

1. Historic District Commission Agenda

Documents:

[HDC MARCH 28, 2017 AGENDA.PDF](#)

1.I. Historic District Commission Meeting Packet

Documents:

[HDC 3-28-17 PACKET.PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda
March 28, 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-None

B. NEW BUSINESS

1. 309 N. Grove

2. 16 S. Washington

Sidewalk Installation

Solar Panel Installation

C. STUDY ITEMS

3. 218 N. River

D. ADMINISTRATIVE APPROVALS-None

E. OTHER BUSINESS

4. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of March 14, 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.

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III. PUBLIC COMMENTS ON AGENDA ITEMS

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Solar Panel Installation

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VII. HOUSEKEEPING BUSINESS

Approval of the minutes of March 14, 2017

VIII. ADJOURNMENT



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: 3/28

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

309 N Grove, Ypsilanti, MI 48198

Applicant

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

Name

Mary Ellen Hagenauer

Address

309 N Grove

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

608-347-2567

E-Mail

mehagenauer@gmail.com

Contractor

Contractor Name & Contact Info

Brickscape Contracting, Jonathan Robbins (President). PO Box 970701, Ypsilanti, MI 48197 734-323-1415

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

Replace existing crushed limestone walkway with a paver sidewalk:

1. Pick up and haul existing crushed limestone in the front yard. \$600
2. Install a sidewalk approx. 3.5' wide using Fendt, Harbor Stone (Walnut in color) and the outer soldier course will be 6"x6" slate grey. The walk will start at the front of the home and travel straight to the public sidewalk. There will be a section of the paver sidewalk that stretches the width of the steps (approx. 10.5') and extend approx. 3.5' out. \$3,300
3. Install a sidewalk approx. 3' wide using Fendt Harbor Stone (Walnut in color) and the outer soldier course will be 6"x6" slate grey. The walk will start from the main set of steps out to the driveway. Install a metal half moon window well around the basement window to gain positive pitch from the home. \$1,900

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

Fendt, Harbor Stone Pavers (Walnut in color) and the outer soldier course will be 6"x6" slate grey.
 Metal half moon window well
 Crushed limestone, sand, polymeric sand

Permit Application Fee (action items only)

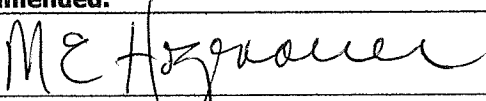
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost.
An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost: \$5800	Permit fee: 0 \$35 + _____ = \$35.00
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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: 3-12-17
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Print Name: Mary Ellen Hagenauer

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-17-0017





FENDT 1924 90 YEARS MADE IN MICHIGAN

PAVERS & WALL STONES

Fendt — Dream in Color.



➤ ABOVE:
MICHIGAN GREEN INDUSTRY ASSOCIATION –
SUPPLIER PARTNER AWARD FOR 2013

➤ CONTENTS

Hardscapes Idea Gallery.	4-12
Fendt Paving Stones	13-60
Fendt Environmental Products	61-68
Fendt Wall Stones	69-101
Reference Guide.	102-103

➤ COVER PHOTO:
PAVERS: OLD WORLD VINTAGE – SEASHELL BLEND
BORDER: OLD WORLD VINTAGE – WALNUT BLEND



Fendt is a proud member of both the Interlocking Concrete Pavement Institute (ICPI) and the National Concrete Masonry Association (NCMA). These organizations are recognized as the leading national associations for the advancement of properly designed and installed concrete paving stones and segmental retaining walls, respectively. We recommend that installations of our quality products follow the accepted installation standards of the ICPI and NCMA.



➤ WARRANTY

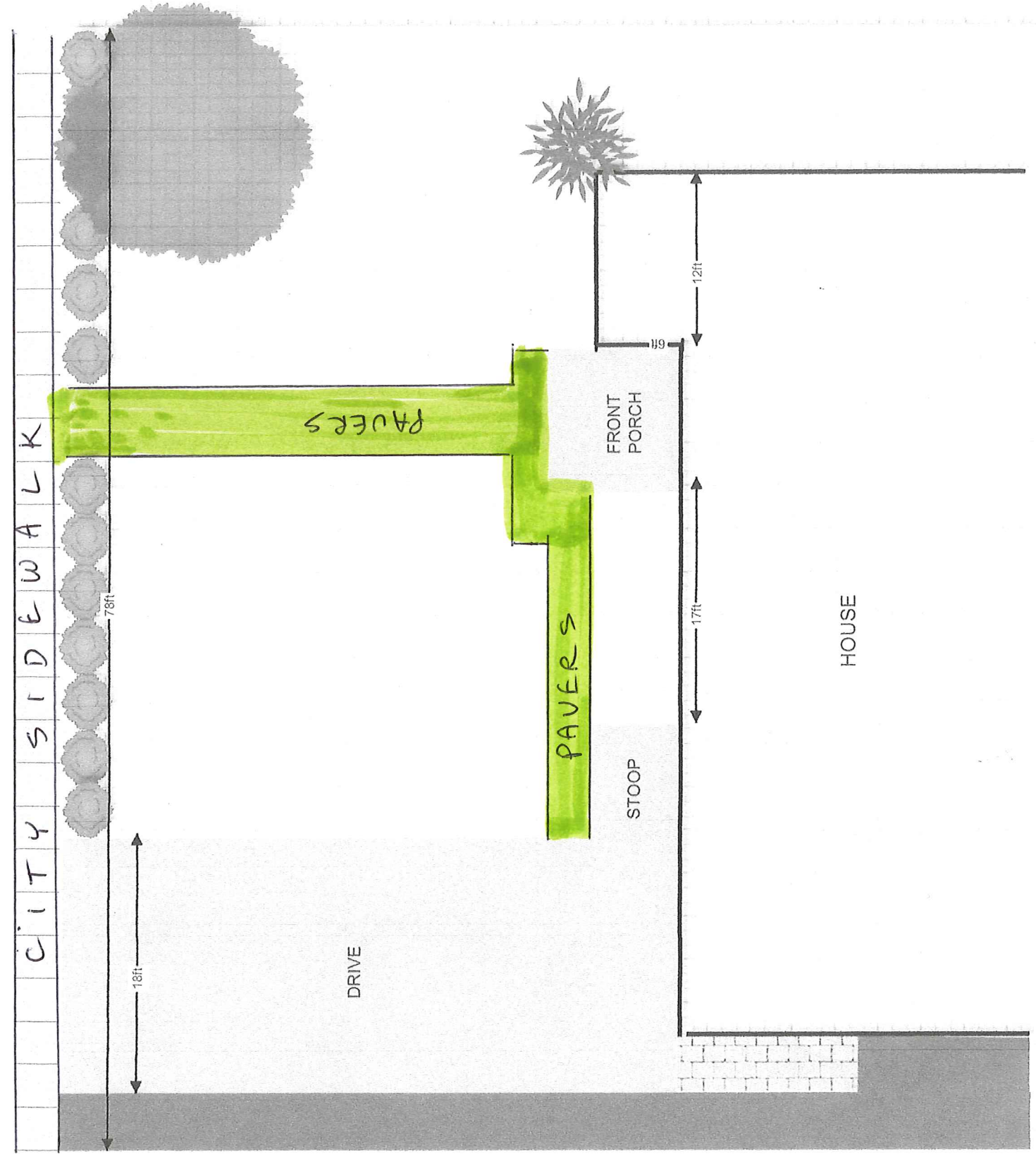
Fendt Builders' Supply, Inc., guarantees the structural integrity of our paver and retaining wall products to the original purchaser for residential use. Should any product prove defective by not meeting existing ASTM specifications and standards, it will be replaced without cost. Fendt Builders' Supply, Inc. specifically disclaims any warranty relative to color, color consistency or texture due to natural material variations.

Efflorescence, a white deposit common on concrete and masonry surfaces, is a natural occurrence and no warranty or liability is expressed or implied for this condition. Color matching of any replacement units cannot be guaranteed. Replacement labor and shipping costs are not included in this warranty. Proof of purchase is required.

The face of retaining walls can be stained due to mineral and soil laden moisture in the backfill area. Cleaners and sealers are available for routine maintenance.

Snow can be shoveled or plowed from pavers as readily as other pavements. High-strength, low-absorption Fendt pavers are more resistant to de-icing salts than ordinary concretes, but they can still be damaged by intense application. Magnesium chloride is less damaging to concrete surfaces than other salts (sodium chloride) or calcium chloride.

The colors of products shown in this catalog are to be used as representations or guidelines only. The photography and printing processes are capable of reproducing exact color of all products. Colors may also change from production run to production run. Not all colors are available in all areas. Check with the sales department for availability. Fendt Builders' Supply, Inc., may change, amend, add or discontinue any product, shape, style or size at its sole discretion with no prior notification. To assure random color distribution, it is recommended that individual blocks and/or pavers be mixed from multiple pallets on the job site.



0 3 6 9 12 15 18 21 24 27 30 33 36 39 42 45 48 51 54 57 60 63 66 69 7

0 3 6 9 12 15 18 21 24 27 30 33 36 39 42 45 48 51 54 57 60 63 66 69 72 75 78 81 84 87 90

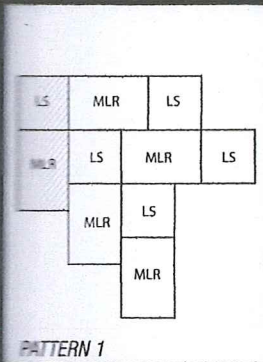
HARBOR STONE

NEW FOR 2016

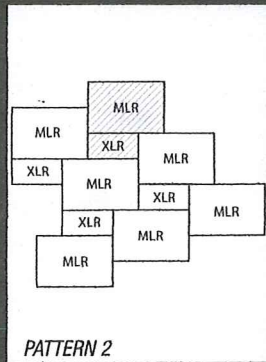
BELOW:
PAVERS: HARBOR STONE — IRONW
ACCENT PAVERS: 6X6 — SLATE



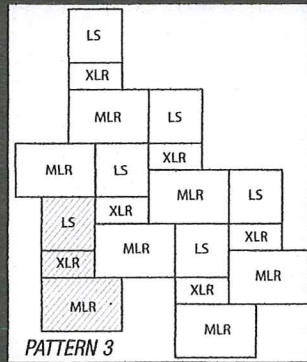
BELOW:
PAVERS: HARBOR STONE - WALNUT BLEND
ACCENT PAVERS: OLD WORLD VINTAGE XLR - SUMMER WHEAT



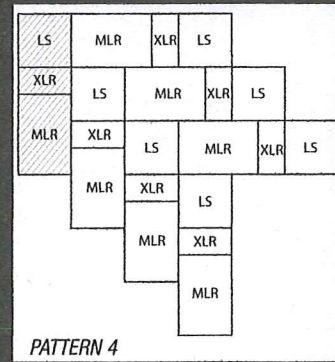
LS - 40%
MLR - 60%



XLR - 25%
MLR - 75%

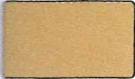


XLR - 17%
LS - 33%
MLR - 50%



XLR - 17%
LS - 33%
MLR - 50%



		UNITS PER SQ. FT.	UNITS PER LAYER	SQ. FT. PER LAYER	UNITS PER CUBE	SQ. FT. PER CUBE	SQ. FT. PER STRAP	WEIGHT PER SQ. FT.	SOLDER COURSE LINEAL FOOTAGE
	Mega Large Rectangle 9-1/2" x 14-1/4" x 2-3/8"	1.06	12	11.25	96	90	30	28	
	Large Square 9-1/2" x 9-1/2" x 2-3/8"	1.65	20	12.1	160	97	19.4	28	
	Extra Large Rectangle 9-1/2" x 4-3/4" x 2-3/8"	3.1	35	11.2	280	90	17.92	28	CUBE STRAP 111 22.2

**RECEIVED****MAR 22 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.comRec 21920
PHOC-17-0022**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

16 S. Washington Street, Ypsilanti MI 48197

Applicant

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

Name

Growing Hope

Address

P.O. Box 980129

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

734-786-8401

E-Mail

laura@growinghope.net

Contractor

Contractor Name & Contact Info

Dave Strenski, Solar Ypsi, c/o Ypsilanti Food Coop, 312 N. River St, Ypsilanti MI 48198/dave@strenski.com

Type of work☐ Roofing☐ Window/Door
Replacement☐ Porches☐ Sign☐ Fence (or other sitework)☒ Other

Complete Description of Proposed Work:

Growing Hope is continuing an energy conservation program by adding additional solar panels to the roof of the 16 S. Washington Street building, the site of the YpsiPlanti garden retail shop. An additional 14 solarw panels (38" x 65") will be added to the canopy over the drive-through, adding 3.5kW more to the existing 3kW system (which was approved by HDC). IN landscape mode, 4 panels could fit across the width of the canopy. The Ypsilanti Farmers MarketPlace sign will shade the panels a bit, but will not significantly impact performance. After the panels are installed a new inverter will be installed. We are seeking a structural engineering inspection and assessment of the building and canopy.

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

Solar panels were donated. Installation will be donated.

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 + 0.00 = 35.00

Signature

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

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature:



Date:

March 21, 2017

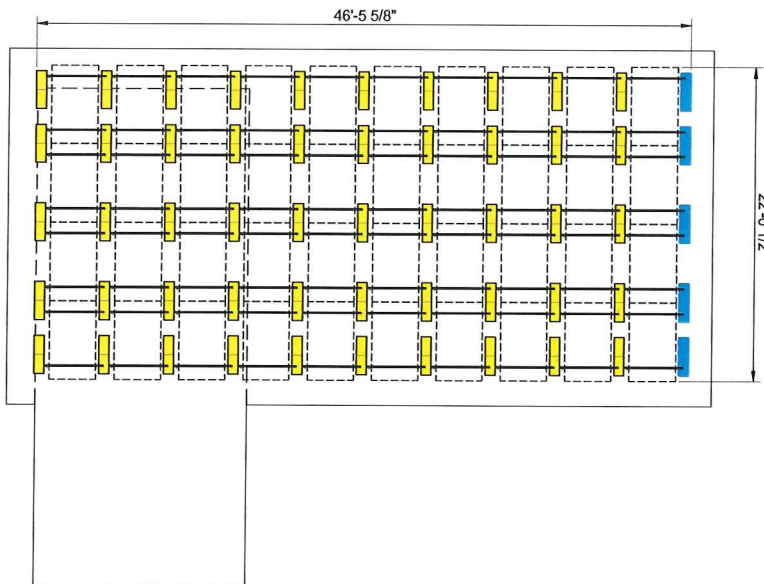
Print Name:

Laura Gillis for Growing Hope

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

16 S Washington
PHDC-17-0082



NORTH

ROOF PLAN MODULE LAYOUT

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

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	16 S Washington	1	sq ft	1.00	1.00
2	PHDC-17-0082	1	sq ft	1.00	1.00
3	16 S Washington	1	sq ft	1.00	1.00
4	PHDC-17-0082	1	sq ft	1.00	1.00
5	16 S Washington	1	sq ft	1.00	1.00
6	PHDC-17-0082	1	sq ft	1.00	1.00
7	16 S Washington	1	sq ft	1.00	1.00
8	PHDC-17-0082	1	sq ft	1.00	1.00
9	16 S Washington	1	sq ft	1.00	1.00
10	PHDC-17-0082	1	sq ft	1.00	1.00

1. THE LAYOUT IS AN APPROXIMATION AND IS INTENDED FOR GUIDANCE ONLY. THE ACTUAL LAYOUT SHALL BE DETERMINED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE APPROVAL OF THE CLIENT.
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BALLAST LEGEND

3 BLOCKS
2 BLOCKS

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BILL OF MATERIAL

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
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6	PHDC-17-0082	1	sq ft	1.00	1.00
7	16 S Washington	1	sq ft	1.00	1.00
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9	16 S Washington	1	sq ft	1.00	1.00
10	PHDC-17-0082	1	sq ft	1.00	1.00

Applied Energy Technologies
Engineered Solar Mounting Solutions

22367 STARKS DRIVE
CLINTON TOWNSHIP, MI 48036

586-466-5073 MAIN
586-466-5074 FAX



NOTE:
THE LAYOUT IS AN APPROXIMATION AND IS INTENDED FOR GUIDANCE ONLY. THE ACTUAL LAYOUT SHALL BE DETERMINED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE APPROVAL OF THE CLIENT.

16 S Washington
PHDC-17-0082

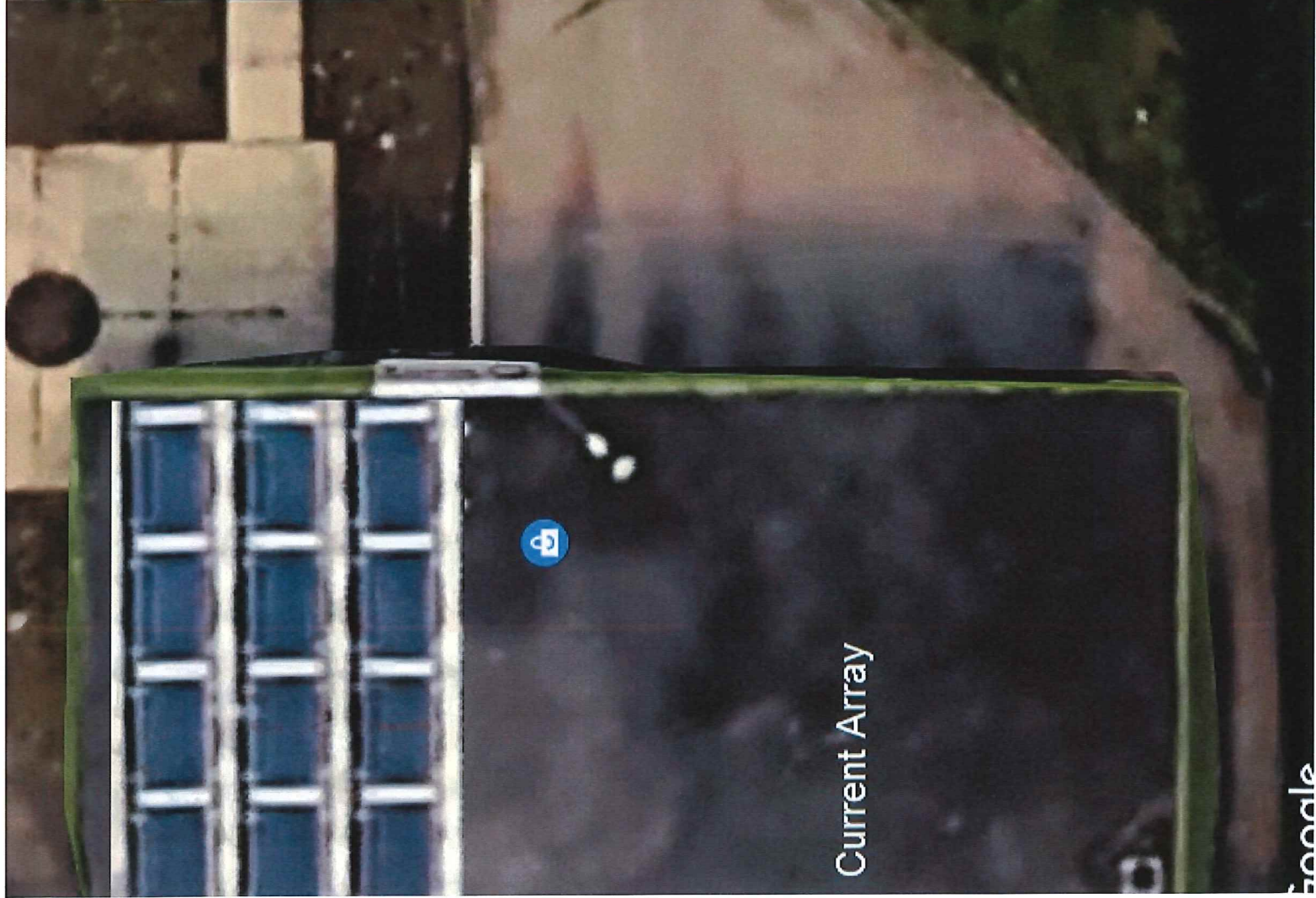
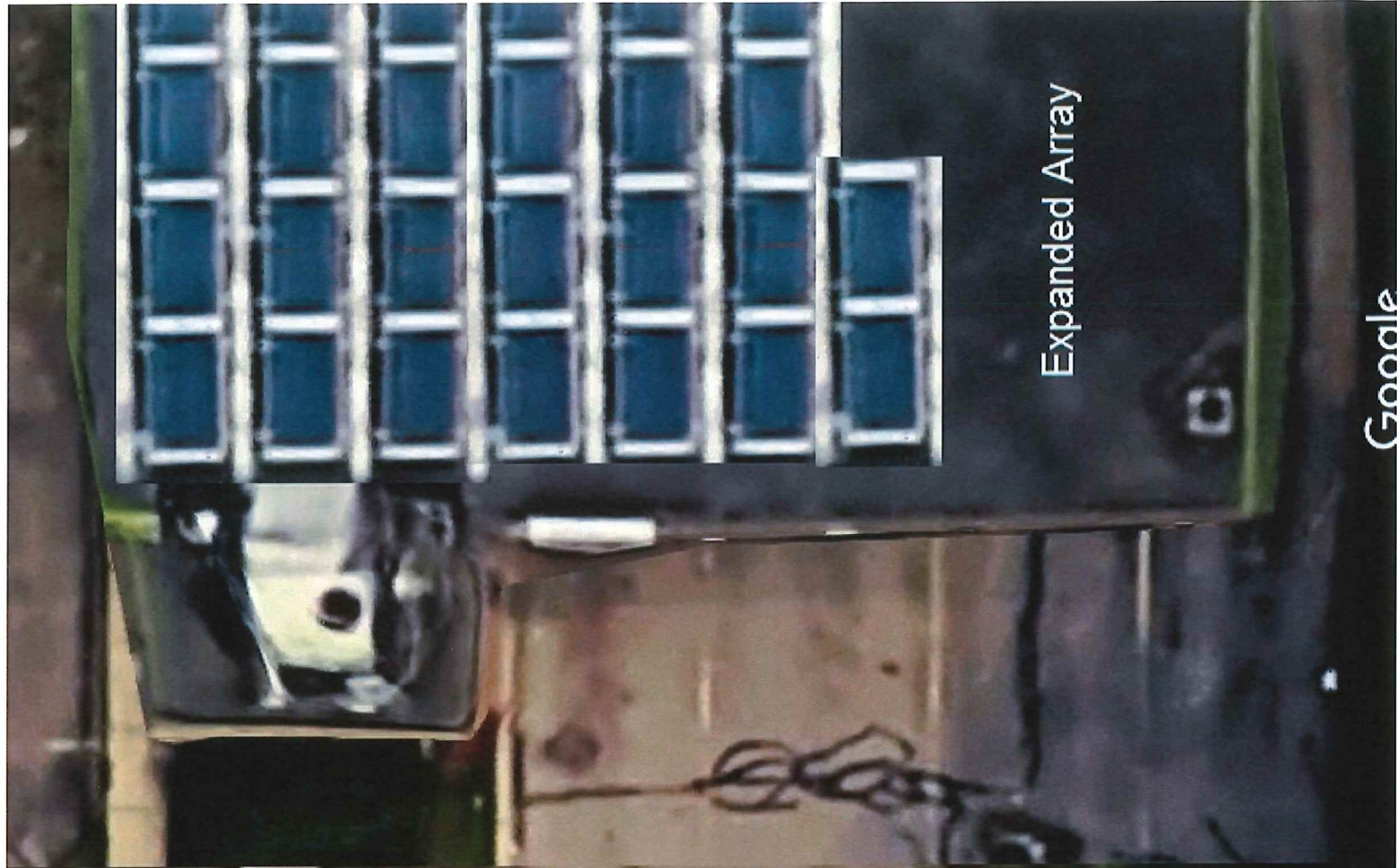
16 S Washington
PHDC-17-0082

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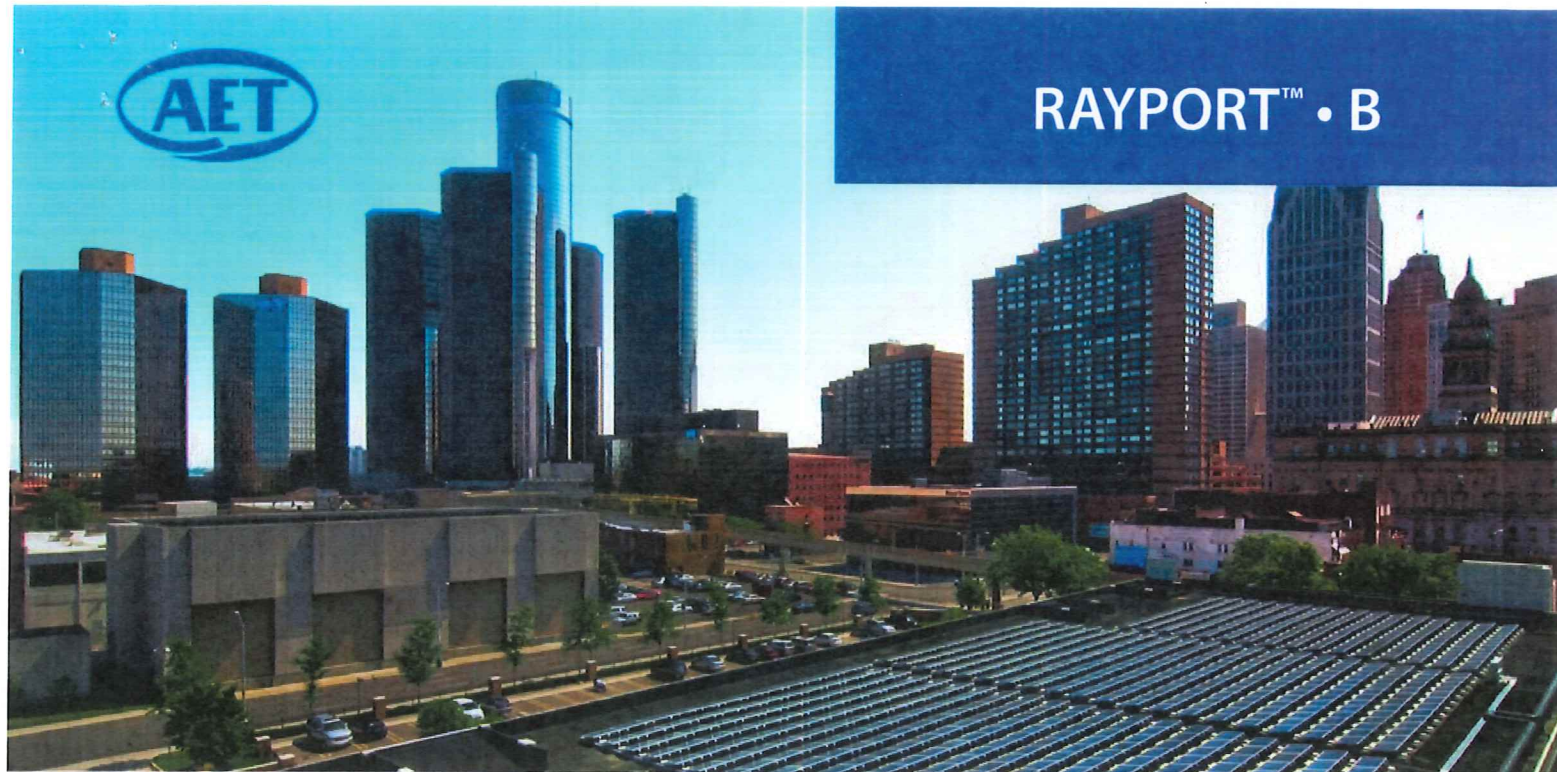
16 S Washington
PHDC-17-0082







RAYPORT™ • B



Lightning-Fast Deployment

- Industry-leading installation time
- Top-down assembly of PV modules
- Integrated fasteners allowing one common bolt for all joints
- Integrated panel grounding
- Only 4 part numbers to order

Maximize Your Project Dollars

- Fits all major solar modules available today
- Available in a variety of panel configurations

Engineered to Last

- The ONLY stainless steel roof ballast system available
- Wind Tunnel tested to 120mph
- ETL Listed to UL2703
- 15-year limited warranty

Superior Customer Service

- Engineering support from conception to completion
- Full layout and loading analysis for every project
- Online and onsite installation training available



Fits All Modules



*One Common Bolt
for All Joints*



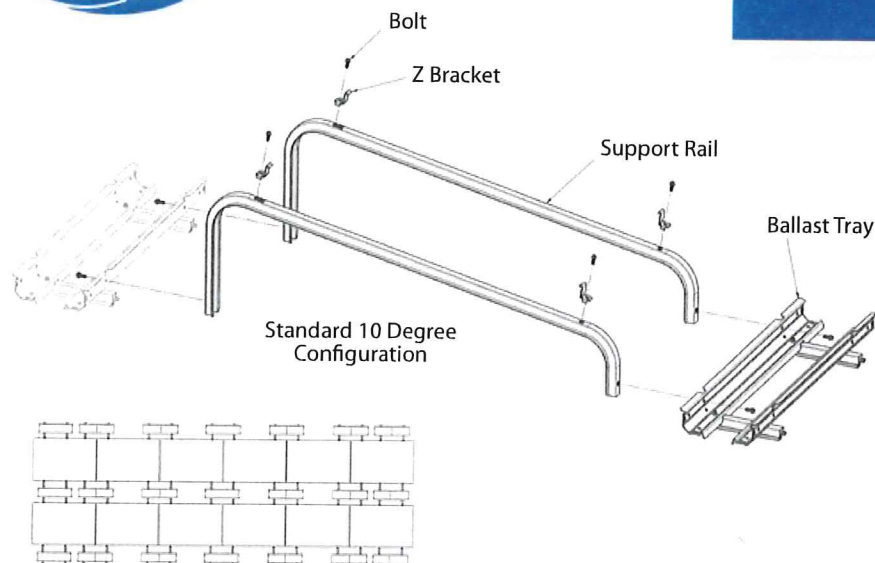
*Panel Clamps
with Integrated
Grounding*



**Easy to install. Built to last.
With you all the way.**



RAYPORT™ • B



Specifications

Spacing: Adjustable down to 47.07"

Panel tilt: 0-30 degrees

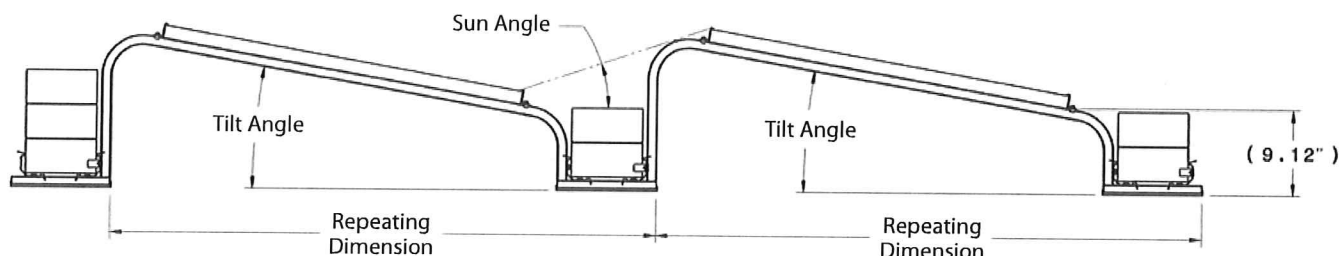
Panel type: Standard Frame or Frameless

Module layout: Standard landscape configuration, custom portrait option available

Module height from roof: 9.12" minimum

Contact surface: EPDM

Grounding: Integrated into clamp

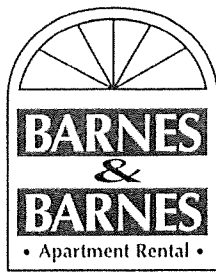


Parts List

Part Name	Part Number	Tilt Angle	Standard		Narrow (new)		Wide	
			Rep Dim. (Inches)	Sun Angle (Inches)	Rep Dim. (Inches)	Sun Angle (Inches)	Rep Dim. (Inches)	Sun Angle (Inches)
Standard Parts								
Support Rail	80295 - xxx	0 degree	Mod. Specific	0	X	X	n/a	0
Support Rail	80458	5 degree	59.1	9.6	X	X	n/a	n/a
Support Rail	80887	5 degree	X	X	50.6	16.44	n/a	n/a
Support Rail	80263	10 degree	59.65	18.5	X	X	66.62	13.65
Support Rail	80844	10 degree	n/a	n/a	51	29	n/a	n/a
Support Rail	80838	10 degree	n/a	n/a	55.5	21.8	n/a	n/a
Support Rail	80271	15 degree	61	25.5	X	X	69	18.4
Support Rail	80273	20 degree	n/a	n/a	X	X	75.67	20
Support Rail	80368	30 degree	Proj. Specific	Proj. Specific	X	X	Proj. Specific	Proj. Specific
Ballast Tray - Standard	80095							
Ballast Tray - Narrow (new)	80674							
Ballast Tray - Wide	80188							
Z-Bracket	80454 - xx	Suffix (in millimeters) determined by module thickness.						
Bolt	80013							
Retainer Nut	80025							
Sizing Tool	80034	For panels 970mm - 1742mm						
Sizing Tool (large panels)	80168	For panels 1743mm - 2603mm						
Accessories								
Kit - Seismic Clip	80129	For use in high seismic areas. 2 Kits per tray required.						
Low Profile Hard Mount Bracket	80133	For hard mounts less than 1" tall. (Eco Fasten)						
High Profile Hard Mount Kit	80706	For hard mounts greater than 1" tall.						
Pad - Ballast Tray	80954 - 412	4" x 12" x .75"						
Pad - Ballast Tray	80954 - 616	6" x 16" x .75"						
Pad - Ballast Tray	80954 - xxx	Custom size pad - .75" thick						
Kit - Microinverter	80672	1 per Enphase M190/210, D380, M215. Includes grounding						
50psf snow load brace kit		Use 1 per rail						

Custom racking options available for: Miasole, First Solar, and other thin-film modules (minimum orders apply), Silicon Energy modules, and high leading-edge module applications





February 23rd, 2017

City of Ypsilanti Historic District Commission
City Hall
One South Huron St.
Ypsilanti, MI 48197

To the Historic District Commission:

Growing Hope resides as a tenant in two of my properties, 9 South Adams Street and 16 South Washington Street in Ypsilanti. I have authorized Growing Hope to make improvements to both properties. This includes, but is not limited to the addition of solar panels.

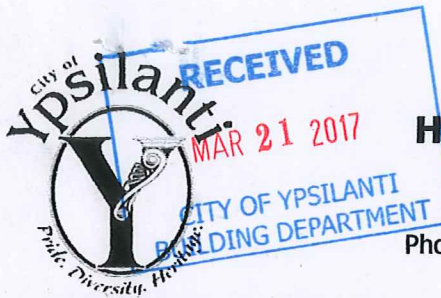
The YpsiPlanti store, located at 16 South Washington St is currently under consideration for approval by the City of Ypsilanti Historic District Commission for the addition of solar panels to the building. As owner of both properties, I fully support and hereby authorize the improvements that have been proposed by Growing Hope.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "R. M. Barnes", written in a cursive style.

Robert M. Barnes
Owner
Barnes and Barnes Properties LLC.
520 W. Cross St.
Ypsilanti, MI 48197



PHDC-17-0001

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:

3/28
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

218 N. RIVER ST.

Applicant

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

Name

MICHAEL FLIREBACHER

Address

3238 THIRD ST.

City

WAYNE

State

MICH

Zip

48184

Phone / Fax

734 729-7849

E-Mail

Contractor

Contractor Name & Contact Info

OWNER/MEMBER

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

☒ Other

Complete Description of Proposed Work:

STUDY ITEMS:

- ① ROOF - TYPES
- ② CHIMNEY
- ③ BASEMENT / CELLAR - MECHANICAL ARRANGEMENT
- ④ GAS METER LOCATIONS
- ⑤ UPDATE TO CURRENT PROGRESS / PERMIT

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:

Permit fee:

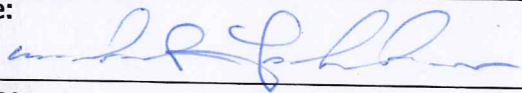
\$35 + _____ =

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:

MAR 21, 2017

Print Name:

MICHAEL FURBACHER

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
DRAFT MINUTES OF March 14, 2017

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: Ypsilanti Historical Society, 220 N. Huron St.

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

Commissioners Absent: 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

322 Maple St.

**Application is for foundation & porch repair.*

Applicant: Sandra Marshall – Owner,

114 N. River St.

**Application is for an amendment for a window replacement.*

Applicant: Matthew Craven, Marven Windows – Present

Discussion:

Stevenson: States that this is an amendment to a previous application. States that the applicant had previously discussed a bronze color for the windows but now they would like to do white.

Craven: States that is correct.

Stevenson: States there was concerns with the Commission when it was brought up through email which is why it was brought back to the table tonight.

Prebys: Asks about the change.

Craven: States that the owners originally had no preference for the colors of the windows. After some consideration the owners stated they would only do the windows if they could be done in white, which is the colors of the windows now. It is not a great reflection of what the windows were originally and it is what the client wants and they feel very strongly about it. States that if the windows are not white then they do not want them which would be a shame since it would be much more historically accurate with an aluminum-clad window.

Schmiedeke: States she feels quite strongly that the dark sash is appropriate for the building and that the white is not.

Prebys: States that he concurs with Commissioner Schmiedeke that the dark sash is much more appropriate and that if they choose not to put the windows in that is their prerogative.

Stevenson: Asks Commissioner Prebys if he would be more comfortable for the windows to remain as-is than going to the aluminum-clad windows if they were to be white.

Schmiedeke: States this an opportunity to make an improvement in the building.

Stevenson: States that the building will remain as is and asks if they (the Commission) will be alright with that. Asks Commissioner Rupert for his thoughts.

Rupert: States that he fully concurs with the other Commissioners.

Craven: Asks how to explain this to the client when they express frustration over the motion.

Prebys: States they should say that the sashes were originally darker and that they would like to see the windows returned to something more appropriate when they are doing such a major overhaul.

Craven: States that bronze it is then (after motion has been made.)

Stevenson: Asks for a motion to be made.

Motion:

Schmiedeke: (second: Rupert) moves to deny the amendment to the application for the previously approved windows at 114 N. River.

Secretary of the Interior's Standards: N/A

322 Maple St.

**Application is for foundation & porch repair.*

Applicant: Sandra Marshall –Owner, Kyle Davis – Contractor – Present

Discussion:

Stevenson: States that the application was tabled at the last meeting because the application gave some information about the scope of work but they had some additional questions, especially regarding the porch and wanted to speak with the applicants.

Davis: Asks if they were talking about the side stone porch or the front wood porch.

Prebys: States that the application made it unclear what was happening to the porch which is why they would like to be walked through the application.

Davis: States it is a ground level porch that will be removed to do some foundation work. States that all the brick there that they can save will be put back. Also the roof on the porch will not be removed.

Marshall: States that when she bought the house she was told the East side of the foundation was failing so that is an absolute must. She was also told by a structural engineer that within five years the west and south walls would also not be viable.

Prebys: Asks if the porch will be removed.

Davis: States that it will not be just the slab.

Prebys: States they will be removing the three sections and replacing them with block.

Motion:

Prebys: (second: Stevenson) moves approval of the work at 322 Maple to include foundation repair to require replacing certain areas of the foundation with block and removing and replacing slab on the west side of the house. Also including the scope of services referred to in the application.

Secretary of the Interior's Standards:

#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.

NEW BUSINESS

512 N. Hamilton

**Application is for painting and fence installation*

Applicant: Grant Dybdahl and Alexander Morosach - Present

Discussion:

Prebys: Asks for clarification on the accents.

Dybdahl: States that it would be for doors and other accents.

Pettit: States that from their discussions earlier that he has no problems with anything.

Motion: Prebys (second: Davis) moves to approve the application for work at 512 N. Hamilton to include painting and fence installation as described in the application. The building shall be cleaned in the gentlest means possible before painting.

Secretary of the Interior's Standards:
#10 – New work shall be removable.

Approval: Unanimous. Motion carries.

216 N. Washington

**Application is for carriage house restoration.*

Applicant: Ron Rupert - Present

Discussion:

Rupert: States the work will be done on the carriage house. They managed to convince the owner to salvage the house instead of tearing it down. They will stabilize the building, repair and replace the east wall, repair the roof, replace the floor and prime and paint the exterior. They will be working with the building inspector with the details.

Davis: Asks if the building will look exactly the same.

Rupert: States that is correct except much improved with like for like replacement.

Motion: Prebys (second: Rupert) moves to approve the application for work at 216 N. Washington to include using like materials to repair and replace the east wall, the roof, interior rafters and the floor. The exterior shall be painted and cleaned using the gentlest means possible.

Secretary of the Interior Standards:

#5-Preserve distinctive features.

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

#10-New work shall be removable.

Unanimous. Motion Carries.

42 E. Cross

**Application is for sign installation.*

Applicant: Mark Teachout – Present

Discussion:

Davis: Asks if it will be the same white as the trim color that has recently been completed.

Teachout: States they asked the sign maker to do that.

Rupert: Asks if the entrance to the store will be in the same place.

Teachout: States that it will be. Nothing will be changing except for the sign. Both of the storefronts need no signs but only one of the mock ups were completed in time for this meeting. States he has brought both.

Prebys: States he has no problem with the sign for 42 E. Cross and that none of the other Commissioners do either.

Pettit: Asks about the differences between the two options on the mock ups.

Teachout: States the option chosen has depth to the sign and the other one would be painted directly on the sign.

Motion: Davis (second: Prebys) moves approval of the application for work at 42 E. Cross for the installation of a non-illuminated dimensional letter sign. The sign will be mounted with aluminum studs on the mortar joints and fixed with epoxy. The letters will be vinyl and painted in 3m white to match existing trim color and the sign will need to be viewed and approved by the planning department.

Secretary of the Interior Standards:

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

#10-New work shall be removable.

Approval: Unanimous. Motion carries.

Stevenson: States that the Commission will allow the application for the sign at 44 E. Cross to be administratively approved by staff once it has been submitted to the building department.

Motion: Rupert (second: Prebys) moves to authorize the administrative approval of the "Cream and Crumb" sign and 44 E. Cross St.

STUDY ITEMS-None.

Administrative Approvals

117 E. Cross – Re-roof

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

Secretary of the Interior Standards:

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

#10-New work shall be removable.

Unanimous. Motion Carries.

OTHER BUSINESS

Property Monitoring-

508 N. Hamilton-

Staff discussed the wind storm that occurred the past week and some of the damage that resulted. A tree fell on 508 N. Hamilton resulting in damage to the porch, roof and chimney. The HDC has been advised about the damage.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of February 28, 2017.

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Prebys (second: Schmiedeke) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 7:32p.m.

DRAFT