) moves approval of the application at 105 W Michigan for removal of the tile and the application of leveling concrete. Will be painted with a 2 part epoxy with the color to be determined at a later date.

Prebys (second: Pettit) moves amending the motion for 105 W Michigan Ave to include painting the concrete with a 2 part epoxy in the color sea cave PFC55.

Approval: Unanimous. Motion carries.

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

114 Woodward Ave

Applicant: Alan and Eileen Young– owners (present)

Discussion: Stevenson: Asks for clarification on the colors and their locations on the house.

Young: States that the top of the house will be dusty violet and the bottom of the house will be orchid lane. The swan white is for the porch rails and posts and the window trim. The strawberry daiquiri will be the main trim along the eaves, the inside roof of the porch and the door. The dentil molding will be the freesia.

Prebys: States that the strawberry will be awfully strong color for use in the dentil moulding and on the doors.

Lindsay: States that she may want to go with a deeper purple since that would be more in the same color family. She states that the use of the red color in the dentil and the larger areas may be more than she expects. With the dentils, it will create a pattern that is not really there. The red on the front door would look great.

Stevenson: States that she is happy that the house is being painted and suggests that the darker color at the bottom. She likes the red for the door but is not sure that it will work well for the lintels.

Prebys: States that the commission is just trying to make sure that the applicant will be happy with the end result.

Young: States that they had an issue with the insurance company and need to get the house painted. They do have a contractor. The contractor does know that he is not supposed to power wash. Offers to return with different colors.

Stevenson: States that there is no need to return unless the colors are very different from what was submitted.

Motion: Prebys (second: Condon) moves approval for painting at 114 Woodward to include the following palate; dusty violet (V40), orchid lane (O3RB), with trim colors in freesia purple (63OB) and swan white (98YY). An additional trim color being strawberry daiquiri (SG120) with the suggestion to make the strawberry daiquiri color more plum. No power washing. Suggest an oil-based primer and a latex paint in satin or eggshell finish to help shed dirt.

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

Approval: Unanimous. Motion carries.

STUDY ITEMS

217 N River:

Applicant: Ken Lawshe, owner

Discussion: Lawshe: States that he has a 2 car garage behind the house with a dirt floor and he would like to replace he garage since the groundhogs have got ahold

of the floor in the garage. He also states that he is looking to replace the garage doors.

Condon: Suggests the concrete can be poured inside the current structure and suggests some options. States that the commission is not a fan of tearing down structures located in the HDC. States that the HDC is not as concerned with the interior of the structure.

Stevenson: Advised of the process for the application and that repairs with same materials do not need to come before the HDC. Anything that does change, such as the garage doors need to come before the HDC.

Lawshe: States that the house has been broken into and wants to replace the windows on the first floor. He is looking for something stronger than wood.

Condon: States that the commission will not go for something stronger than wood since there is not much that is stronger than wood. Advises that the HDC does not allow vinyl or fiberglass window but will allow wood or aluminum clad windows. Suggests a tempered glass to fit into windows or to drill a hole and try a pin system. Advises that the HDC would prefer that the windows be repaired rather than replaced but if they are in such a state that the wood is weakened then the windows could be replaced.

Schmiedeke: Offers the option of a motion light for added security.

Stevenson: Recaps and advises of what is needed for an application.

Lawshe: States that he is looking for guidance in replacing mortar in the foundation. He states the foundation is made of fieldstone. He states that he is also thinking of changing the house into apartments and that he also needs to do a roof on the house.

Condon: Advises that with fieldstone a harder mortar is allowed since stone is very hard; type N mortar for anything above the ground and type S for anything below ground.

Prebys: States that any exterior changes for the apartments would need to be considered by the HDC.

Condon: Advises of what is allowed for roofing and that imitation shingles are not allowed. Advised that an application would be needed for the roofing.

ADMINISTRATIVE APPROVALS

14 W Cross

Application is for a reroof in the same color and style as to what already exists on the structure. Ridge venting is planned. Staff did an administrative approval on the application.

Motion: Prebys (second: Schmiedeke) moves approval of the administrative approval for 14 W Cross.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Decision Sheets

The commission discusses the possible use of decision sheets or mini staff reports in the future for the HDC meetings as a way to have interns get more experience.

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.

525 N Huron: can be removed from the property monitoring list as the issues have been resolved.

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.

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

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

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

15 S Washington: The HDC noticed work being done on this property without approval; specifically this is referring to the removal of the roof. 5/12/15 - Staff contacted the Building Department and was informed that there was a permit issued for "removal of decking and roof (demo work only)" and have not applied for any additional permits. It is not clear why the work did not require HDC approval and staff will do further investigation. Staff sent second notice 5/6/15.

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

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

333 E Cross: can be removed from the property monitoring list as issues have been resolved.

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.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of August 25, 2015

Motion: Prebys (second: Pettit) moves to approve the minutes as amended to correct a measurement for the rock slabs under 331 Oak St.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:22 pm