

1. Historic District Commission Agenda

Documents:

[HDC MARCH 14, 2017 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet

Documents:

[HDC 3-14-17 PACKET.PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda
March 14, 2017

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. 322 Maple St.

2. 114 N River

Foundation & porch repair

Amendment to previous application for window replacement

B. NEW BUSINESS

3. 512 N. Hamilton

4. 216 N. Hamilton

5. 42 E. Cross

Painting and fence installation

Carriage House restoration

Sign Installation

C. STUDY ITEMS-None

D. ADMINISTRATIVE APPROVALS

6. 117 E Cross

Re-Roof

E. OTHER BUSINESS

7. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of February 28, 2017

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
March 14, 2017

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Jane Schmiedeke	P	A

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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
Work Permit Application

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

Rec 21739
PHDC-17-0025

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

322 maple street

Applicant

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

Name

Dexter Builders

Address

8820 Jackson Road

City

Dexter

State

MI

Zip

48130

Phone / Fax

734-424-9420

Fax

734 426 4336

E-Mail

ESpiegelberg@DexterBlock.com

Contractor

Contractor Name & Contact Info

Dexter Builders

734-424-9420

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Foundation Repair/Rep.

SCOPE OF SERVICES

All work summarized below is according to discussions during our site visit. Any change from this proposal may require a cost adjustment (add or deduct), a written change order will be prepared for your approval prior to initiating the change.

- Obtain permits and schedule inspections
- Install temporary supports raising the floor closer to level
- Excavate along 28' of the East wall a minimum of 42" below grade. 13' of the South wall and 12' of the West wall will be excavated down just below existing basement floor level
- Remove the 3 wall sections that have been excavated
- Form and pour 10" x 20" concrete footing with (2) #4 rebar continuous
- Construct an 8" c.m.u. wall in the crawl space area and 12" c.m.u. in the basement area both with vertical #4 rebar in solid cores every 32"
- Waterproof the walls with Mel-Rol
- Backfill with clean fill sand
- Replace the 5' x 8' side porch with a 4" concrete slab
- Install an 18' I-beam to replace the center basement wall (to be removed by others)
- Dispose of all debris including the deck and any excess soils
- Final grade and create positive fall away from the 3 new walls as much as possible

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

12" CMU

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:

25,800

Permit fee:

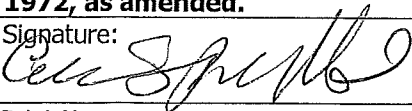
\$35 + _____ = 75⁰⁰

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:

2-10-17

Print Name:

Eric Spiegelberg

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
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

Amendment

To complete this application:

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 - 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:

This is a past item that was approved by the HDC.

However, the owner is requesting that a color change be made to what was approved. Bronze exterior is what was selected previously. The owner would now like the exterior of the windows to be white.

Below are the comments from the previous application submission.

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

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:

03.13.2017

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.



HDC Work Permit Staff Review

Property address: 512 N. Hamilton

Date of Review: March 9, 2017

Date of Meeting: March 14, 2017

Proposed work: House painting and fence installation

Materials: Fence=black aluminum, amethyst style.
Paint=Olympic Brand-blue cloud, snowbank, and ruby lips.

Staff review:

1. Per the attached plans, the existing wooden posts will be removed and replaced with the proposed aluminum four foot fence.
2. Before painting, the home will be cleaned using the gentlest means possible.
3. Before proceeding with work, the applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#7, #9, #10

Recommended Motion:

Work to include the installation of black, aluminum four foot fence in the amethyst style in the backyard. The body of the house to be painted in blue cloud, the trim in snow bank and the accents in ruby lips.

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****FEB 24 2017**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

Rec. 21787
PHDC-17-0015**OFFICE USE ONLY**

Date Filed:

Meeting Date:

3/14
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

512 N. Hamilton 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

Grant Dybdahl

Address

512 N. Hamilton St.

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

(843) 540-1710

E-Mail

Contractor

Contractor Name & Contact Info

Home Depot

Type of work

Roofing

Window/Door
Replacement

Porches



Sign



Fence (or other sitework)



Other

Complete Description of Proposed Work:

- 1.) Black, aluminum, 4 foot fence for backyard. Please see plans attached for amethyst style fence.
- 2.) We plan on painting the outside of our house. We will be painting siding, trim, porches and doors. Siding will be blue cloud, trim will be snow bank and accents will be ruby lips. Paint is the Olympic brand from Lowes (samples included). Surfaces will be hand scraped as prep.

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

Photos for paint and fence attached.
Fence = black aluminum, amethyst style.
Paint = Olympic brands = blue cloud, snow bank, and ruby lips.

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:

\$ 4,900

Permit fee:

\$35 + 5 = 40.00**Signature**

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Signature:



Date:

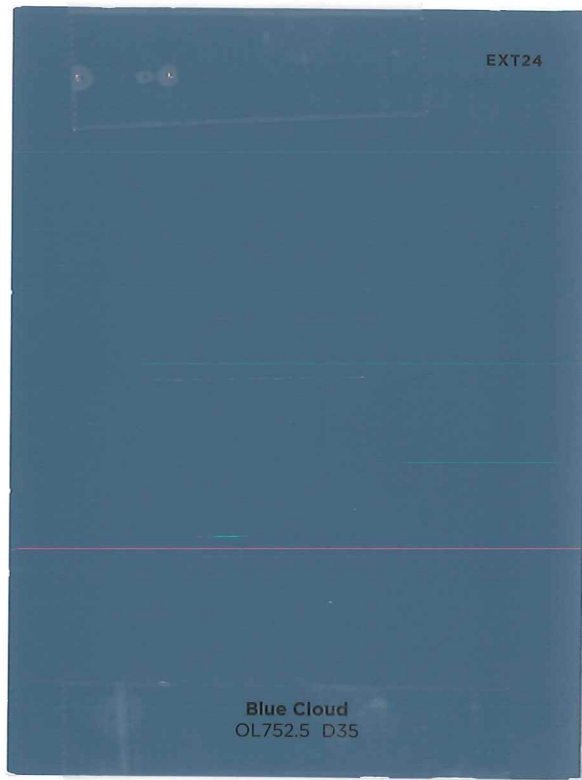
2/24/17

Print Name:

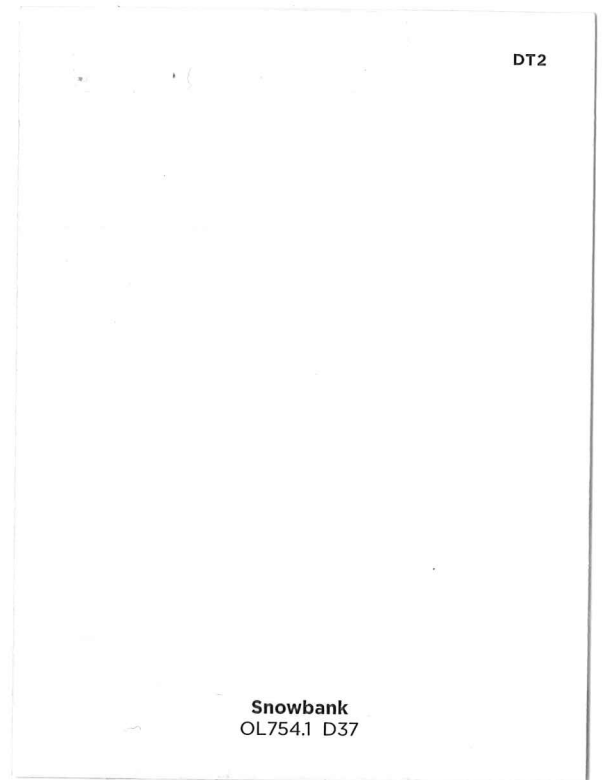
Grant Dybdahl

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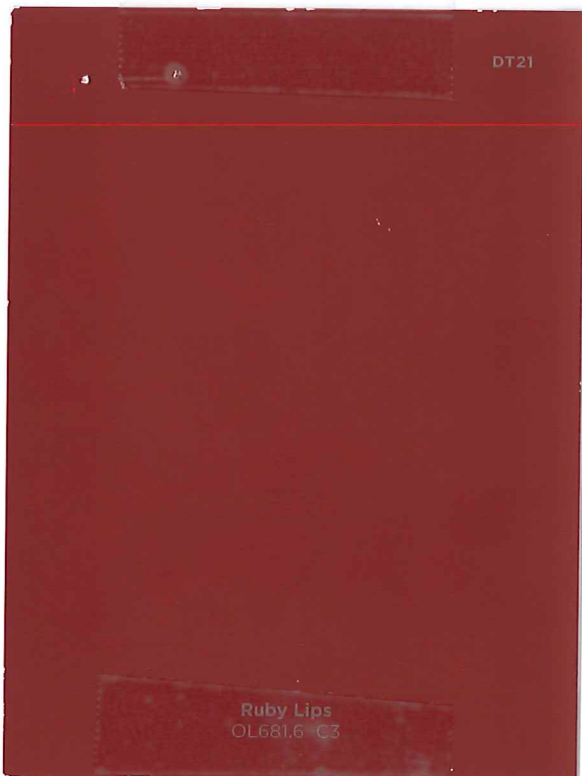
All other necessary Building Permits must be acquired before beginning work.



Body



Trim



Accents



PoolGuard

Amethyst



ICON|BK|1|651|2721|

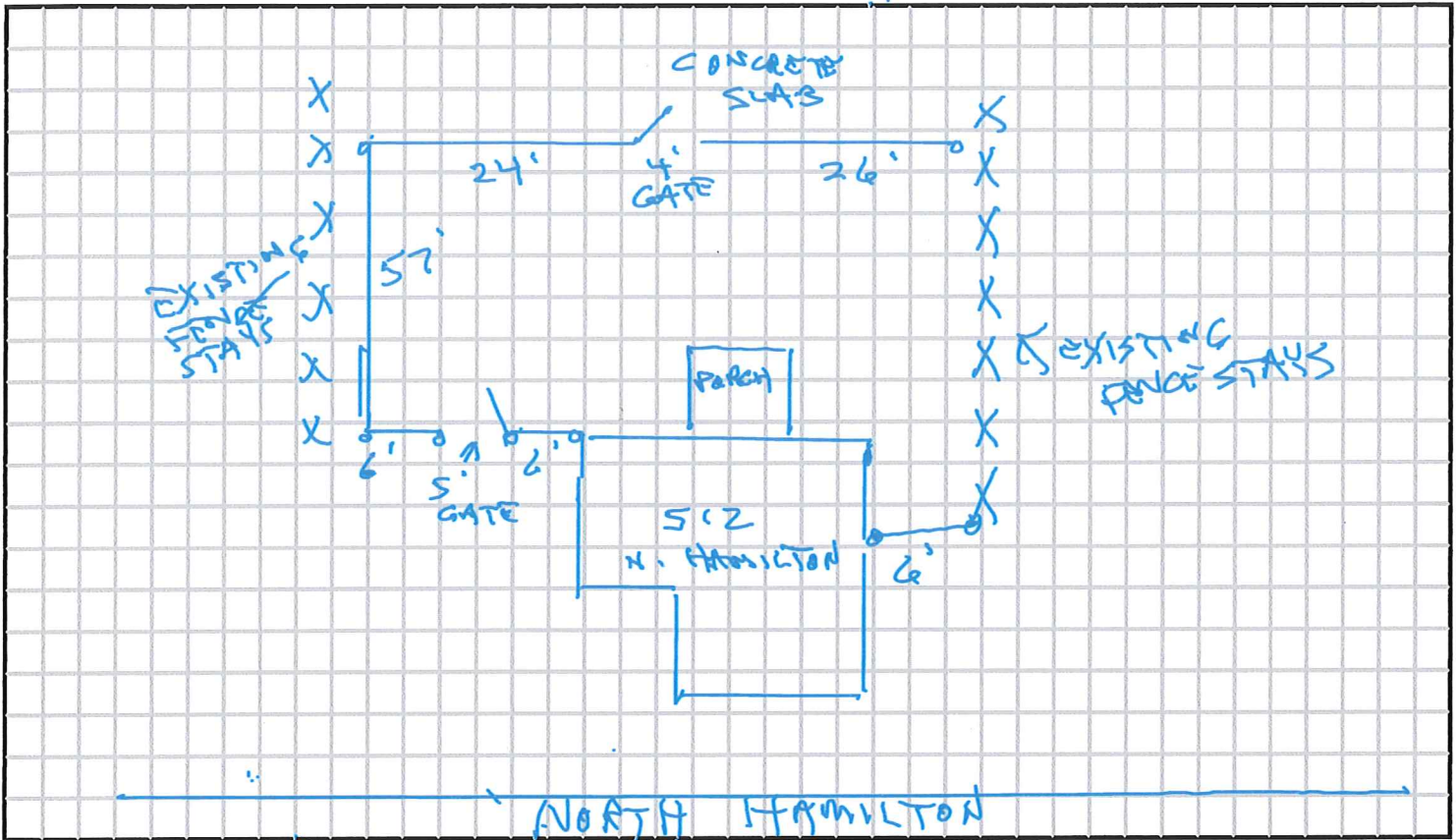


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PHDC-17-0015

Fencing Scope of Work (Page 2)

APPROXIMATE LAYOUT - FENCE FOOTAGE CONTAINED IN THIS PROPOSAL IS APPROXIMATE BASED ON FIELD MEASUREMENT, PRICE WILL BE ADJUSTED BASED ON ACTUAL FENCE FOOTAGE USED, AS SET FORTH IN TERMS AND CONDITIONS



Selection Amount	\$3920	Additional cost options and the prices in this column to the selection
Demolition Amount	0.00	Take down and haul away old fence
Permit Cost	\$60	
Misc. Amount	\$150	(Explain in NOTES section below)
Sub Total	\$4130.00	
Sales Tax	0.00	
Deposit	\$2065	
Final Amount	\$2065	(Due in full upon contract execution)

☐ Stock Product

X

☐ Special Order Product

(Design Approved by Customer)

two hard digs have been included

NOTES:

Customer Care: 1-887-467-2581 or 1-800-466-3337

The Home Depot - 2455 Paces Ferry Road, N.W. Bldg. B-3, Atlanta, Georgia 30339

Sold: \$124,000 (4 beds, 2 baths, 2,211 sqft)

HOPE EXPAND X CLOSE

Public View

Owner View

Save home

Save image

X Close



Is this your rental?

Get more info

Get more info

Sold: \$124,000 (4 beds, 2 baths, 2,211 sqft)

HOPEX EXPAND

X CLOSE

Public View

Owner View

Save home

Save image

X Close

3 of 16



Is this your rental?

Get a report

Estimated report



HDC Work Permit Staff Review

Property address: 216 N. Washington

Date of Review: March 9, 2017

Date of Meeting: March 14, 2017

Proposed work: Carriage House Restoration. Repairing / Replacing the East wall. Replacing the roof. Interior rafter and structural supports, replace floor and priming and painting.

Materials: Like Materials

Staff review:

1. The time frame for the work is mid-May to mid-August.
2. Materials have been described as "like materials."
3. Before the carriage house is to be painted it shall be cleaned using the gentlest means possible.
4. Before proceeding with work, the applicant must seek the appropriate building department permits.

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

Recommended Motion:

Work to include the repair and replacement of the east wall. Work to also include the replacement of the roof, interior rafter, structural supports, and floor. The carriage house will also be primed and painted.

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**

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Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

Rec. 21805
PHDC-17-0017

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
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INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

216 Washington

Applicant

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

Name

Jon Hornmes

Address

213 N. Huron St. apt #1

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

(734) 255-1090

E-Mail

Contractor

Contractor Name & Contact Info

Home Services LTD

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

TIME FRAME MID MAY TO MID AUGUST
- STABILIZE & RESTORE
Repair/Replace EAST WALL, Replace
ROOF, Interior Rafter & Structural
Supports, Replace floor,
Prime and paint!

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

LIKE materials

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:

\$20000

Permit fee:

\$35 + 65⁰⁰ =

Signature

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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:

Ronald W. Rupert

Date:

3/6/17

Print Name:

RONALD W. RUPERT

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



HDC Work Permit Staff Review

Property address: 42 E. Cross

Date of Review: March 9, 2017

Date of Meeting: March 14, 2017

Proposed work: Sign Installation

Materials: Non-Illuminated Dimensional Letter Sign

Staff review:

1. The letters will be painted 3M white and the background will match the existing wall color.
2. Sign to be mounted with welded aluminum studs aligned to mortar joints and fixed with epoxy.
3. Before proceeding with work, the applicant must seek the appropriate building department permits.

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

Recommended Motion:

Work to include the installation of a non-illuminated dimensional letter sign at 42 E. Cross. The sign will be mounted with welded aluminum studs aligned to mortar joints and fixed with epoxy.

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

MAR 08 2017

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

Rec 21857
PHDC-17-0018

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

42 e. cross St.

Applicant

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

Name

Mark Teachout Cafe Ollie LLC

Address

42 e. cross St.

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

734 829 9112

E-Mail

Cafe Ollie@gmail.com

Contractor

Contractor Name & Contact Info

Huron Sign Co.

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☒ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Business Sign Drawing, Specs,
Dimensions attached.

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:

2,023.00

Permit fee:

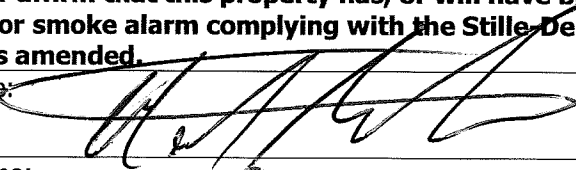
\$35 + _____ =

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:

2-7-17

Print Name:

Mark Teachout

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.

PHDC 17-0018



663 S. MANSFIELD
P.O. BOX 980423
YPSILANTI, MI 48198
PHONE 734-483-9000
1-800-783-0100
FAX 734-483-5164
www.huronsign.com



Non-Illuminated Dimensional Letter Sign



SCALE 3/16" = 1'



SCALE 3/4" = 1'

SIGN DESCRIPTION:

OPTION 1
FLAT CUT 3/4" THICK GRAPHICS STUD MOUNTED TO AN .125" ALUMINUM PANEL. PANEL IS ATTACHED TO WALL WITH WELDED ALUMINUM STUDS ALIGNED TO MORTAR JOINTS AND FIXED WITH EPOXY.

OPTION 2
.125" ALUMINUM PANEL WITH APPLIED VINYL GRAPHICS. PANEL IS ATTACHED TO WALL WITH WELDED ALUMINUM STUDS ALIGNED TO MORTAR JOINTS AND FIXED WITH EPOXY.

(SIGN SHOWN WITH FLAT CUT GRAPHICS)

3M WHITE
MAP TO MATCH WALL (TBD)



# OF SETS	1	RETURN DEPTH	3/4"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	PTM FACADE / WHITE	TYPE OF INSTALL	STUD MOUNT	TRANSFORMER	N.A.	DATE	03/02/17
RETURN COLOR	N.A.	TYPE OF FACE	ALUMINUM	BALLAST	N.A.	JOB NO.	9742
RETAINER COLOR	N.A. (BLIND)	RACEWAY D. H. L.	N.A.	COMMENTS:		JOB NAME	OLLIE-YPSI-9742-6
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	BILL SHORT	ADDRESS:	42 E. CROSS ST. YPSILANTI, MI

APPROVED BY: _____ DATE: _____
THIS DRAWING IS THE REGISTERED PROPERTY OF HURON SIGN COMPANY. IT IS LOANED TO YOU FOR YOUR PROJECT ONLY. THE FINISHED PRODUCT MUST BE SUBJECT TO REVIEW & NECESSARY MODIFICATIONS TO AD OR DUAL PARTICIPATION PROCEDURES.
THIS DESIGN CONCEPT © COPYRIGHT 2016



City Permit-signage

1 message

Sally Richie <slr106@att.net>
Reply-to: Sally Richie <slr106@att.net>
To: Cafe Ollie <cafeollie@gmail.com>

Tue, Mar 7, 2017 at 8:21 PM

LOOKS GREAT!

Let this email verify That Ollie's and Cream and Crumb have permission to put signs on 42 and 44 East Cross Street identifying their businesses.

If you have any questions please call me at [734-484-1510](tel:734-484-1510).

Thanks,

Sally and Rex Richie
Owners of 40, 42, and 44 East Cross Street, Ypsilanti
[Quoted text hidden]



HDC Work Permit Staff Review

Property address: 117 E. Cross St.

Date of Review: March 9, 2017

Date of Meeting: March 14, 2017

Proposed work: Re-roof

Materials: Atlas Pinnacle Shingles in Weathered Shadow

Staff review:

1. Application was administratively approved on March 9, 2017.
2. Ridge vents will be used as well as can vents. Can vents are existing and are located on the back addition.
3. Before proceeding with work, the applicant must seek the appropriate building department permits.

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

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

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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

Rec 21799
PHDC 17-0016

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

117 E. Cross St Ypsilanti MI 48198

Applicant

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

Name

YAKOV Smolyanov

Address

1124 Bishop St

City

Saline

State

MI

Zip

48176

Phone / Fax

(734) 255-3237

E-Mail

info@roofadvance.com

Contractor

Contractor Name & Contact Info

Same

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

tear off and reat

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

Atlas Pinnacle
Brown (Heather)

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:

\$6890

Permit fee:

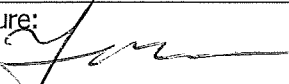
\$35 + _____ =

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:

3-3-17

Print Name:

YAKOV Smolyanov

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

Building Department

March 09, 2017

YAKOV SMOLYANOV
1124 BISHOP RD
SALINE, MI 48176

RE: Work Permit Application for Re-roofing at 117 E CROSS

Dear YAKOV SMOLYANOV,

Following staff review of the Historic District Work Permit Application to re-roof, has been **approved**.

The following Historic District conditions must be followed in all roofing projects:

1. **Any decorative or unusual feature on the roof, trim or molding must be maintained.** Roof deck shall overhang sufficiently to accommodate duplication of any trim or molding.
2. **Shingles shall match the current shingles in color and material.** Must be asphalt or fiberglass traditional three-tab or dimensional (i.e. architectural).
3. **Metal work, drip edge, flashing vents, must have color either factory-applied or applied on site and must match the existing colors.** No raw material.
4. **Flashing must be inserted under siding.** Color must closely match the adjacent surface (either roof shingles or building trim).
5. **Roof venting shall be accomplished through the use of ridge vents.** If additional vents must be used to meet code requirements, vents shall have a flat profile and closely match the roof color. Can vents are prohibited unless deemed necessary for code compliance. Any new can vents must be placed at the rear of the structure and *must not* be visible from the street.
6. **Gutter straps must be installed under the roof shingles.** Downspouts must be located at the corners of the structure.
7. **Torches are not to be used at any time during installation.**



508 N. Hamilton

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
DRAFT MINUTES OF February 28, 2017

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

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

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

Commissioners Absent: Anne Stevenson, Erika Lindsay

Staff Present: Yasmin Ruiz, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moves approval of the agenda as submitted.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—NONE

OLD BUSINESS--NONE

NEW BUSINESS

322 Maple St.

**Application is for foundation & porch repair.*

Applicant: Eric Splegelberg - Not Present

Discussion:

Prebys: States that the Commission needs to know if the porch will be coming off and they are unclear as to the scope of work. States they need someone there to answer questions.

Motion: Davis (second: Rupert) moves to table the application at 322 Maple St. in order for the applicant to provide require further information to the Commission.

Secretary of the Interior's Standards: N/A

Approval: Unanimous. Motion carries.

317 W Cross

**Application is for sign replacement.*

Applicant: James Johnson

Discussion:

Johnson: States they are in the process of changing the name from The Ugly Mug to Cross Street Coffee. The signs that are original to the building are just a corrugated plastic. When they purchased the facility they had the signs unscrewed, repainted with "The Ugly Mug" and then put back up. States they wanted to change the name, took the same pieces of plastic down and had them painted and put them back up. States he was then informed he was not allowed to do that.

Prebys: States that because the property in the Historic District so any changes to the exterior of any building must be approved by them.

Johnson: States they went from white lettering to a black background and reversed it. States that the new Navajo White color is softer on black. States the sign is essentially the same with just a different name.

Davis: Asks if the sign is illuminated and what happened to the original Ugly Mug sign on the building. Asks if the current street sign is a temporary one.

Johnson: States the sign is not illuminated and the Ugly Mug sign is temporarily. States that the building sign must be physically removed and then taken off. States that the street sign is permanent but it now has a different name and the colors are reversed. The other sign is just temporary and will now read "Cross Street Coffee" and will look exactly the same as it does now.

Prebys: States they would like to see the new sign he is proposing.

Pettit: Asks if they are just addressing the street sign right now.

Johnson: (after motion) States that on the patio the fencing pickets were getting broken from cars bumping into it. In the fall he had to take everything out. He left the posts because he intends to put the fence back

the way it was. States now he has parking lot bumpers to keep cars from ramming into it. Asks the Commission if he could replace the fence in the spring that will be exactly the way it was.

Davis: Asks if it is essentially a repair and replace.

Johnson: States that it is. He took down the old and will put it up exactly the way it was in the spring.

Prebys: States that it must be painted or stained with an opaque stain.

Johnson: State he already has the cedar pickets. States that it will be stained "natural" the same that it was.

Prebys: States that an opaque stain means that you will not be able to see the wood grain. States that is a solid color.

Pettit: States that if you are repairing something that is broken it is fine but if any changes are done. States that wood fencing should always have some type of covering.

Motion: Pettit (second: Rupert) moves approval of the application at for work at 317 W. Cross to include the painting of the existing plastic sign to be painted in the background of Navajo White SW#6126 with lettering in front as shown in the submitted photo. Color of letters to be Bohemian Black SW#6988.

Secretary of the Interior Standards:

#10-New work shall be removable.

Unanimous. Motion Carries.

10 N. Adams

**Application is for HVAC & light installation.*

Applicant: Mohamed Fayed and Ali Fayed, Applicants – Present

Discussion: Fayed: States they are seeking approval for HVAC installation since it will be run on the side of the building up to the roof. States it would stick out no farther than a foot. *shows a plan of the proposed duct* States that they will have a railing going off the end of the chimney to protect for future maintenance.

Davis: Asks if the railing will have any screening.

Fayed: States that the material is $\frac{3}{4}$ pipe.

Rupert: Asks if the chimney sits flush with the south side of the building.

Fayed: States that it does. States that they will have Millennium goose-neck lighting on the side of the building and cylinder lights over the doorways and windows.

Rupert: Asks exactly were the lighting will be.

Fayed: *shows on drawings* States the goose-necks will be on the sides of the doors.

Schmiedeke: States that there are two types of lighting proposed and that they are not compatible with each other. States they appear on the front and the south side together.

Davis: Asks if the applicant is flexible with any other lighting choices.

Fayed: States they believe that the end result will be appealing on the building.

Prebys: States that since the cylinder lights have light shining up and down the city will not approve the fixtures because of light pollution. States that all fixtures must be down-lit.

Davis: States they have adopted guidelines to follow this. Now all floodlights and up lighting are no longer allowed.

Prebys: States that is not their prerogative but the city's.

Fayed: States they can change the fixtures to down lighting only with the same manufacturer and same lighting. Asks if there is regulation with the light shining on the sides.

Davis: States that there is and that the light can only face down.

Schmiedeke: States that there is also an awning.

Fayed: States that the awning will be done with the signage on a different application.

Prebys: Asks how the Commission should proceed since they cannot approve part of an application.

Pettit: States that in the past the Commission has approved applications with the expectations that different light fixtures will be submitted and administratively approved.

Schmiedeke: Asks if, taking out the issue of light pollution, the Commission would be alright with light fixtures like the one that were submitted.

Pettit: States he is fine with the fixtures.

Davis: States he is also alright with them. States that if they do not have the slits going around it and has no light shining down it will not be as intrusive as it is now.

Fayed: States that the manufacturer has the same lights solid and with the light facing down.

Motion: Pettit (second: Davis) moves approval of the application for work at 10 N. Adams to include the installation the Millennium Architectural Bronze 1 Goose-Neck Lighting Fixtures installed in the locations indicated on the submitted drawings. The decking cylinder porch lights in bronze with the proviso that the lights only illuminate downward from the fixture. The specifications for that particular light will be submitted and added to this application administratively. HVAC work to be installed as in the submitted plans to include a guard rail to the south of the equipment as identified for maintenance purposes.

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: Four in favor. One opposed. Motion carries.

117 E. Cross

**Application is for storm window installation and painting.*

Applicant: Gerry & Sarah Kreiner – Applicant, Present.

Discussion:

Kreiner: States they have a strong desire for their house to not be pink. They came to the last meeting for some ideas about paint color. States the eventually would like to have the windows repaired and have storm windows. They currently have not found anyone willing to work on repairing the windows. For the moment they are asking about storm windows and painting.

Davis: Asks which paint will be used on the body and on the trim.

Kreiner: States the white will be for the trim and the other windows while the other color for the body of the house.

Rupert: Asks if the white will be around the window sashes and if the storm windows will also be white.

Kreiner: States that is correct. Currently the house has three colors: the pink, gray and black. They would like the pink to be replaced with the blue, the trim to be tan and the windows and window trim to be white.

Pettit: Ask if the storm windows will be on every window.

Kreiner: States that they are.

Motion: Davis (second: Pettit) moves to approve the installation of storm windows at 117 E. Cross and the painting of the exterior house. The main house body will be Behr Tower Bridge Color with a trim of Royal Gold with a tertiary trim of white wool. The storm windows will be in white.

Secretary of the Interior Standards:

- #6-Repair, don't replace. Replacements shall match original.
- #9- Contemporary designs shall be compatible and shall not destroy significant original material.
- #10-New work shall be removable.

Approval: One opposed, four unanimous. Motion passes.

232 N. River

**Application is for painting and porch repair.*

Applicant: Stefan Szumko

Discussion:

Szumko: States he has finished up his kitchen so now he can move to his porch, which was approved last year. He is here to get permission to paint the awning on Apartment 1 in the rear. It is currently half tan and half blue and he would like to make it a cinnamon color. The color would be Benjamin Moore #2172-20 because it matches the roof and is pleasant. States that it is darker than what is on there so it will show less dirt. States he doing the side porch on the north side that is rotting out.

Schmiedeke: Asks if the skirting on the porch is framed.

Szumko: States there is currently nothing there. He would like to do some type of skunk proofing including hardware cloth painted black with a lattice painted black. He could reproduce the bricks that are currently there.

Schmiedeke: States that the hardware cloth would be fine.

Prebys: States that if a lattice is put in it must be framed.

Schmiedeke: Asks why they would use hardware cloth and wood framing.

Szumko: States that is how they've been doing it at the company he works for.

Schmiedeke: Asks if the hardware cloth would be behind the lattice.

Szumko: States that the lattice gives something for the paint to adhere to and the hardware cloth actually does the work.

Schmiedeke: Asks about the skirting on the porch.

Szumko: States he is adding a step to make it up to code. The step will be a 2x12 treated wood timber.

Motion: Rupert (second: Davis) moves to approve the work at 232 N. River St. Applicant to replace the porch footing on the north side and rebuild the porch and add porch skirting with hardware cloth. If lattice is used it must be framed. Applicant to paint the porch and awning to match the existing color of the house. The porch step will be 2x12 wood timber with a cover. The floor of the porch to be painted Battleship Gray.

Secretary of the Interior Standards:

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

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

#10-New work shall be removable.

Approval: Unanimous. Motion carries.

15 E. Cross

**Application is for door replacement.*

Applicant: Patrick Echlin, Brian Jones-Chance, Applicants, 734 Brewing Company - Present

Discussion:

Echlin: States there is two parts of the product. States there was one door that was damaged that they would like to replace.

Jones-Chance: States they would like to replace the 1990s metal door with a glass one. The location of the door is in a panel wall that covers were the original bay doors were. States it is in the bottom right corner.

Rupert: Asks if they will use the overhead door at all.

Jones-Chance: States there are two bays. The part where the entry door is a whole bay door that is tied back that is probably not salvageable. They would like to restore the one on the opposite end.

Rupert: Asks if the windows will be taken out as well as the door.
Echlin: State that is correct.

Jones-Chance: States that it is not the identical doors that were on the front of the building originally. They do not have a historic photo showing the Rice St. side of the building.

Rupert: Asks if they will keep the door in the opening where they are putting the aluminum door in.

Echlin: States that door only has two panels so that one will be coming down. Eventually they intend to make a matching one but that will be further down the line.

Pettit: Asks if the bay where the metal door is going will remain the same besides the door.

Chance: States it will look the same but they have to replace the metal panel and re-insulate it.

Pettit: Asks if the windows, trim and paneling will be staying.

Chance: States it will need to be replaced but they have found a match. Asks if the doors should be white because in historic photos.

Echlin: Asks about advice on the colors.

Davis: States that the stark white could have been for the compatibility with surrounding storefronts. States he would advise an off-white.

Prebys: States that the pictures show it is mostly glass so it would be reflecting mostly black.

Chance: Asks if it would be alright if the entire awning is removed.

Pettit: States that he would be fine with it as was not originally part of the building.

Davis: Asks if it would remove the awning from the entire building or just one area.

Chance: States that unless there was a way to remove only one section the entire thing would have to come down.

Prebys: Asks if the applicants own the entire building.

Chance: States they do not.

Prebys: States they would like to see an application for the removal and replacement of the awning. States they will not be able to take down the entire awing without permission of

the other owners. If they do not get permission for the other owners they would like to see how they would end at the other awning.

Davis: Asks if there are two building owners.

Chance: States there is one building owner and they lease one-half of it.

Pettit: States that if they lobby the owner to take the entire awning down it seems like something they would likely approve.

Motion: Davis (second: Pettit) moves approval of the application for work at 15 E. Cross to include the installation of a pre-assembled glass entry door on the Rice St. side in a bronze finished frame and the re-installation of an existing garage door on the Rice St. of the structure. The trim paint color can be up to the applicant and should match the existing paint colors.

Secretary of the Interior Standards:

#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.

STUDY ITEMS

512 N. Hamilton

Applicant: Grant Dibdal and Alexander Morosik

Discussion:

The applicants were seeking to install new fencing. They just purchased the home from the rehab center. They would like to replace the chain-link fence with a black aluminum one. It would be located only in the backyard. There are currently three fence posts with nothing there and they will remove them before putting in the new fence. They also asked about the shutters and the Commission agreed that they can go and they would not need a permit.

116-118 W. Michigan Ave.

Applicant: Van Heinberger – Van Architects, Adam Talssameyer

Discussion:

The applicants returned to discuss some changes to the proposed work at 116-118 W. Michigan Ave. They found some historic photos to try and match some details. States the windows will be two-bay double-hung windows. States the storefront will be a built-up wood system. The entrance on 118 will no longer be there as it is now an unused door and the main entrance will be at the 116 building since they will be one address. The Commission also said that the glass block is acceptable because it is at the back, is an office and it would be for security.

Administrative Approvals

313 E. Cross – Re-roof

Motion: Rupert (second: Davis) moves to approve the administrative approval at 313 E. Cross street.

OTHER BUSINESS

Annual Election of Officers – Ballots

The Commissioners cast their ballots for the election of officers.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of February 14, 2017.

Motion: Rupert (second: Pettit) Moves to approve the minutes

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Rupert (second: Pettit) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 8:26pm.