

1. Historic District Commission Agenda

Documents:

[HDC DECEMBER 13, 2016 AGENDA.PDF](#)

1.I. Historic District Commission Meeting Packet

Documents:

[12.13.16 MEETING PACKET.PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, December 13, 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. 39 E. Cross

Awning, window glass and sign replacement; painting.

B. NEW BUSINESS

2. 8 N. River

Removal and re-building of fire-damaged areas.

3. 513 N. Washington

Fence replacement.

4. 64 N. Huron

Window Replacement

5. 114 N. River

Window Replacement

6. 101 S. Huron

Window Replacement

C. STUDY ITEMS – 214 N. Huron

D. ADMINISTRATIVE APPROVALS - None

E. OTHER BUSINESS

7. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of November 22, 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.

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HDC Work Permit Staff Review

Property address: 39 E. Cross St.

Date of Review: November 17, 2016

Date of Meeting: December 13, 2016

Proposed work: Remove awnings in front of building. Replace existing awnings on the upper and side of building. Replace existing paint on building. Install new thermal glass in front of building and one panel on side of building nearest to the front of the building. Install new sign in front of the building above door. Transom glass to be restored and/or replaced with the same thermal glass stated above. Existing historical "pool" sign to receive glass to protect neon sign. New text above door "Pizza & Grill."

Materials: Paint in colors SW7673 "Pewter Cast" (Body). SW7667 "Zircon" (Trim). SW 7069 "Iron Ore" (Accent 1). SW 7007 "Ceiling Bright White" (Accent 2). Canopy fabric Sunbrella 4897-0000 Silica Charcoal. Sign w/back lighting "Aubree's".

Staff review:

1. Application was tabled at November 22nd meeting due to questions about signage. Applicant was contacted and will be bringing additional information to meeting.
2. Applicant advised signage and lettering may exceed city ordinances and given information about a Request for Modification of Sign Standards. Also advised that back-lit signs are generally not preferred in the Historic District.
3. There is to be no sandblasting of the building surface and all cleaning is to be done with the gentlest means necessary.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:

#2, #5, #9, #10

Suggest items to include in a motion:

Work to include the removal of awnings in front of building, replacement of existing awnings on the upper and side of building and replacement of existing paint on building. Paint colors to include paint in colors SW7673 "Pewter Cast" (Body). SW7667 "Zircon" (Trim). SW 7069 "Iron Ore" (Accent 1). SW 7007 "Ceiling Bright White" (Accent 2). Also to include installation of new thermal glass in front and side of building, installation of new signs in front of building and replace or restore transom glass windows with same windows as mentioned above. Historic "Pool" sign to receive glass to protect the neon sign. Work to also include new text above the door reading "Pizza & Grill."

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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.

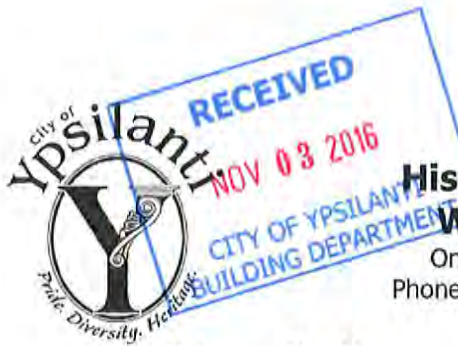
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7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



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

PHDC-16-0106
Rec 21306

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

39 E. Cross Street Ypsilanti, MI 48198

Applicant

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

Name

Andrew French

Address

39 E. Cross Street

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

734-216-6555

E-Mail

andy @aubrees.com

Contractor

Contractor Name & Contact Info

Bill Kinley 2111 Golfside Drive, Ypsilanti, MI

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☒ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

1. Remove awnings in front of building.
2. Replace existing awnings on the upper and side of building.
3. Repaint existing paint on building:
 - a. Body: sw7673 Pewter Cast
 - b. Trim: sw 7667 Zircon
 - c. Accent 1: sw 7069 Iron Ore (Crown & Behind text).
 - d. Accent 2: sw 7007 Ceiling Bright White (above windows).
 - e. Roof: Existing
 - f. Canopy: Sunbrella 4897-0000 Silica Charcoal
4. Preparation of Paint:
 - a. Scrape loose paint
 - b. Hand sand as needed
5. New thermal glass in front of building & one panel on side of building nearest to the front of the building.
6. New sign in front of the building above door. ("Aubree's")
7. Transom glass to be restored and/or replaced with same thermal glass as stated above.
8. Existing historical "pool" sign to receive glass (To protect neon sign).
9. New text above door ("Pizza & Grill")

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

1. Paint
2. Sign w/back lighting (Aubree's)
3. Acrylic text letters spelling "Pizza & Grill"
4. Fabric for awnings

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:

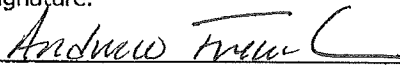
Permit fee:

 $\$35 + 55 = 90$ **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:

10.5.2016

Print Name:

Andrew French

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.

Existing Condition

Current Front View of the
Building



Current Side View of the
Building



Existing Brick to be Cleaned

Brick to be cleaned with water and mild cleaner to not damage or alter the exterior brick. No high pressure washers will be used to clean brick.



Existing Lighting to be Removed

Existing lighting under canopy to be removed and holes due to the mounting bracket to be filled, sanded and painted.



Existing Lighting to Remain

Existing lights on each side of the entry door to remain the same and to be repainted black as needed.



Existing Lighting to Remain

Existing lighting above 1st
level canopies to remain.

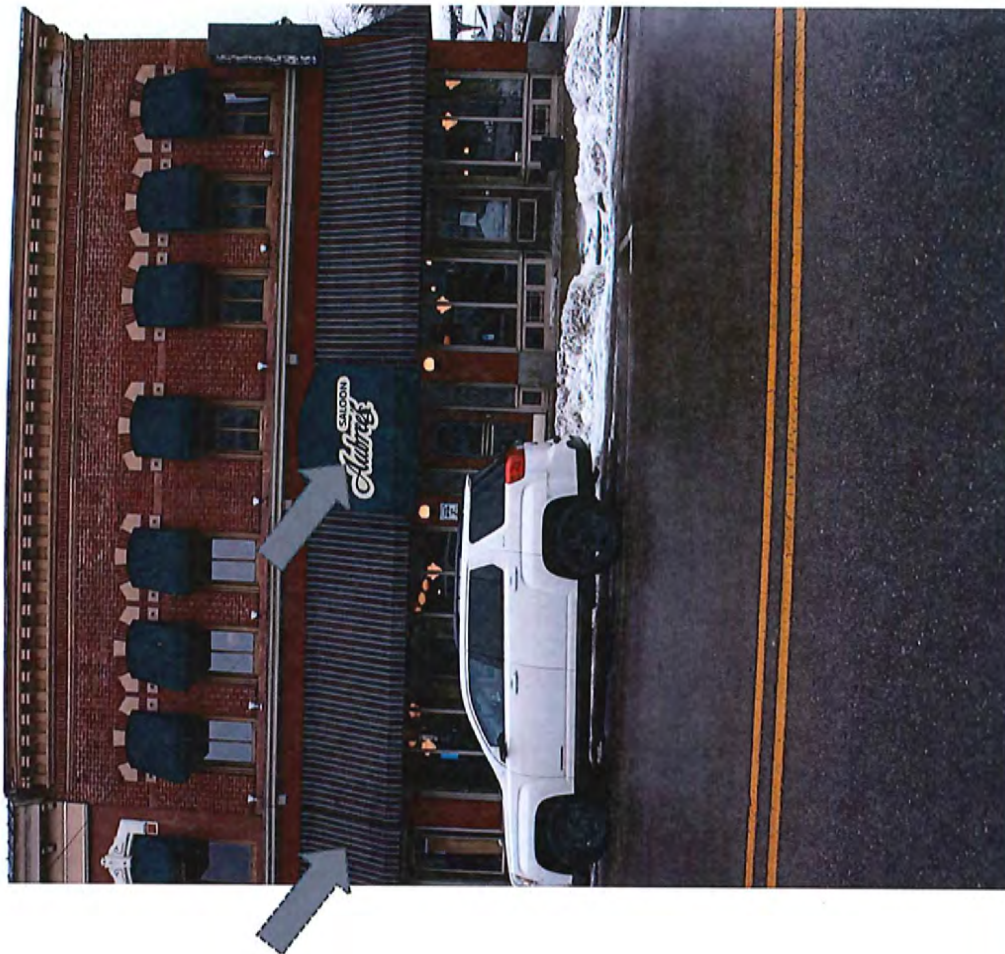
Housing to be painted
black as needed.



Existing Canopies to be Removed

Existing Canopies and Brackets that are located on the front of the building on the 1st floor are to be removed.

Holes where the brackets were mounted are to be repaired, sanded and painted.



New Canopies

The existing canopies on the 2nd level and the 1st level on the side of the building to be replaced with new fabric.

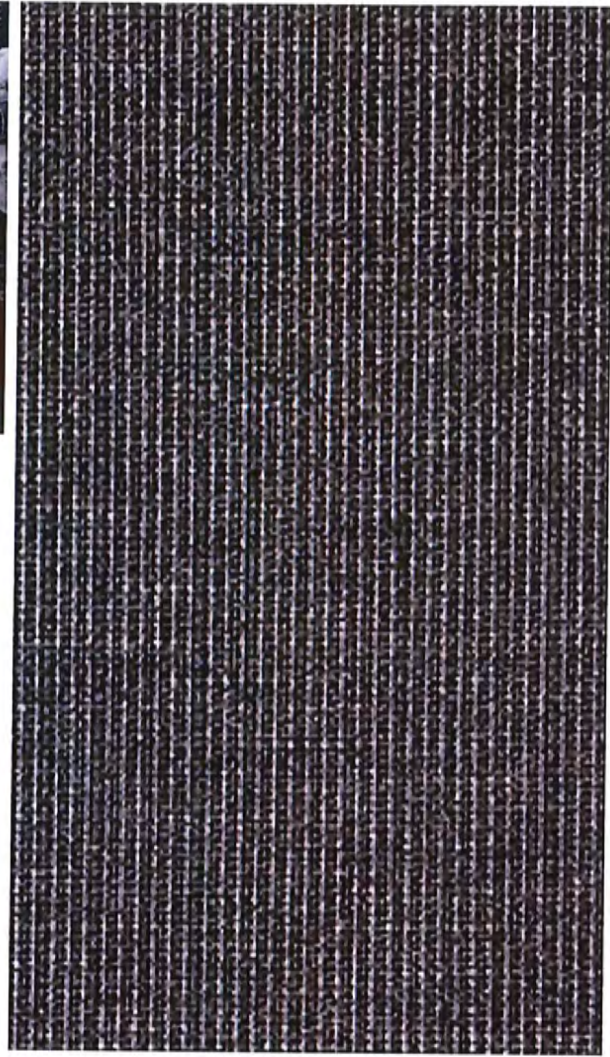
Mounting hardware and brackets to be replaced as needed and will match existing hardware.

Frames and hardware, of the canopies, to be painted black.

Sunbrella Fabric:

4897-0000

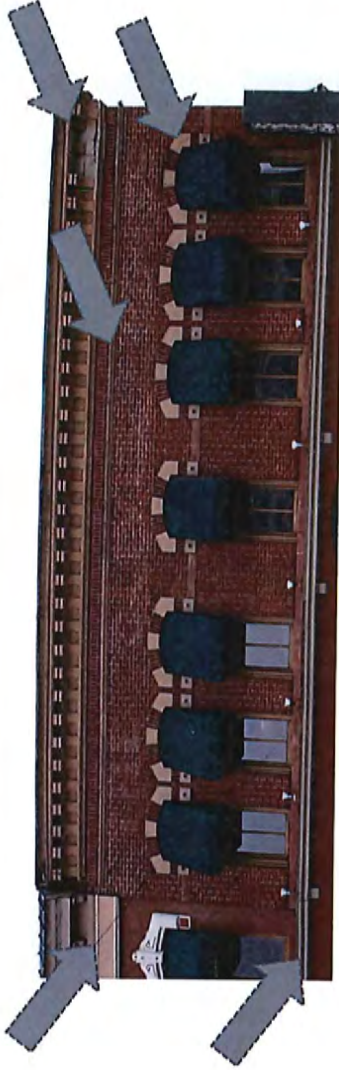
Silica Charcoal



New Paint Preparation

All existing paint to be scraped and sanded by hand.

No high pressure cleaning of any exterior materials are to be used.



New Paint for Top Crown Molding

After preparation, the crown moldings at the top of the building (front and the side) are to be painted Iron Ore exterior grade paint by Sherwin Williams.



SW 7069

Iron Ore

Interior / Exterior

Locator Number: 251-C7



New Paint for Existing Trim Over Windows on the 2nd Floor

After preparation, the decorative trim and light colored brick (only), to be painted Pewter Cast exterior grade paint color by Sherwin Williams.

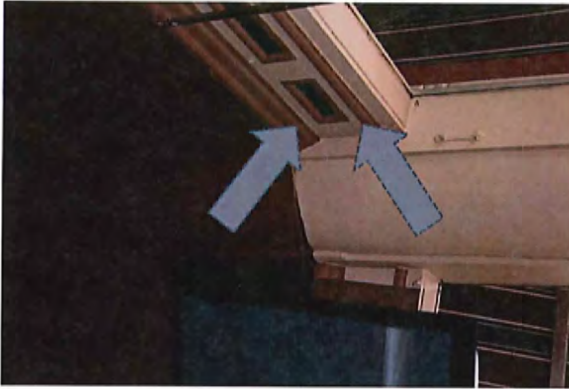


SW 7673
Pewter Cast
Interior / Exterior
Locator Number: 282-C4

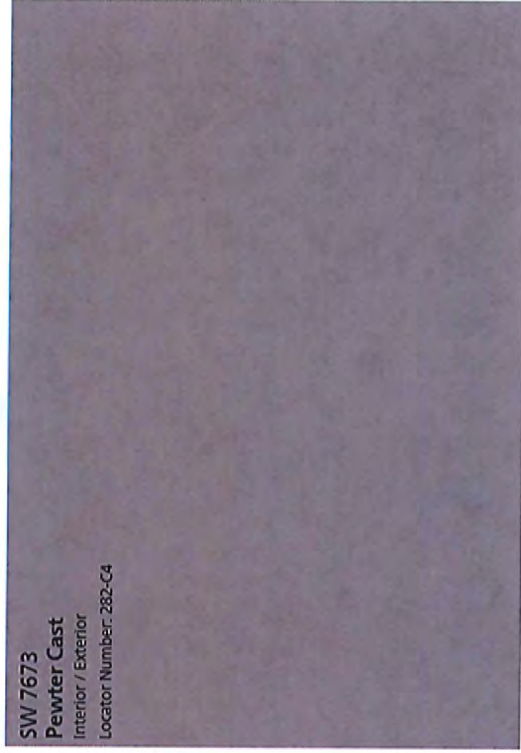


New Paint for Existing Trim

After preparation, the existing trim pieces around all exterior doors, except the main entry door, to be painted Pewter Cast exterior grade paint by Sherwin Williams.

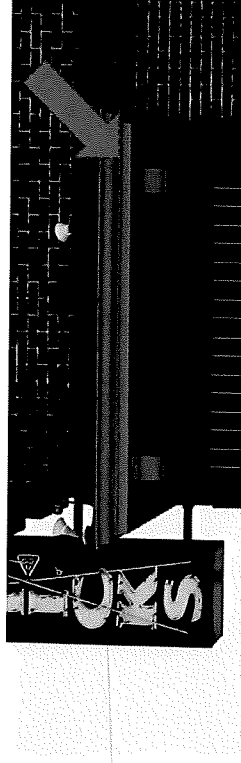
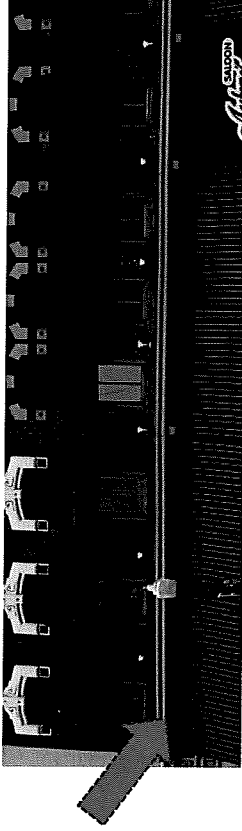


SW 7673
Pewter Cast
Interior / Exterior
Locator Number: 282-C4



New Paint for Existing Trim above Canopy

After preparation, the long trim located above all of 1st level canopies, to be painted Iron Ore exterior grade paint color by Sherwin Williams.



SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-C7

New Paint for Existing Trim above Canopy

After preparation, the long trim located above all of the windows, on the 1st level, to be painted Ceiling Bright White exterior grade paint color by Sherwin Williams .



SW 7007
Ceiling Bright White
Interior / Exterior
Locator Number: 257-C2

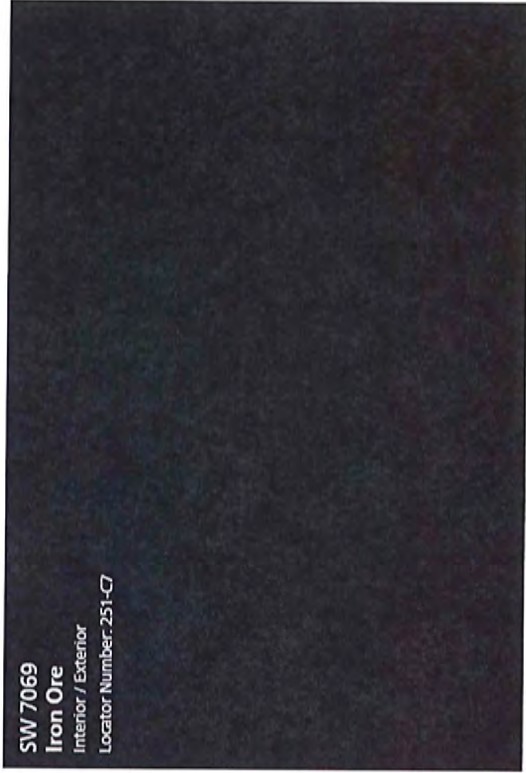


New Paint for Existing Trim by Entry Door

After preparation, the main entry door (only) to be painted Iron Ore exterior grade paint color by Sherwin Williams.



SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-C7



New Paint for Existing Panel above Doors

After preparation, the front panels above doors in the front of building to be painted Iron Ore exterior grade paint color by Sherwin Williams.



SW 7069

Iron Ore

Interior / Exterior

Locator Number: 251-C7



New Paint for Existing Panel above Doors

After preparation, the front panels above doors in the front of building to be painted Iron Ore exterior grade paint color by Sherwin Williams.



SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-7

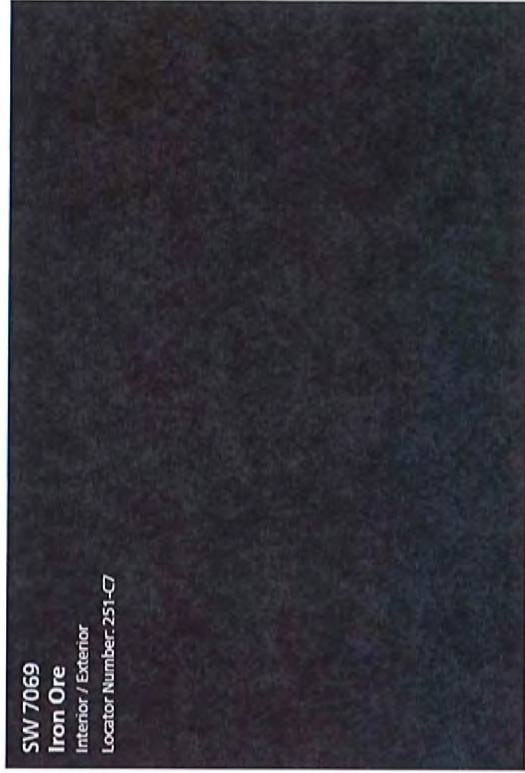


New Paint for Existing Panel at Bottom of Building

After preparation, the front panels, below the windows, to be painted Iron Ore exterior grade paint color by Sherwin Williams.

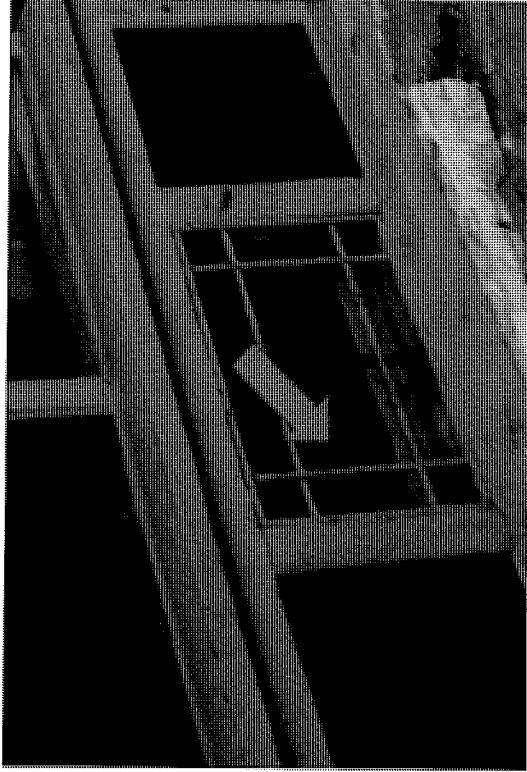


SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-47



New Paint for Existing Panel Behind Grate

After preparation, the front panels behind the grates, to be painted Iron Ore exterior grade paint color by Sherwin Williams.



SW 7069

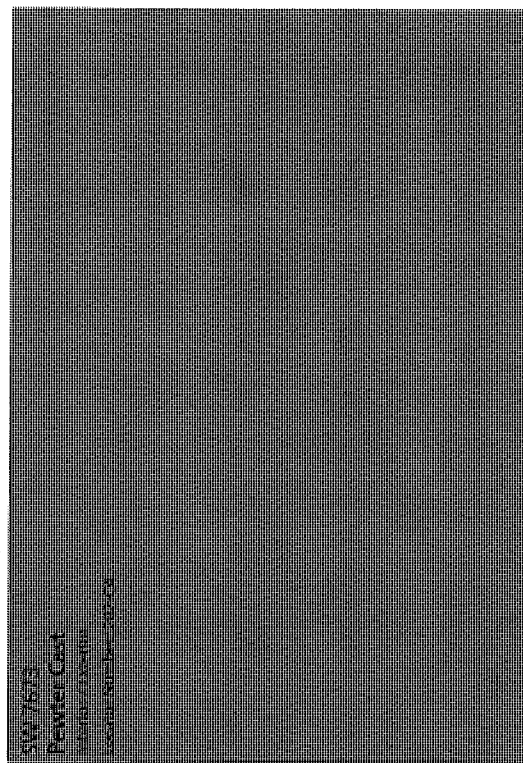
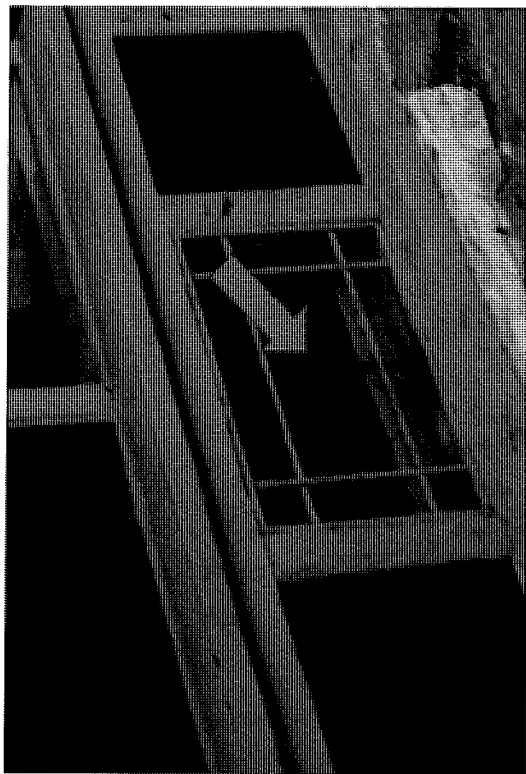
Iron Ore

Interior / Exterior

Locator Number: 251-C7

New Paint for Existing Metal Grate

After preparation, the cranberry metal grate diamond detail to be painted Pewter Cast exterior grade paint color by Sherwin Williams.



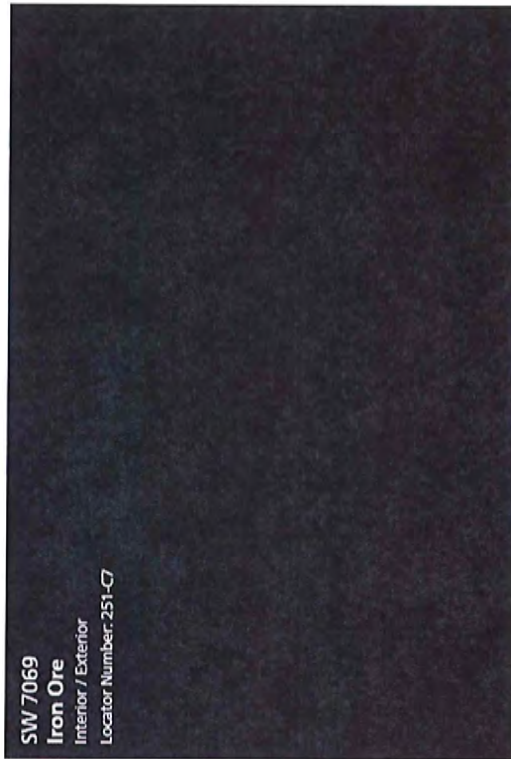
SW 7673
Pewter Cast
Interior / Exterior
Local Number 207-23

New Paint for Existing Metal Grate

After preparation,
remaining grate to be
painted Iron Ore exterior
grade paint color by
Sherwin Williams.



SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-C7

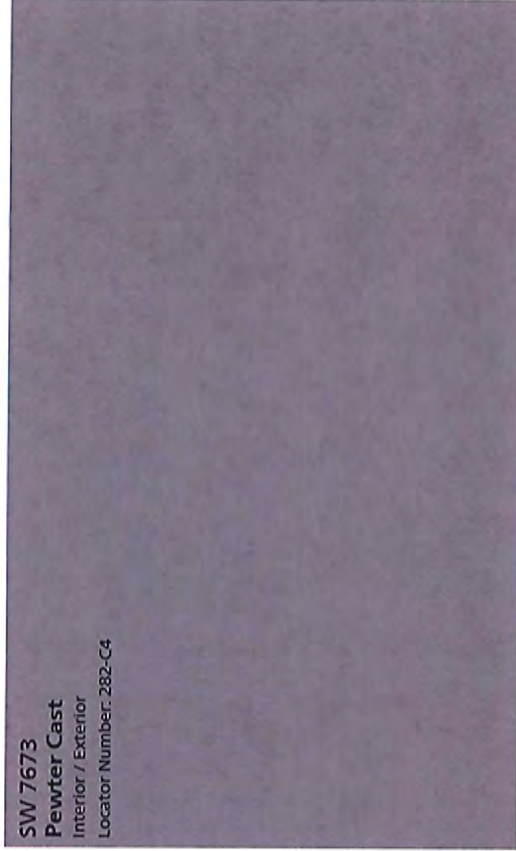


New Paint for Body of Building

After preparation, the front of the exterior body, above and below the windows, to be painted Pewter Cast exterior grade paint color by Sherwin Williams.



SW 7673
Pewter Cast
Interior / Exterior
Locator Number: 282-C4

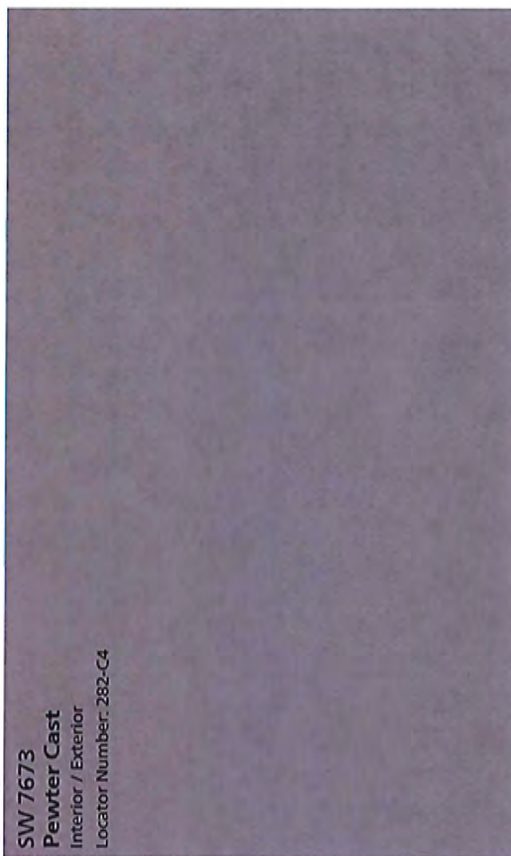


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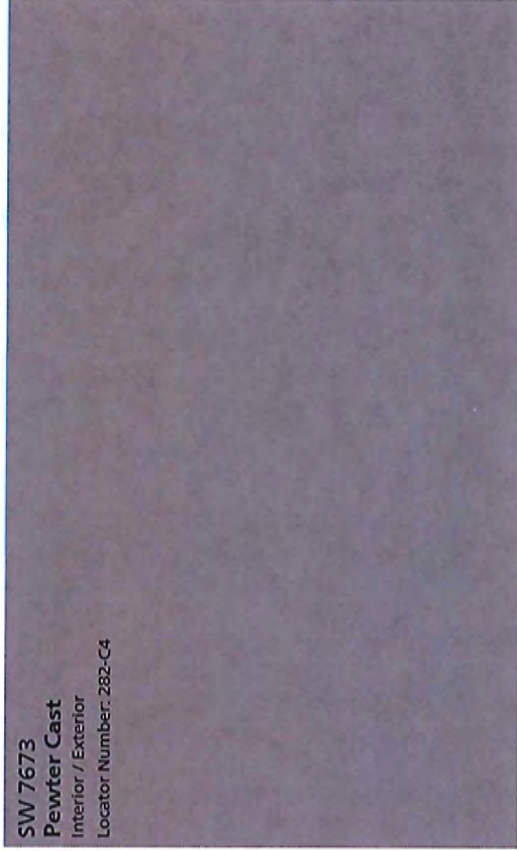


New Paint for Body of Building

After preparation, the front of the exterior body that surrounds the main entry, to be painted Pewter Cast exterior grade paint color by Sherwin Williams.



SW 7673
Pewter Cast
Interior / Exterior
Locator Number: 282-C4

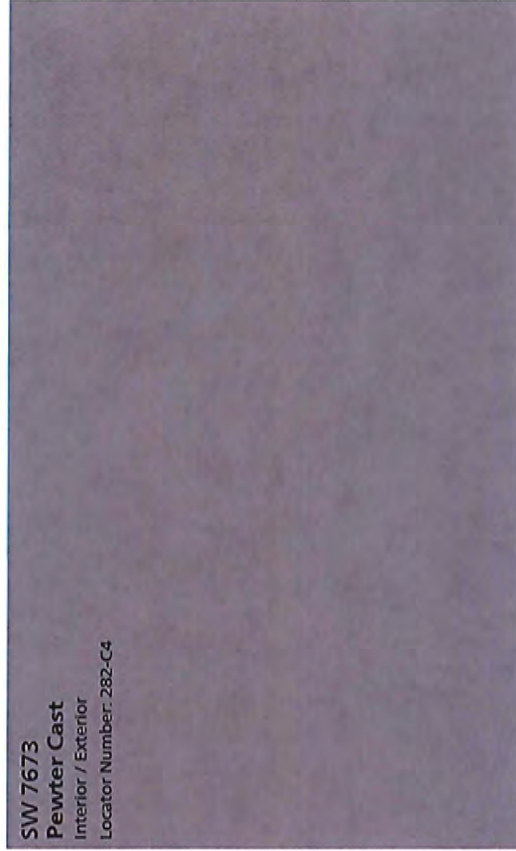


New Paint for Body of Building

After preparation, the front of the exterior body pilasters above their base to be painted Pewter Cast exterior grade paint color by Sherwin Williams.



SW 7673
Pewter Cast
Interior / Exterior
Locator Number: 282-C4



New Paint for Body of Building

After preparation, the base
of the pilasters, to be
painted Iron Ore exterior
grade paint color by
Sherwin Williams.



SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-C7

New Exterior Thermal Glass

All existing windows allow a great amount of heat loss due to their non-thermal properties.

The 1st level exterior windows are to be replaced with new thermal Low E double pain windows .

The glass color is to be a clear as possible in order to Maintain the exterior façade integrity.

Existing



Proposed



Designers Mirror & Glass

Make-up Name	Make-up Icon	Outboard Substrate & Coating	Transmittance		Reflectance		U-Value		Revalue	Relative Heat Gain (RHG)	Shading Coefficient (SC)	Solar Heat Gain Coefficient (SHG) (C)	Eight To Solar Gain (LSG)	Thermal Stress (F/C)		
			Visible (V%)	Ultraviolet (UV%)	Visible (V%)	Solar (S%)	Winter (W)	Summer (S)								
Default Make-up 01		SunGuard® SN 68 (North America) on Clear (North America)	68	30	33	11	12	33	0.29	0.28	3.42	90	0.43	0.38	1.80	Go

Calculation Standard: EN ISO 15099

Default Make-up 01

Outdoors

LITE	Clear (North America) Thickness = 1/4" = 6mm	#1 #2 SunGuard® SN 68 (North America)
GAP	100% Air, 1/2" = 12.7 mm	
LITE	Clear (North America) Thickness = 1/4" = 6mm	#3 #4

Total Unit = 0.942 in / 23.927 mm

Slope = 90°

Window Height = 1 meter

Indoors

NOTICE OF
PRODUCT
COMPLIANCE AND
AUTHORIZATION
TO USE THE
IGCC®/IGMA®
PERMANENT
LABEL

Licensee:

Ms. Amanda Palmer
Thompson I.G. LLC.
3196 Thompson Rd.
Fenton Operation
Fenton, MI 48430

Plant Location/ID: Fenton, MI –
TIG01MI

Issue Date: 2/12/2014

Certification Number :1367

Certification Period: L12

Authorized to Certify

As of the referenced issue date, the licensee has met all guidelines and requirements for the IGCC®/IGMA® certification program and is authorized to use the IGCC® /IGMA® certification label on the below referenced product. Ongoing IGCC® /IGMA® certification is subject to twice per year auditing and ongoing testing and review.

NOTICE OF
PRODUCT
COMPLIANCE AND
AUTHORIZATION
TO USE THE
IGCC®/IGMA®
PERMANENT
LABEL

Frame Construction: MC4/PLK/IC

Spacer: MA

Substrate: Uncoated/Clear - Yes

C1 Pryolitic - Yes

C2 Sputter Edge Deleted - Yes

C3 Sputter Non-Edge Delete - No

Sealant: PIB/PS

Desiccant: LF

GCLA: Yes

Internal Components: Muntins by Fenzi

NOTICE OF
PRODUCT
COMPLIANCE AND
AUTHORIZATION
TO USE THE
IGCC®/IGMA®
PERMANENT
LABEL

Test Specification: ASTM E2190
Date Fabricated: 11/12/2012
Report Date: 10/28/2013
Report No. NCTL-110-16171-3

Substrate: U/C2, (1) 3/16-inch clear
Spacer: MA, ½ inch Fenzi
Frame Construction: MC4/PLK/IC Allmetal
Desiccant: LF, 3A Haixen 1 long & 1 short side filled
Primary Sealant: PIB, Butylver, Fenzi
Secondary Sealant: PS, Thiover Fenzi
Air Space Material: Muntins by Allmetal

Conclusion:

Based on a review of available information, as referenced above, IGCC®/IGMA® considers the indicated insulating glass model in compliance with IGCC®/IGMA® certification program guidelines and requirements and ASTM E2190 "Insulating Glass Unit Performance and Evaluation" for seal durability performance, resistance to fogging and argon Gas Concentration Initial and After weathering (GCLA), as indicated.

New Exterior Sign

Existing exterior canopy sign to be removed and replaced with "Aubree's" sign.



Existing to be removed



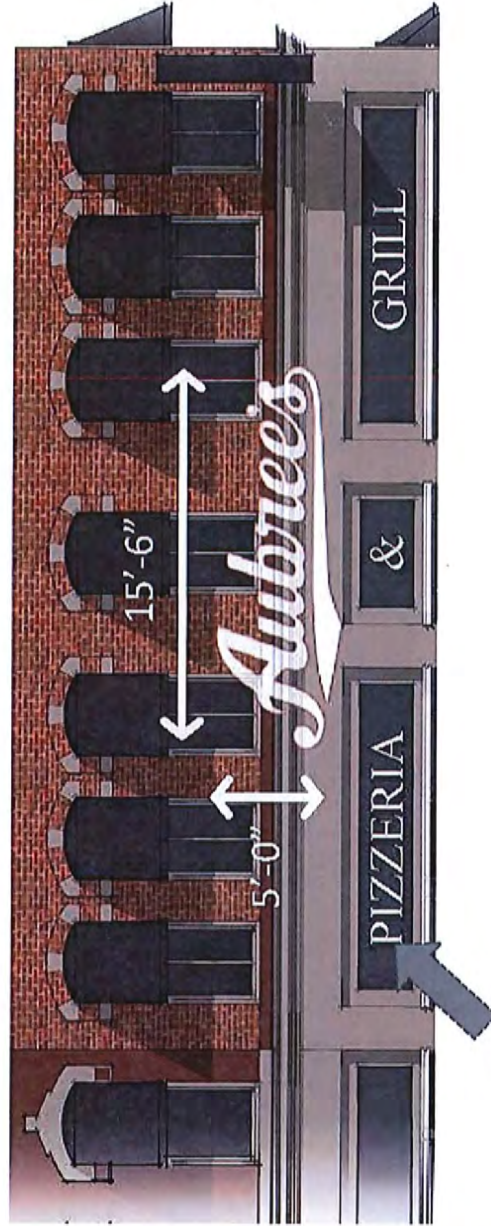
New back lite sign

New Exterior Sign Letters

Exterior white lettering to be placed above doors and windows.

The lettering will be split into sections just above the window headers.

The words "Pizzeria & Grill" will be used.



Final Building Enhancement

Aubree's is a significant part of the historical fabric of Depot Town.

The French family, through these proposed changes, will return the building to a more authentic state.



Final Building Before & After Images

Before



After



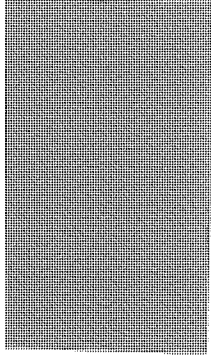
1940



Materials Paint

Body:

SW 7673 Pewter Cast



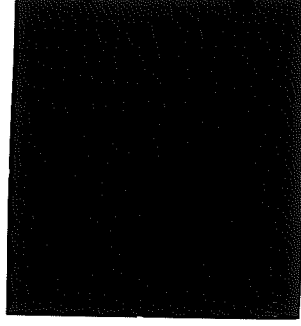
Trim:

SW 7667 Zircon



Accent 1:

SW 7069 Iron Ore



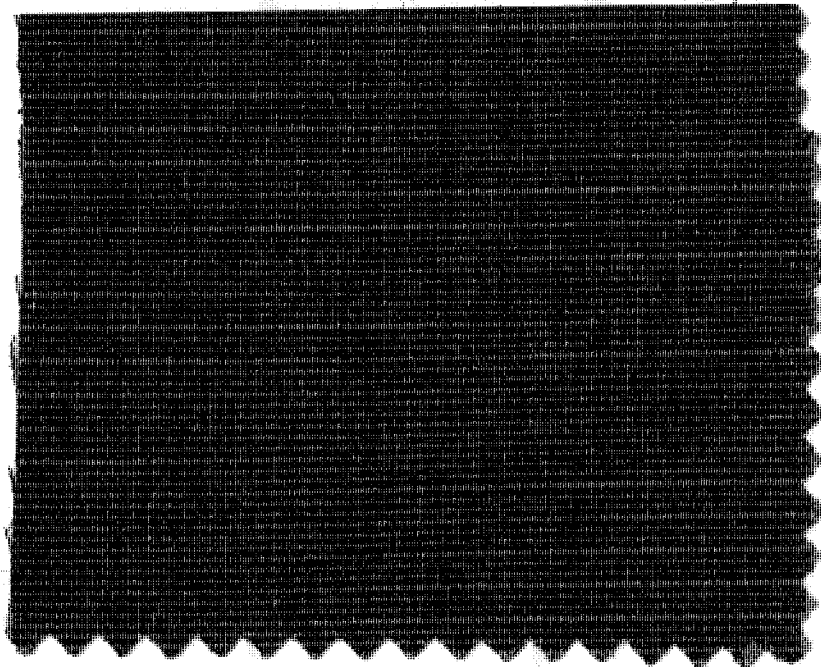
Accent 2:

SW7007 Ceiling Bright White



Materials Canopy

Canopy: Sunbrella 4897-0000 Silica Charcoal





HDC Work Permit Staff Review

Property address: 8 N. River St.

Date of Review: December 6, 2016

Date of Meeting: December 13, 2016

Proposed work: Removal and replacement of entire N.E. corner of building that was damaged in fire. Includes external wall, back door, shingle siding, roof re-reframe and re-roofing of back section. Also to include rebuilding of back deck and steps and replacement of back security light.

Materials: All same as existing. Will bring examples of door to meeting.

Staff review:

1. Staff advised applicant to bring examples of any new material to be used in rebuilding. Applicant said he would bring examples of door to the meeting for approval.
2. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#5, #6, #9, #10

Example of Motion:

Motion to approve the removal of the entire N.E. corner of the building. The N.E. corner replacement work will include: the exterior wall, back door, shingle siding, roof re-frame and re-roof of back section, rebuilding the back deck and steps and replacing the back security light.

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

DEC 05 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:

7/12 + 7/30
Action Item/Study Item

Contributing?

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

8 N River St. Ypsilanti MI

Applicant

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

Name

Equity Build Company (CONTRACTOR)

Address

290 Edison Ave

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734 444-9297

E-Mail

equity build@gmail.com

Contractor

Contractor Name & Contact Info

SEE APPLICATION

Type of work

- ☒ Roofing
☒ Window/Door Replacement

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

☒ Other

Complete Description of Proposed Work:

Remove and REPLACE ENTIRE N.E. CORNER
OF BUILDING - DAMAGED BY FIRE.
REPAIRS INCLUDE EXTERIOR WALL, BACK DOOR,
SHINGLE SIDING, ROOF RE-FRAME & RE-ROOF
BACK SECTION, REBUILD BACK DECK & STEPS,
REPLACE BACK SECURITY LIGHT

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

ALL MATERIALS SAME AS WHAT'S THERE NOW.
DOOR WILL BE DECIDED AT MEETING

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:

\$ 11,000 -

Permit fee:

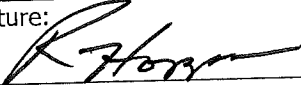
\$35 + 15 = 50 -

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:

12.3.2016

Print Name:

ROBERT HORNE - The Equity Build Company

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 hdcintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

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





HDC Work Permit Staff Review

Property address: 513 N. Washington

Date of Review: December 6, 2016

Date of Meeting: December 13, 2016

Proposed work: Replacement of existing chain-link fence with 6' dog ear pressure-treated wood fencing. Addition of 5' chain-link gate across gate, connecting were neighbor's chain-link fence is.

Materials: Six foot dog ear pressure-treated wood fence and five foot chain-link gate.

Staff review:

1. Applicant was advised to bring color sample of any proposed stain or paint to be used on the pressure-treated wood fence.
2. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#3, #5, #9, #10

Example of Motion:

Moves to approve the replacement of existing chain-link fence with new 6' dog ear pressure-treated wood fencing in color to complement the adjacent structure. Work also to include the addition of a 5' chain-link gate across the driveway which connects with the neighbor's existing chain-link fence.

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
DEC 02 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

PHDC-16-0107

**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:

12/13
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.

due by 12/6

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

513 N. Washington, Ypsilanti MI 48197

Applicant

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

Name

Orlie Sims

Address

513 N. Washington

Ypsilanti

City

State

Zip

Ypsilanti

MI

48197

Phone / Fax

734-945-5804

E-Mail

Contractor

Contractor Name & Contact Info

Lowes, 3900 Carpenter Rd, Ypsilanti MI 48197 734-477-5980

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☒ Fence (or other sitework)

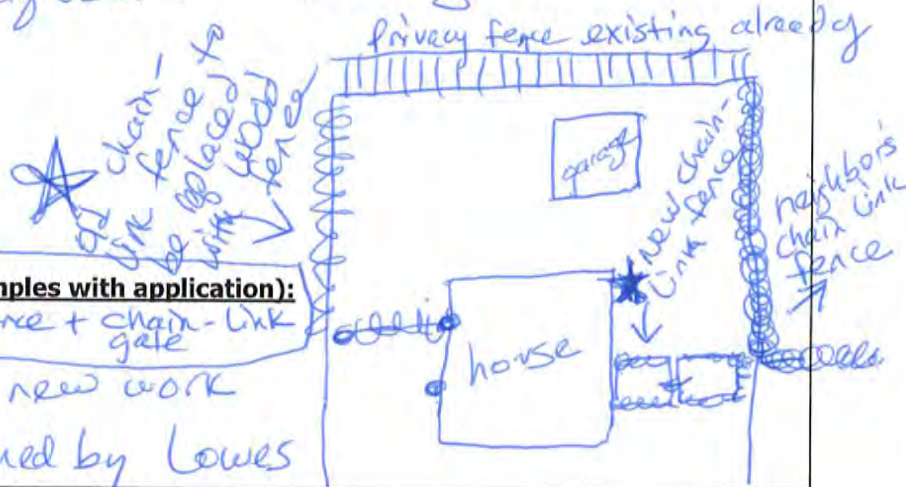
☐ Other

using all existing, just replacing with
nicer material and a gate.

Please
→ See attached

Complete Description of Proposed Work:

lowe's is contracted to just replace existing very old chain link fencing, with 6' dogear pressure treated wood fencing to existing privacy fence along entire back of property. Then just a 5' chain-link gate across driveway, where neighbor's existing chain-link fence is.



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

Dogear pressure-treated wood fence + chain-link gate

★s denote new work to be performed by Lowes

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:

\$2,300

Permit fee:

\$35 + _____ =

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:

12/2/14

Print Name:

Tracy Amoroso on behalf of Orlie Sims

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.



CITY OF

Ypsilanti

PRIDE | DIVERSITY | HERITAGE

Historic District

Fencing and Retaining Walls

This Fact Sheet is not a substitute for the ordinance, but addresses common questions about City ordinances. For further information, please contact the Historic District Assistant.

All permit applications are available from the Building Department and at cityofypsilanti.com/permits.

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

Building

3rd Floor, City Hall
Phone: (734) 482-1025
cityofypsilanti.com/building

Planning

4th Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/planning

Historic District

4th Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/hdc

All permits, fees, and factsheets can be found at cityofypsilanti.com/permits.

New fences, walls, or retaining walls must be designed to minimize their impact on existing historic fabric at the site. They must be compatible with the site in setback, size, and scale to protect the historic integrity of the property. They must be removable without impairing the essential integrity of the historic property.

- All wooden fences must be painted or opaque-stained in a color to complement the adjacent structure. Pressure-treated wood must be cleaned and dried or aged before painting or staining. To check if your pressure-treated wood is ready to hold paint or stain, check to see if it is dry to the touch. If it is not, wait longer. If it is, sprinkle water on it; if the water soaks in, it can be painted. If it beads up, wait longer.
- Brick or stone used for foundations, piers and/or walls must complement the structure/s on the site.
- Hedges and other natural plantings may be considered as alternatives to fencing. When planting hedges, take into consideration the mature height and width of the plant; take care to not block fences or drives, or to encroach on your neighbor's property.

Full perimeter fencing and more than two types (styles) of fencing on a single lot are generally not permitted.

The following styles are generally not permitted:



Stockade



Chain Link



Split Rail

gate to be installed

The following styles are often found to not detract from the historic fabric of the district:



Twisted wire, wooden supports

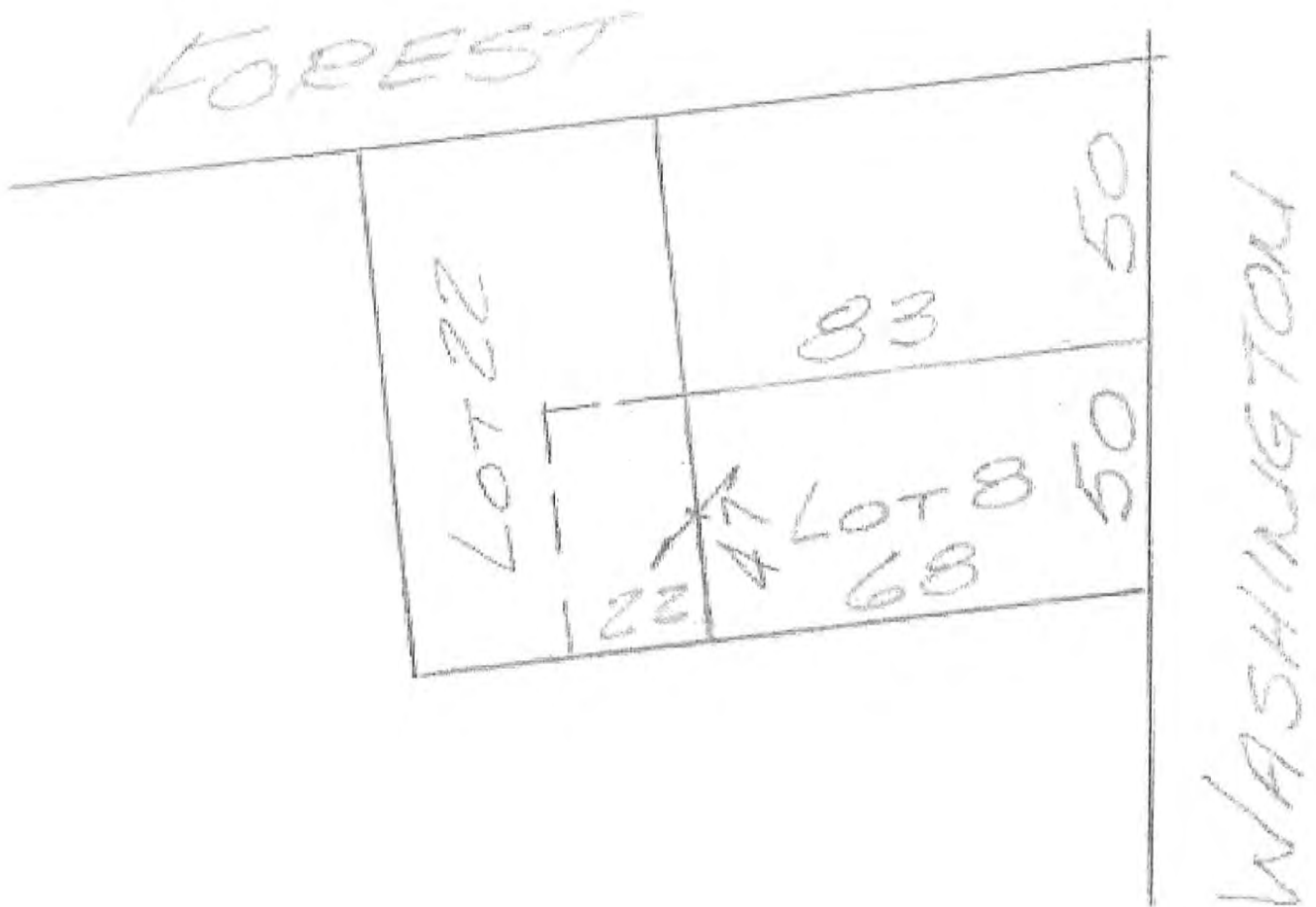


Wrought iron, cast iron, or painted aluminum



Dogear

to be installed on one side of house



513 N Washignton



513 N Washington





HDC Work Permit Staff Review

Property address: 64 N. Huron

Date of Review: December 8, 2016

Date of Meeting: December 13, 2016

Proposed work: The full-frame replacement of 12 double-hung windows; the removal of the existing windows and full-frame replacements.

Materials: Aluminum clad wood windows. Exterior finish colors will be provided at the meeting, per the applicant.

Staff review:

1. This is an amendment to the application submitted on October 27, 2016. Work was approved to refurbish the existing wood frames and replacing the window sash units with a sash pack.
2. Per the application, the applicant is now requesting a full-frame replacement in place of a sash-kit due to the frames containing lead / cadmium paint and to make them more energy efficient.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#2, #5, #6, #9, #10

Suggested items to include in a motion:

Moves to amend the previous application to include the full-frame replacement of twelve double-hung windows with aluminum clad wood windows. The exterior finish to be painted in the color as submitted.

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

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

64 N. Huron

Applicant

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

Name

John Stadnicar

Address

41780 Six Mile Road

City

Northville

State

MI

Zip

48168

Phone / Fax

248-662-2730

E-Mail

Contractor

Contractor Name & Contact Info

Matthew Craven, Marvin Windows, 2350 Franklin Rd, Bloomfield Hills 313-236-0562, matthewcraven@marvin.

Type of work

- ☐ Roofing
☒ Window/Door
Replacement

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

☐ Other

Complete Description of Proposed Work:

THIS IS AN AMENDMENT TO THE 10.25.16 QPPLICATION SUBMITTED. PLEASE SEE ATTACHED FOR MORE INFOMATION.

Full Frame replacement of 12 Double Hung Windows. Removal of the existing windows and full frame replacement.

Question/Request: A detailed description of your plans for the windows—are you replacing them entirely?

The full frame replacement is being requested in lieu of the 'sash-kit' replacement for the following reasons:

- * The frames have lead/cadmium-containing paint (See Attachment 3 for Test Report)
- * This will allow for the most energy efficient solution.
- * This will allow better aesthetics for years to come with a reduction in maintenance cost.
- * We were able to find a full frame replacement solution that will properly maintain the historic value.

Question/Request: A cut sheet, catalogue sheet, or printout with a photo of the proposed window.
See attached.

Question/Request: Photographs of the existing windows showing their deterioration or lack of functionality.
See attached. The existing windows are not only in poor condition but also not operable.

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

Aluminum Clad Wood Windows. Exterior Finish colors to be provided at the meeting.

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:

Permit fee:

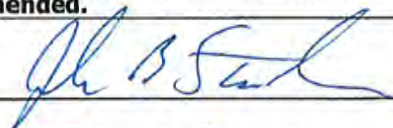
\$35 + _____ =

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:

12.6.2016

Print Name:

JOHN B. STADNICKAR

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.



City of Ypsilanti

Community and Economic Development

October 27, 2016

NTH CONSULTANTS
41780 SIX MILE RD
NORTHVILLE, MI 48167

RE: HDC Work Permit Application for 64 N HURON

Dear NTH CONSULTANTS,

On October 25, 2016 the Historic District Commission (HDC) reviewed your request for work at 64 N HURON. Your application was **approved** to include:

The work at 64 N. Huron St. including: refurbishing the second floor windows by restoring the wood frames and replacing the window sash units with a sash pack. The sash pack is to be aluminum clad and will be any color but copper. Work also to include the painting of existing wood frames with the same color to match. Repairing the existing wood frames once they are restored to match. Sash packs should be double-paned and insulated. Any brick repair should match the mortar. Work to also include the painting of the garage door frame. Also to include maintaining the sills and the windows stops at the top of the sash. Maintain the window stops at the bottom of the exterior sash and the sills.

In the commission's decision, the following Secretary of the Interior Standards were cited:

- #2 - Do not destroy original character. Do not remove or alter historic material or features.
- #5 - Preserve distinctive features.
- #6 - Repair, do not replace.
- #9 - Contemporary designs shall be compatible and shall not destroy significant original material.
- #10 - New work shall be removable.

Approval by the Historic District Commission does not guarantee approval by the zoning, building and/or other necessary departments. Before proceeding with the project it is the responsibility of the applicant to have obtained all approvals necessary. You must apply for and receive all applicable permits within six months of this date for your HDC approval to remain valid.

Please contact me at 734-483-9646 or hintern@cityofypsilanti.com with any questions.

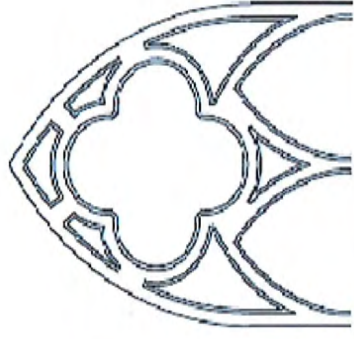
Sincerely,

Yasmin Ruiz

Historic District Assistant

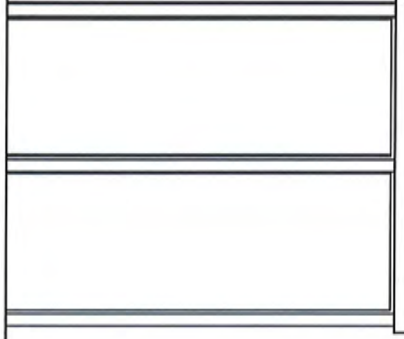
Community & Economic Development Department

CC: Property Owner - DTE ELECTRIC COMPANY MI 48232, File, Building Department



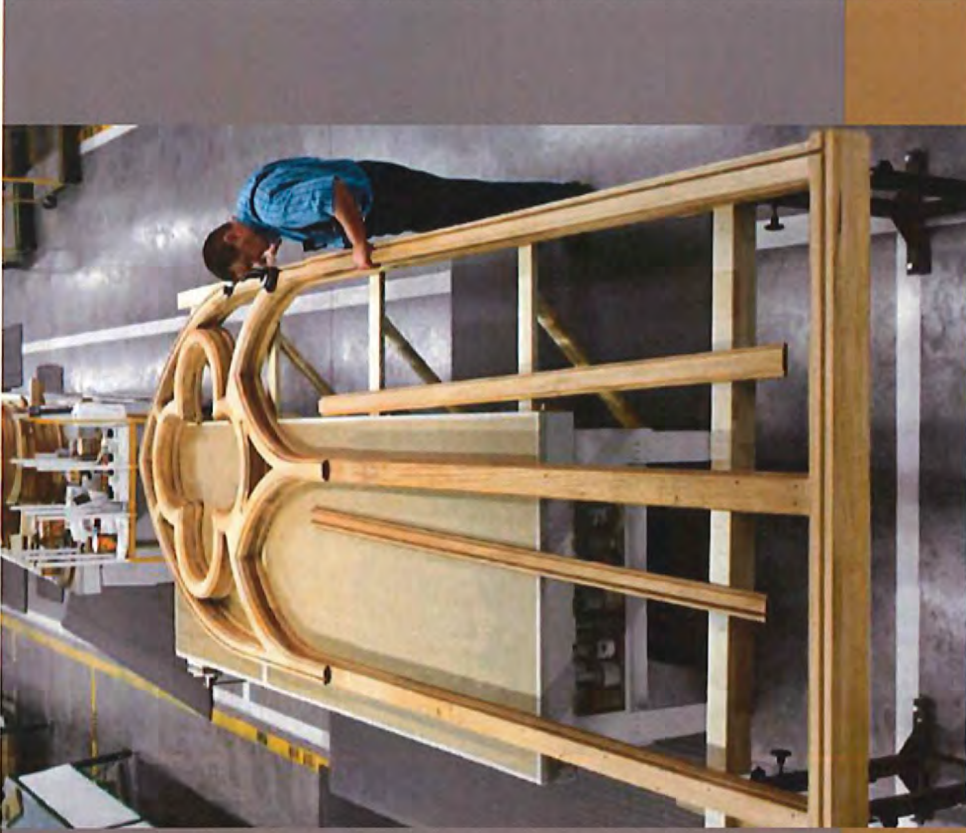
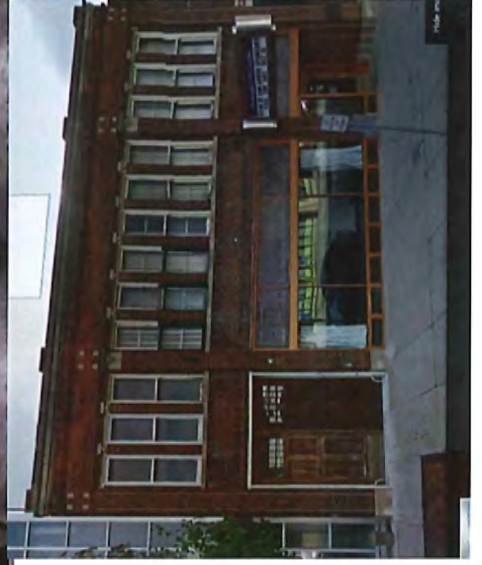
MARVIN HISTORIC

WINDOWS AND DOORS



64 N .HURON
YPSILANTI

MARVIN
Windows and Doors
Built around you.
www.marvin.com



64 N. HURON – MARVIN WINDOW

MARVIN
Windows and Doors
Built around you.
www.marvin.com

Primary Elevation



64 N. HURON – MARVIN WINDOW

MARVIN
Windows and Doors
Built around you.
www.marvin.com



MARVIN
Windows and Doors
Built around you.
www.marvin.com

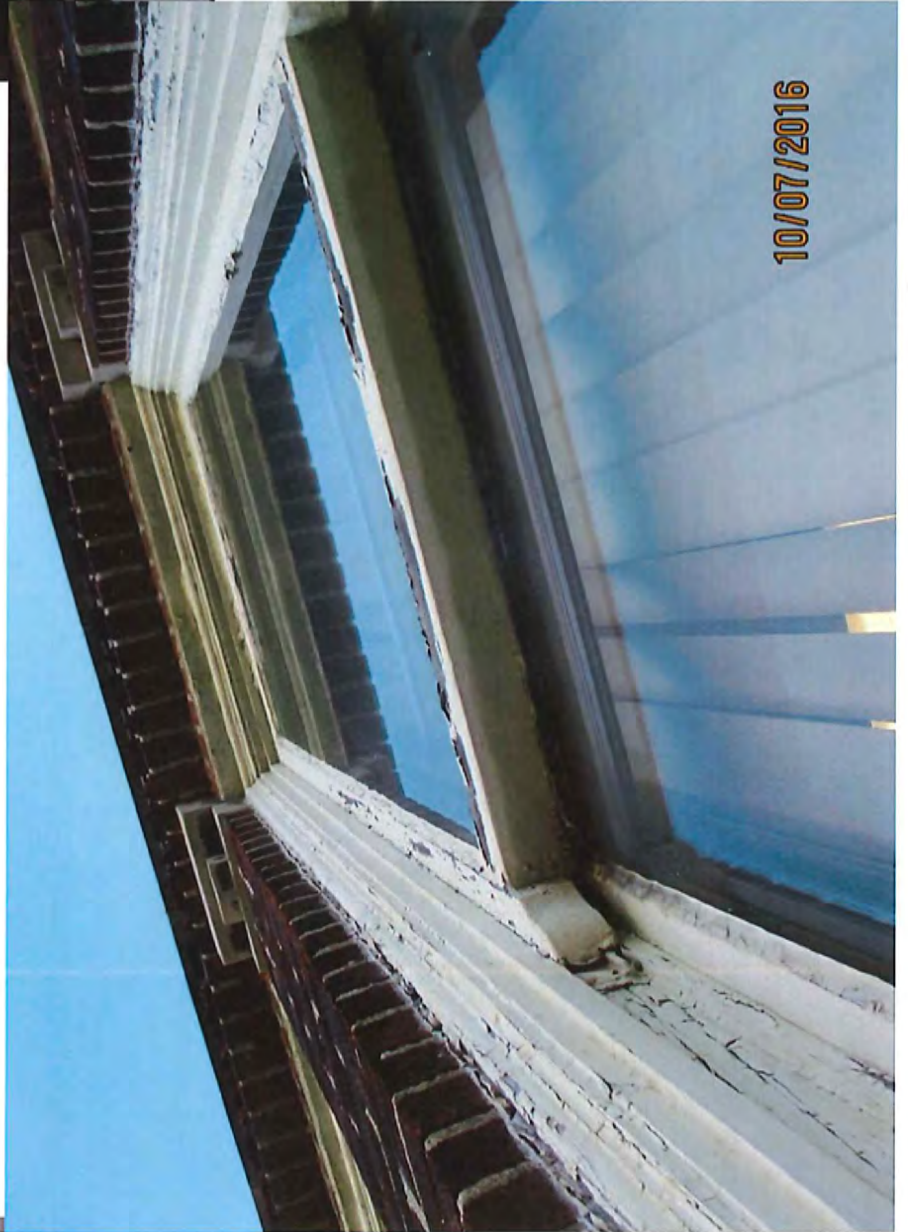
64 N. HURON – MARVIN WINDOW

Existing Conditions



64 N. HURON – MARVIN WINDOW

Existing Conditions



64 N. HURON — MARVIN WINDOW



Existing Conditions

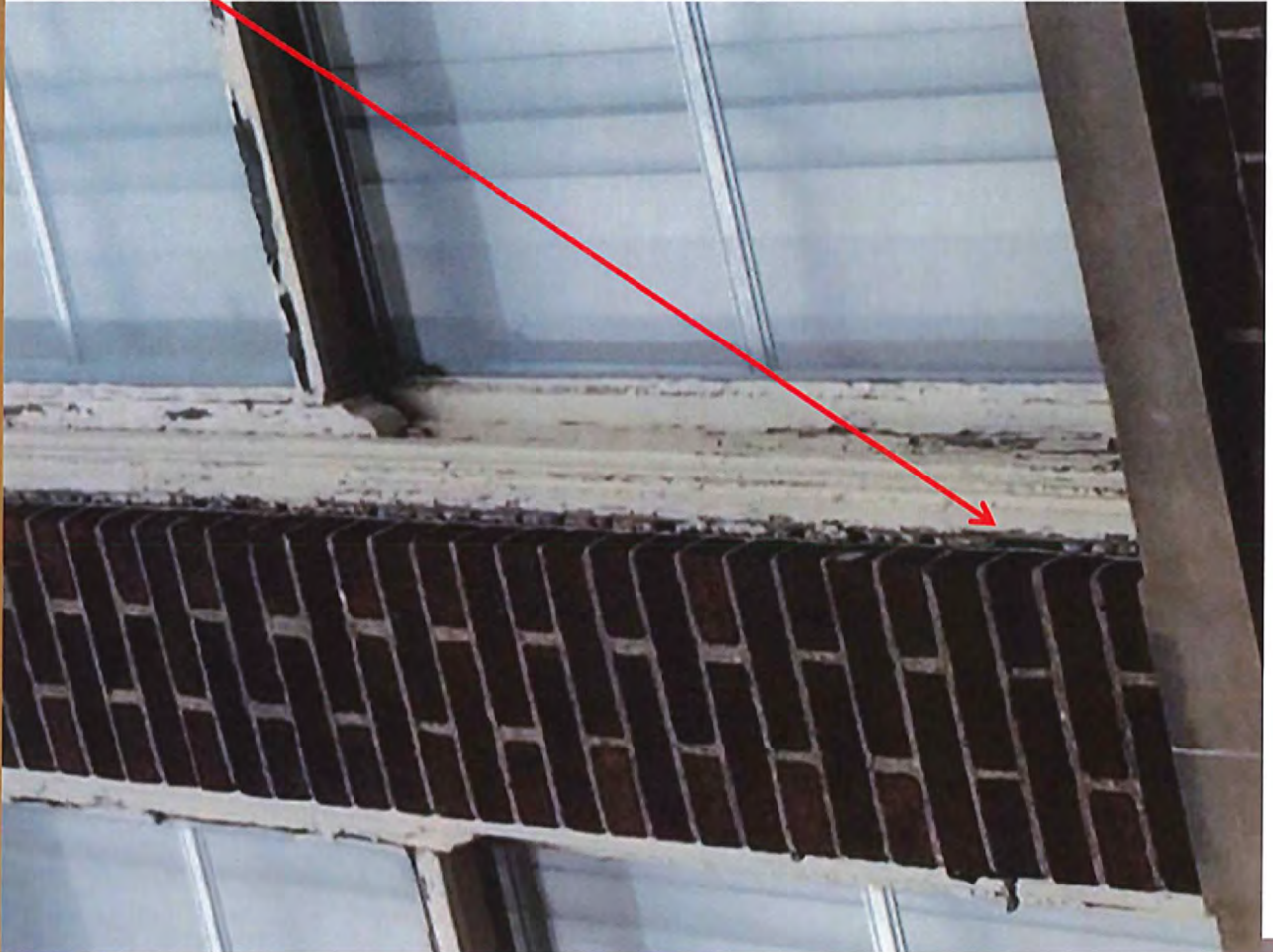


64 N. HURON — MARVIN WINDOW

Existing Conditions



MARVIN
Windows and Doors
Built around you.
www.marvin.com



64 N. HURON – MARVIN WINDOW



Existing Conditions

MARVIN
Windows and Doors
Built around you.
www.marvin.com



64 N. HURON – MARVIN WINDOW

Color Conversation



64 N. HURON — MARVIN WINDOW

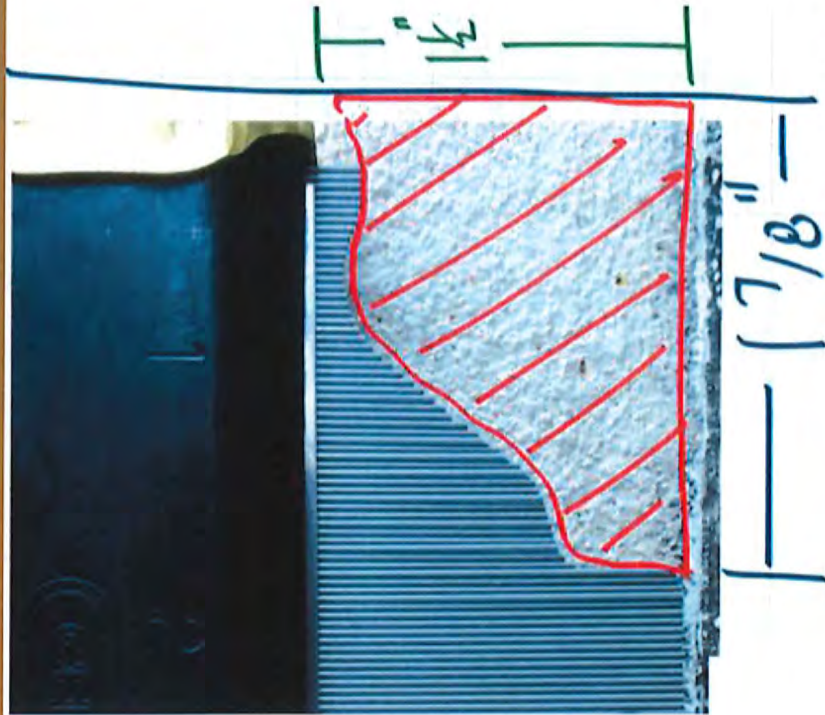
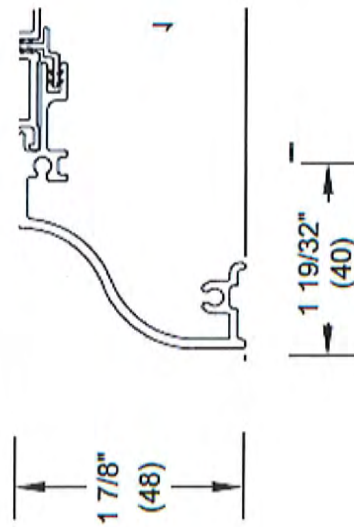
Recommendation



Existing Casing

Proposed Historic Casing

Thorton
A1443



64 N. HURON — MARVIN WINDOW

Existing Colors



Color Conversation

Available Colors



64 N. HURON — MARVIN WINDOW

Color Conversation

Neighboring Building - Existing Color



Available Colors	
Evergreen	
Hampton Sage	
Cascade Blue	
Gummetal	
Cadet Gray	
Bright Silver (Pearlescent)	
Stone White	
Sierra White	
Coconut Cream	
Cashmere	
Clay	
Pebble Gray	
Siude	
Copper (Pearlescent)	
Wineberry	
Bronze	
Liberty Bronze (Pearlescent)	
Bahama Bronze	
Ebony	

64 N. HURON – MARVIN WINDOW

Recommendation



MARVIN
Windows and Doors
Built around you.
www.marvin.com



Ultimate Double Hung
Magnum Windows

64 N. HURON – MARVIN WINDOW

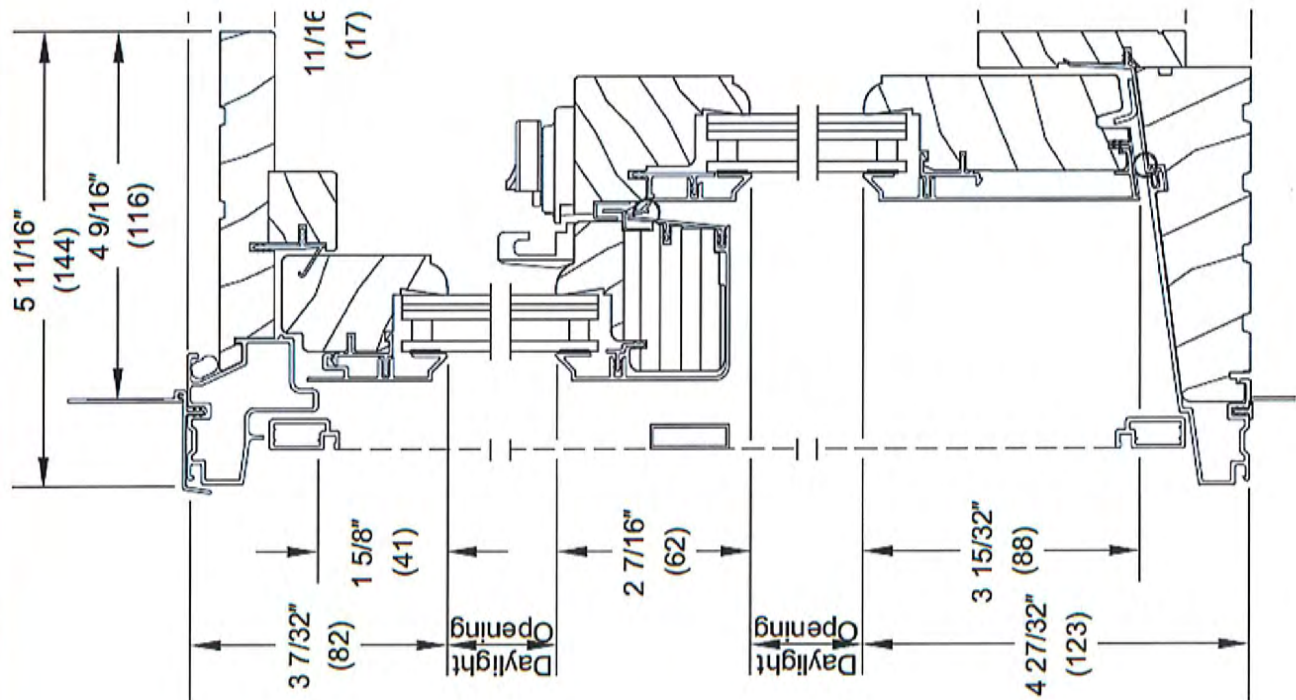


Existing Dimensions



MARVIN
Windows and Doors
Built around you.
www.marvin.com

Head Jamb and Sill



64 N. HURON – MARVIN WINDOW

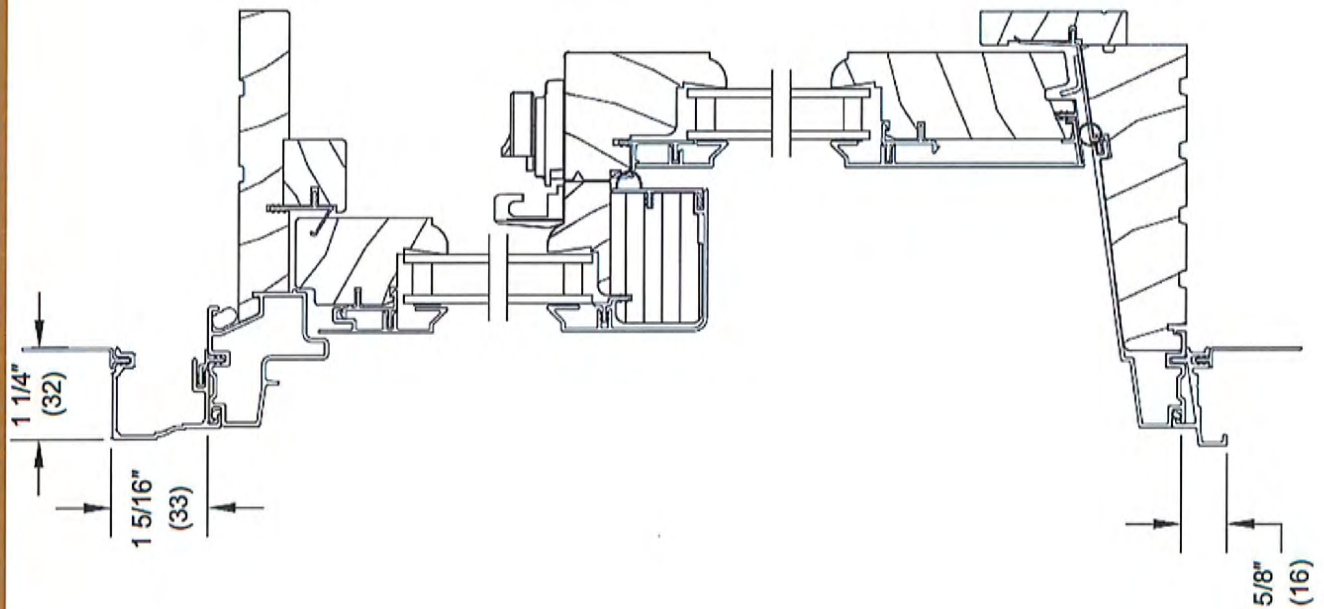


Existing Dimensions



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Windows and Doors
Built around you.
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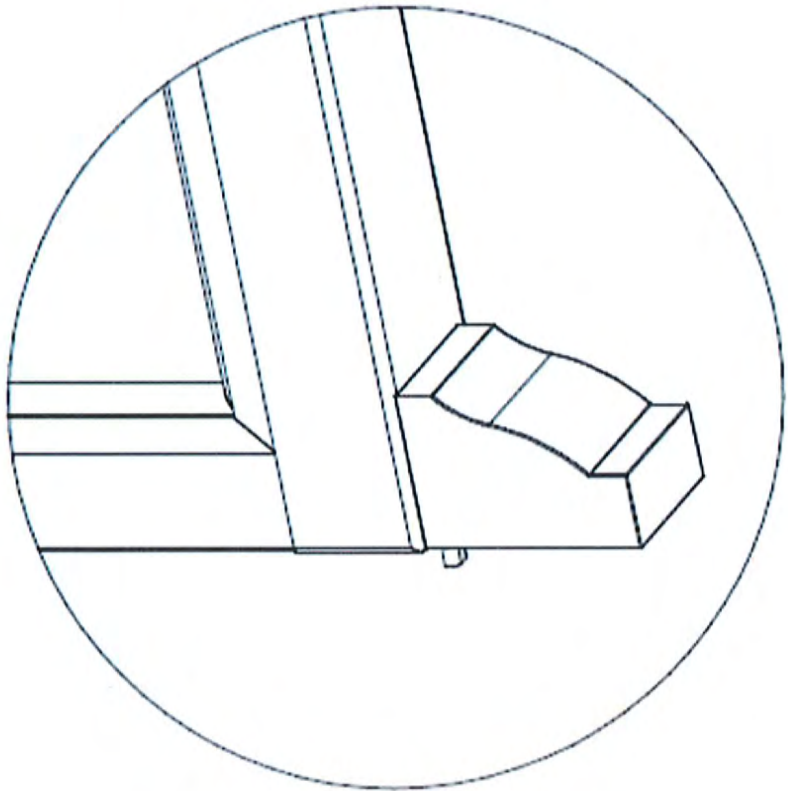
Head Jamb and Sill with Clad Brick Mould casing



64 N. HURON — MARVIN WINDOW



Existing ogee lugs



Proposed ogee lugs

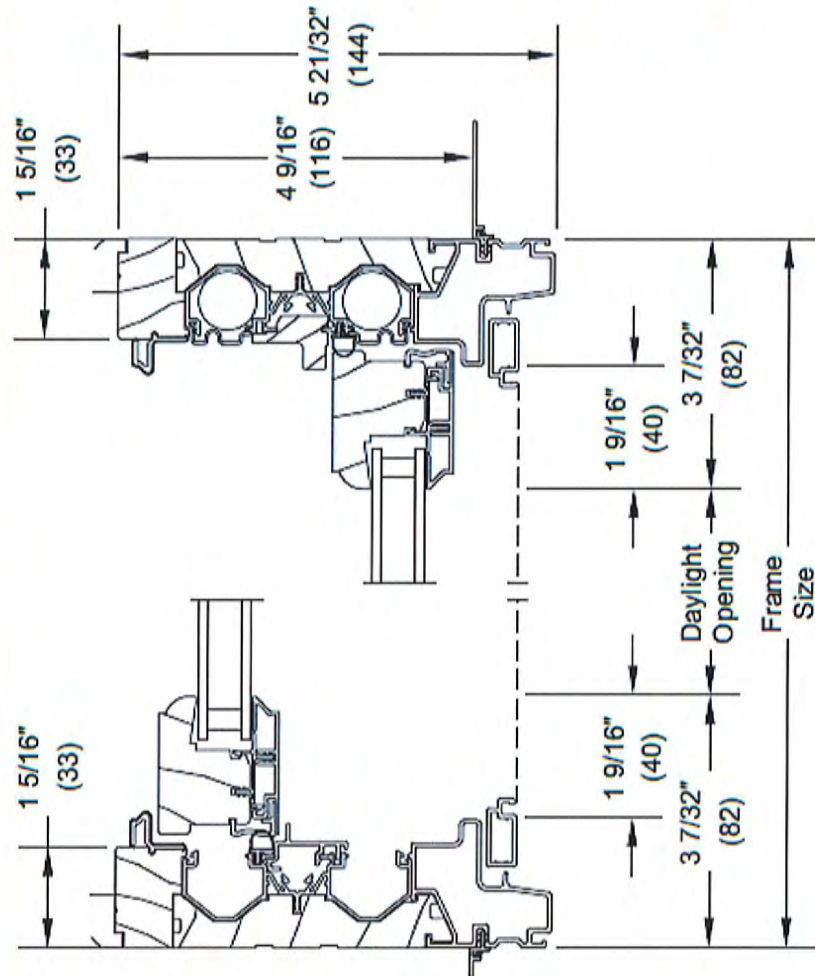
64 N. HURON – MARVIN WINDOW

Recommendation



Marvin Magnum Double Hung - Dimensions

Existing Dimensions





Certificate of Laboratory Analysis

Test Method, Metals Analysis

Project: DTE Ypsilanti - Windows
Project # 62 - 150081 - 02

Report to:

Mr. Mike Millard
NTH Consultants, LTD
41780 Six Mile Rd.
Northville, MI 48168

ARL Report # 16-L13402

Date Collected: 10/07/16
Date Received: 10/10/16
Date Analyzed: 10/11/16
Date Reported: 10/11/16

Lab ID # L13402-01 Client #: PC-1 Material: Paint - Off-White on Interior Wood Component	SW846 - 7420 MDL - 0.01%	Pb - 0.05%	10/11/16 BB
Lab ID # L13402-02 Client #: PC-2 Material: Paint - Off-White on Exterior Wood Component	SW846 - 7420 MDL - 0.01%	Pb - 10.61%	10/11/16 BB
Lab ID # L13402-03 Client #: PC-3 Material: Paint - Green on Exterior Wood Component	SW846 - 7420 MDL - 0.01%	Pb - 0.30%	10/11/16 BB
Lab ID # L13402-04 Client #: PC-4 Material: Paint - Grey over White on Exterior Component	SW846 - 7420 MDL - 0.01%	Pb - 3.80%	10/11/16 BB
Lab ID # L13402-01 Client #: PC-1 Material: Paint - Off-White on Interior Wood Component	SW846 - 7130 MDL - 0.01%	Cd - < 0.01%	10/11/16 BB
Lab ID # L13402-02 Client #: PC-2 Material: Paint - Off-White on Exterior Wood Component	SW846 - 7130 MDL - 0.01%	Cd - 0.02%	10/11/16 BB

For Layer samples, each component will be analyzed and reported separately. MDL = Minimum Detection Limit.

Robert T. Letarte Jr., Laboratory Director

Certificate of Laboratory Analysis

Test Method, Metals Analysis



Project: DTE Ypsilanti - Windows
Project # 62 - 150081 - 02

Report to:

Mr. Mike Millard
NTH Consultants, LTD
41780 Six Mile Rd.
Northville, MI 48168

ARL Report # 16-L13402

Date Collected: 10/07/16
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Sample Information	Method/MDL	Metal Type/Percent	Date/Analyst
Lab ID # L13402-03 Client #: PC-3 Material: Paint - Green on Exterior Wood Component	SW846 - 7130 MDL - 0.01%	Cd - < 0.01%	10/11/16 BB
Lab ID # L133402-04 Client #: PC-4 Material: Paint - Grey over White on Exterior Component	SW846 - 7130 MDL - 0.01%	Cd - < 0.01%	10/11/16 BB

For Layer samples, each component will be analyzed and reported separately. MDL = Minimum Detection Limit.

A handwritten signature in black ink, appearing to read 'Robert Letarte'.

Robert T. Letarte Jr., Laboratory Director



HDC Work Permit Staff Review

Property address: 114 N. River

Date of Review: December 8, 2016

Date of Meeting: December 13, 2016

Proposed work: The replacement of twenty-four existing vinyl windows with aluminum clad wood insert windows. The replacement of two original wood windows with the same aluminum clad wood insert windows.

Materials: Aluminum clad wood windows. Exterior finish colors to be provide at the meeting. LOE3 glass to reach energy star rating.

Staff review:

1. The existing windows (wood and vinyl) are in poor condition per the application. The new windows will better suit the historic structure.
2. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#2, #5, #6, #9, #10

Suggested items to include in a motion:

Moves to approve the full-frame removal and replacement of twenty-four windows with aluminum-clad wood windows with LOE3 glass. Exterior finish to be painted in the colors provided.

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

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

114 N River

Applicant

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

Name

Matthew Craven - Marvin Windows

Address

2350 Franklin Rd

City

Bloomfield Hills

State

MI

Zip

48302

Phone / Fax

313.236.0562

E-Mail

matthewcraven@marvin.com

Contractor

Contractor Name & Contact Info

Laurence Smith - Marvin Design Gallery

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Removal and replacement of 24 Windows

Question/Request: A detailed description of your plans for the windows—are you replacing them entirely? The existing vinyl insert windows are to be removed and replaced with an Aluminum Clad Wood Insert Window. This will allow is to better reflect the original design.

Question/Request: A cut sheet, catalogue sheet, or printout with a photo of the proposed window. See attached. More info to be provided at the meeting.

Question/Request: Photographs of the existing windows showing their deterioration or lack of functionality. See attached. The existing vinyl windows and 2 original wood windows are in poor condition.

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

Aluminum Clad wood Window. Exterior Finish colors to be provided at the meeting.
LOE3 Glass to reach energy star rating.

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:
\$24,282.00

Permit fee:
\$35 + _____ =

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:

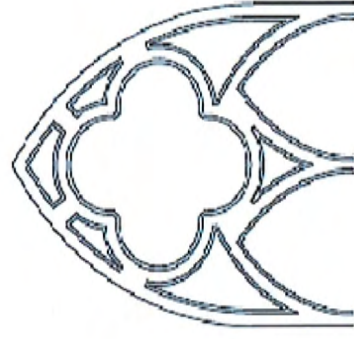
12.6.2016

Print Name:

Matthew Craven

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.



MARVIN HISTORIC

WINDOWS AND DOORS

114 N RIVER

114 N River



114 N River



Existing Conditions



MARVIN
Windows and Doors
Built around you.
www.marvin.com



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions

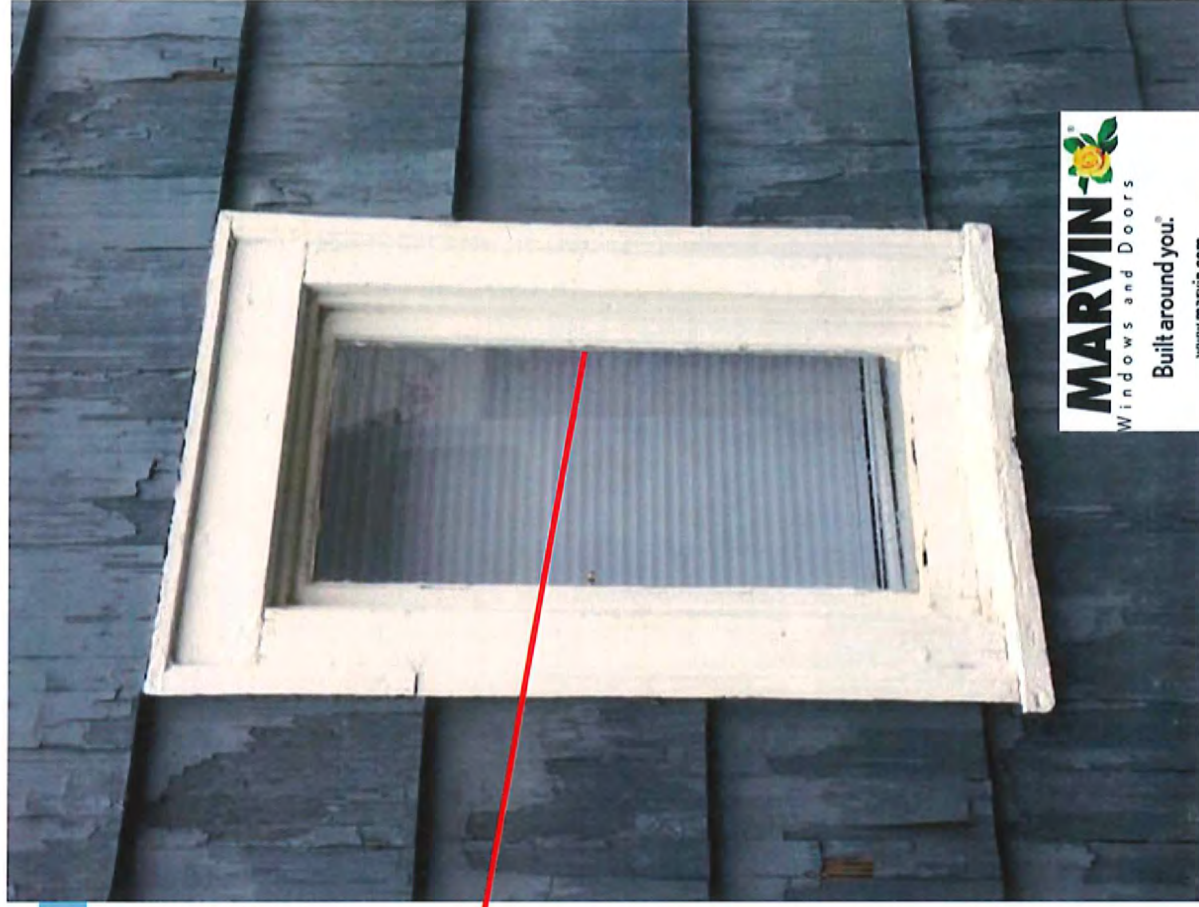


Color Conversation

Existing Colors

Available

Evergreen	
Hampton Sage	
Cascade Blue	
Gambel	
Cadet Gray	
Bright Silver (Pearlescent)	
Stone White	
Sierra White	
Coconut Cream	
Cashmere	
Clay	
Pebble Gray	
Suede	
Copper (Pearlescent)	
Wineberry	
Bronze	
Liberty Bronze (Pearlescent)	
Rahams Brown	
Ebony	





HDC Work Permit Staff Review

Property address: 101 S. Huron

Date of Review: December 8, 2016

Date of Meeting: December 13, 2016

Proposed work: Full-frame replacement of existing aluminum windows with aluminum replicating windows with a clear anodized color.

Materials: Aluminum windows. Exterior finish colors will be provided at the meeting.

Staff review:

1. The existing aluminum windows are in poor condition and not operable.
2. More information regarding replacement windows will be provided at the meeting.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#2, #5, #6, #9, #10

Suggested items to include in a motion:

Moves to approve the full-frame removal and replacement of existing aluminum windows with aluminum replicating windows with a clear anodized color. Exterior finish to be painted in the colors provided.

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

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

101 S Huron

Applicant

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

Name

Matthew Craven - Marvin Windows

Address

2350 Franklin Rd

City

Bloomfield Hills

State

MI

Zip

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Phone / Fax

313.236.0562

E-Mail

matthewcraven@marvin.com

Contractor

Contractor Name & Contact Info

Laurence Smith - Marvin Design Gallery

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Removal and replacement of 27 Windows.

Question/Request: A detailed description of your plans for the windows—are you replacing them entirely? The existing aluminum windows are to entire placement with aluminum replicating windows (# 2 historic character of a property will be retained) with a Clear Anodized color (# 5 Distinctive materials, features, finishes)

Question/Request: A cut sheet, catalogue sheet, or printout with a photo of the proposed window.
See attached.

Question/Request: Photographs of the existing windows showing their deterioration or lack of functionality.
See attached. The existing windows are not only in poor condition but also not operable.

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

Aluminum Windows. Exterior Finish colors to be provided at the meeting.

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:
\$20,747.00

Permit fee:
\$35 + _____ =

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:

12.6.2016

Print Name:

Matthew Craven

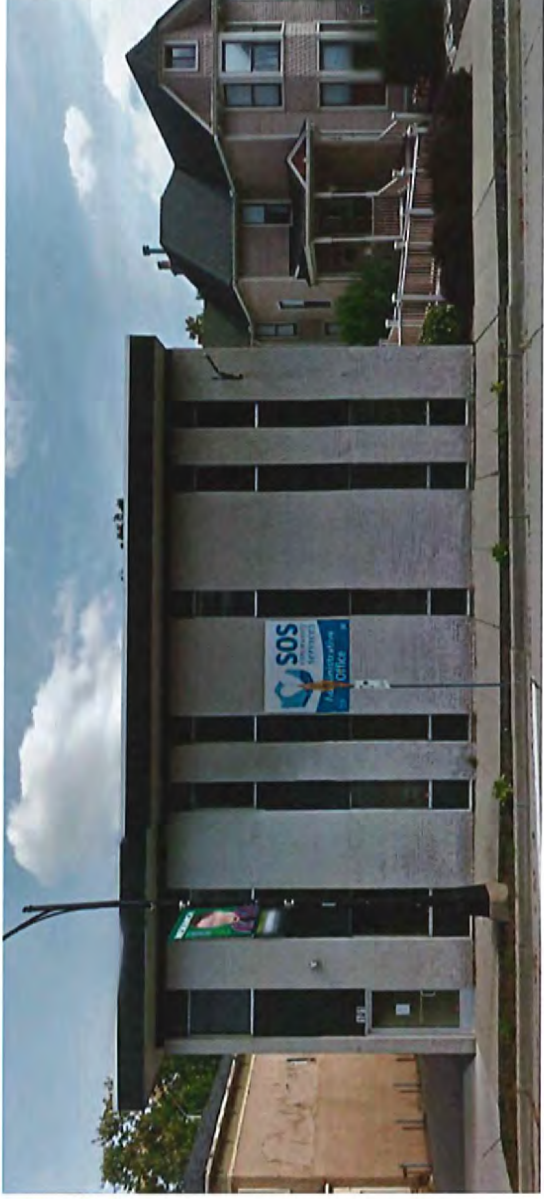
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All other necessary Building Permits must be acquired before beginning work.



101 S. HURON

101 S Huron



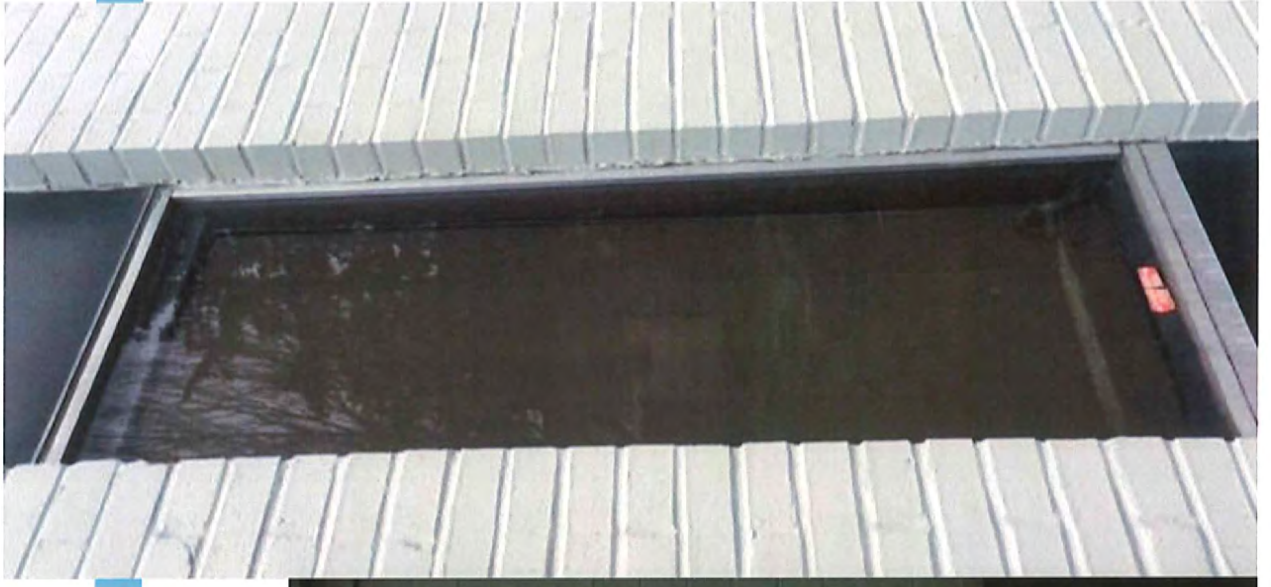
Existing Conditions



Existing Conditions



Existing Conditions



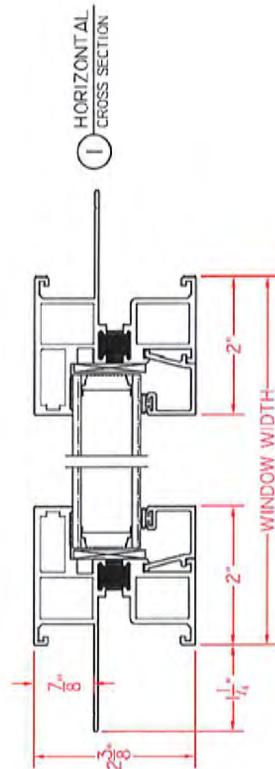
Recommendation



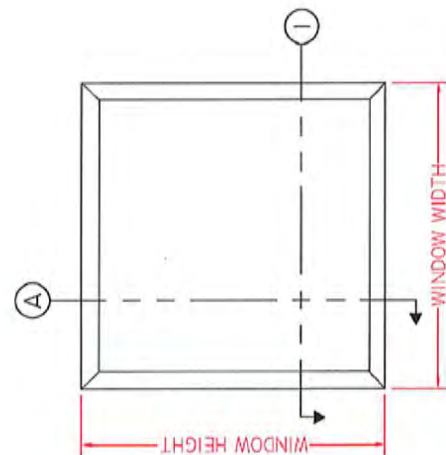
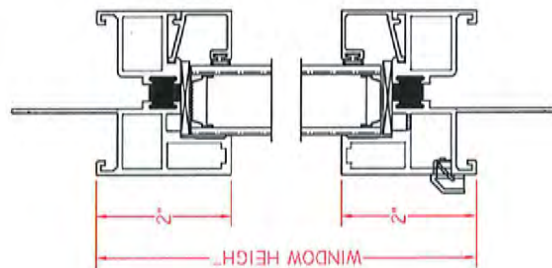
Traditional SERIES

T200 PICTURE WINDOW

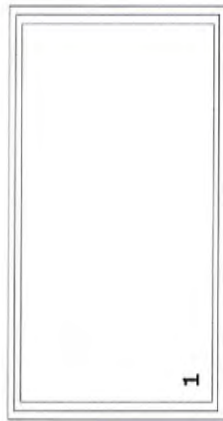
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(A) VERTICAL
CROSS SECTION

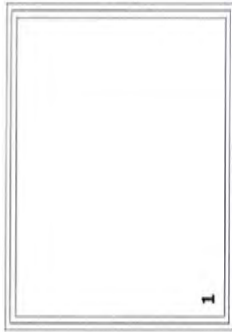


Recommendation



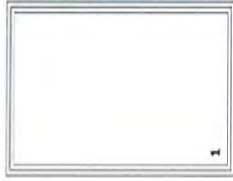
* T in the drawing denotes Tempered Glass

Line: 1
Quantity: 2
Color: Class 1 Clear Anodized
Series: 2 3/8" - Traditional (T200)
Glass: EnergyBasic (Dual Silver)



* T in the drawing denotes Tempered Glass

Line: 2
Quantity: 2
Color: Class 1 Clear Anodized
Series: 2 3/8" - Traditional (T200)
Glass: EnergyBasic (Dual Silver)



* T in the drawing denotes Tempered Glass

Line: 3
Quantity: 1
Color: Class 1 Clear Anodized
Series: 2 3/8" - Traditional (T200)
Glass: EnergyBasic (Dual Silver)

Pictures for 214 N. Huron
Study Item



214 N. Huron



214. N. Huron

Looking back

5-23-02



PHOTO COURTESY OF YPSILANTI HISTORICAL MUSEUM AND ARCHIVES
21 S. Washington St. was purchased by the City of Ypsilanti in 1934 as it appears above. The building served as headquarters for the Ypsilanti Police Department until 1959 when the current headquarters opened. The building was razed to make more parking lot space and later was occupied by the Smith Fordlure building.

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
DRAFT MINUTES OF NOVEMBER 22, 2016

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice Chair 7:00 PM

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

Commissioners Present: Jane Schmiedeke, Hank Prebys, Mike Davis Jr., Alex Pettit

Commissioners Absent: Anne Stevenson, Erika Lindsay, Ron Rupert

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

APPROVAL OF AGENDA

Motion: Schmiedeke (second: Prebys)

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—

216 N. Washington

Discussion:

Ruiz: States the applicant has withdrawn the demo application for the carriage house on 216 N. Washington. States that she has received in writing notice from the applicant that he will pursue rehabilitation of the carriage house.

OLD BUSINESS

100 Marketplace

**Application is for new sign replacements.*

Discussion:

Prebys: State they were unable to vote on the sign replacement at the last meeting due to there not being a quorum after Commissioner Rupert had to leave the room.

Asks the Commission if they can now vote on the sign replacement at 100 Marketplace and if they remember enough about the application.

Motion: Davis (Second: Schmiedeke) Moves to approve the application as submitted.

Secretary of the Interior's Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carries.

NEW BUSINESS

309 N. Adams

**Application is for new walkways, vents, screens, gutters and trash can enclosure screen additions.*

Applicant: Barry Levin, Representing the owners, 309 N. Adams, LLC.

Discussion:

Prebys: Asks applicant what he wants to accomplish.

Levin: The building currently has 4 apartments but it originally had five. In order to return the building to 5 apartment units he had submitted a Special Use Permit that was approved by the Planning Commission in order to restore the fifth unit. The Planning Commission approved that petition with certain conditions. Most of the application is to comply with the conditions by the Planning Commission.

Paved walkways are required to at each of the building entrances and for some type of paved walkway to connect the entrances to the back gravel parking lot. Other things that were required were to increase the width of the driveway to accommodate an ADA compliant parking space. They waived the requirement of requiring an on-site covered bike rack. The Planning Commission approved putting it on the side of the building. Applicant states he figured it would be better to have it on the paved area. Applicant is also required to have an area where the trash cans are screened and away from view. States the areas where the tenants have public access must be paved then the trash can area must also be paved.

In the existing gravel parking lot the he is required to have six additional parking stops. In adding the fifth unit the applicant is seeking approval to add a kitchen exhaust vent to the north elevation and one bathroom exhaust vent to the back of the house. These are similar to what the HDC had already approved. Applicant understands the concerns that the

Commission has and has agreed to paint the screens and vents to be less noticeable. Everything can be removable as they are attached with screws. In item 7 regarding the addition of gutters and downspouts, the gutters have been replaced in a previous approval. There were no other gutters on the house as it is now except for the porch gutters. In the past the house did have gutters as the applicant still has downspouts that connect to nothing. The applicant still has half-round gutters he found in the basement so he knows the exact profile that they were. The applicant proposes to add a gutter and downspout on the North Elevation where the bike rack will end up being so the bikes will not be covered in rain and ice. The planning commission had instructed him to put the bike rack where it is not currently covered. On the same north elevation he will add a water division plane there because the paint is peeling away. The area will drip down to the door which is the entrance to the fifth unit.

The applicant is proposing to add a metal division plate so it will hit the lower roof to the gutter where it will not drip on other people or ice anywhere up. The applicant can paint in any color the Commission would like. For the screening for the trash enclosure the planning commission would only like a lattice, four feet high and painted the same color as the house and attached to wood post sunk into the ground.

The last point is to restore the fifth water heater that used to be in the basement. Because of the code, the applicant is not confident the inspector would allow him to put it in the original chimney. The applicant requests to put a vent in the side of the house on the back elevation for a power vent. This would be similar to the previously approved power vents. Does not believe he would need to put it through the glass block as there is room to get it through the sill plate. Applicant would also add additional gravel to the back parking lot.

Pettit: Asks about Option A and Option B.

Levin: Asks if there is any restriction on the material he could use for paving. Per the building department as long as it will not create a trip hazard and can be salted and shoveled then they have no restrictions on the material he uses for paving. As long as it's entirely on the property and not on the right-of-way or city sidewalk he could use any material. The building department wanted to wait and see what the HDC would approve.

Schmiedeke: States they have no restrictions.

Prebys: Asks if there is a concrete driveway.

Levin: States there is a concrete driveway so that may have some restriction. Asks about restrictions for the other driveways.

Pettit: States there is no restriction and that asphalt is much easier to replace than concrete.

Levin: States that asphalt would cause less damage to the tree roots in that location than the concrete would.

Prebys: Asks if it would not make sense to frame the lattice so it would have stability on the front, sides and bottom.

Levin: States the upright would give more stability on the sides. States he could add a member on the top and lower sections to give the lattice more stability. He will consult with his carpenter to achieve the best design.

Davis: Asks if were the existing concrete driveway is would he extend with concrete or with asphalt.

Levin: States it would depend on what the Commission requires. It would be less expensive to use entirely asphalt. States he would have to think about what it would look like because functionally both would work.

Schmiedeke: Asks if they would like to leave that to the applicant's discretion.

Pettit: States it does not matter to him one way or the other if that piece is asphalt or concrete.

Davis: States he prefers that the smaller area would be concrete but the rest can be up to the applicant's discretion due to the proximity to the existing sidewalk.

Levin: States that he called and was advised not to add any coloring to the concrete.

Prebys: States there are ways to have a concrete contractor use any leftover concrete on small areas.

Levin: States that since the previous meeting was cancelled he ran out of good weather. States he does not have the time concern. He had spoken with the planning commission and they were ok with him waiting until next year. If the concrete was poured now and salt was used it would be very poor concrete. If salt was put on the concrete it would destroy the concrete.

Motion: Pettit (second: Davis): Moves approval for the work at 309 N. Adams. Work to include the addition of paved walkways. These paved walkways can be asphalt or concrete to be laid out as shown in the submitted paperwork, Option A or B. Work to also include the widening of the existing driveway. The driveway expansion piece to be concrete as shown. Work to also include the addition of six parking spots in the gravel parking lot in the back alley. The same parking lot also to receive additional gravel sufficient to grade the parking area but not to change the dimensions. Work to also include the addition of the kitchen exhaust and screen to the North elevation to be painted to match the body of the house. Additionally there will be the addition of a metal water diversion plate painted to match the roof or fascia at the applicant's discretion and to match the photos of the North elevation. Work to also include the addition of lattice work to be attached to wood posts as shown in the marked-up photo as well. Lattice work is to be framed on the top and bottom. Work to also include a water power vent exhaust and screen to the West elevation at the rear of the house to be painted to match the house. Also to include the addition of the bathroom exhaust vent and screen at the West elevation at the back of the house. Work to also include the addition of half-round gutter and downspout at the North elevation lower roof. Also include a screened trash enclosure.

Secretary of the Interior Standards:

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

5 – Preserve distinctive features.

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

10 – New work shall be removable.

Approval: Unanimous. Motion carries.

39 E. Cross

**Application is for awning, window glass and sign replacement and re-painting.*

Applicant: Not Present.

Discussion:

Davis: States that there is not enough information on the sign. States he needs more information on how it is backlit and how the sign is mounted.

Pettit: States that many of the signs that we have are a field that is backlit and that is the issue. But his one has just the letters which is unusual. Asks if the sign is too big to use and if there is anything similar they have approved.

Davis: States the closest approximation to this sign is on Maize across the street.

Kochanek: States that the applicant has been informed that they will need a special use permit or a variance if they wish to pursue the sign as submitted.

Prebys: States that he is concerned on how bright the sign will be.

Davis: States they need more information on the sign. Asks if there are questions about anything else on the application.

Pettit: Asks that the only part of the brick that will be painted is the brick that is already painted. States he is fine with every other part of the application.

Prebys: States his two questions are how the sign is mounted and how bright it is.

Schmiedeke: Asks if the sign needs to be smaller.

Kochanek: States if the applicants want to get this pushed through without a variance or Planning Commission approval the sign will need to be much smaller. Their allotment is 60ft and that includes all of the signage besides the "Stick's" sign. The total must be under 60ft. If the HDC approves the sign then the applicant will have an avenue to pursue approval from the Planning Commission.

Davis: States he believes the sign is too big and that it would be the largest sign in all of Depot Town. It would probably be bigger than the building signs. States he also has concerns about how the sign will be mounted and how bright it will be.

Pettit: States the signs he likes to approve would have more information.

Motion: Davis (second: Schmiedeke): moves to table the application for 39 E. Cross due to the lack of information regarding the free-standing "Aubrys" sign regarding the size, due to it being too large, questions about brightness and also how it will be mounted to the building.

Secretary of the Interior Standards:

N/A

Approval: Unanimous. Motion carries.

STUDY ITEMS

309 N. Adams

Applicant: Barry Levin

Discussion:

Levin: This building had already been approved to be re-painted in lead encasement paint. The work has yet to be done. The board had approved cement-board siding on certain properties. The idea is to replace the existing wood with cement-board siding instead of lead encasement paint. Asks if the board would consider approving this or if he should not even continue. He is aware that any board must be smooth so it would look like regular wood. He has bought some of the materials he would consider using. Hardy-Brand sells the color exactly that the HDC had previously approved. The applicant is proposing if he replaced the siding of the house that he would be replacing the siding and the boards that go around the windows. He is not planning to remove the window sills because it would cause too much damage to the existing windows. He is not planning to do any work on the porch.

Pettit: States he included a picture for the front of the house. Asks if the proposal was for the entire house and if the Hardy Wood would be used for the entire house.

Levin: States the replacement would be for every elevation. All of the original windows would remain.

Prebys: Asks about the condition of the siding.

Levin: States some parts are rotten and would have to be replaced but most appears to be fine. The paint is not in great shape. States he would like to know what it would be best for the building long-term. States he would like to consider the cost of residing the entire house verses the painting and maintenance of the original proposal.

Prebys: States one of the concerns we operate other is to preserve not replace and that all work should match the original.

Schmiedeke: States it is appropriate for the Commission to approve Hardy Plank in the case of new construction or to use on parts of the building that have rotten but questions the use for an entire building.

Pettit: States what is historic is the structure and the materials that make the building. If there is a problem with the material that is when you start to consider replacing like with like and what it is that needs replacing. This situation is we have siding that is functioning well as siding. When there has been enough damage we have allowed it as new material.

Schmiedeke: Asks if there is already a solution for the lead.

Levin: States there is a solution that has already been approved. It is not the prettiest of solutions but it will work and it will look better than it does.

46 N. Huron

Applicant: Alexander Monroe

Discussion:

Monroe: States he understands that windows would have to be a full-frame, all wood or metal-clad window for the second story. Understands the windows need to be a full-frame replacement as opposed to a frame-within-frame. States he is looking for options because he cannot find a new sash because they have rotted away. The only person he found was 40% more expensive than replacing them and booked for a year. He would like to get the work completed sooner and hopefully cheaper. The applicant had a quote done for Anderson A-series and brought in some examples. Was also curious about some other options he had. Applicant was hoping to get some guidance would like to know what colors he could use. Would like to use white on the exterior and keep the exact same type of grill and appearance of the window.

Prebys: States they would like; to repair and replace with white.

Monroe: States the example he has is cheaper to use and is all wood. Anderson also has a mix with PVC and wood.

Prebys: States they have looked at the composite windows and they do not match the size of the original window.

Pettit: States there is an issue with the massing of the structural materials that did not match the original window.

Prebys: States like in terms of muttons and materials is preferred.

Monroe: States there is no divider as the windows are one-over-one.

Prebys: States that white would not have been originally used. States any darker color would be preferred to the white but that is up to the applicant.

Monroe: States he is open to any color but it will complement the first floor. States he would like to take the paneling down from the first floor. States maybe a battleship grey would work.

Prebys: States when he decides on the window he will need to bring it in and that a whole replacement of the windows is possible.

Monroe: States the stone frames will remain the same.

Prebys: States that any changes to the exterior must be brought before them.

Monroe: States that the fiber-composite material is not appropriate per the Commission. He will submit the application with one of the other options.

Administrative Approvals

212 N. Hamilton, 306 N. River and 46 N. Huron

*Applications are all for re-roofing.

Motion: Schmiedeke (second: Davis): Motions acceptance of the three administrative approvals of 212 N. Hamilton, 306 N. River and 46 N. Huron.

OTHER BUSINESS

Property Monitoring

530 N. Huron:

Ruiz: States the owners will be repairing the awning of the building. The awning will be removed and sent out to be repaired so in the meantime there will be no awning on the building but it will be replaced once repairs are complete.

26 N. Washington:

Ruiz: States the chimney-area is in very poor condition and is falling apart. The former intern had sent out a letter regarding the same property for the same reason. States it could be a grain elevator or another similar structure.

28 N. Washington:

Ruiz: States they received a notice from "See-Click-Fix" The window is cracked and there is a wire going into the window through that crack.

169 N. Washington:

Ruiz: States the gutter is collapsing of the roof of the building.

Kochanek: States this building had caught on fire and had sent them a letter stating they are in the HDC and all work would have to be approved before work is done.

315 N. Washington:

Ruiz: States that it had been brought to her attention by the City Planner that work was being done on the windows. It was observed that the owner is winterizing the property and has not replaced the window, which he had not been approved for.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none**HOUSEKEEPING BUSINESS****Approval of the minutes of October 22, 2016.**

Motion: Davis (second: Schmiedeke) Moves to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Schmiedeke (second: Davis)

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 8:18pm