

1. Historic District Commission Regular Meeting Agenda

Documents:

[HDC SEPTEMBER 27, 2016 AGENDA.PDF](#)

2. Historic District Commission Regular Meeting Packet

Documents:

[HDC MEETING PACKET 9-27-16.PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, September 27, 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
Mike Davis Jr.	P	A
Erika Lindsay	P	A
Alex Pettit	P	A
Ron Rupert	P	A
Jane Schmiedeke	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING – None

V. BUSINESS SESSION

A. OLD BUSINESS

1. 410 N. Huron

**Lighting replacement, front door
repair, landscaping**

2. 315 Washtenaw

**Residing, painting, lighting & window
installation**

B. NEW BUSINESS

3. 113 Buffalo St.

Front porch replacement

4. 404 N. Huron

Painting

5. 502 N. Adams

Concrete replacement

6. 11 W. Michigan Ave.

Sign replacement

7. 207 W. Michigan Ave.

Painting

8. 218 N. River

**Siding and window replacement,
painting, porch removal**

C. STUDY ITEMS

9. 600 N. River

Stair entry replacement

D. ADMINISTRATIVE APPROVALS

10. 14 S. Washington

Reroof

E. OTHER BUSINESS

11. HDC Vinyl Resolution

12. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of September 13, 2016

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.

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, September 27, 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
Mike Davis Jr.	P	A
Erika Lindsay	P	A
Alex Pettit	P	A
Ron Rupert	P	A
Jane Schmiedeke	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING – None

V. BUSINESS SESSION

A. OLD BUSINESS

1. 410 N. Huron

**Lighting replacement, front door
repair, landscaping**

2. 315 Washtenaw

**Residing, painting, lighting & window
installation**

B. NEW BUSINESS

3. 113 Buffalo St.

Front porch replacement

4. 404 N. Huron

Painting

5. 502 N. Adams

Concrete replacement

6. 11 W. Michigan Ave.

Sign replacement

7. 207 W. Michigan Ave.

Painting

8. 218 N. River

**Siding and window replacement,
painting, porch removal**

C. STUDY ITEMS

9. 600 N. River

Stair entry replacement

D. ADMINISTRATIVE APPROVALS

10. 14 S. Washington

Reroof

E. OTHER BUSINESS

11. HDC Vinyl Resolution

12. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of September 13, 2016

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.



HDC Work Permit Staff Review

Property address: 410 N. Huron St.

Date of Review: September 23, 2016

Date of Meeting: September 27, 2016

Proposed work: Replace track lightning on front porch, repair and refinish existing front door, replace yews in front yard with Green Mountain Boxwoods.

Materials: New Front Porch Light Fixture – Allen & Roth: Model # 0616267; Front Door Stain: Sherwin Williams Yankee Barn 3505 or Riverwood 3507; Green Mountain Boxwoods

Staff review:

1. This application was tabled from the September 13, 2016 meeting due to questions that the HDC had regarding the application and the applicants were unable to attend.
2. Staff advised applicant about proposed light fixture imitating an earlier style and suggested that other options be brought to the meeting as alternatives.
3. HDC to verify the height of the boxwoods.
4. Before proceeding with work, the applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#3, #6, #10

Suggested items to include in a motion:

Work to include the replacement of the track lighting on the front porch with new light fixtures. Repair and stain the existing front door in either the Yankee Barn or Riverwood color. Replace the existing Yews in the front lawn with the Green Mountain Boxwood Hedge Row.

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 9/6/2016 for HDC meeting date 9/13/2016

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 410 N. Huron Street

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name Noah & Kimberly Mass

Address 1706 Morton Avenue

City Ann Arbor State MI Zip 48104

Phone 734-657-8520

Fax

E-mail noah_mass@yahoo.com

Owner

(If different than applicant)

Who will perform the work? ☒ Owner ☒ Contractor

Contractor Porch Lighting will be done by Vedder Electric; Door refinishing by TBD

(Name, address, phone) Landscaping will be done by Superior Lawn Care & Snow Removal

Action Items only:

Construction Cost \$5,000

Permit Application Fee \$40

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

To complete this application:

1. On the reverse side, summarize the work proposed. 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.
- Paint color chips (if relevant).
- 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 9/6/2016 for HDC meeting date 9/13/2016

Property Address 410 N. Huron Street

Applicant Noah & Kimberly Mass

Description of proposed work *(see sample applications)*

Three projects are put forward at this time:

- A) Replace Track Lighting on front porch with a single light fixture mounted on center with front door
- B) Repair & Refinish existing front door
New stain color to be Sherwin Williams
- C) Replace existing yews in front yard with Green Mountain Boxwoods. Additional landscaping changes to be performed to new master plan being developed.

Materials

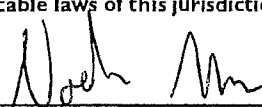
- A) New Front Porch Light Fixture:
Manufacturer: Allen & Roth
Model #: #0616267
- B) Front door stain: Sherwin Williams Yankee Barn 3505 or Riverwood 3507
- C) Green Mountain Boxwoods

Colors *(Attach color chips or samples)*

Body _____ Accent 1 _____
Trim _____ Accent 2 _____
Roof _____ Other Door Stain - 3505 or 3507

- ☒ 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

9/6/2016

Date

NEW LIGHT FIXTURE

Allen & Roth
#0616267



EXISTING PORCH LIGHTING

Track Lighting



PHDC-16-0079

Existing Front Door



Proposed Stains

SW 3505 Yankee Barn
Exterior Semi-Transparent Stain



SW 3507 Riverwood
Exterior Semi-Transparent Stain



EXISTING

Yews



PROPOSED

Green Mountain Boxwood Hedge Row





HDC Work Permit Staff Review

Property address: 315 Washtenaw Avenue

Date of Review: September 23, 2016

Date of Meeting: September 27, 2016

Proposed work: Shingle replacement, window replacement, painting and installation of two light fixtures.

Materials: Weatherside Fiber Cement Shingle Siding; Outdoor Wall Mount Light Fixtures; Glidden, French Country Blue, 36BB 46/231 Paint. Full-Frame Replacement Windows installed in Rough Opening.

Staff review:

1. This application was tabled at the September 13, 2016 meeting in order for the applicant to provide more information on the windows and more appropriate light fixtures.
2. Light fixtures will be installed next to each exterior door.
3. The siding shingles will replace the broken and missing asbestos siding panels and were chosen to match the existing.
4. Staff has advised that vinyl clad and vinyl windows are inappropriate for the structure. The HDC advised the applicant as a study item back in January 2016 of window replacement options of wood or aluminum clad wood.
5. Before proceeding with work, the applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#3, #6, #9, #10

Suggested items to include in a motion to approve:

Work to include the removal and replacement of broken and missing asbestos siding panels with Weatherside Profile12 Fiber Cement Shingles. The installation of lighting fixtures, one at each exterior door. The painting of the exterior in Glidden, French Country Blue, 36BB 46/231. Window replacement.

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 *PHDC 16-0082*
Work Permit Application

Rec 20965
RECEIVED

SEP 07 2016

**CITY OF YPSILANTI
BUILDING DEPARTMENT**

Date filed 9/6/16 for HDC meeting date 9/13/16

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 _____

(Name, address,
phone)

Action Items only:

Construction Cost 12,950

Permit Application Fee \$55

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 3/1/16 for HDC meeting date 3/8/16

Property Address 315 Washtenaw Avenue, Ypsilanti, Mi 48197

Applicant Karl Staffeld, KASS Industries LLC

Description of proposed work (see sample applications)

1. Remove and replace the broken and missing asbestos siding panels with Weatherside Profile 12, 12"x24" Fiber Cement Shingles (see attached specification sheet). This material closely matches the surface texture of the existing shingles. Approximately 30 existing shingles are missing or damaged. The panels will be installed with White Weatherside Siding Nails. The existing backer felt will be replaced, if necessary, with Weatherside Backer Strips in Black per manufacturers instructions.
2. Install two Wilkerson 1-Light Black Outdoor Wall Mount lighting fixtures (see attached specification sheet). One at each exterior door.
3. Paint the exterior siding Glidden, French Country Blue, 36BB 46/231 (see attached paint chip). This color is similar, but slightly brighter, than the existing powder blue paint color. It will look good between the two existing houses. One house is a dark lime green and the other is a blueish gray. The

Materials

1. Weatherside Profile 12, 12"x24" Fibercement Shingle with White Weatherside Siding Nails and Weatherside Backer Strips in Black (see attached specification sheet).
2. Wilkerson 1-Light Black Outdoor Wall Mount lighting fixtures (see attached specification sheet).
3. Glidden, French Country Blue, 36BB 46/231 (see attached paint chip).
4. Complete replacement of existing windows to be Full-Frame Replacement Installed in Rough Opening. Manufacturer to be determined. Preliminary approval by the HDC required to proceed with

Colors (Attach color chips or samples)

Body Paint color chip attached 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.

Karl Staffeld
Signature of Applicant

9/6/16
Date

[Home Services](#)

[DIY Projects & Ideas](#)

[Credit Services](#)

[Pro Xtra](#)

[Store Finder](#)

[Order Status](#)

[Local Ad](#)

[Products and Services](#)

What can we help you find?

[Your Store Central Omaha](#)

[Sign in or Register](#)



GAF Model 2221000WG Internet #202019843

Weatherside Profile12 12 in. x 24 in. Fiber Cement Shingle Siding

★★★★★ (37)

[Write a Review](#)

[Questions & Answers \(17\)](#)



[Open Expanded View](#)

[Click image to Zoom](#)

\$106.25 /bundle

- Pre-primed; ready to be painted to match existing wall color
- Fire-proof, durable, and resistant to freeze-thaw conditions
- Won't warp, dent, rot, shrink, or expand

Product Not Sold In Stores

[Related Items](#)

[Product Overview](#)

[Specifications](#)

[Recommended Items](#)

[Questions & Answers](#)

[Customer Reviews](#)

Frequently Bought Together



+



+



Price for all three:

\$132.20

[Add To Cart](#)

This item: Weatherside Profile12 12 in. x 24 in. Fiber Cement Shingle Siding **\$106.25**

GAF 1-3/4 in. White Weatherside Siding Nails **\$15.96**

GAF 12 in. WeatherSide Backer Strips in Black (54-Pack) **\$9.99**

Product Overview

Weatherside fiber cement siding is the one and only solution for replacing or repairing old asbestos siding shingles. It is available in a variety of sizes and shapes to match many of the old siding shingles installed over the last 60 years. Unlike some of the original siding shingles that it replaces, Weatherside pre-primed siding shingles contain no asbestos. It is easy to install, after properly removing the old siding, simply nail the WeatherSide siding in place and paint. WeatherSide is even resistant to warping, denting, rotting, expansion/contraction and termite



Feedback



GLIDDEN

FRENCH COUNTRY BLUE

36BB 46/231

HDC Intern

From: Staffeld, Karl <[REDACTED]>
Sent: Friday, September 09, 2016 7:20 AM
To: HDC Intern
Subject: RE: Work Permit Application for 315 Washtenaw Ave

I see that the space available in the application form was not big enough for all of the items in my list. Here is the full version of the text I would like to include in the application for the **Description of Proposed Work** and the **Materials**.

DESCRIPTION OF PROPOSED WORK

1. Remove and replace the broken and missing asbestos siding panels with Weatherside Profile12, 12"x24" Fiber Cement Shingles (see attached specification sheet). This material closely matches the surface texture of the existing shingles. Approximately 30 existing shingles are missing or damaged. The panels will be installed with White Weatherside Siding Nails. The existing backer felt will be replaced, if necessary, with Weatherside Backer Strips in Black per manufacturer's instructions.
2. Install two Wilkerson 1-Light Black Outdoor Wall Mount lighting fixtures (see attached specification sheet). One at each exterior door.
3. Paint the exterior siding Glidden, French Country Blue, 36BB 46/231 (see attached paint chip). This color is similar, but slightly brighter, than the existing powder blue paint color. It will look good between the two existing houses. One house is a dark lime green and the other is a bluish gray. The window frames and all trim work will be painted a semi-gloss base white. This is the existing color of all the existing windows and trim.
4. I am asking for a preliminary approval for a complete replacement of all of the 20 windows. A preliminary approval by the HDC is necessary before Wallside Windows and Hanson Windows will come out and give an estimate for the window replacement work. The windows are to meet all HDC standards for Full-Frame Replacement Installed in Rough Opening. The glass area shall remain the same. Wood windows may be clad in vinyl or aluminum. The window configuration remains the same. The existing windows do not have muntins. The exterior trim will be replicated where it is missing.

MATERIALS

1. Weatherside Profile12, 12"x24" Fiber cement Shingle with White Weatherside Siding Nails and Weatherside Backer Strips in Black (see attached specification sheet).
2. Wilkerson 1-Light Black Outdoor Wall Mount lighting fixtures (see attached specification sheet).
3. Glidden, French Country Blue, 36BB 46/231 (see attached paint chip).
4. Complete replacement of existing windows to be Full-Frame Replacement Installed in Rough Opening. Manufacturer to be determined. Preliminary approval by the HDC required to proceed with getting estimates.

Karl W Staffeld
[REDACTED]

From: HDC Intern [<mailto:HIntern@cityofpysilanti.com>]
Sent: Thursday, September 08, 2016 4:52 PM
To: Staffeld, Karl
Subject: RE: Work Permit Application for 315 Washtenaw Ave

Hello Mr. Staffeld,

I realized that part of your application was cut off. Some of your description regarding the proposed windows did not show up on the application. The Commission will like some additional information regarding the types of windows you are proposing. Please have this information available when you attend the meeting.



HDC Work Permit Staff Review

Property address: 113 Buffalo St.

Date of Review: September 21, 2016

Date of Meeting: September 27, 2016

Proposed work: Applicant lists the replacement of the porch decking to match the existing using Fingerle lumber, the replacement of the porch roof framing, shingles, lattice, stairs and porch rails to match historic photos of the property and to paint the porch to match the house. Applicant seeks to replace existing 2x4 porch roof framing with 2x6 framing

Materials: Fingerle lumber, plywood, Tamko 3 Tab Shingles, paint to match the rest of the home.

Staff review:

1. HDC to note the applicant is looking to replicate the original side porch on the front. There are minor differences between the historic front and the side porches.
2. Photos of the front porch were found in the city property files and Ypsilanti Historical Society and can be verified to be of 113 Buffalo St.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion:

The installation of a porch at 113 Buffalo to include the use of Fingerle lumber for the porch decking and Tamko three tab roof shingles to match those on the house. The replacement of the lattice, stairs and porch rails to match original side porch in the historic photos submitted. The porch will be painted to match the existing color scheme on the house.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



City of Ypsilanti
Historic District Commission
Work Permit Application

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

Proc 20988
PHDC-16-0085

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

113 Buffalo St. Ypsilanti, MI 48197

Applicant

*If applicant is not owner of property, a written statement from the owner authorizing this application must be included.

Name

Stewart Beal

Address

113 Buffalo St

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-320-6376

E-Mail

sbeal@gobeal.com

Contractor

Contractor Name & Contact Info

Beal Contruction Services, 734-662-6133

Type of work

☒ Roofing

☐ Window/Door
Replacement

☒ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

- Replace porch floor with identical as existing, with wood material made by Fingerle Lumber. ✓
- Replace porch roof by:
 - 1) Replacing existing 2x4 framing with 2x6 framing
 - 2) Replace plywood with new plywood of same thickness as existing
 - 3) Install new shingles that match shingles already on house ✓ →
- Replace existing lattice with lattice to match historic picture ✓
- Install stairs and associated railings to match historic picture ✓
- Install porch rails to match historic picture ✓
- Paint porch the 3 color scheme to match house.

Materials (for paint include color chips or samples with application):**Permit Application Fee (action items only)**

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

Construction Cost: \$8500	Permit fee: \$35 + \$10 = \$45
------------------------------	-----------------------------------

Signature

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

I further affirm that 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.

Signature:



Date:

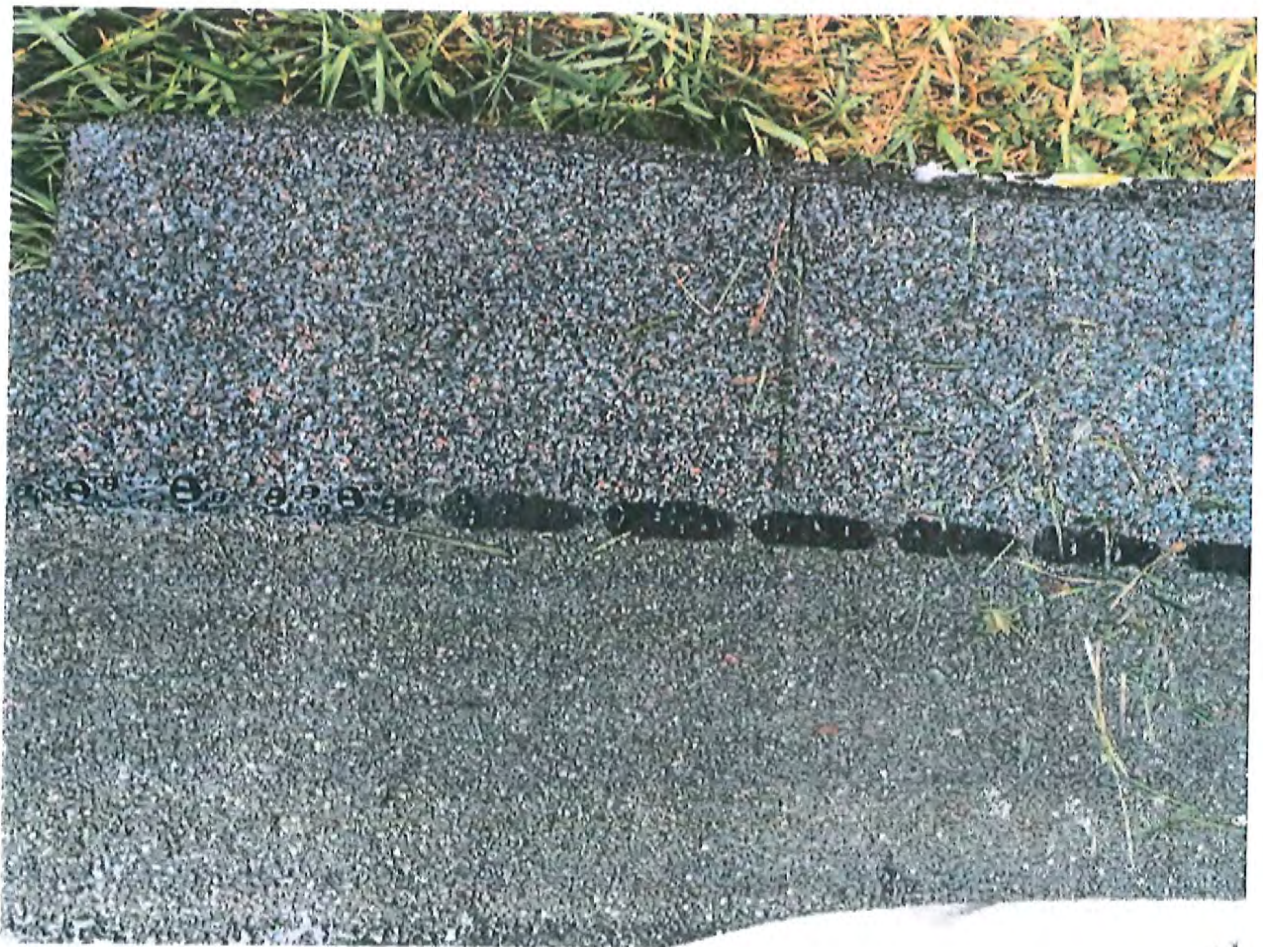
9/13/16

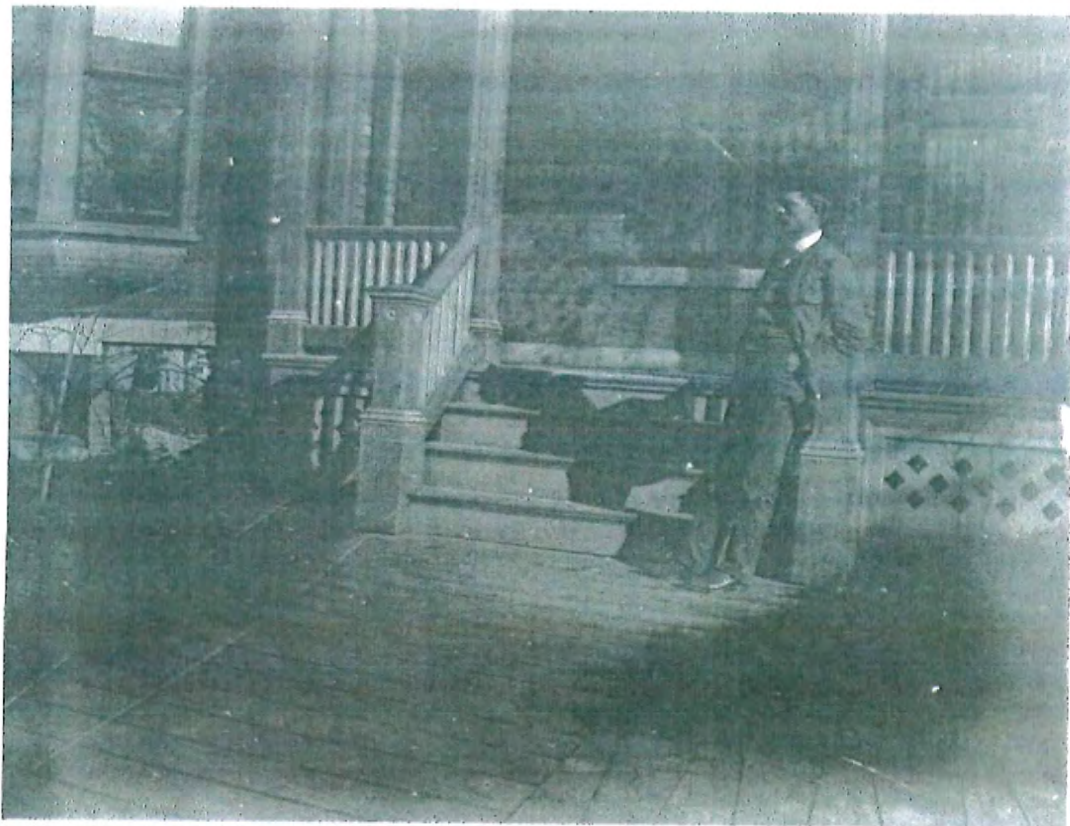
Print Name:

Stewart Beal

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.







Side Porch



Front
Porch



HDC Work Permit Staff Review

Property address: 404 N. Huron.

Date of Review: September 21, 2016

Date of Meeting: September 27, 2016

Proposed work: Painting

Materials: Sherwin Williams 0018 Teal Stencil, 7011 Natural Choice 6994 Greenback, 0023 Pewter Tankard, 6211 Rainwashed

Staff review:

1. Applicant seeks to paint the entire home excluding brick walls and chimneys. Applicant has included a detailed color scheme in the packet.
2. HDC to address painting preparation; no power washing or sand blasting and the use of an appropriate primer.
3. Before proceeding with work, applicant must seek the appropriate building department permits, if required.

Relevant Secretary of the Interior's Standards:
#5, #7, #10

Suggested items to include in a motion:

The painting of the home at 404 N Huron to include the color scheme submitted with the application on 9-16-16. The brick work and chimneys are not included in the painting. Applicant to use oil based primer and clean with the gentlest means possible. No power washing.

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 21002
PHDC-16-0087

**City of Ypsilanti
Historic District Commission
Work Permit Application**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

404 N. HURON

Applicant

*If applicant is not owner of property, a written statement from the owner authorizing this application must be included.

Name

REX RICHIE

Address

1065 MAPLEWOOD

City

YPSILANTI

State

MI

Zip

48198

Phone / Fax

734-4841510

E-Mail

SLR 106@att.net

Contractor

Contractor Name & Contact Info

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

Paint Entire House
SCRAPING and Brushing to Prep.

Materials (for paint include color chips or samples with application):

Chips in Packet

Permit Application Fee (action items only)

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

Construction Cost:

4500.00

Permit fee:

\$35 + 400 =

Signature

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

I further affirm that 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.

Signature:

Rex Richie

Date:

9-16-16

Print Name:

REX RICHIE

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.

From: **Sandee French** Sandee@aubrees.com
Subject: **404 N. Huron**
Date: Today at 4:27 PM
To: **Rex Richie** rar106@att.net

To Whom It May Concern,

Rex Richie has my authorization to proceed with the application to the City of Ypsilanti for a permit to paint the exterior of 404 N. Huron.

Please contact me if you have any questions.

Sandra French

Sandee French

Aubree's

734-482-5494 (C)

734-482-3540 (F)

Color map for 404 North Huron Street,
Depot Town, Ypsilanti MI
by Linnea Perlman @734- 417-4174

Complete list of Sherwin Williams paint colors:

0018 Teal Stencil (low gloss)
7011 Natural Choice (semi-gloss)
6994 Greenblack (high gloss)
0023 Pewter Tankard (low gloss)
6211 Rainwashed (low gloss)

General list of what color goes where:

Body, eaves & soffits: 0018 Teal Stencil
Window trim, ground level: 0018 Teal Stencil
Window/door trim, 1st & 2nd floors: 7011 Natural Ch.
Columns front & back porches: 7011 Natural Choice
Porch ceilings: 6211 Rainwashed
Railings, porch floors, doors: 6994 Greenblack
Trim at top peaks & fascia: 0023 Pewter Tankard
Window trim in brick walls: 0023 Pewter Tankard
DO NOT PAINT BRICK WALLS OR CHIMNEYS

DETAILS

Front porch: Only the actual porch structure is to be painted 7011 Natural Choice; the columns, fascia, and the triangles of bead board and trim on both sides of the porch. The bead board box around the front door should be painted the body color, 0018 Teal Stencil. The railings, front door and trim, stairs, porch floor, and its 4-5"

overhang should be painted 6994 Greenblack.
Porch ceiling should be 6211 Rainwashed. This color
placement is to be repeated on the back porch.

If you have any questions please call Linnea 417-4174.





HDC Work Permit Staff Review

Property address: 502 N. Adams.

Date of Review: September 21, 2016

Date of Meeting: September 27, 2016

Proposed work: Replacement of the front walkway to the house and the replacement of the back porch and steps. The installation of corrugated steel to hold the concrete above the crawl space under the back porch. Replacement of the walkways at the back of the house and the trash can pad.

Materials: Concrete, corrugated steel to hold concrete above crawl space, white pigmented curing compound.

Staff review:

1. HDC to address white pigmented curing compound used on concrete surface.
2. Railing on back porch is deteriorated and applicant seeks to replace it. Applicant was advised to bring in options to the meeting to show the HDC.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion:

The replacement of the front walkway, front steps and the back porch and steps. The replacement of the walkways at the back of house and the trash can pad. The back porch railings are to be replaced. A clear curing compound is to be used instead of the white compound.

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.

PHDC-16-0088
Rec 21241



City of Ypsilanti
Historic District Commission
Work Permit Application

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

502 N ADAMS ST, YPSILANTI

Applicant

*If applicant is not owner of property, a written statement from the owner authorizing this application must be included.

Name

KARL AND COURTNEY GEIL

Address

502 N ADAMS ST

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

734-200-8119

E-Mail

coumiller125@gmail.com

Contractor

Contractor Name & Contact Info

MIDWEST CONSTRUCTION, CONCRETE & GC (contact Iba Minnich, 734-330-0330)

Type of work

☐ Roofing

☐ Window/Door
Replacement

☒ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

(see attachment for drawing of proposed work)

- 1) Replace front walkway to the house, 16'5" x 3'5" and steps.
- 2) Replace back porch and steps. Install corrugated steel to hold concrete above crawl space under the back porch.
- 3) Replace walkways at the back of the house, 22' x 2', 4' x 5', 23' x 2' and 23' x 3', and trash can pad, 8' x 4'.

Materials (for paint include color chips or samples with application):

All concrete pads (other than steps) will have 4" thick compacted gravel base and 3.5" to 4" thick concrete, 4000 psi with 6% air entrained.

Permit Application Fee (action items only)

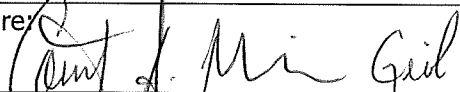
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost.
An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost: \$5,124 to \$5,259	Permit fee: \$35 + \$5 = \$40.00
--	-------------------------------------

Signature

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

I further affirm that 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.

Signature: 

Date: 9/18/16

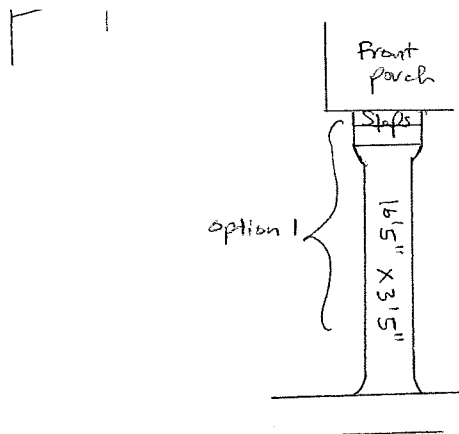
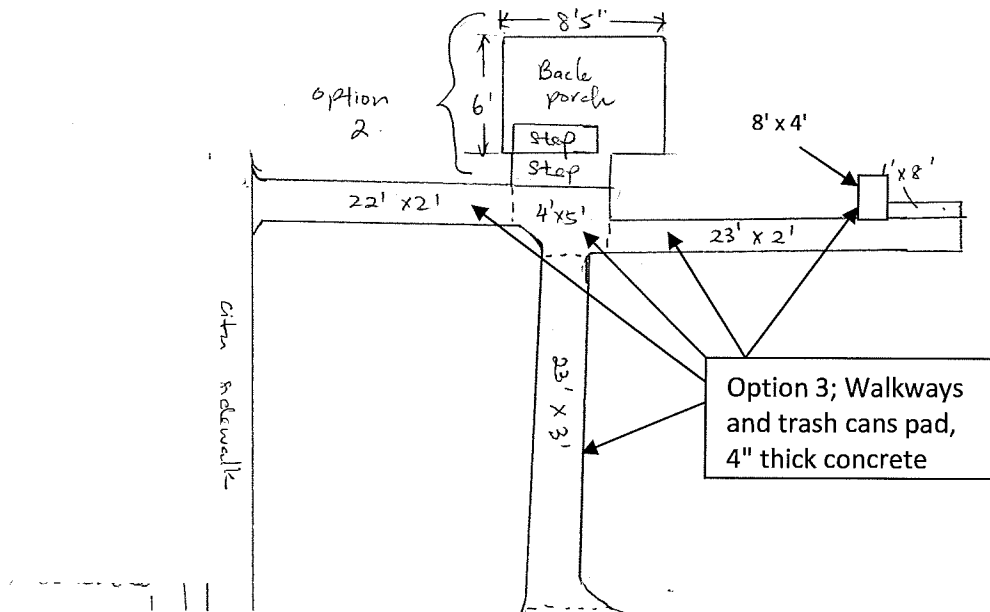
Print Name: Courtney Geil

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

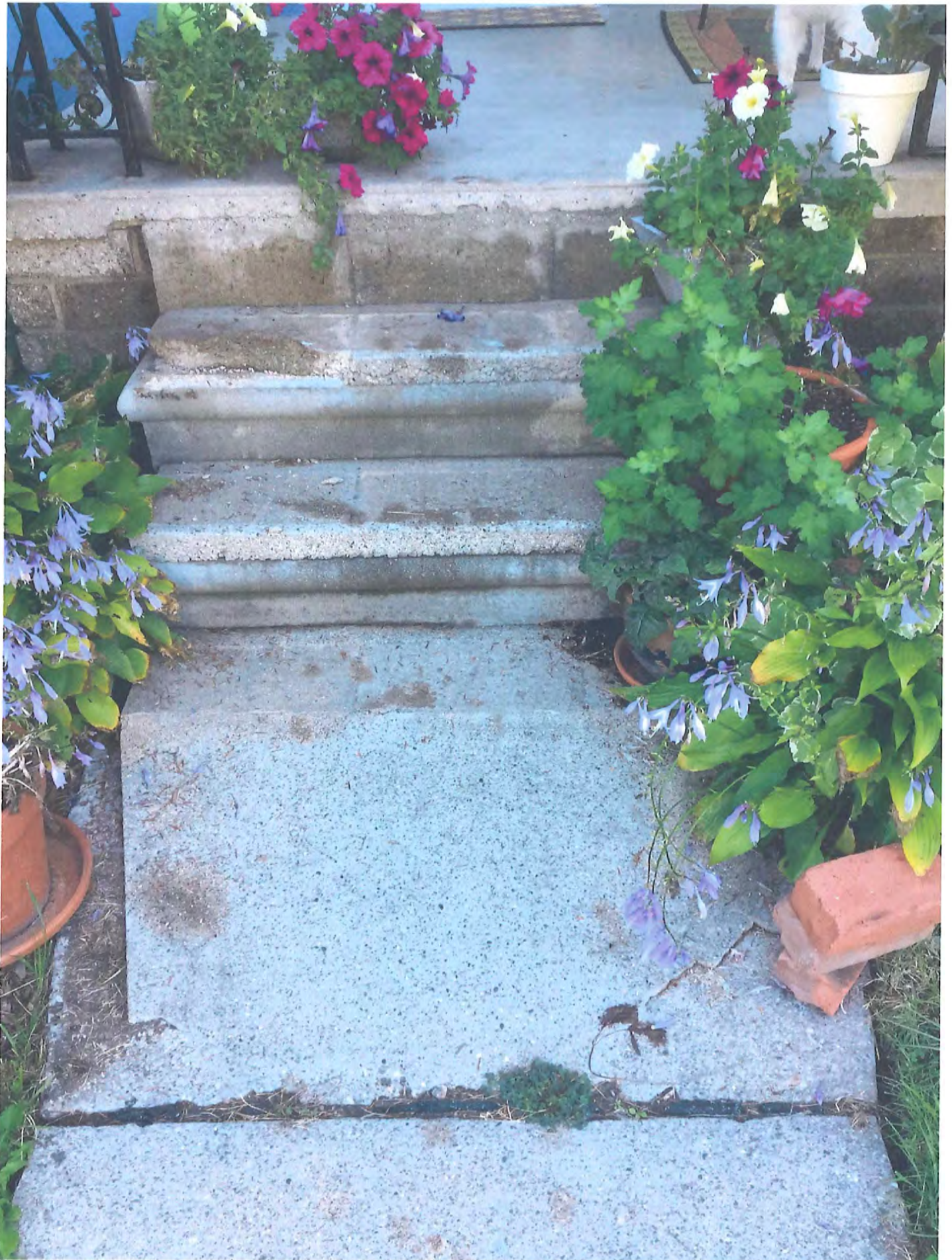
All other necessary Building Permits must be acquired before beginning work.

NOTES:

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



Drawing is not to scale



Current deterioration, North Adams street side, front steps and walkway



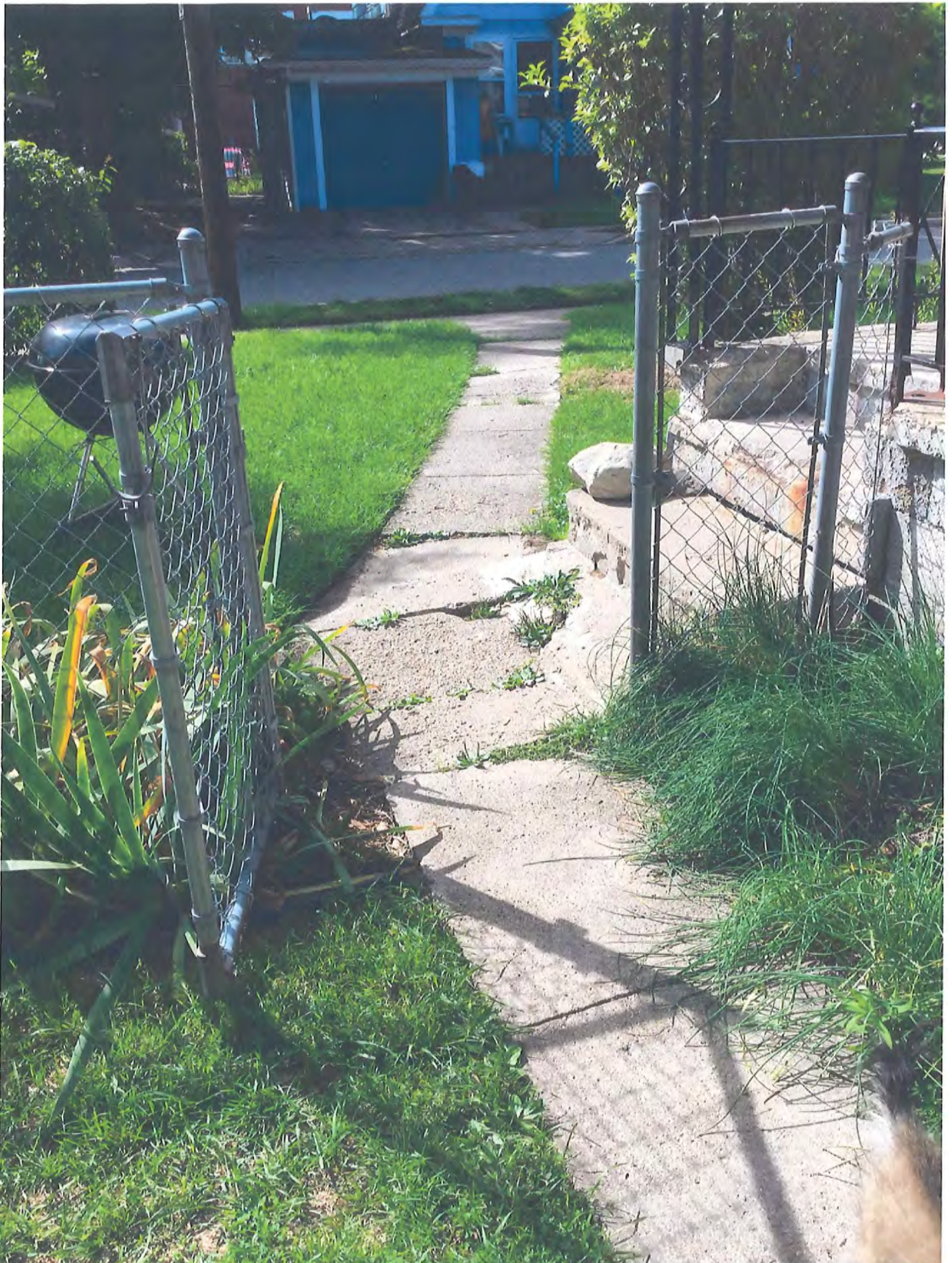
Current condition, Olive Street (rear) porch



Current condition, rear porch



Trash can pad and sidewalk, current condition (rear)



Sidewalk to Olive Street, current condition

Back Porch Railings





HDC Work Permit Staff Review

Property address: 11 W. Michigan Ave.

Date of Review: September 21, 2016

Date of Meeting: September 27, 2016

Proposed work: Re-face the existing wall mounted projecting sign with new Lexan faces. Face dimensions are 3'x3'6 3/4". Apply new window graphics on the rear window facing the parking lot.

Materials: Double-faced, internally lit projecting sign with words and logos in black on a white Lexan background. Vinyl window graphics in black. Dimensions are 1' 7" x 3' x4".

Staff review:

1. The projecting sign already exists on site; the applicant is replacing the sign faces.
2. HDC to review white Lexan background over an internally lit sign.
3. Before proceeding with work, applicant must seek the appropriate building department permits and verify sign sizes are within requirements.

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

Suggested items to include in a motion:

Work to include the re-facing of existing wall mounted projecting sign with new Lexan faces and the application of new window graphics on the rear window facing the parking lot.

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.



RECEIVED

SEP 19 2016

CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti

Historic District Commission

Work Permit Application

One South Huron • Ypsilanti, MI 48197
 Phone: (734) 483-9646 • Fax: (734) 483-7260
 www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED**Property**

Address

11 W. MICHIGAN AVE. YPSILANTI, MI 48198

Applicant

*If applicant is not owner of property, a written statement from the owner authorizing this application must be included.

Name Huron Sign Co.		
Address P.O. Box 980423		
City YPSILANTI, MI 48198		
City	State	Zip
Phone / Fax 734-483-2000 EXT. 20		E-Mail JIMANDERSON@HURONSIGN.COM

Contractor

Contractor Name & Contact Info

JIM ANDERSON, HURON SIGN CO.

Type of work

- | | | |
|--|---|--------------------------------|
| ☐ Roofing | ☐ Porches | ☐ Other |
| ☐ Window/Door Replacement | ☒ Sign RE-FACE ONLY | |
| | ☐ Fence (or other sitework) | |

Complete Description of Proposed Work:

- 1) RE FACE EXISTING WALL MOUNTED PROJECTION SIGN WITH NEW LEXAN FACES.
FACE DIMENTIONS ARE 3'H x 3'-6"W
BLACK 3M VINYL GRAPHICS AND TEXT.
- 2) APPLY NEW WINDOW GRAPHICS ON THE REAR WINDOW FACING THE PARKING LOT

Materials (for paint include color chips or samples with application):

Permit Application Fee (action items only)

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

Construction Cost:

\$733⁰⁰

Permit fee:

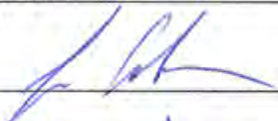
\$35 + 100⁰⁰ = 135⁰⁰

Signature

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

I further affirm that 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.

Signature:



Date:

9-15-16

Print Name:

JIM ANDERSON

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.

Jim,

We give Huron Signs permission to update the external signage of the property at 11 West Michigan Ave. to reflect Big Brothers Big Sisters, the current tenant.

Jennifer Spitler, Executive Director

On Thu, Sep 15, 2016 at 1:08 PM, <jimanderson@huronsign.com> wrote:
Jennifer,

The HDC application indicates we need a written statement from the owner authorizing the application to change the face.

If you can put a brief 2 line or so email together I will include that in our application.

Thanks,

Jim

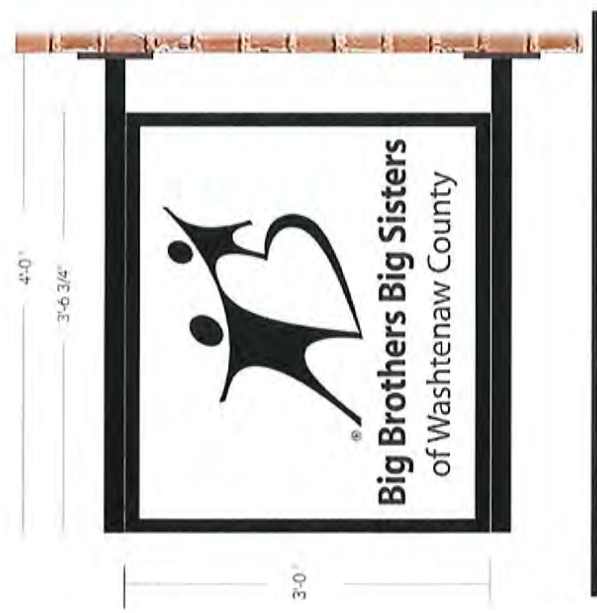


HURON
SIGN

663 S. MANSFIELD
P.O. BOX 980423
YPSILANTI, MI 48198
PHONE 734-483-2000
1-800-783-0100
FAX 734-483-5164
www.huronsign.com



Reface Existing Projecting Sign



SCALE 3/4" = 1"

3M BLACK
WHITE LEXAN

NOTE: The colors called out in the rendering do not exactly match the print to see actual color samples see your sales representative.

Double faced
internally lit stick out sign
white faces with
black graphics

sign may not extend out
more than 4' from wall
maximum size = 24 square feet
8'-0" bottom of sign to grade



SCALE 1" = 1"

VINYL WINDOW GRAPHICS FOR REAR DOOR
WE RECOMMEND WHITE VS BLACK.
BLACK ON GLASS IS VERY HARD TO READ.

***VECTOR ART REQUIRED FOR WINDOW GRAPHICS**



ALL ELECTRICAL SIGNS TO
MEET THIS MARK

Underwriters Laboratories, Inc.
-SUITABLE FOR WET LOCATIONS-
IN ACCORDANCE WITH NEC 404

ELECTRIC SIGN
CERTIFIED MANUFACTURER

# OF SETS	1	RETURN DEPTH	EXISTING	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	SEE ABOVE	TYPE OF INSTALL	REFACE	TRANSFORMER	N.A.	DATE	09/12/16
RETURN COLOR	BLACK	TYPE OF FACE	ALUMINUM	BALLAST	N.A.	JOB NO.	9717
RETAINER COLOR	BLACK	RACEWAY D. H.	L N.A.	COMMENTS:		JOB NAME	BB-BS-9717-2
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	JIM ANDERSON	ADDRESS:	11 West Michigan, Ypsilanti, MI

APPROVED BY: _____ DATE: _____

THIS DRAWING IS THE REGISTERED PROPERTY OF HURON SIGN COMPANY. IT IS UNLAWFUL TO REPRODUCE IT IN ANY FORM WITHOUT WRITTEN CONSENT FROM HURON SIGN COMPANY.

THIS DESIGN CONCEPT © COPYRIGHT 2016



HDC Work Permit Staff Review

Property address: 207 W. Michigan Ave.

Date of Review: September 21, 2016

Date of Meeting: September 27, 2016

Proposed work: Paint lower portion of building black with gold accents on trim and "Red Rock" lettering.

Materials: Valspar Paint – Lincoln Cottage Black. Modern Master's Paint – Olympic Gold

Staff review:

1. Applicant advised to bring paint samples to meeting to show Commission.
2. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion:

Move to approve the painting of lower portion of building with Valspar Paint – Lincoln Cottage Black and Modern Master's Paint – Olympic Gold.

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 21010
PHDC-16 0090

City of Ypsilanti Historic District Commission Work Permit Application

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

207 W. Michigan Ave Ypsilanti, MI 48197

Applicant

*If applicant is not owner of property, a written statement from the owner authorizing this application must be included.

Name

Red Rock Downtown Barbecue

Address

207 W. Michigan Ave

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

(734) 891-6691

E-Mail

owner@redrockypsi.com

Contractor

Contractor Name & Contact Info

Red Rock Downtown Barbecue - Shawn Coe (734) 891-6691

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

Paint lower portion of Building black with gold accents on trim and Red Rock lettering.

Paint colors:

Valspar Paint - Lincoln Cottage Black

modern Masters paint - Olympic Gold.

Materials (for paint include color chips or samples with application):**Permit Application Fee (action items only)**

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

Construction Cost:

< \$400

Permit fee:

\$35 + _____ = < \$435

Signature

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

I further affirm that 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.

Signature:



Date:

9/19/16

Print Name:

Shawn Coal

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.



**Lincoln Cottage
Black**
4009-2
Valspar



Olympic Gold
ME659





HDC Work Permit Staff Review

Property address: 218 N. River St.

Date of Review: September 21, 2016

Date of Meeting: September 27, 2016

Proposed work: The removal and replacement of the siding and two front parlor windows. The removal of the rear porch. The removal of the corbels and window trim in order to clean and restore them. The building of a temporary frame on the north corner of the house.

Materials: Cedar/Redwood Siding, Premium oil based Sherwin Williams paint, Premium oil based primer, wood and epoxy filler for spot repairs.

Staff review:

1. Applicant was advised to bring paint color samples to meeting for approval.
2. All windows, corbels and window trim that are being removed will be replaced once they are restored per the applicant.
3. The stairs of the proposed demolished back porch are to be moved to the front door.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#2, #5, #10

Suggested items to include in a motion:

The removal and replacement of rotten siding with new cedar/redwood siding. Work to include the removal and restoration of two front parlor windows. Also the removal of the rear porch and the removal of the window trim and corbels for cleaning and restoration. Work to also include the building of a temporary frame on the northcorner of the house.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



Ypsilanti Historic District

Work Permit Application

Rec 21011
PHDC-160091

Date filed SEPT 20, 2016 for HDC meeting date 9/27/16

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 218 N. RIVER ST.

Applicant ☒ Owner ☐ Architect ☐ Contractor

Name MICHAEL FURBACHER

Address 3238 THIRD ST.

City WAYNE

State MI

Zip 48184

Phone (734) 729-7849

Fax

E-mail MIKEFURBACHER@gmail.com

Owner DONALD FURBACHER MICHAEL FURBACHER

(If different than applicant)

Who will perform the work?

☒ Owner ☐ Contractor

Contractor

(Name, address,
phone)

NOTE! CONTRACTOR WILL BE USED IN FUTURE PHASES

Action Items only:

Construction Cost

11K

Permit Application Fee

8500

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 SEPT 20 2016 for HDC meeting date SEPT 27 2016

Property Address 218 N. RIVER ST.

Applicant MICHAEL FLIRBACHER

Description of proposed work (see sample applications) (SEE ATTACHED SHEET)

Materials

- ① SIDING: CEDAR / REDWOOD
- ② PAINT: PREMIUM OIL BASE SHERWIN WILLIAMS
- ③ PRIMER: PREMIUM OIL BASE
- ④ FIXING TROUBLED AREAS THAT WON'T BE REPLACED
WOOD AND EPOXY FILLER

Colors (Attach color chips or samples)

TO BE DETERMINED

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

9/20/16
Date

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

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

THE WORK THAT HAS RESUMED AT 218 N. RIVER HAS BEEN PLANNING AND SOME PRELIMINARY SET-UP FOR THE OUTSIDE ENVELOPE. SOME PAINT SCHEMES HAVE BEEN PICKED HOWEVER NOT DECIDED ON (OF COURSE PENDING APPROVAL) ITEMS BELOW ARE WHAT NEED TO BE DISCUSSED AND PROPERLY COORDINATED.

- ① FRONT UPPER STORY GABLE SIDING (VERTICAL)
SOUTH DORMER STILL HAS ORIGINAL SIDING AS AN EXAMPLE THAT WAS PROBABLY ON THE FRONT
- ② GUIDELINES FOR REMOVING WINDOWS AND RESTORING.
JUST THE TWO ② FRONT PARLOR WINDOWS TO START, WHILE THE FRONT IS BEING WORKED ON. POSSIBLY OVER THE WINTER WITH A TEMPORARY STORM AND INNER PANEL.
- ③ ROTTEN SIDING ON NORTH SIDE ADDITION. WILL REQUIRE REMOVAL AND REPLACEMENT.
- ④^A QUESTIONABLE SIDING ALSO ABOVE FRONT PORCH WHERE WITNESS LINES STILL EXIST. ④B THERE ARE ALSO SOME SMALL SECTIONS AT THE REAR GABLE OF HOUSE THAT WILL NEED REPLACEMENT.
- ⑤ REMOVAL OF THE REAR (VERY UNSAFE AND POORLY DONE) BACK PORCH ON THE N.E. CORNER. THIS WILL ALLOW ATTENTION TO SKIRTING ISSUES AND FOR FUTURE PLANNING. THE EXISTING STAIRS WILL BE MOVED TO DOOR.
- ⑥ REMOVAL OF THE EYEBROWS AND CORBELS TO CLEAN AND RESTORE. THIS WILL ALSO AID IN TAKING DIMENSIONS TO DUPLICATE FOR THE ONES THAT ARE MISSING.
- ⑦ BUILD A TEMPORARY FRAME ON N. CORNER OF HOUSE TO TIE INTO FRONT SCAFFOLD THAT WILL ALLOW ENCAPSULATION AND PROTECTION FOR WINTER MONTH WORK. (OBJECTIVE: TO ENCOMPASS ALL PROPOSED WORK ON THIS PORTION OF STRUCTURE)

218 N River

①



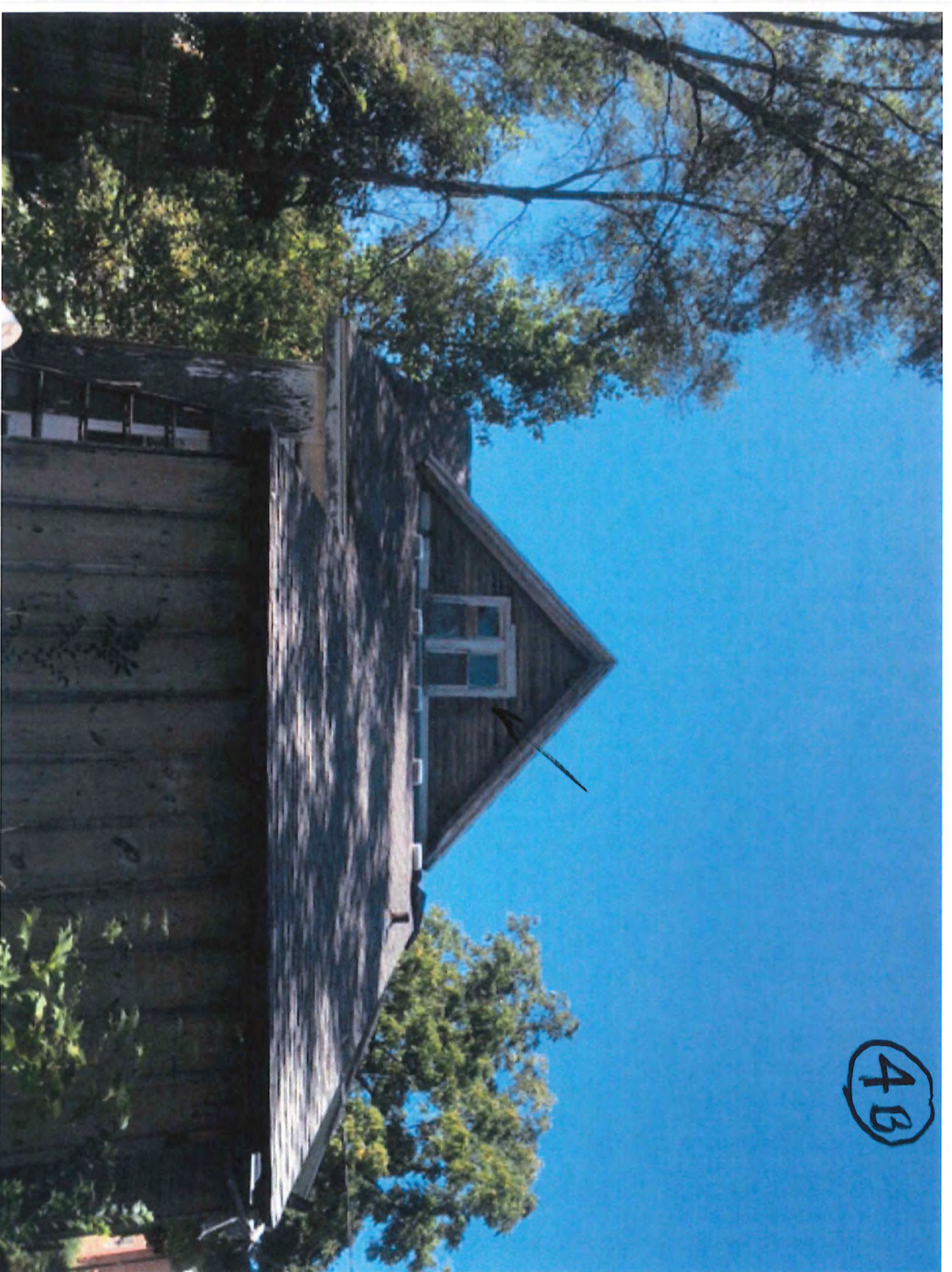




3



4B

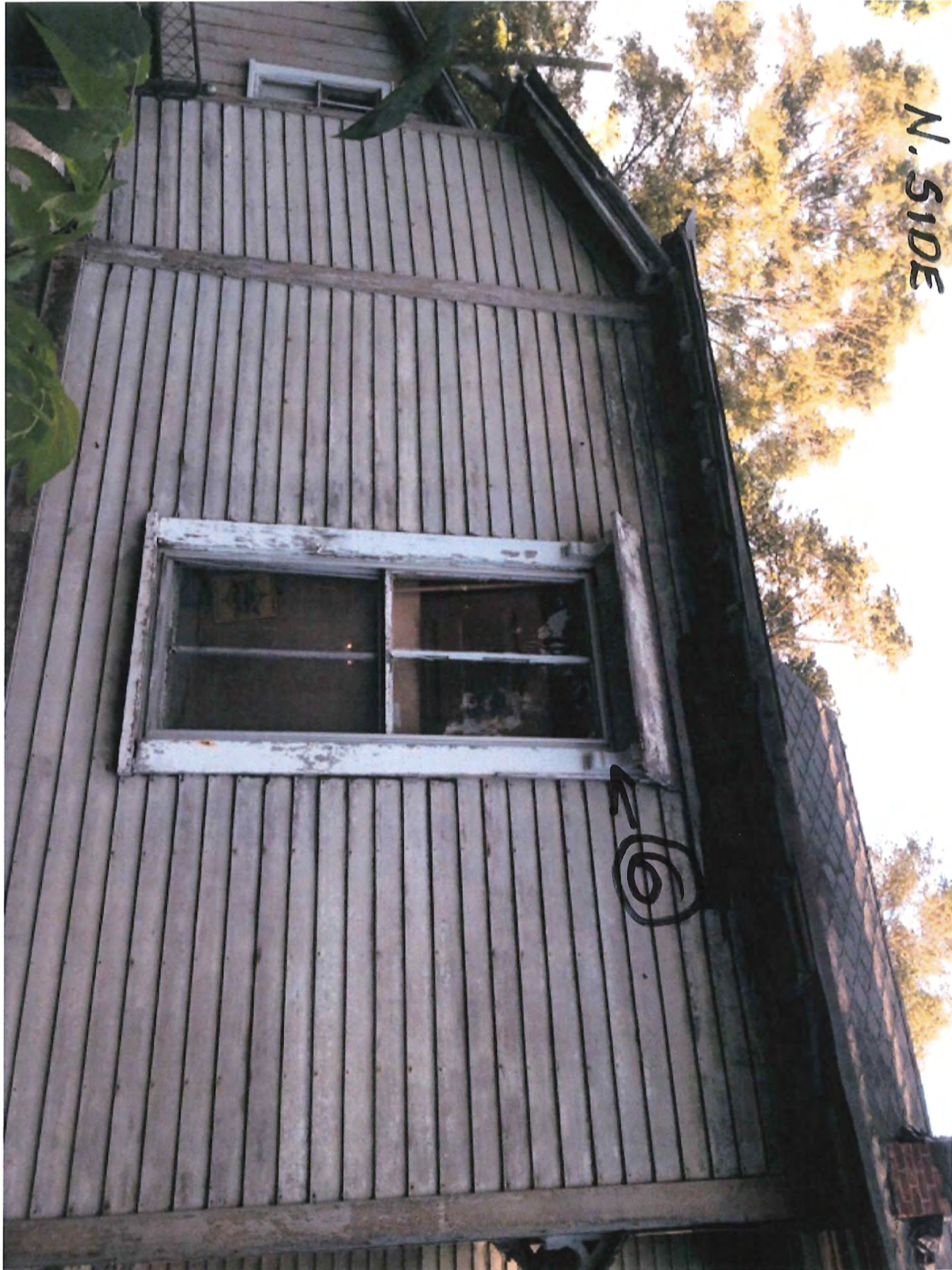




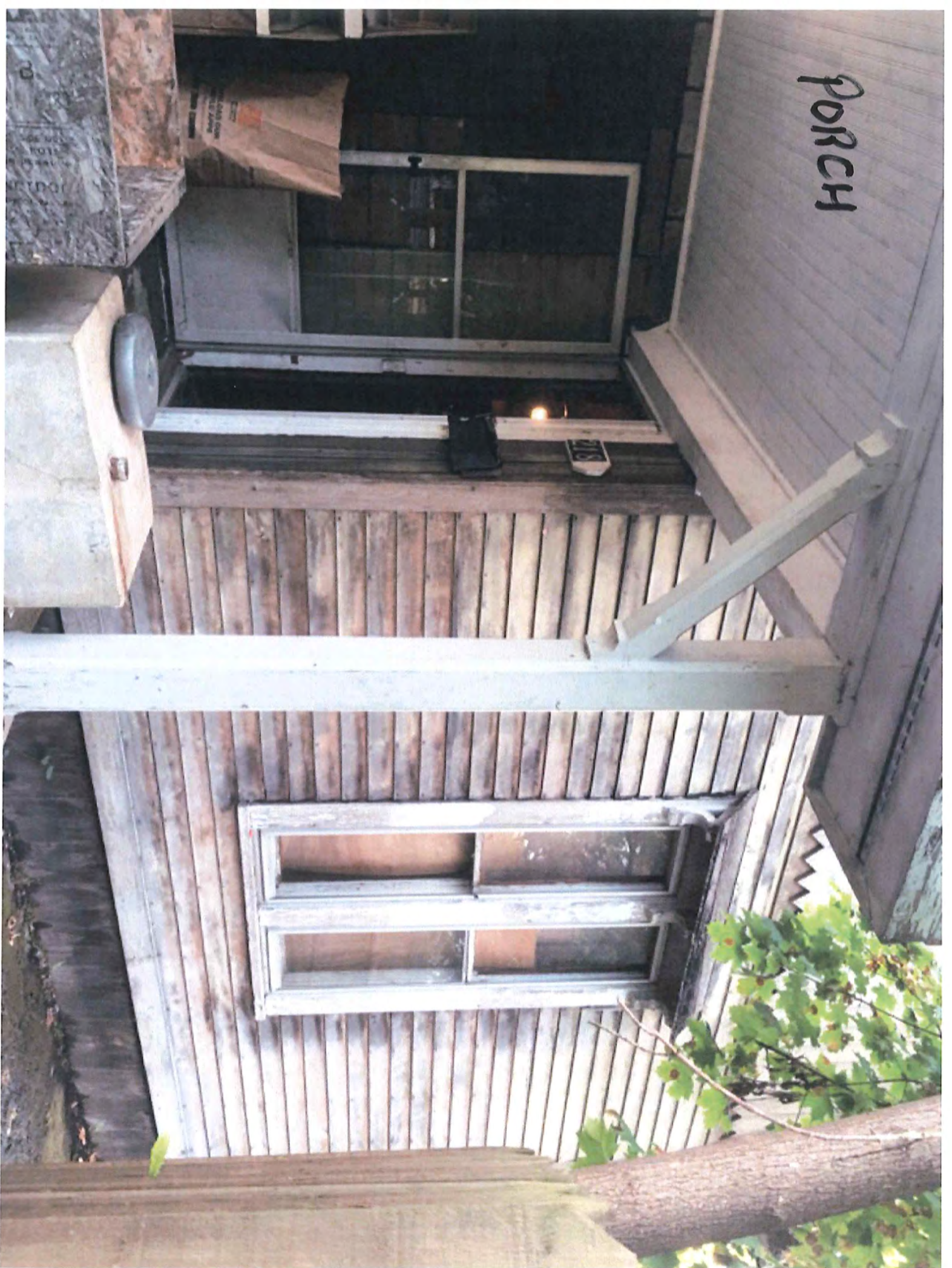
5

N. SIDE

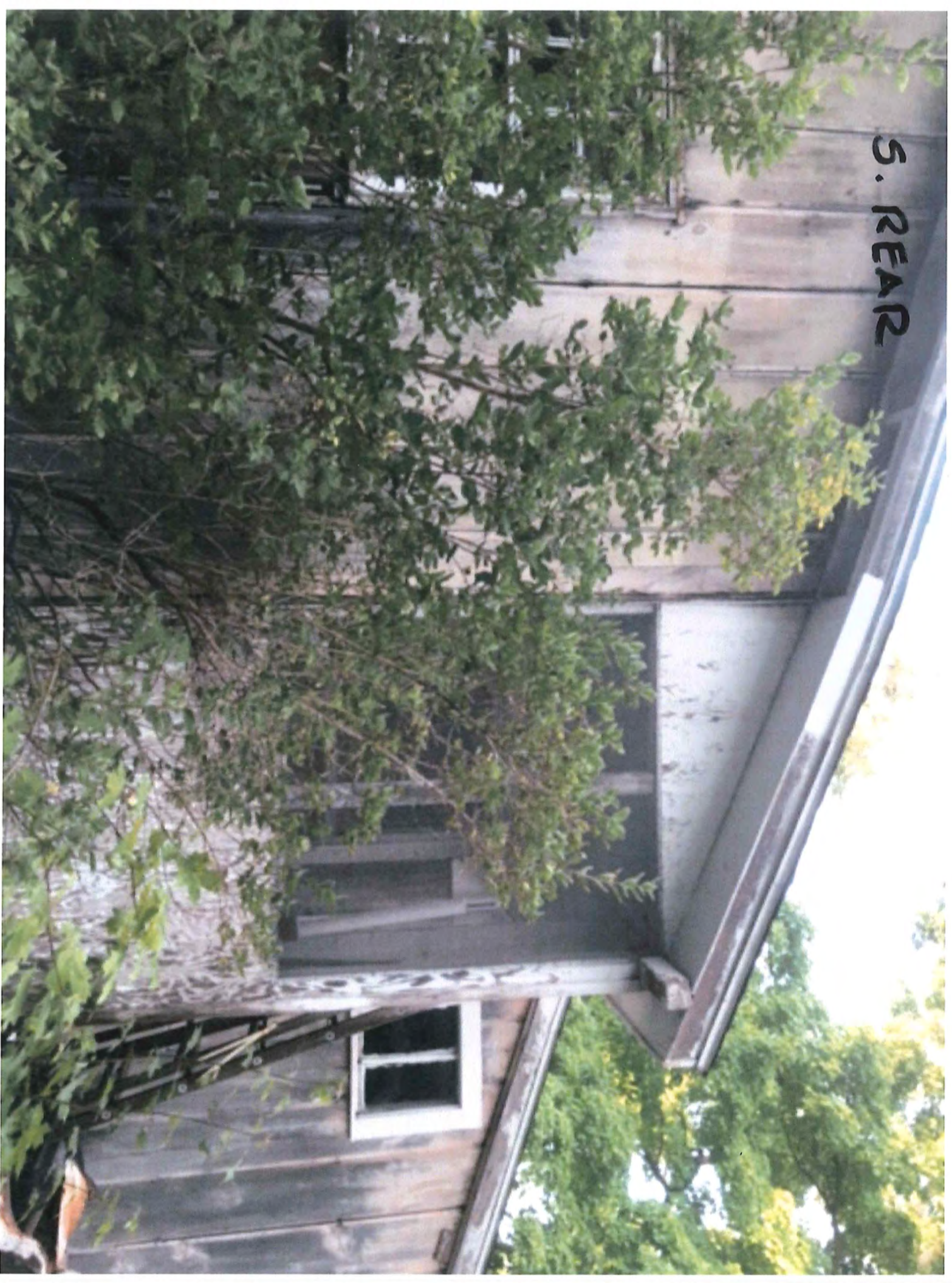
⑤



porch



5. REAR



S. E CORNER



S.E. CORNER



**SOUTH SIDE
DORMER**



5. Dormer

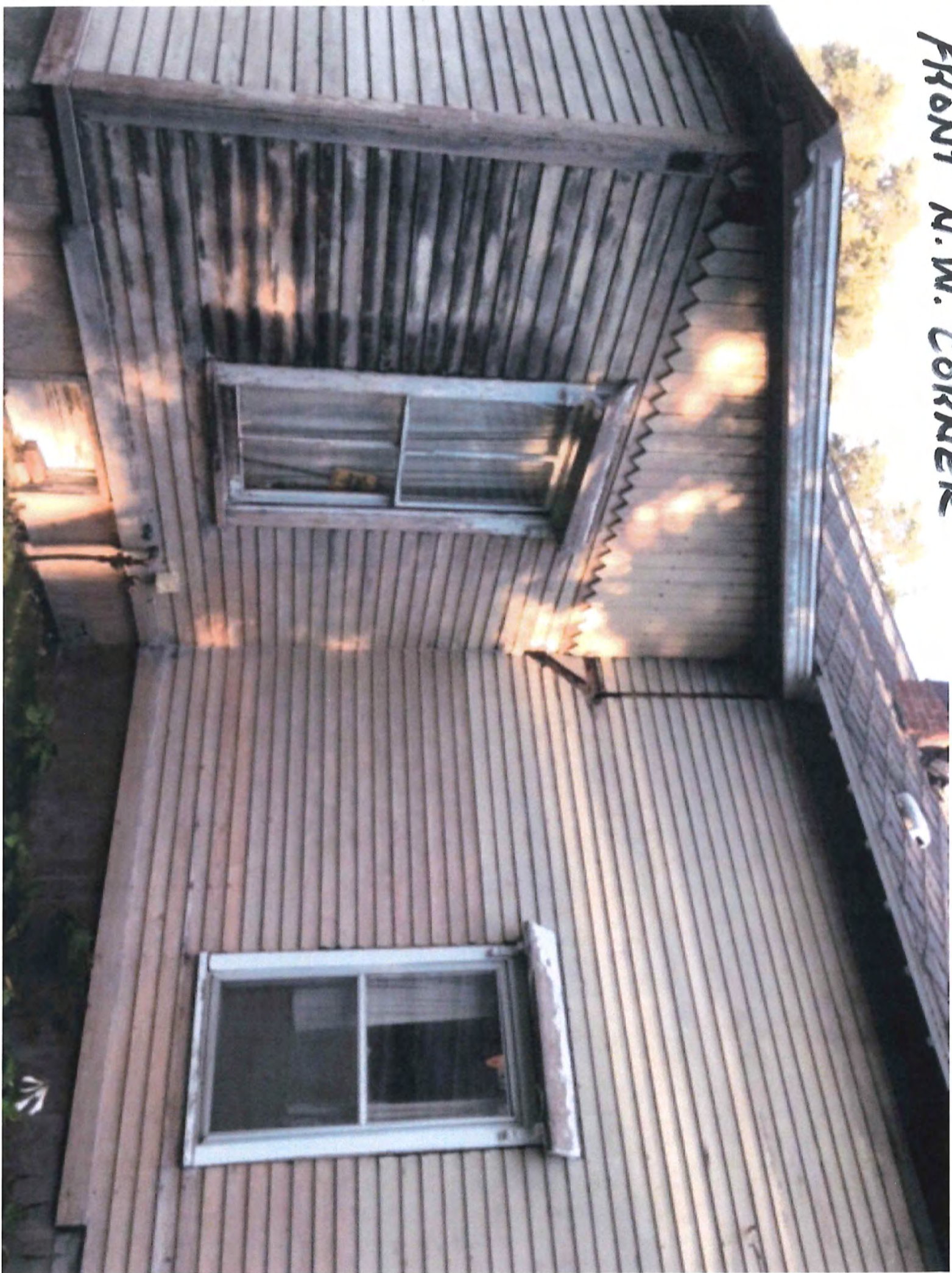






FR. N. W.
CORNER

FRONT N.W. CORNER



WINDOW ON N. SIDE SHED



WINDOW
FRONT N.W. SIDE



WINDOW N. W. SIDE



BOTTOM SKIRTING / WINDOW
ON N.W. SIDE



WINDOW
ON N. SHED



WINDOW
ON N.W.
SHED



FRONT WINDOW



FRONT WINDOW TOP



FRONT WINDOW MIDDLE



FRONT WINDOW
BOTTOM



FRONT WINDOW TOP 2



FRONT WINDOW BOTTOM L



FRONT WINDOW MIDDLE



FRONT WINDOW BOTTOM









RECEIVED

SEP 14 2016

CITY OF YPSILANTI
BUILDING DEPARTMENT

**City of Ypsilanti
Historic District Commission
Work Permit Application**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

Res 20994
PHDC-16-0086

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

14 S. Washington

Applicant

*If applicant is not owner of property, a written statement from the owner authorizing this application must be included.

Name

The Thrift Shop

Address

14 S. Washington ST

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail

radford@yahoo.com

Contractor

Contractor Name & Contact Info

Radford's

Radford Breaves

734-255-4680 Cell

Type of work

- ☒ Roofing
☐ Window/Door
Replacement

- ☐ Porches
☐ Sign
☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Simple Re-Roof
* Remove EXISTING LAYERS
* INSTALL new (EDPM w/1" ISO)

Materials (for paint include color chips or samples with application):

Permit Application Fee (action items only)

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

Construction Cost:

19K

Permit fee:

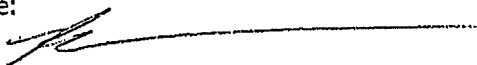
\$35 + 65 =

Signature

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

I further affirm that 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.

Signature:



Date:

9/14/16

Print Name:

Andrew D. Green

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.



September 27, 2016

RESOLVED BY THE HISTORIC DISTRICT COMMISSION OF THE CITY OF YPSILANTI:

WHEREAS the Ypsilanti Historic District Commission recognizes that vinyl has an undesirably high expansion and contraction coefficient as compared to wood, that vinyl is not environmentally or historically appropriate, that vinyl has a relatively short life span, and that vinyl lacks repair potential once deterioration begins;

WHEREAS the Commission affirms that the installation of vinyl replacement windows will no longer be considered appropriate in the Ypsilanti Historic District for the above stated reasons;

WHEREAS the Ypsilanti Historic District Commission recognizes the necessity to formalize its position regarding the installation of vinyl replacement windows;

NOW, THEREFORE BE IT RESOLVED, THAT with this resolution the Historic District Commission will no longer deem appropriate the installation of vinyl replacement windows within the Ypsilanti Historic District;

THAT upon receipt of an application for a building permit to install vinyl windows within the Ypsilanti Historic District, the Ypsilanti Historic District Commission will, except under the most extreme circumstances, deny the application and will not issue a certificate of appropriateness; and

THAT this resolution will be in effect from this day forward.

OFFERED BY: _____

SUPPORTED BY: _____

YES: 0

NO: 0

ABSENT: 0

VOTE: Unanimous

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF September 13, 2016

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: City Council Chambers, 1 S Huron St.

Commissioners Present: Anne Stevenson, Hank Prebys, Alex Pettit, Jane Schmiedeke,
Mike Davis Jr., Erika Lindsay

Commissioners Absent: Ron Rupert

Staff Present: Cynthia Kochanek, Associate Planner
Yasmin Ruiz, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Schmiedeke) moves to approve the agenda as amended to
add 216 N Washington as study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING —none

OLD BUSINESS

32 N Huron

**Application is for sign installation.*

Applicant: Reed Fannin, owner— absent

Discussion: Prebys: States that he has no problem with the sign with the new
measurements. He suggests that the applicant may want to paint the rest of
the signboard black to match the new sign color.

Schmiedeke: States that the sign is to be backlit but that with the proposed
design of the sign and the fact that the letters are the only backlit part, it is
in keeping with the HDC standards for signs.

Motion: Prebys (second: Davis) moves approval for the sign at 32 N Huron as resized
in the submitted drawing dated 8/18/2016 with the background of the sign
being opaque. With the suggestion that the rest of the structure's signboard
be painted black to blend with the new sign.

Secretary of the Interior Standards:

#10—New work shall be removable.

Approval: Unanimous. Motion carries.

106 N River

**Application is for an amendment to a previously approved garage door installation.*

Applicant: Heide Otto Basinger, owner— present

Discussion: Stevenson: States that she is looking for an amendment to the original application for the garage door since the applicant's contractor stated that non-textured garage doors are no longer made for residential applications.

Basinger: States that she was told by her contractor that smooth garage doors have not been made for about 30 years.

Stevenson: Confirms that she did some research and she was unable to locate any smooth doors for a residential garage door wither.

Schmiedeke: Asks as to whether the applicant is still looking for the same color and the style that she originally proposed.

Basinger: She would like to go with the desert tan and the short elegant section panels with no windows. She states that desert tan is the closest to what she has.

Motion: Prebys (second: Schmiedeke) moves to amend the previous approval for the garage doors at 106 N River to eliminate the demand for a smooth finish and to include this in a notice to proceed.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion carries.

NEW BUSINESS

6 S. Washington

**Application is for window install and trim reinstall.*

Applicant: Andrew Epstein, owner— present

Discussion: Stevenson: Requests that the applicant recap the application.

Epstein: States that he previously asked the HDC to remove the awning since it was in bad shape. He states that the old cantilevered 2x4s are exposed where the old canopy was. He states that his architect states that the only way to install the canopy as it was would be to have supports

underneath that impede the sidewalk. He states that the current plan is to install the trim tight to building due to issues with the original design.

Prebys: Inquires if he and the architect and the applicant have discussed a reduced canopy as an alternative.

Epstein: States that his architect also has an option for the awning to project about 8" out from the building but any more than that would require a column underneath. He personally likes the look of the trim over the windows at the Tap Room.

Schmiedeke: Asks if the proposed installation of the awning/trim would project at all.

Epstein: States that it would project a little, but not as much as the 8". States that he is also replacing the five windows on the front of building.

Schmiedeke: Asks if the new windows would match the current.

Epstein: States that they would be a little thicker as there would be two panes of glass.

Schmiedeke: Asks if the glass block on the storefront will remain.

Epstein: Confirms that the glass block will remain. He states that essentially the old canopy would now be used as a trim piece to cover up the old 2x4s.

Prebys: States that he is in favor of the awning projecting out a little more than just as a trim piece.

Lindsay: Inquires as to the construction of the wall behind the awning.

Epstein: States that there is some steel structure over the windows but that the wood is what is really supporting the awning structure. The wood that was previously behind the canopy was rotted.

Lindsay: States that she believed the original understanding was that the applicant was to reconstruct the awning to the original appearance.

Epstein: States that he was not under the impression that he had to rebuilt it as it was but that he believed that he would be able to rebuild it differently. He reiterates that it would be difficult to rebuild it due to the poor construction of the original awning. He states that he would not have taken the original awning down if he knew that he would not be able to reinstall it differently.

Pettit: Inquires as to whether the awning wasn't about to fall down previously and that is why the applicant had applied for its removal.

Stevenson: Asks the commission if they would be willing to consider the smaller depth option.

Davis: States that there may be a better option to create some more depth than what is proposed.

Schmiedeke: States that the original canopy was supported from above.

Epstein: States that the supports from above were actually a failsafe after the awning was installed.

Schmiedeke: Agrees that she would be open to the change in depth for the awning.

Pettit: Confirms that he would also be fine with the change.

Epstein: States that he is not going to install the awning depicted in the drawings that were submitted with the application. He states that he is willing to consider the 8" canopy and is willing to do the install however the commission would like to see it.

Lindsay: Inquires as to whether the new trim/awning could have return ends installed which would invoke the original design.

Epstein: Clarifies that the return ends will be at the doors and inquires if the ends will need to be deep.

Stevenson: States that the return ends would not need to be that deep but proportionate to the new installation.

Epstein: States that he still has the original corner pieces and that he would be able to utilize them for the new installation.

Pettit: Confirms that the corner pieces should be proportionate to the new installation and that utilizing part of the original materials from the awning is partly the goal.

Schmiedeke: Asks about the window trim color.

Epstein: States that the window frames will be just be in the mill finish or sliver in color.

Motion: Lindsay (second: Prebys) moves approval for 6 S Washington to include the replacement of five windows on the main façade with aluminum VersaTherm framed replacement windows in mill finish. Work to also include the reinstallation of existing metal trim in the 8" projection from the building as outlined in the drawing submitted on 9/13/2016. To included faceted return ends at both corner doors on the building.

Secretary of the Interior Standards:

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

#5—Preserve distinctive features.

Approval: Unanimous. Motion carries.

228 N River

**Application is for reroofing with a color change.*

Applicant: Steven and Sheila Law, owners— present

Discussion: Stevenson: Asks for more information on the reroof of the property.

Law: States that the roof is only one layer and that they will be installing another layer on the top of the current roof. He states that he using Mr. Roof and that they stated that the current drip edge will remain. There are five existing can vents on the back of the house. He states that the contractor said that he cannot redo the vents when installing a roof over an existing roof.

Prebys: Inquires as to what the new color of the roof will be.

Law: States that they want to go with a darker color because they are planning on painting the house in the spring. They are planning on coming back to the HDC for the color change later. They would like to go with Roofguard architectural shingles in black. States that there is a leak on the enclosed front porch and that it will need to be and that they contractor will add gravel on top to make it appear more like the rest of the roof.

Motion: Prebys (second: Schmiedeke) moves to approve the reroofing at 228 N River to include Roofguard premium lifetime shingles in black. The existing drip edge will remain. The existing five can vents at the rear of the house will be reused. Also to repair of the roof on the front bay to match the new roof.

Secretary of the Interior Standards:

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

#10-- New work shall be removable.

Approval: Unanimous. Motion carries.

220 Pearl

**Application is for a fence and landscaping to enclose a generator.*

Applicant: AAATA, owner; Bill De Groot and Reggie Whitlow, representatives—present

Discussion: Stevenson: States that the applicant is for an enclosure for a power generator.

De Groot: States that previously they were not able to install a backup generator. He states that with more people and service to the area, they would like to install a backup generator. He states that they tried to get the backup generator installed in the screened area on the roof. The problem with that was that the contractors did not want to entertain the installation on the roof due to the existing enclosure. Unfortunately, there is only two feet to the rear property line due to the way that the lot was originally split.

It would be installed on the Adams St side corner of the property and will have an aluminum fence enclosure. To help alleviate the look of the fence enclosure they will include the screening with arborvitae and barberry. This would also be for security issues as well. They will need a concrete pad to hold the generator in this area. He states that the planning department did not have any issues with the proposed install.

Lindsay: Inquires as to the dotted line on the plans.

De Groot: States that it is the roof on the building.

Stevenson: Suggests that a flat top gate be used instead of the round top gate.

Prebys: Inquires as to whether they have thought about the trash that will accumulate in the area.

Whitlow: States that they have a porter there midday to handle that.

Motion: Davis (second: Prebys) moves to approve the work at 220 Pearl to include the installation of a six foot flat commercial grade fence with a flat top gate to enclose a generator for the building on the Adams St façade at the Ypsilanti Transit Center. The landscaping around the fence will include a mix of arborvitae and barberry or similar plants.

Secretary of the Interior Standards:

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

#10-- New work shall be removable.

Approval: Unanimous. Motion carries.

413 Maple

**Application is for reroofing.*

Applicant: Richard Nation, owner— present

Discussion: Nation: States that the reroof is with a better shingle and for the installation of half round gutters to match the rest of the gutters on the house. States that they are currently having an issue with leaks and ice dams in the area where the scallop edged siding on the dormer meets the roofline.

Prebys: Inquires as to how they will deal with that issue.

Nation: States that they will install flashing to help control the leak in that area.

Prebys: Advises that the flashing need to be installed underneath the siding and the roof.

Nation: States that they will also install a trim piece to help in that same area.

Motion: Prebys (second: Pettit) moves approval for 413 Maple for reroofing work to include Tamko Heritage 30 shingles in Weathered Wood. Work will also include the repair of damaged sections of roof, soffits and trim and molding will be provided at the base of one of the shingled gables to prevent the influx of water and to help solve the leak as in the submitted drawings. The installation of ridge vents, soffit vents, and baffles. New drip edges and flashings are to match current colors and blend with the trim and chimney colors. Half-round gutters will be installed on all parts of the roof line where they are currently not installed and the necessary downspouts will be provided. Paint colors to match trim.

Standards:

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

#10-- New work shall be removable.

Approval: Unanimous. Motion carries.

410 N Huron

**Application is for lighting, repair and refinishing the front door and landscaping.*

Applicant: Noah & Kimberly Mass, owners—absent

Discussion: Prebys: States that the issue is with the light fixture since it is not appropriate for the time period of the house.

Motion: Prebys (second: Davis) moved to table the application for 410 N Huron with the understanding that the HDC would like to discuss alternate light fixtures.

Secretary of the Interior Standards:

N/A

Approval: Unanimous. Motion carries.

315 Washtenaw

**Application is for siding replacement, lighting, painting and window replacement.*

Applicant: Karl Staffeld, owner—present

Discussion: Staffeld: States that he is looking at doing lighting, siding, painting and windows. States that he found a siding shingle that matched the current siding and is looking to repair and replace shingles as needed.

Prebys: States that the chosen siding and repair is fine.

Staffeld: States that he included the cut sheets for the light fixtures for wall mounted lights.

Schmiedeke: States that they may be too fancy for the house.

Stevenson: States that they are fake historic lights and that they do not want to replicate history.

Prebys: States that the HDC would like something that is less old timey rather than something that mocks history.

Pettit: Confirms that a plainer and simpler light fixture would be better.

Staffeld: States that he will bring back some options for lighting.

Stevenson: Inquires about the paint color.

Staffeld: States that he was looking for something that went with the houses surrounding it.

Stevenson: States that the color is fine. She asks about the windows and states that the Historic District does not allow vinyl windows because it reduces the glazing.

Staffeld: States that Wallside would not come to his house to do an estimate. He states that he is looking to replicate the existing trim and will match the windows to the ones that are there currently. He will look for a contractor to do what is specified on the HDC factsheet.

Stevenson: Suggests sash packs so that all the windows would not need to be replaced.

Prebys: Inquires if the windows have already been removed.

Staffeld: States that most of them did not exist when he bought the house. He advises that most of the existing windows do not have frames.

Stevenson: States that any of the windows that need replacement will need to be approved by the HDC prior to their replacement but that an approval is not needed for the homeowner to get an estimate on the windows.

Prebys: States that the HDC will approve the paint and siding as submitted but that the HDC cannot do a partial approval on an application. He advises that the applicant will need to come back with the options for the windows and lights for the next meeting.

Stevenson: Advises that the applicant is good to go on the paint and siding.

Motion: Prebys (second: Pettit) moves to table the application for more info on the light fixtures and windows.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion carries.

STUDY ITEMS

216 N Washington

Applicant: Johnathan Holmes, owner—present

Discussion: States that he is looking to demo the outbuilding at 216 S Washington St and is looking for guidance from the HDC. Advised that he has spoken with a structural engineer and that the structural engineer states that the structure would no longer be salvageable. He also discussed the rebuild options and repair options for the structure.

Prebys: Advises that if the applicant tears down the structure, he may not be able to rebuild it in the same location due to the setbacks.

Schmiedeke: Requests that a photo of the outbuilding be pulled up by staff. :: The outbuilding survey of this structure was pulled up by staff:: She states that the doors on the structure are pretty significant architectural features and that if the building is demolished, that those doors and as much as possible of the original materials be saved.

Stevenson: Advised the applicant on the demo application process and that the HDC would want to know what would be rebuilt in its place as part of that application.

ADMINISTRATIVE APPROVALS

600 N River

Motion: Schmiedeke (second: Prebys) moves to approve the administrative approval for the reroof at 600 N River.

Approval: Unanimous. Motion carries.

106 N River

Motion: Schmiedeke (second: Prebys) moves to approve the administrative approval for the garage reroof at 106 N River.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

HDC Policy Document, third draft

The HDC had a few minor changes to the policy document and asked that a third draft be presented. The HDC was in favor of the addition of the newly proposed lighting policy that would encourage applicants to use light fixtures that are Dark Sky compliant.

Motion: Prebys (second: Davis) moves approval of the third draft of the HDC policy document.

Vinyl Resolution

The HDC discussed the proposed vinyl resolution.

Stevenson: States that the resolution locks us in to absolutely no approval of vinyl even in a very specific case when it might be allowed. States that maybe the HDC needs to consider that prior to approving the resolution.

Prebys: States that it was a very unusual situation when the HDC previously approved vinyl windows. States that the HDC may offer the approval with a notice to proceed for vinyl in a very specific situation.

Property Monitoring

408 E Cross: Staff informed the HDC that a letter has been sent on September 1, 2016 to the owner of the property at 408 E Cross advising that they have 15 days to apply for the work that they did.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of August 23, 2016

Motion: Pettit (second: Prebys) moves to approve the minutes from August 23, 2016.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 9:08pm