

1. Historic District Commission Regular Meeting Agenda

Documents: [HDC JANUARY 12, 2016 AGENDA.PDF](#)

2. Historic District Commission Regular Meeting Packet

Documents: [HDC MEETING PACKET 1-12-16.PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, January 12, 2016
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. 114 River St.

Replacement of front entry door

2. 315 Washtenaw Ave.

Rebuilding of basement foundation wall

3. 315 Washtenaw Ave.

Reroofing

C. STUDY ITEMS

4. 309 N Grove St.

Door and window replacement

D. ADMINISTRATIVE APPROVALS—None

E. OTHER BUSINESS

5. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of December 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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III. PUBLIC COMMENTS ON AGENDA ITEMS

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B. NEW BUSINESS

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Reroofing

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Door and window replacement

D. ADMINISTRATIVE APPROVALS—None

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



HDC Work Permit Staff Review

Property address: 114 River St

Date of Review: 1/7/16

Date of Meeting: 1/12/16

Proposed work: Replace existing front door with new door.

Materials: Fiber glass door with sidelights of double glazed glass.

Staff review:

1. Applicant states that they will be replacing the front door with a door will match in appearance.
2. Staff informed the applicant that the Commission may prefer materials other than fiberglass (like wood) for the front entry door.
3. Building department approval may be required.

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

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

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3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

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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.



Rec 20049 #1

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date 1/12

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 114 River St.

Applicant

☐ Owner ☐ Architect ☒ Contractor

Name Keith Gipfert

Address 9877 Sayers Rd

City Munith State Mi. Zip 49259

Phone 517-596-7217

Fax _____

E-mail keith@gipferts-construction.com

Owner SOS Community Services

(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor Gipfert's Construction

(Name, address,
phone)

keith Gipfert 9877 sayers rd munith .mi. 49259 517-596-7217

Action Items only:

Construction Cost 2,200.00 Permit Application Fee 35.00

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

To complete this application:

1. On the reverse side, summarize the work proposed. 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 114 River st. Ypsilanti, mi. 48197

Applicant _____

Description of proposed work (see sample applications)

replace existing front entry door with 2 sidelights

Materials

fiberglass doors and sidelights with 1/2" double glaze glass to appearance to match existing wood door

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. 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

12/8/15

Date



WYANDOTTE
 215-973-2159
 215-973-2159

Fingerle Lumber Co.

Address: 615 S Fifth Ave
Ann Arbor, MI 48104

Phone: 734-663-0581
Fax: 734-663-0137
Website: www.fingerlelumber.com

**Order**

Item 1 of 1

Order Number: _____

Date: 10/9/2015

Required Date: 10/9/2015

Sales Person: _____

Vendor Information

Name: Lumbermen's Inc.

Address: 3810 Roger B. Chaffee Drive, S.E.
Grand Rapids, MI 49548

Phone #: (866) 687-2332

Fax #: (616) 261-3270

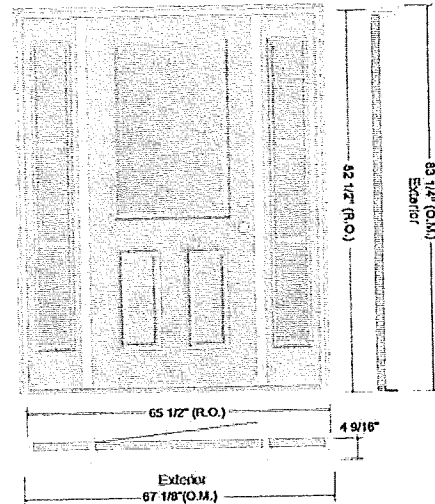
Email: doorsales@lumbermens-inc.com

Job Name: _____

Specifications

U.D. = 64 5/8" x 82"; R.O. = 65 1/2" x 82 1/2"

O.M. of Exterior Trim = 67 1/8" x 83 1/4"



Customer Name: GIFERT

Image is viewed from Exterior!

Lead Time: Non-Stock

(1) 3' 0" x 6' 8" S206 Smooth-Star Fiberglass Door w/Double Sidelites

Item Description	Qty	Price	Extended
3' 0" x 6' 8" S206 Smooth-Star Fiberglass Door w/Clear Glass - Left Hand Inswing	1	446.00	\$446.00
2 3/4" Backset - Double Bore (2 1/8" Dia. Bore) w/Mortised Edge Latch Preps w/Deadbolt Schlage (Standard) 1" x 2-3/4" Strike Prep	1	8.00	\$8.00
Set of T/T Non Ball-Bearing - Zinc Dichromate (Dull Brass) Hinges	1	0.00	\$0.00
Set Double Sidelites 12" Wide S1211SL-GBGFW - Internal Grille - White Flat	1	918.00	\$918.00
Primed Dura-Frame Frame (Continuous Head/Sill w/Wide Mull Posts) - 4 9/16" Jamb w/Primed Brickmould Exterior Trim (Applied) w/(1)Zinc Dichromate (Brass) Adjustable Security Strike Plate (for Lockset only)	1	0.00	\$0.00
Bronze Compression Weatherstrip	1	0.00	\$0.00
Tru-Defense Adjustable - Mill Finish Sill (Continuous)	1	0.00	\$0.00
Item Total			\$1,372.00

(List Price for this Item = \$1,372.00 each)

Price
1152.48

Order Total: \$1,372.00

Version #: 4.12

Version Date: 6/8/2015

1152.48



HDC Work Permit Staff Review

Property address: 315 Washtenaw Ave.

Date of Review: 1/7/16

Date of Meeting: 1/12/16

Proposed work: Rebuild two sections of the basement foundation wall.

Materials: Concrete block wall, skim coated to match existing building foundation.

Staff review:

1. Applicant states that the concrete foundation has collapsed in one area of the house and is badly damaged in another area of the house. The collapsed section is boarded over. Applicant would like to rebuild both areas of the foundation.
2. Application states that they will use concrete blocks to rebuild the portions of the foundation. The concrete blocks will be skim coated to match the existing foundation.
3. Building department approval may be required.

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

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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.



Ypsilanti Historic District Work Permit Application

Date filed 1/4/16 for HDC meeting date 1/12/16

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 315 Washtenaw Avenue, Ypsilanti, MI 48197

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Karl Staffeld, KASS Industries LLC

Address 341 Payeur

City Ann Arbor State MI Zip 48108

Phone 734-417-0432

Fax _____

E-mail karl@staffeld.com

Owner _____

(If different than applicant)

Who will perform the work? ☐ Owner ☒ Contractor

Contractor Resources Unlimited LLC

(Name, address,
phone)

PO Box 3976, Ann Arbor, MI 48106

Action Items only:

Construction Cost \$16,200 Permit Application Fee \$60

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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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 1/4/16 for HDC meeting date 1/12/16

Property Address 315 Washtenaw Avenue, Ypsilanti, Mi 48197

Applicant Karl Staffeld, KASS Industries LLC

Description of proposed work *(see sample applications)*

Remove and rebuild two separate sections of existing basement foundation wall. The first section of basement wall, approximately 13 lineal feet, is presently collapsed. This section has been boarded up and can be seen from the outside. See the attached picture. The second section of basement wall is in bad shape due to water infiltration through an existing broken basement window. This section of basement wall is approximately 14 lineal feet and is located on the west wall at the back of the house. The walls will be rebuilt with concrete block and a skim coating of concrete will be applied to the exterior of the block wall to match the appearance of the existing foundation. Also, the existing skim coat over the existing brick walls is deteriorated in northwest corner of the foundation and it will be patched.

Materials

Concrete block wall skim coated to match existing building foundation. See attached contract.

Colors *(Attach color chips or samples)*

Body <u>Unpainted concrete</u>	Accent 1 <u></u>
Trim <u></u>	Accent 2 <u></u>
Roof <u></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.)

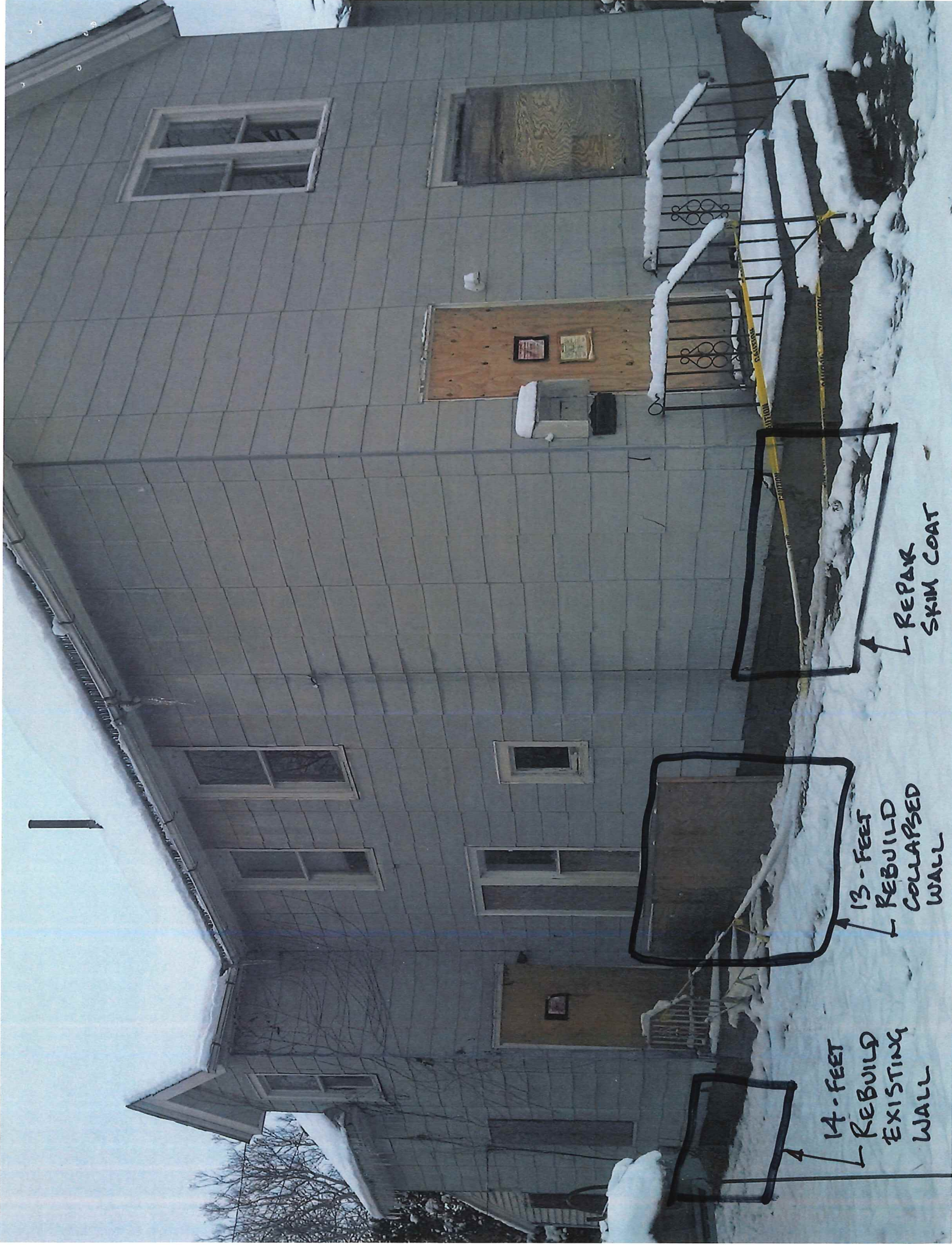
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed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

Karl Staffeld

Signature of Applicant

1/4/16

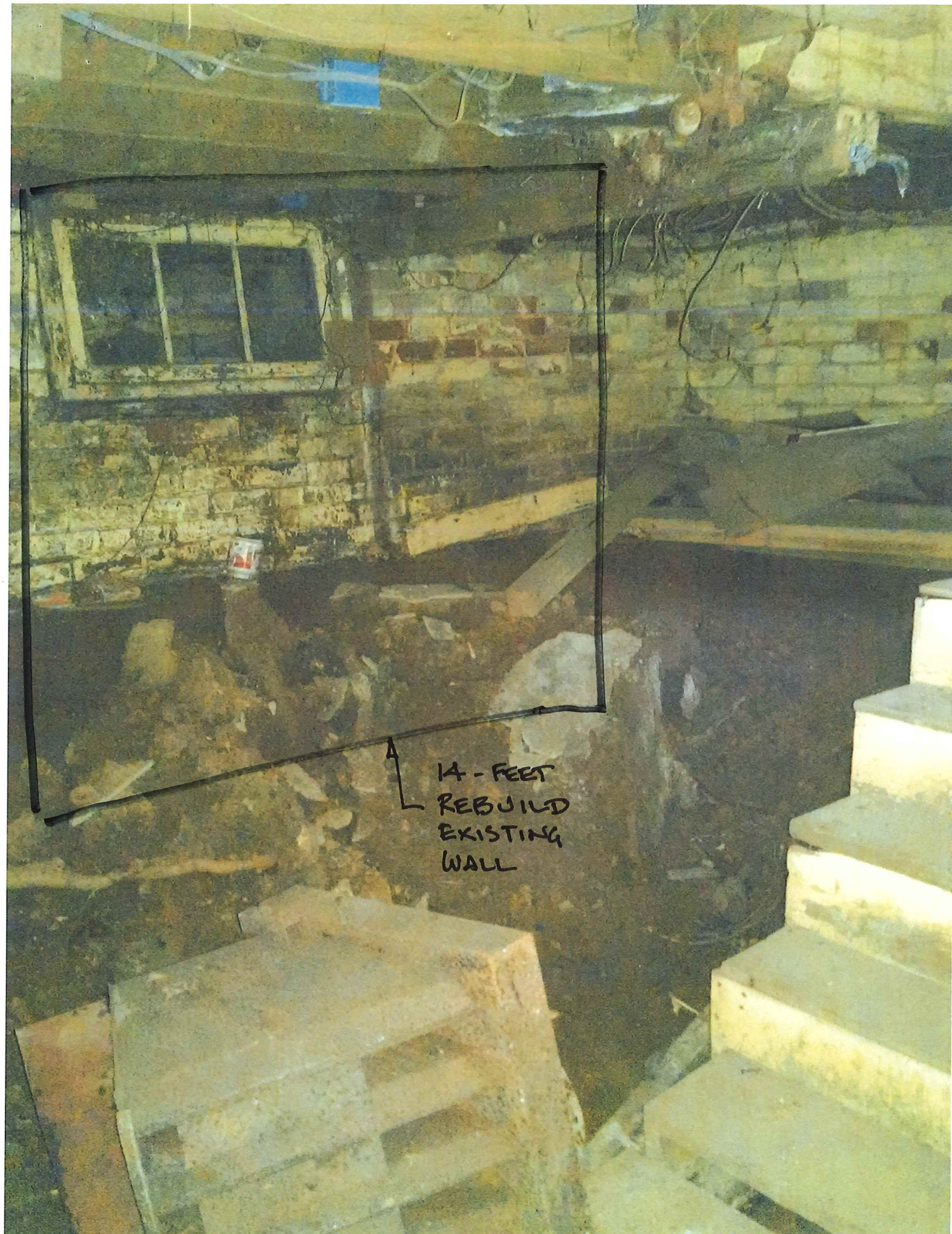
Date



14- FEET
REBUILD
EXISTING
WALL

13- FEET
REBUILD
COLLAPSED
WALL

REPAIR
SKIM COAT



Resources Unlimited LLC

Resources Unlimited LLC
PO Box 3976
Ann Arbor, MI 48106

(734)8464096
tmullett4654@charter.net
http://rumasonry.com

Estimate

Date	Estimate #
12/23/2015	1170
	Exp. Date

Address

Karl Staffeld
Job: 315 Washtenaw Ave
Ypsilanti, MI

Date	Activity	Quantity	Rate	Amount
12/23/2015	Estimating 27' of new wall @ \$600 per foot, To Include:	27	600.00	16,200.00
12/23/2015	Repair perimeter of Michigan basement walls by plastering with concrete where existing concrete has failed: Price is based on what has already been inspected (not all was visible) Price to be determined if it is extensive, otherwise will be included.			
12/23/2015	New 6' x 4' x 4" concrete house pad			
12/23/2015	Remove existing Michigan basement retainer walls to basement floor			
12/23/2015	New 24" x 12" footings with 2 #4 rods continuous			
12/23/2015	Total of 6 vertical #5 rods approx. 4' on center			
12/23/2015	New 12" block			
12/23/2015	Apply 1/2" concrete skim coat on exterior face of new 12" block to match existing face of foundation			
12/23/2015	Jack up existing floor joists to pre-load the existing building wall prior to rebuilding 12" block wall foundation.			
12/23/2015	Additional wall to be rebuilt at \$600 per foot to be agreed upon in advance of repair by owner.			
12/23/2015	Repair existing skim coating over existing brick, approx. 10' SF to be included in price			
12/23/2015	Note: \$500 Credit if customer pulls permit. Water will be necessary and customer to make arrangements. Electricity will be necessary and if not available, we can provide a generator and the gas will be additional at \$15 per day.			
			Total	\$16,200.00

Note: of \$500 credit, see above
50% Down
25% when footings are in
Balance upon completion
Thank You!

Accepted By

Karl Staffeld

12.29.15

Accepted Date

THIS CONTRACT IS CONTINGENT UPON APPROVAL
BY THE YPSILANTI HISTORIC DISTRICT COMMISSION
DECISION, JANUARY 12TH, 2016.



HDC Work Permit Staff Review

Property address: 315 Washtenaw Ave.

Date of Review: 1/7/16

Date of Meeting: 1/12/16

Proposed work: Reroof

Materials: Fiberglass shingles, OSB sheeting and new underlayment.

Staff review:

1. Application states that they will be removing the existing roofing and replacing it with fiberglass shingles in Princeton Slate to best match existing roof.
2. Application states that the flashing will be black and the drip edge will be painted white.
3. Application states that they will be installing 8 Thunder Vents—Commission may want to inquire about location and style of vents.
4. Application states that they will be adhering shingles with high wind, barbed hook nails.
5. Building department approval may be required.

Relevant Secretary of the Interior's Standards:
#3, #9 and #10

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Ypsilanti Historic District Work Permit Application

Date filed 1/4/16 for HDC meeting date 1/12/16

Action item ☒

Study item ☐

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Property Address 315 Washtenaw Avenue, Ypsilanti, MI 48197

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Karl Staffeld, KASS Industries LLC

Address 341 Payeur

City Ann Arbor

State MI

Zip 48108

Phone 734-417-0432

Fax _____

E-mail karl@staffeld.com

Owner _____

(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor Mr. Roof

(Name, address,
phone)

3511 E. Ellsworth, Ann Arbor, MI 48108

Action Items only:

Construction Cost \$11,363

Permit Application Fee \$50

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

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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 1/4/16 for HDC meeting date 1/12/16

Property Address 315 Washtenaw Avenue, Ypsilanti, Mi 48197

Applicant Karl Staffeld, KASS Industries LLC

Description of proposed work *(see sample applications)*

Remove existing roof shingles. Existing roof framing to remain. Cover existing roof framing with new OSB sheeting, install new underlayment, fiberglass shingles, chimney flashing and roof vents. The contract with Mr. Roof is attached.

Materials

Roof Guard "L" - Standard fiberglass shingles
Color: Princeton Slate (best matches existing roof color)

Colors *(Attach color chips or samples)*

Body	_____	Accent 1	_____
Trim	_____	Accent 2	_____
Roof	Princeton Slate	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.

Karl Staffeld
Signature of Applicant

1/4/16
Date



ROOFGUARD L

LAMINATED ARCHITECTURAL DESIGN >> STRAIGHT CUT

Estate Black



Chateau Brown



Rustic Cedar



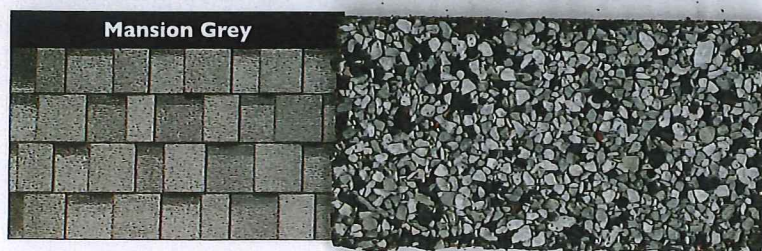
Weatherwood



Princeton Slate



Mansion Grey



Roofguard L shingles are laminated to provide a remarkable dimensional thickness, not only for strength, durability, and weather resistance, but also to create an extraordinarily beautiful look for your home. Roofguard L is manufactured in a larger size with more exposure to create a high definition "shake" look for your roof. Its double layer construction, using an extra-heavy fiberglass mat and tough modified sealant, provides superior durability and wind resistance. All Roofguard L shingles are surprisingly affordable and are the perfect choice to protect and beautify your home.

- ✓ Fiberglass asphalt shingles
- ✓ Laminated architectural design
- ✓ Featuring an algae resistant granule
- ✓ Class "A" Fire Resistance Rating**

Class "A" Fire Resistance Rating

Roofguard L shingles feature a Class "A" Fire Resistance Rating⁰⁰. Class "A" simulates the conditions characteristic of severe external fire hazards. As part of a complete shingle roof system (deck, underlayment and the shingles themselves) Roofguard L shingles meet the stringent tests of **ASTM E108** and **CAN/ULC S107**.

ALGAE RESISTANT

Don't let algae ruin the appearance of your roof!

Protect it and keep it looking like new, year after year, by choosing Roofguard L shingles with **ALGAE RESISTANT** granules. We embed these ceramic-coated copper granules right into our shingles. They're colorfast, so they won't break down in UV light. And the copper in them inhibits the growth of algae, so that your roof won't develop those unsightly black streaks. If you live in an area of high humidity – or even if you don't – insist on Roofguard L shingles with AR granules to protect your investment. Beautifully.



Specifications	Standards*
Length 40-7/8" (1038 mm)	• ASTM D3462
Width 13-3/4" (349 mm)	• ASTM D3018
Exposure 5-7/8" (149 mm)	• ASTM D3161
Coverage per Bundle 33.3 sq. ft (3.1 m ²)	• ASTM E108 Class "A" Fire Resistance Rating
	• CSA A123.5
	• CSA A123.51
	• CSA A123.52
	* Product is designed and tested to comply with ASTM/CSA Standards at time of manufacture prior to packaging.

Note: All values shown are approximate.

Note: Shingle swatches shown are as accurate as modern printing processes allow. Shingle chips shown do not fully represent the entire color blend range of the shingles. To ensure complete satisfaction please make your final color selection from several full size shingles and view a sample of the product installed on a home.

Note: The information in this literature is subject to change without notice.



**STANDARD
LIFETIME SYSTEM
FIBERGLASS CONTRACT**
Fax 1-866-711-7755
1-800-949-0009
1-800-4-MR-ROOF

**GUARANTEED
1-DAY
INSTALLATION**

Year After Year, Nobody Installs More New Roofs... Nobody!

Name MR. KARL STAFFORD Date 12/30/15 Twp. _____
Street 315 WASHENAW City Ypsilanti Zip 48197
Telephone Number 734-417-0432 Telephone Number _____ Email _____ @ _____
Inspector Name CRADY Hall Inspector Phone Number 734-678-5304

1. Prepare house to have roof removed, (tarp, etc.) to ensure debris does not damage any siding, shrubs, lawn, etc. Remove all old roofing material to original roof decking, secure any problem areas, remove and replace any rotten wood decking.
2. The first 50 linear feet of 1" x 6" boards or 2 - 4' x 8' sheets of O.S.B. is included. Thereafter a charge of \$2.00 per foot of 1" x 6" and \$45.00 per each 4' x 8' sheet of O.S.B. will be added to the subtotal. Please initial X KWS
3. Install **THUNDER EDGE** high efficiency aluminum drip edge venting system along all heated eaves. This specialized product is used to create the necessary fresh air intake ventilation you must have to deter mold growth and reduce moisture in insulation, thus making it more energy efficient and creating a healthier, more comfortable environment. Install heavy duty 1.5" aluminum edging to all rake edges and non-heated eaves.
4. Install premium grade ice guard a minimum of 6' up all eaves including valleys, flashing, chimneys, as needed. This provides a weather tight seal that deters water caused from ice dams from penetrating the roofing system.
5. Install **THUNDER SHIELD**, a premium high grade synthetic underlayment, on remainder of roof deck. **THUNDER SHIELD** not only provides a secondary defense but most importantly it will reduce shingle scorching.
6. Install limited **LIFETIME MANUFACTURERS WARRANTED PREMIUM 3.9 LB.** fiberglass architectural shingle.
7. All shingles to be nailed using diamond cut, galvanized roofing, high wind barbed **HOOK NAILS**.
8. Flash and counter flash chimneys, walls where needed. **FLASHING TO BE SAW CUT INTO THE BRICK.** This process binds the heavy gauge aluminum to the brick and guarantees zero water penetration.
9. Install commercial grade neoprene vent stack collars to all stack pipes to ensure a watertight seal.
10. Install **CLOSED CUT, RUBBERIZED** multiple layer valley system. (Commercial flat roof technology for the residential home.)
11. Install a multiple layer high wind perimeter system along eaves and rake edges.
12. Install 8 **THUNDER VENTS**. This **MR. ROOF EXCLUSIVE** vent exhausts the air from the top and will not allow water penetration no matter what the angle of the driving snow and blistering rain. _____ of low profile ridge system.
13. Job to include thorough clean-up and proper disposal of all debris that day. All permits, fees and taxes are included in this proposal. Permits pulled by **MR. ROOF**, not a subcontractor.
14. After the roof has settled, a quality control manager will re-inspect the roofing system to ensure the roof has settled correctly.
15. Limited lifetime warranty, 10 year 100% coverage, no-leak guarantee and full waiver of lien. (Because **MR. ROOF** is the only single source company, only **MR. ROOF** can provide a full waiver of lien on labor, materials, and disposal.)

ROOF PRICE	\$ <u>11,363</u>	Squares	<u>23</u>	Ant./Dish	Stay <u>2</u> Toss <u>3</u>	House Only	Yes <u>(X)</u> No <u>()</u>
	\$	Layers	<u>1</u>	Chimney	<u>2</u> <u>3</u>	Garage	Yes <u>(X)</u> No <u>()</u>
	\$	Pitch	<u>12-12</u>	Color	<u>PRUDENATE</u>	Stories	1 <u>(2)</u> 3 <u>()</u>
	\$	S.S. Rake	<u>150</u>	Flash	<u>Bl</u> <u>Br</u> <u>Wh</u>	Bath Vents	1 <u>(2)</u> 3 <u>()</u>
	\$	S.S. Edge	<u>150</u>	Drip	<u>Bl</u> <u>Br</u> <u>Wh</u> Wick	Kit. Vents	1 <u>(2)</u> 3 <u>()</u>
	\$	Cap Feet	<u>125</u>	Remove	Yes <u>(X)</u> No <u>()</u>	Ridge Vent	Yes <u>(X)</u> No <u>()</u>
DEPOSIT	\$ <u>(250)</u>	Vented Edge	<u>150</u>	Gutters	Yes <u>(X)</u> No <u>()</u>	Flash Feet	Yes <u>(X)</u> No <u>()</u>
SUBTOTAL	\$ <u>11,113</u>	Drip Edge	<u>150</u>	Gut. Color	Yes <u>(X)</u> No <u>()</u>	Rubber Sq.	Yes <u>(X)</u> No <u>()</u>
Est. Monthly Payment with approved credit	\$ <u>223</u>	Valley Feet	<u>20</u>	Insulation	Yes <u>(X)</u> No <u>()</u>	Redeck	Yes <u>(X)</u> No <u>()</u>
		Thun. Vent	<u>8</u>	R-Value	Yes <u>(X)</u> No <u>()</u>	Mold Kill	Yes <u>(X)</u> No <u>()</u>
		Vent Color	<u>Bl</u> <u>Br</u> <u>Ww</u>	Solar Fan	Yes <u>(X)</u> No <u>()</u>	Gutter Prot.	Yes <u>(X)</u> No <u>()</u>

Added Info: All discounts & coupons included - December pricing

Note - 1 layer Removal (no cedar) - * up to 20 sheets OSB Included

Approved Wells Fargo - 6.9% APR

Note - Historical Area of Ypsi - owner is attending meeting Jan. 12th

Notice of Right to Cancel - You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the back of this contract for the notice of cancellation form for an explanation of this right.

Owners X Karl Stafford Owners X _____ Date: 12/30/15

Inspector [Signature] Circle Method of Final Payment **FINAL PAYMENT DUE UPON COMPLETION** Finance (X) Cash/Check () Other ()

Price Given Is The Cash Or Check Price. If Paying By Credit Card, Please Add 3%. Additional Terms & Conditions On Back.

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF DECEMBER 8, 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, Alex Pettit

Commissioners Absent: Michael Condon

Staff Present: Haley McAlpine, HDC Assistant

APPROVAL OF AGENDA

Motion: Pettit (second: Schmiedeke) moves to approve the agenda as amended to include the administrative approval for 113 S Washington.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING- none

OLD BUSINESS

16 N Washington

**Application is for repair on roof*

Applicant: Al Bommer, contractor—present

Discussion: Stevenson: States that application was tabled last week because the property owner could not provide the necessary information. Asks the contractor to go through proposed work.

Bommer: States that corbel at the top of the roof has to be demolished, as a large chunk of it has already dropped out of the center. States that there is still material on either side of it, but the center of the cap has fallen off of the building.

Rupert: Asks if the cap is made of sandstone.

Bommer: States that the cap is concrete.

Stevenson: Clarifies that it is the concrete cap at the top of the parapet that needs to be replaced.

Bommer: States that he has advised his client that a repair would not suffice—there has already been a couple hundred pounds of material dropping three stories down from the building onto the sidewalk over the course of time. States that the cap has to be demoed and removed. He proposes that he use solid 4"x4" block and step them out to make an identical effect. States that the rubber roof actually comes over the cap, so he will have to peel it back and reseal it with roofing adhesive. States that the owner of the property has three code violations. States that at the back of building, a previous owner had smeared mud over the back wall. States that the mud needs to be removed and that over the block windows, there are two courses that have bellied out from the wall line. These need to be taken out and laid back in correctly.

Pettit: Asks if the glass block windows are on the first floor.

Bommer: States that they are on the first floor elevation. States that there are two code violations on the back wall: one that a previous owner had smeared over broken joints and that needs to be cleaned, the second is that the two courses need to be pulled out above the glass block windows. The third violation was the corbel on the Washington street side.

Rupert: Clarifies that it is the concrete cap, not the corbels, that need to be repaired.

Bommer: States that this is correct—it is the concrete cap on the Washington side that needs repair.

Stevenson: Asks for clarification on what will be replaced.

Bommer: States that he will replace any bad brick on the Washington side of the building.

Stevenson: States that they should discuss one item at a time. Asks to begin with the front elevation of the property. States that the concrete cap and some brick work needs to be replaced and tuck pointed.

Rupert: Asks contractor if he realizes that these bricks are old—from 1850s and 1890s. States that he may have a hard time finding replacements.

Bommer: States that he has found reclaimed commons.

Rupert: States that they will need to match in size but not color, as the masonry is already painted and will have to be painted again to match existing. States that if they change the color, they will need to let the HDC know. States that the mortar should not be a standard mortar mix—it will have to be softer than what the brick is. States that he questions the use of 4"x4" solid blocks.

Bommer: States that they will be using solid blocks, not hollow blocks.

Rupert: States that these blocks will still be porous and that water will go down through them. Requests that a metal cap be used on top of the 4"x4" blocks to keep the water from penetrating the cement 4"x4".

Bommer: States that there is a new rubber roofing, and that it overlaps the top of the blocks.

Prebys: States that they are concerned with even minimal water damage of the stone.

Bommer: States that he has to bond rubber roofing back down to the block using roofing adhesive. States that he could use a roofing tar to cover the small amount of block that is not covered by the rubber roofing.

Rupert: States that over time the tar will expand and crack, letting water down between the parapet and roofing. States that the contractor will need a metal band going across the top of the block, and then he could tar over top.

Bommer: States that it should be simple to put the metal band over top of the block.

Rupert: States that they don't want an extensive repair done, and then two years later have problems occur again.

Schmiedeke: Asks about metal.

Rupert: States that it is usually aluminum. States that flashing can be wrapped down over rubber roofing.

Bommer: States that this is fine.

Pettit: Asks about tuck pointing on the front.

Rupert: States that there is deterioration of the mortar line under the front windows and peeling or cracked paint on the sills. States that the possibly water is causing the damage.

Bommer: States that building has good rubber roof that was installed by a previous owner.

Rupert: States that the HDC wants to address the mortar mix used on front. States that it should not be Type N, should be mix 3 or 4 to 1, with sand and a good ratio, to reclaim the brick for the vapor permitting it to go to a lower strength. States that it should be softer than the standard N.

Stevenson: Asks if there is a reason why they want to do solid bricks rather than pouring new concrete cap.

Bommer: States it will be easier to repair later down the line.

Stevenson: States that three or four control joints could be added to the concrete.

Bommer: States that he will cut the blocks flush and when they're painted they won't be visible.

Rupert: States that it had originally had a façade or big crown on top, so the cement cap was not original to building.

Preybs: States that blocks with an aluminum cap will mask that it's a series of blocks.

Rupert: States that cap could wrap around and cover the front.

Stevenson: Asks for additional questions about the front. States that they will now address issues on rear of building. States concern with application's statement that they will sand the back wall to prep for painting. States that they cannot use sandblasting.

Bommer: States that smear over back wall joints needs to be cleaned off of brick. States that he doesn't think it bonded well to the face of the brick. States that he can grind the joints down and refill them.

Prebys: Asks to clarify about sanding stated in the application. Asks if they will be using sandpaper. Suggests using a wire brush.

Bommer: Says it will be done by hand.

Schmiedeke: States that softer mortar should be used on the rear wall as well.

Rupert: States that if they do anything with the contemporary brick, they still cannot use power washing. States that there is a water stain on rear wall coming down from gutter area. Asks the contractor if he thinks the gutter on second floor is leaking.

Bommer: States that they are steel gutters and that are rusted through.

Schmiedeke: States that gutters were not included in application.

Stevenson: States that it should be brought to the attention the contractor. States that any repairs being made in that area will be a recurring problem unless gutter is addressed and fixed. Asks that it be included in the letter to the property owner, even though it is not in the application. Asks for clarification about the bricks on the rear of the building by the glass block windows.

Bommer: States that bricks are stepped out around a half an inch. States that there are a couple of courses that have to be taken out and re-laid.

Prebys: Asks if the bricks on the back are soft bricks as well.

Bommer: States that they are soft bricks. States that the failing brick it is happening on back windows, near door primarily. States that it was a code violation that it needed to be corrected.

Stevenson: Asks for additional questions about back of property.

Rupert: On the rear, east end of the building, HDC would like to make a point that the gutter is leaking and causing deterioration of bricks and windows.

Motion: Rupert (second: Schmiedeke) moves for approval of the application for 16 N Washington. On the front of the building, the concrete cap on the top of the parapet shall be replaced with 4"x4" solid concrete blocks, covered with an aluminum cap on three sides. The tuck pointing and brick work for the spalling bricks is to be the same in type as existing, and the mortar is to be softer than Type N—either 4 or 5 to 1 with sand, not a typical 3 to 1 ratio, to create a softer mix, to match the existing 19th century mortar. Hydrated lime may be added if needed to increase plasticity. Tuck pointing is also needed at the bottom of the two windows. Work to be done on the rear of the building (the east side) shall include cleaning of the brick and tuck pointing on the first floor, and must match existing mortar. Any replacement brick is to match the existing commons brick in size and texture. Color is not important, as the brick is to be painted. There shall be repairs made above the two block windows on the north-east side. No power washing or sand blasting is to be done—everything is to be cleaned and corrected by hand.

Secretary of the Interior Standard:

#5--Preserve distinctive features.

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

#7--Clean building gently—no sandblasting.

#8--Preserve archaeological resources.

Approval: Unanimous. Motion carries.

NEW BUSINESS

414 Maple St

**Application is for installation of fence.*

Applicant: Erin Cicero and Ann O'Sullivan—owners, present

Discussion: Stevenson: States that the application is for fence installation. States that there will be 140' of dog ear fencing, using pressure treated wood. Asks about the applicants plans for painting or staining the fence.

Cicero: States that it will be stained a natural wood color.

Stevenson: States that it will have to be an opaque stain. Asks to clarify about the two different heights of the fencing.

O'Sullivan: On the east and south side of the house, it will be a 6' fence. On West side between garage and home it will be 5'.

Cicero: States that back yard backs up to the Boggs gas station.

Schmiedeke: States that they are in essence closing off the backyard.

Rupert: Asks if they have considered a shadow box rather than straight through fence. States that it would allow the wind to pass through it without weakening the fence. States that it is usually the same price.

Cicero: States that they had not considered it, but that they could talk to a contractor about it.

Schmiedeke: States that either shadow box or straight fencing would be approved in the motion.

Motion: Prebys (second: Schmiedeke) moves for approval of the application for 414 Maple St to include fencing as shown in the attached site plan. The fence on the east and south side will be 6' high, pressure treated dog-eared material, and the fence on the west side will be 5' high, pressure treated dog-eared wood. The fence will be stained with an opaque stain in a wood color. The fence may be made of shadow-box, dog-eared materials.

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

113 Washington

** Application is for installation of new flat roof.*

Motion: Schmiedeke (second: Prebys) moves for acceptance of the administrative approval for reroofing at 113 S Washington.

OTHER BUSINESS

Adoption of HDC Meeting Schedule for 2016

Discussion: Stevenson: Advises that there is no meeting on December 22, 2015.

Motion: Prebys (second: Rupert) moves approval of HDC meeting schedule for 2016 as submitted.

Letter of Support for CLG Grant

Staff discusses plan to apply for a CLG grant to fund a series of workshops and informational mailings. The HDC voiced their support for the project, and the Chair, Anne Stevenson, agreed to sign a letter of support.

Property Monitoring

Staff has been updated on current list of property monitoring and will check on properties progress in the Spring.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none**HOUSEKEEPING BUSINESS****Approval of the minutes of November 24 , 2015**

Motion: Pettit (second: Rupert) moves to approve the minutes as amended to correct spelling of Commissioner Pettit's name from November 24, 2015.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:45 pm