

1. Historic District Commission Agenda 6-13-17

Documents:

[01-HDC JUNE 13, 2017 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 6-13-17

Documents:

[HDC 6-13-17 MEETING PACKET1.PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, June 13, 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

1. 201 N Hamilton
2. 16 S Washington
3. 16 S Washington, 9 S Adams
& 22 S Washington

Re-roof
Painting on the driveway
Mural installation

B. NEW BUSINESS

4. 319 S Washington
5. 502 N River
6. 224 W Michigan Ave
7. 117 E Cross
8. 312 N River
9. 15 W Michigan Ave
10. 214 N Huron
11. 100 Market Place
12. 100 Market Place

Fence installation
Re-roof
Sign installation
Window replacement
Sign installation
Painting
Gate installation
Light installation
Generator installation

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

13. 311 E Forest

Ramp installation

E. OTHER BUSINESS

14. Light Fact Sheet
15. Demo by Neglect Process

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of May 23, 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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Historic District Commission
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HDC Work Permit Staff Review

Property address: 201 N Hamilton

Date of Application: May 16, 2017

Date of Review: June 8, 2017

Date of Meeting: June 13, 2017

Proposed work: re-roof

Materials: Terrabella Shingles; stone-coated steel roofing system

Staff review:

1. This application was tabled at the 5/23/17 HDC meeting for more information and the commission would like the applicant to see if she can provide a sample of the roof material.
2. Applicant is applying to re-roof the garage only.
3. Applicant states that no venting will be installed as none currently exists on the garage. The drip edge and flashing will be white.
4. The HDC has previously approved a similar roof for an entire house re-roof on Pearl back in October 13, 2015.
5. The commission argued that this type of roofing does imitate another material however asphalt shingles were themselves an imitation of earlier roofing materials.
6. This application was

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

Recommended Motion:

Move to (*approve/deny*) the work at 201 N Hamilton to include the reroofing of the garage with Terrabella shingles in birch.

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 22214
PHDC 17-0047

3	OFFICE USE ONLY
	Date Filed:
	Meeting Date: 5/23
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

201 N. Hamilton Ypsilanti, MI 48197

Applicant

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

Name

Kelly Newberry

Address

49526 Martz Rd

City

Belleville

State

MI

Zip

48111

Phone / Fax

734-218-5515

E-Mail

info@wwcproperties.com

Contractor

Contractor Name & Contact Info

MG Home Services - Cory Chaffe

810-285-4473

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

- MG Home Services will remove the existing shingles on the garage located at 201 N. Hamilton. The garage will then be re-roofed with the proposed material, Terrabella Shingle. Terrabella Shingles are a stone coated steel roof that simulate the look of architectural shingles.

Please see attached brochures for Terrabella shingles, Terrabella Shingle Snap, Laboratory Test Results, UL test results, and the Notice of Acceptance from Miami-Dade County concerning the roofing material.

- No vents are present on the roof and none will be installed.
- Drip edge will be white to match the drip edge on the house, as will the flashing.

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

Terrabella Shingles in Birch (to match the architectural shingles on the roof of the house) I have attached information, and more can be seen at terrabella.roof.com

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:

\$2150.00

Permit fee:

\$35 + 0 = \$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:

Kelly Newberry

Date:

5/16/2017

Print Name:

Kelly Newberry

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.



TERRABELLA SHINGLE® ZNAP

Is a system coated steel roofing stone that offers a classic look mixed with traditional style, reinforced the strength and durability of steel and Znap system makes it easier to install. Unlike conventional roofs, is lightweight and not split, break or change its appearance over the life of the roof. It is made of a steel core coated Acrylum® which gives greater resistance to corrosion. Complete composition an acrylic layer that seals the stone giving it a glossy finish that also protects you from moisture and UV rays.

Specifications



Walnut



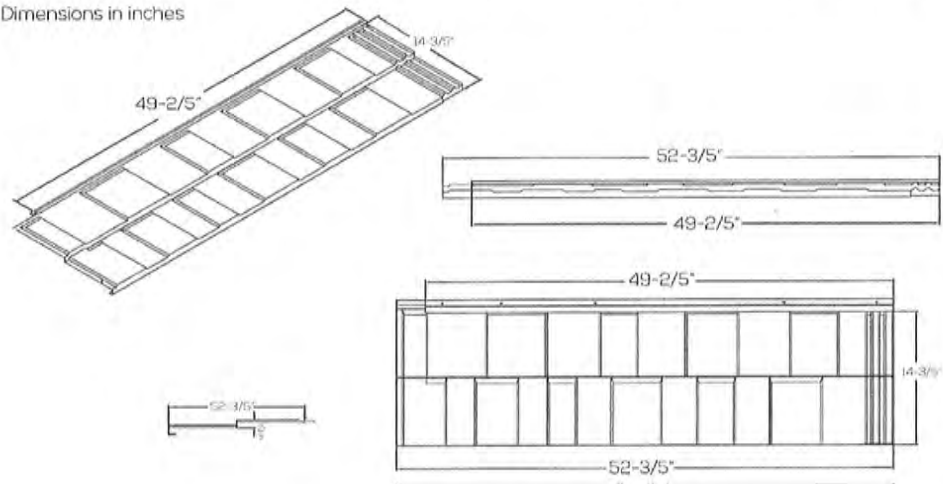
Chestnut



Charcoal



Dimensions in inches



Terrabella Shingle® Znap

Panel Size	415 mm (16.34") x 1,335 mm (52.60")
Installed Exposure	370 mm (14.60") x 1,255 mm (49.40")
Panel Per Square	21
Installed Weight	119.19 lbs/sq (54.06 kg/sq)
Minimum Pitch	3:12

[Download Installation Manual](#)

[Download Estimation Guide](#)



Birch



Hunter Green

Disclaimer.

We have made every effort to accurately reproduce our color range on screen, however according to the configuration of each computer color quality and clarity differ between screens, Please refer to actual color samples before purchasing your roof.

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IRE 2016 (International Roofing Expo)
April 11, 2016 / No Comments

Florida Roofing & Sheet Metal Expo 2015
July 1, 2015 / No Comments

IRE 2015 (INTERNATIONAL ROOFING EXPO)
May 14, 2015 / No Comments

Export Manager

hpaz@alucom.com
PBX +1 305 414-2705
Tel. +1 +305-517-3045
Cel. +1 -786-281-7780
Skype: Alucom-Export

App Store



Play Store





TERRABELLA SHINGLE®

Provides a classic look that features a traditional style, reinforced with the strength and durability of steel.

Specifications



Walnut



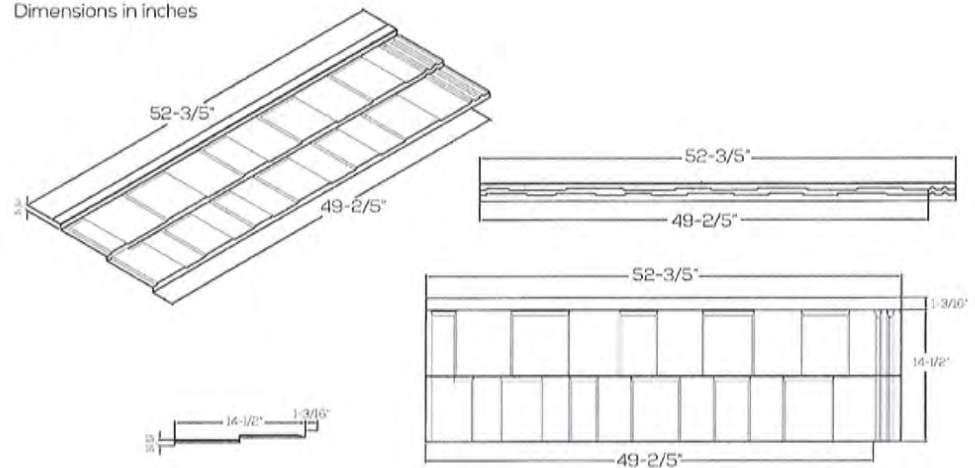
Chestnut



Charcoal



Dimensions in inches



Terrabella Shingle®	
Panel Size	415 mm (16.34") x 1,340 mm (52.60")
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[Download Installation Manual](#)

[Download Estimation Guide](#)

Weathered Timber



Birch

Disclaimer.

We have made every effort to accurately reproduce our color range on screen, however according to the configuration of each computer color quality and clarity differ between screens, Please refer to actual color samples before purchasing your roof.

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May 14, 2015 / No Comments

Export Manager

hpaz@alucom.com
 PBX +1 305 414-2705
 Tel. +1 +305-517-3045
 Cel. +1 -786-281-7780
 Skype: Alucom-Export

App Store



Play Store



201 N Hamilton





HDC Work Permit Staff Review

Property address: 16 S Washington

Date of Application: May 16, 2017

Date of Review: June 8, 2017

Date of Meeting: June 13, 2017

Proposed work: Painting of pea pods on the driveway

Materials: asphalt paint in two different green colors

Staff review:

1. Since the May 23, 2017 HDC meeting the applicant has decided to separate the items on the original application and has submitted an amended application to address just the painting at this time.
2. The painting of several pea pods is planned for the north driveway, running from the sidewalk on Washington to the rear door of 9 S Adams.
3. Staff was advised that there will be additional painting of hopscotch and other games on the asphalt later this summer.
4. Zoning ordinance requires that the painting does not interfere with the existing parking striping in the lot.

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

Recommended Motion:

Move to (approve/deny) the work at 16 S Washington to include the painting of several pea pods on the northern driveway, running from the sidewalk on Washington to the rear door of 9 S Adams as presented in the .

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.

*PHDC-17-0061

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

16 S. Washington Street, Ypsilanti MI 48197

Applicant

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

Name

Growing Hope

Address

P.O. Box 980129

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

734-786-8401

E-Mail

laura@growinghope.net

Contractor

Contractor Name & Contact Info

Growing Hope

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

☐ Other

Complete Description of Proposed Work:

This is a modification of the application submitted on May 16, 2017 for consideration at the HDC meeting on May 23. The current application is only for a painted walkway on the Ypsilanti Farmers MarketPlace property.

Using stencils, asphalt paint and brushes, Growing Hope will paint a bright walkway using a pea pod image, each 8 ft in length (in two shades of green) from the asphalt edge of the South Washington Street sidewalk to the bright green double doors that serve as the public entrance to the MarketPlace Hall.

This art project is supported by a "Lighter, Quicker, Cheaper" placemaking grant from the Ann Arbor Board of Realtors.

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

two tones of green paint from the Growing Hope market palate, asphalt paint, stencils, brushes

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:

135.00

Permit fee:

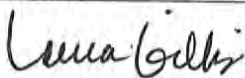
\$35 + _____ = (fee paid on 5/16/17)

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:

6/6/2017

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.



BEER COOLER

16 S. WASHINGTON - YPSIPLANT 1

THRIFT SHOP









HDC Work Permit Staff Review

Property address: 9 S Adams, 16 S Washington & 22 S Washington

Date of Application: May 16, 2017

Date of Review: June 8, 2017

Date of Meeting: June 13, 2017

Proposed work: mural installation

Materials: Dibond panels

Staff review:

1. Applicant will not be able to make this meeting.
2. Since the last meeting staff has corresponded and had phone conversations with the applicant to clarify what exactly is needed for the application moving forward.
3. Applicant attended the April 25, 2017 meeting as a study item to discuss the project. At that meeting, the applicant was advised that a gap should be left between the wall and the frames for the murals so that moisture does not collect in between.
4. Staff emailed the applicant and requested final concepts and locations for the murals. The concept included in the packet was provided to staff for the study item.
5. Applicant plans to install the mural frames into the mortar joints.
6. HDC to inquire as to the final plans for the framing and fasteners.

Relevant Secretary of the Interior's Standards:
#10

Recommended Motion:

Move to table the mural installation project for 9 S Adams, 16 S Washington & 22 S Washington due to the need for more information on the framing, attachment methods, locations and concepts.

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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.

ENTERED

MAY 17 2017

CITY OF YPSILANTI
CITY MANAGER/PLANNING



**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

5/23

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INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

Growing Hope 16 South Washington, and Beer Cooler 22 S. Washington

Applicant

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

Name

Lynne Settles

Address

2095 Packard Road

City

Ypsilanti

State

Michigan

Zip

48197

Phone / Fax

734-221-1160

E-Mail

lsettles2@yoschools.us

Contractor

Contractor Name & Contact Info

Fast Sign, 3500 Washtenaw Ave, Ann Arbor, MI . 734-677-1500

Type of work

☐ Roofing

☐ Window/Door

Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

The Ypsilanti Community High School, Community Arts class is doing 2 mural(s) (1) on the Ypsilanti connect to the Underground railroad and (2) Food and Agriculture . The mural will be done on dibond sign panels which are very durable for the weather. When the murals are completed it will be framed and hang on the building wall mounted only into the joints not damaging the brick.

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

dibond will be the paint surface for both murals.

Permit Application Fee (action items only)

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

Construction Cost:

Permit fee:

\$35 + _____ =

Signature

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

Signature:

Date:

May 15, 2017

Print Name:

Lynne Settles

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

Ypsilanti Community Schools
1885 Packard Rd, Ypsilanti, MI 48197

May 1, 2017

Ypsilanti Historic District Commission
City Council Chambers
1 S. Huron Street
Ypsilanti, MI 48197



I give my permission for the Ypsilanti High School art class and Growing Hope to install a mural on the north-facing wall of the Beer Cooler. The mural can be removed if necessary because it will be installed on panels. I am interested in reviving the S Washington Street corridor, and believe a youth-led mural can add vibrancy to this block. Over the last year I have started talking more with Growing Hope about the benefits of the Ypsilanti Farmers Market, which is next door to my store. I believe being a good neighbor involves participating in community projects such as this mural.

Thank you,

K.P.
Beer Cooler Owner

Kamulputhly
05/09/17

Ypsilanti Community Schools
1885 Packard Rd, Ypsilanti, MI 48197

May 1, 2017

Ypsilanti Historic District Commission
City Council Chambers
1 S Huron Street
Ypsilanti, MI 48197



Dear Ypsilanti Historic District Commission:

The Ypsilanti High School art class and Growing Hope seek permission to highlight the rich African-American food heritage in Ypsilanti through a youth-developed mural at 16 S Washington Street. This mural would be installed outdoors at the Ypsilanti Farmers MarketPlace on the north facing wall of the Beer Cooler located at 22 S Washington Street. Growing Hope and the Ypsilanti High School art class has secured funding through the Ann Arbor Area Community Foundation to research the project's themes and install the mural.

The Beer Cooler owner has approved the mural installation on his building and is willing to work with Growing Hope and the Ypsilanti High School art class. The timeline for this mural is late spring through early summer 2017. Upon approval from Ypsilanti Historic District Commission the YHS art students will paint and install the mural.

This project will have a positive effect on neighborhood aesthetics in a long-vacant area, and will provide an educational opportunity for the local history of Ypsilanti's food culture and untold histories. Additionally, it will give students a chance to engage in local Ypsilanti history and become active citizens in the community. Between 500-800 customers visit the Ypsilanti Farmers Market in the outdoor season and the mural will be visible to all.

Thank you for the opportunity to bring more vibrancy to one of Ypsilanti's most historic districts. Growing Hope and the Ypsilanti High School art class look forward to working with the Historic District Commission to ensure all mural aesthetics, materials and installation techniques meet the YDC preferences.

Sincerely,

Erica Bloom

Program Director, Growing Hope

Lynne Settles
Ypsilanti High School Art Teacher

Light

Medium



Dark



HDC Work Permit Staff Review

Property address: 319 S Washington

Date of Application: April 17, 2017

Date of Review: June 8, 2017

Date of Meeting: June 13, 2017

Proposed work: fence installation

Materials: Pressure-treated wood, dog ear fence

Staff review:

1. This application was submitted to the building department in April and a building permit was issued for the application however the application was never logged or forwarded to the HDC for their consideration.
2. This application is still within the 60 day timeframe for HDC consideration.
3. The applicant is planning on installing a pressure treated dog ear fence at the rear of the property.
4. This fence will not encompass the entire back of the property and appears to connect to the side porch on the property.
5. It is unclear as to whether this fence has already been installed on the property.

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

Recommended Motion:

Move to (*approve/deny*) the work at 319 S Washington for the installation of the pressure treated dog ear fence interior to the lot lines. Applicant to apply paint or an opaque stain to the entire fence.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



RECEIVED
APR 20 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 22022 ①
PHOC-17-0037

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

319 S. Washington St. Ypsilanti, MI 48197

Applicant

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

Name

Pensco Trust fbo Ronald Rohrbach / Elizabeth Bevan

Address

319 S. Washington St.

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

760-814-3830

E-Mail

lizzybeu@gmail.com

Contractor

Contractor Name & Contact Info

TBD

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☒ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

please
see
attached.

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

Permit Application Fee (action items only)

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

Construction Cost:

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:

4-17-17

Print Name:

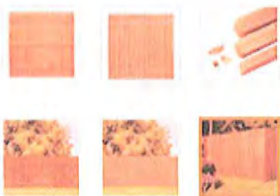
RONALD ROTHBACH / ELIZABETH BEVAN

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.

amazon

**6 ft. x 6 ft. Pressure-Treated
Dog Eared...**



319 S. Washington St.
Outside



- Kits are easy to transport and install.
- Actual product dimensions: 2.25" D x 72" H x 72" W; weighs 55 lbs

Add to List

Other Sellers on Amazon

Now \$2.99... & FREE shipping.

Have one to sell?

Sell on Amazon



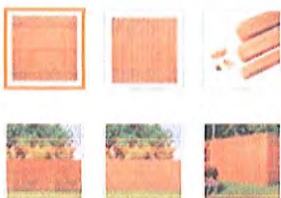
A great lawn starts with
Scotts Miracle-Gro
See more ▶ www.scottsmiraclegro.com

Page 1 of 11

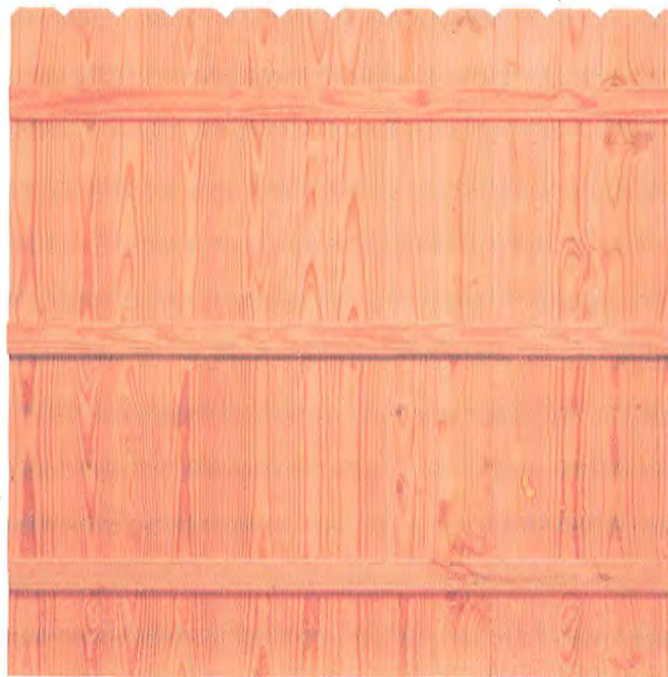
\$125.02



amazon

6 ft. x 6 ft. Pressure-Treated
Dog Eared...

319 S. Washington St.
Inside



- Kits are easy to transport and install.
- Actual product dimensions: 2.25" D x 72" H x 72" W; weighs 55 lbs

Add to List

Compare with similar items

New & Improved & FREE shipping.

Product like this may be available for national

Other Sellers on Amazon

New & Improved & FREE shipping.

Have one to sell?

Sell on Amazon



A great lawn starts with
Scotts Miracle-Gro
See more

Customers who viewed this item also viewed

Page 1 of 11



6 ft. x 6 ft. Pressure-Treated
Dog Eared...
Mountain View...
\$125.02



Two-Toned White and
Sand Vinyl...
\$266.38



Protects...
\$300.80



Ad feedback

Shachar by Hines Shachar

[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)

Hand-drawn floor plan of a house with the following dimensions and labels:

- Overall Dimensions:**
 - Top: 42'
 - Right: DRIVEWAY 47'
 - Bottom: 38'
 - Left: 6.0'
- Rooms and Features:**
 - 2.5 BSMT:** Main basement area, 30.0' wide.
 - WCP:** Water Closet, 26.0' wide.
 - Porch:** Located at the top left.
 - Kitchen:** 38.0' wide, containing a **1 CR** (Cupboard).
 - Door:** Located between the Kitchen and the main basement area.
 - Front CGEP:** Frontal Ceiling, 5.0' wide.
 - 1 CR Sunroom:** Located at the bottom left, 10.0' wide and 16.0' long.
- Other Dimensions:**
 - 12.0' (vertical distance between WCP and top of main area)
 - 9.0' (vertical distance between Kitchen and bottom of main area)
 - 4.0' (horizontal distance between Kitchen and right wall)

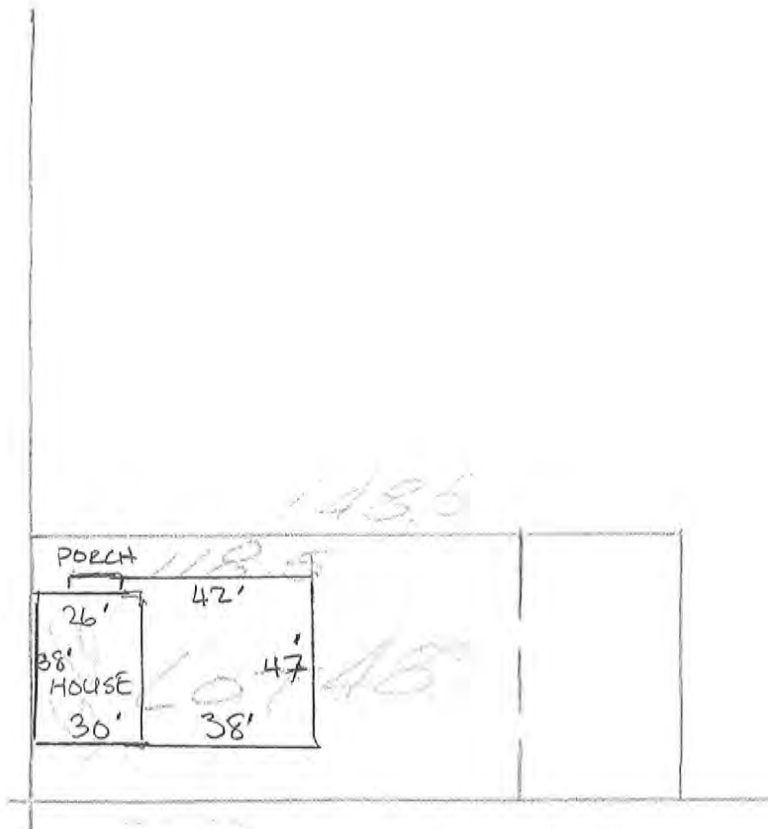
[Privacy Policy](#)

Image/Sketch for Parcel: 11-11-39-412-007

City of Ypsilanti

[Back to Non-Printer Friendly Version] [Send To Printer]

Caption: .LAND



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[Privacy Policy](#)





HDC Work Permit Staff Review

Property address: 502 N River

Date of Application: May 26, 2017

Date of Review: June 9, 2017

Date of Meeting: June 13, 2017

Proposed work: re-roof

Materials: Tamko Heritage dimensional shingles and GAF Liberty low slope membrane roofing

Staff review:

1. The applicant has not chosen a color for the roofing and drip edge therefore staff was unable to administratively approve the re-roofing.
2. The applicant is planning on installing Tamko Heritage Dimensional shingles to the main roof and GAF Liberty membrane roofing to the 2nd story entrance area.
3. HDC to verify roof venting type, location and roof and trim colors.

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

Recommended Motion:

Move to (*approve/deny*) the work at 502 N River for reroofing to include Tamko Heritage Dimensional shingles on the main roof in (*color*) and GAF Liberty membrane roofing in (*color*) to the 2nd story entrance area. Venting to be installed in the same color as the roofing in existing locations. If any new can vents are required by code they must be placed at the rear of the structure and must not be visible from the street.

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 City of Ypsilanti
Historic District Commission
MAY 26 2017 Work Permit Application
One South Huron • Ypsilanti, MI 48197
CITY OF YPSILANTI Phone: (734) 483-9646 • Fax: (734) 483-7260
BUILDING DEPARTMENT www.cityofypsilanti.com

OFFICE USE ONLY
Date Filed:
5-26-17
Meeting Date:
June 13, 2017
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
502 N River 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
Neighborhood Roofing

Address
2601 Brassow Rd

City
Saline

State
MI

Zip
48176

Phone / Fax
734-994-6500

E-Mail
Cabrina@neighborhoodroofing.com

Contractor

Contractor Name & Contact Info
Same

Type of work

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

Complete Description of Proposed Work:

- Tear-off and re-roof Shingled Section of Home using Tamko Heritage Dimensional Shingle (color to be determined by meeting)
- Tear-off and replace low slope 2nd story Entrance with GAF 'Liberty' rolled roofing (color to be determined by the time of meeting)
- Replace existing exhaust ventilation (3 metal roof vents to match roof)

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

Apron metal - to be determined
Drip Edge - to be determined
Shingle color - to be determined
GAF 'Liberty' Color - to be determined

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:

\$5509.50

Permit fee:

\$35 + 15 = \$50.00

40.00

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:

Cabrina Koch

Date:

5/26/17

Print Name:

Cabrina Koch

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.

PHD-17-0055

NEIGHBORHOOD ROOFING Neighborhood Roofing Co, Inc. 2601 Brassow, Saline MI 48176 www.neighborhoodroofing.com		Showroom & Warehouse 832 Phoenix Drive, Ann Arbor MI 48108 Ph: 734-944-1328/734-994-6500 Fax: 734-994-6502		PROPOSAL King 502 N River St 05-02-17 DATE: 05/02/17 ESTIMATE PREPARED BY: Tom Meadows																					
PROPOSAL SUBMITTED TO: (Name & Billing Address) NAME: Monica King ADDRESS: 502 N River St, Ypsilanti, MI 48198 EMAIL: mkingmsw@aol.com PHONE: 734-485-9196		WORK TO BE PERFORMED AT: Same		<table border="1"><thead><tr><th></th><th>S</th><th>RC</th><th>P</th><th>RR</th></tr></thead><tbody><tr><td>Shingles</td><td>13</td><td>100'</td><td>4,21</td><td>N</td></tr><tr><td>2nd Story Entry</td><td>1</td><td>NA</td><td>1</td><td>N</td></tr><tr><td>Low Slope Back</td><td>2</td><td>NA</td><td>1</td><td>N</td></tr></tbody></table> SPECIAL ORDERS:			S	RC	P	RR	Shingles	13	100'	4,21	N	2nd Story Entry	1	NA	1	N	Low Slope Back	2	NA	1	N
	S	RC	P	RR																					
Shingles	13	100'	4,21	N																					
2nd Story Entry	1	NA	1	N																					
Low Slope Back	2	NA	1	N																					
WE HEREBY PROPOSE TO FURNISH THE MATERIALS AND PERFORM THE LABOR NECESSARY TO COMPLETE THE INSTALLATION OF THE ROOFING PACKAGE OUTLINED BELOW. Work includes complete clean up of all work areas, disposal of all job related scrap/waste and NEIGHBORHOOD ROOFING 10 YEAR SERVICE WARRANTY.																									
TAMKO HERITAGE 30 DIMENSIONAL STYLE SHINGLES 30 YEAR LIMITED SHINGLE WARRANTY PACKAGE INCLUDES:																									
1	Tear off and disposal of existing roofing on house (Low Sloped area in back not included).																								
2	Inspection of roof deck: re-nail or replace any rotted, delaminated or moldy decking if needed (*See section below "ADDITIONAL CHARGES NOT INCLUDED IN THIS PROPOSAL")																								
5	1.5" painted aluminum drip edge on all roof edges. Color = _____																								
6	Flashings: apron (replace), step (inspect, repair or replace), pipe collar (replace), end wall, gambrel transition, apron around low sloped area, and chimney (new step flashing with counter flashing cut into and anchored to brick). Flash new apron metal on low sloped area in back with cotton fabric and SBS Flashing cement.																								
7	Building code: Ice and water shield at eaves valleys and flashings.																								
8	Synthetic shingle underlayment																								
9	Starter shingles																								
10	TAMKO® Hip & Ridge caps																								
11	Thermoplastic seal plumbing covers																								
12	Replace existing exhaust ventilation with: Painted metal roof vents (3).																								
13	GAF Liberty SBS self adhered base and cap sheet on low sloped 2nd story entry.																								
TAMKO HERITAGE 30		= \$5,509.50																							
TAMKO COLOR CHOICE		=																							
NEIGHBORHOOD ROOFING is a certified TAMKO PRO contractor which authorizes us to offer ENHANCED WARRANTY PROTECTION for WOODGATE and HERITAGE PREMIUM 50 shingles with 100% START UP protection for 30 years. This coverage also applies to multi-family properties and is transferable for 10 years if the property is sold. There is NO ADDITIONAL COST to the homeowner for this warranty protection.																									
ADDITIONAL CHARGES NOT INCLUDED IN THIS PROPOSAL: Replacement of any rotted, delaminated or molded DECKING = \$45.00 per sheet Additional cost if the entire deck is molded not to exceed \$1500.00 Replacement of damaged or rotted ROOF BOARDS = \$6.00/lineal foot. 0 lineal feet are included in this bid. Replacement of damaged rotted FASCIA BOARDS = \$7.00/ lineal foot using Windsor I Prime Painted fascia. This bid includes up to 0 lineal feet of fascia																									
ADDITIONAL WORK / SPECIAL INSTRUCTIONS / NOTES: PLEASE INITIAL HERE TO ACCEPT ADDITIONS																									
A	Option to remove and replace low sloped roof on back of house. New system GAF Liberty SBS self				\$1,500.00																				
B	adhered base and cap sheet. -NO																								
C	Permit Included																								
D																									
RESPECTFULLY SUBMITTED BY: Tom Meadows		DATE: 5/2/17		ROOFING PACKAGE =																					
All agreements must be secured by a 1/3 deposit This deposit is used to secure materials and is non-refundable once the job's start date is agreed upon. The balance is due immediately upon substantial completion of the work. Unpaid balances are subject to an 18% annual fee. Credit card transactions will be charged a 3.5% processing fee. NOTE: Due to rising material costs this proposal may be withdrawn within 30 days. NOTE: Due to rising material costs, this proposal may be withdrawn if not accepted within 30 days.		DEPOSIT INFORMATION CK# 1029 5/16/17		OTHER =																					
		ESTIMATED BALANCE DUE UPON COMPLETION =		TOTAL =																					
				DEPOSIT = 1,900																					
To accept this proposal, mail signed contract and deposit check to: Neighborhood Roofing, Inc. 2601 Brassow Rd., Saline, MI. 48176																									
OWNER'S SIGNATURE: <i>Monica King</i>				DATE: 5/16/17																					
OWNER'S SIGNATURE:				DATE:																					
Any alteration or deviation from the above specifications involving extra cost(s) will only be executed on written and signed change orders and will become an additional charge over and above this estimate. All agreements are contingent upon adverse weather, acts of God/ Nature, strikes, accidents or delays beyond our control. Property owner agrees to carry theft, fire, tornado or any other insurance necessary to protect the property and material. Snow and ice build up that covers the intake or exhaust vents must be removed to help minimize/prevent ice dams that can occur during periods of extended cold or heavy snowfall.																									

NEIGHBORHOOD
Roofing CO.

Call (734) 994 - 6500

COMPANY ROOFING PRODUCTS INSULATION PORTFOLIO RESOURCES CONTACT US

TAMKO
BUILDING PRODUCTS

TAMKO

Neighborhood Roofing is a *TAMKO® Pro Certified Roofing Contractor*. As a *TAMKO® Pro*, Neighborhood Roofing provides a wide range of residential shingles and can help you find the perfect, beautiful shingle for your home. Other benefits include:

- Ability to offer TAMKO's Mastercraft Limited Warranty Enhancement at no additional cost to the homeowner
- The ability to purchase custom marketing materials
- Access to lead-generating tools

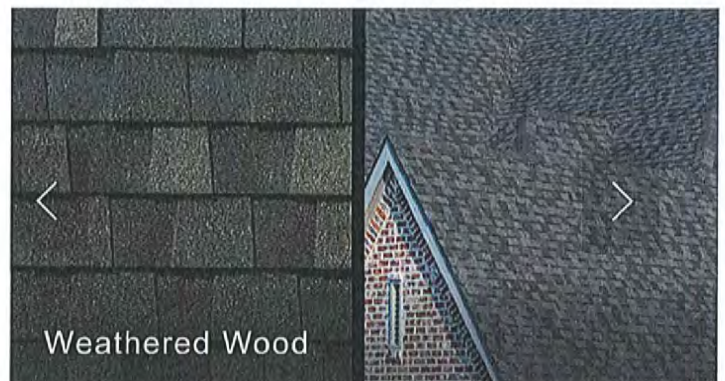
Heritage Shingles

THE LIMITED WARRANTY WITH THE
LONGEST
UP-FRONT PROTECTION.

Heritage Series Laminated Asphalt Shingles by TAMKO® have always provided years of striking beauty and excellent roofing protection. They also offer the longest up-front protection available.

THE BEAUTIFUL LOOK THAT LASTS.

- Shadowtone granule blend adds extra richness and depth
- Random-cut sawtooth design prevents unsightly zipper patterns
- Extra-thick weather-resistant construction provides years of protection.



CHOOSE THE PERFECT COLOR.

- Classic Heritage colors are time-honored favorites that create a traditional look
- America's Natural Colors® add a contemporary flair with dramatic and vibrant hues



1/1

Get Easy
Pro Installation (/roofing/contractors)



LIBERTY™

Low-Slope Membrane Roofing

SBS Self-Adhering Roofing System



LIBERTY Low-Slope Roll Roofing Membrane
Product Information

LIBERTY Low-Slope Membrane Instructions,
Data Sheets, Warranties, & Codes

LIBERTY™ SBS Self-Adhering Roofing System

Protect Your Low-Slope Roof And Use No Special Tools When Installing A Self-Adhering Roofing System

A Self-Adhering Roofing System will provide long-lasting protection for the low-slope areas of your property without the danger or hassles associated with the installation of other conventional roofing products.

LIBERTY™ Roofing Systems are applied without torches, open flames, hot asphalt, or messy solvent-based adhesives. Unlike traditional roofing systems, they can be installed easily and quickly by a small roofing crew, without the hassles of bulky equipment or unpleasant odors.

The LIBERTY™ SBS Self-Adhering Roofing System has earned the prestigious Good Housekeeping Seal, which means that Good Housekeeping stands behind the products in this system. (Refer to Good Housekeeping Magazine for its consumer protection policy. Applicable in U.S. only.) [\[See Details\]](#)



Owner's Best Choice

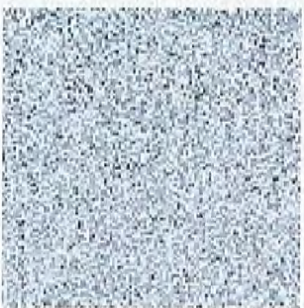
- **Safer For Your Building...**
Self-adhering membrane systems eliminate the need for open flames on your roof
- **No Fumes...**
Unlike conventionally applied systems, eliminates the fumes and odors caused by hot asphalt or solvent-based adhesives
- **Proven Technology...**
Based on the same technology used in GAF's commercial modified bitumen roofing systems – proven in the field for decades!
- **Great Warranty...**
Free 10-yr. system warranty against material defects for up to 15 years*
- **Extended Guarantees Available...**
Optional full-system guarantees against manufacturing defects and workmanship errors available for up to 20 years**
- **Peace Of Mind...**
Backed by GAF, North America's largest roofing manufacturer
- **Seven Popular Colors...**
To complement your Timberline® Shingles or other residential shingle roof

* See LIBERTY™ Limited Warranty on SBS Materials for complete coverage and restrictions.

** See System Pledge™ Roof Guarantee and RUBEROID®/GAFGLAS® Diamond Pledge™ NDL Roof Guarantee for complete coverage and restrictions.

Professional's Best Choice

- **Safer For Your Installers...**
No torches, kettles, or dangerous chemicals – may even reduce your insurance premiums!
- **Quicker Installation...**
Often 1/3 faster than conventional systems, with minimal set-up or clean-up time
- **No Extra Tools...**
No need to stage expensive equipment
- **Proven Technology...**
Based on the same technology as GAF's RUBEROID® SBS modified bitumen membranes
- **Flexible Installation Options**

Color Palette**Black****Hickory****Shakewood****Slate****Tan****Weathered
Wood****White**

Note: These blended colors are designed to complement your shingles, not to be an exact match. Because of the small size of these samples, it is difficult to reproduce the actual color effect. Please be sure to see a full-size roll before making a final color selection.

Specifications**Applicable Standards**

- FM Approved







HDC Work Permit Staff Review

Property address: 224 W Michigan Ave

Date of Application: May 26, 2017

Date of Review: June 9, 2017

Date of Meeting: June 13, 2017

Proposed work: sign installation

Materials: MDO, PVC and steel

Staff review:

1. The allowed signage size will be verified once the sign permit is requested from the building department. The zoning ordinance allows for 1sf per foot of building frontage at this location.
2. The applicant is planning on installing a building mounted sign for the business. The sign elements will be painted black and rose gold with the MDO sign board matched to the existing beige.
3. The words on the sign are to be PVC and the star and sprinkle elements made of steel.

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

Recommended Motion:

Move to (*approve/deny*) the work at 224 W Michigan to include sign installation as proposed in the proposal and write up dated May 12, 2017. The sign will be on a MDO background painted beige to match the existing signboard color with the attached sign elements painted black and gold.

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 20257 (4)
PHDC-17-0056



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.

App. due by 6/6

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

224 W MICHIGAN AVE

Applicant

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

Name

ANGEL VANAS

Address

6655 JACKSON RD LOT 255

City

ANN ARBOR

State

MI

Zip

48103

Phone / Fax

734 891 3181

E-Mail

angelvanas@gmail.com

Contractor

Contractor Name & Contact Info

ROBOTODD INDUSTRIES

734-219-5268

ODDROBOTS@GMAIL.COM

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:

2500⁰⁰

Permit fee:

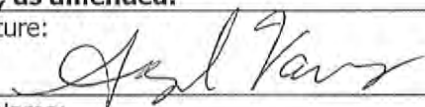
\$35 + _____ =

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:

05/24/17

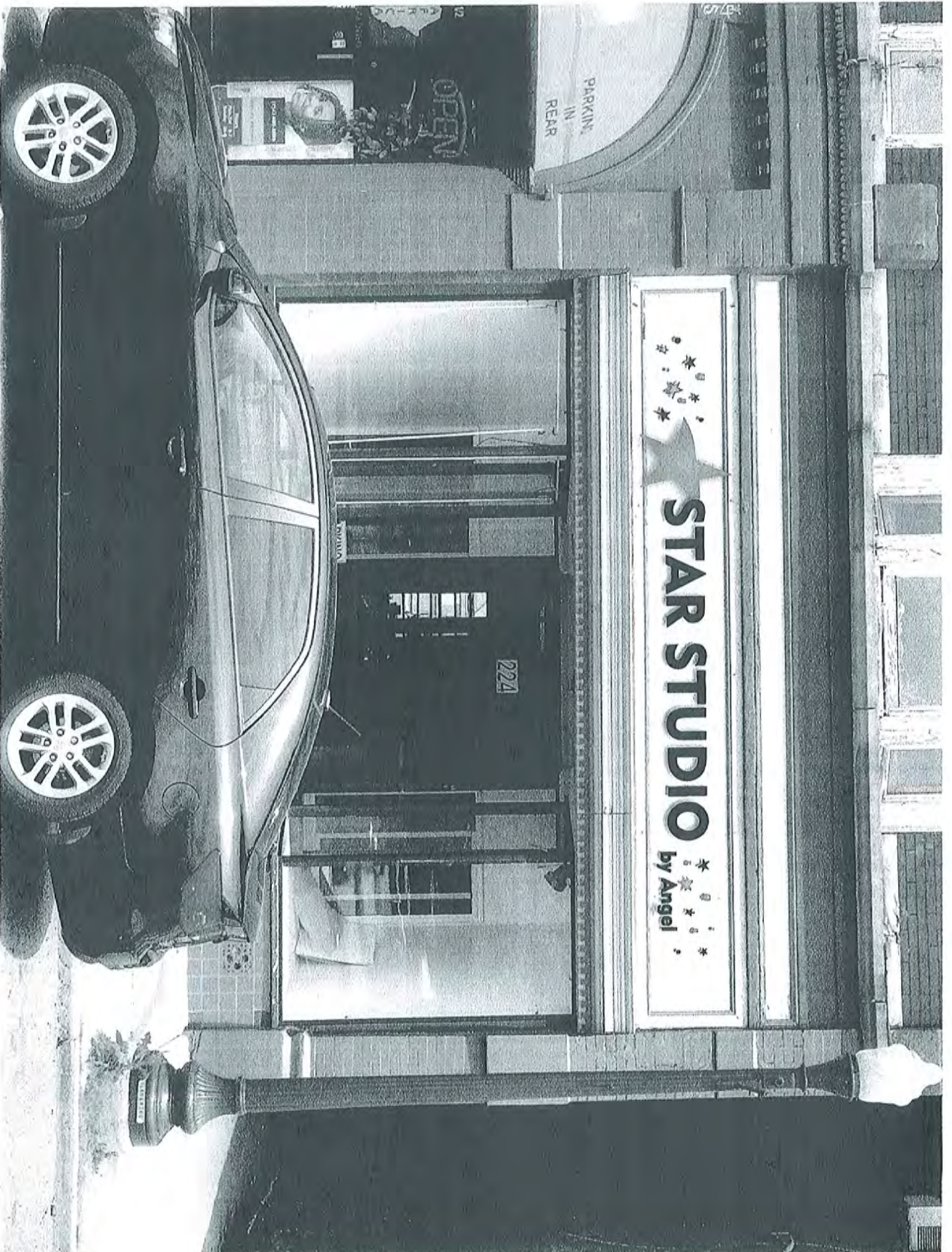
Print Name:

ANGEL VAVAS

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

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

PHDC-17-0056





May 12, 2017

Robotodd Industries LLC
1240 Jewett Ave., Ste. 4
Ann Arbor, MI 48104
(734) 219-5268

Star Studio Signage Proposal

This document seeks to clarify details related to the storefront building sign being proposed in the accompanying rendering.

The entire sign will consist of three sections starting with sheets of MDO fir sign-board plywood. This plywood provides a smooth surface for painting while resisting rot. Section one (left) will have the left "sprinkles" (small dots and stars) and the large star. Section two (center) will be "Star Studio" and section three (right) will be the right "sprinkles" and "by Angel". All three sections will be primed and painted on both the front and back. The three sections combined will fill in the entirety of the area inside the existing pink/peach colored molding (195.5" wide x 21.25" tall). The color on the fronts will be matched to the existing beige of the surrounding areas of the facade.

"Star Studio" and "by Angel" will be made from 3/4" PVC sheet material and painted a gloss black. All remaining elements will be cut from 1/8" steel sheet and powder-coated in metallic rose gold or painted gloss black.

Some elements ("Star Studio", the large star, and some "sprinkles") will be stood off the MDO background using painted plastic spacers of varying lengths not to exceed two inches while others will be attached directly to the MDO background. "Star Studio" is in front of the rose gold star. All PVC elements will be attached using stainless steel screws from the back into the PVC. All other elements will have small threaded nuts welded to the back allowing these parts to be screwed through the back using stainless steel machine screws.

Each section will be screwed to the facade using countersunk stainless steel wood screws then painted to blend into the background.

All three sections will weigh around 75 lbs combined.



HDC Work Permit Staff Review

Property address: 117 E Cross

Date of Application: June 5, 2017

Date of Review: June 9, 2017

Date of Meeting: June 13, 2017

Proposed work: window replacement

Materials: PlyGem wood double-hung windows with full screens

Staff review:

1. The applicant indicates that two windows on the second story in the front will be replaced and are currently in poor condition.
2. The replacement windows will be all wood with full screens and will be painted white on the exterior.
3. HDC to verify that the old window frames will be removed entirely; that this is not a frame in frame replacement. Staff advised the applicant that this will be a concern.

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

Recommended Motion:

Move to (*approve/deny*) the work at 117 E Cross to include the replacement of the two second story windows at the front of the house. The new windows will be PlyGem wood double-hung windows with full screens finished in white and installed in the rough opening.

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
JUN 05 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

117 E. CROSS ST.

Applicant

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

Name

Sarah and Gerry Kreiner

Address

117 E. Cross st.

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

734 652 4465

E-Mail

Sarah@a2momentumfitness.com

Contractor

Contractor Name & Contact Info

N/A

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Replace 2 front upstairs windows
with wood exterior and interior.
They are in absolute awful condition
and we would like to replace.

- broken glass
- rotted wood
- missing pins

- I will email additional photos

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

N/A paint white on outside

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:

\$ 300 plus Any additional cost
of supplies

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:

Sarah Kreiner

Date:

6/5/2017

Print Name:

Sarah Kreiner

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

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

PHDC-17-0057

[Back to Quote](#)

Date: 05/29/2017

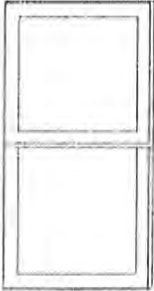
LOWE'S HOME CENTERS, LLC #734
 3900 CARPENTER ROAD
 YPSILANTI, MI 48197-9645
 USA
 (734) 477-5980



15% off now

Project #: 508732806 Description: Dbl Hung Wood Window
 Customer Name: GERRY KREINER
 Customer Phone: (313) 613-2682
 Customer Address: 117 EAST CROSS STREET
 YPSILANTI, MI 48198
 USA

Mike Driver
 Wednesday
 8-5 pm

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0001	Manufacturer: PlyGem Windows - Wood			
Exact Size = 29 3/8-in W x 57-in H	Division : Millwork Product : Windows Type : Double Hungs View Energy Star Products : No - I want to view all products Material : Wood - Wood Exterior Casing Product Line : New Construction Frame : 4-9/16-in Unit Style : Natural Wood Interior / Wood Sash Fin Type : Brick Mould Configuration : Single Unit Sash Configuration : Standard Performance Rating : Standard DP Performance Florida Approval Number : Not Listed Exterior Color : Primed for Painting Interior Finish : Natural Opening Type : Rough Actual Width: 29 3/8-in Actual Height: 57-in Rough Opening Width : 30 1/2-in Rough Opening Height : 57 5/8-in Glass Type : Dual Glazed Tempered Glass : No Low E Glass : Low E Tint : No Glass Option - Top Sash : Clear	outside of Frame to ← 36 1/2 → outside of Frame x 64 ↓ • Storm Windows No water what		
				
		\$152.64	1	\$152.64

Dbl pane

Glass Option - Bottom Sash : Clear
Gas Filled : None
Grid Type : None
Wall Depth : No Extension Jamb
Sill Stops Applied : No
Brick Mould (Exterior Casing) : Omit Brick Mould
Sill Nose Type : Omit Sill Nose
Base Sill Material : Wood
Blind Stop Option (Material) : Wood
Tilt Option : Compression Tilt
Balance Color : White
Hardware Finish : White
Screen : Full Screen
Screen Color : White
Screen Mesh : Fiberglass
Series : 4100 Series
Delivery : Store
Lead Time : 14 Days
Item Number : 88921
*** 15% Off All Custom Special Order Doors 05/24/17
to 06/06/17 ***

Project Total: **\$152.64**

Salesperson: ALAN O'BRIEN (S0734AO1)

Accepted by: _____

Date: 05/29/2017

Print Detailed Quote

This Millwork Quote is valid until 6/27/2017. This is an estimate only. This estimate does not include tax or delivery charges. Delivery of all materials contained in this estimate are subject to availability from the manufacturer or supplier. All the above quantities, dimensions, specifications and accessories have been verified and accepted.



these two









HDC Work Permit Staff Review

Property address: 312 N River

Date of Application: June 6, 2017

Date of Review: June 9, 2017

Date of Meeting: June 13, 2017

Proposed work: sign installation

Materials: HDU foam sandblasted sign with frame and vinyl brick wrap

Staff review:

1. The applicant is planning on installing a sign in the existing bracket for the bakery and the vinyl brick wrap on the corner of the building.
2. The applicant was previously approved for the vinyl sign back in November 2013. In April 2013 the HDC approved a sign for the existing bracket for the bakery.
3. The vinyl brick wrap is considered signage as it is part of the co-op's logo and will count towards the signage allotment for the building.
4. The allowed signage size will be verified once the sign permit is requested from the building department. The zoning ordinance allows for 1sf per foot of building frontage at this location.

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

Recommended Motion:

Move to (*approve/deny*) the work at 312 N River for sign installation to include an HDU foam sandblasted sign with frame on the existing bracket on building and vinyl brick wrap on the corner of 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

JUN 06 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. 22296
PHDC-17-0058 ⑦

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

312 N. River Street

Applicant

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

Name Corinne Sikorski		
Address 312 N. River St.		
City Ypsilanti	State MI	Zip 48198
Phone/Fax 734-483-1354	E-Mail Corinne@ypsifoodcorp.org	

Contractor

Contractor Name & Contact Info

W4 Signs Mike Giacomantonio 710-588-4703
8200 13th Grand River Brighton, MI 48114

Type of work

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

Complete Description of Proposed Work:

1. Existing Projection Sign. 42.5" W X 32.5" H
HDU Foam SandBlasted Sign Graine Frames
For wood Like Look, double sided painted
to customer's specs. Copper Hue is one shot
Copper Metallic paint.
2. Digital Print Brick wrap corner of Building
Vinyl 50'

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 + _____ = 35⁰⁰

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:

Print Name:

Corinne Sikorski

June 6, 2017

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.

Please verify your proof approval or revisions have been received.

Approval Signature:

Date:

Customer Name:	Job Number:
Company:	Order Taken By:
Street:	Order Date:
City:	Delivery Date:
State:	Shipping:
Zip:	File Name:
Phone:	Comments:
Fax:	Decription:
E-mail:	

It is the responsibility of the client to ensure proof accuracy, including all spelling, colors & materials specified.

NOTE: All sales are final once proofing has begun. There are no refunds once production has begun. Jobs canceled prior to production may be subject to design fees. 50% deposit required before production to begin. artwork & files are owned exclusively by W4 Signs, Inc. unless otherwise provided by client or specifically stated. Original artwork files and rights may be purchased for an additional fee.

It is the responsibility of the client to ensure proof accuracy, including all spelling, colors & materials as indicated. After the 3rd proof, each additional revision will incur an additional \$20 fee. Proof approval authorizes W4 Signs to proceed with production of the design selected. Call for specific estimated completion time. Otherwise jobs will be completed within the production schedule and/or modified for installation.

All balances due upon completion / installation.

NOT APPROVED:

APPROVED:

APPROVED W/ REVISIONS:

OPTION A

PLEASE PROVIDE AN ESTIMATE FOR A SANDBLASTED SUSPENDED SIGN FOR OUR EXISTING IRON STRUCTURE;

- 42.5" WIDE X 32.5" HIGH
- 2 SIDED FORMED SIGN
- MATCH AND PAINT THE 5 COLORS AS INDICATED ON THE RENDERING

OPTION B

SAME AS OPTION (A) BUT PROVIDE THE COPPER HUE AS A METALLIC OR COPPER LEAF ENHANCEMENT.



Please verify your proof approval or revisions have been received.

Approval Signature:

Customer Name:	Job Number:
Company:	Order Taken By:
Street:	Order Date:
City:	Delivery Date:
State:	Zip:
Country:	Shipping:
Phone:	File Name: buildingsignage-1561715
Fax:	Comments:
E-mail:	Description:

NOTE: All sales are final once proofing has begun. There are no refunds once production has begun. Jobs cancelled prior to production may be subject to design fees, \$50 deposit required before production to begin. Artwork & Files are owned exclusively by W4 Signs, Inc. unless originally provided by client or specifically stated. Original artwork files and rights may be purchased for an additional fee.

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All Balances due upon completion / installation.

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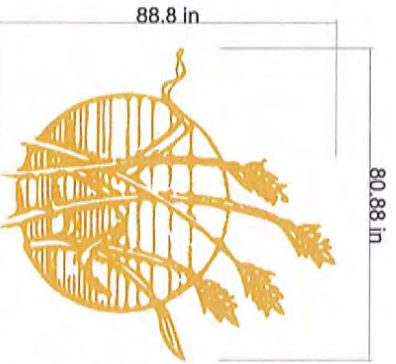
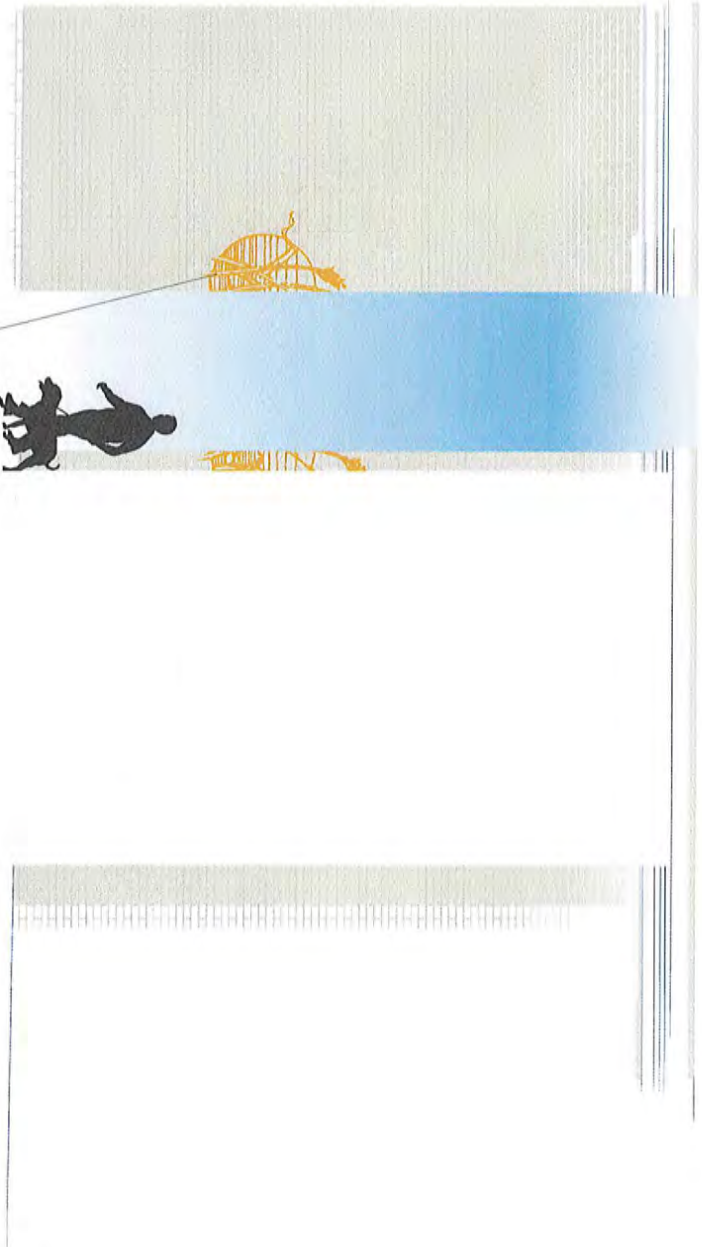
Date:

NOT APPROVED:

APPROVED:

APPROVED W/ REVISIONS:

WATERMARK ON BRICKS



50 sq/ft Wall Mural
1-color brick wrap applied to corner of building.
(verify ordinance for: Wall Murals vs. Signage)



WATERMARK ON BRICKS

THIS 100% WATERMARK IS APPROXIMATELY
1/2" HIGH AND 1/2" WIDE, REPEATING
EVERY 12" AND 12" ALONG THE
BRICKWORK.

MAIN ENTRANCE SIGNAGE

THESE LETTERS ARE CREST
COPY THE EXTERIOR WALL WITH
BRICKS AS THE BACKGROUND THE
LETTERS ARE PAINTED
12" H. 12" W. 12" D. 12" L.
12" H. 12" W. 12" D. 12" L.
12" H. 12" W. 12" D. 12" L.
12" H. 12" W. 12" D. 12" L.



THESE LETTERS ARE CREST
COPY THE EXTERIOR WALL WITH
BRICKS AS THE BACKGROUND THE
LETTERS ARE PAINTED
12" H. 12" W. 12" D. 12" L.
12" H. 12" W. 12" D. 12" L.
12" H. 12" W. 12" D. 12" L.
12" H. 12" W. 12" D. 12" L.

FRONT ANNING SPECS
THE ANNING IS APPROXIMATELY 1/2" HIGH
AND 1/2" WIDE, REPEATING
EVERY 12" AND 12" ALONG THE
BRICKWORK.

BAKERY SIGNAGE

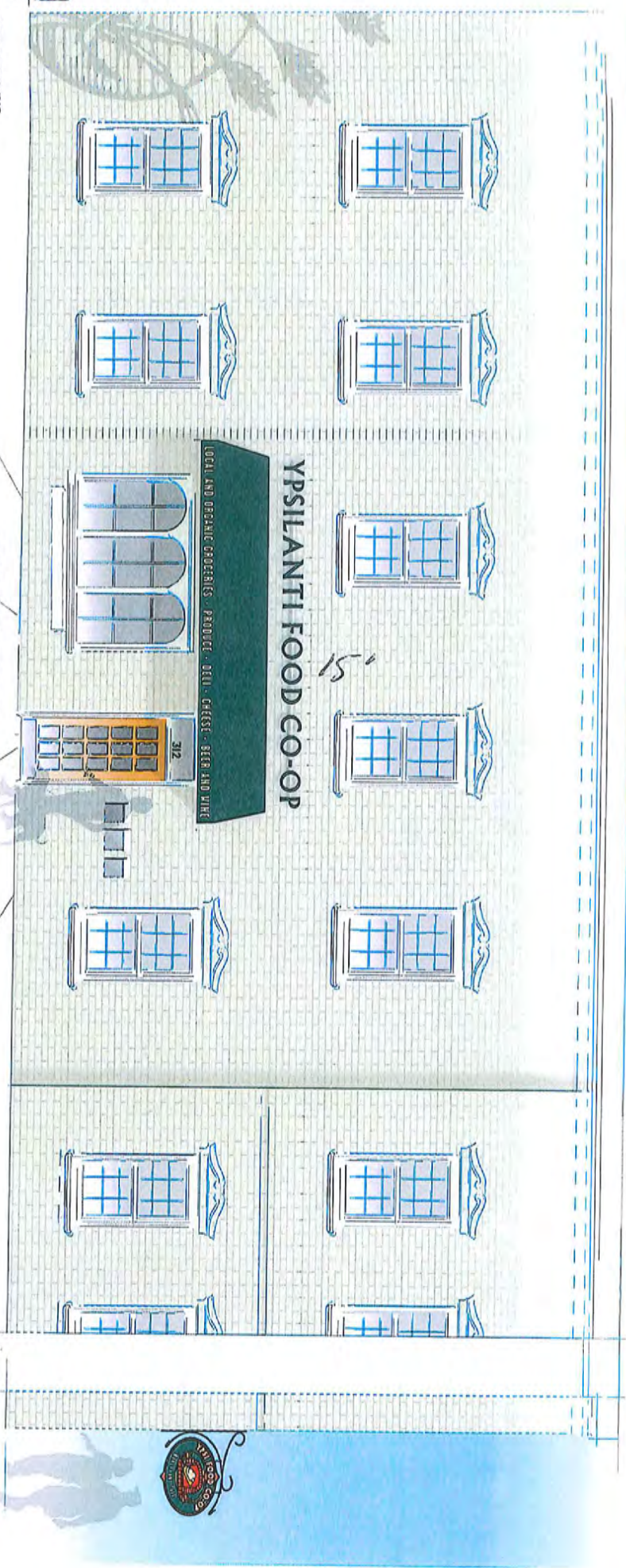
PLEASE SEE THE BAKERY OFFICE FOR THE
PRICE CHARTS.

DESIGN WRAP

100% 100% 100% 100% 100% 100%
100% 100% 100% 100% 100% 100%
100% 100% 100% 100% 100% 100%
100% 100% 100% 100% 100% 100%

MAIN ENTRANCE WALL MOUNTED SIGN AND ANNING

BAKERY SIGNAGE SIDE VIEW









HDC Work Permit Staff Review

Property address: 15 W Michigan

Date of Application: June 6, 2017

Date of Review: June 9, 2017

Date of Meeting: June 13, 2017

Proposed work: painting

Materials: Behr White Flour (OR-W10) and Behr Flirt Alert (P150-7)

Staff review:

1. The applicant is planning on painting the exterior of the building.
2. The building is to be painted white (White Flour) with the trim in the red (Flirt Alert).
3. The applicant states that the building will be scraped and washed by hand.
4. HDC to advise regarding that power washing is not permitted.

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

Recommended Motion:

Move to (*approve/deny*) the painting at 15 W Michigan to include the body of the building painted in Behr White Flour (OR-W10) and the trim in Behr Flirt Alert (P150-7). Any cleaning of the building is to be done with the gentlest means possible; 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.



RECEIVED

JUN 06 2017

**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 22275 (8)
PHDC 17-0060

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).
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INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

15 W. Michigan Ave.

Applicant

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

Name

David Murabito, Co-Owner Ma Lou's

Address

15 W. Michigan Ave.

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734. 730. 8353

E-Mail

info @ ma-lous.com

Contractor

Contractor Name & Contact Info

self-performed

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

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

☒ Other

Painting
Extension

Complete Description of Proposed Work:

Scrape + hand-
~~XXXXX~~ wash + paint exterior of
building. Brick, facade, trim.
White building with red trim detail.

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

White - Behr White Flour OR-W10
Red - Behr Flirt Alert P150-7

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.

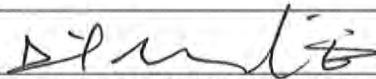
Construction Cost:

\$750

Permit fee:

\$35 + 0 = \$35

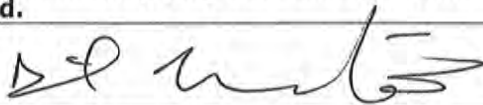
Signature



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Signature:



Date:

6/1/17

Print Name:

David Murabito

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

OR-W10



OR-W1C

OR-W10^u
White Flour

P150B



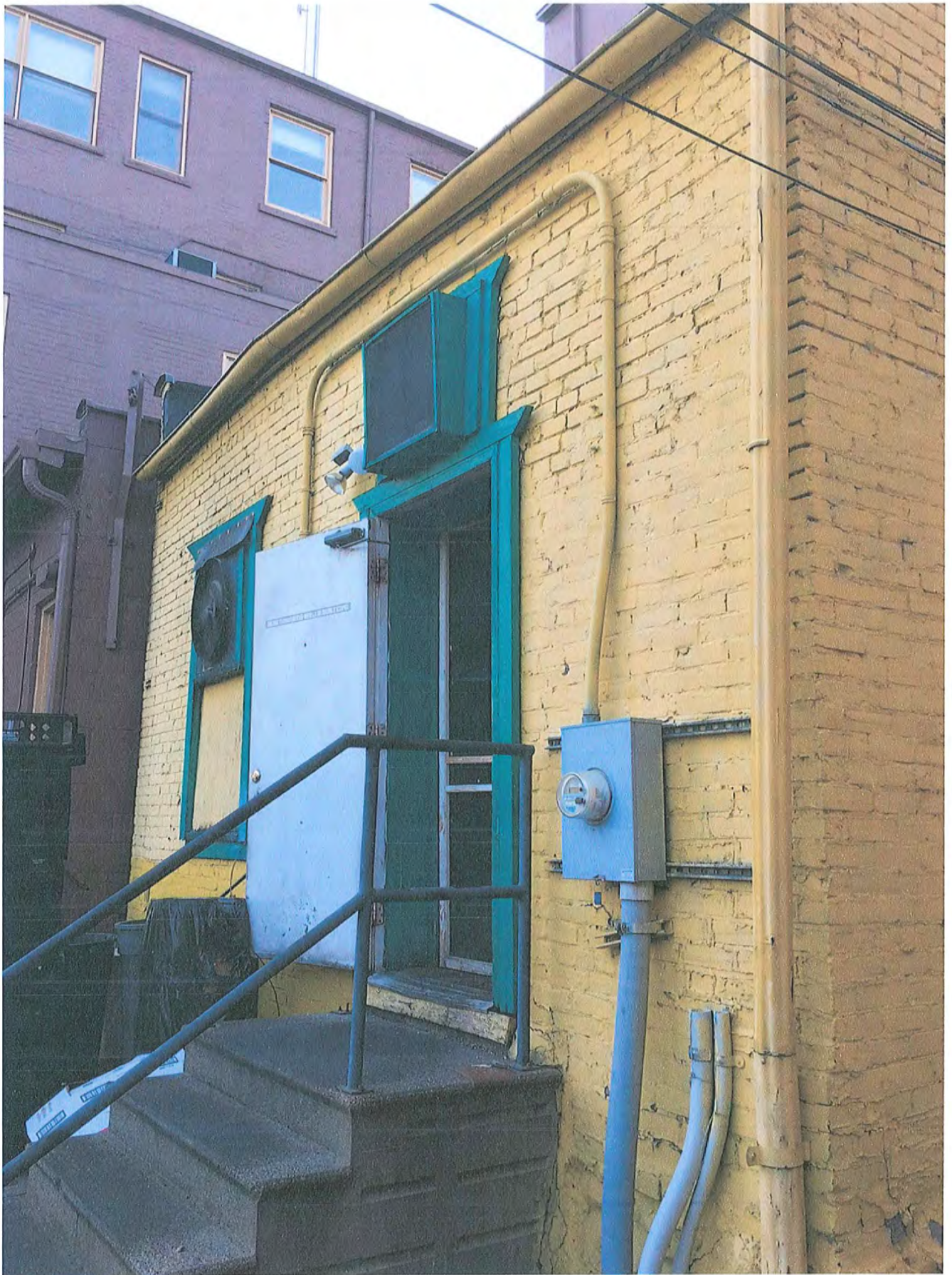
P150B

Hot Gossip P150-4^u

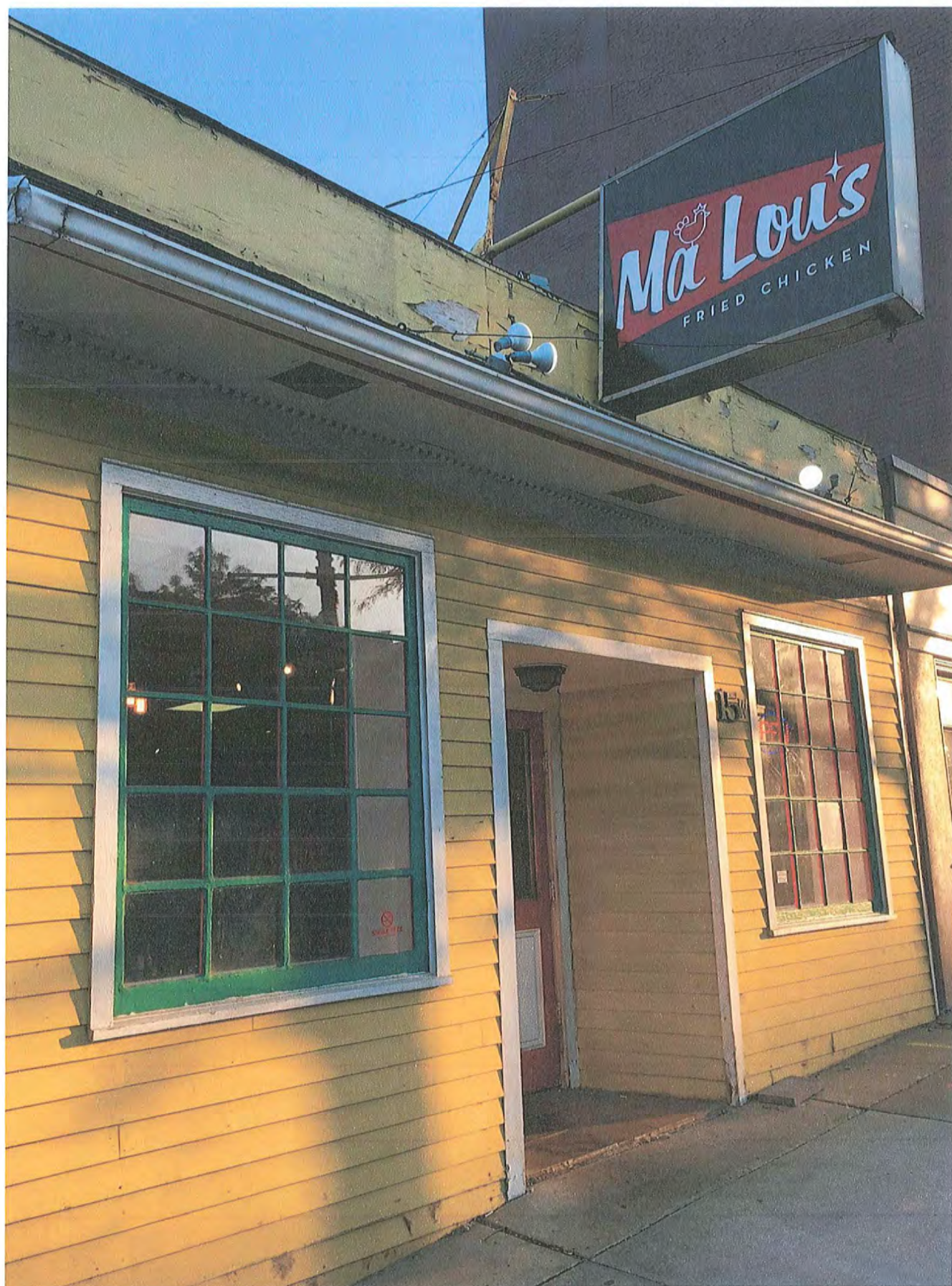
Miss Gossip P150-4^u

Whip Lash^u P150-6^u

Flirt Alert^u P150-7^u









HDC Work Permit Staff Review

Property address: 214 N Huron

Date of Application: June 6, 2017

Date of Review: June 9, 2017

Date of Meeting: June 13, 2017

Proposed work: gate installation

Materials: metal gate, wood posts

Staff review:

1. The applicant hung a decorative gate at the NE corner of the house as yard art.
2. The applicant was seen previously about this gate on November 24, 2015 as a study item.

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

Recommended Motion:

Move to (*approve/deny*) the installation of a decorative metal gate as yard art at the NE corner of the house at 214 N Huron.

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 22301 (10)
PHDC-17-0062

OFFICE USE ONLY
Date Filed:
Meeting Date: 6/13
Action Item/Study Item 6/13

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

214 NORTH HURON STREET, YPSILANTI 48197

Applicant

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

Name

CHERYL C. FARMER, OWNER

Address

214 NORTH HURON STREET

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

734-481-1804

E-Mail

mayorsis@provide.net

Contractor

Contractor Name & Contact Info

HOMEOWNER WITH ANW ARBOR ALL TRADES

734-216-3896

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

INSTALL
DECORATIVE GATE

Complete Description of Proposed Work:

HANG A NON-FUNCTIONAL DECORATIVE GATE FROM THE NE CORNER OF THE HOUSE ACROSS THE PATH DOWN INTO THE BACKYARD AS "YARD ART." 4 PHOTOS OF SITE & GATE HAVE BEEN EMAILED TO THE HDC INTERN

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

GATE + SCREWS + WOOD

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:

~ 10 MIN @ \$50/HR

Permit fee:

\$35 + 50 = \$85

plus cost of screws + wood

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:

6-7-17

Print Name:

CHERYL C. FARMER

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: 100 Market Place

Date of Application: May 25, 2017

Date of Review: June 9, 2017

Date of Meeting: June 13, 2017

Proposed work: Exterior light installation

Materials: WST LED architectural wall sconce Lithonia lighting

Staff review:

1. The applicant is planning on the removal of the existing exterior mercury vapor lights on the structure.
2. The applicant is planning to install 16 WST LED architectural wall sconces by Lithonia lighting on the exterior. The lights will be installed on the building and on the north ramp and stairs.
3. This lighting is required for emergency egress.
4. HDC to verify the color of the sconce.

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

Recommended Motion:

Move to (*approve/deny*) the removal of the existing exterior mercury vapor lights on the structure at 100 Market Place and the installation of 16 WST LED architectural wall sconces by Lithonia lighting on the exterior. The lights will be installed on the building and on the north ramp and stairs.

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:	4/13
☒ Action Item/Study Item	

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

100 MARKET PLACE

Applicant

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

Name

FRIENDS OF YPSILANTI WAREHOUSE

Address

100 MARKET PLACE

City

YPSILANTI

State

MICH.

Zip

48198

Phone / Fax

(810) 241-0600

E-Mail

Contractor

Contractor Name & Contact Info

AJ LEO ELECTRICAL & SOLAR

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

☒ Other **EXTERIOR LIGHTS**

Complete Description of Proposed Work:

Removal of existing mercury vapor
light fixtures and the installation
of (16) WST-LED light fixture
on exterior of Freighthouse
AND WALKWAYS FOR EMERGENCY
EGRESS AND PUBLIC SAFETY.
SEE ATTACHED PRINT 12/08/14

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: \$8500

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: *Ronald W. Rupert*

Date: *5/25/17*

Print Name: *RONALD W RUPERT*

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.

Symbol	Label	QTY	Manufacturer	Catalog Number	Quantity	Unit	Number Lamp	Material	Lenses	U/L	Warranty
	LED	10	General Electric	LED 1000	10	1000	1	LED 1000	1000	LED	2

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Max
GET31209						
COQ3525656005-60	X	1.6 Hz	0.2 Hz	0.2 Hz	27.7:1	5.3:1
						9.2:1

GENERAL NOTE:
1. SEE COMMENTS
2. SEE COMMENTS
3. CALCULATIONS

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE AVAILABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS INCLUDES LAYOUT REPRESENTS ALTERNATION WITH CALCULATED PUMP PERFORMANCE DATA, THEIR LOCAL CONFIGURATION, CLIMATIC WITH ALTERNATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURED LAMINATE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAYER, AND OTHER VARIABLE FIELD CONDITIONS. MOVING METHODS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

Luminaire L		Luminaire R		Luminaire C		Luminaire S	
%	total	%	total	%	total	%	total
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99	0.0	99	0.0	99	0.0	99	0.0
100	0.0	100	0.0	100	0.0	100	0.0

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND IMPACT. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MINIMUM DESIGN CODE AND LIGHTING QUALITY COMPLIANCE.

WIST LED
Architectural Wall Source



Technical Information (WIST) series
The WIST LED Architectural Wall Source is a wall-mounted lighting fixture. The wall mount design of the WIST LED Architectural Wall Source allows for a variety of mounting options. The WIST LED Architectural Wall Source is available in a variety of finishes, including brushed nickel, chrome, and stainless steel. The WIST LED Architectural Wall Source is a versatile lighting fixture that can be used in a variety of settings, including residential and commercial.

Finish	Size	Weight	Material
Brushed Nickel	12" x 12"	1.5 lbs	Aluminum
Chrome	12" x 12"	1.5 lbs	Aluminum
Stainless Steel	12" x 12"	1.5 lbs	Aluminum

Optional Back Box (WISTB)

Finish	Size	Weight	Material
Brushed Nickel	12" x 12"	1.5 lbs	Aluminum
Chrome	12" x 12"	1.5 lbs	Aluminum
Stainless Steel	12" x 12"	1.5 lbs	Aluminum

WIST LED Architectural Wall Source



WIST LED Architectural Wall Source



[illegible][illegible]



WST LED

Wall Mount Luminaire

A New Standard for Building Mount Solutions!

Whether you are trying to meet specification, code, or seeking a building mount solution with the right options, the WST LED is your go-to solution delivering a visually comfortable lighting experience. The WST LED offers the optics and lumens you need, combined with a comprehensive variety of battery backup, controls, and other options to meet your specification or building code.

Optics with Visual Comfort

- Two optic types; a wide distribution and forward throw with three lumen packages ranging from 1,500 to 6,600 lumens
- Superior luminaire design delivers visually comfortable lighting by providing low glare without pixilation
- Excellent uniformity allows for increased spacing, substantially lowering the overall cost of your project

Comprehensive Options: Battery, Controls, and More

- Industry-leading, comprehensive selection of emergency battery backup solutions for every application type and climate, including remote emergency options
- The widest variety of control options providing site-wide monitoring and control increases your energy savings even further
- Dual switching and a complete selection of battery and controls options aid in ensuring code compliance

DLC Qualified

DesignLights Consortium® Premium qualified, which makes the WST LED eligible for utility rebates and can help improve project ROI.



Quick Facts

- Replaces 50W - 250W metal halide wallpacks
- Lumen packages from 1,500 - 6,600 lumens
- Up to 140 LPW
- Input watts from 12W - 58W
- Two optic types: wide distribution and forward throw
- 2700K CCT, 3000K CCT, 4000K CCT, and 5000K CCT
- Weight: 20 lbs.

Outdoor

AcuityBrands.

WST LED

Ordering Information

Example: WST LED P2 40K VW MVOLT PBBW PIR DDBTXD

WST LED

Series	Performance Package	Color temperature	Distribution	Voltage	Mounting	Options	Finish (required)
WST LED	P1 1,500 Lumen package	27K 2700 K	VF Visual comfort forward throw	MVOLT	Shipped included	PE Photoelectric cell, button type	DDBXD Dark bronze
	P2 3,000 Lumen package	30K 3000 K		120	(blank) Surface mounting bracket	PER NEMA twist-lock receptacle only	DBLXD Black
	P3 6,000 Lumen package	40K 4000 K		208		PERS Five-wire receptacle only	DNAXD Natural aluminum
		50K 5000 K	VW Visual comfort wide	240	Shipped separately	PER7 Seven-wire receptacle only	DWHXD White
				277	BBW Surface-mounted back box	PIR Motion/Ambient Light Sensor, 8-15' mounting height	DSSXD Sandstone
				347		PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc	DDBTXD Textured dark bronze
				480	PBBW Premium surface-mounted back box	PIRH 180° motion/ambient light sensor, 15-30' mounting height	DBL BXD Textured black
					LCE Left side conduit entry	PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc	DNATXD Textured natural aluminum
					RCE Right side conduit entry	SF Single fuse (120, 277, 347V)	DWHGXD Textured white
						DF Double fuse (208, 240, 480V)	DSSTXD Textured sandstone
						DS Dual switching	
						E7WH Emergency battery backup (7W)	
						E7WC Emergency battery backup (cold, 7W)	
						E7WHR Remote emergency battery backup (remote 7W)	
						E20WH Emergency battery backup (20W)	
						E20WC Emergency battery backup (cold, 20W)	
						E23WHR Remote emergency battery backup (remote 20W)	
						Shipped separately	
						RBPW Retrofit back plate	
						VG Vandal Guard	
						WG Wire Guard	

Battery Options

- Standard emergency battery backup options; low power (7W) or high power (20W)
- Cold weather emergency battery backup options for -20° to 60° operating temperature (low or high power)
- Remote emergency battery backup (standard, high power)



WST LED

Controls Options

- Photoelectric cell, button type
- NEMA three, five, and seven-wire twist-lock receptacle (receptacle only)
- Motion/ambient sensor, for 8-15' and 15-30' mounting height
- 180° motion/ambient light sensor, 15-30' mounting height



NEMA Twist-Lock Receptacle

Other Options

- Premium surface-mounted back box
- Surface-mounted back box
- Retrofit back plate



Premium Back Box

WST LED

Model	Input Watts	Lumens	Metal Halide Replacement
WST LED P1 40K VW	12W	1,660	70W
WST LED P2 40K VW	25W	3,512	150W
WST LED P3 40K VW	50W	6,691	250W



*DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Please use the spec sheet at www.acuitybrands.com when ordering to ensure component compatibility for your desired configuration.

Visit www.lithonia.com for more information.

One Lithonia Way, Conyers, GA 30012 | Phone: 800.279.8041 | www.acuitybrands.com
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AcuityBrands.



HDC Work Permit Staff Review

Property address: 100 Market Place

Date of Application: May 29, 2017

Date of Review: June 9, 2017

Date of Meeting: June 13, 2017

Proposed work: generator installation

Materials: Kohler generator and bollards

Staff review:

1. The applicant is planning on the installation of a Kohler generator on the west side of the building with bollards to protect the generator from vehicles.
2. This generator is also required for emergency lighting needs.

Relevant Secretary of the Interior's Standards:
#10

Recommended Motion:

Move to (*approve/deny*) the installation of a Kohler generator on the west side of 100 Market Place with two bollards to protect it from vehicle damage.

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).
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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

100 MARKET PLACE

Applicant

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

Name

FRIENDS OF YPSILANTI FREIGHTHOUSE

Address

RON RUPERT 421 N. HURON ST.

City

YPSILANTI

State

MICH.

Zip

48197

Phone / Fax

(810) 241-0600

E-Mail

Contractor

Contractor Name & Contact Info

CRG ELECTRICAL

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

☒ Other

Complete Description of Proposed Work:

INSTALLATION OF GENERATOR
AND BALLARDS ON WEST SIDE
OF FREIGHTHOUSE

SEE PRINT DATED 12/8/16

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.

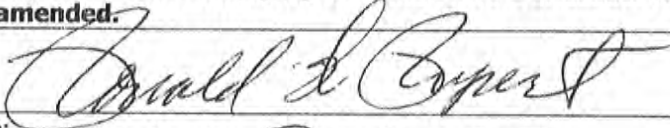
Construction Cost: \$8800 -

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: 5/29/17

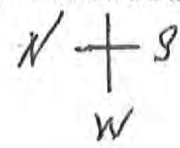
Print Name: RONALD RUPERT

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.



YPSILANTI FREIGHT HOUSE
EXTERIOR LIGHTING VALUES
PREPARED FOR: QUINN EVANS
GASSER BUSH ASSOCIATES



Schedule											
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
	E	16	Lithonia Lighting (LH)	WST LED P3 50K VOLT	WST LED, Performance package 3, 3000 K, Flood cabinet style, RVOLT	LED - LIF ADJ. FOR 7 WATT EH POWER	1	WST_LED_P3_50K_Volt_RVOLT.dwg	1559	0.6	7

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
EXTERIOR DECK/STAIRS/RAMPS - EM LTG VALUES	⌘	1.6 fc	8.3 fc	0.3 fc	27.7:1	5.3:1	0.2:1

6. LIABILITY OF THE LAYOUT
THIS LAYOUT REPRESENTS ILLUMINATION LEVELS
CONTROLLED CONDITIONS IN ACCORDANCE WITH
75. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S
VOLTAGE, TOLERANCE IN LAMPS, AND OTHER
DATA ARE FROM GRADE AND/OR FLOOR UP.
FOR INDEPENDENT ENGINEERING
BY THE ENGINEER AND/OR ARCHITECT
AND

Designer
RS/JS
Date
12/08/2016
Scale
Not to Scale
Drawing No.
#16-63144-V5EXT

CRG Electric LLC

P.O. Box 2183

Belleville, MI 48112-2183

(734) 757-4308

service@crgelectricllc.com

www.crgelectricllc.com



ESTIMATE

ADDRESS

City of Ypsilanti

One South Huron Street

Ypsilanti, MI 48197 USA

ESTIMATE # 6440

DATE 02/17/2017

EXPIRATION DATE 03/17/2017

P.O. NUMBER

G360

SALES REP

Curt

ACTIVITY

AMOUNT

Generator Installation:

Installation of a 12 RESV Kohler generator with a 16 circuit automatic transfer switch.

Location:

100 Market Pl, Ypsilanti, MI 48198, USA

Transfer switch will be located next to electrical panel in mechanical room.

New breaker will be installed in electric panel to feed transfer switch.

Total of 16 circuits combined will be used from existing two electric panels and installed in automatic transfer switch.

Installation of single MC cable from second electric panel to transfer switch for additional emergency lighting circuit.

Generator will be located on side side of the building next to the AC unit.

The unit will sit on a pre formed concrete pad.

Generator will come with battery, battery charger and carb heater.

Electrical feed will come from the transfer switch to the generator.

Feeds on the exterior of the building will be surface mounted and sealed in conduit.

One 110 volt circuit will be installed from the electric service to the generator.

The circuit will power the carburetor heater and battery charger in the generator.

The carburetor heater will be installed in field.

Gas line will be tapped on the interior of the building in the crawl space and ran to the generator.

Install new shut off at the tap point, new black pipe will be installed to the generator.

At the unit a new shut off, drip leg and flex line will be installed.

All new black pipe will be painted on the exterior of the home.

If a gas meter upgrade is needed it will be the customers responsibility to organize this.

All costs will be paid direct from the customer to the utilities.

CRG will need to be paid in full the day upon the completion on the installation.

Any pre-existing code violations that are present and need repaired will be an added cost and tracked at time and material if needed.

If any items are found they will be discussed with the owner/tenant before any repairs are done.

Not responsible for un-foreseeable items.



Covers have been removed for illustration.

Available Models

- 100, 200, and 400 amp standard and service entrance models are available.
- 150 and 300 amp service entrance models are also available.
- Combined interface/load management board is available on single-phase standard and service entrance models. (Not available on 3-phase or load center models.)
- 100 amp standard single-phase models are available with or without a 16-space load center. Up to 8 tandem breakers can be used for a total of 24 circuits.
- 100amp standard single phase model with a 12-space load center and a NEMA 1 enclosure is available as a standalone non-configurable spec (GM85273-SA).
- See page 7 for more information.

Model RXT Automatic Transfer Switch

The Model RXT automatic transfer switch is designed for use only with Kohler® generator sets equipped with RDC2 or DC2 generator set/transfer switch controls. The transfer switch operation is controlled by the RDC2/DC2 controller.

Standard Features

- Allows utility voltage display on the RDC2/DC2 generator set/transfer switch controller, available exclusively on Kohler® residential and light commercial generator sets
- UL listed
 - Models with load centers, UL 67 listed, file #E251086
 - Models without load centers, UL 1008 listed, file #E58962
- CSA certification, file #LR58301, is available for:
 - Standard ATS without load center (single and three-phase)
 - Service entrance ATS 100, 150, and 200 amp models
- Corrosion-resistant NEMA 3R aluminum enclosure
 - Padlockable
 - Approved for indoor or outdoor installation
 - ANSI 49 gray
- NEMA 1 enclosure available on 100 amp load center models
- Contactor electrically and mechanically interlocked
- Double throw inherently interlocked design
- Contactor manually operable for maintenance purposes
- Silver alloy main contacts
- Transfer switches are 100% equipment rated and can be applied at the rated current without derating (non-service entrance models)
- Service entrance models include disconnect circuit breaker on the utility (normal) source side (80% rated)
- Five-year limited warranty

Standard Interface Board

- Standard interface board connects to the Model RDC2 or DC2 generator set/transfer switch controller.
- Includes a load control contact that provides a 5 minute time delay for startup of selected loads after transfer to the emergency source. Use for large motor loads.

Combined Interface/Load Management Board

- Optional combined interface/load management board replaces the standard interface board and connects to the Model RDC2 or DC2 generator set/transfer switch controller.
- The combined board is available on single-phase standard and service entrance models. (Not available on 3-phase or load center models.)
- The combined board automatically manages up to six residential loads:
 - Four customer-provided power relays can be connected for management of non-essential secondary loads.
 - Two HVAC relays are included for control of two independent air conditioner loads.

Models: **10/12RESV**

KOHLER Power Systems

**Multi-Fuel
LPG/Natural Gas**

9001
KOHLER
POWER SYSTEMS
NATIONALLY REGISTERED



The Kohler® Advantage

- **High Quality Power**
Kohler home generators provide advanced voltage and frequency regulation along with ultra-low levels of harmonic distortion for excellent generator power quality to protect your valuable electronics.
- **Extraordinary Reliability**
Kohler is known for extraordinary reliability and performance and backs that up with a 5-year or 2000 hour limited warranty.
- **Powerful Performance**
Exclusive Powerboost™ technology provides excellent starting power. The Kohler 12 kW generator can easily start and run a 5 ton air conditioner with up to 5 kW preload.*
- **Enclosure**
Bold new Kohler design in steel, dipped in e-coat for extra corrosion protection and painted with a durable powder coat finish
- **Quiet Operation**
Kohler home generators provide quiet, neighborhood-friendly performance.

Standard Features

- **RDC2 Controller**
 - One digital controller manages both the generator set and transfer switch functions (with optional Model RXT transfer switch).
 - Designed for today's most sophisticated electronics.
 - Electronic speed control responds quickly to varying household demand.
 - Digital voltage regulation protects your sensitive electronics from harmonic distortion and unstable power quality.
 - Two-line, backlit LCD display with adjustable contrast is easy to read, even in direct sunlight or low light.
 - OnCue® Plus Generator Management System for remote monitoring is included with every generator.
- **Kohler Engine Features**
 - Kohler Series 7000 V-twin engine with efficient OHV design
 - Powerful, reliable air-cooled performance
 - Simple field conversion between natural gas and LPG fuels while maintaining emission certification
- **Designed for Easy Installation**
 - Steel base
 - Hinged, locking roof
 - Fuel and electrical connections through the enclosure wall eliminate the need for stub-ups through the bottom
 - Accepts natural gas fuel pressure as low as 3.5 inches
 - Load connection terminal block allows easy field wiring
 - Designed for outdoor installation only
- Approved for stationary standby applications in locations served by a reliable utility source
- Meets 181 mph wind rating
- **Certifications**
 - Meets emission regulations for U.S. Environmental Protection Agency (EPA) 40 CFR 60 stationary source standards with both LPG and natural gas.
Note: CARB does not regulate emergency standby generators outputting less than 50 HP. Only the EPA standards apply.
 - UL 2200 listed (60 Hz model)
 - Accepted by the Massachusetts Board of Registration of Plumbers and Gas Fitters.

Generator Ratings

Model	Voltage	Phase	Hz	Alternator	Standby Ratings			
					Natural Gas	LPG		
					kW/kVA	Amps	kW/kVA	Amps
10RESV	120/240	1	60	2F3	9/9	37.5	10/10	41.7
12RESV	120/240	1	60	2F4	11/11	45.8	12/12	50

RATINGS: Standby ratings apply to installations served by a reliable utility source. All single-phase units are rated at 1.0 power factor. The standby rating is applicable to variable loads with an average load factor of 80% for the duration of the power outage. No overload capacity is specified at this rating. Ratings are in accordance with ISO-3046/1, BS5514, AS2789, and DIN 6271. GENERAL GUIDELINES FOR DERATING: ALTITUDE: Derate 4% per 305 m (1000 ft.) elevation above 153 m (500 ft.). TEMPERATURE: Derate 2% per 5.5°C (10°F) temperature increase above 16°C (60°F). Availability is subject to change without notice. The generator set manufacturer reserves the right to change the design or specifications without notice and without any obligation or liability whatsoever. Contact your local Kohler Co. generator distributor for availability.

* Check the appliance manufacturer's specifications for actual power requirements. Consult a Kohler® Power Systems professional to calculate your exact residential power system requirements.



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:

6/13/17
 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.

App. due by
 4pm on 6/6/17

INCOMPLETE APPLICATIONS WILL BE REJECTED**Property**

Address

311 East Forest

Applicant

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

Name

Demoss Roofing

Address

1313 Mainwell

City

Dundee

State

MI

Zip

48131

Phone / Fax

248-202-8516

E-Mail

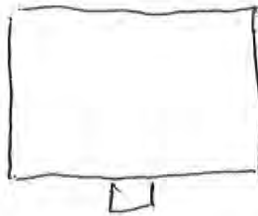
Contractor

Contractor Name & Contact Info

Larry Johnson

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):

Treated Lumber unpainted.

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:

\$1300

Permit fee:

\$35 + _____ = 35⁰⁰

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:

5-23-17

Print Name:

Larry Johnson

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

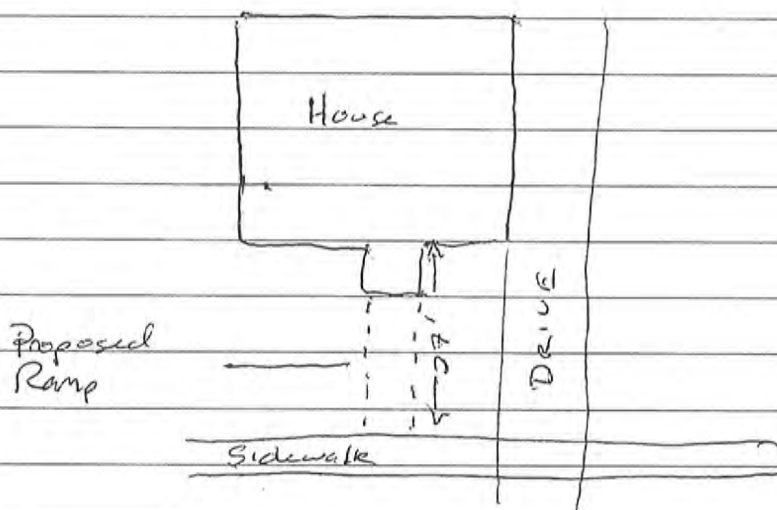
All other necessary Building Permits must be acquired before beginning work.

PHDC-17-0052

Describe in detail all work to be done on this permit application.

Note: In addition to plans, a copy of a certified survey is also required for construction of all new buildings, additions, garages, carports, pole barns, fences, sheds, parking lots, etc. Permits will not be issued without the required certified survey.

building a handicap ramp with treated lumber that is 27 ft long and 26 inches high.



4x4 treated posts
42" in ground

5/4 Deck Boards
2x10 Treated Joist

Treated Lumber unpainted.

* Homeowner is wheelchair bound.
Ramp is needed for him to
leave his home at will.



CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF MAY 23, 2017

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

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

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

Commissioners Absent: Erika Lindsay

Staff Present: Cynthia Kochanek, Associate Planner

APPROVAL OF AGENDA

Motion: Prebys (second: Schmiedeke) moves approval of the agenda to add a study item for 312 N River and as other business to add an update on the Thompson Block, a demo by neglect discussion for 401 E Forest and the light fact sheet.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

39-41 E Cross

**Amendment to previous approval for storefront window installation*

Applicant: Andy French, Applicant - Present

Discussion: Stevenson: Inquires as to whether this an amendment to the application in January.

French: Confirms that is the case.

Stevenson: Inquires as to whether this is for the windows.

French: Confirms that is correct. States that they were approved for the remodel work but when they were talking with the contactor recently they realized that the windows changes were not mentioned.

Prebys: Asks about the window colors, inquired as to whether the glass will still be clear.

French: States that the glass is clear but that it will be a thermal glass. He states that all they are asking for the approval on is for the metal dividers that holds the glass.

Davis: Inquires as to the material.

French: States that it should be there in the packet.

Davis: Asks for clarification on whether this type of framing is there currently.

French: States that there is wood framing there now.

Rupert: Asks for clarification that the anodized aluminum in bronze will just be for the framing. Inquires as to whether there will be any muntins added.

French: Confirms that it will be aluminum framing and that there will just be clear spans of glass.

Schmiedeke: Inquires as to whether the transoms that are there now are clear glass.

French: States that some may be frosted but that they are all currently covered.

Stevenson: States that the transoms are not covered in this application, they were covered in the previous one.

Motion: Rupert (second: Prebys) moves to amend the application for 39-41 E Cross St. to include the installation of Tubelite anodized aluminum windows in the clear glass and dark bronze finish as described on the cut sheets as dark bronze; DB and clear glass; C2.

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.

220 S Huron

**Application was not present at this time therefore the project was moved the end of the meeting.*

201 N Hamilton

**Application is for a re-roof.*

Applicant: Kelly Newberry, Applicant- Present

Discussion: Newberry: States that they are proposing to re-roof the garage with a new materials. It is a steel that is engineered to look like shingles. It has been tested extensively in Florida and approved in the Historic District in Toledo. Their roofing company would like to see this on some properties so that they can get more business in Michigan with this product.

Newberry provides a photos of the roofing.

Davis: Inquires as to whether this is a steel roof.

Newberry: Confirms that it is. States that it has a stone coating that makes it appear to be asphalt shingles.

Pettit: States that it appears to have the same kind of texture that the asphalt does. States that he does not have any questions.

Prebys: States that he is concerned with the metal aspect of the roof, that this may be artificial.

Rupert: Asks if the applicant has a sample.

Newberry: States that she does not.

Rupert: Asks if she can get a sample.

Newberry: States that she can try.

Stevenson: States that this is a concern that the HDC has had to deal with in the past. States that the HDC does not generally approve materials that mimic other materials. On the other hand, asphalt shingles would not have been original to the house and were created as a material that imitated previous roofing materials. States that the HDC may be more comfortable with the product if they could see a sample of it.

Davis: Asks if the HDC has approved a steel roof before.

Stevenson: States that steel roofs have been approved before but generally they are standing seam roofs that would have been replacing a metal roof that was historic to the structure.

Staff: States to see the staff review regarding an approval for another roof similar to this. States that this is a different company and it was an entire house re-roof.

Newberry: States that this is just for the garage at the rear of the property.

Pettit: States that this is a different product.

Stevenson: States that they are not saying no but that they would still like to see the product.

Motion: Rupert (second: Prebys) moves to table the application for more information and a product sample.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

317 N Washington

**Application is for LED light strip installation.*

Applicant: Ali Elsayed, Applicant - Present

Discussion: Stevenson: Asks if the applicant has a photo of the property or spec sheets for the LED lights. States that she has not taken a look at this property.

Davis: States that these are LED light strips similar to what they saw for Got Burger. Asks why the lights were installed.

Elsayed: States that it was to catch new customers. States that he has seen them in other cities. States that he installed them himself and that he did not know that the lights needed a permit.

Prebys: States that the HDC denied the LED light strips at Got Burger.

Staff: States that Got burger also had them in their windows.

Elsayed: Asks why they were denied.

Davis: States that the lights are not historic in any way and these lights are not compatible with dark sky standards. That means that lights should point down, not out or up. The problem with the LED light strips is that they point everywhere and they are not directed to a certain area. The HDC would

consider LED lights that are down directed for a purpose such as to light a sign, but that the LED strips are not compatible in the historic district.

Elsayed: Asks about what he should do now.

Pettit: States for clarification that lights that are approved in the district are generally used for the purpose of lighting the building, not to shine aimlessly outside of the building. There are exceptions for security lights. Building lighting should be to light the building and this does the opposite. States that if there is a way to shield them so that they light the building and only the building or signage, then the HDC would be willing to look at that. States that what is there now does not do that, there is no shielding and no direction to the lighting. States that is why, in general, the HDC does not approve the LED strips since they are applied in a way that nothing shields the lighting.

Davis: States that to answer his question, that if the application is denied, they would ask that the lights be removed.

Elsayed: Asks if the lights could be moved inside the windows, since they are currently installed outside the windows.

Davis: States that they need to be removed completely unless the applicant wanted to change the lights so that they would shine on the interior of the store.

Elsayed: States that that would be too bright.

Stevenson: Confirms that is the issue. States that these lights create light pollution. That these lights do not light the building. States that the HDC would be open to considering another type of lighting for the building.

Elsayed: Asks about how long he has to remove them.

Stevenson: States that she believes that it is 30 days. That the applicant can turn them off and then he can work to remove them.

Motion: Davis (second: Prebys) moves to deny the installation of the LED light strips on the windows at 317 N Washington due to them being inappropriate for the historic district and incompatible with the dark sky standards.

Secretary of the Interior Standards:

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

Approval: Unanimous. Motion Carries.

16 S Washington

**Application is for fence slat installation & painting on the driveway.*

Applicant: Laura Gillis, Applicant - Present

Discussion: *Gillis provided handouts for the peapod design.*

Gillis: States that they are proposing to paint the peapod design on the asphalt on their property extending back to the double green doors that are the entrance to farmer's market.

Stevenson: Asks about the pattern behind the peapod design the applicant provided.

Gillis: States that the pattern will not be painted on the ground it would just be the peapod and the stem that will be painted in green.

Davis: Asks about the fence materials.

Gillis: States that the print out that she provided includes a print out from Home Depot that shows the materials. States that there are 8 colors available. She is not sure what colors were picked but that the plan is to match the colors in the murals.

Davis: Asks about where the fence is located.

Gillis points out where the fence is located on the aerial photo.

Gillis: States that the fence starts right behind the Beer Cooler wall and extends to the back of the property. States that there is an empty space behind the Beer Cooler where public urination occurs and that they are attempting to block that from the view of the farmers market.

Prebys: States that one of his concerns is with the fence slat system is that they tend to deteriorate. States that he noticed in the illustration that there are rivets that hold the slats in place. Asks if the rivets will be used to hold the material in place.

Gillis: States that to her knowledge yes they are planning on using them, but she is not on the team that is making the decisions on the fence slats. States that they will look to the commission for guidance on how this material will wear and if there is something that gets triggered about when it needs to be taken down.

Rupert: States that these types of systems are meant to be temporary and that the property on Forest that used to be the Motor Wheel has had them and they seem to somehow come out. He would recommend that the rivets be used.

Schmiedeke: Asks if the pattern for the slats that was submitted with the application is the actual design.

Gillis: States that the team has not finalized the design at this time.

Rupert: Asks about which fences this will be installed on.

Gillis: States that the fence behind the Beer Cooler is the priority, not the one behind the Thrift Store since they are planning landscaping next to that fence.

Rupert: Requests to see the design prior to approval.

Davis: Asks the commission if the slats are an issue since they are being installed on a chain link fence that is not allowed in the district. Asks if there is a concern that this would be an improvement or if it will make the exiting chain-link fence more of an issue.

Pettit: States that he views it more like paint.

Stevenson: Agrees that she views this type of application more like paint or as a temporary fix. States that she would like to see the design prior to making a decision.

Gillis: States that she does not believe that this is their fence so they would not be able to replace it with a more appropriate material, but that they have permission to add the slats to the fence.

Motion: Prebys (second: Rupert) moves to table the application for 16 S Washington for more information on the design and colors on the chain link slat addition.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

621 N River

**Application is for air conditioner installation.*

Applicant: James Fishelson, Applicant - Present

Discussion: Fishelson: States that this is his third summer in the house. States that he is going to work from home and would like to install the air conditioning to help out.

Prebys: Asks about the drawing and whether there will be two condenser units or if these are just two proposed options for locations of the unit.

Fishelson: States that he is putting in one unit. He states that there are two options, the preferred option is for the side of the house.

Prebys: States that it may be a little close to the neighbor and the noise the condenser makes may be a problem.

Stevenson: Asks how close the neighbor's house is.

Fishelson: States that he is unsure but that it is close in terms of the property line but that the neighbor is set back farther than him.

Davis: Inquires as to whether there is significant cost difference in the two proposed locations.

Fishelson: States that the second one is more expensive but that it was not prohibitively more so.

Prebys: Proposes that the commission recommends that it be placed in the rear.

Fishelson: States that is ok.

Prebys: Asks if the commission agrees.

Stevenson: Agrees.

Pettit: Agrees.

Motion: Prebys (second: Davis) moves approval of the application for 621 N River for the placement of the air conditioning condenser at the rear of the house, described as location number two in the submitted sketch.

Secretary of the Interior Standards:

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

Approval: Unanimous. Motion Carries.

16 S Washington, 9 S Adams & 22 S Washington

**Application is for mural installation.*

Applicant: Amber Resseguie on behalf of Lynne Settles, Applicant - Present

Discussion: Stevenson: Asks if the applicant would like to speak about the project.

Resseguie: States that she does not have anything specific to say.

Stevenson: States that the commission is looking for the final locations of the murals and plans for the mural frames.

Resseguie: States that it will be installed on the north facing wall of the Beer Cooler.

Davis: States that it will be painted on Dibond and then that will be attached to the building. Asks about how large it will be.

Resseguie: States that it will be 10'x5'.

Stevenson: States that since there is three addresses she was unsure of the locations.

Resseguie: States that she has only the two addresses, not the Adams St address.

Staff: States that she added the third address since the last time that the applicant came in it was stated that there would be a mural on the 9 S Adams address. Advised that staff requested a concept for the second mural and final info on the locations and attachment methods, but did not receive any further info.

Rupert: States that 10'x5' is not very big. Asks if maybe there are three panels at 10'x5'.

Resseguie: Confirms.

Prebys: States that the commission needs more details.

Davis: States that the commission does not dictate the content of the mural but that is cannot be obscene.

Stevenson: States that there needs to be more clarification on locations, the framing, attachment methods, size and the concepts for the mural.

Motion: Rupert (second: Prebys) moves to table the artwork at 16 S Washington, 9 S Adams and 22 S Washington for lack of detail on framing, attachment methods and locations.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

220 S Huron

**Application is for front porch step replacement and repair of the cheek walls.*

Applicant: Joe Queen, Applicant - Present

Discussion: Stevenson: States that the commission talked about this a few years ago since there was deterioration of the steps due to water infiltration. States that the applicant is planning on replacing the steps with limestone and repairing the cheek/side walls of the steps.

Queen: States that is correct. That the limestone will match what is on the veranda and on the top step. States that the rest of the steps will then be limestone.

Prebys: Asks about the nosing of the steps. Inquires as to whether it will mimic the existing and be at right angles.

Queen: States that it would be at a right angles just like the existing limestone. States that the side walls will just be repaired.

Prebys: Asks what that repair entails.

Queen: States that some of the concrete is not as good as it should be and that there is a stone missing.

Prebys: Asks what areas are concrete.

Queen: States that the joints or mortar is concrete.

Prebys: States that that should not be concrete.

Stevenson: States that that is causing the problem.

Queen: Agrees.

Prebys: Asks if the repair will be made with limestone.

Queen: States that he still has the piece that fell out of the side walls and states that it will be placed back in with the appropriate mortar.

Stevenson: Asks about when the Trex was installed.

Queen: States that it was installed about three years ago but that the problem was with the fastening of the Trex to the slate that was deteriorating below it. The Trex was meant to be a temporary fix.

Motion: Prebys (second: Pettit) moves approval of the application for 220 S Huron for the repair of the cheek walls of the front staircase with like materials and the replacement of the stairs with limestone cut to identical dimensions.

Secretary of the Interior Standards:

#5- Preserve distinctive features.

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

Approval: Unanimous. Motion Carries.

OTHER BUSINESS

Administrative Approvals

205 S Washington-re-roof

Motion: Schmiedeke (second: Prebys) moves acceptance of the administrative approval for the re-roof at 205 S Washington.

Approval: Unanimous. Motion carries.

STUDY ITEM

312 N River

Applicant: Cynthia Kochanek, staff presentation for the owner

Discussion: Kochanek: States that the co-op is looking for feedback from the commission on the replacement of all of the doors on the building. The co-op is pursuing a façade grant from the DDA. The co-op is looking to replace the current wood doors with aluminum storefront doors. Staff advises that the doors that are there currently are not original to the structure as evidenced in the historic photos provided.

Pettit: States that the current doors may fall under the category of significant changes acquired over time.

A discussion follows as to when the current doors were installed.

Prebys: States that new doors would not be a problem from his point of view but that he would not like to see metal doors installed.

Stevenson: States that the transoms should remain. She agrees with Commissioner Prebys that the new doors should be wood. She states that the HDC would need a concept drawing and that there would not be any issues with adjusting the doors to be ADA compliant.

OTHER BUSINESS

Thompson Block Update

Staff presented an updated rendering of what the building will look like when the project is finished at the request of the architect.

401 E Forest-demo by neglect

Staff advised of what is going on with the property. She advises that the building department responded to a property maintenance complaint regarding this building and has since condemned the building. The property is on the second round of ticketing. The building department manager has requested that the HDC consider the demo by neglect process for this property. The commission chair states that she will look into the process to verify what it involves.

STUDY ITEM

202 S Huron

Applicant: Kathy Johnson, owner

Discussion: Johnson: Inquires as to what she can use as a replacement for the damaged section of the gutter. She states that the gutter is galvanized half-round and that it is difficult to find a replacement in that material. She inquires as to whether the replacement can be an aluminum half-round gutter.

Prebys: States that the commission would not have a problem with that.

Johnson: Discusses the possible paint removal on the door knob, lock and door ringer on the front entry door. Also, she would like to replace the mail slot on the door to match the existing hardware.

Prebys: States that brass would be nice, but they would be painted as well.

Lighting Fact Sheet

Commissioner Davis presents some ideas for the new lighting fact sheet and the details of what that should include are discussed.

Property Monitoring

Staff has no updates at this time.

311 Forest-ADA ramp

Staff inquires as to whether the HDC would permit staff to admin approve a ramp at this address. Options for the ramp are discussed. It is stated that a metal ramp installation is easier since they are pre-built and there are no specific design requirements needed. A wood ramp would also be an option but it should conform to the porch fact sheet requirements and needs to be painted. Staff is given permission to admin approve the ramp.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none**HOUSEKEEPING BUSINESS****Approval of the minutes of May 9, 2017**

Motion: Prebys (second: Rupert) moves to approve the minutes as amended to include the word "wood" in the phrase "aluminum-clad windows" in the motion for 8 N River.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 8:40 p.m.