

1. 11/24/15 HDC Meeting Agenda

Documents: [HDC NOVEMBER 24, 2015 AGENDA.PDF](#)

2. HDC Packet

Documents: [HDC PACKET NOVEMBER 24 2015.PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, November 24, 2015
7:00 p.m.

The Ypsilanti Historic District Commission works to safeguard Ypsilanti's built heritage by guiding development and renovation within the Historic District. Enabled by federal, state, and local legislation, the HDC seeks to stabilize and improve property values, to promote preservation education, and to develop the Ypsilanti Historic District as a vital living area.

An audio recording of the meeting will be made for the purpose of assisting in the preparation of official minutes only. Once the official minutes are approved the audio recording will be destroyed.

I. CALL TO ORDER AND ROLL CALL

Anne Stevenson, Chair	P	A
Hank Prebys, Vice Chair	P	A
Ron Rupert	P	A
Michael Condon	P	A
Alex Pettit	P	A
Jane Schmiedeke	P	A
Erika Lindsay	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING – None

V. BUSINESS SESSION

A. OLD BUSINESS – None

B. NEW BUSINESS

1. 201 Oak St	Reroof and vent installation
2. 206 E Forest	Reroof and vent installation
3. 501 N Hamilton	Painting
4. 325 E Cross St	Window sash installation
5. 309 N Park	Gutter installation
6. 220 Pearl St	Brick repair and replacement/ tuck pointing
7. 16 N Washington	Corbel reconstruction
8. 720 Norris St	Addition of grain silo and Co2 tank
9. 213 N Huron St	Window replacement

C. STUDY ITEMS- None

D. ADMINISTRATIVE APPROVALS

10. 202 E Forest	Reroof
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11. 209 Oak St	Reroof
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E. OTHER BUSINESS –none

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of November 10, 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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Hank Prebys, Vice Chair	P	A
Ron Rupert	P	A
Michael Condon	P	A
Alex Pettit	P	A
Jane Schmiedeke	P	A
Erika Lindsay	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING – None

V. BUSINESS SESSION

A. OLD BUSINESS – None

B. NEW BUSINESS

1. 201 Oak St	Reroof and vent installation
2. 206 E Forest	Reroof and vent installation
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C. STUDY ITEMS- None

D. ADMINISTRATIVE APPROVALS

10. 202 E Forest	Reroof
11. 209 Oak St	Reroof

E. OTHER BUSINESS –none

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of November 10, 2015

VIII. ADJOURNMENT



HDC Work Permit Staff Review

Property address: 201 Oak St

Date of Review: 11/18/15

Date of Meeting: 11/24/15

Proposed work: Reroofing and installation of 4 new can vents

Materials: GAF Lifetime Timberline Shingles in Charcoal and GAF roofing components

Staff review:

1. Staff spoke with applicant about plans for reroofing—applicant stated that plans would include the installation of 4 black can vents on the upper back of the roof to supplement the existing power fan.
2. Applicant states that the drip edge will be painted black, to match the roof shingles.
3. Applicant states that they will also be installing ridge vent on roof.
4. Building department approval may be required.

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

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

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

11/9/15

for HDC meeting date

11/24/15

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 201 Oak Street

Applicant

☐ Owner ☐ Architect ☒ Contractor

Name Renaissance Roofing, Inc.

Address 4938 Dewitt Suite 201

City Canton

State MI

Zip 48188

Phone 734-495-0996

Fax 734-495-1445

E-mail Don@RenaissanceRoofingInc.com

Owner

(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor
(Name, address,
phone)

Renaissance Roofing, Inc. 734-495-0996
4938 Dewitt Suite 201 Canton, MI 48188

Action Items only:

Construction Cost \$7,702

Permit Application Fee

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

To complete this application:

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

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 201 Oak Street Ypsilanti, MI 48197

Applicant Renaissance Roofing, Inc.

Description of proposed work (see sample applications)

Tear off and re roof house only. Replace any damaged wood decking. Install new drip edge, ice guard, underlayments and pipe flashings. Vent to code per contract and clean up all debris.

Materials

GAF Lifetime Timberline Shingles w/ GAF Roofing components. See attached proposal. Roof color to match existing color scheme on house.

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof Charcoal

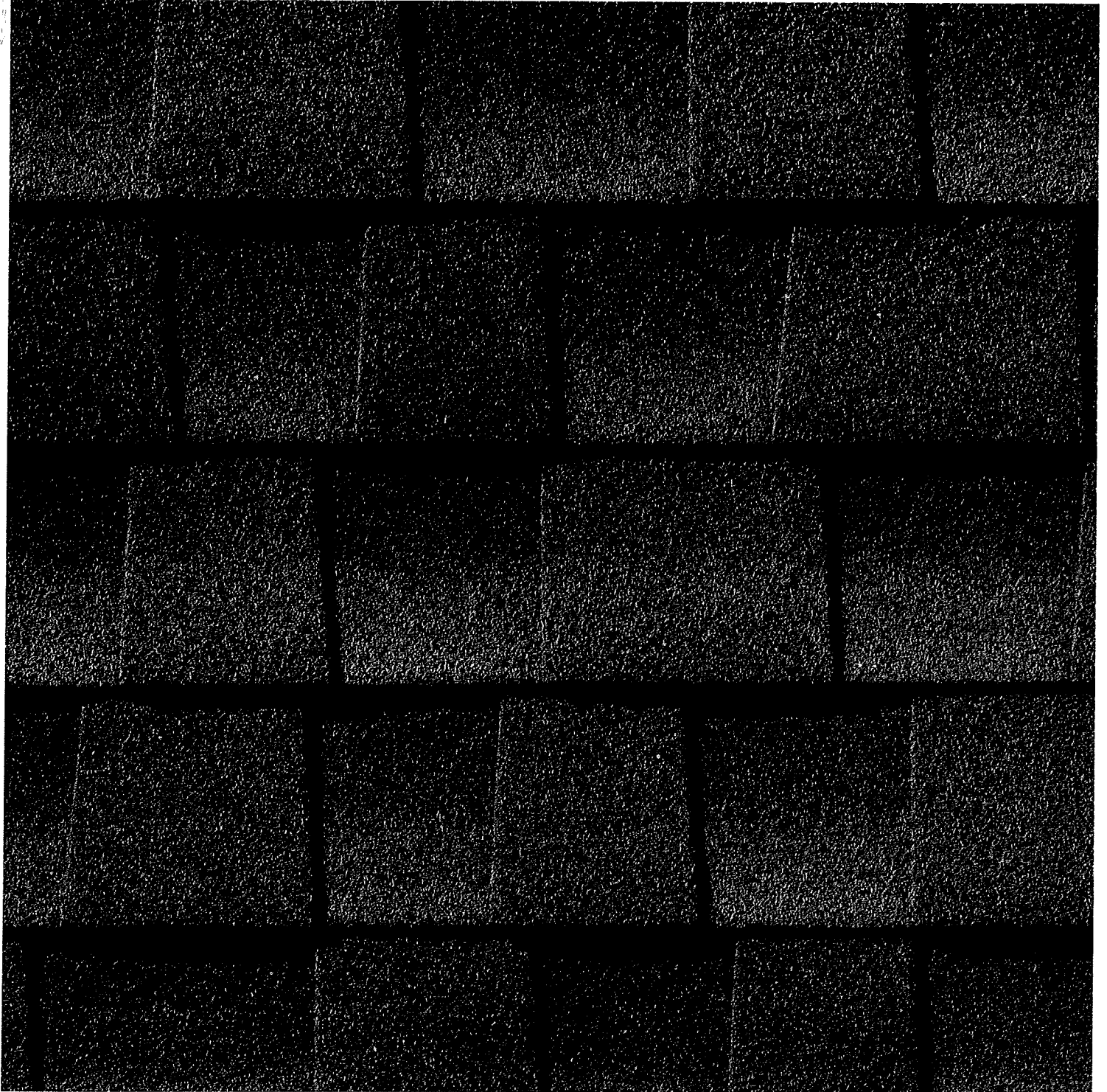
Other _____

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

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.


Signature of Applicant

11/9/15
Date





HDC Work Permit Staff Review

Property address: 206 E Forest

Date of Review: 11/18/15

Date of Meeting: 11/24/15

Proposed work: Reroofing of older sections of roof and replacement of existing can vents

Materials: GAF Lifetime Timberline Shingles in Hickory and GAF roofing components

Staff review:

1. Staff spoke with applicant about plans for reroofing—applicant stated that they plan to replace existing can vents with brown vents to match the brown roof.
2. Applicant states that the drip edge will be painted brown, to match the roof shingles.
3. Applicant states that they will also be replacing any damaged wood decking.
4. Application states that older sections of roof will be replaced, but not the entire roof. New shingles will match closely the existing. HDC may want to inquire about which areas of the roof will be reroofed.
5. Building department approval may be required.

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

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



Rec 19920

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date 11/24

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 206 E Forest

Applicant

☐ Owner ☐ Architect ☒ Contractor

Name Renaissance Roofing, Inc.

Address 4938 Dewitt Ste 201

City Canby

State MI Zip 48188

Phone 734-495-0996

Fax 734-495-1445

E-mail Dan@RenaissanceRoofingInc.com

Owner _____

(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor
(Name, address,
phone)

Renaissance Roofing, Inc 734-495-0996

4938 Dewitt Ste 201 Canby, MI 48188

Action Items only:

Construction Cost \$11,668.50

Permit Application Fee _____

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

To complete this application:

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

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 206 E Forest Ypsilanti, MI 48197

Applicant Renaissance Roofing, Inc.

Description of proposed work (see sample applications)

Tear off and re roof all older sections less second story original. Replace any damaged wood decking. Install new drip edge, ice guard, underlayments and pipe flashings. Vent to code per contract and clean up all debris.

Materials

GAF Lifetime Timberline shingles w/
GAF ~~gifi~~ Roofing components. See attached
proposal. Roof color to match existing
color scheme on house. Shingle color to
match closely to upper roof completed ~~pre~~
prior.

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

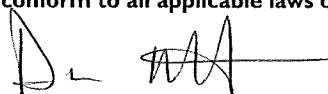
Accent 2 _____

Roof Hickory

Other _____

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

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.


Signature of Applicant

11/9/15
Date





HDC Work Permit Staff Review

Property address: 501 N Hamilton

Date of Review: 11/18/15

Date of Meeting: 11/24/15

Proposed work: Painting exterior of structure

Materials: Sherwin Williams exterior grade paint, Satin finish in colors Roycroft Pewter for body, Weathered Shingle for trim, Roycroft Copper Red for door, and Roycroft Vellum for shutters.

Staff review:

1. Applicant states that they will scrape and caulk exterior, and paint. The application provided paint chips and description of proposed painting.
2. Staff took photos of the buildings front façade.
3. Building department approval may be required.

Relevant Secretary of the Interior's Standards:
#7

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.

#1

Rec 19926



Ypsilanti Historic District Work Permit Application

Date filed 11/10/15 for HDC meeting date 11/24/15

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 501 N Hamilton,

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Michael Parakh

Address ~~27431 B~~ 501 N Hamilton 27431 Bridle Hills Dr

City Farmington Hills State MI Zip 48336

Phone (248) 390 8693 Fax _____

E-mail michael@parakh.net

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 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:

- Photo(s) showing all locations where work is proposed.
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- Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components.
- Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
- A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 501 N Hamilton

Applicant Michael Parakh

Description of proposed work (see sample applications)

Scrape & Caulk exterior
Paint - Palette attached -
Exterior grade Body - Roycroft Pewter SW 2848
Sherwin Williams Trim - Weathered Shingle - SW 2841
Satin. Door - Roycroft Copper Red SW 2839
Shutter - Roycroft Vellum - SW 2833

Materials

Colors (Attach color chips or samples)

Body SW 2848 Accent 1 SW 2839
Trim SW 2841 Accent 2 SW 2833
Roof No Change 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.)

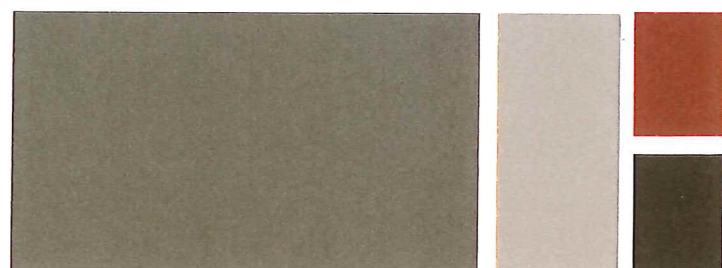
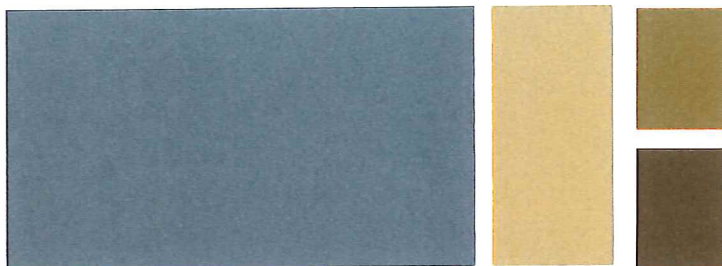
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Michael Parakh

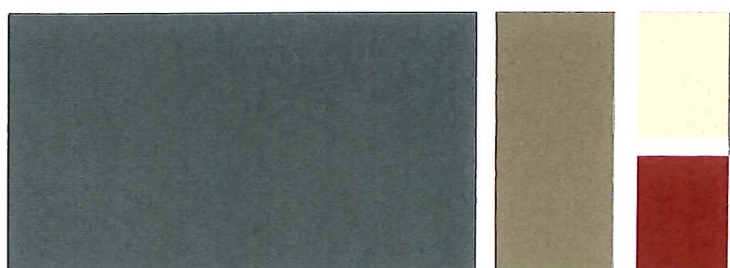
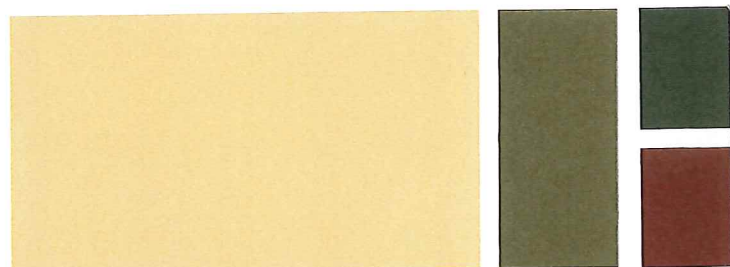
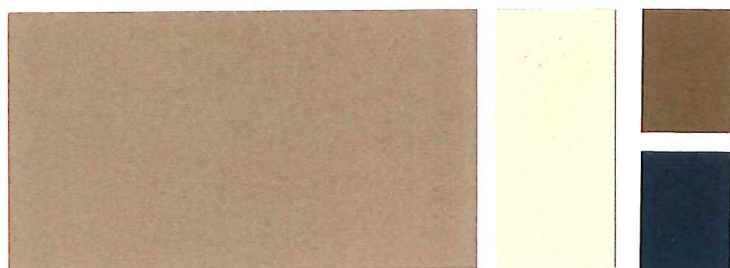
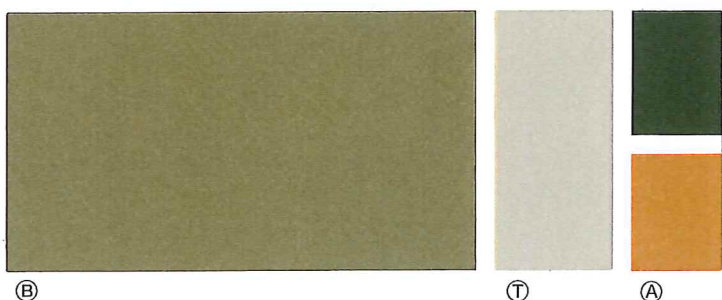
Signature of Applicant

11/10/15

Date



BODY	TRIM	ACCENT	ACCENT 2
Downing Slate SW 2819	Downing Straw SW 2813	Rookwood Antique Gold SW 2814	Rookwood Medium Brown SW 2807
Downing Earth SW 2820	Renwick Beige SW 2805	Rookwood Terra Cotta SW 2803	Rookwood Dark Brown SW 2808
Renwick Olive SW 2815	Downing Sand SW 2822	Rookwood Dark Green SW 2816	Rookwood Amber SW 2817



ⓑ *Body*
ⓓ *Trim*
Ⓐ *Door*



BODY	TRIM	ACCENT	ACCENT 2
Craftsman Brown SW 2835	Roycroft Vellum SW 2833	Rookwood Brown SW 2806	Naval SW 6244
Birdseye Maple SW 2834	Roycroft Brass SW 2843	Roycroft Bronze Green SW 2846	Aurora Brown SW 2837
Roycroft Pewter SW 2848	Weathered Shingle SW 2841	Roycroft Vellum SW 2833	Roycroft Copper Red SW 2839

The above scheme is featured on the cover.

501 N HAMILTON





HDC Work Permit Staff Review

Property address: 325 E Cross St

Date of Review: 11/18/15

Date of Meeting: 11/24/15

Proposed work: Installation of new "sash sets" for five windows with double pane glass, new weather stripping, balance system and screens.

Materials: Wood sash, double pane glass, pile and bulb type weather-stripping, latex paint and primer, oil based stain. Acrylic/latex caulking.

Staff review:

1. Applicant states that they will install new "sash sets" for five windows—all windows are 1 over 1.
2. The new wood sashes will be the same size and configuration as the originals. The applicant did not specify which windows they plan to install new sashes on. HDC may want to have applicant clarify.
3. HDC may want to inquire about the paint colors the applicant plans to use. They also may want to ask applicant exactly which sash kits and other materials they plan to use.
4. Building department approval may be required.

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

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

#2



Ypsilanti Historic District Work Permit Application

Date filed 11/13 for HDC meeting date 11/24

Action item ☐ Study item ☐

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

Rec 1994)
Bldg permit
required

Property Address 325 E Cross Street, Ypsilanti, MI 48198

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name William and Deborah Harney

Address 325 E Cross Street

City Ypsilanti State MI Zip 48198

Phone 907-617-5744

Fax

E-mail harneygetfit@hotmail.com

Owner

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Kelly Window and Door Mfg

(Name, address, phone) 15000 Linwood St., Detroit, MI 48238 (313) 861-6910

Action Items only:

Construction Cost \$4,060.08

Permit Application Fee 40⁰⁰

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

To complete this application:

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

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 325 E Cross Street, Ypsilanti, MI 48198

Applicant William and Deborah Harney

Description of proposed work (see sample applications)

Provide and install "sash sets" for five wood windows. All windows are one over one. All new wood sash will be of the same size and configuration of the originals. All new wood sash will have double pane glass, new weatherstripping, balance system and screens. New wood sash will be painted to match the historic color chart for the area, interior will be stained to match.

Materials

Wood sash, double pane glass, pile and bulb type weatherstripping, latex paint, and primer, oil based stain. Acrylic/latex caulking

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

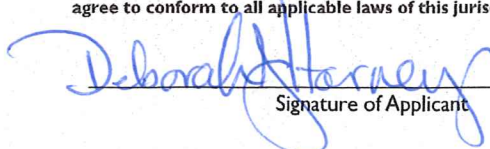
Accent 2 _____

Roof _____

Other _____

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

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.


Signature of Applicant

3 November 2015

Date

325 E CROSS





HDC Work Permit Staff Review

Property address: 309 N Park

Date of Review: 11/18/15

Date of Meeting: 11/24/15

Proposed work: Installation of new gutters on house.

Materials: Aluminum gutters.

Staff review:

1. The applicant provided no additional information other than that the gutters will be aluminum. Applicant was supposed to provide additional information.
2. Applicant told staff that gutters will be K-Style.
3. Building department approval may be required.

Relevant Secretary of the Interior's Standards:
#10

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



Ypsilanti Historic District

Work Permit Application

Date filed 11/16/15 for HDC meeting date 11/24/15

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 309 N. Park

Applicant

☒ Owner

☐ Architect

☒ Contractor

Name

Gabriel + Sara Anderson

Address

309 N. Park

City

Ypsilanti

State

MI

Zip

48198

Phone

(734) 604 0191

Fax

E-mail

gabrielander@gmail.com

Owner

(If different than applicant)

Who will perform the work?

☐ Owner

☒ Contractor

Contractor

(Name, address,
phone)

Mike Lopez

Action Items only:

Construction Cost

\$1,555.60

Permit Application Fee

\$35

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

To complete this application:

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

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed 11/16/15 for HDC meeting date _____

Property Address 309 N. Park

Applicant Gabriel Anderson

Description of proposed work (see sample applications)

To install gutters on house

Materials

aluminum gutters

we will supply
further information at meeting

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

Other _____

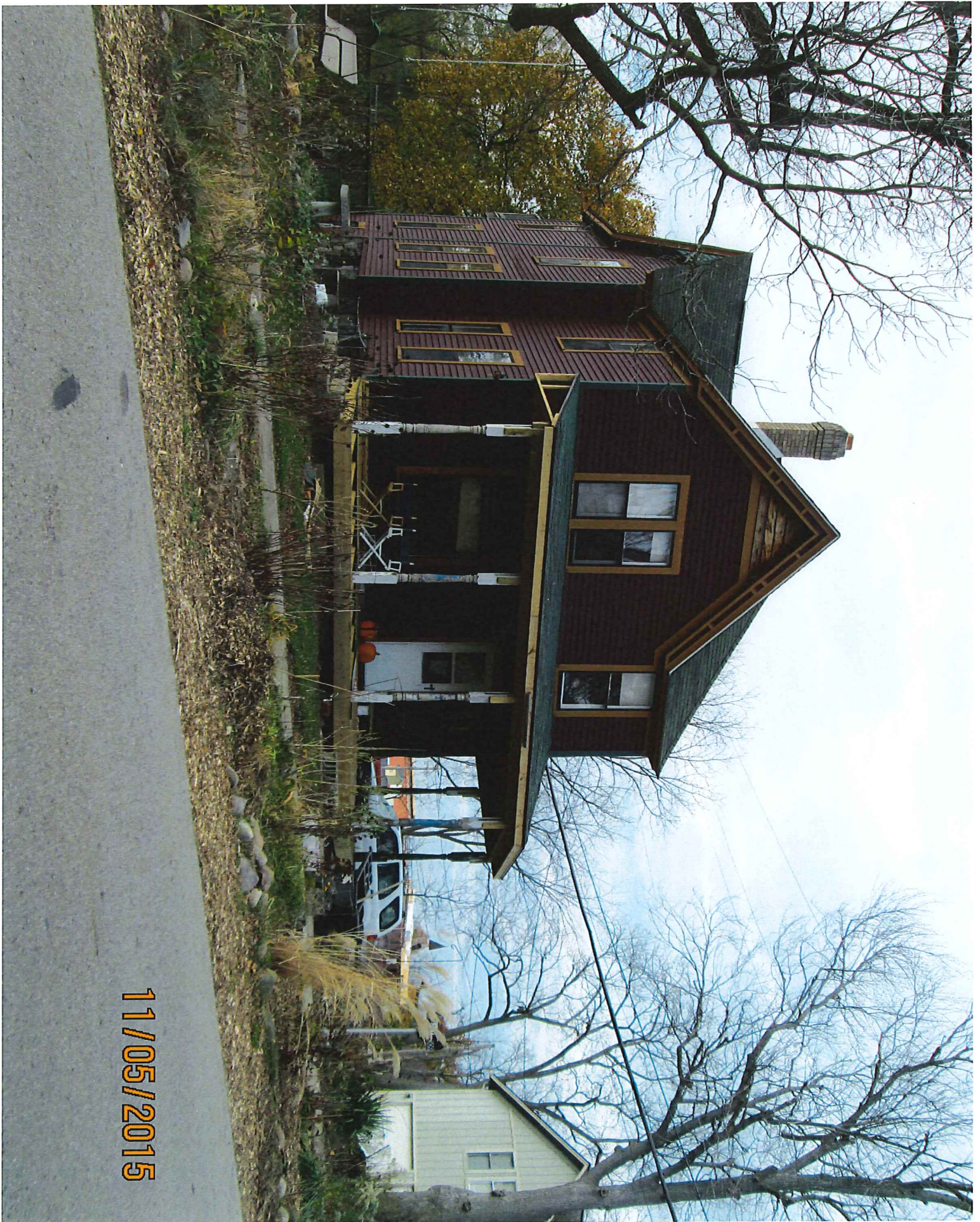
- ☐ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

Gabriel Anderson
Signature of Applicant

11/16/15
Date

309 N PARK



11/05/2015



HDC Work Permit Staff Review

Property address: 220 Pearl St

Date of Review: 11/18/15

Date of Meeting: 11/24/15

Proposed work: Repointing and replacement of damaged bricks on planters, replacement of brick cap.

Materials: Brick and limestone.

Staff review:

1. Applicant states that the new brick and limestone will match existing.
2. Application provided the *Ann Arbor Area Transportation Authority, Ypsilanti Transit Center Planter Wall Repairs Technical Specifications*. This manual will be sent to commissioners as a PDF for review prior to the meeting.
3. Application provided large site plan of planters and proposed work which staff will present at meeting.
4. Building department approval may be required.

Relevant Secretary of the Interior's Standards:
#6 and #7

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.

#4



Ypsilanti Historic District Work Permit Application

Date filed 11/17/15 for HDC meeting date 11/24/15

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 220 Pearl Street

Applicant ☐ Owner ☒ Architect ☐ Contractor

Name DLZ Michigan, Inc.

Address 1425 Keystone Ave.

City Lansing

State MI

Zip 48911

Phone 517-393-6800

Fax 517-272-7390

E-mail skromkowski@dlz.com

Owner Terry Black, Ann Arbor Area Transportation Authority

(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor TBD

(Name, address,
phone)

Action Items only:

Construction Cost \$47,500

Permit Application Fee

1000
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

To complete this application:

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

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 220 Pearl Street

Applicant DLZ Michigan, Inc.

Description of proposed work *(see sample applications)*

Repointing and replacement of spalled and damaged bricks as well as the replacement of the brick cap with limestone cap.

Materials

Brick, limestone

Colors *(Attach color chips or samples)*

Endicott, Medium Ironspot 46

Body (Match existing)

Trim _____

Roof _____

Endicott, Medium Ironspot

Accent 1 (Match existing)

Accent 2 _____

Other _____

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

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

Stephen P. Krawkowski
Signature of Applicant

11.16.15
Date

120 PEARL



220 PEARL



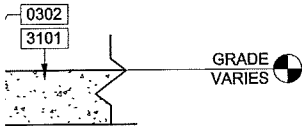
GENERAL NOTES:

- A. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO DEFINE THE GENERAL SCOPE OF WORK REQUIRED. TYPICAL WORK ITEMS ARE MEANT AS A GUIDE FOR CONDITIONS THAT WILL BE ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ACTUAL CONDITIONS AS IT RELATES TO THE SPECIFIC WORK ITEMS PRIOR TO BIDDING.
- B. PROTECT EXISTING CONSTRUCTION ELEMENTS TO REMAIN. REPAIR ALL DAMAGED AREAS DUE TO CONSTRUCTION.
- C. PROTECT SITE AND LANDSCAPING DURING CONSTRUCTION. RESTORE ALL DAMAGE AREAS TO ORIGINAL CONDITION.
- D. KEEP SITE CLEAN AT ALL TIMES. REMOVE DEBRIS FROM SITE AREA IMMEDIATELY. STORE MATERIALS IN A SECURED, ORDERLY MANNER.
- E. REPLACE MASONRY THAT HAVE OPEN CRACKS OR SPALLED FACES EXCEEDING ONE HALF OR MORE OF ORIGINAL FACE CONTOUR WITH SALVAGED BRICK. ASSUME: 70 BRICK TYPE 1, 20 BRICK TYPE 2.
- F. CLEAN ALL MASONRY SURFACES. REMOVE DIRT, STAINING, AND PAINT, FROM MASONRY.
- G. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE EXISTING CONSTRUCTION AND SITE CONDITIONS THOROUGHLY PRIOR TO BIDDING TO DETERMINE THE QUANTITY OF MATERIALS, LABOR, AND OTHER SERVICES WHICH MUST BE PROVIDED TO COMPLETE THE WORK SPECIFIED.
- H. CUT OUT ALL EXISTING JOINTS AT ALL UNIONS OF STONE TRIM AND ADJACENT BRICK MASONRY.
- I. SECURE LIMESTONE CAP AS REQUIRED, WITH MORTAR AND DOWEL-PIN STONE TIES SYSTEM, TYPICAL.
- J. CUT OUT ALL CONTROL JOINTS. INSTALL BACKER ROD AND CAULK WITH SEALANT. ALL OTHER CONDITIONS, MORTAR JOINTS.
- K. EXISTING BELOW GRADE CONDUIT AND IRRIGATION SYSTEM WITHIN PLANTER AREA TO REMAIN.
- L. TUCKPOINT 80% OF MASONRY AND STONE SURFACES

KEYNOTES

- 0302 EXISTING EXPANSION JOINT, REMOVE SEALANT AND APPLY NEW BACKER ROD AND SEALANT
- 0401 EXISTING 8" CMU
- 0402 MASONRY BRICK VENEER - TYPE 1, RUNNING BOND COURSE
- 0403 MASONRY BRICK VENEER - TYPE 2, ROWLOCK COURSE
- 0404 BRICK CAP TO BE REMOVED
- 0405 GROUT SOLID
- 0406 NEW LIMESTONE CAP WITH STAINLESS STEEL FLASHING AND PIN/ANCHOR STRAP
- 0407 RECONSTRUCT MASONRY WALL
- 0408 CONTROL JOINT WITH BACKER ROD AND SEALANT
- 0409 SKATEBOARD DETERIANT CLIPS
- 0410 INSPECT ALL JOINT WORK. TUCKPOINT ALL LOOSE, BROKEN, CRAZED, DETERIORATED OR UNSOUND MORTAR.
- 0501 EXISTING #4 REINFORCING, CONTINUOUS
- 3101 CONCRETE PAVEMENT OR GRADE
- 3102 EXISTING LAWN AND TREES
- 3103 EXISTING BUS LOADING/UNLOADING ZONE

0404
0501
0403
0405
0402

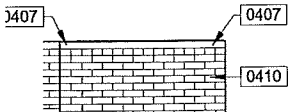
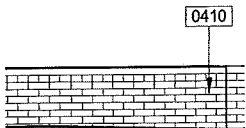


CTION



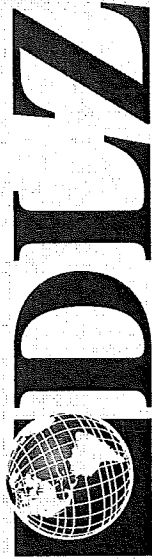
PLANTER ELEVATION

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



NEST PLANTER ELEVATION

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



DLZ MICHIGAN, INC



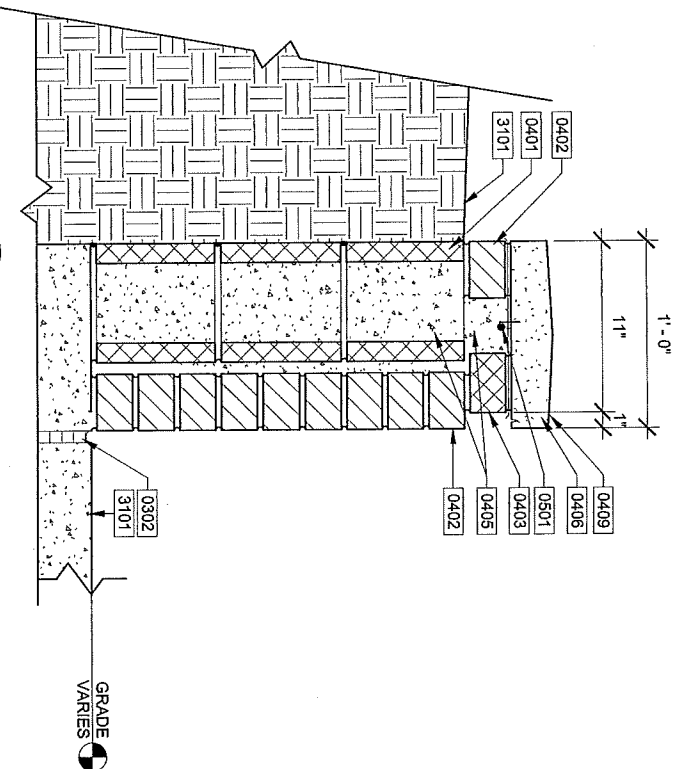
Stephen Kromkowski

GENERAL NOTES:

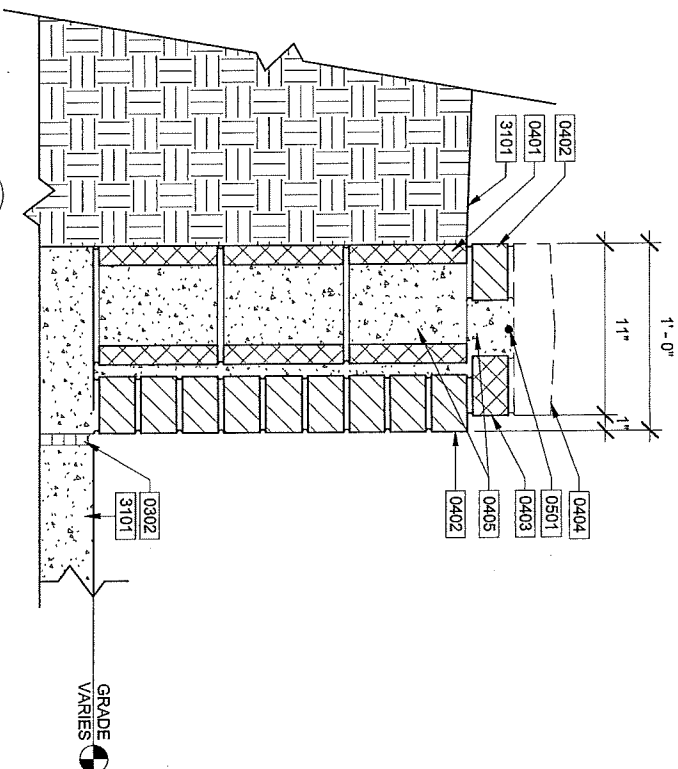
- IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO MEANT AS A GUIDE FOR CONDITIONS THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS AS IT RELATES TO THE SPEC BIDDING.
- PROTECT EXISTING CONSTRUCTION ELEMENTS. ALL DAMAGED AREAS DUE TO CONSTRUCTION.
- PROTECT SITE AND LANDSCAPING DURING ALL DAMAGE AREAS TO ORIGINAL CONDITION.
- KEEP SITE CLEAN AT ALL TIMES. REMOVE IMMEDIATELY. STORE MATERIALS IN A SECURE MANNER.
- REPLACE MASONRY THAT HAVE OPEN CRACKS EXCEEDING ONE HALF INCH OR MORE OR ORIGINAL SALVAGED BRICK. ASSUME 70 BRICK TYPE FROM MASONRY.
- CLEAN ALL MASONRY SURFACES. REMOVE FROM MASONRY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION AND SITE CONDITIONS THAT BIDDING TO DETERMINE THE QUANTITY OF OTHER SERVICES WHICH MUST BE PROVIDED WORK SPECIFIED.
- CUT OUT ALL EXISTING JOINTS AT ALL UNITS ADJACENT BRICK MASONRY.
- SECURE LIMESTONE CAP AS REQUIRED, WITH PIN STONE TIES SYSTEM, TYPICAL.
- CUT OUT ALL CONTROL JOINTS. INSTALL WITH SEALANT. ALL OTHER CONDITIONS, EXISTING BELOW GRADE CONDUIT AND IR PLANTER AREA TO REMAIN.
- TUCKPOINT 80% OF MASONRY AND STONE.

KEYNOTES

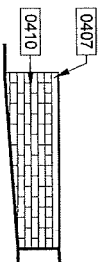
- EXISTING 8" CMU
- EXISTING EXPANSION JOINT. REMOVE SI BACKER ROD AND SEALANT
- EXISTING 8" CMU
- MASONRY BRICK VENEER - TYPE 1, RUN
- MASONRY BRICK VENEER - TYPE 2, ROW
- BRICK CAP TO BE REMOVED
- GROUT SOLID
- NEW LIMESTONE CAP WITH STAINLESS PINANCHOR STRAP
- RECONSTRUCT MASONRY WALL
- CONTROL JOINT WITH BACKER ROD AND
- SKATEBOARD DETERRIANT CLIPS
- INSPECT ALL JOINT WORK. TUCKPOINT / CRAZED, DETERIORATED OR UNSOUND.



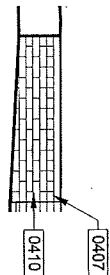
15 PROPOSED PLANTER SECTION
A1.0 SCALE: 1 1/2" = 1'-0"



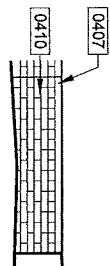
14 EXISTING PLANTER SECTION
A1.0 SCALE: 1 1/2" = 1'-0"



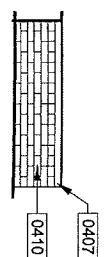
12 NORTH PLANTER ELEVATION
A1.0 SCALE: 1/4" = 1'-0"



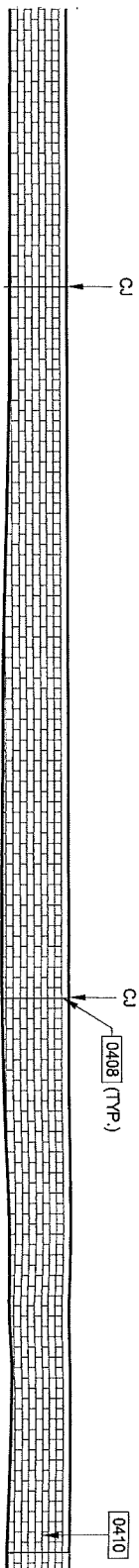
11 EAST PLANTER ELEVATION
A1.0 SCALE: 1/4" = 1'-0"



10 NORTH PLANTER ELEVATION
A1.0 SCALE: 1/4" = 1'-0"



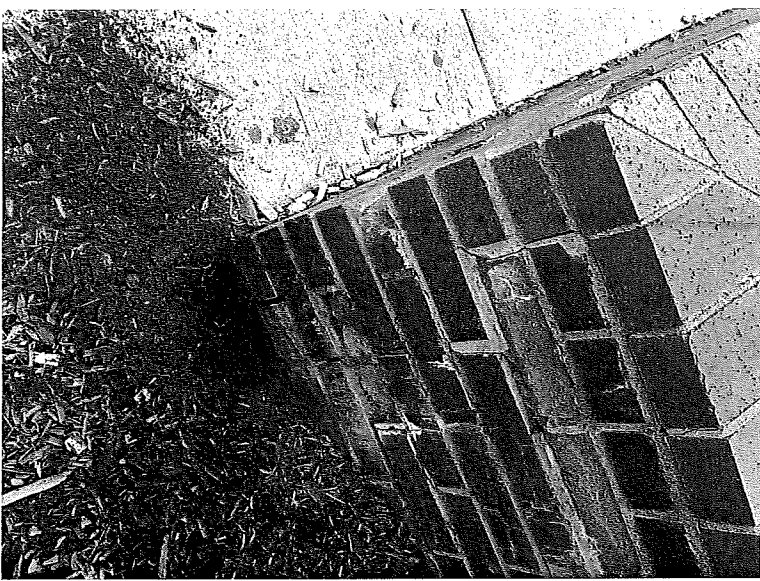
9 EAST PLANTER ELEVATION
A1.0 SCALE: 1/4" = 1'-0"



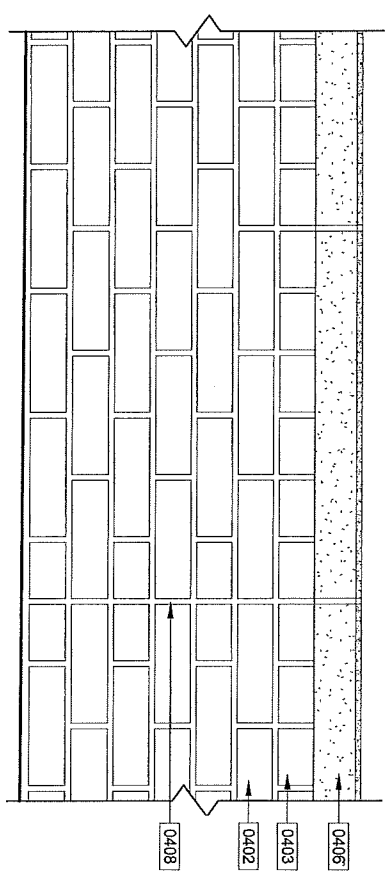
13 SOUTH PLANTER ELEVATION
A1.0 SCALE: 1/4" = 1'-0"



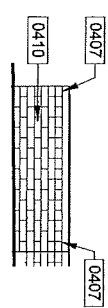
EXISTING CORNER CONDITIONS



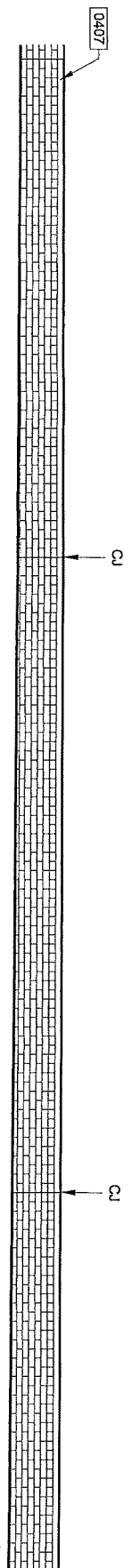
PHOTOGRAPH 1: TYPICAL EXISTING CONDITIONS



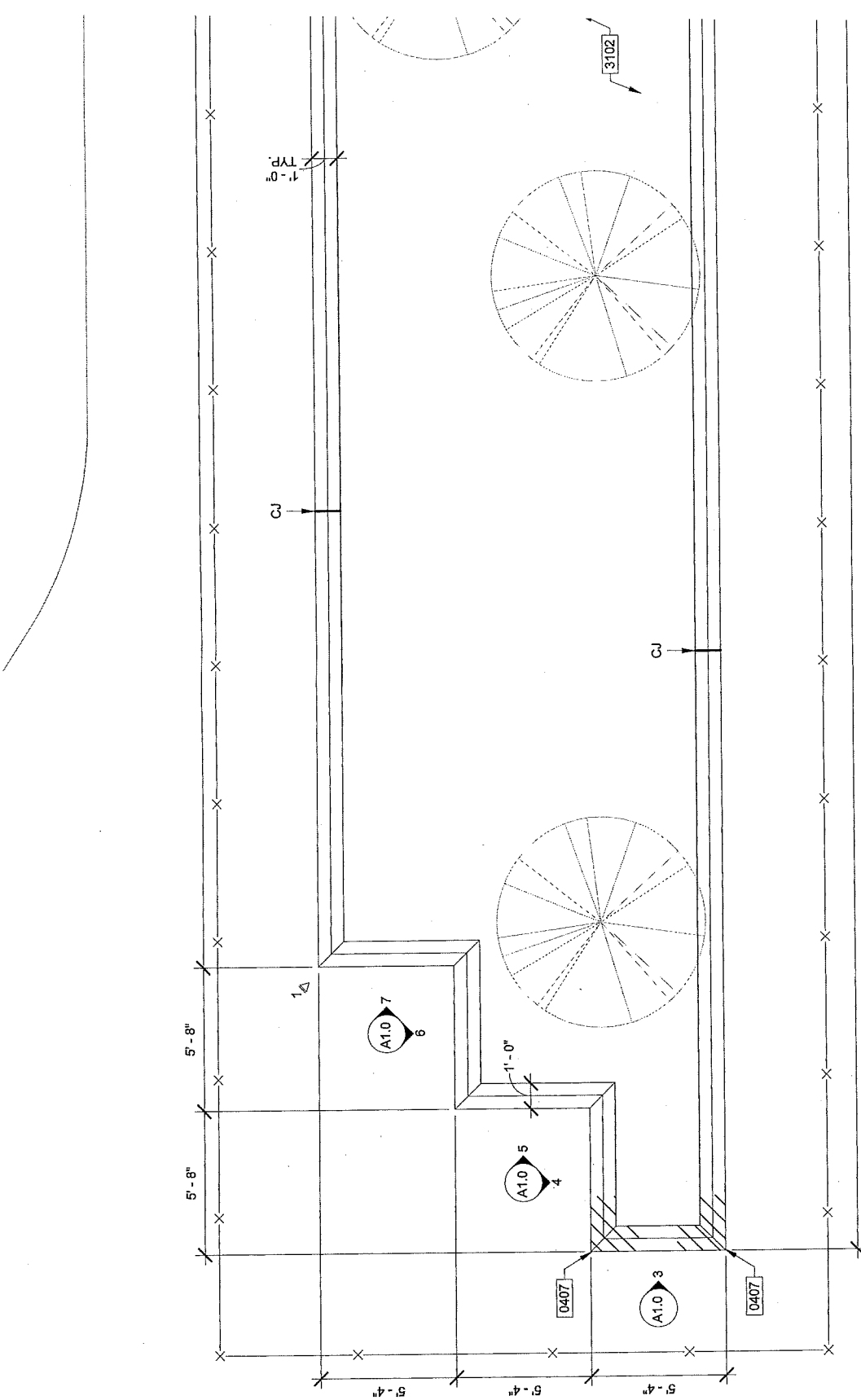
16 TYPICAL ELEVATION
A1.0 SCALE: 1 1/2" = 1'-0"



13 EAST PLANTER ELEVATION
A1.0 SCALE: 1/4" = 1'-0"



8 NORTH PLANTER
A1.0 SCALE: 1/4" = 1'-0"





HDC Work Permit Staff Review

Property address: 16 N Washington

Date of Review: 11/18/15

Date of Meeting: 11/24/15

Proposed work: Demolish and rebuild corbel at top of wall, sand back wall to prepare for paint work (to be done at later date), realign brick work over glass block window.

Materials: 4" solid block for corbel and type N mortar to install block corbel and brickwork.

Staff review:

1. Applicant states that they will perform work to rectify code violations. This includes the rebuilding of the corbel at the top of the front façade.
2. Applicant will realign brickwork over glass block window.
3. HDC may want to discuss cleaning options for back wall to prep for paint work, as applicant notes they will "sand" it.
4. Building department approval may be required.

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

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

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

** FILE, COMPLETED
+ FEE by 11/17
to building
department **

Date filed 11/17/15 for HDC meeting date 11/24

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

16 N Washington St Ypsilanti MI

Applicant

☐ Owner ☐ Architect ☒ Contractor

Name AL Bommer pre "All American Restoration Services"

Address 628 Martin place Y

City Ypsilanti State MI Zip _____

Phone 734 649-5192 Fax _____

E-mail AL Bommer 1336 a gmail - com

Owner _____

(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor

(Name, address,
phone)

All American Restoration Services
628 Martin place Ypsilanti MI 734649-5192

Action Items only:

Construction Cost _____

Permit Application Fee

35⁰⁰

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

To complete this application:

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

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 16 N Washington

Applicant _____

Description of proposed work (see sample applications)

Materials

4 in solid block to build new corbel at top of wall,
Typ N mortar, To install block corbel and common brickwork to be Replaced

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

Other _____

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

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

[Signature]

[Signature] 12/2015

Signature of Applicant

Date

16 N WASHINGTON

Scope of work to be performed
for coad violations,
Demo and rebuild corbeling at
Top of wall using 4 inch solid
block laid flat and stepped out
for drip edge,

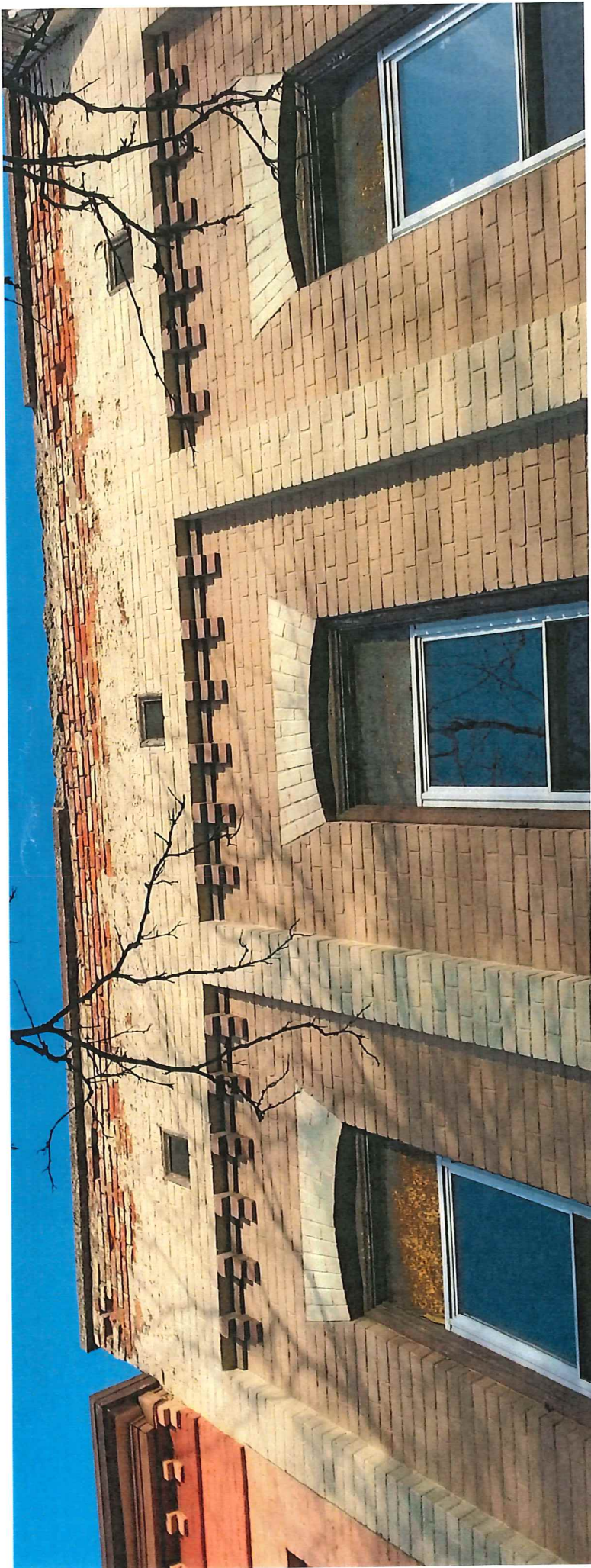
Sand back wall to prep for paintwork
at a later date,

Realign bad brickwork over glass block
window

Sincerely
AL Bommer
All American Restoration,



16 N WASHINGTON



2016 JUN 23 2 19



16 N WASHINGTON



HDC Work Permit Staff Review

Property address: 720 Norris St

Date of Review: 11/18/15

Date of Meeting: 11/24/15

Proposed work: Install new grain silo and Co2 tank adjacent to existing building.

Materials: Galvanized sheet steel with painted legs for silo, Co2 tank with protective coating. Both on concrete foundations.

Staff review:

1. Applicant was previously seen by the HDC as a study item.
2. Applicant wants to install grain silo and Co2 tank as depicted in site drawings included in the application.
3. Building department approval may be required.

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

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

Rec 20008



Ypsilanti Historic District Work Permit Application

Date filed 11/17/15 for HDC meeting date 11/24/15

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 720 Norris St.

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Rene Greff

Address 720 Norris Street

City Ypsilanti State MI Zip 48197

Phone 734-480-2739

Fax 734-829-0145

E-mail mgreff@arborbrewing.com

Owner _____

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Ross Slagh - Top Line Equipment Inc, 405 N State St, Zeeland, MI 49464

(Name, address,
phone)

Chuck Hookham - Project Engineer - (734)476-3432 for questions

Action Items only:

Construction Cost \$42,000

Permit Application Fee \$100

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

To complete this application:

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

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 720 Norris Street, Ypsilanti

Applicant Rene Greff

Description of proposed work *(see sample applications)*

Addition of external grain silo and carbon dioxide receiver tank adjacent to existing microbrewery building. Additions will not detract from aesthetics of existing building. The grain silo will be galvanized sheet steel with painted legs and bracing and the Co2 tank will be protectively coated so as to add to the current southern exposure.

Materials

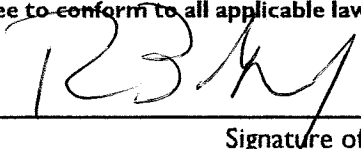
Silo and tank construction on concrete foundations.

Colors *(Attach color chips or samples)*

Body <u>Gray</u>	Accent 1 <u> </u>
Trim <u>Gray</u>	Accent 2 <u> </u>
Roof <u>Gray</u>	Other <u> </u>

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

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

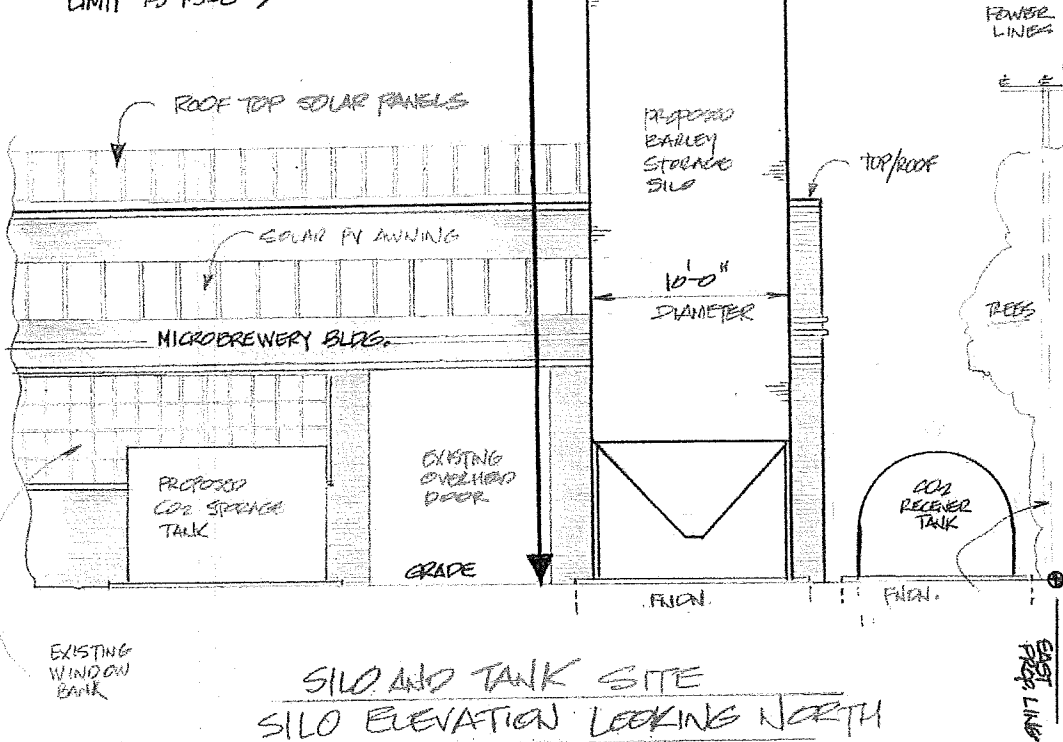

Signature of Applicant

11/17/15
Date

VARIANCE REQUEST

Silo is an "ACCESSORY STRUCTURE" AND IS APPROXIMATELY 32'-0" TALL ABOVE GRADE (ORDINANCE LIMIT IS 15'-0")

SEE PROPERTY AND SITE PLAN (BOUNDARY AND TOPO SURVEY BY ARBOR LAND CONSULTANTS) REVISION 1



Project:	700 NORTON'S YASUANTI MI	Client:	ADK MICROBREWERY
Subject:	VARIANCE REQUEST	Checked:	
Task:	SILO INSTALLATION	Page:	1 of 1
Job #:		Date:	



HDC Work Permit Staff Review

Property address: 213 N Huron St

Date of Review: 11/18/15

Date of Meeting: 11/24/15

Proposed work: Replacement of window sashes on 14 double-hung windows, remove external storms and repaint external frames and sills.

Materials: Andersen E-Series Double Hung Replacement Sash Kits, cottage style wooden windows with permanent interior and exterior upper sash dividers to match existing, exterior to be aluminum clad and painted white to match existing.

Staff review:

1. Applicant states that the existing window sashes are loose in the jams and do not seal, that the single pane glass makes heating difficult, and that windows are difficult to clean due to caulking.
2. HDC may want to inquire about the removal of existing storms and the paint colors the applicant is planning to use.
3. Building department approval may be required.

Relevant Secretary of the Interior's Standards:

#9

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

#7

R#20009
EK#1116

Ypsilanti Historic District

Work Permit Application

Date filed 11/17/2015 for HDC meeting date 11/24/2015Action item ☒Study item ☐

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

Property Address 213 N Huron St, Ypsilanti, MI 48197

Applicant

☒ Owner ☐ Architect ☐ ContractorName Jon HommesAddress 213 N Huron StCity YpsilantiState MIZip 48197Phone 734-255-1090

Fax _____

E-mail jonhommes@gmail.com

Owner _____

(If different than applicant)

Who will perform the work?

☒ Owner ☐ Contractor

Contractor _____

(Name, address,

phone) _____

Action Items only:

Construction Cost \$8500Permit Application Fee \$45

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).
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 - d. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

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

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

Incomplete applications will not be considered.For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 11/17/2015 for HDC meeting date 11/24/2015

Property Address 213 N Huron St, Ypsilanti, MI 48197

Applicant Jon Hommes (Owner)

Description of proposed work *(see sample applications)*

Sash replacement for fourteen (14) double hung windows.

Issues with the existing windows are as follows: 1. Sashes are loose in the jambs and do not seal. 2. Single pane glass makes room impossible to heat in winter. 3. All panes in need of reglazing. 4. I have needed to "caulk" the windows shut using a removable silicon to minimize the drafts. 5. Because of the caulking and exterior aluminum storms, windows are impossible to clean.

I propose to replace windows using sash replacement kits, then in spring, remove external storms and repaint existing external frames and sills.

Existing sashes are all 28x62.

Refer to attached photographs of existing sunroom windows.

Materials

Propose using Andersen E-Series Double-Hung Replacement Sash Kits (Refer to attached dimensional drawing).

Windows to be wood, cottage style with permanent interior & exterior upper sash dividers (2x2) to match existing.

Exterior to be aluminum clad and painted white (to match existing).

Interior to be painted white to match existing windows and trim.

Colors *(Attach color chips or samples)*

Body White

Accent 1

Trim White

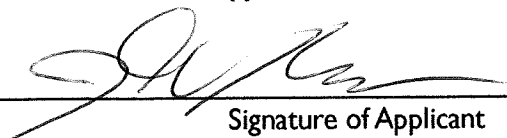
Accent 2

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



Signature of Applicant

11/17/2015

Date



Eagle
WINDOWS DOORS
an Andersen Company



213 N HURON

2024 2 23



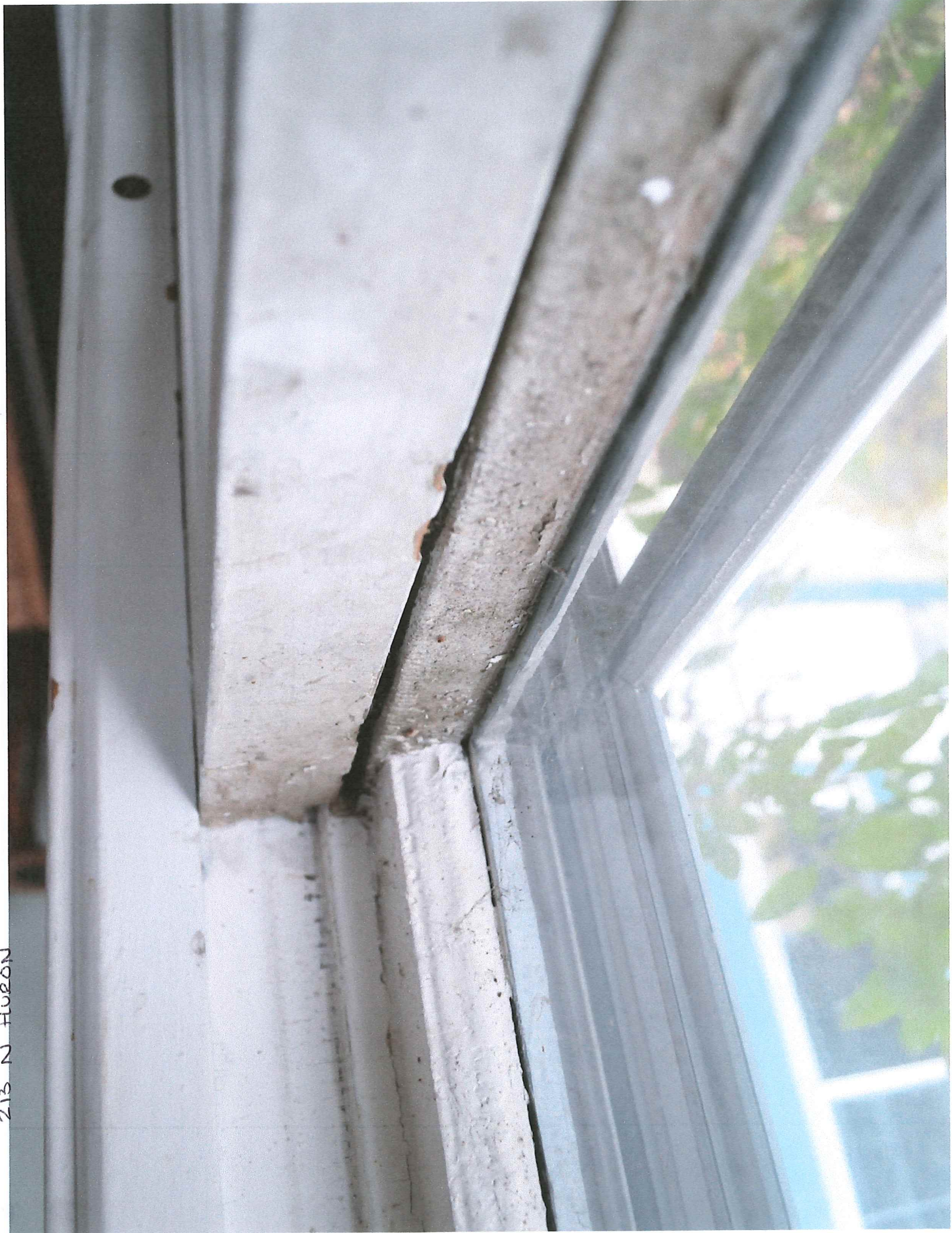
213 2 HURON



213 N HURON



213 N HURON



213 N. HURON



Rac 19919



Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date 11/24

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 202 C Forest

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Renaissance Roofing, Inc.

Address 4938 Dewitt Ste 201

City Canton State MI Zip 48188

Phone 734-495-0996 Fax 734-495-1445

E-mail Dan@RenaissanceRoofingInc.com

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Renaissance Roofing, Inc. 734-495-0996
(Name, address, phone) 4938 Dewitt Ste 201 Canton, MI 48188

Action Items only:

Construction Cost \$5,796.90 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.

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- Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
- A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

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

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

Incomplete applications will not be considered.

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

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 202 E. Forest Ypsilanti, MI 48197

Applicant Renaissance Roofing, Inc.

Description of proposed work (see sample applications)

Tear off and re roof. Replace any damaged wood decking. Install new drip edge, ice guard, underlayment and pipe flashings. Vent to code per contract and clean up all debris.

Materials

GAF Lifetime Timberline Shingles w/ GAF roofing components See attached quote.
Roof Color to match existing color scheme.

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

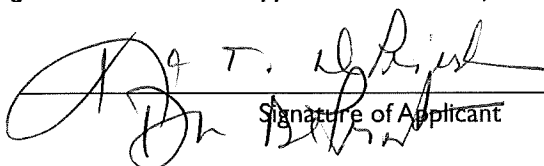
Accent 2 _____

Roof Charcoal

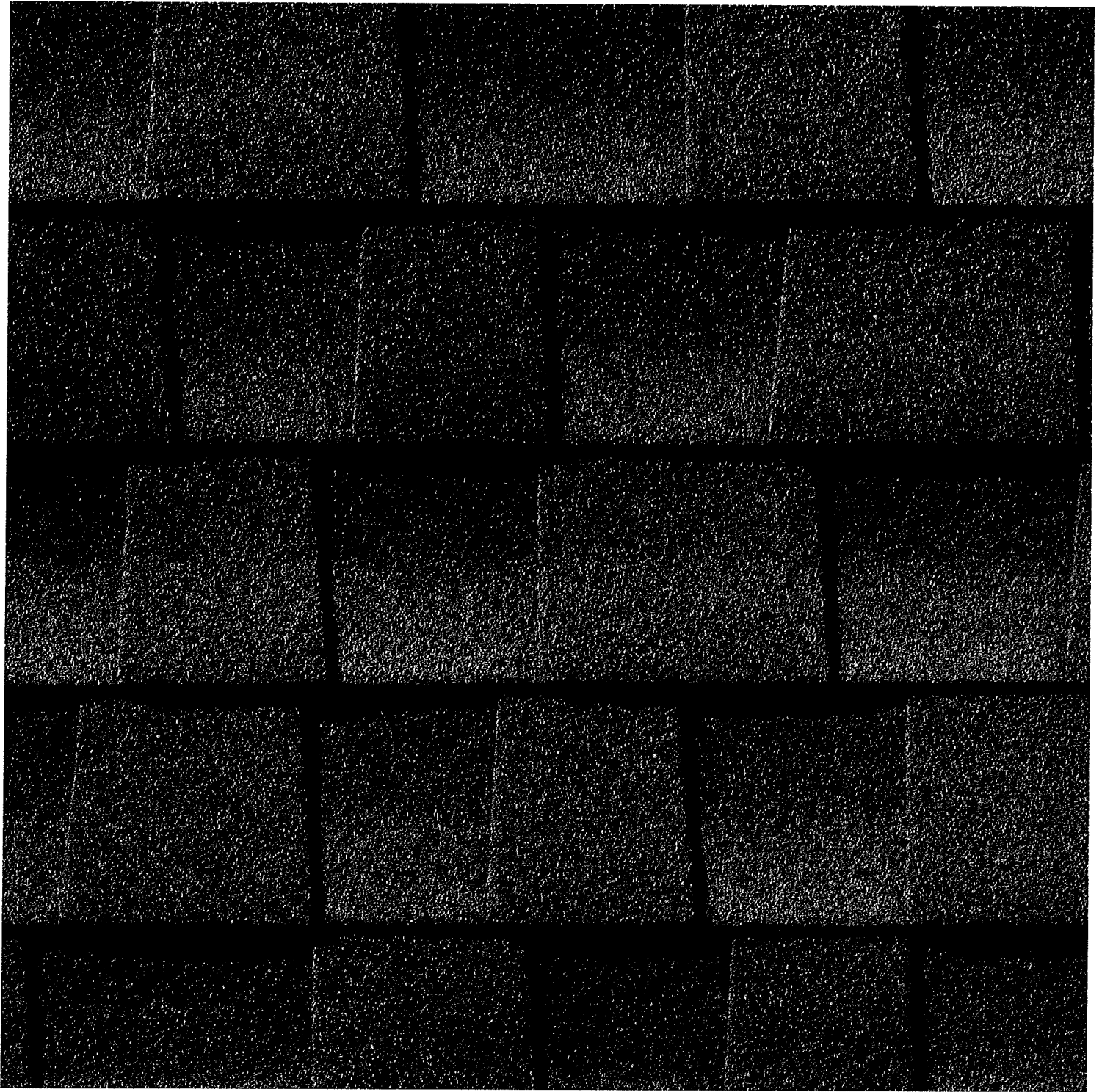
Other _____

- ☐ 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

11/9/15
Date





Ypsilanti Historic District
Work Permit Application

Date filed _____ for HDC meeting date 11/24

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 209 Oak Street

Applicant ☐ Owner ☐ Architect ☒ Contractor

Name Renaissance Roofing, Inc.

Address 4938 Dewitt Ste 201

City Canton State MI Zip 48188

Phone 734-495-0996 Fax 734-495-1445

E-mail Don@RenaissanceRoofingInc.com

Owner _____
(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Renaissance Roofing, Inc. 734-495-0996
(Name, address, 4938 Dewitt suite 201 Canton, MI 48188
phone)

Action Items only:

Construction Cost \$4,874

Permit Application Fee 40⁰⁰

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

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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 209 Oak Street Ypsilanti, MI 48197

Applicant Renaissance Roofing, Inc.

Description of proposed work (see sample applications)

Tear off and re roof the entire house excluding the shed.
Replace any damaged wood decking. Install new drip edge,
ice guard, underlayment and pipe flashings. Vent to code
per contract and clean up all debris.

Materials

GAF Lifetime Timberline Shingles w/ GAF
Roofing components See attached proposal. Roof
color to match existing color scheme on house.

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

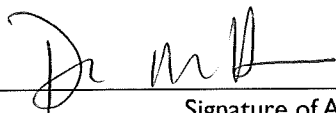
Accent 2 _____

Roof Charcoal

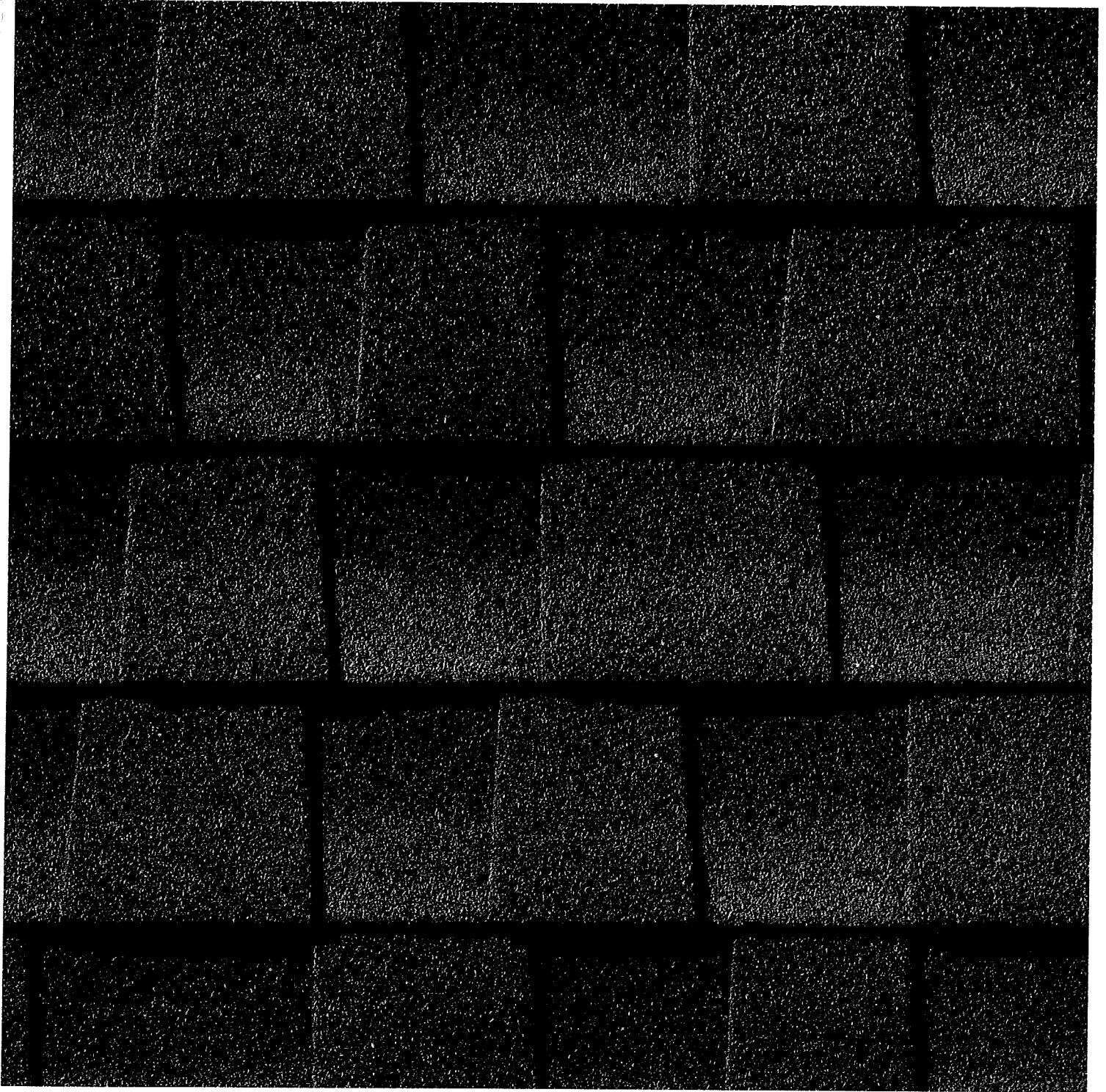
Other _____

- ☐ 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

11/9/15
Date



CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF NOVEMBER 10, 2015

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: Council Chambers, City Hall

Commissioners Present: Hank Prebys, Anne Stevenson, Jane Schmiedeke, Erika Lindsay, Ron Rupert

Commissioners Absent: Michael Condon, Alex Petit

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

APPROVAL OF AGENDA

Motion: Prebys (second: Schmiedeke) moves to agenda as amended to include a discussion about workshops under Housekeeping Business.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS -none

NEW BUSINESS

320 N Washington

**Application is for garage door installation.*

Applicant: Chris Janowick, owner—present

Discussion: Stevenson: States that the applicant was here previously as a study item regarding the garage doors. Asks if there is anything different from what was previously seen by the HDC anything additional he would like to talk about

Janowick: States that they have selected the garage door and the company they want to work with, and asks if the HDC would prefer to see the recessed long panel, recessed short panel, b-groove, or flush. States that they were looking at the recessed long panel at the last meeting.

Prebys: States that the recessed long panel should not be a problem.

Janowick: States that the garage door will include the standard glass. States that they have repaired existing garage doors several times and is worried someone may get hurt. Asks which glass they would like to see.

Stevenson: States that they want to see the plain, standard glass.

Motion: Prebys (second: Rupert) moves for approval of the application for the installation of new garage doors at 320 N Washington which would include the garage doors with the recessed long panel and windows without dividers.

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

Approval: Unanimous. Motion carries.

203 S Huron

**Application is for sign installation.*

Applicant: Derek McGill, owner—present

Discussion: Stevenson: States that they spoke with applicant previously about the sign and they did not see a problem with it.

Motion: Prebys (second: Rupert) moves for the approval of the application for 203 S Huron for the installation of the remembrance sign, a 42"wide by 38.5" high single installation sign on a post on the west side of property between the flag pole and the area of the sidewalk, the sign text and image as submitted in the application. The sign is cast aluminum.

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

Approval: Unanimous. Motion carries.

216 S Washington

**Application is for reroof.*

Applicant: Dustin Santini and Sarah Santini, owners—present

Discussion: Stevenson: States that the applicants have sunroom they want to reroof. States that there are currently diamond shaped shingles on the sunroom and that they plan to match the shingle style from the rest of the roofing.

Santini: States that this is correct.

Stevenson: Asks the applicant to talk about the stucco and their plans for it.

Santini: States that they have experienced leaking in the sunroom, and that previous work to the roof was done improperly and they did not install proper flashing against the stucco. The plan would be to make the job better

by adding flashing along the stucco—to take a saw and cut an inch or two above the roof to install some flashing and ice and water shielding there, and then re-stucco it. Stucco to match the existing brown molding and stucco.

Prebys: Asks why they need to cut into the stucco.

Schmiedeke: States that they would need to cut into the stucco to install the flashing underneath it.

Rupert: States that they cannot place the flashing up against the stucco—that the water would go down in between the stucco and the flashing.

Prebys: States that shingle style is fine.

Schmiedeke: States that the new stucco must match exactly the existing stucco in both color and texture.

Motion: Rupert (second: Prebys) moves to approve the application for 216 S Washington for replacing the shingles on the sunroom to match the existing roof shingles on the main part of the house, and improving the flashing on the roof and stuccoed area.

Secretary of the Interior Standard:

9—Contemporary designs shall be compatible and shall not destroy significant original material; #10—New work shall be removable.

Approval: Unanimous. Motion carries.

13 N Washington

**Application is for installation of a new storefront and awning.*

Applicant: John Newman and Sun Cho—owner

Discussion: Stevenson: States they have seen property previously, but not this exact iteration of the plans. Asks applicants to walk them through the plans.

Newman: States that they had similar plans previously, but then walked away from it. They have come into grants and now have enough money to do the full project. They have replaced the roof, work on windows which was approved will start next week, and now they would like to redo the storefront. States that they will remove the OSB ply-wood and put in an aluminum glazing system, and move the entrance toward the corner on the south side as shown in the rendering.

Rupert: Asks if that was in the original plan.

Newman: States that it was part of the original plan, but the material in the original plan for the vestibule was called Lamboo—a wooden bamboo type look. They have moved away from that and want to go with aluminum in green color, as shown in the color chips in the application.

Prebys: How do sun blocks work? Where are they installed?

Newman: They tie into the mullions. The mullions system is the strength behind it; it will come out from there.

Prebys: Asks about if that will be the same color as the aluminum.

Newman: States that everything is darker green, the Hartford green, except right at the door and vestibule which drops to a lighter shade to help people find the door.

Prebys: Asks if applicant has found the brick.

Schmiedeke: States that they are reusing brick.

Newman: States that they have peeled back some of the wooden face and there is brick under there. States that they think the stone band is in there and intact, and that they will repair if necessary. The vertical column in the center does not exist—we have not searched for that brick yet. It is their intention to have that match the existing brick.

Rupert: States that there is a brick yard called Colonial Brick toward Whitmore Lake that the applicant could try.

Lindsay: Asks the applicants plan for signage.

Newman: States that they are thinking they may put in an application to install a vertical blade sign along the south east corner, but that they have not yet engaged a sign contractor. Possibly an aluminum sign, 18"-24" deep and around 4' high, not illuminated but visible from sidewalk. They are also considering some vinyl decals along the storefront.

Stevenson: Asks if they are proposing any lighting.

Newman: States that they have not yet considered lighting.

Rupert: States that they will need a light by the door to comply with code. Suggests, that because the door is at an angle and creates a 'pocket', to put a down light directly above the door so that is not offensive to sidewalk or others.

Lindsay: Asks if there is any plan for lighting along the side of the building.

Newman: States that they had not discussed it yet, but asks if they had any recommendations. States that there is existing lighting in the alley.

Motion: Lindsay (second: Prebys) moves to approve the application for 13 N Washington to include the demolition the existing wood and OSB awning, as well as the construction of a new masonry column in the middle with brick to match existing, as well as the max block sunlight shades by Tube Light to fit into the storefront window system by Tube Light Inc. T-14650 framing system in series deep flush glaze in color patina green at the doorway for

accent and Hartford green for the rest of the storefront as described in the elevation drawings in the application. Also, the addition of a down light in vestibule area.

Secretary of the Interior Standard:

#3-- Do not imitate earlier styles. # 10-- New work shall be removable.

Approval: Unanimous. Motion carries.

9 S Adams

**Amendment to previous application to correct the elevation difference between the parking lot and 9 S Adams.*

Applicant: Laura Gillis

Discussion: Stevenson: States that this is an amendment to previous application, and that the applicant discovered a difference in grading for parking lot.

Gillis: States that new plan is very similar to previous plan approved by HDC, this plan has greater specificity and it shows a new brick retaining wall on either side of the path to hold dirt. They will be using salvaged brick from where the entry was cut. They have also added handrail per building department's recommendation, just inside the brick wall and it extends 1' beyond wall into parking lot for greater safety. The new plans show the railing a different way from previous plans, and it is now paralleling the path. States that this is less expensive than previous plan and it will be easier for vendors with carts to enter.

Schmiedeke: States that the handrail could be a safety hazard, as coat sleeves could catch on it. States that it should be turned.

Rupert: States that the handrail should be painted black gloss instead of natural finished galvanized steel.

Schmiedeke: Asks if there was a question about the door.

Stevenson: Clarifies that the door was mentioned in original application which has already been approved. The walkway and the railing are the only amendments to the application, these are what need approval.

Rupert: Asks if the handrail will be on both sides of the ramp.

Gillis: States that the handrail will be on both sides of the ramp and about 4" inside of the brick retaining wall.

Rupert and Prebys: Agree that this plan is good modification for existing conditions.

Motion: Rupert (second: Schmiedeke) moves to approve the amended application for the hand railing and ramp at 9 S Adams street farmers market, with the metal hand rail on both sides of the concrete ramp with the ends to be

turned down as to avoid some kind of injury, using a brick retaining wall and concrete ramp as shown in the submitted drawings dated October 28.

Secretary of the Interior Standard:

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

Approval: Unanimous. Motion carries.

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS

105 N Huron

Discussion: Staff administratively approved the reroof at this address.

Motion: Schmiedeke (second: Prebys) moves acceptance of the administrative approval for the reroof at 105 N Huron.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring

302 E Cross—Property was brought to the attention of Staff as being in disrepair, Staff has forwarded the request to the building department for action.

217 N River—Staff took photos of the property and noticed that the concrete porch steps are in disrepair. Staff has notified building department.

111 Maple —Staff advised that building department has been notified of a hole in the accessory structure roof.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS —none

HOUSEKEEPING BUSINESS

Staff discussed potential workshops that could be offered by the HDC in the coming year. There was a consensus to include 3-4 workshops per year, on a quarterly basis. Workshops on weatherization, windows, and renewable energies should be offered every year. It would be best to pair workshops with appropriate seasons, like a workshop on weatherization prior to the winter months.

Approval of the minutes of October 27, 2015

Motion: Prebys (second: Rupert) moves to approve the minutes from the October 27, 2015 meeting.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:45 pm