

1. Historic District Commission Agenda 4-25-17

Documents:

[HDC APRIL 25, 2017 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 4-25-17

Documents:

[HDC MEETING PACKET 4-25-17.PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, April 25, 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. 320 E Cross

2. 15 E Cross

Painting

**Storefront installation & awning
removal**

C. STUDY ITEMS

3. 16 S Washington & 9 S Adams

4. 16 S Washington & 9 S Adams

5. 406 Oak

Signage

Mural

Porch repair

D. ADMINISTRATIVE APPROVALS

6. 533 N Huron

7. 616 Norris St

Re-roof

Re-roof

E. OTHER BUSINESS

8. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of April 11, 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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3. Do not imitate earlier styles.

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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: 320 E Cross St

Date of Application: April 17, 2017

Date of Review: April 20, 2017

Date of Meeting: April 25, 2017

Proposed work: painting

Materials: main color: colonial revival grey, trim: pure white, accent: Peppercorn by Sherwin Williams

Staff review:

1. 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 320 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.

Ra. 21997



RECEIVED

APR 17 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

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

320 E Cross st. Ypsilanti, MI 48198

Applicant

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

Name

William Clark & Lindsay Clark.

Address

320 E Cross st.

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

517. 902. 6974

E-Mail

will.nick.clark@gmail.com

Contractor

Contractor Name & Contact Info

Steve Hykema 734. 231. 5225

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

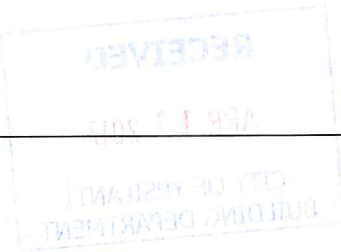
painting house.

main color - colonial Revival Gray

trim - Pure White

Sherwin Williams.

accent - Peppercorn



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:

3000 \$ Labor & materials

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:

Lindsay Ann Clark

Date:

April, 17, 2017

Print Name:

LINDSAY ANN CLARK

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

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





HDC Work Permit Staff Review

Property address: 15 E Cross St

Date of Application: April 18, 2017

Date of Review: April 20, 2017

Date of Meeting: April 25, 2017

Proposed work: storefront system installation and awning removal

Materials: dark bronze anodized aluminum door and glass panel with a regal bronze double faced embossed insulated aluminum transom panel

Staff review:

1. This project was originally approved by the HDC on February 28, 2017. The applicant was approved for the installation of pre-assembled glass entry door on the Rice St side in a bronze finish and for the re-installation of an existing garage door.
2. The applicant is amending the door installation that was previously approved for the Rice St side to include a glass panel on the side and a regal bronze double faced embossed insulated aluminum transom.
3. HDC to advise on proper patching for the mortar if any damage is uncovered from the awning removal.

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

Recommended Motion:

Move to (*approve/deny*) the work at 15 E Cross St to include the installation of a dark bronze anodized aluminum door and glass panel with a regal bronze double faced embossed insulated aluminum transom. Work will also include the removal of the awning on the building.

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 18 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

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

15 E Cross, Ypsilanti, MI 48198

Applicant

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

Name

734 Brewing Company, Inc.

Address

15 E Cross

City
Ypsilanti

State
MI

Zip
48198

Phone / Fax

734 649 6453

E-Mail

734brewing@gmail.com

Contractor

Contractor Name & Contact Info

Shaw Construction - Contact Ted Barker (734) 425-6854

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

Today's proposal has two parts:

- 1) Amend our previous permit for a new door to include glass next to it (see drawings).
- 2) Remove the awning from the entire building.

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: 4235

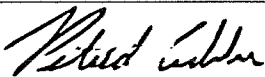
Permit fee: 5
\$35 + _____ = 40

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:

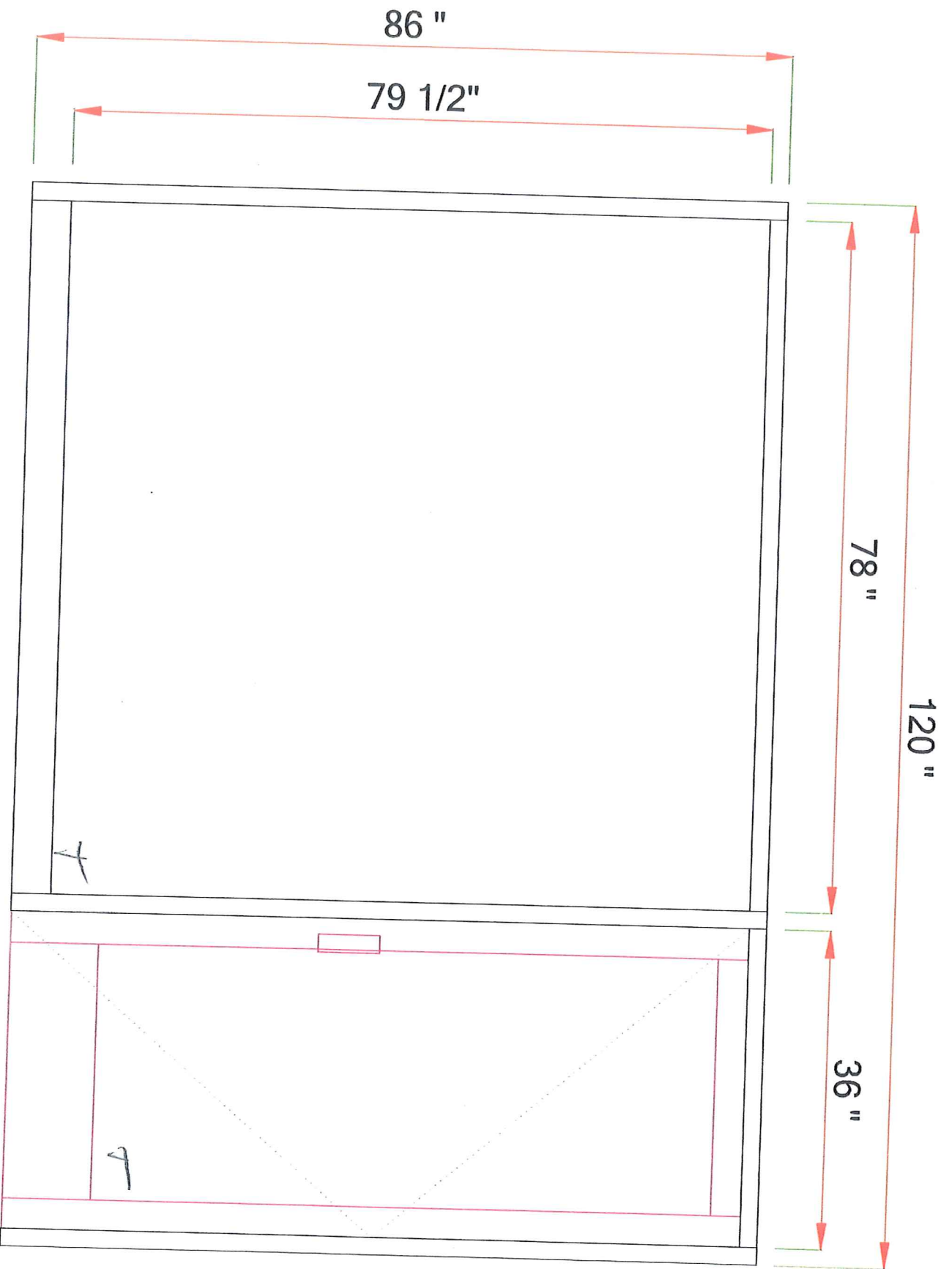
4/16/17

Print Name:

Patrick Echlin

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.



734 Brewing Company Ypsil - 002 - Option #3.dwg (1 Thus)
Frame: (C1/DB/1P) T 14000 with 4-1/2 sill

ATTN: TED BARKER

AMERICAN GEM SERVICES, LLC.

30155 Groesbeck Hwy., Roseville, MI 48066
PHONE (586) 777-6760 FAX (586) 776-4989
E-mail: paul@americangemservices.com

TO: Shaw Construction &
Management
13980 Farmington Rd.
Livonia, MI 48154
(734)425-6854
(734)425-1285

DATE: 4-13-17

RE: 734 Brewing Company
15 East Cross Street
Ypsilanti, MI
Revision #2

DRAWING DATE: NA

ADDEM. NOTED: NA

PAGES RECEIVED: 1

We propose to furnish and install material, equipment and insurance to do the scope of work described below between the hours of 8:00 am – 4:00 pm, Monday through Friday.

Furnish and install dark bronze anodized (2" x 4-1/2") thermal aluminum glazed with clear insulated glass.(safety glass where required by code).

Furnish and install dark bronze anodized aluminum door glazed with clear tempered insulated glass. Door to be Medium stile with: 10" bottom rail, full mortise heavy duty continuous hinge, push pad rim panic with exterior cylinder and pull handle, closer, threshold, weather-strip.

Frame Sizes:

Option #3 (1) 10' x 7'2" includes (1) 36" x 84" door: \$4,235.00

Option #4 (1) 10' x 10' includes (1) 36" x 84" door with glass for the transom pieces:
\$5,200.00

Add to option #4 with regal bronze double faced embossed insulated aluminum panel

In the transom pieces in lieu of glass: \$150.00

See attached drawings

STANDARD EXCLUSIONS: *CLEANING *PROTECTION *LIQUIDATED DAMAGES *BLOCKING
*ENGINEERING *MOCK-UPS, FLOOR AND CEILING CONDITIONS.

STANDARD QUALIFICATION: *ALL WARRANTIES AND TOLERANCES ARE MANUFACTURER'S STANDARD

NOTE: Submitted for acceptance within 30 days of the date above. Please authorize and return.

By: Paul Millitello

ACCEPTANCE OF PROPOSAL: The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the scope of work as described.

Pride of Workmanship with a Moral Standard





**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 10

OFFICE USE ONLY
Date Filed:
Meeting Date:
Action Item/Study Item <u>2</u>

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).
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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

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

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



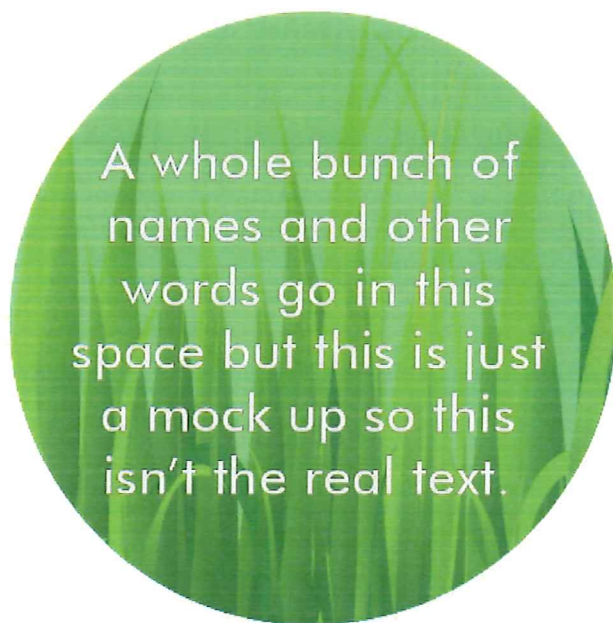
**Subject to design, material, and mounting approval by
Historic District Commission & Building Department

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

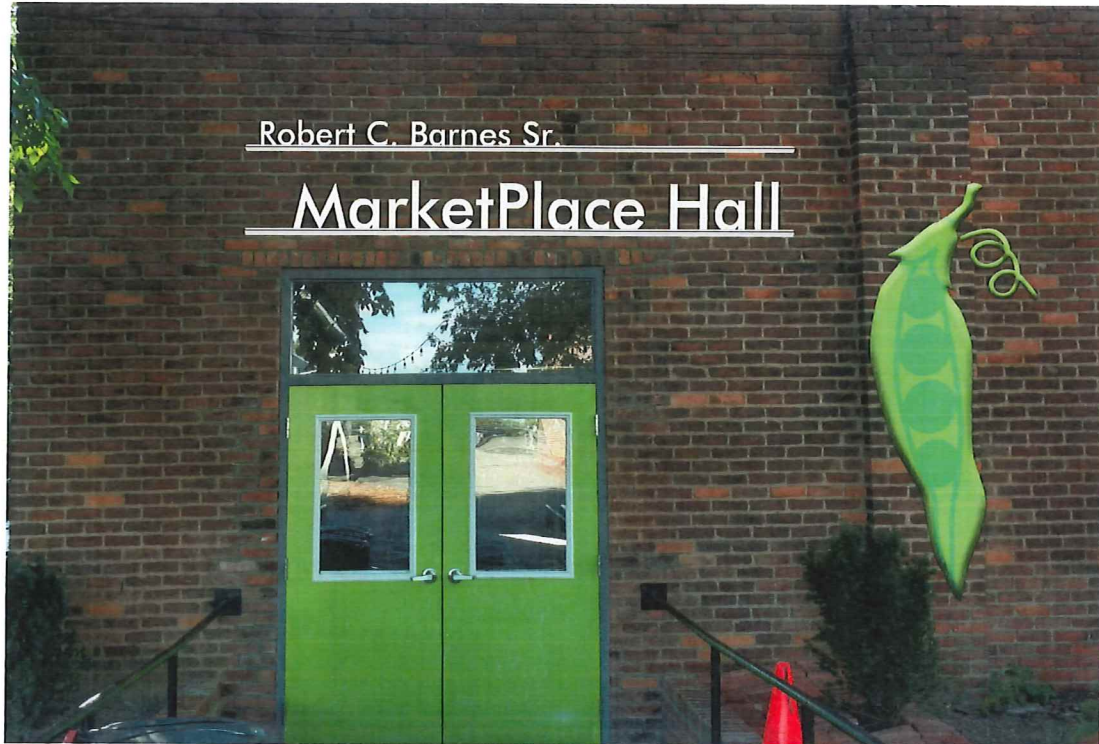
- Layout and sizes are similar to option 1.
- Circles are cut from 1/2" PVC sheet.
- Circles are painted various colors with subtle images of grasses, flowers, vegetables, etc. and then names and graphics are carved into the surface revealing the white core. Finished by applying a UV protective clear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



Sample Engraving:



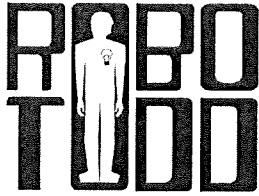
MarketPlace Hall Signage & Peapod Sculpture:



- 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

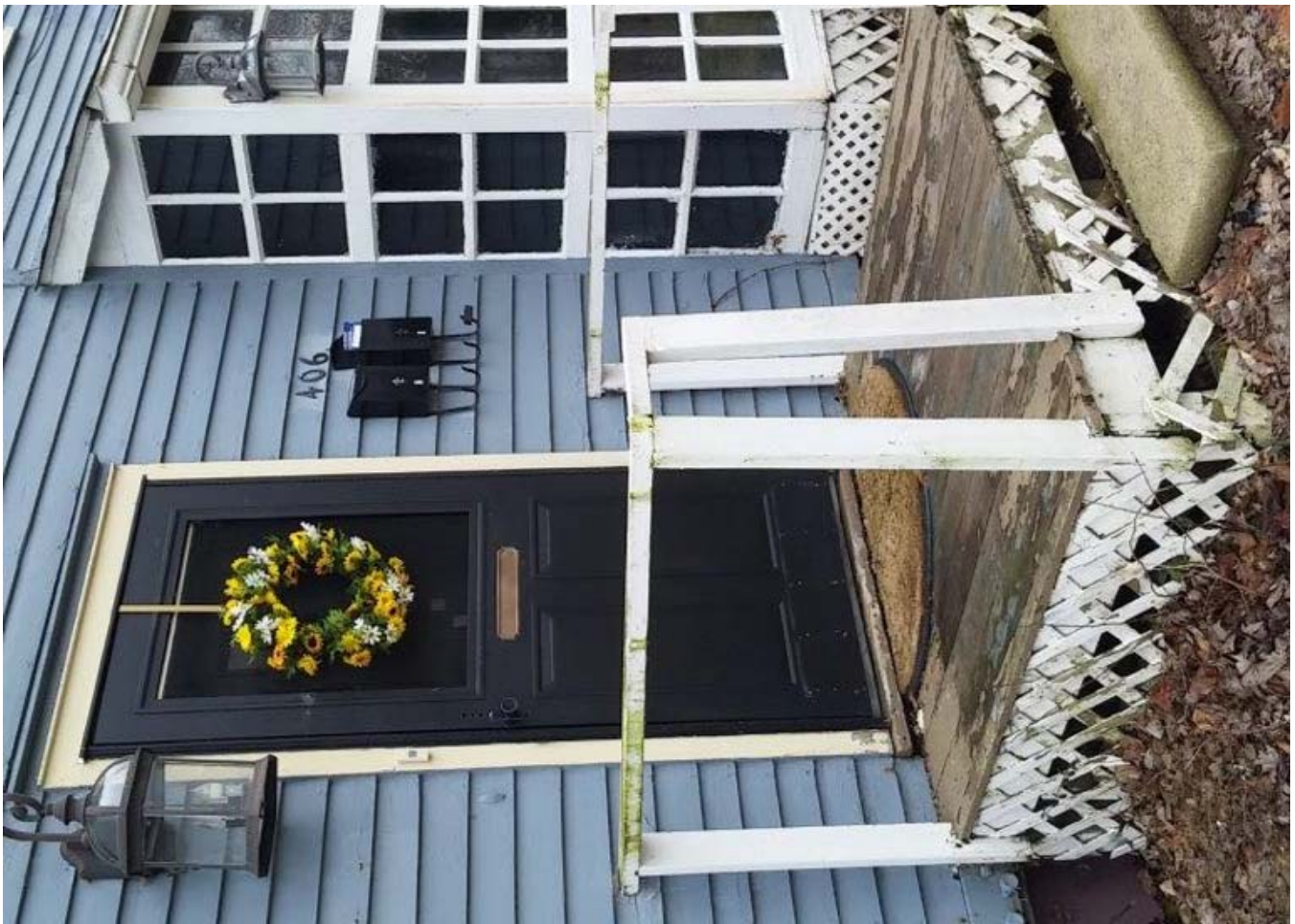
Notes:

Quotes are good for 30 days.

Thanks!

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







Ypsilanti Historic District

Work Permit Application

PHDC-17-0026

RECEIVED

MAR 31 2017

CITY OF YPSILANTI
BUILDING DEPARTMENT

Date filed _____ for HDC meeting date _____

Action item ☐

Study item ☐

Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address

533 N. Huron, Ypsilanti

Applicant

☐ Owner

☐ Architect

☒ Contractor

Name R.D. Kleinschmidt, Inc.

Address 19860 Sharon Valley Rd

City Manchester

State Mi

Zip 48158

Phone 734-428-8836

Fax 734-428-1030

E-mail rdkinc@aol.com

Owner

(If different than applicant)

Who will perform the work?

☐ Owner

☒ Contractor

Contractor

Same as above

(Name, address,
phone)

Action Items only:

Construction Cost 2,265.00

Permit Application Fee \$300.00

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

To complete this application:

1. On the reverse side, summarize the work proposed. Please be clear and complete. List the main materials to be used, and (if relevant) indicate the color scheme planned.

2. Attach the following documents:

- Photo(s) showing all locations where work is proposed.
- Paint color chips (if relevant).
- Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components.
- Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
- A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Demolition & moving structures: refer to the Historic District Ordinance and demo application for relevant provisions.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 610 N. Adams St. Ypsilanti

Applicant _____

Description of proposed work (see sample applications)

tear off existing roofing material on 1 section of roof
provide felt, ice and water shield, shingles and ridge
vent, flashings as needed

Materials

Tamko Heritage dimensional shingles

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

Other _____

☒ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

Gail Bradley
Signature of Applicant

3.28.2017
Date



RECEIVED

APR 13 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**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

616 Norris St.

Applicant

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

Name

Clara Brown

Address

616 Norris St.

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-483-7517

E-Mail

and 734-485-4158

Contractor

Contractor Name & Contact Info

Mr. Roof, 800-949-0009

Contact:

Jeff @ mrroof.com
(734) 368-6813**Type of work**☒ Roofing☐ Window/Door
Replacement☐ Porches☐ Sign☐ Fence (or other sitework)☐ Other

Complete Description of Proposed Work:

tear off + reroof (house + garage)
(2 story)
replace shingles on shed also

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

roofing materials - wood - shingles

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:

4830.00

Permit fee:

\$35 + _____ =

Signature

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

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

Signature:

Date:

Krista Malinczak for Mr. Roof

4-13-17

Print Name:

Krista Malinczak

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.



ROOFING - WINDOWS - SIDING

423085

**ECONOMY
LIFETIME SYSTEM
FIBERGLASS CONTRACT**
Fax 1-866-711-7755
1-800-949-0009
1-800-4-MR-ROOF



Year After Year, Nobody Installs More New Roofs... Nobody!

Name Clara Brown Date 4-5-17 Twp. Citi
Street 616 Morris St City Ypsilanti Zip 48197
Telephone Number 734 4837517 Telephone Number 734 4854158 Email _____ @ _____
Inspector Name Derrick yates Inspector Phone Number 734 489-2632

1. Prepare house to have roof removed, (tarp, etc.) to ensure debris does not damage any siding, shrubs, lawn, etc. Remove all old roofing material to original roof decking, secure any problem areas, remove and replace any rotten wood decking.
2. The first 50 linear feet of 1" x 6" boards or 2 - 4' x 8' sheets of O.S.B. is included. Thereafter a charge of \$2.00 per foot of 1" x 6" and \$45.00 per each 4' x 8' sheet of O.S.B. will be added to the subtotal. Please initial C.T.B
3. Install heavy gauge 1.5" aluminum drip edge on all outside edges. This will create a clean smooth appearance on the entire perimeter and will make a positive transfer of water from all outside edges.
4. Install standard ice guard to code up all eaves including valleys, flashing, chimneys, as needed. This provides a weather tight seal that deters water caused from ice dams from penetrating the roofing system. 6 ft
5. Install code rated asphalt underlayment on the remainder of the roof deck.
6. Install limited **LIFETIME MANUFACTURERS WARRANTED** fiberglass architectural shingle. Rg 3.9
7. All shingles to be nailed using diamond cut, galvanized roofing nails. hook nails
8. Flash all chimneys, walls, and vents where needed.
9. Install vent stack collars to all stack pipes to ensure a watertight seal.
10. Install 90 lb. multiple layer paper valley system.
11. Install _____ leak resistant roof louvers or ridge vent. Homeowner assumes all responsibility for intake ventilation.
12. All installers have completed **MR. ROOF MASTER QUALITY SHINGLER PROGRAM**.
13. Job to include thorough clean-up and proper disposal of all debris that day. All permits, fees and taxes are included in this proposal. Permits pulled by **MR. ROOF**, not a subcontractor.
14. After the roof has settled, a quality control manager will re-inspect the roofing system to ensure the roof has settled correctly.
15. Limited lifetime warranty and full waiver of lien. (Because **MR. ROOF** is the only SINGLE SOURCE COMPANY, only **MR. ROOF** can provide a full waiver of lien on labor, materials, and disposal.)

ROOF PRICE	\$ <u>4,830</u>	Squares	<u>12</u>	Sh. Color	<u>Est. Black</u>	House Only	Yes ☒ No ☐
	\$ <u>0,000</u>	Layers	<u>1</u>	Flash	☒ Br Wh	Garage	Yes ☒ No ☐
	\$ _____	Pitch	<u>8</u>	Drip	☒ Br Wh Wick	Stories	1 ☒ 2 ☐ 3 ☐
	\$ _____	S.S. Rake	<u>80</u>	Chimney	① 2 3	Bath Vents	0 1 ② 3 4
	\$ _____	S.S. Edge	<u>90</u>	Ant./Dish	Stay ☒ Toss ☐	Ridge Vent	Yes ☒ No ☐ Ft. <u>70</u>
	\$ _____	Cap Feet	<u>70</u>	Remove Gutters	Yes ☒ No ☐	Flash Feet	_____
DEPOSIT	\$ <u>(2,460)23</u>	Vented Edge	<u>0</u>	Gut. Color	_____	Rubber Color	_____ Sq. <u>0</u>
SUBTOTAL	\$ _____	Drip Edge	<u>180</u>	Insulation	Yes ☒ No ☐	Redeck	Yes ☐ No ☒
		Valley Feet	<u>30</u>	R-Value	_____	Mold Kill	Yes ☐ No ☒
		Thun. Vent	<u>2</u>	Solar Fan	Yes ☒ No ☐	Gutter Prot.	Yes ☐ No ☒
		Vent Color	☒ Br Ww	Additional Work Will Only Be Performed If In Writing.			

Added info: replace shingles on shed

All shingles to be nailed using diamond cut, galvanized roofing nails.

Flash all chimneys, walls, and vents where needed.

Install vent stack collars to all stack pipes to ensure a watertight seal.

0. Install 90 lb. multiple layer paper valley system.

1. Install _____ leak resistant roof louvers or ridge vent. Homeowner assumes all responsibility for intake ventilation.

12. All installers have completed MR. ROOF MASTER QUALITY SHINGLER PROGRAM.

13. Job to include thorough clean-up and proper disposal of all debris that day. All permits, fees and taxes are included in this proposal. Permits pulled by MR. ROOF, not a subcontractor.

14. After the roof has settled, a quality control manager will re-inspect the roofing system to ensure the roof has settled correctly.

15. Limited lifetime warranty and full waiver of lien. (Because MR. ROOF is the only SINGLE SOURCE COMPANY, only MR. ROOF can provide a full waiver of lien on labor, materials, and disposal.)

ROOF PRICE \$ 4,830
\$
\$
\$
\$
\$
DEPOSIT \$ (2,460)23
SUBTOTAL \$

Est. Monthly Payment with approved credit \$

Squares 12
Layers 1
Pitch 8
S.S. Rake 80
S.S. Edge 90
Cap Feet 70
Vented Edge 0
Drip Edge 180
Valley Feet 30
Thun. Vent 2
Vent Color (BI) Br Ww

Sh. Color Est. Black
Flash (BI) Br Wh
Drip (BI) Br Wh Wick
Chimney 1 2 3
Ant./Dish Stay (Toss)
Remove Gutters Yes (No)
Gut. Color _____
Insulation Yes (No)
R-Value _____
Solar Fan Yes (No)

House Only
Garage Yes (Yes) No
Stories 1 2 3 4
Bath Vents 0 1 2 3 4
Ridge Vent Yes (Yes) No Ft. 70
Flash Feet _____
Rubber Color _____ Sq. 0
Redeck Yes (No)
Mold Kill Yes (No)
Gutter Prot. Yes (No)
Other Trade _____

Additional Work Will Only Be Performed If In Writing.

replace shingles on shed

Added info: _____

Notice of Right to Cancel - You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the back of this contract for the notice of cancellation form for an explanation of this right.

Owners X Dora T. Brown Owners X _____

Date: 4-5-17

Inspector Dan G

Circle Method of Final Payment
FINAL PAYMENT DUE
UPON COMPLETION

Finance Cash/Check Other INS

Price Given Is The Cash Or Check Price. If Paying By Credit Card, Please Add 3%. Additional Terms & Conditions On Back.

u

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF April 11, 2017

CALL TO ORDER AND ROLL CALL

Anne Stevenson Vice-Chair 7:00 PM

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

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

Commissioners Absent: Anne Stevenson, Erika Lindsay

Staff Present: Cynthia Kochanek, Associate Planner

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moves approval of the agenda as amended to remove 16 S Washington and 9 S Adams item #7 for the murals.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

301 W Cross

**Application is for LED light installation.*

Applicant: Tariq Hamad, Applicant - Present

Discussion: Prebys: States let's talk about the lights that were installed around the windows and on the roof parapet without a permit.

Hamad: States that he was not aware that he needed to pull a permit to change the lights since he already had existing lights.

Davis: Asks what type of lights were out there originally.

Hamad: States that there were canned recessed lights there. He states that he did not install any at the rear of the side where there are houses. States that he purchased the least bright LED lights that he could. He also has since installed a shield/screen over the lights.

Rupert: States that there are 4 sets of the LED lights on the roof area.

Schmiedeke: States that these are inappropriate for the district, She states that these lights are inappropriate not just for this building but for the district as a whole.

Davis: States that he agrees and that these are not complaint with the Good Lights for Good nights/dark sky complaint guidelines that the HDC adopted and that the City as a whole has adopted.

Rupert: States that they were also installed around the windows on W Cross.

Davis: States that there is no problem with replacing the lights but this particular lights, the LED lights strips, are not appropriate.

Motion: Schmiedeke (second: Davis) moves to deny the installation of LED light strips on the roof parapet and windows at 301 W Cross due to it being inappropriate for the district.

Secretary of the Interior's Standards:

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

Approval: Unanimous. Motion carries.

301 W Cross

**Application is for patio installation.*

Applicant: Tariq Hamad, Applicant - Present

Discussion: Prebys: Asks if the applicant would like to talk about it at all.

Hamad: States that he would not.

Davis: States that this is similar to what the applicant brought to the HDC before.

Prebys: Asks if the commission took a look at the rails.
(hands the applicant the porch fact sheet)

He states that there needs to be a bottom rail on the balusters and that the bottom rail needs to be separate, not attached to the deck.

Rupert: States that the bottom of the balusters need to be covered and not exposed. The baluster cannot be attached directly to the deck.

Rupert: States that there needs to be the bottom rail similar to what exists at the Freighthouse and suggests that the applicant take a look at the deck there.

Schmiedeke: States that the motion needs to include the info for the bottom rail.

Rupert: Inquires as to where the deck will be located.

Hamad: States that he included a site plan for it.

Schmiedeke: States that it would be in the parking lot.

Rupert: Inquires as to whether this was reviewed by building and planning.

Hamad: States that he has tentative approvals for it.

Rupert: States that the treated lumber if it is dry it can be painted immediately. Asks about the color.

Hamad: States that it would be a wood color. Inquires as to when he can paint the treated wood.

Prebys: States that it can be painted as soon as the wood has dried.

Rupert: Suggests that an opaque stain may hold up better than paint on this surface.

Motion: Rupert (second: Davis) moves to approve the proposed deck at 301 W Cross St to be installed as a patio in the parking area as denoted on the plan. The deck will need to be painted or stained with a paint or opaque stain immediately in a wood color, brown. To be built as described on the submitted plans with the exception that the railing needs a top and bottom rail on all four sides as referenced in the HDC porch fact sheet.

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.

17 E Cross

**Application is for painting.*

Applicant: Chelsae Lane, Applicant - Present

Discussion: Prebys: Requests more information on the project.

Lane: States that this is for the Babo location on the corner unit. She states that they are planning on painting where the blue color already exists. They would like to paint the blue areas in Sherwin-Williams, Jade Dragon, SW-9129.

Motion: Rupert (second: Schmiedeke) moves to approve the proposal at 17 E Cross St. for the painting of the blue panels on the exterior of the building to SW-9129, Jade Dragon. Recommending the use of a semi-gloss paint.

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.

26 N Washington

**Application is for re-siding.*

Applicant: Radford Greaves, Applicant - Present

Discussion: Prebys: Asks for more info on the project for re-siding.

Greaves: States that he wanted to know what options he has for the installation.

Rupert: States that he can use a composite board, Azek, or real wood or metal.

Greaves: States that it would be vertical metal and painted/finished brown. Would like to use what least sticks out the most.

Prebys: Inquires as to what the applicant would like to use.

Greaves: States that he would like to use a brown pole barn material. Also, he will rebuild the underlying structure as needed since he believes that it was not built correctly to begin with.

Schmiedeke: Suggests that a grey would be preferred to match or be compatible with the color of the building and blend in more.

Prebys: States that grey would be preferred, rather than a big, dark block above the roof.

Pettit: Confirms that the applicant will leave the roof and just shore up the structure.

Greaves: Confirms that he will button it up and replace what is needed in the structure of the tower.

Motion: Pettit (second: Rupert) moves to approve the application for work at 26 N Washington to include the removal of the existing siding and replacement of the substructure as required and the installation of a vertically oriented steel siding in a grey color compatible with the existing color on the building.

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.

101 S Washington

**Application is for windows installation.*

Applicant: Ed Oshelak, Stark Funeral Home, Applicant - Present

Discussion: Oshelak: States that they are in the middle of a rental inspection. States that there was no permit pulled for the windows installed in the living room part of the funeral home. States that the windows were there prior his owning the funeral home. States that he is not sure on why the permits were not pulled.

Davis: Inquires as to if there are vinyl windows currently there.

Oshelak: Confirms.

Prebys: States that the HDC does not approve vinyl windows but he is not sure on what that will mean for the applicant.

Pettit: Asks what the HDC is expected to do. Inquires as to any work is being done at this time.

Oshelak: Confirms that the windows have already been installed and that there is no work being done at this time.

Davis: Clarifies that the applicant is looking for a retroactive approval in order to do the rental.

Rupert: States that this is similar to the situation that was seen on S. Huron.

Davis: Suggests that maybe the HDC could approve the application on the condition that the HDC will not approve a vinyl replacement. That when it's time for the applicant to repair or replace the windows that they be returned to wood windows.

Pettit: Suggests a notice to proceed as these windows are inappropriate.

Schmiedeke: States that it makes sense to her.

Motion: Davis (second: Rupert) moves to issue a notice to proceed for the application for 101 S Washington. The HDC finds that the vinyl windows that were installed previously without a permit do not conform to Historic District standards however the commission is issuing the notice to proceed to allow the current condition to continue.

Secretary of the Interior Standards:
n/a

Unanimous. Motion Carries.

21 E Cross

**Application is for painting and signage.*

Applicant: Zachary & Sherri Schultz, Applicants - Present

Discussion: Prebys: Asks for the plans for work.

Schultz: *(provides photos to the commission)* States that they are proposing the colors of turquoise and grey for the exterior of the building in the front and the rear door and half-moon shape above the door.

Prebys: States that the grey will be the main color. The main grey color is called Monument, NT-583. States that the doors and accents will be in Coastline Turquoise, NT-457.

Davis: Asks if they have tested the color for brightness.

Schultz: States that the blue colors would return to grey.

Prebys: States that there is very little of the teal.

Motion: Rupert: Suggests a semi-gloss paint for durability.
Davis (second: Schmiedeke) moves to approve the painting at 21 E Cross St with Nautica at Home in Monument, NT-583 and Coastline Turquoise, NT-

457. Applicant is to use the gentlest means possible to clean surfaces. The application is for the front and rear painting in same color scheme.

Secretary of the Interior Standards:

#7 - Clean building gently—no sandblasting.

#10- New work shall be removable.

Unanimous. Motion Carries.

STUDY ITEMS

16 S Washington & 9 S Adams

Applicant: Laura Gillis – Absent

Discussion: None

206 N Huron

Applicant: Ian Greenly, Owner - Present

Discussion: Discussed options for fencing for the structure with the commission. Applicant was advised about the HDC application process as well as the need for a fence permit from the building department. Applicant asks about the barn at the rear of the property. States that it is currently condemned but that he would make it safe. Applicant was advised regarding repairs and that there is no need for an application for repairs and standard maintenance.

202 S Huron

Applicant: New Owner - Present

Discussion: Wants to know what the options are for painting and landscaping. Was advised that painting would be considered maintenance if the same colors are used and that leveling the ground at the side of the house is also considered maintenance. Inquires as to options for venting for the dryer and was advised that the building department would need to be contacted and that the commission is really just concerned with the visual impact.

315 N Adams

Applicant: Robert Burmeister, Owner - Present

Discussion: Submitted photos taken at night of 301 W Cross. He states that he can see the lights from his home and that they would have had to install black-out curtains if the lights were permitted to continue.

215 S Washington

Applicant: Robert, Owner - Present

Discussion: Inquires as to where he can find more info on the sash packs for the windows on the home.

OTHER BUSINESS

Administrative Approvals

6 S Washington

Motion: Schmiedeke (second: Davis) moves to accept the administrative approval for 6 S Washington St.

Approval: Unanimous. Motion carries.

Property Monitoring

Commissioner Pettit states that there is something being installed in the Sidetrack overflow lot and would like staff to check into it.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the amended minutes of March 14, 2017

Motion: Davis (second: Rupert) moves to approve the March 14, 2017 amended minutes as submitted.

Approval: Unanimous. Motion carries.

Approval of the minutes of March 28, 2017

Motion: Pettit (second: Rupert) 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 8:05 p.m.