

1. Historic District Commission Agenda 4-11-17

Documents:

[HDC APRIL 11, 2017 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 4-11-17

Documents:

[HDC MEETING PACKET 4-11-17.PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, April 11, 2017
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—none

B. NEW BUSINESS

1. 301 W Cross	LED light installation
2. 301 W Cross	Outdoor patio installation
3. 17 E Cross	Painting
4. 26 N Washington	Re-siding
5. 101 S Washington	Window installation
6. 21 E Cross	Painting & signage

C. STUDY ITEMS

7. 16 S Washington & 9 S Adams	Mural
8. 16 S Washington & 9 S Adams	Signage

D. ADMINISTRATIVE APPROVALS

9. 6 S Washington	Re-roof
--------------------------	----------------

E. OTHER BUSINESS

10. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of amended minutes of March 14, 2017

Approval of the minutes of March 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

Tuesday, April 11, 2017
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—none

B. NEW BUSINESS

1. 301 W Cross	LED light installation
2. 301 W Cross	Outdoor patio installation
3. 17 E Cross	Painting
4. 26 N Washington	Re-siding
5. 101 S Washington	Window installation
6. 21 E Cross	Painting & signage

C. STUDY ITEMS

7. 16 S Washington & 9 S Adams	Mural
8. 16 S Washington & 9 S Adams	Signage

D. ADMINISTRATIVE APPROVALS

9. 6 S Washington	Re-roof
--------------------------	----------------

E. OTHER BUSINESS

10. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of amended minutes of March 14, 2017

Approval of the minutes of March 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.



HDC Work Permit Staff Review

Property address: 301 W Cross

Date of Application: March 24, 2017

Date of Review: April 5, 2017

Date of Meeting: April 11, 2017

Proposed work: LED light installation

Materials: LED light strips

Staff review:

1. Staff mailed a letter to the owner regarding installation without a permit in the HDC.
2. LED lights were installed surrounding the windows and on the roof parapet on the north and east sides of the building.
3. This is for work already completed.
4. Since the complaint was made the owner has placed a cover over the white LEDs (see attached photo).

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

Recommended Motion:

Move to (approve/deny) the installation of LED light strips on the roof parapet/ windows at 301 W Cross St.

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

301 W. CROSS

Applicant

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

Name

TARIQ HAMAD

Address

1143 WALNUT

City

Dearborn

State

MI

Zip

48124

Phone / Fax

313-693-3308

E-Mail

HAMAD T 2015@yahoo.com

Contractor

Contractor Name & Contact Info

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

☒ Other

Complete Description of Proposed Work:

replace out door lighting with led lights

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:

\$1,150.00

Permit fee:

\$35 + _____ = 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:

3-24-17

Print Name:

TARIQ HAMAD

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.

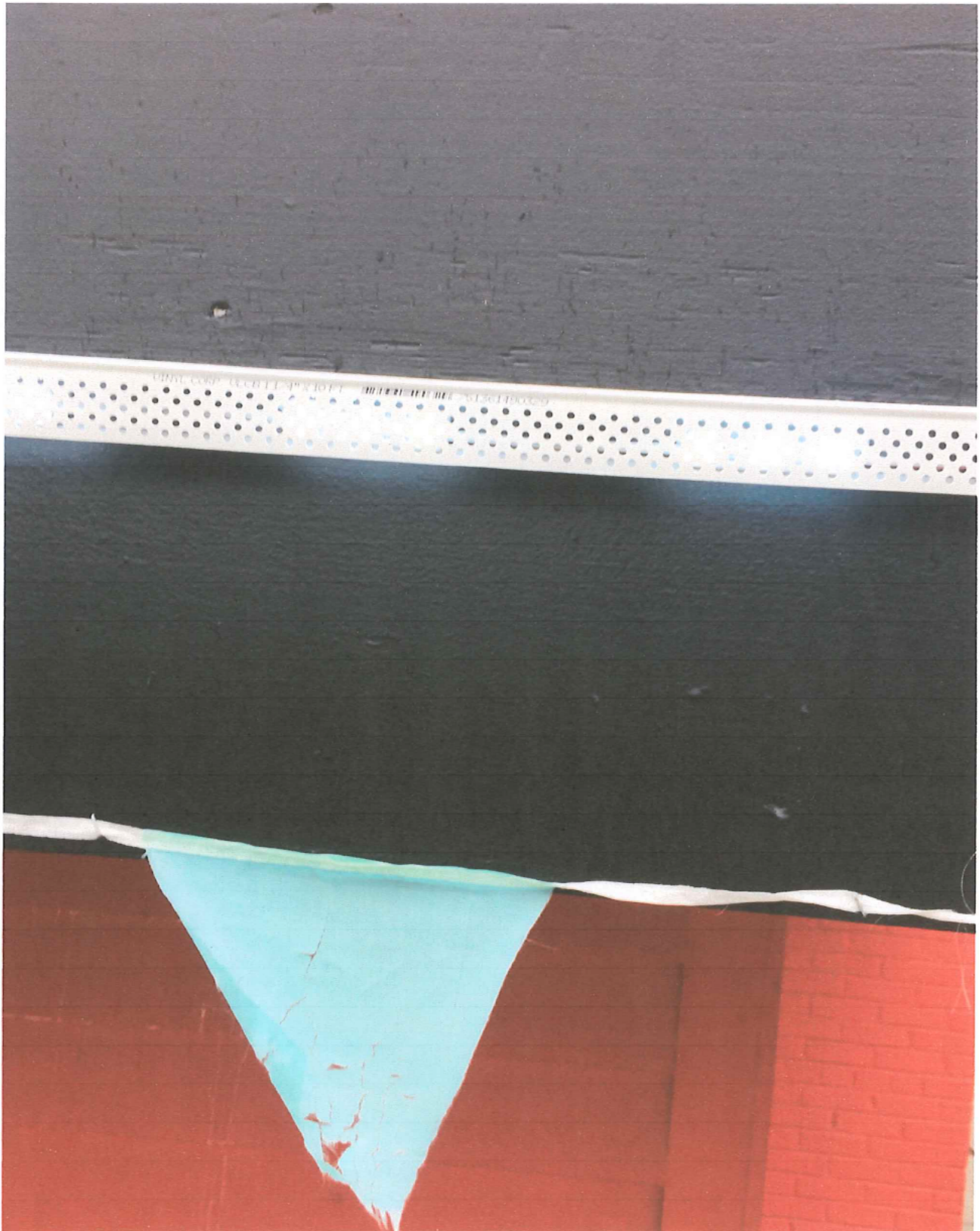


301 W CROSS

4/7/2017

From: Tariq Hamad [REDACTED] 
Subject: Cover
Date: April 3, 2017 at 2:10 PM
To: [REDACTED]

TH



301 W Cross



HDC Work Permit Staff Review

Property address: 301 W Cross

Date of Application: April 2, 2017

Date of Review: April 5, 2017

Date of Meeting: April 11, 2017

Proposed work: patio installation

Materials: treated Southern Pine, concrete and fasteners

Staff review:

1. Staff advised the applicant that the deck will need to be stained/painted and to bring color options to the meeting.
2. Planning staff has already reviewed and advised the applicant of zoning requirements.
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:

Move to (approve/deny) the installation of wood patio at 301 W Cross St. The deck is to be painted or stained with an opaque stain after sufficient drying time has been allowed.

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

301 W cross

Applicant

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

Name

ERIC HAMAD

Address

1143 WALNUT

City

Dearborn

State

MI

Zip

48124

Phone / Fax

313-693-3308

E-Mail

HAMAD T 2015 @ 78hse.com

Contractor

Contractor Name & Contact Info

NICK CONSTRUCTION 810-844-9600

Type of work

☐ Roofing

☐ Window/Door
Replacement

☒ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

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 + 5 = 40.-

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:

4-2-17

Print Name:

Tariq Hamad

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.

edgenet[®]

Pro Deck DesignTM



Estimate Prepared for:**Store Information:**

- #2762

(734) 207-6147

Estimate Created: 03/29/2017**Days Valid:** 14**Estimate Prepared by:**Big Hammer
Design Systems 8**Decks Total Price (pre-tax):****\$4,547.07**

"Please take this quote to the Contractor Services or Special Services Desk."

"Products and prices shown online may vary from those at The Home Depot store near you. Prices shown on this quote may be different due to changes in product availability and market conditions. Prices for identical items may also vary from store to store."

"Los productos y precios demostrados en línea pueden variar de los en el almacén The Home Depot cerca de usted. Los precios demostrados en esta cotización pueden ser diversos debido a los cambios en condiciones de la disponibilidad y del mercado del producto. Los precios para los artículos idénticos pueden también variar de almacén al almacén."

"* Special Order Items where price is not included in total - Please take to The Home Depot Special Services Desk for a price quote."

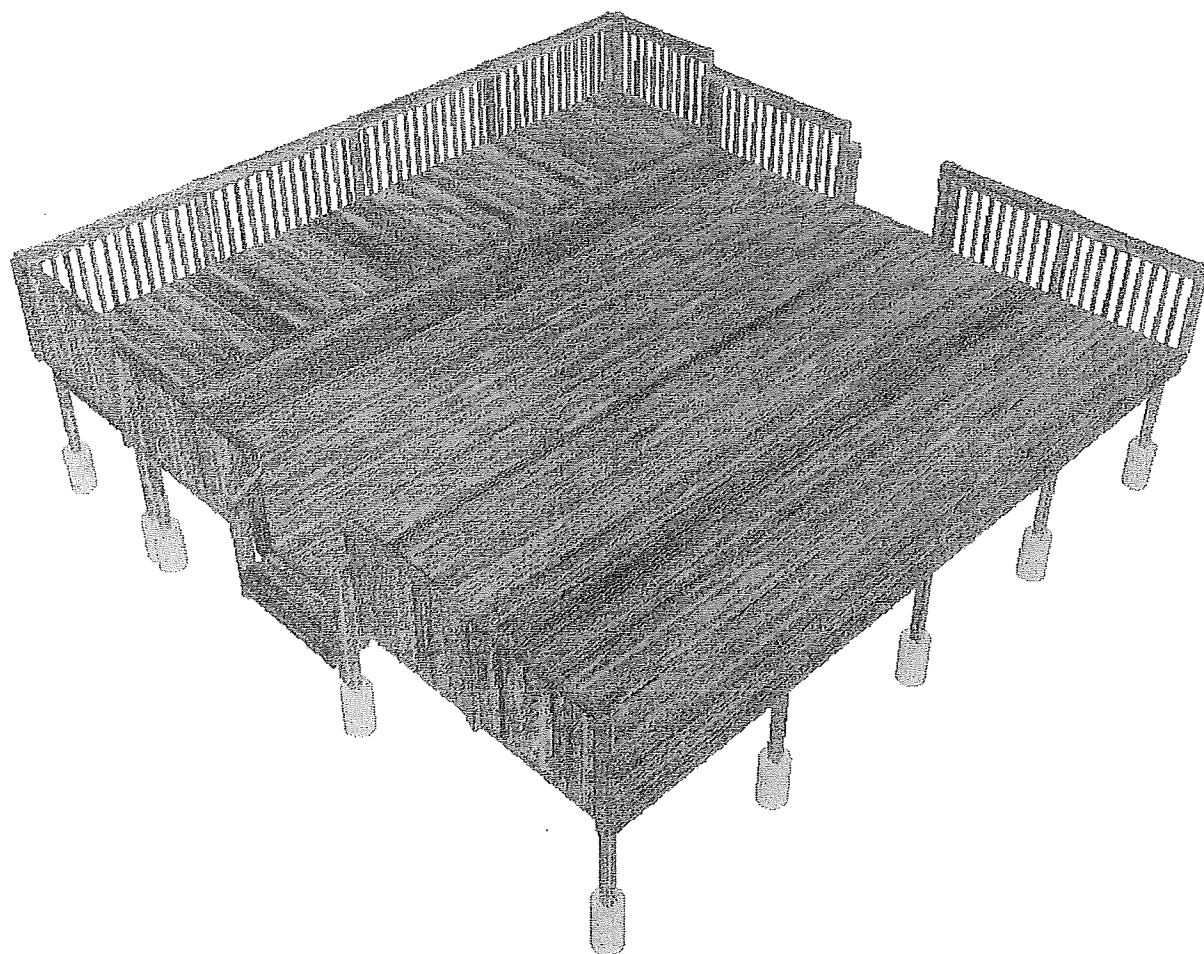
"* Los Artículos de la Orden Especial donde el precio no se incluye en total - Favor de llevar a la Mesa de Servicios Especiales del Home Depot para una cotización del precio."

Warning and Important Instructions: This is not a final design plan or estimate. EDGENET, INC. assumes no responsibility for the correct use or output of this program. All information contained on this page is subject to the terms in the disclaimer located at the end of this document.

Advertencia e instrucciones importantes: Esto no es un plan ni una estimación final del diseño. EDGENET, INC. no asume ninguna responsabilidad del uso o de la salida correcta de este programa. Toda la información contenida en esta página está conforme a los términos en la negociación, situada en el extremo de este documento.



3D View

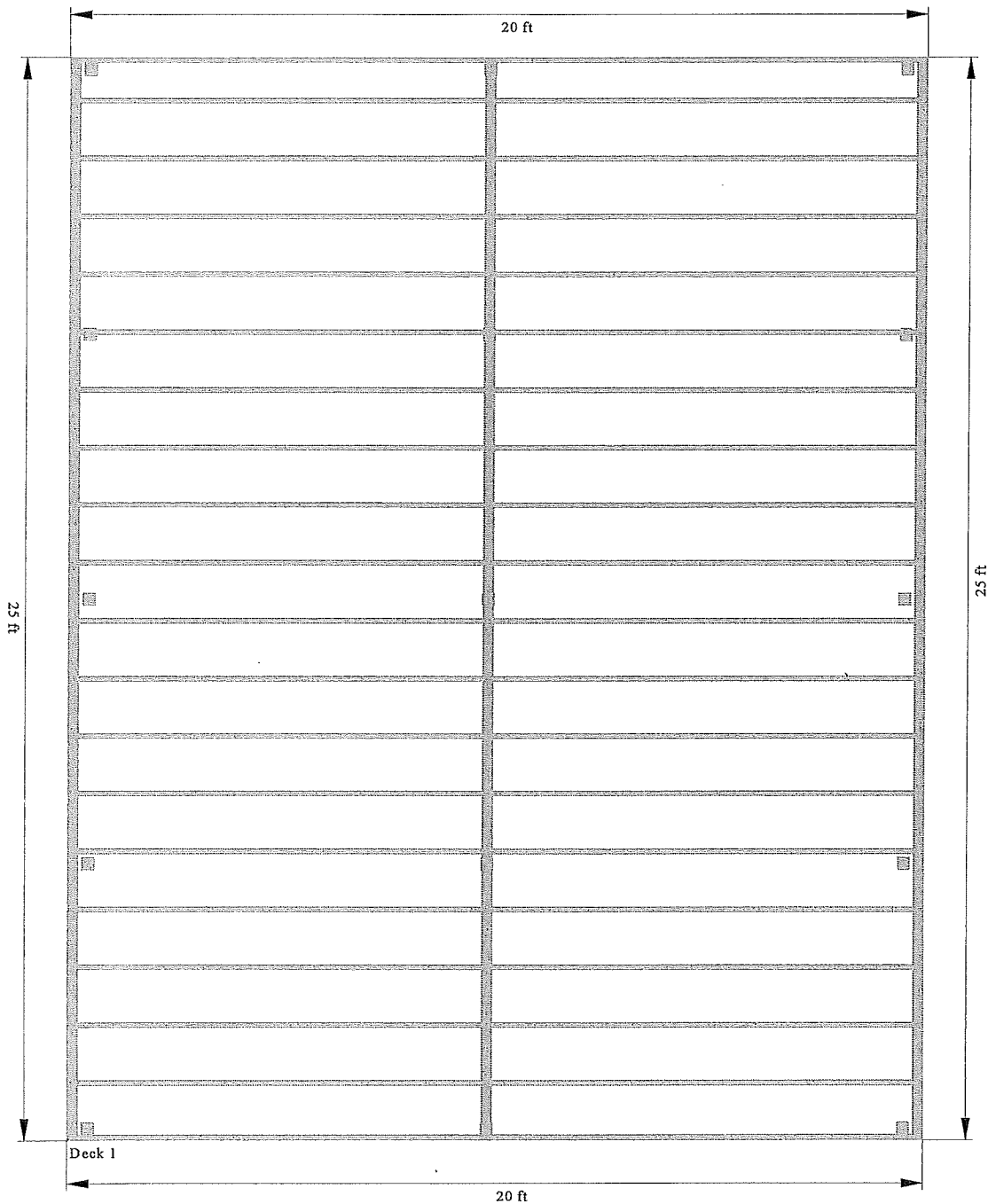


Warning and Important Instructions: This is not a final design plan or estimate. EDGENET, INC. assumes no responsibility for the correct use or output of this program. All information contained on this page is subject to the terms in the disclaimer located at the end of this document.

Advertencia e instrucciones importantes: Esto no es un plan ni una estimación final del diseño. EDGENET, INC. no asume ninguna responsabilidad del uso o de la salida correcto de este programa. Toda la información contenida en esta página está conforme a los términos en la negación, situada en el extremo de este documento.



Dimension View - Deck 1

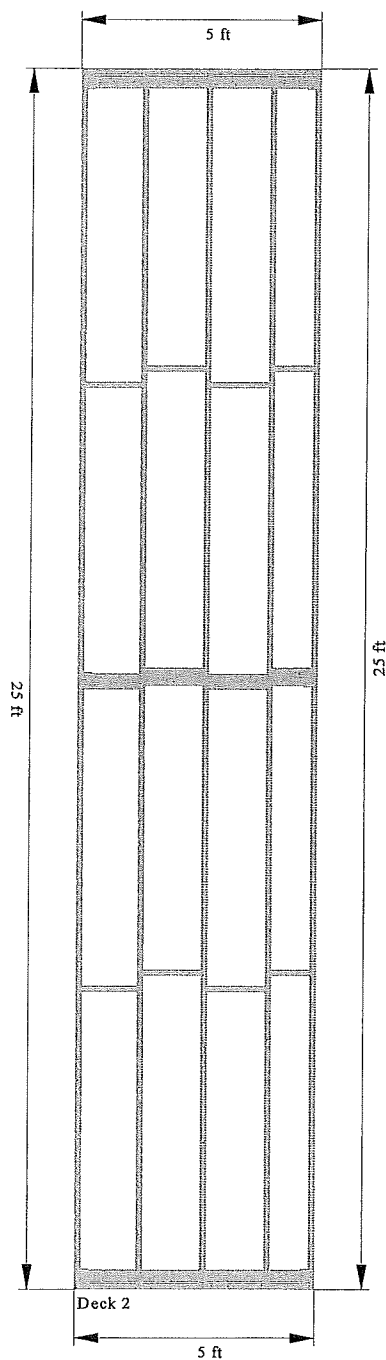


Warning and Important Instructions: This is not a final design plan or estimate. EDGENET, INC. assumes no responsibility for the correct use or output of this program. All information contained on this page is subject to the terms in the disclaimer located at the end of this document.

Advertencia e instrucciones importantes: Esto no es un plan ni una estimación final del diseño. EDGENET, INC. no asume ninguna responsabilidad del uso o de la salida correcto de este programa. Toda la información contenida en esta página está conforme a los términos en la negación, situada en el extremo de este documento.



Dimension View - Deck 2

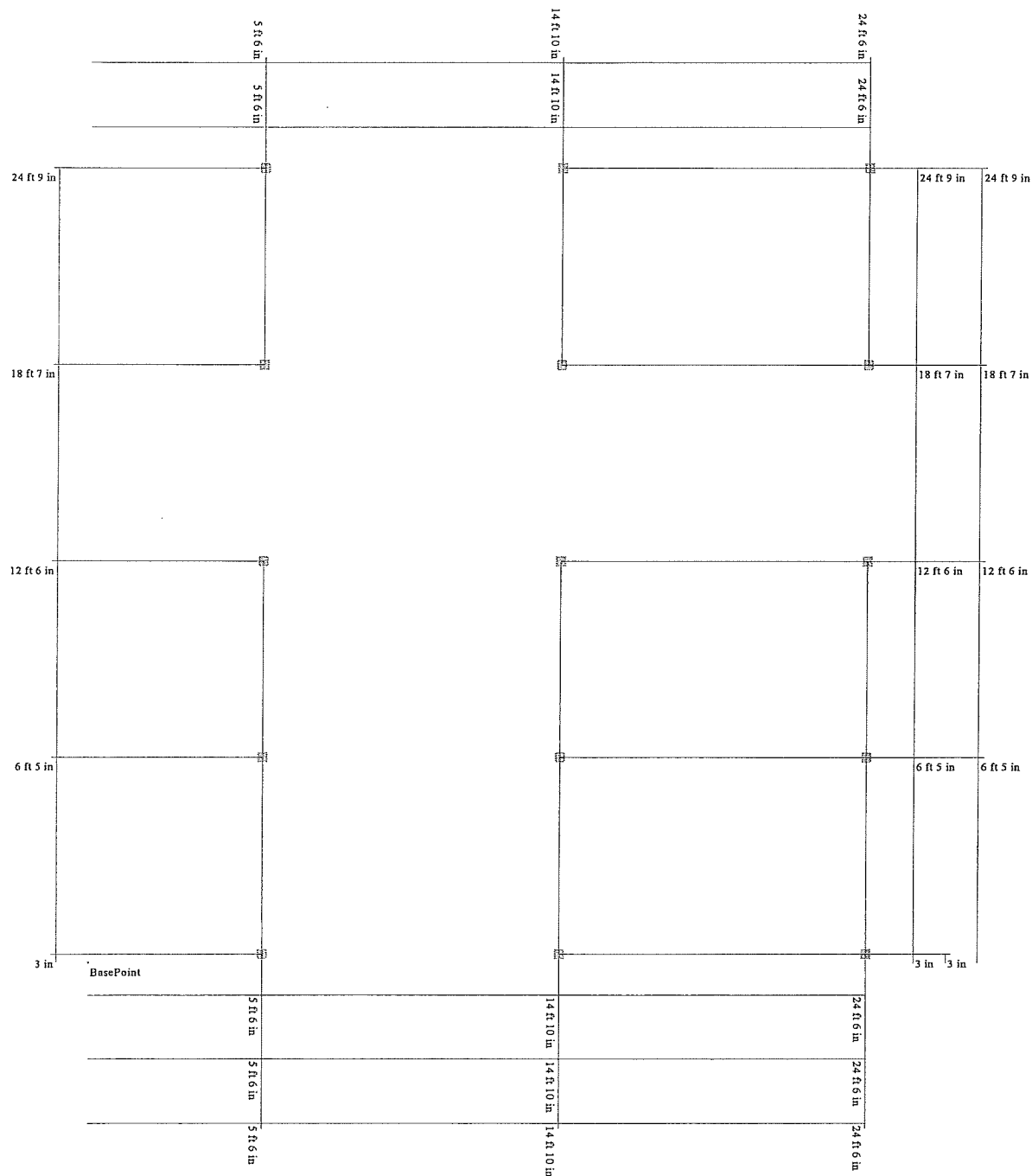


Warning and Important Instructions: This is not a final design plan or estimate. EDGENET, INC. assumes no responsibility for the correct use or output of this program. All information contained on this page is subject to the terms in the disclaimer located at the end of this document.

Advertencia e instrucciones importantes: Esto no es un plan ni una estimación final del diseño. EDGENET, INC. no asume ninguna responsabilidad del uso o de la salida correcto de este programa. Toda la información contenida en esta página está conforme a los términos en la negación, situada en el extremo de este documento.



Post View - Deck 1

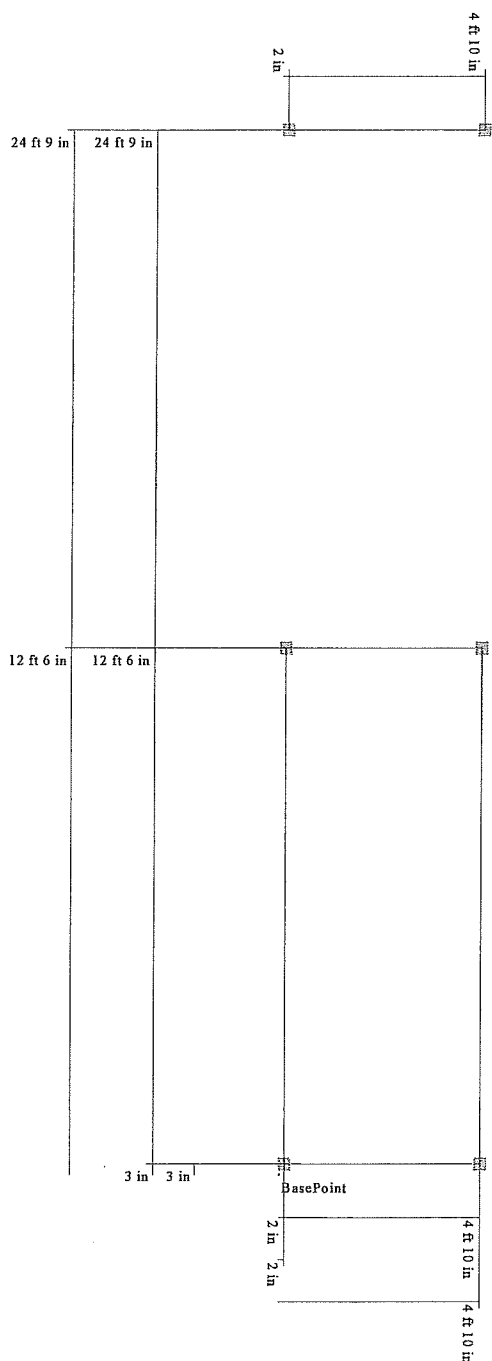


Warning and Important Instructions: This is not a final design plan or estimate. EDGENET, INC. assumes no responsibility for the correct use or output of this program. All information contained on this page is subject to the terms in the disclaimer located at the end of this document.

Advertencia e instrucciones importantes: Esto no es un plan ni una estimación final del diseño. EDGENET, INC. no asume ninguna responsabilidad del uso o de la salida correcto de este programa. Toda la información contenida en esta página está conforme a los términos en la negación, situada en el extremo de este documento.



Post View - Deck 2

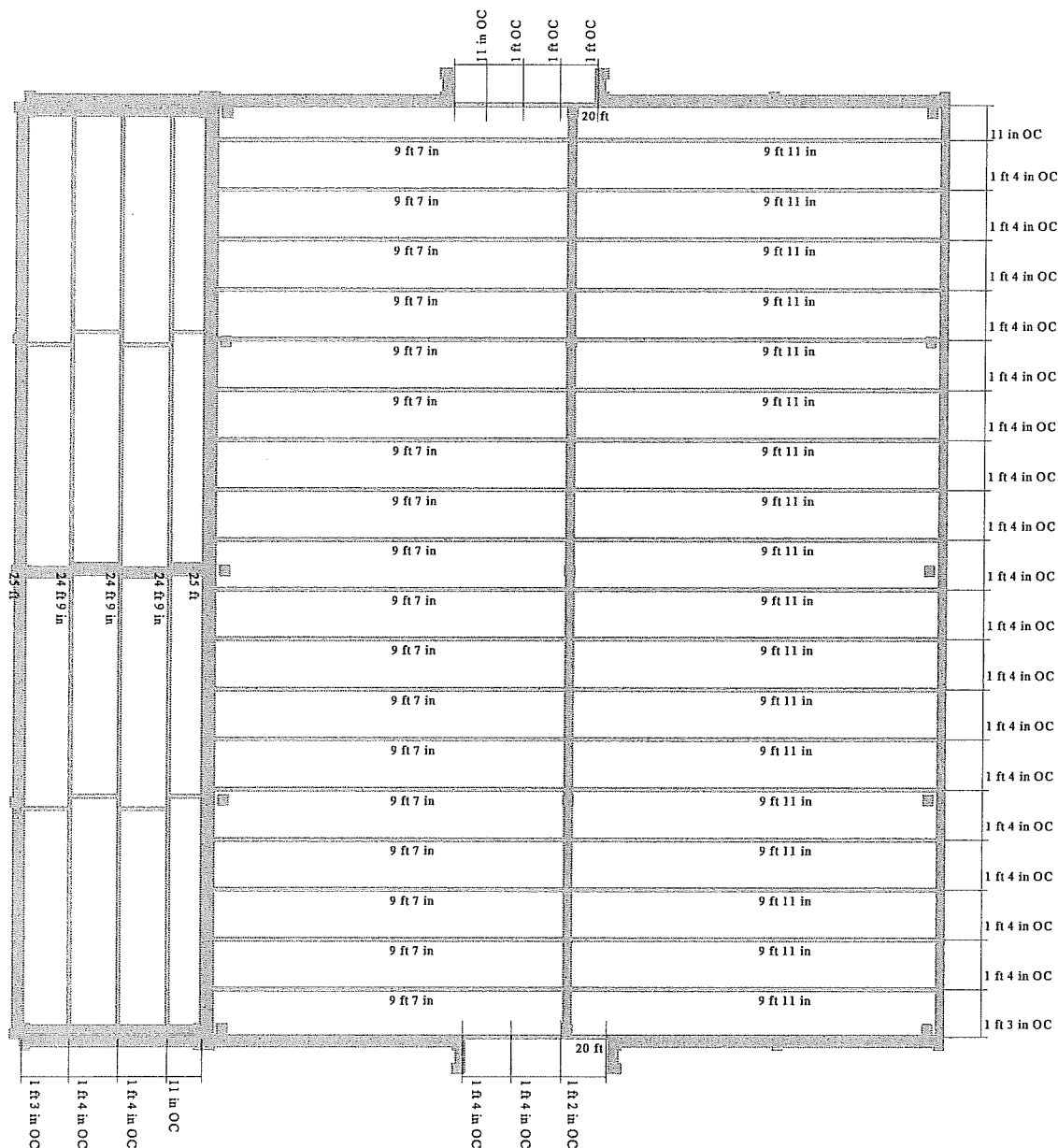


Warning and Important Instructions: This is not a final design plan or estimate. EDGENET, INC. assumes no responsibility for the correct use or output of this program. All information contained on this page is subject to the terms in the disclaimer located at the end of this document.

Advertencia e instrucciones importantes: Esto no es un plan ni una estimación final del diseño. EDGENET, INC. no asume ninguna responsabilidad del uso o de la salida correcto de este programa. Toda la información contenida en esta página está conforme a los términos en la negación, situada en el extremo de este documento.



Joist Layout View



Notes:

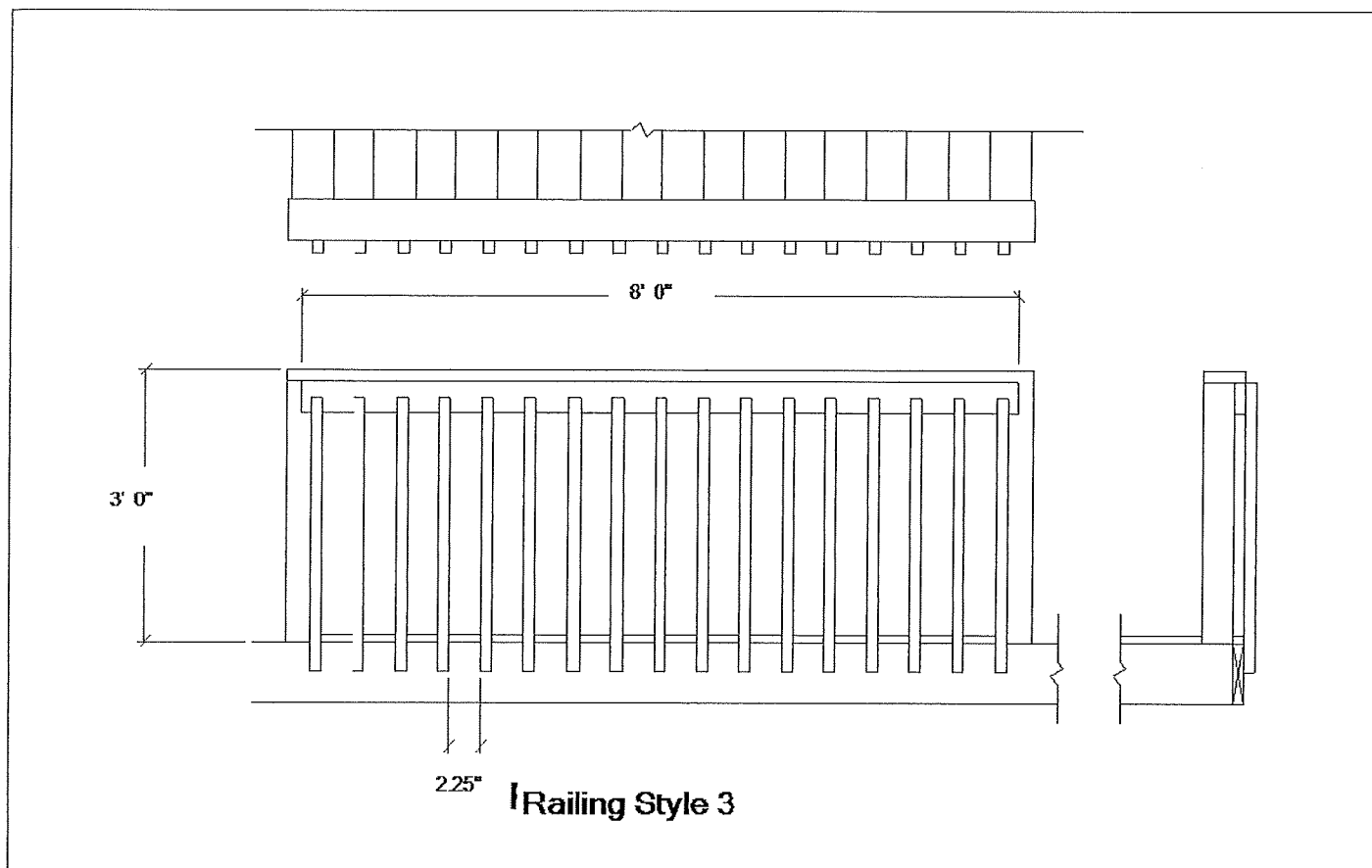
All joist and stringer spacing dimensions are measured in OC.

Warning and Important Instructions: This is not a final design plan or estimate. EDGENET, INC. assumes no responsibility for the correct use or output of this program. All information contained on this page is subject to the terms in the disclaimer located at the end of this document.

Advertencia e instrucciones importantes: Esto no es un plan ni una estimación final del diseño. EDGENET, INC. no asume ninguna responsabilidad del uso o de la salida correcto de este programa. Toda la información contenida en esta página está conforme a los términos en la negación, situada en el extremo de este documento.



Railing Details View



Warning and Important Instructions: This is not a final design plan or estimate. EDGENET, INC. assumes no responsibility for the correct use or output of this program. All information contained on this page is subject to the terms in the disclaimer located at the end of this document.

Advertencia e instrucciones importantes: Esto no es un plan ni una estimación final del diseño. EDGENET, INC. no asume ninguna responsabilidad del uso o de la salida correcto de este programa. Toda la información contenida en esta página está conforme a los términos en la negación, situada en el extremo de este documento.



Deck Information

Deck 1

Construction Method - Beam Flush With Joist
Footing Type - In-Ground
Live Load - 60
Dead Load - 10
Decking Spacing - 1/8 in
Joist Spacing - 16 in
Beam Spacing - 120 in
Post Spacing - 73 5/8 in
Decking - L5/4x6 Treated Premium Southern Pine No. 2
Beams - L2x10 Treated Southern Pine No. 2
Joists - L2x8 Treated Southern Pine No. 2
Posts - L4x4 Treated Southern Pine No. 2
Deck Height - 14 in
Diagonal Bracing - Yes
Joist Overhang - 0 in
Beam Overhang - 0 in
Decking Deflection Factor - 360
Joist Deflection Factor - 360
Beam Deflection Factor - 360
Pref Decking Size - 5/4x6
Pref Joist Size - NONE
Pref Beam Size - NONE
Pref Post Size - NONE
Diag Brace Height 1 - 24 in
Diag Brace Height 2 - 24 in

Deck 2

Construction Method - Beam on Top of Post
Footing Type - In-Ground
Live Load - 60
Dead Load - 10
Decking Spacing - 1/8 in
Joist Spacing - 16 in
Beam Spacing - 150 in
Post Spacing - 60 in
Decking - L5/4x6 Treated Premium Southern Pine No. 2
Beams - L2x8 Treated Southern Pine No. 2
Joists - L2x10 Treated Southern Pine No. 2
Posts - L4x4 Treated Southern Pine No. 2
Deck Height - 21 in
Diagonal Bracing - Yes
Joist Overhang - 0 in
Beam Overhang - 0 in

Warning and Important Instructions: This is not a final design plan or estimate. EDGENET, INC. assumes no responsibility for the correct use or output of this program. All information contained on this page is subject to the terms in the disclaimer located at the end of this document.

Advertencia e instrucciones importantes: Esto no es un plan ni una estimación final del diseño. EDGENET, INC. no asume ninguna responsabilidad del uso o de la salida correcto de este programa. Toda la información contenida en esta página está conforme a los términos en la negación, situada en el extremo de este documento.



Decking Deflection Factor - 360
Joist Deflection Factor - 360
Beam Deflection Factor - 360
Pref Decking Size - 5/4x6
Pref Joist Size - NONE
Pref Beam Size - NONE
Pref Post Size - NONE
Diag Brace Height 1 - 24 in
Diag Brace Height 2 - 24 in

Railing 6

Railing Height - 36 in
Baluster Spacing - 3 3/4 in

Railing 2

Railing Height - 36 in
Baluster Spacing - 3 3/4 in

Railing 3

Railing Height - 36 in
Baluster Spacing - 3 3/4 in

Railing 5

Railing Height - 36 in
Baluster Spacing - 3 3/4 in

Railing 4

Railing Height - 36 in
Baluster Spacing - 3 3/4 in

Railing 1

Railing Height - 36 in
Baluster Spacing - 3 3/4 in

Railing 8

Railing Height - 36 in
Baluster Spacing - 3 3/4 in

Railing 10

Railing Height - 36 in
Baluster Spacing - 3 3/4 in

Railing 11

Railing Height - 36 in

Warning and Important Instructions: This is not a final design plan or estimate. EDGENET, INC. assumes no responsibility for the correct use or output of this program. All information contained on this page is subject to the terms in the disclaimer located at the end of this document.

Advertencia e instrucciones importantes: Esto no es un plan ni una estimación final del diseño. EDGENET, INC. no asume ninguna responsabilidad del uso o de la salida correcto de este programa. Toda la información contenida en esta página está conforme a los términos en la negación, situada en el extremo de este documento.



Baluster Spacing - 3 3/4 in

Railing 13

Railing Height - 36 in

Baluster Spacing - 3 3/4 in

Railing 14

Railing Height - 36 in

Baluster Spacing - 3 3/4 in

Stair 1

Step Width - 48 in

Step Height - 7 in

Step Rise - 7 in

Step Run - 11 in

Stringers - L2x12 Treated Southern Pine No. 2

Risers - L2x4 Treated Southern Pine No. 2

Treads - L5/4x6 Treated Southern Pine Standard

Stair 2

Step Width - 48 1/16 in

Step Height - 7 in

Step Rise - 7 in

Step Run - 11 in

Stringers - L2x12 Treated Southern Pine No. 2

Risers - L2x4 Treated Southern Pine No. 2

Treads - L5/4x6 Treated Southern Pine Standard

Warning and Important Instructions: This is not a final design plan or estimate. EDGENET, INC. assumes no responsibility for the correct use or output of this program. All information contained on this page is subject to the terms in the disclaimer located at the end of this document.

Advertencia e instrucciones importantes: Esto no es un plan ni una estimación final del diseño. EDGENET, INC. no asume ninguna responsabilidad del uso o de la salida correcto de este programa. Toda la información contenida en esta página está conforme a los términos en la negación, situada en el extremo de este documento.



HDC Work Permit Staff Review

Property address: 17 E Cross St

Date of Application: March 28, 2017

Date of Review: April 5, 2017

Date of Meeting: April 11, 2017

Proposed work: painting

Materials: colors not listed

Staff review:

1. Building staff advised the applicant that the paint samples would need to be brought to the meeting.
2. HDC to advise on proper cleaning methods and primer.

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

Recommended Motion:

Move to (approve/deny) the painting at 17 E Cross St. The applicant is to use the gentlest mean possible to clean surfaces. No power washing.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



Rec 21949 3
PHDC-17-0025

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

17 CROSS STREET YPSILANTI MICHIGAN 48198

Applicant

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

Name

Chelsea Lane

Address

17 CROSS STREET YPSILANTI

City

Ypsilanti

State

MICHIGAN

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Self

Type of work

☐ Roofing

☐ Window/Door

Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

would like to paint the bright blue sections on the outside of the building to a calmer, more neutral color. would be doing this myself.

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

paint, paint brushes, paint roller

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:

\$ 500

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:

Chelsae Lane

Date:

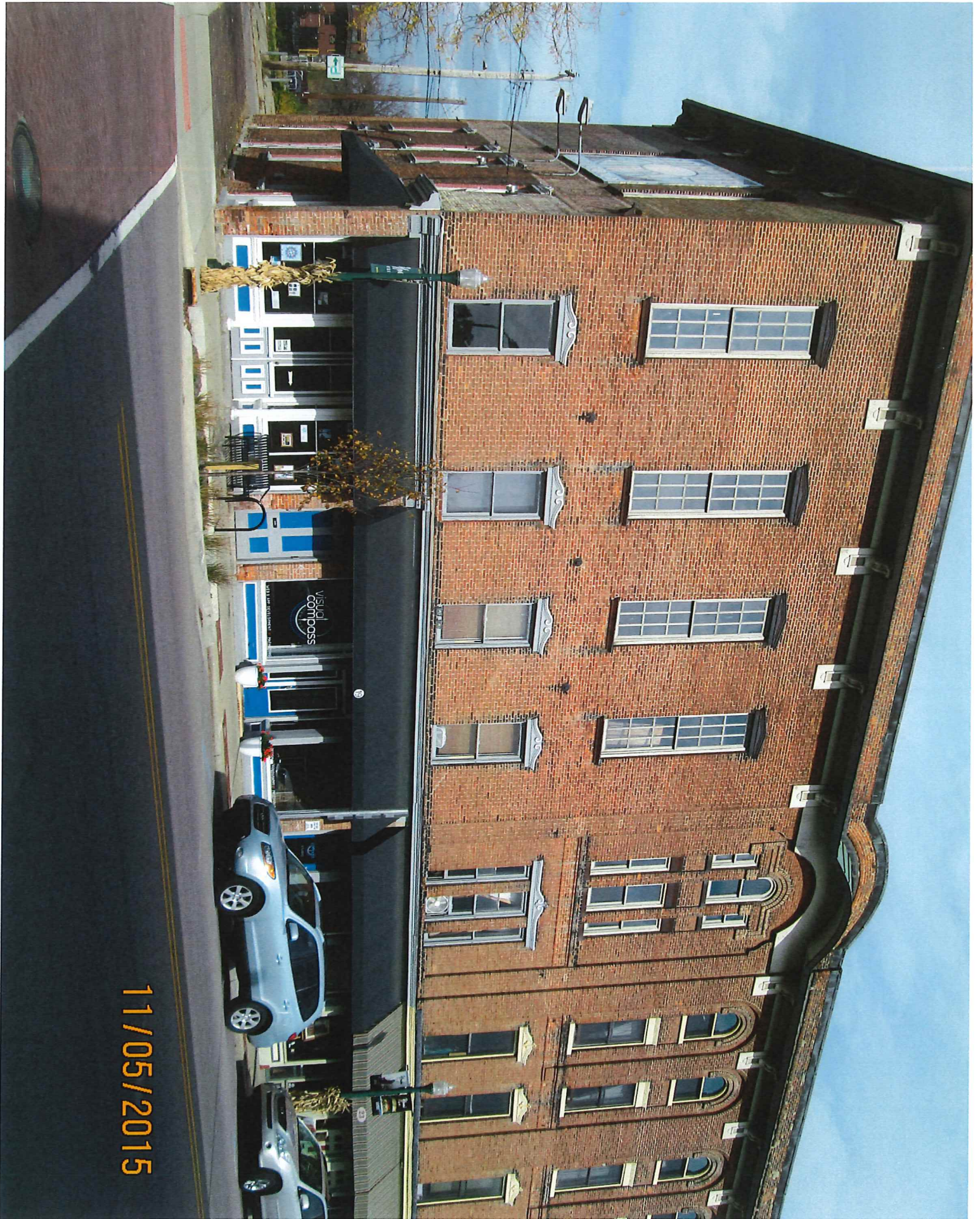
March 28, 2017

Print Name:

Chelsae Lane

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.



17 E Cross St - 1st bay in from left



HDC Work Permit Staff Review

Property address: 26 N Washington

Date of Application: March 30, 2017

Date of Review: April 5, 2017

Date of Meeting: April 11, 2017

Proposed work: residing of elevator tower

Materials: unknown

Staff review:

1. Elevator tower at the rear of the structure is currently open to the elements and needs immediate repair.
2. Staff advised the applicant that the materials to be used to re-side the elevator tower will need to be decided on and that info provided at the meeting.
3. Staff advised that vinyl siding would not be appropriate but that finished metal or cement board may be options for repair.
4. Before proceeding with work, the applicant must seek the appropriate building department permits.

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

Recommended Motion:

Move to (approve/deny) the re-siding of the top of the elevator tower at the rear of 26 N Washington St with (materials).

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

Rec 21959 5
PH DC 17-0007

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

26 N. Washington

Applicant

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

Name

Rudford Greaves

Address

6988 McKean LT 13B

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734 255-4680

E-Mail

radg70@yahoo.com

Contractor

Contractor Name & Contact Info

Rudford's

Type of work

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

Complete Description of Proposed Work:

Re siding the rear 2nd story
portion of the elevator shaft

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:

2000

Permit fee:

\$35 + _____ = 40⁰⁰

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:

3/30/17

Print Name:

Robert D. Brown

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.



26 N Washington



HDC Work Permit Staff Review

Property address: 101 S Washington

Date of Application: April 3, 2017

Date of Review: April 5, 2017

Date of Meeting: April 11, 2017

Proposed work: window installation

Materials: vinyl windows

Staff review:

1. This is for work that has been previously completed on the upper level of the property.
2. This work was discovered during a rental inspection on the upstairs unit.
3. Staff advised the applicant that vinyl is inappropriate and is only approved under very specific circumstances.
4. Before proceeding with work, the applicant must seek the appropriate building department permits.

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

Recommended Motion:

Move to (approve/deny) the window installation on the upper level of 101 S Washington St with the finding that this material is (appropriate/inappropriate) for the historic structure.

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

APR 03 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-21961 6
PHDC-17-0028

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

Stark Funeral Service, 101 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

Bradley W. Stark

Address

101 S. Washington Street

Ypsilanti, Michigan 48197

City

State

Zip

Phone / Fax

734/482-4900

E-Mail

info@starkfuneral.com

Contractor

Contractor Name & Contact Info

Unknown (windows were installed pre-1990)

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

No application on file, this
is to rectify that.

Complete Description of Proposed Work:

PLEASE NOTE: This is work that was previously done, we believe in good faith, that this work was done sometime pre-1990, probably around the mid-1980s.

The living room of the living quarters above the funeral home had these windows replaced. There are seven windows, each 27 x 60 white vinyl.

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

White Vinyl Replacement Windows

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:

Cost unknown but under \$3,000.00

Permit fee:

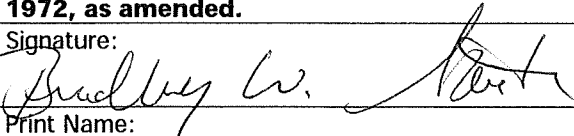
\$35 + _____ = \$35.00

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:

April 3, 2017

Print Name:

Bradley W. Stark

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.



101 S. Washington



HDC Work Permit Staff Review

Property address: 21 E Cross St

Date of Application: April 4, 2017

Date of Review: April 5, 2017

Date of Meeting: April 11, 2017

Proposed work: painting

Materials: colors listed as Nautica at Home-NT583-Monument & Conco Paints-A015-Traditional Teal

Staff review:

1. Staff advised the applicant that the paint samples would need to be brought to the meeting as well as more info on the location and size of the sign.
2. HDC to advise on proper cleaning methods and primer.

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

Recommended Motion:

Move to (approve/deny) the painting at 21 E Cross St with Nautica at Home-NT583-Monument & Conco Paints-A015-Traditional Teal. The applicant is to use the gentlest mean possible to clean surfaces. No power washing.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



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

21 E. CROSS ST. YPSILANTI MICHIGAN 48198

Applicant

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

Name

ZACHARY SCHULTZ (BRICK AND MORTAR MODERN GENERAL STORE, LLC)

Address

226 N. PROSPECT YPSILANTI MICHIGAN 48198

City

YPSILANTI

State

MICHIGAN

Zip

48198

Phone / Fax

989.971.1314

E-Mail

brickandmortarshoppe@gmail.com

Contractor

Contractor Name & Contact Info

N/A DOING IT OURSELVES

Type of work

☐ Roofing

☐ Window/Door

Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

PAINTING OF STORE FRONT AND SIGNAGE PAINTED ON FRONT WINDOW
(GOLD LEAF)

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

NAUTICA AT HOME NT583 MONUMENT
CONCO PAINTS AOIS TRADITIONAL TEAL

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:

\$500

Permit fee:

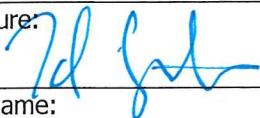
\$35 + _____ =

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:

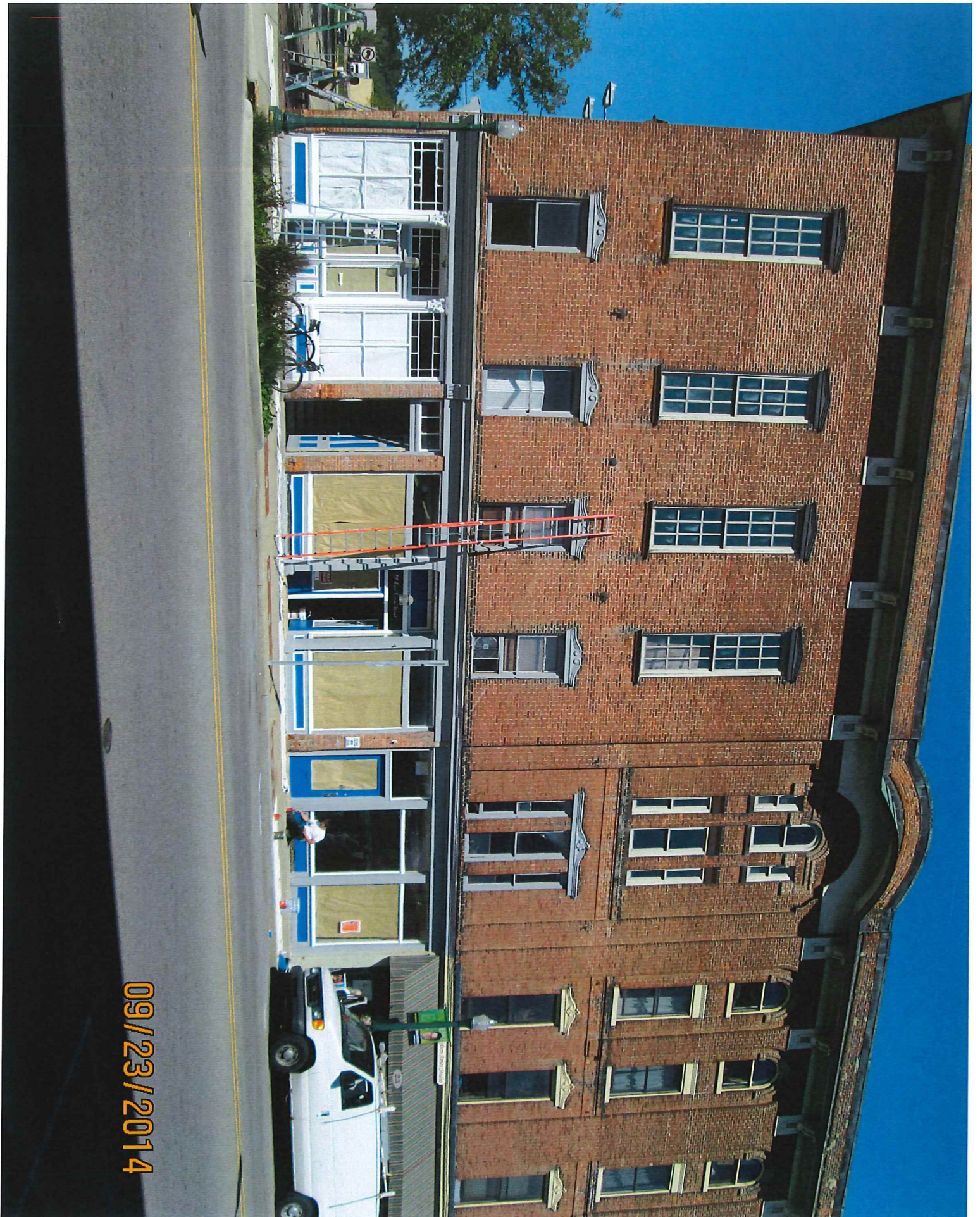
4/4/17

Print Name:

ZACHARY SCHULTZ

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.



21 E Cross St - 3rd bay from left



**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-17-0032
PHDC-17-0033

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 South Washington Street, Ypsilanti MI 48197 and 9 South Adams 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

Contractor(s) to be determined

Type of work

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

Complete Description of Proposed Work:

Study items:

Donor wall at 16 South Washington Street:

A donor wall will be added to the north side of the YpsiPlanti building, facing the Thrift Shop. The wall will feature colored acrylic circles with the names of donors. All circles will be mounted with appropriate masonry anchors into mortar joints.

Robert C. Barnes, Sr. MarketPlace Hall sign at 9 South Adams Street:

To honor the father of Robert Barnes, current owner of the two properties in the Ypsilanti Farmers MarketPlace, Growing Hope will dedicate the building to Mr. Barnes. Sign elements are cut from 3/16" aluminum and painted white (see description attached). A peapod sculpture reflecting Growing Hope's mission to create greater access to local, fresh, healthy foods, will be added.

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

Colors selected from Growing Hope's market palette

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:

\$6,700 - \$7,500

Permit fee:

\$35 + $\frac{6,700 - 7,500}{3,000} \times 50 = \$67.35 - \$75.35$ **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: April 4

~~March 28~~, 2017

Print Name:

Laura Green Gillis

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.

Concept for Donor Thank You Wall at
Ypsilanti Farmers MarketPlace**



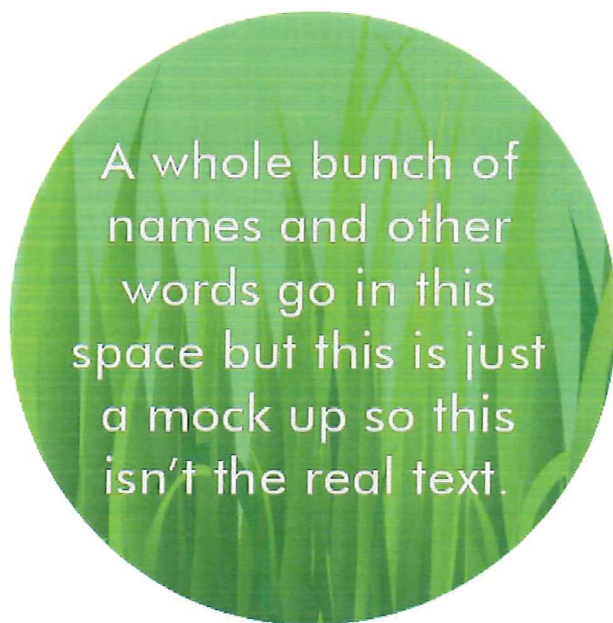
**Subject to design, material, and mounting approval by
Historic District Commission & Building Department

Option 1

- Circles are cut from 1/4" acrylic.
- Colored circles are laminated with colored translucent vinyl on back and cut vinyl text on front.
- Growing Hope/YFMP circle has "etched" vinyl laminated to back (opaque white) and cut colored vinyl on front.
- All circles are attached with appropriate masonry anchors into mortar joints. Anchors are visible.

Option 2

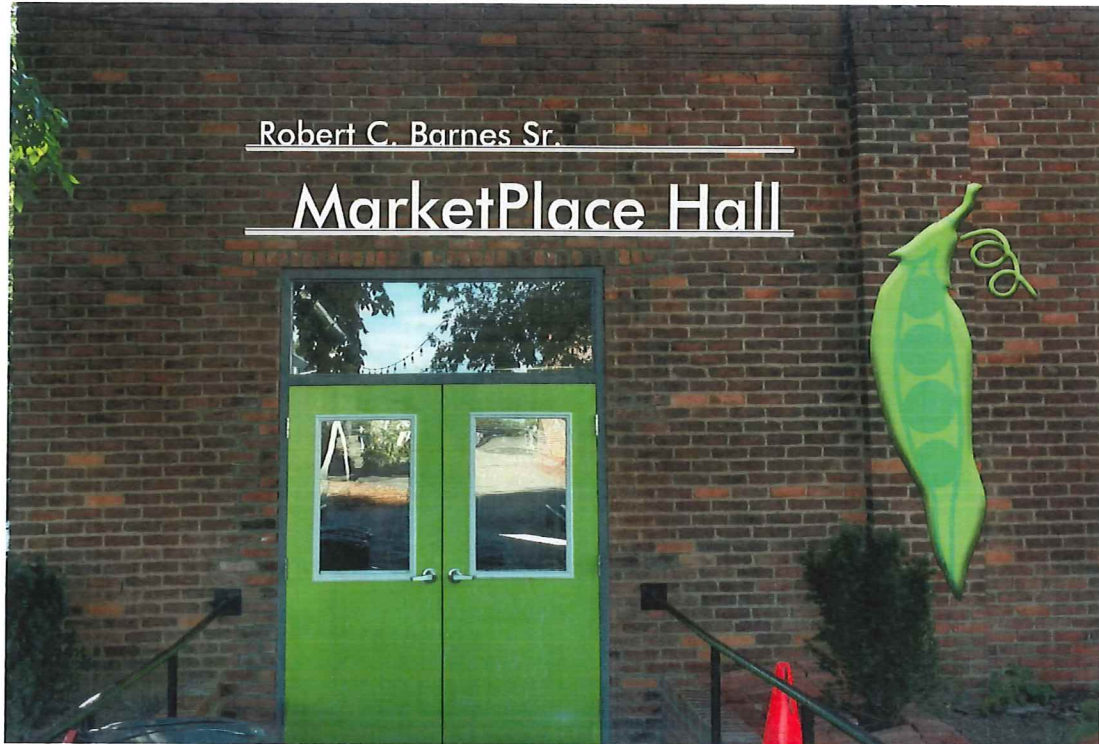
- Layout and sizes are similar to option 1.
- Circles are cut from 1/2" PVC sheet.
- Circles are painted various colors with subtle images of grasses, flowers, vegetables, etc. and then names and graphics are carved into the surface revealing the white core. Finished by applying a UV protective clear coat.
- Attached with appropriate masonry anchors into mortar joints. Anchors are visible.



Sample Engraving:



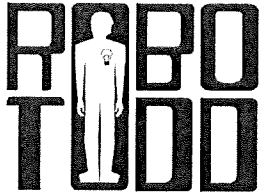
MarketPlace Hall Signage & Peapod Sculpture:



- Sign elements are each cut from a single piece of 3/16" aluminum.
- Each piece is then bent twice at 90 deg. to into a "Z" shape to allow letters to stand 4" from the brick wall.
- For reference: "M" in MarketPlace is roughly 10" tall.
- Sign elements are the same font and powder-coated white for continuity with the main sign on the bank building.
- Signage attaches to the building using appropriate masonry anchors into mortar joints. Anchors are visible.

Peapod Sculpture:

- NOTE: Sculpture will resemble a peapod but not the one shown here. The form of the piece will be much more simple.
- The sculpture will be roughly 5' tall.
- The sculpture will have a two-tone powder-coat with the peas being a slightly different shade of green than the pod.
- The peapod will also attach directly to the brick wall. Most hardware will not be visible in this case.



March 28, 2017

Job Ypsilanti Farmers' MarketPlace Donor Wall
and Hall Signage, Peapod sculpture

Growing Hope
922 W. Michigan Ave.
Ypsilanti, MI 48197

Quote #: 170328_GRH

Quantity	Description	Unit Price	Line Total
1	YFMP Donor Wall		
	– Option 1 (page 2)	\$2,700.00	\$2,700.00
	– Option 2 (page 3)	\$3,500.00	\$3,500.00
1	YFMP Hall Signage (page 4)	\$1,500.00	\$1,500.00
1	Peapod Sculpture (page 4)	\$2,500.00	\$2,500.00
Subtotal			variable
Sales Tax			NA
Total			variable

Notes:

Quotes are good for 30 days.

Thanks!

Robotodd Industries LLC | 564 S. Mansfield, Ypsilanti, MI 48198 | 734.219.5268 | oddrobots@gmail.com

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
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

114 N. River St.

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

Applicant: Matthew Craven, Marvin 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.

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.

216 N. Washington

**Application is for carriage house restoration.*

Applicant: Ron Rupert – contractor, present

Discussion: Rupert: States the work will 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.

At this point, Ron Rupert, excused himself and left the room for commission deliberation.

Motion: Prebys (second: Pettit) 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.

Approval: Unanimous. Motion Carries.

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- the HDC discussed the storm damage to the house and suggested that staff send a letter about the storm damage.

301 W Cross- the HDC requested that staff send a letter to the owner regarding the LED lights that were installed on the structure.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of February 14, 2017

Motion: Rupert (second: Davis) moves to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 8:26pm.

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF March 28, 2017

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

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

Commissioners Present: Anne Stevenson, Jane Schmiedeke, Hank Prebys, Alex Pettit,
Ron Rupert

Commissioners Absent: Mike Davis Jr., Erika Lindsay

Staff Present: Yasmin Ruiz, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (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

309 N. Grove

**Application is for sidewalk installation.*

Applicant: Mary Ellen Hagenauer, Applicant - Present

Discussion: Stevenson: Asks the Commission if there are any other questions regarding
the work.

Prebys: States he has no other questions.

Motion: Prebys: (second: Rupert) moves approval for work at 309 N. Grove to include the removal of existing of existing crushed gravel for the installation of a paved sidewalk and all work indicated in the submitted plans.

Secretary of the Interior's Standards:

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

Approval: Unanimous. Motion carries.

16 S. Washington

**Application is for solar panel installation.*

Applicant: Laura Gillis, Growing Hope, Applicant - Present

Discussion: Stevenson: Asks for clarification of the placement of the additional solar panels.

Gillis: States that the array will extend over the awning which will be over what used to be the cover of the bank.

Stevenson: Asks if the new array will be over this structure.

Gillis: The proposed array will go over the "Market" letters.

Schmiedeke: Asks if they are as far back on the canopy as the existing ones are.

Gillis: States they are on the front edge and that they will be no more visible then the ones that are currently behind some of the letters. States they are also seeking advice from a structural engineer to ensure the additional panels will be supported.

Motion: Rupert (second: Prebys) moves to approve the solar panel installation at 16 S. Washington. Solar Panels to be installed on the south-east side of the canopy.

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.

STUDY ITEMS

218 N. River

Applicant: Michael Furbacher - Present

Discussion: The applicant was here to discuss future projects that would include both exterior and interior work. Two major points of concern are the chimney and the roof. The Commission advised the applicant that interior work is not what they are concerned about and offered them advice about how to move forward on the chimney work.

215 S. Washington

Discussion: The new owners of 215 S. Washington came in to discuss some future projects with the HDC. Some priorities with the new owners and the HDC include stabilizing the home, repairing the windows and the possibility of repairing and replacing the roof. The outbuilding was also discussed as well as the removal of the outer staircase.

OTHER BUSINESS

Property Monitoring-none

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of March 14, 2017

Motion: Prebys (second: Rupert) moves to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 7:58 p.m.