

1. Historic District Commission Agenda 8-22-17

Documents:

[01-HDC AUG 22, 2017 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 8-22-17

Documents:

[8-22-17 HDC MEETING PACKET.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, August 22, 2017 - 7:00 p.m.
Ypsilanti Freighthouse, 100 Market Place
Ypsilanti, MI 48197

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. 422 N Hamilton

Outbuilding rehabilitation

2. 401 E Forest

Reroof

B. NEW BUSINESS

3. 406 Oak

Porch replacement

4. 32-42 N Huron

Painting

C. STUDY ITEMS

5. 620 Norris

New build

6. 333 Oak

Window & condenser installation

D. ADMINISTRATIVE APPROVALS

7. 218 N Washington

Chimney rebuild

8. 218 N Washington

Reroof

E. OTHER BUSINESS

9. Light Fact Sheet

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

10. Vice-chair nominations

11. Approval of the minutes of August 8, 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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HDC Work Permit Staff Review

Property address: 422 N Hamilton

Date of Application: August 1, 2017

Date of Review: August 16, 2017

Date of Meeting: August 22, 2017

Proposed work: outbuilding renovation.

Materials: Sherwin Williams Brevity Brown (SW 6068) paint (door), Sherwin Williams French Roast (SW 6069) paint (trim), Sherwin Williams Harvester (SW 6373) paint (body), Roofguard Architectural Shingles in Princeton Slate, 6" red cedar bevel siding, JELD-WEN 9 lite unfinished wood pre-hung door, 1-light oil-rubbed bronze outdoor wall lantern, Anderson 400 Series Double hung windows with colonial grilles with Perma-Shield (vinyl) cladding.

Staff review:

1. Application was tabled at the August 8th meeting for more information on the outbuilding renovation. The commission wanted to see more of the original material and character of the outbuilding retained.
2. Applicant and the commission agreed to the lighting as the 1-light Oil-Rubbed Bronze Outdoor Wall Lantern.
3. Applicant has proposed an Anderson window that is vinyl clad and has now added windows with a colonial grille system.
4. Applicant states the hayloft door is no longer original, nor is the siding. He proposes to side over the rolling doors along with the rest of the structure.
5. Applicant is planning on installing a ventilation louvers in the existing diamond shapes on the west and east elevations.
6. Applicant will need to pursue a special use and site plan approval from the City Planning Commission.
7. A building department permit is required for this work, applicant to obtain permit prior to commencing work.

Relevant Secretary of the Interior's Standards:

#6, #9, #10

Staff Recommended Motion:

Move to (approve/deny) the application for outbuilding work at 422 N Hamilton to include the installation of a new lighting fixture to be the 1-light Oil-Rubbed Bronze Outdoor Wall Lantern and the painting of the structure in Sherwin Williams Brevity Brown (SW 6068) (door), Sherwin Williams French Roast (SW 6069) (trim), Sherwin Williams

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Harvester (SW 6373) (body). Work to also include the installation of Roofguard Architectural Shingles in Princeton Slate with all roof venting to be located on the north side of the structure and JELD-WEN 9 lite unfinished wood pre-hung door. Windows are to be *(new window type?)* double hung windows with in the locations depicted in the plans submitted with the amended application from 8-15-17. Applicant to install *(6"?)* red cedar bevel siding on the exterior.



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

422 North Hamilton

Applicant

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

Name

Karl Staffeld

Address

2358 Loeffler

City

Chelsea

State

Michigan

Zip

48118

Phone / Fax

(734) 417-0432

E-Mail

karl@staffeld.com

Contractor

Contractor Name & Contact Info

Karl Staffeld, 2358 LOEFFLER, CHELSEA, MI 48118, (734) 417-0432, BUILDAR LLC. 210211468

Type of work

☒ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

See attached description of proposed work.

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

See attached sheets.

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:

\$ 20,000

Permit fee:

\$35 + 30 = 65

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:

[Redacted Signature]

Date:

8.1.17

Print Name:

KARL STAFFELD

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

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

City of Ypsilanti

Historic District Commission

Work Permit Application for 422 Hamilton – BARN RENOVATION

Karl Staffeld (734) 417-0432

AMMENDED PERMIT APPLICATION 08/15/2017

DESCRIPTION OF PROPOSED WORK

Refer to the attached architectural sketches A2.1, A2.2, A2.3, and A2.4 for proposed work to the existing Barn. These drawing show new window and door locations, roof venting, sanitary venting though the roof, beveled siding, corner trim, and the location of a new air conditioner condenser unit. See Exhibit A for pictures of existing structure.

Paint door, siding, and trim using the existing house paint colors. Siding to be Sherwin Williams Harvester (yellow), SW 6373, 129-C2. Trim to be Sherwin Williams French Roast (dark brown) , SW 6069, 196-C7. Door to be Sherwin Williams Brevity Brown (medium brown) SW 6068, 196-C6. See attached paint chips.

Remove existing roof shingles and replace with Roofguard Architectural Shingles, color Princeton Slate grey fiberglass shingles to match existing house roof. See attached cut sheet.

The existing siding is in poor condition and only two-thirds of the original siding remains on the barn. Previous repairs have completely removed the original siding and replaced it with plywood sheeting. It is proposed to cover the existing siding with OSB panels and install 6" Beveled Red Cedar Siding to match the existing house. Paint to match house.

Install a new exterior door. 36"x80" Jeld-Wen Wood Pre-hung Front Door. Paint to match existing doors. See attached cut sheet.

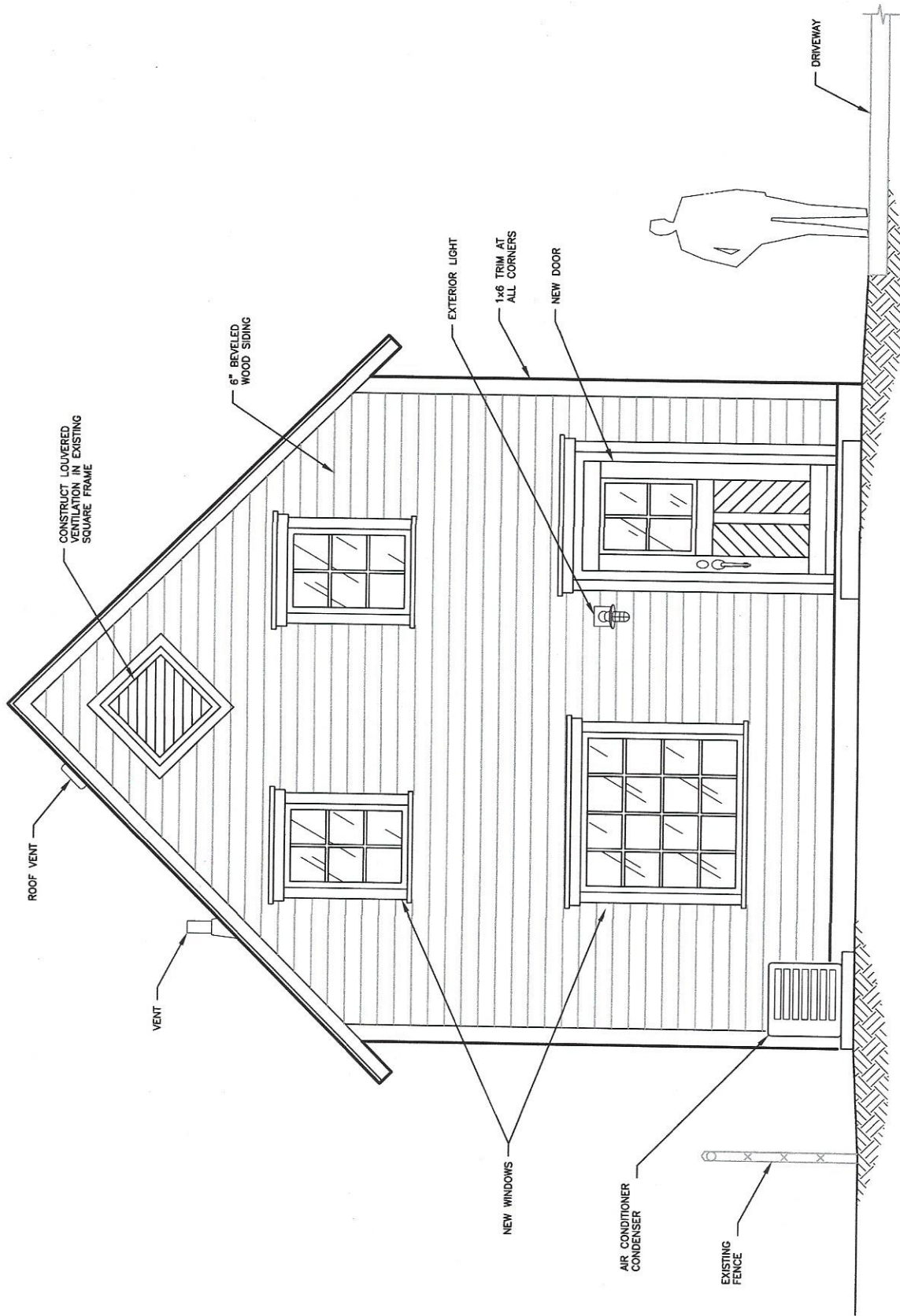
Install one new light fixture at new door. Light Oil-rubbed Bronze Outdoor Wall Lantern . See attached cut sheet.

Install new mulled wood windows. Paint trim to match house. Anderson 400 series Tilt-Wash double Hung Window with White Exterior and Colonial Grilles. See attached cut sheet.

The existing square ventilation opening at the peak of the gable roof shall be maintained and a ventilation louver will be installed at the west and east elevation.

The original hay loft door does not exist. The existing hay loft door frame remains and a new door will be constructed to fit. This door will be non-functional. Refer to drawing M2.3 – East Elevation for the door design.

The original rolling door on the lower level of the east elevation do not exist. The rolling door hardware is also missing. Instead of trying to manufacture a non-functional door to appear to be original, It is proposed to remove this feature from the plan. The area will simply be covered with siding.



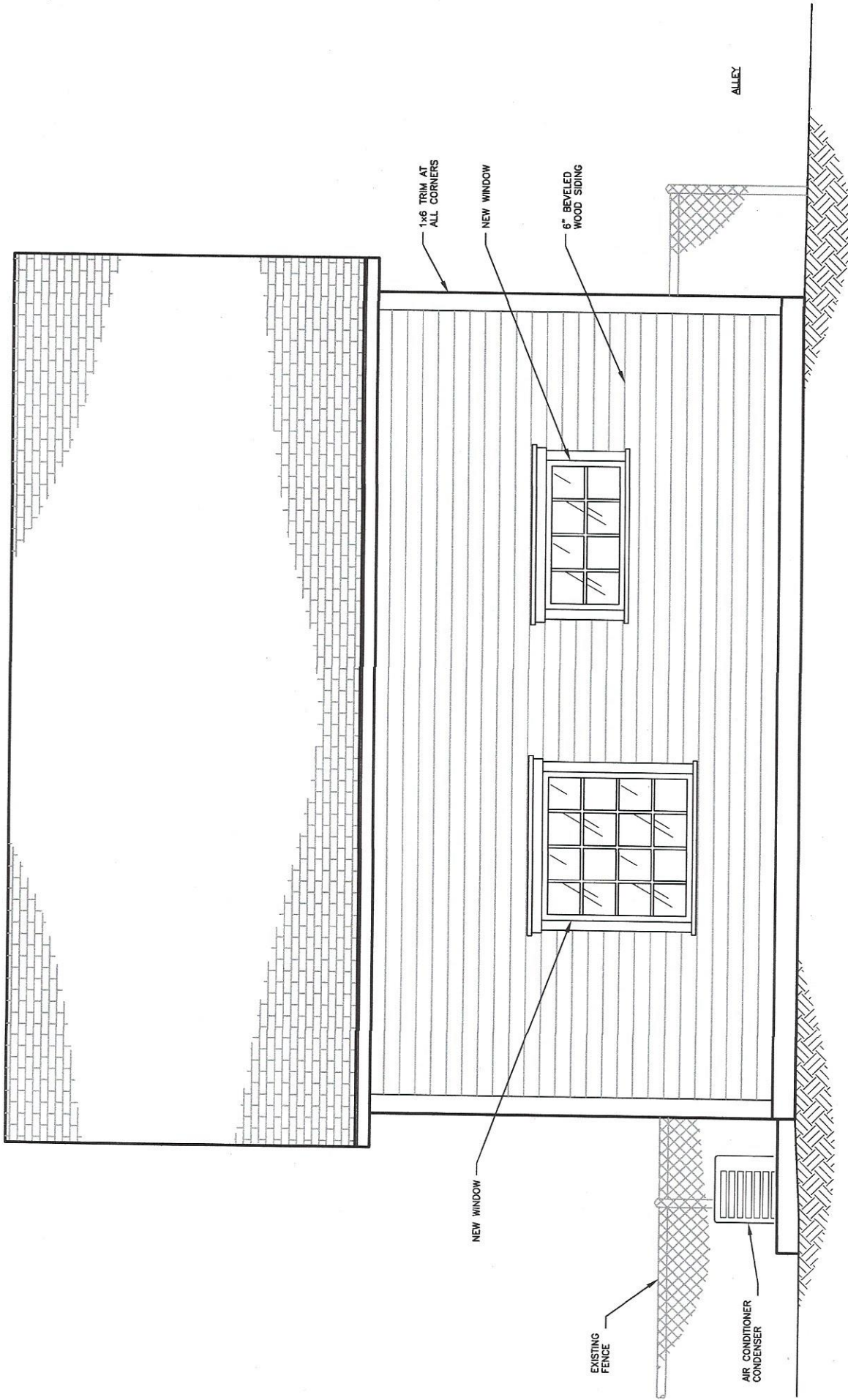
DWG. A2.1

422 N. HAMILTON
BARN RENOVATION

WEST ELEVATION

SCALE: 1/2" = 1'-0"



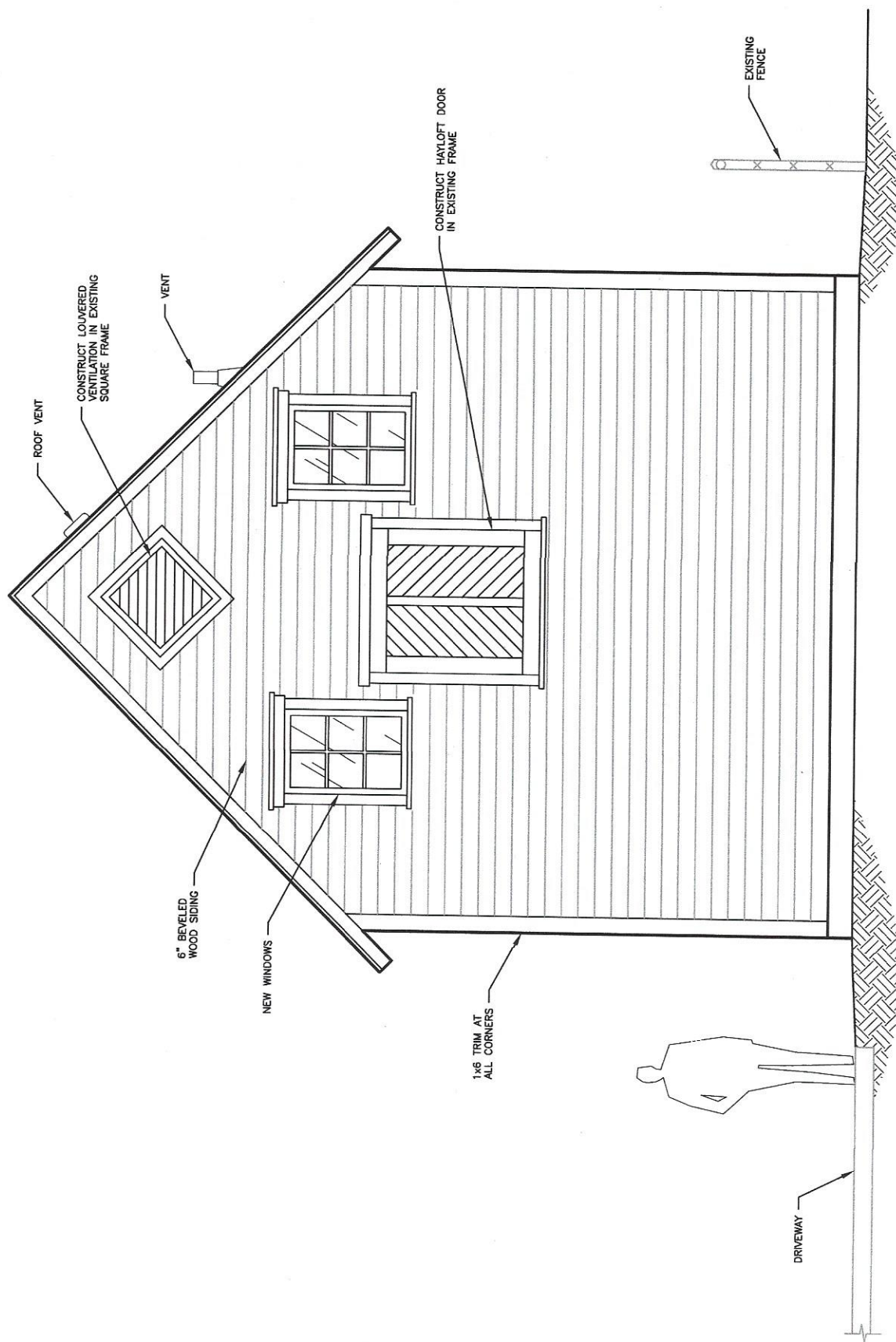


SOUTH ELEVATION



DWG. A2.2

422 N. HAMILTON
BARN RENOVATION



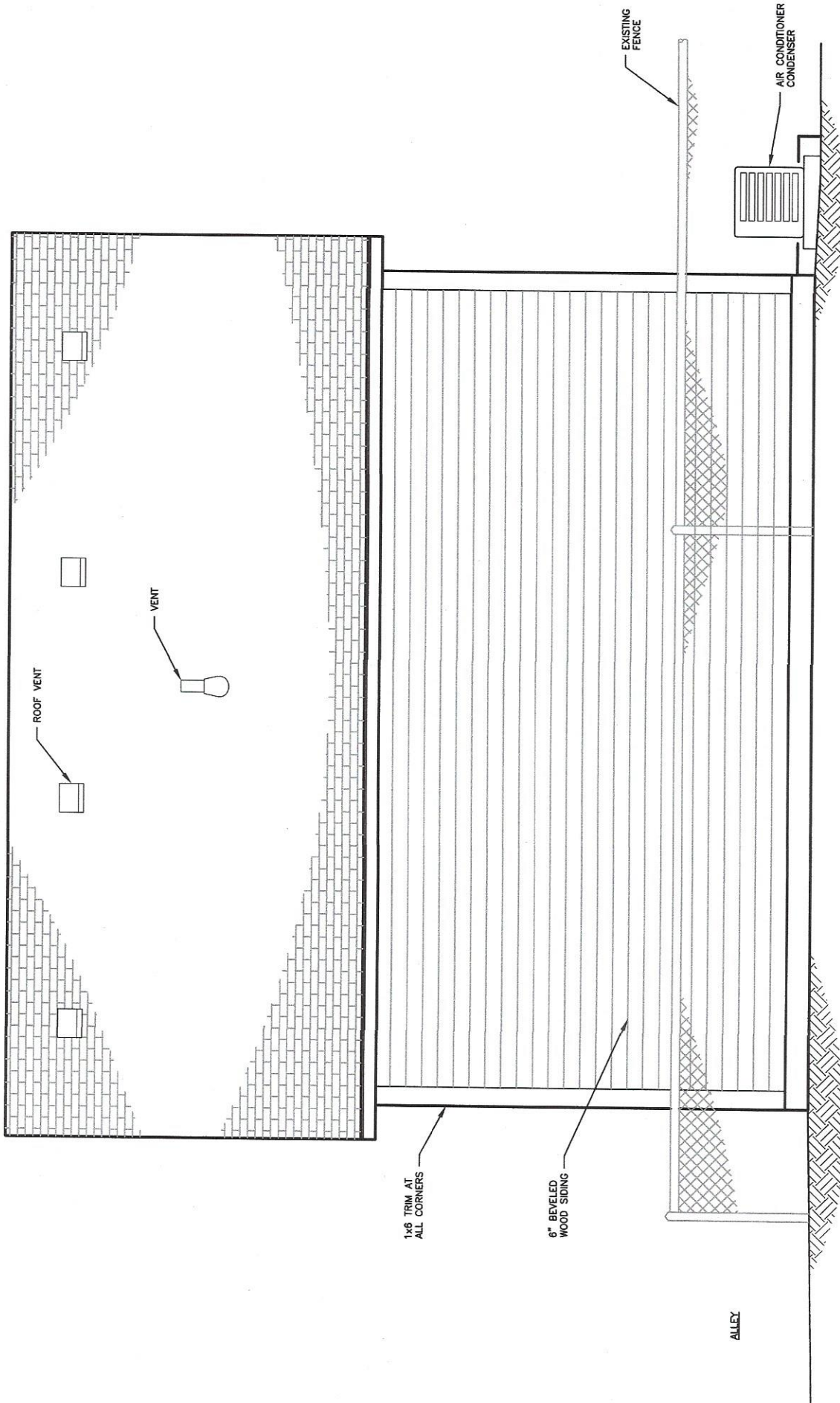
EAST ELEVATION

SCALE: 1/2" = 1'-0"



DWG. A2.3

422 N. HAMILTON
BARN RENOVATION



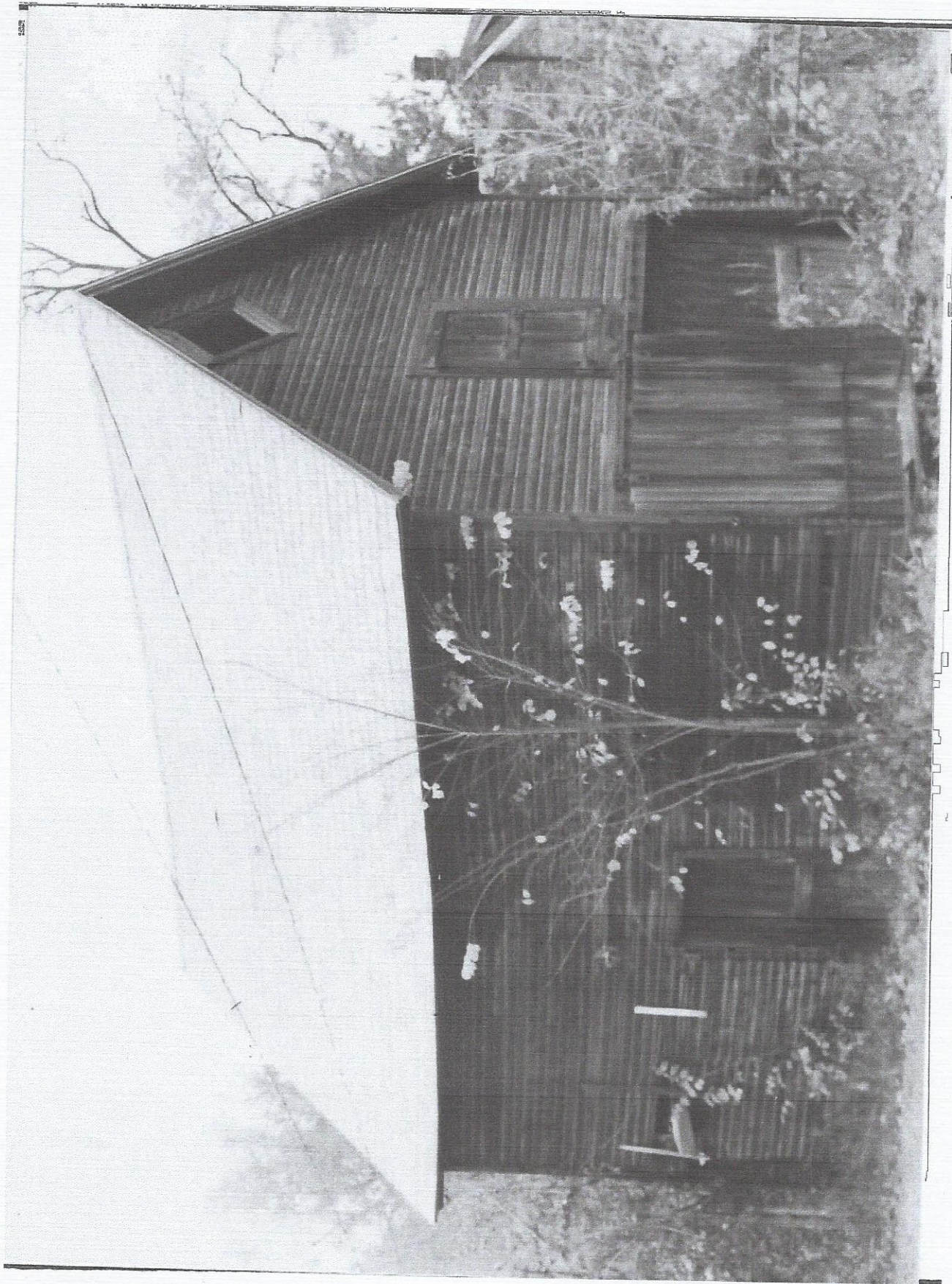
NORTH ELEVATION

SCALE: 1/2" = 1'-0"

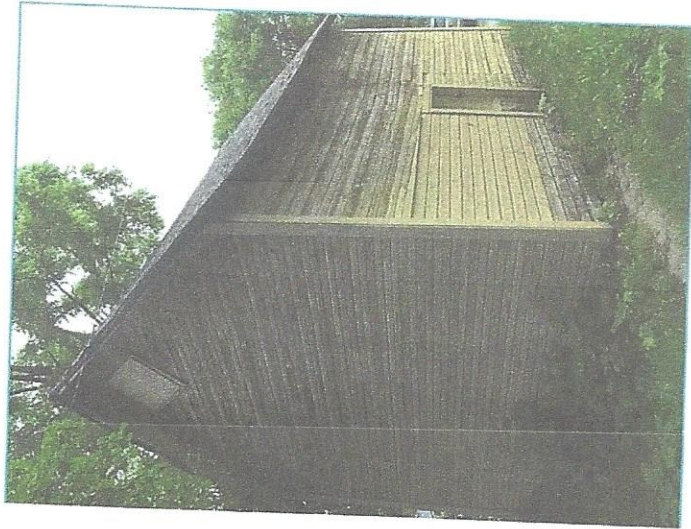


DWG. A2.4

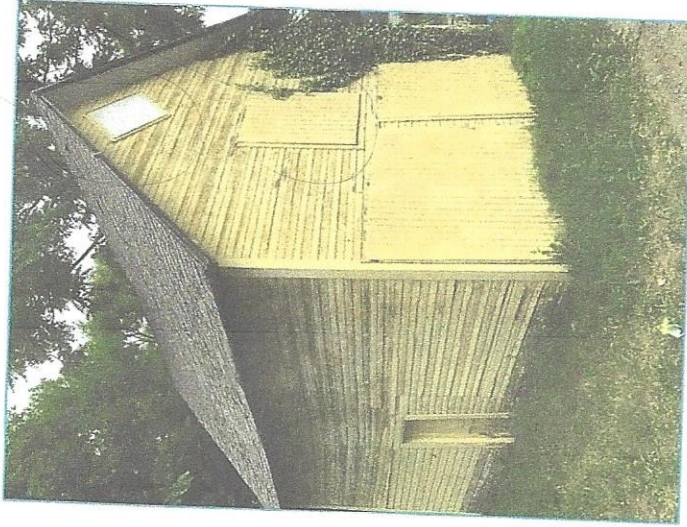
422 N. HAMILTON
BARN RENOVATION



(1961)



LOOKING
NORTHEAST



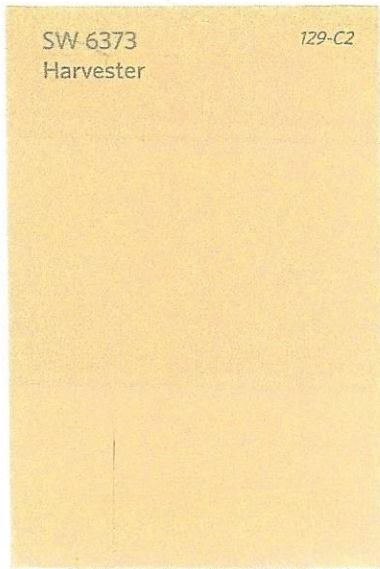
LOOKING
NORTHWEST



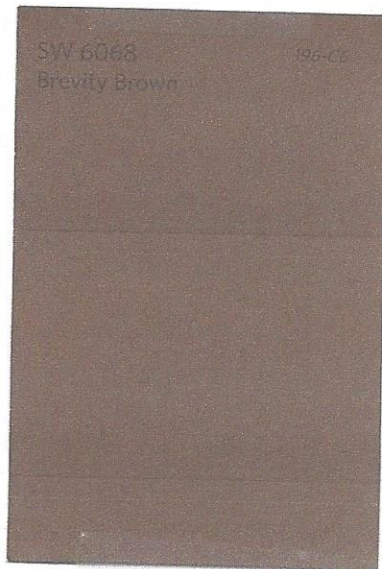
LOOKING
SOUTHWEST

PERMIT APPLICATION FOR
422 N. HAMILTON - BARN RENOVATION
08/01/17

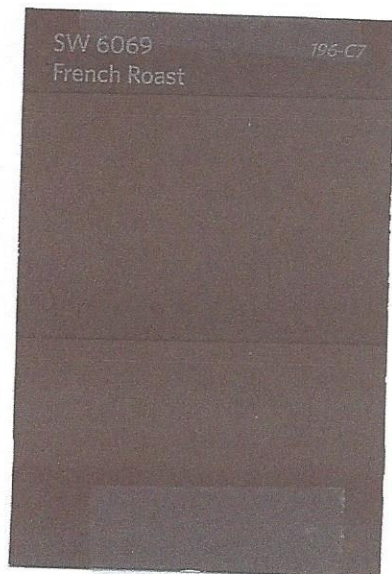
EXHIBIT A



EXISTING
WALL
COLOR



PROPOSED
DOOR
COLOR



EXISTING
TRIM
COLOR



RoofGuard

ARCHITECTURAL SHINGLES

ROOFGUARD

Color Availability

Roofguard shingles are laminated to provide a remarkable dimensional thickness, not only for strength, durability, and weather resistance, but also to create an extraordinarily beautiful look for your home. Roofguard is manufactured in a larger size with more exposure to create a high definition "shake" look for your roof. Its double layer construction, using an extra-heavy fiberglass mat and tough modified sealant, provides superior durability and wind resistance. Roofguard shingles are surprisingly affordable and are the perfect choice to protect and beautify your home.

- Fiberglass asphalt shingles
- Limited lifetime warranty¹
- Featuring an algae resistant granule²
- Class "A" Fire Resistance Rating

¹See Limited Warranty for complete terms, conditions, restrictions, and application requirements.

²Built-in algae resistance inhibits algae growth, which can cause unsightly black stains on your roof. This article contains a preservative to prevent discoloration by algae.



SPECIFICATIONS

Length 40 7/8 in (1038 mm)

Width 13 3/4 in (349 mm)

Exposure 5 7/8 in (149 mm)

Coverage Per Bundle 33.3 ft² (3.1 m²)

Three bundles = One full square - 100 sq ft coverage

STANDARDS[†]

ASTM D3462 ASTM D7158 - Class H

ASTM D3018 ASTM E108 - Class A

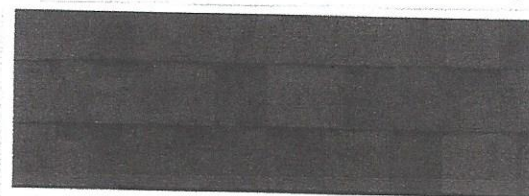
ASTM D3161- Class F CSA A123.5

Note: [†]Product is designed and tested to comply with ASTM/CSA Standards at time of manufacture prior to packaging.

Note: Shingle Swatches and house photography shown are as accurate as modern printing processes allow. Shingle chips shown do not fully represent the entire color blend range of the shingles. To ensure complete satisfaction please make your final color selection from several full size shingles and view a sample of the product installed on a home. Be sure to look at the color sample of all material in natural sunlight at different times of day to ensure that your color choices are complementary.

The information in this literature is subject to change without notice. We assume no responsibility for errors that may appear in this literature.

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Estate Black



Chateau Brown



Rustic Cedar



Weathered Wood



Princeton Slate



Mansion Grey



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Shop Departments | Project Center | Search All | Enter SKU, Model # or Keyword

Cart (0)

Home / Building Materials / Siding / Wood Siding

11/16" x 6" x 16' Red Cedar Bevel Siding

Model Number: 1077970 | Menards® SKU: 1077970

Online Price

\$18.99 each

Select Length

16'

Description | Specifications

Add to Compare | Add to Gift Registry

Click image for a larger view.
Hover to zoom in.



Description & Documents

Western red cedar is nature's perfect siding material. Its natural oils make it resistant to decay and insects, and its smooth grain is exceptionally stable and durable when exposed to the sun and the elements. Second-growth red cedar produces outstanding siding and is an environmentally wise choice for today's "green" market awareness. As a 100% natural product, it doesn't require any special handling, extra health protection or pose any cleanup problems. Unlike composite substitutes that attempt to simulate the appearance of cedar siding, authentic western red cedar bevel has the natural depth and character desired for the finest appearance. Nothing else comes close to cedar's ideal combination of durability, stability and workability to achieve natural beauty in finely crafted homes.

- Kiln dried for stability
- Reversible face allows you the choice of exposing the rough or smooth side
- Can be stained, painted or left natural to patina to a weathered gray

Dimensions: 11/16" x 5 1/2" x 16' Actual
Shipping Dimensions: 192.0 H x 5.5 W x 0.69 D
Shipping Weight: 6.4 lbs

Specifications

Siding Type: Bevel

Coverage Per Piece: 6 square foot

Siding Surface Design: Rough one side, smooth on the other

Wood Species: Western Red Cedar

Exposure: 4-1/2 inch

Grade: Select Tight Knot

Special Features: Reversible, Kiln Dried

Actual Thickness: 11/16 tapers to 5/32 inch

Color/Finish: Unfinished

Actual Width: 5-1/2 inch

Length: 16 foot

Nominal Thickness x Width: 1 in x 6 in

Nominal Dimensions: 1 in x 6 in x 16 ft

Please Note: Prices, promotions, styles and availability may vary by store and online. While we do our best to provide accurate item availability information, we cannot guarantee in-stock status and availability as inventory is sold and received continuously throughout the day. Inventory last updated 8/1/2017 at 5:00am EST. Online orders and products purchased in-store qualify for rebate redemption. Rebates are provided in the form of a Menards® Merchandise Credit Check valid towards purchases at any Menards® retail store. Not valid for purchases on MENARDS.COM®.

Online Availability

- ☒ Ship to Home
Not eligible for Ship to Home
- ☒ Deliver from Store
Contact a store for delivery options
- ☒ Ship to Store - Free!
- ☒ Additional Packaging/Handling Charges May Apply.

Quantity 1

Select a Store & Buy

Add to My List

Store Availability

Enter Your ZIP Code for Store Information

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2 x 4 Framing Lumber

9.76



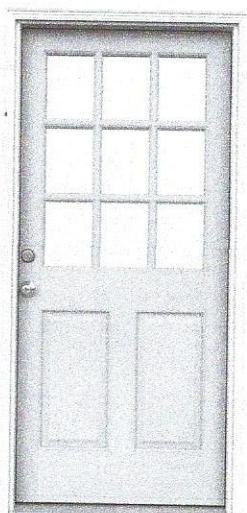
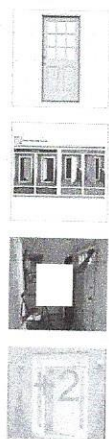
2 x 4 Ground Contact AC20®
Green Pressure Treated Lumber

15.79



Combined Packaging and Handling

19.99



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JELD-WEN

37.438 in. x 81.75 in. 9 Lite
Unfinished Wood Prehung Right-
Hand Front Door w/ Primed Rot
Resistant Jamb and Brickmould

★★★★★ (4) Write a Review Questions & Answers (4)

- Made of beautiful natural wood
- Prehung door includes frame for easier installation
- Energy efficient

\$764²³ /each

Choose Your Options

Unfinished Fir



Door Size (WxH) in.

37 x 82

Door Handing

Right-Hand/Inswing

Quantity

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September 28 - October 3

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October 2 - October 9

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[Learn about our return policy](#)

Product Overview

Wood doors invite a sense of warmth and artistry to any home. At JELD-WEN, we combine the beauty of wood with quality craftsmanship to bring you doors that are visually captivating and reliable to the core. Unfinished doors are best suited for putting your own personal touch on your new door. Clear coat, stain or paint, whatever you chose, your new Solid Wood Door from JELD-WEN will welcome you home for many years to come. Hemlock features a fine-textured, straight-grained appearance that is light and bright in color, varying from a creamy, nearly white, to a light, straw-red. Sometimes it even has a slight lavender cast. This wood often contains small mineral deposits, but is free of pitch and is not likely to splinter. While wood darkens over time with exposure to sunlight, hemlock often remains true to its original, freshly milled pastel color. It also accepts stain and paint very well. AuraLast Wood door frame systems are protected top to bottom and surface to core from wood rot, termites and water saturation. They are a superior choice to other frame systems that have a 5 in. of composite or PVC attached at the bottom and leave over 90% of the frame system unprotected.

California residents: see [Proposition 65 information](#)

Info & Guides

[Instructions / Assembly](#)

[Specification](#)

[Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents. [Download a free copy](#) from the Adobe Web site.



1-Light Oil-Rubbed Bronze Outdoor Wall Lantern

[Write the first Review](#) [Ask the first question](#)

\$126⁰² /each



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July 19 - July 24

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[Learn about our return policy](#)

Product Overview

Offering the perfect balance of style and function, this outdoor wall lantern is a sure-fire way to ramp up the curb appeal of your home. This 1-light outdoor fixture features an oil-rubbed bronze finish and clear/white glass. This fixture reimagines the classic outdoor lantern for today's upscale homes. This fixture adds upscale charm and contemporary aesthetics to your home.

- Compatible with any LED base, LED, halogen, CFL, or incandescent bulb, 11-Watt or less
- Features a clear/white glass shade
- Lantern-inspired design is truly striking
- Arm lighting mount for stability
- Bulb included
- Weather-resistant rating for lasting protection
- 1-light fixture with a bronze finish

Info & Guides

Warranty

You will need Adobe® Acrobat® Reader to view PDF documents. Download a free copy from the Adobe Web site.

Specifications

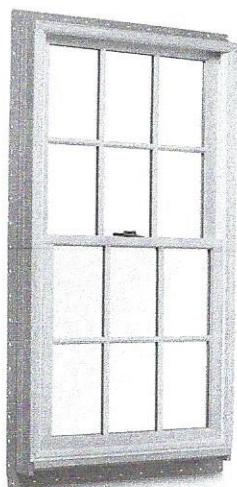
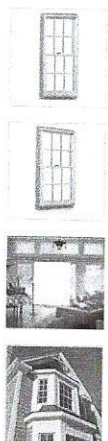
Dimensions

Product Depth (in.)

9.25

Product Length (in.)

9.25



Andersen

37.625 in. x 56.875 in. 400 Series
Tilt-Wash Double Hung Wood
Window with White Exterior and
Colonial grilles

★★★★★ (3) [Write a Review](#) [Questions & Answers \(1\)](#)

- Perma-Shield exterior cladding for long-lasting performance
- Stain-grade quality wood interiors are ready to finish
- Tilt-in feature for easy cleaning

\$674⁰⁰ /each

[Share](#)

[Save to List](#)

[Print](#)

Pick Up In Store

We'll Ship It to You

Unavailable at

[Check Nearby Stores](#)

Shipping is unavailable for this product

Product Overview

The Andersen 400 Series Tilt-Wash Window is Andersen's best-selling double-hung window and for good reason. This window provides a classic blend of engineering and craftsmanship. Extremely energy efficient, it gives you a wide array of decorative and performance options. This model features a natural pine interior with stone hardware, Low-E4 glass and simulated divided light grilles in a classic colonial pattern. Additional options are available. This window is available at your local Home Depot Store as a Special Order. Get started by building your own completely customized Andersen Special Order Window now.

- Natural, stain grade pine interior ready for finishing
- White exterior
- Low-maintenance, durable Perma-Shield exterior never needs painting
- Energy efficient high-performance Low-E4 glass helps save on heating and cooling bills
- Tilt-to-clean design makes cleaning easy
- Simulated divided light grilles are permanently applied to the interior and exterior sides of the glass for a more authentic look
- Colonial grille pattern provides a classic look for your home
- Additional colors, options and accessories available
- Rough opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items
- The possibilities are endless

Info & Guides

[Instructions / Assembly](#)

You will need Adobe® Acrobat® Reader to view PDF documents. Download a free copy from the Adobe Web site.

422 N Hamilton-outbuilding-west side



422 N Hamilton-outbuilding-east side

422 N Hamilton-outbuilding-north side



422 N Hamilton-outbuilding-south side

²
420 N. Hamilton
barn, 8-21-01





422 N Hamilton outbuilding-1982

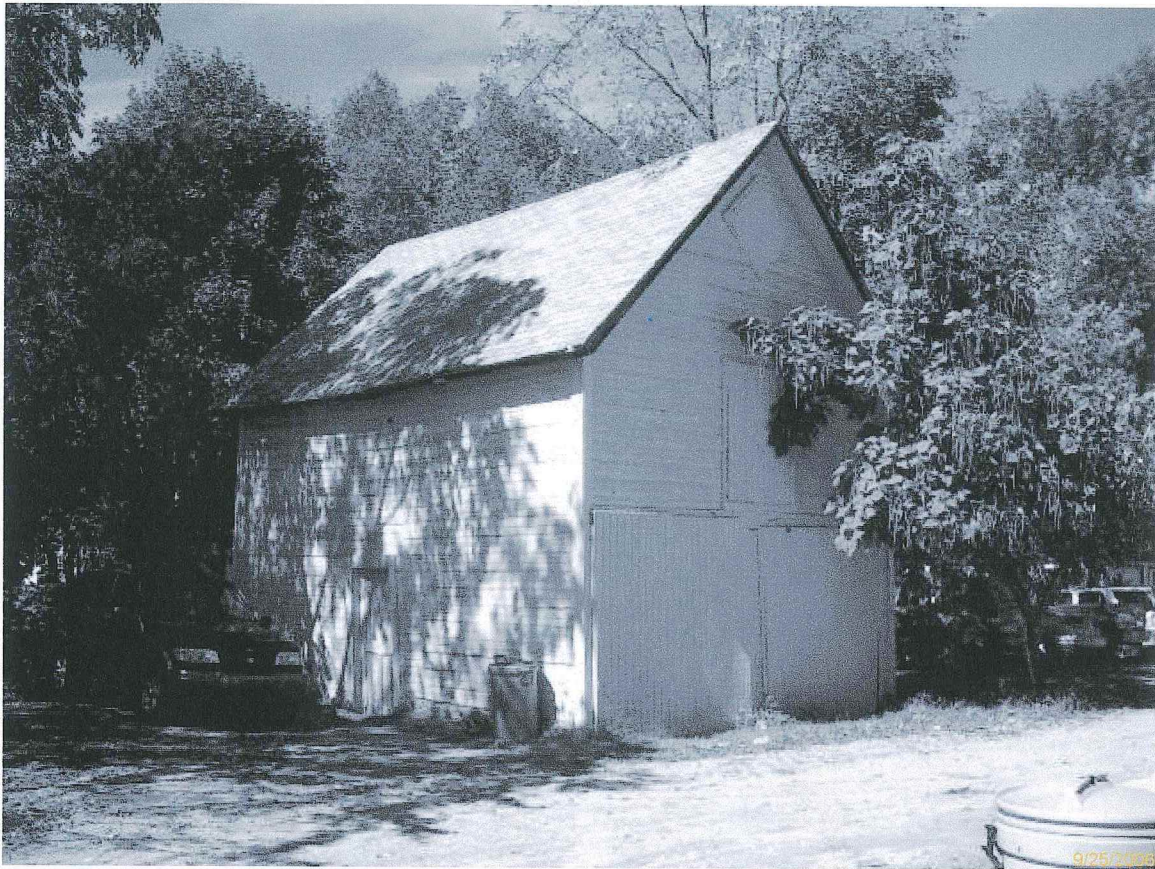


1992

422 North Hamilton

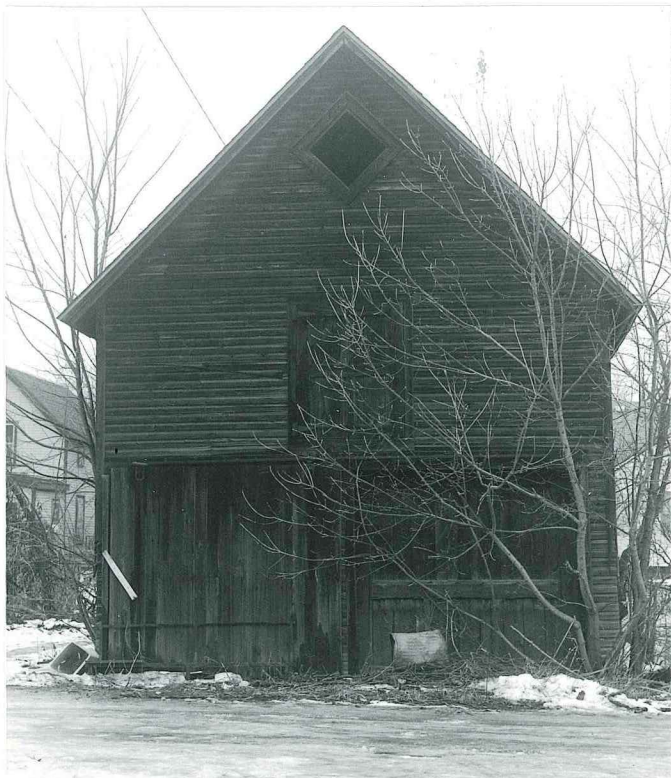
September 2006

422 n hamilton.jpg (640x480x256 jpeg)



1987 photo ↓

BARN on alley





HDC Work Permit Staff Review

Property address: 401 E Forest

Date of Application: July 26, 2017

Date of Review: August 16, 2017

Date of Meeting: August 22, 2017

Proposed work: replace/repair porch roof

Materials: black three tab shingles

Staff review:

1. This application was tabled from the August 8th meeting due to insufficient information.
2. This application is for the replacement or repair of the porch roof.
3. Applicant indicates that white paint will also be used in the repair but no details are provided on what will be painted.
4. This area also requires new fascia, gutters and possibly decking repair.
5. HDC to verify if the porch ceiling will be replaced or repaired.
6. Applicant to obtain a building department permit prior to the start of this work.

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

Staff Recommended Motion:

Move to approve reroofing of the porch at 401 E Forest. Work to include the re-decking of the roof as needed, fascia repair, and the installation of three tab shingles in black. Work to also include the replacement of the porch ceiling and gutter repairs.

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

JUL 26 2017

R. 22489
PHDC-17-0095



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

8/8/17

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 8/1/17

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

401 E. FOREST AVE YPSI, MI 48198

Applicant

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

Name

CURTIS MULLINS

Address

401 E. FOREST AVE

City

YPSI

State

MI

Zip

48198

Phone / Fax

734-483-2072

E-Mail

Contractor

Contractor Name & Contact Info

Type of work



Roofing



Window/Door
Replacement



Porches



Sign



Fence (or other sitework)



Other

Complete Description of Proposed Work:

REPLACE OR REPAIR PORCH ROOF,
SHINGLES BLACK ONK^{TAB} SAME AS ON THE
HOUSE. THERE IS NO CHANGES - JUST
REPAIR

8 FT WIDE / 18 FT LONG
8 FT WIDE / 18 FT LONG

APPROX 33050 FT

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

WHITE

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:

910.00 DOLLARS

Permit fee:

\$35 + _____ = 35.00

Signature

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

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

Signature:

Date:

7-24-17

Print Name:

CURTIS MULLINS

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: 406 Oak

Date of Application: August 15, 2017

Date of Review: August 18, 2017

Date of Meeting: August 22, 2017

Proposed work: porch replacement

Materials: 1' x 6' deck boards, 4 x 4 wood posts, black shingles to match the existing.

Staff review:

1. Application is to remove the existing stoop and vestibule and build a new covered porch over both front doors.
2. The new porch will measure the 18' x 7'3', except in front of the left door where it will be 6' deep.
3. Staff advised the applicant that more information is needed about the type of materials that will be used as well as info on the ceiling and skirting.
4. Staff provided the applicant with the porch fact sheet.
5. Applicant states that the new black roof singles will match what is currently there and that there is no plans for new lighting.
6. HDC to verify if gutters will be white and where the downspout will be located.
7. HDC to verify finish colors on the decking and posts.
8. A building department permit is required for this work, applicant to obtain permit prior to commencing work.

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

Staff Recommended Motion:

Move to approve the application for porch installation at 406 Oak to include the removal of the existing stoop and vestibule and the installation of the new porch as depicted in the drawings submitted with the application dated 8-15-17. The new roof is to be shingled in black shingles to match the existing. The deck boards and all wood that is not in contact with the ground is to be a non-treated lumber finished in an opaque stain or paint. Lighting is to remain the same.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



**City of Ypsilanti
Historic District Commission
Work Permit Application**

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address
406 Oak St

Applicant

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

Name
Anne Hunter

Address
406 Oak St

City
Ypsilanti

State
MI

Zip
48198

Phone / Fax
734-262-3336

E-Mail
Ahbus19@gmail.com

Contractor

Contractor Name & Contact Info
Tim McCrumb - 734-270-2219

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

Remove rotting left side front stoop and handrail as well as leaky right side front vestibule. Replace with single covered front porch with wood deck and shingle roof, serving both entry ways.
See attached drawings and specs.

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

Wood deck board porch floor, 18' wide across front of house by 7'3" (6 ft in front of left hand door to fit shape of house), supported by deck posts anchored in concrete.
Black shingle roof with gutter (25 yr rated, 20' X 8'3" at widest point) (supported by wood posts and roof trusses)
Colors to match existing house trim. Drawing is accurate except doors are to remain black as they are now.

Permit Application Fee (action items only)

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

Construction Cost:

\$6,000

Permit fee:

\$35 + _____ = 40⁰⁰**Signature**

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

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

Signature:

Date:

8/15/17

Print Name:

ANNE S HUNTER

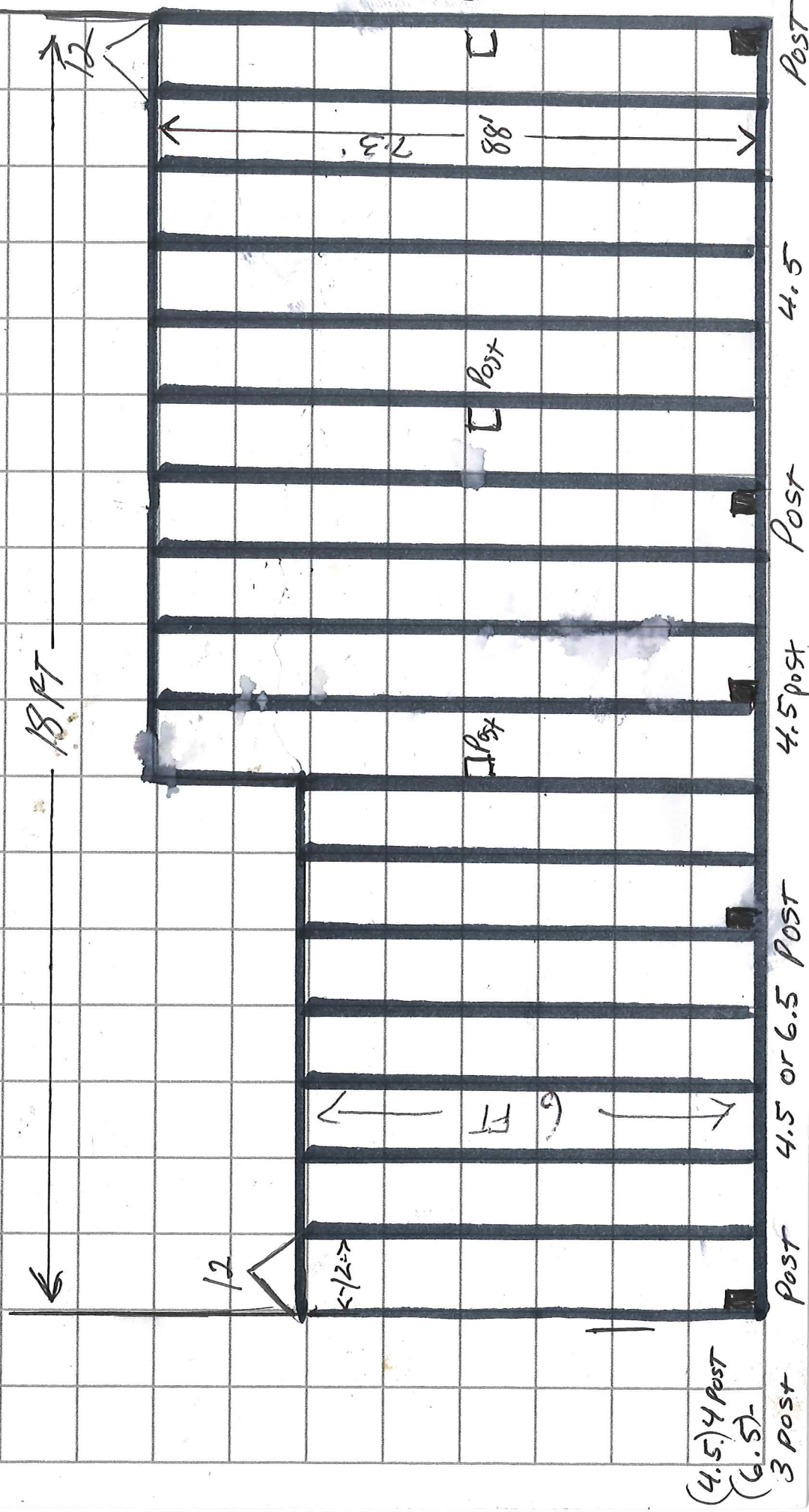
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

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

Two STEP on each side

one square foot

Deck layout & Joint





Porch Roof one square foot
Roof Trusses

12



12



1/2 in
1/2 in
1/2 in

1 Block = 1/2"

20



12

Homeowner

25 - 16 Footer 6' deck Boards \$206.5

4 - 16 Footer 4x4 Post - Roof-Post \$85.48

2 - 8 Footer 4x4 Deck Post \$25.00

19. 2x6x8 Floor Joist \$126.92

2 2x6x12 Floor Joist \$20.64

2 2x6x8 \$13.36

Hardware supply

screw deck screw - Joist hanger - 19 \$40.00

(12 sheet) (5 sheet 7/16 Plywood) Top of Roof ~~160.32~~
\$67.35 ?

5 Black Shingles ^{25 years} 150 sq ft \$115.00

Black Warrior Roofing paper \$14.85

10 BAG - Quick Concrete 400 Bags 715.50

715

40

755.00

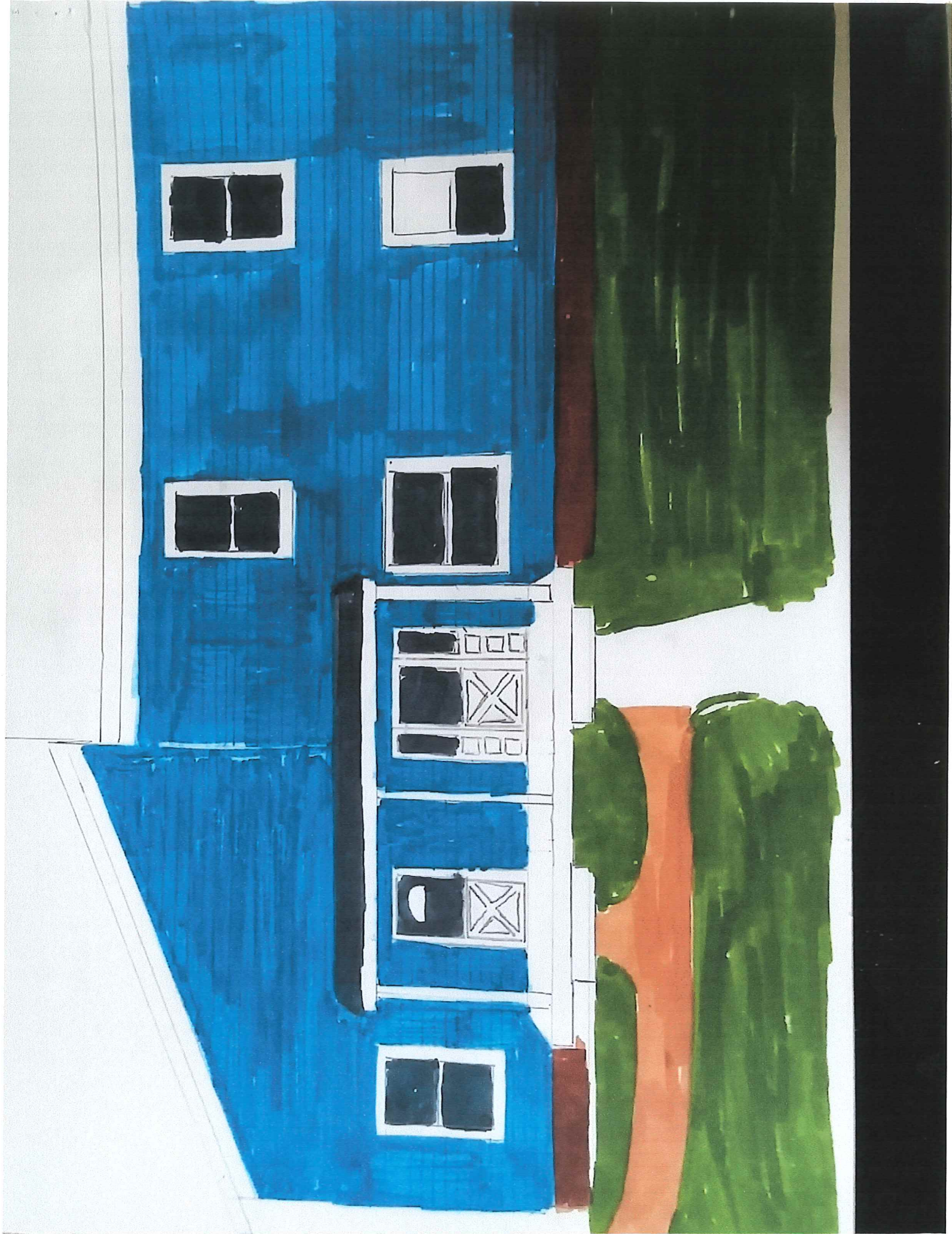
total

800.00











HDC Work Permit Staff Review

Property address: 32-42 N Huron

Date of Application: August 15, 2017

Date of Review: August 18, 2017

Date of Meeting: August 22, 2017

Proposed work: painting

Materials: Valspar Imperial Lilac (4003-9C), Valspar Grapolicious (4003-10B), Valspar Iron Frost (4007-2B), Sherwin Williams Quench Blue (6785), Sherwin Williams Blue Mosque (6789), Valspar Polished Silver (4008-1B), Valspar Ancient Burgundy (1011-6)

Staff review:

1. Application is to repaint the wood and aluminum portions of the front of the storefront.
2. Application states that the wood will be scrapped, brushed and sanded prior to painting. Surface to be primed as needed.
3. Staff advised the applicant that more information is needed on locations of the new paint colors.
4. HDC to advise of no power washing.

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

Staff Recommended Motion:

Move to approve the application for painting at 32-42 N Huron. Painting to include Valspar Imperial Lilac (4003-9C), Valspar Grapolicious (4003-10B), and Valspar Iron Frost (4007-2B) on the (*address*) storefront. Painting to also include the Sherwin Williams Quench Blue (6785), and Sherwin Williams Blue Mosque (6789) on the (*address*) storefront. And Valspar Polished Silver (4008-1B), and Valspar Ancient Burgundy (1011-6) on the (*address*) storefront. Applicant to clean with the gentlest means possible, no power washing or sandblasting.

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.



PHD-17-003

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	

4

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
32-42 N HURON YPSILANTI MI

Applicant

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

Name		
32-42 N HURON LLC		
Address		
435 JOE HALL DRIVE		
City	State	Zip
YPSILANTI	MI	48197
Phone / Fax		E-Mail
734-390-2390 / 734-390-2394		LARRY YAPP@COMCAST.NET

Contractor

Contractor Name & Contact Info
N/A

Type of work

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

Complete Description of Proposed Work:

REPAINT WOOD & ALUMINUM PORTIONS OF
FRONT OF BUILDING. AREA TO BE
PAINTED IS CURRENTLY PREDOMINANTLY YELLOW.

Wood will be scrapped, brushed or sanded prior to painting.
Wood filler or caulk will be applied as necessary. Surface to be primed as necessary.

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

SEE ATTACHED

Permit Application Fee (action items only)

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

Construction Cost:

\$500

Permit fee:

\$35 + _____ = \$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:

8/15/17

Print Name:

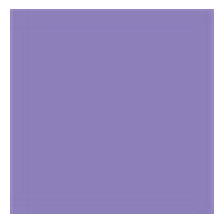
LAWRENCE R YAPP, MEMBER

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.



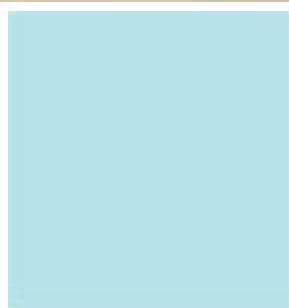
Imperial Lilac 4003-9C
Valspar



Grapolicious 4003-10B
Valspar



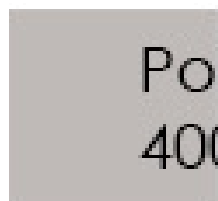
Iron Frost 4007-2B
Valspar



Quench Blue 6785
Sherman Williams



Blue Mosque 6789
Sherman Williams



Polished Silver
4008-1B Valspar



Ancient
Burgundy
1011-6 Valspar





City of Ypsilanti

Community and Economic Development

August 11, 2017

LADIES LITERARY CLUB
218 N WASHINGTON
YPSILANTI, MI 48197

RE: Work Permit Application for chimney repair at 218 N WASHINGTON

Dear LADIES LITERARY CLUB,

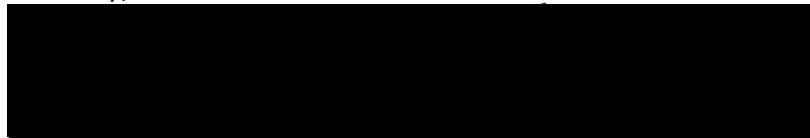
Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to demolish the existing rear chimney to the roofline and rebuild it in the same dimensions with high-fire brick and type N mortar with new counterflashing and a chimney cap has been **approved**.

The following Secretary of Interior Standards were considered in approving your application:

#5 – Preserve distinctive features.

This administrative approval takes the place of your presence at a Historic District Commission (HDC) meeting. This approval is for the chimney work only, which according to your application is the only work being performed at this time. If you have any questions regarding this information please contact me at (734) 483-9646. **Approval by the Historic District Commission does not exempt you from nor cannot be substituted for zoning or building department approval.**

Sincerely,



Cynthia Kochanek, Preservation Planner
Community & Economic Development Department

CC: File

Building Department



ENTERED
AUG 04 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

No fee

OFFICE USE ONLY

Date Filed:

Meeting Date: *8/22*

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address
218 North 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 Ypsilanti Ladies' Literary House Foundation (YLLHF)	Daneen Zureich, President, YLLHF Board of Directors 6602 Robindale Drive, Ypsilanti, MI 48197
---	--

Address
218 North Washington Street

City Ypsilanti	State Michigan	Zip 48197
-------------------	-------------------	--------------

Phone / Fax 734-483-1453 (phone)	E-Mail zureichd@comcast.net
-------------------------------------	--------------------------------

Contractor

Contractor Name & Contact Info: Michael F. Condon, Ypsilanti Restoration L.L.C.

Type of work

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

✓ Other: Chimney replacement

Complete Description of Proposed Work:**Ladies' Literary Club Renovation Project**

Pursuant to an assessment survey facility recently completed by EMU graduate student, Steven Stucky, the Ladies' Literary Club House Foundation is planning to make specific exterior repairs during the coming year.

As you may know, the building was constructed in 1843-44 as a private residence. Since that time, the Literary Club purchased the building for club meetings and over the years has completed two additions while maintaining the structure in a responsible manner.

We now wish to begin necessary upkeep by repairing the chimney (see attached proposal). We will then embark on repairing the sections of the roof that require attention. Ultimately we will also replace gutters as required.

We respectfully request your approval of these projects. Today's request focuses on the chimney. We will return with applications for the roof and gutters later this summer.

Thank you for your assistance.

House Foundation Trustees
Ladies' Literary Club

See attached Chimney PROPOSAL. Pictures
Michael F. Condon, Ypsilanti Restoration L.L.C.

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost.

An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost: \$1,900

Permit fee: Paid Check #2909 - 07/05/17

\$35 + _____ = \$35

Signature

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

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

Signature:



Date:

08-04-2017

Print Name:

Daneen L. Zureich

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 Restoration L.L.C.

313 Maple

Ypsilanti, MI 48198

office:(734) 485-2653 fax: (734)485-2651

Estimate

Date	Estimate #
8/3/2017	638

Name / Address
Ladie's Literary Club 218 North Washington Ypsilanti, MI 48197

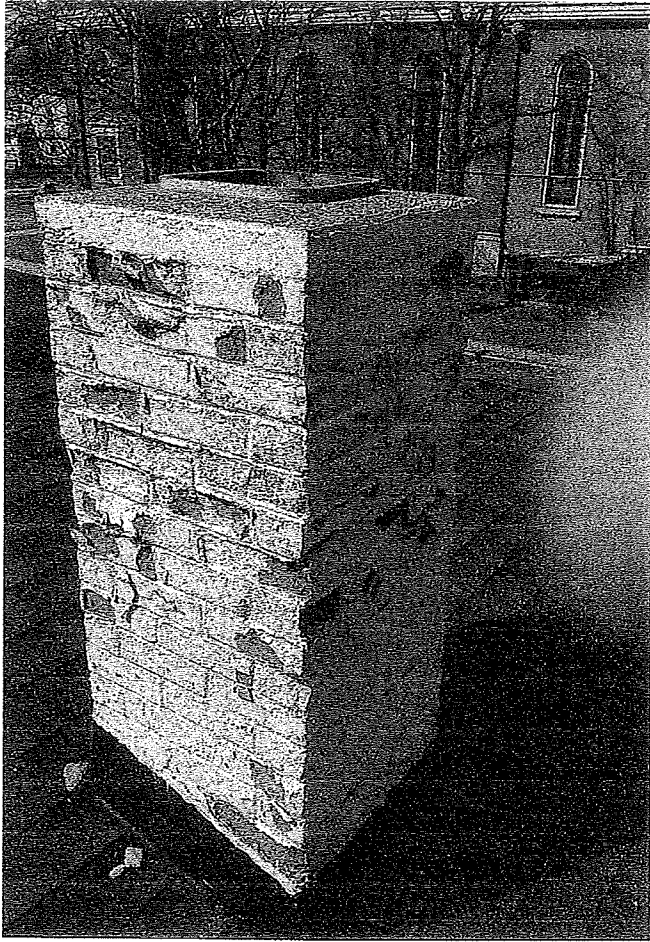
Project

Description	Qty	Cost	Total
Repairs to rear chimney, east side of building in 1970's addition: Demolish and remove existing chimney to roofline. Rebuild chimney to original dimensions and appearance with new, high-fire brick of closest available appearance match to original (west) chimney using type N mortar. Install lead sheet counterflashing over existing step flashing and incorporate into brick bed joints. Install a concrete chimney cap with drainage slope that overhangs the new brick. Clean work area and remove debris.		1,900.00	1,900.00
Thank you for your business.		Total	\$1,900.00

Customer Signature











Ladies' Literary Club
218 North Washington Street
Ypsilanti, Michigan 48197

August 4, 2017

Ypsilanti Historic District Commission
One South Huron Street
Ypsilanti, MI 48197

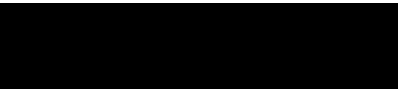
Dear Commission Members,

Enclosed are the Ypsilanti Ladies' Literary House Foundation Historic District Commission Work Permit Application and documents related to the project. Please review and advise accordingly. The contractor, Michael Condon, and some of the Trustees are planning to attend the meeting to answer questions. Thank you. I look forward to hearing from you.

Respectfully,



Daneen L. Zureich, President
Ypsilanti Ladies' Literary House Foundation



Enclosures



City of Ypsilanti

Community and Economic Development

August 17, 2017

RENAISSANCE ROOFING INC
15113 NORTHVILLE RD
PLYMOUTH, MI 48170

RE: Work Permit Application for Re-roofing at 218 N WASHINGTON

Dear RENAISSANCE ROOFING INC,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to replace roof on the rear first story addition using GAF Timberline shingles in charcoal and a GAF Liberty system for the flat roof has been approved.

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

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

The following Secretary of Interior Standards were considered in approving your application:

#5 – Preserve distinctive features.

#10 – New work shall be removable.

This detailed list takes the place of your presence at a Historic District Commission (HDC) meeting. Therefore, it is important that you read carefully and follow **all** guidelines detailed in this letter. This approval is for re-roofing only, which according to your application is the only work being performed at this time. Any work on the gutters, fascia, soffits or trim must be reviewed by the HDC. If you have any questions regarding this information please contact me at (734) 483-9646. **Approval by the Historic District Commission does not exempt you from nor cannot be substituted for zoning or building department approval.**

Sincerely,



Cynthia Kochanek, Preservation Planner
Community & Economic Development Department

CC: Property Owner - LADIES LITERARY CLUB 218 N WASHINGTON YPSILANTI MI 48197

File

Building Department



RECEIVED

AUG 07 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

2

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

218 N Washington

Applicant

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

Name

Renaissance Roofing, Inc.

Address

15113 Northville Road

City

Plymouth

State

MI

Zip

48170

Phone / Fax

734-495-0996 / 734-495-1445

E-Mail

Dan@RenaissanceRoofingInc.com

Contractor

Contractor Name & Contact Info

Donald A DePriest 734-260-5764

Type of work

- ☒ Roofing
☐ Window/Door
Replacement

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

☐ Other

Complete Description of Proposed Work:

- Install complete roof system per proposal attached.
- Replace roof on rear first story addition. Install white aluminum drip edge with matching GAF Timberline charcoal shingle to match the second story (existing) roof.
 - Replace pipe flashings, chimneys, flashings and existing roof vents. All to be black to match existing.
 - Replace low pitch modified system on bay window/flat area with matching black low slope GAF Liberty system.

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:

\$10,997

Permit fee:

\$35 + _____ = 50⁰⁰

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: _____

8/7/17

Print Name:

Donald A DePriest

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 17-0101

Tax ID#: 38-3311889
License#: 2102136067



Mailing Address: 15113 Northville Road
Plymouth, MI 48170
Office: (734) 495-0996
Cell: 734-260-5764
FAX: (734) 495-1445
Email: don@renaissancerroofinginc.com
www.RenaissanceRoofingInc.com

Proposal Submitted to: Mrs. Daneen Zureich Home Phone: 734-483-1453 Quote No: 18825
Address: 218 N Washington Cell Phone:
City, State and Zip Code: Ypsilanti, MI 48197 Date: June 06, 2017 E-mail: zureichd@comcast.net

Area to be Re-Roofed: FIRST STORY ONLY less rear epdm flat areas Shingle Color:

Work to be performed

Obtain all necessary building permits in accordance with local building regulations.
All work performed in accordance with OSHA approved safety standards.
Tarp walls and protect plants as needed to prevent damage.

Roof Deck Preparation

Strip away all old layers of roofing and haul away (dump fee included).
Replace all rotten, damaged roof decking / 5 sheets of 7/16 OSB Included (\$40.00 each after 5).
Replace all rotten, damaged 1 x 6 roof boards or fascia; 10' included in bid (\$7.00/ft after 10').
Renail all loose roof boards to make deck flat and secure for shingles.
Install 1 1/2" white aluminum drip edge on perimeter of house which protects fascia and directs water.

Underlayments

Install Ice Guard (as specified below) a minimum of 66" up eaves or 2 ft into the heated unit to prevent snow & water infiltration.
Install Ice Guard (as specified below) around chimneys, skylights, valleys and up walls.
Cover entire remaining roof decking with roof decking Underlayment as specified below.
Install GAF Pro-Start or Weather Blocker Starter Strip as required by installation guidelines.

Valleys, Flashing and Roof Stacks

All valleys to be layered lap valleys making a weak point stronger.
Install new chimney flashing/counterflashing and step flashing to keep water out on vertical protrusions.
Install new color coordinated aluminum stack flashings which keeps water from entering at plumbing vent pipes.

Ventilation/Insulation

Install 0 color coordinated GAF Masterflow aluminum roof can vents.
☐ Install 0 bath roof vents with insulated tube connecting to an existing bath fan at \$90.00/each.
☐ Install 0 soffit vents at \$25.00/ea (4x16, 8x16 or vents) if needed.
☐ Install 0 bags of Applegate loose-fill cellulose insulation at additional cost of \$0.00.
☐ Install approximately 0 baffles at \$5.00/each at an additional cost of \$0.00.

Caps & Clean-up

Install Caps as specified below to finish peaks accenting look of roof.
Clean up entire job site and haul away debris. Clean out gutters. Run magnet roller system around house and driveway to pick up loose nails.

Install Roof System Checked Below in Accordance with GAF Or Certain Teed Specifications

INCLUDED on all packages below: Installation of GAF Liberty 2 layer granulated rubber system on flat roof areas. Available in select colors.

☐ Basic (Tamko Heritage or GAF Royal Sovereign 3-tab)	☒ HD (HD or American Harvest)	☐ Armor Shield II (Timberline Armor Shield II)	☐ Ultra HD (Ultra HD)	☐ Designer (Value Collection Designer)
- Tamko Heritage AR Dimensional Shingle or GAF Royal Sovereign 3-Tab - Generic Ice Guard - GAF Shinglemate Roof Decking 3-tab GAF Cut Shingles for caps - No Extended Warranty	- GAF Lifetime Timberline High Definition or GAF Timberline American Harvest - GAF Weatherwatch Ice Guard Protection - GAF Tiger Paw Synthetic Roof Underlayment - GAF Seal a Ridge for caps - Systems Plus LTD Warranty	- GAF Lifetime Timberline ArmorShield II Impact Resistant (IR) - GAF Weatherwatch Ice Guard Protection - GAF Tiger Paw Synthetic Roof Underlayment - GAF Impact Resistant Seal A Ridge (IR) for caps - Systems Plus LTD Warranty	- GAF Lifetime Timberline - GAF Weatherwatch Ice Guard Protection - GAF Deck Armor Synthetic Breathable Roof Underlayment - GAF Timberline Premium Ridge Cap - Systems Plus LTD Warranty	- GAF Lifetime Value Collection Designer Shingle - GAF Weatherwatch Ice Guard Protection - GAF Deck Armor Synthetic Breathable Roof Underlayment - Designer Timberline for Cap - Systems Plus LTD Warranty
Total Cost: \$10,342.00	Total Cost: \$10,997.00	Total Cost: \$11,975.00	Total Cost: \$12,771.00	Total Cost: \$14,217.00

☐ Upgrade to GAF Timberline Cap: \$347.00 ☐ Upgrade to GAF Deck Armor: \$419.00 ☐ Upgrade to GAF Golden Pledge Warranty: \$420.00

Other: chimney should be worked on first.
extend rubber in valley from rear valley corner.

\$0.00

Our Warranty

Your new roof is guaranteed by Renaissance Roofing, Inc. for a period of 10 years from the date of installation as outlined in our Limited Workmanship Warranty. This warranty provides at no cost to homeowner, a roof inspection during the spring following the fifth year from the date of installation.



We propose to furnish material and labor - complete in accordance with above initialed specifications, for the sum of: ()

Payment as follows: Upon completion of work

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. Renaissance Roofing, Inc. is authorized to complete the work as specified above. Payment will be made as outlined above. If not paid, Homeowner agrees to pay a late charge of 1.5% per month (equal to an annual percentage rate of 18%) on past due amounts. The homeowner shall be responsible to pay to the Contractor all expenses, including actual attorney fee incurred by the Contractor in attempting to collect the amounts due. Warranties are null and void if payment is not received in full and timely. The homeowner is responsible for removing and protecting items on the interior of the structure and surrounding structures. The contractor will strive to avoid excess damage to landscaping, siding decks and other features of the property. Renaissance Roofing, Inc., and suppliers, shall not be responsible for: (a) unevenness of walls, rafters, or roof boards on any existing structure (b) damage to driveway as a result of material delivery or material removal, (c) dips or uneven surfaces that which effect the contour of the roof, (d) mold and/or mildew resulting from improper ventilation before or after roof installation (Please note: insulation, adequate and free flowing soffits, vapor barriers, humidifiers and air tight window all affect ventilation), (e) the color, shading or color selection of the shingles and (f) weather delays or other delays beyond our control. Homeowner shall be responsible for the removal and/or reinstallation of basketball nets, satellite systems, antennas and other roof mounted systems. Renaissance Roofing, Inc. will do our best to help homeowner if needed to complete the roof project with these systems. Asphalt products, polycyanurate insulation, steel products and other roofing products are sometimes subject to unusual and severe price volatility and availability caused by political and economic conditions that are beyond the control of Renaissance Roofing, Inc. If there is a substantial price increase in these or other roofing products between the date of this proposal and the time when the work is to be performed, the amount of the proposal/contract may be increased to reflect the additional cost to obtain the materials, upon advance notice and submission of written documentation to the Customer. The parties agree that this contract will not be modified, except in writing. The parties acknowledge that they have read and understand this agreement and understand. This proposal may be withdrawn by us if not accepted within 30 days.

Proposal submitted by: Donald DePriest, Owner/Operator

Accepted by:

Date of Acceptance: 06-28-2017

A SIGNED COPY MUST BE RECEIVED BEFORE ANY WORK IS TO BEGIN.

2017
Historic District Commission
Vice-chair special election

NOMINATION FORM

Please check those Commissioners whose names
you wish to appear on the election ballot

**VICE
CHAIR**

Mike Davis, Jr.	[]
Erika Lindsay	[]
Alex Pettit	[]
Ron Rupert	[]
Jane Schmiedeke	[]
Anne Stevenson	[]

Please return completed nomination forms to Staff by the end of the August 22nd meeting.

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF August 8, 2017

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice-Chair 7:02 PM

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

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

Commissioners Absent: Anne Stevenson

Staff Present: Cynthia Kochanek, Preservation Planner

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moves to approve the agenda as amended to move 301 N River from an action item to an administrative approval.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING—none

OLD BUSINESS

422 N Hamilton

**Application is for painting, driveway, window & porch installation.*

Applicant: Karl Staffeld & Azar Sadeghi, Applicants – Present

Discussion: Prebys: States that there are now two applications. States that the first application is for painting, the gravel driveway, window & porch installation and that the second one is for outbuilding. Asks for info on the first application.

Staffeld: States that they split off the application and states that these items on the first application were okay with the commission previously. States that the parking lot will be graveled, states that there is a photo of what that will be included in the application and that he knows that he may need a soil erosion permit. The light fixture is the one that was selected last time. The

painting is a repair as they have matched the existing paint colors. The doors will be painted in a dark brown. There is also a repair to the existing window, this repair will use the same materials. The plan is to do repairs many of the existing windows salvaging as many materials as they can. There are two locations that need a new basement window, the cut sheet is included in the application for that window and it was suggested that they may want to install a screen.

Pettit: States that he has no questions.

Rupert: States that this all looks the same as what was agreed to last time.

Motion: Rupert (second: Pettit) moves to approve the work at 422 N Hamilton to include the installation of a gravel driveway at the back of the lot, the installation of the new lighting fixture as provided in the cut sheet, the painting of all the entrance doors in SW-6068 Sherwin Williams Brevity Brown. Work to also include the installation of a painted pipe rail on the west porch, which could also be painted in the brown and the front entrance wood step replacement. Also to include the window repair and the replacement of two basement windows with JELD-WEN W-2500 awning aluminum clad wood windows. Work to include the painting of the entire house in Sherwin Williams French Roast for the trim and stairs and Sherwin Williams Harvester for the body of the house.

Secretary of the Interior Standards:

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

Approval: Unanimous. Motion Carries.

422 N Hamilton

**Application is for outbuilding rehabilitation.*

Applicant: Karl Staffeld & Azar Sadeghi, Applicant - Present

Discussion: Prebys: States that the second application is for the outbuilding rehabilitation. Asks the applicant to talk the commission through the project.

Staffeld: States that he believes that this was once a barn. States that the intent is to make it into an additional unit. They plan to lighten up the structure and that there is an existing second floor. He states that it is currently on a brick foundation and that they plan to pour a new foundation under it and connect it to water and sanitary sewer. States that they are aware that they would need a special use permit. There are three different types of siding on the house and that they are looking to match the siding on the outbuilding to the house. The existing siding would remain, they would add OSB over the siding and do cedar beveled siding over top of that. The new windows will mimic those on the house. States that most of the

windows will be tall, narrow windows with one larger window. They will add an AC condenser for the unit. Roof venting will need to be added. The siding is a beveled wood siding. The light will be the same that was just approved for the house. He is proposing a door that is not a 6 panel door. He submitted four elevations to depict what the structure would look like. The south elevation is seen from the driveway, the east elevation is what is seen from the alley. There are two elevations that are partially blocked from view. The roof will be re-shingled to match that of the main house in the Princeton Slate color. The plan is to paint it to match the main house. The door will be a stained mahogany craftsman door that would be painted to match that on the main house.

Lindsay: Asks about the footprint and if it would be 2 floors.

Staffeld: States that that it is 15' x 24'. States that there are 2 floors and that the top floor would have cathedral ceilings. They will need to build scissor trusses inside to support the second floor.

Davis: Asks for clarification on the locations of the elevations.

Staffeld: States that the alley runs adjacent to the east elevation, that you would see the west elevation as you exit the main house.

Lindsay: Asks about the lot size and coverage and if there is space for a garden and paths.

Staffeld: States that there would be room for a garden and that a pathway would be through the driveway. He is not proposing any new paths.

Kochanek: States that the planning commission would still need to approve the proposed use and if anything new is required then the applicant would need to return to the commission for approval for those new items.

Prebys: Asks if this proposal is essentially dressing up a barn to make it into something that it is not.

Schmiedeke: Agrees and states that she does not have a problem with the concept of converting this building to a residential unit but that this is an outbuilding that lends unique character to the district. That this proposal essentially encapsulates the building and that unique character will be lost with this proposal. States that she would not be able to vote for this.

Davis: Asks what is character defining on this structure. Suggests that maybe there is a better way to do this.

Schmiedeke: States that the original siding is character defining. The barn doors are as well, but she understands that retaining them may be a problem.

Lindsay: States that this is changing the outbuilding into something that is more like a vernacular house. She states that the structure has so much more character now.

Prebys: States that there appears to be a door on the side of the building. Asks if it would be feasible as a man door.

Staffeld: States that the man door is only 5'9", states that door would not be up to code for access. States that the building was hit on the alley side and there are panels there now, that these were not original doors. States that there needs to be windows in the outbuilding if it is to be used as a residential unit.

Prebys: Asks about the diamond shapes in the eaves and what they were originally.

Staffeld: States that they were either windows or vents.

Davis: States to go back to the siding.

Staffeld: States that there are three different sidings and that the ship lapped siding has large air gaps.

Sadeghi: States that the City Planner stated that it would be okay to add an additional unit but that right now this is a dangerous building.

Davis: States that they would like to see some of the character defining features saved for this building and those be incorporated in the new plan.

Pettit: Asks about the proposed foundation.

Staffeld: States that right now the outside walls sit on a stepped brick foundation and that has completely failed. The building has settled in one of the corners. States that the plan is to run a ridge board and cross brace the building, then pour a rat wall and slab on grade foundation.

Pettit: States that the commission needs to determine what is character defining on this structure. Asks the commission what they would consider character defining. States that the diamond shapes on the gable ends and hay loft door are defining but that the siding is not so important to him.

Rupert: States that the hay loft door could be preserved.

Davis: Agrees and suggests that the hay loft door could be saved and have the two windows surround it or possibly just have one large window replace the hay loft door in the same frame.

Lindsay: Explains that the commission is trying to retain a trace of the original building.

Prebys: States that there were probably double doors on the outbuilding. States to try and suggest the previous use in the new one. States that he hears that the commission is saying that turning this into a residential unit is fine but that some adjustments need to be made in the design. States that this was a pretty basic building but that it should not be too fancy or a cute house.

Pettit: States that they should try to find historic photos to verify what openings were where on the structure.

Sadeghi: Clarifies as to what is of concern to the commission. Asks if there is any dispute with fixing the foundation as planned.

Prebys: States that no there is no issue with that.

Sadeghi: Asks if there is an issue with the reroof, the lighting or the color scheme.

Schmiedeke: States that there are no issues with those items.

Prebys: Agrees.

Rupert: States that the commission wants to preserve the unique features like the hayloft door and to try and keep as much of the original siding as possible.

Davis: Suggests that if new siding is needed, to keep the siding in the same profile as what is currently on the outbuilding.

Staffeld: Asks the commission to go to the site and take a look at the structure.

Schmiedeke: Asks if they have his permission to go onto his property to take a look.

Staffeld: Confirms.

Schmiedeke: States that the barn doors would have been there in the past since the hayloft is there.

Pettit: Asks about the can vents proposed.

Staffeld: States that the thinking is to match the house.

Pettit: States that that is a feature that the HDC may not been keen on him replicating.

Rupert: States that there would be a need for a soffit vent no matter what.

Pettit: States that the soffit changes the look of the structure.

Prebys: States that the commission cannot design it but would like to see it as a domestic building but that they would prefer to see some of the original elements saved.

Pettit: Suggest that the door proposed should be less craftsman.

Motion: Rupert (second: Davis) moves to table the carriage house at 422 N Hamilton for more information and further discussion.

Secretary of the Interior Standards:
n/a

Approval: Unanimous. Motion Carries.

47 N Huron

**Application is for the installation a little library.*

Applicant: Max Doyle, Applicant – Not Present

Discussion: Kochanek: States that the applicant has advised her that they will not be able to make it to the meeting tonight.

Prebys: States that the concern was in how the Little Library would be attached to the building.

Kochanek: States that she spoke with another employee at Corner Health yesterday and that they were not sure on how it would be attached. States that that same person was aware that the application would need to be denied on procedural grounds.

Motion: Davis (second: Pettit) moves to deny the work at 47 N Huron due to a lack of information on the attachment within the 60 day timeframe.

Secretary of the Interior Standards:
n/a

Approval: Unanimous. Motion Carries.

301 S Washington

**Application is to reopen the east porch.*

Applicant: David Fischhaber, Applicant - Present

Discussion: Prebys: States that the application was tabled at the last meeting because the commission was looking for more information on the interior of the porch. States that staff received an email from the applicant that was provided to the commission stating that he would like to amend the application to cover the painting of the house only.

Schmiedeke: Asks if the email can be accepted as an amendment to the application.

Kochanek: States that the usual process is for the applicant to submit a full amended application however if the applicant signs and dates the email memo then that would be sufficient to amend the original application.

Davis: Asks about the paint color.

Prebys: States that it is there on the original application.

Motion: Davis (second: Rupert) moves to amend the application at 301 S Washington for the painting of the house in the color Behr Parador Stone, PPU24-08. The trim will remain white.

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.

NEW BUSINESS

401 E Forest and 302 S Washington

**Applicants for these applications were not in attendance at the meeting therefore these items were moved to the end of the meeting.*

409 Oak

**Application is for painting.*

Applicant: David and Donna Schwartz, Applicants - Present

Discussion: Prebys: Recaps the colors that were proposed for the painting the house. States that the dark green, Terrarium, will be the main color and the beige and red used for accents. Asks if the commission has any questions.

Schmiedeke: States that she likes them.

Motion: Davis (second: Rupert) moves to approve the work at 409 Oak to include the priming and painting of the entire house in dark green (Terrarium), beige (Craft Juggler) and red (Rumors) in Behr paint.

Secretary of the Interior Standards:

#7- Clean building gently—no sandblasting.

#10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

Prebys: Advises that power washing is not permitted.

401 E Forest

**Demolition by Neglect consideration.*

Applicant: Curtis Mullins, Applicant – Not Present

Discussion: Kochanek: States that she was advised by the person who answered the number listed on the application that the applicant was out of town. Since the applicant is not in attendance the commission cannot discuss the project and that staff would need to send a second notice. Advised that the applicant will need another 15 day notice, therefore the application may not be heard again until the first meeting in September.

Motion: Davis (second: Rupert) moves to table the 401 E forest due to lack of applicant attendance.

Secretary of the Interior Standards:
n/a

Approval: Unanimous. Motion Carries.

401 E Forest

**Application is for roof replacement.*

Applicant: Curtis Mullins, Applicant – Not Present

Discussion: Prebys: States that this is for roof work and that there is not enough information.

Motion: Davis (second: Lindsay) moves to table the application for reroofing at 401 E Forest due to the applicant not attending and more information needed.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

302 S Washington

**Application is for reroof.*

Applicant: Victor Smolyanov, Contractor & Applicant – Not Present

Discussion: Kochanek: States that the applicant is not going to make it in to the meeting. States that this is a color change on the roof. That the roof is currently red but the color change will be to black. States that she spoke with the roofing company and advised that the box vents need to be in the same locations as they are currently and if any new ones are installed, then they need to be installed at the rear of the property so as not to be seen from the street.

Lindsay: Asks if the applicant has been in before. Asks if the roofing company is familiar with the HDC.

Kochanek: Confirms that is the case.

Prebys: States that the drip edge is black to match the roof.

Davis: Asks about the color of the box vents.

Prebys: States that the application states that they will be black.

Pettit: States that there is a note at the bottom that states that there will be gutter and downspout work in one corner of the house.

Kochanek: States that she can contact the company to confirm that it is just a repair.

Motion: Pettit (second: Schmiedeke) moves to approve the work at 302 S Washington. Work to include the re-shingling of the house only in Atlas Pinnacle Pristine in black with a black drip edge and nine black roof box vents. The vents are to be placed either in the same locations as the current ones or on the non-street facing plane of the roof so as not to be seen from the street. No torches or heat is to be used in the application of the flat roof.

Secretary of the Interior Standards:
#5 – Preserve distinctive features.
#10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

STUDY ITEMS -None

Administrative Approvals

301 N River-reroof

Motion: Pettit (second: Rupert) moves to approve the administrative approval for 301 N River.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Lighting Fact Sheet

Commissioner Davis discusses changes that were made to the fact sheet including those previously suggested by the commission. States that he was not able to get the fact sheet printed in time for the meeting. He will email it to the commissioners for their review.

LED Sign Memo

The commission discusses the back-lit signs memo.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of July 25, 2017

Motion: Davis (second: Schmiedeke) moves to approve the minutes as written.

Approval: Yays: 5, Nays: 0, Abstention: 1, Lindsay. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 8:34 p.m.