

1. Historic District Commission Agenda 12-12-17

Documents:

[01-HDC DEC 12, 2017 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 12-12-17

Documents:

[12-12-17 HDC MEETING PACKET.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, December 12, 2017 - 7:00 p.m.
City Hall, Council Chambers, 1 S. Huron
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. 418 Maple	Window installation
2. 16 N Washington	Roof, brick & window sill work, door & gutter replacement
3. 405 Maple	Amendment to reroof application

B. NEW BUSINESS

4. 9-11 S Washington	Awning installation
5. 218 Ferris	Gutter replacement
6. 210 N Washington	Window replacement
7. 169 N Washington	Window & gutter replacement

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

8. 29-31 N Washington	Marquee work
9. 126 N Adams	Reroof

E. OTHER BUSINESS

10. 2018 HDC Meeting Schedule
11. State Tax Credit Support Resolution

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

12. Approval of the minutes of November 28, 2017

VIII. ADJOURNMENT

Secretary of the Interior's Standards for the Rehabilitation of Historic Structures

Developed by the U.S. Department of the Interior, the Standards provide a framework that guides protective decisions regarding historic structures. The Historic District Commission is required to cite applicable Standards with each formal decision it renders. It may also cite HDC Fact Sheets as part of its decision-making process.

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

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

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

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Do not imitate earlier styles.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Preserve significant changes acquired over time.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Preserve distinctive features.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Clean building gently—no sandblasting.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Preserve archaeological resources.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New work shall be removable.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



HDC Work Permit Staff Review

Property address: 418 Maple

Date of Application: November 21, 2017

Date of Review: December 6, 2017

Date of Meeting: December 12, 2017

Proposed work: basement window replacement

Materials: Jeld Wen egress windows with wells and glass block

Staff review:

1. This item was tabled from the November 28, 2017 HDC meeting for more info and clarity on what the plan is for the egress windows.
2. This structure was built in 1956, per the City's Assessing system. Staff believes this to be accurate.
3. The HDC did permit one rear basement window to be glass block at the rear of this structure in 2001 due to its unusual size.
4. The applicant is planning on replacing 7 basement windows, 2 will be casement windows measuring 30" x 47" for egress and the remaining 5 will be of the existing size with glass block installed.
5. HDC to verify the material and color of egress windows.
6. The applicant states that her contractor will be attending the meeting in order to provide additional details and spec sheets.
7. A building department permit will be required for this work and should to be obtained by the applicant prior to the commencement of work.

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

Staff Recommended Motion:

Move to approve the work at 418 Maple to include the replacement of the seven basement windows as indicated in the submitted plans. Two of these windows will be Jeld Wen (*material and color?*) casement windows measuring 30" x 47"

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

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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.

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8. Preserve archaeological resources.

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

10. New work shall be removable.

with window wells for egress purposes. The remaining five windows are to be replaced with glass block windows in the same size. This is acceptable to the age of the property.



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 # 23071

OFFICE USE ONLY

Date Filed:

Meeting Date: 11/28

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

418 MAPLE STREET

Applicant

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

Name

CHRISTINA SEARS ETTER

Address

418 MAPLE STREET

City

YPSILANTI

State

MI

Zip

48198

Phone / Fax

734-216-1375

E-Mail

peopledancing@icloud.com
christina.sears.etter@gmail.com

Contractor

Contractor Name & Contact Info

email:

mailing address:

DAVE FLORES, FLORES PROJECT

17651 W. Pleasant Lake Rd.

GROUP 2

Manchester MI 48158

gmail.com

Type of work

- ☐ Roofing
☒ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

I am proposing to replace 7 out-of-date windows around the perimeter of my home. All windows are located in the basement. The ^{old} windows are currently in various stages of disrepair, several have broken hardware posing a security risk. The ^{new} windows (5/7) will have minimal ^{visual impact}. They will be replaced with glass block, matching one existing glass block window (on the south side.) The other 2 windows will be egress windows. These will be in the back (south) + inside (west) side of my home. The new windows will be very discreet, preserving the character of my 1950's home, while improving security, usability Materials (for paint include color chips or samples with application): and energy-efficiency.

- #1-2 Egress windows: 30 x 47" Jeldwin casement windows. Metal well (graded with current grading) with ladder.
- #3-7 Glass Block with sealant materials. 2 air vents.

(No size or other change)

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:

\$ 7,800.00

Permit fee:

\$35 + 20 = \$ 45

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:

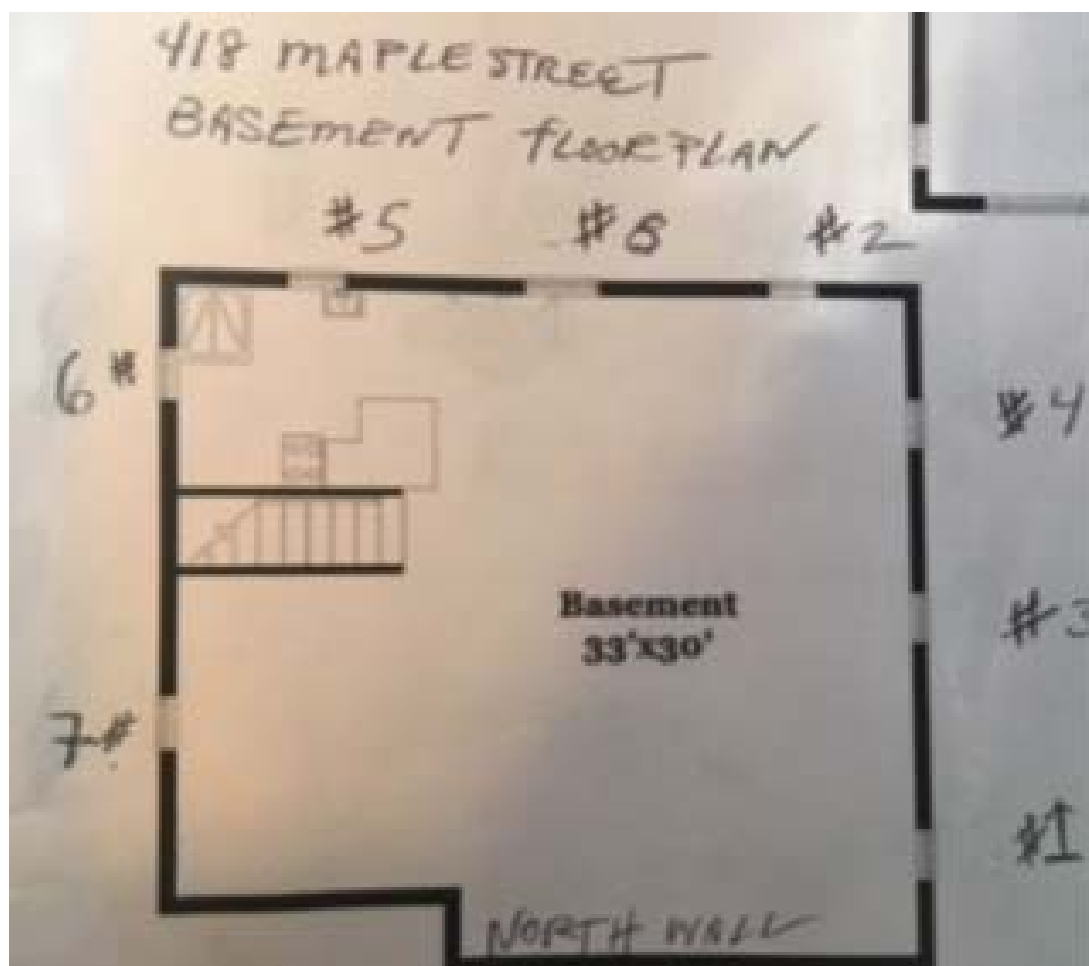
11/21/17

Print Name:

Christina Sears-Etter

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 ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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



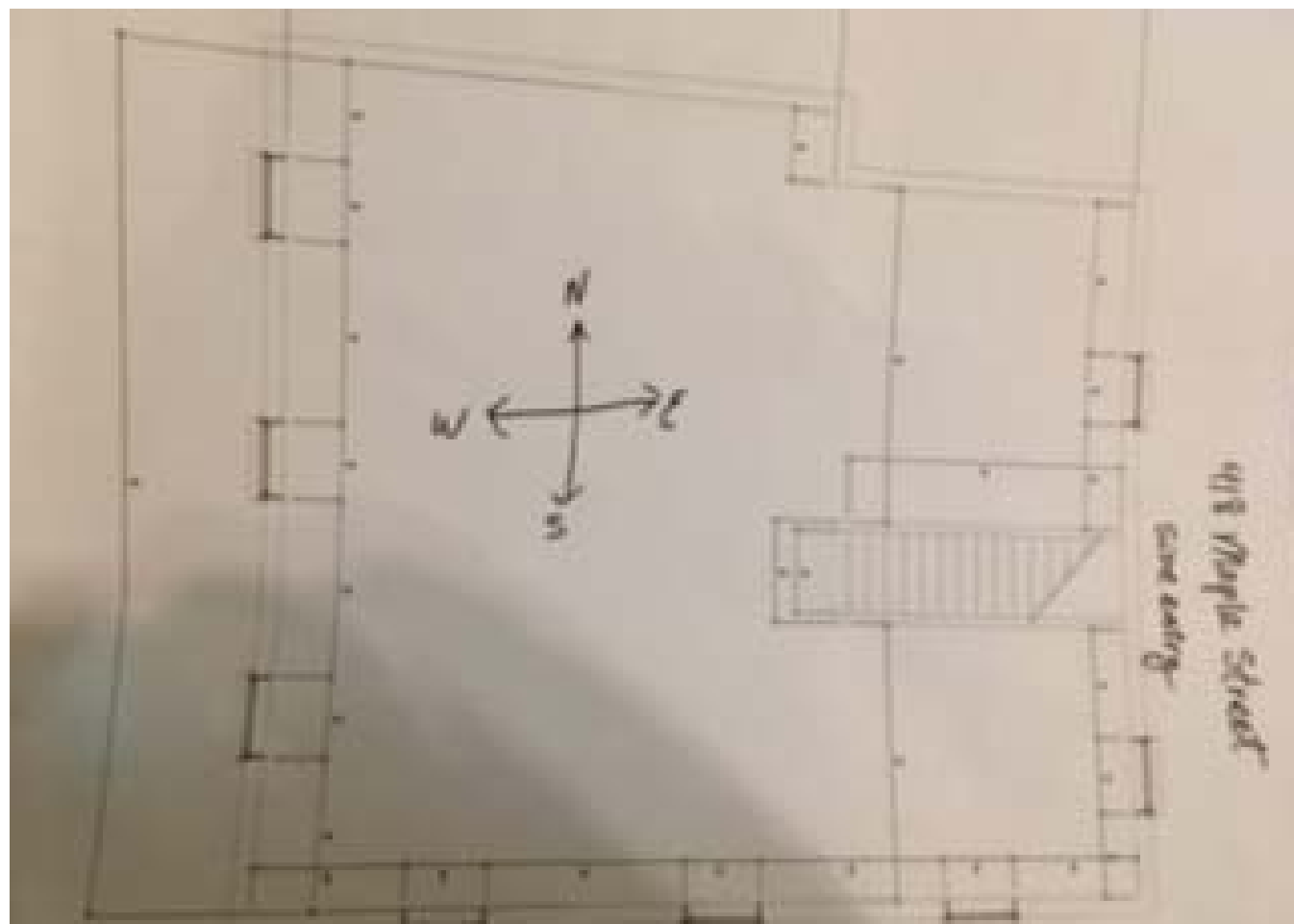
#1-2 = PGGQES
WINDOWS

#3-7 = replace broken
windows with Glass block

#8 = Existing
Glass block















HDC Work Permit Staff Review

Property address: 16 N Washington

Date of Application: November 21, 2017

Date of Review: December 6, 2017

Date of Meeting: December 12, 2017

Proposed work: roof repair, flashing replacement, roof hatch installation, gutter replacement, roof hatch installation, repoint and replace damaged brick at rear of building, reconstruction of window sills, replacement of back door

Materials: bronze metal? gutter, roof hatch, mortar mix per HDC requirement, bronze aluminum storefront door with a 1 x 4 wood frame

Staff review:

1. This application was tabled at the previous HDC meeting for more information.
2. Applicant is already aware of HDC requirements for the mortar mix.
3. HDC to verify the material and color of the flashing and the material of the gutter and roof hatch.
4. HDC to advise that torches are not to be used in the roof repair.
5. HDC to verify what materials will be used and what the window sills will look like.
6. HDC to verify if a new threshold will be needed at the rear door.
7. A building department permit will be required for some of this work and should to be obtained by the applicant prior to the commencement of work.

Relevant Secretary of the Interior's Standards:
#6, #9, #10

Staff Recommended Motion:

Move to approve the work at 16 N Washington for roof repair, flashing replacement, roof hatch installation, gutter replacement, roof hatch installation, the repointing and

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10. New work shall be removable.

replacement of damaged bricks at rear of building, the reconstruction of window sills and the replacement of the back door. The gutter is to be a metal material and to match the existing in profile in a bronze finish. The mortar mix is to match the formula that is listed in the HDC masonry repair fact sheet, and if any replacement units are needed they should match the existing bricks. The reconstructed window sill is to match the existing on the building and the back door will be replaced with a bronze aluminum storefront unit with a frame made out of wood and painted to match the door.



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Work Permit Application

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www.cityofypsilanti.com

REC#23072

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

3

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 one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

16 N. Washington

Applicant

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

Name

Timothy Patton Doyle

Address

2127 Woodside Rd.

City

Ann Arbor

State

Michigan

Zip

48104

Phone / Fax

734-255-0089

E-Mail

pattondoyle@gmail.com

Contractor

Contractor Name & Contact Info

Timothy Patton Doyle (same info as above)

Type of work

☒ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

This application contains four separate repair projects for consideration by the HDC:

1. Repair roof leaks and replace leaking gutter → \$4,000.00
2. Install roof hatch, required by code
3. Repoint damaged brick and reconstruct window sills - \$8,000.00
4. Replace broken back door and reframe the door - \$3,000.00

Please see attachments for additional information on these projects.

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: \$15,000.00

Permit fee: \$35 + \$20 = \$55

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:

11/21/17

Print Name:

Timothy Putton Doyle

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

Contractor for Elements 1 & 2

- Dave Roseac, CEI Roofing and Repair, Estimated Cost \$4,000

3. Repoint Damaged Brick and Reconstruct Three Window Sills

The back wall of the building need masonry repair due to the damaged gutter. In addition, one of the new windows (replacing the glass block) does not have a proper window sill. The proposed work will repoint the sections of damaged brick using a selection of bricks that match the current wall. The mortar used to repair the brick will use the formula recommended by the Historic District Commission: 10 parts sharp mason's sand, 4 parts hydrated lime, 1 part white Portland cement (Type I, ASTM C150), and 1/4 to 1/8 box of tint to match the existing mortar color.



Contractor for Element 3

- Greg Bricker, Estimated Cost \$8,000

4. Replace Broken Back Door and Frame Appropriately

In error, the broken back door of the building was replaced before the necessary HDC approval was obtained (see above). We apologize for this oversight, which was the result of a miscommunication between our team members who were anxious to secure the building (the hinge and door lock were broken). We ask that the HDC consider the new door that has been installed which is shown in the attached photo. The look of the new door is a dramatic improvement over the prior door which was housed in an unfinished aluminum frame inconsistent with the building's character. The new door is bronze and will match the new windows and gutter.

This new door still needs exterior framing to meet with the brick on the sides and new window above. We propose to install a treated 1 x 4 wooded frame, mitered at the corners, and painted bronze to match the new door frame. We believe this approach will synchronize the door opening with the rest of the building and enhance the rear entrance to the building.

Contractors for Element 4

- Marty Wise, Commercial Door Specialties, Estimated Cost \$2,695.31
- Patton Doyle, Lodestone LLC, Estimated Cost \$300.00

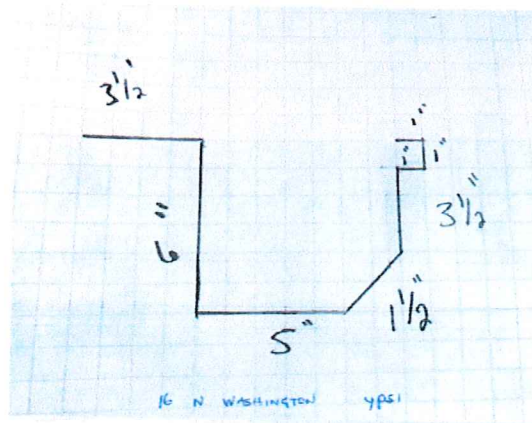
Rear of Building Renovation for 16 N. Washington Street

Four Key Elements of the Project

1. Repair Roof and Replace Leaking Gutter
2. Install Roof Hatch, Required By Code
3. Repoint Damaged Brick and Reconstruct Window Sills
4. Replace Broken Back Door and Frame Appropriately

1. Repair Roof and Replace Leaking Gutter

The existing building roof membrane was not properly installed. Although the membrane itself is in good condition, the flashing for the membrane needs to be reinstalled. In addition, the rear gutter of the building is no longer functional and has caused damage to the brick at the rear of the building (see project element 3). The proposed work will use the existing roof membrane, patch where necessary, and replace the flashing as needed. The work will also replace the existing gutter with a new apron gutter with the same profile as the damaged gutter. The new gutter will be bronze to be consistent with the new windows (already approved by the HDC.)



2. Install Roof Hatch, Required By Code

The building does not currently have a functioning roof hatch as required by building code. As part of the roof repair, a hatch will be installed near the rear of the building. Shown below, the hatch will be at the site of an old, unused restaurant vent so that no additional cuts in the roof are needed. The new hatch will not be visible from the ground.







HDC Work Permit Staff Review

Property address: 405 Maple

Date of Application: December 6, 2017

Date of Review: December 7, 2017

Date of Meeting: December 12, 2017

Proposed work: reroof, roof pitch change and awning addition

Materials: Metal Sales standing seam roof in Grey, knee braced wall mount wood frame awning

Staff review:

1. This application is an amendment to a previous HDC application that was originally approved in October 2016 for reroofing, the repair of the siding and painting of the house.
2. The application was amended to include the garage in November 2016. Previous HDC approvals for this project are listed below.
3. The applicant is planning on changing the metal roof to a different brand in grey.
4. The applicant is also planning on changing the roof pitch on the existing garage as well as adding an awning to the front window.
5. HDC to verify what color the new awning/knee brackets are to be painted.
6. A building department permit will be required for this work and is to be obtained by the applicant prior to the commencement of work.

Previous HDC approval:

- The replacement of the porch roof with standing seam steel, specifically Fabral Core in the light gray (SW9161) in the smooth panel style as discussed. Siding to be repaired as needed. Work to also include the painting of the house in SW7604 Smoky Blue and the trim to be SW7007 Ceiling Bright White.
- On 11-29-16, staff administratively approved the re-roof of the garage with a standing seam metal roof.

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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.

Relevant Secretary of the Interior's Standards:

#9, #10

Staff Recommended Motion:

Move to approve the work at 16 N Washington as amended for reroofing with Metal Sales standing seam smooth panel roof in Grey (G7). Work to also include the alteration of the shed roof in the north side of the garage so that it meets the peak of the main structure and the addition of a knee braced wall mount wood frame awning with a matching standing seam roof over the front window of the structure to be painted to match the previously approved color scheme.



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Work Permit Application

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OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

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 - 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 one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

405 Maple

Applicant

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

Name

Gary Turner

Address

227 Miles St

Apt. 2

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

7342166575

E-Mail

gary@garybuilds.com

Contractor

Contractor Name & Contact Info

Community Builders LC, Gary Turner owner, 734 216 6575, gary@garybuilds.com

Type of work

☒ Roofing

☐ Window/Door
Replacement

☒ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

Amendment to existing permit including the following:

Change change standing seam roofing spec from Fabral to Central States color Grey (G7)

Alter shed roof on north side of garage so that it meets at the peak of the main structure.

Add a knee braced wall mount wood frame awning with matching standing seam roofing.

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

Metal Sales Manufacturing Corporation, distributed through Home Depot. color Grey (G7)

House color remains Smoky Blue Sherwin Williams color SW 7604

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:

Added cost 1,500

Permit fee:

\$35 + 0 = 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:

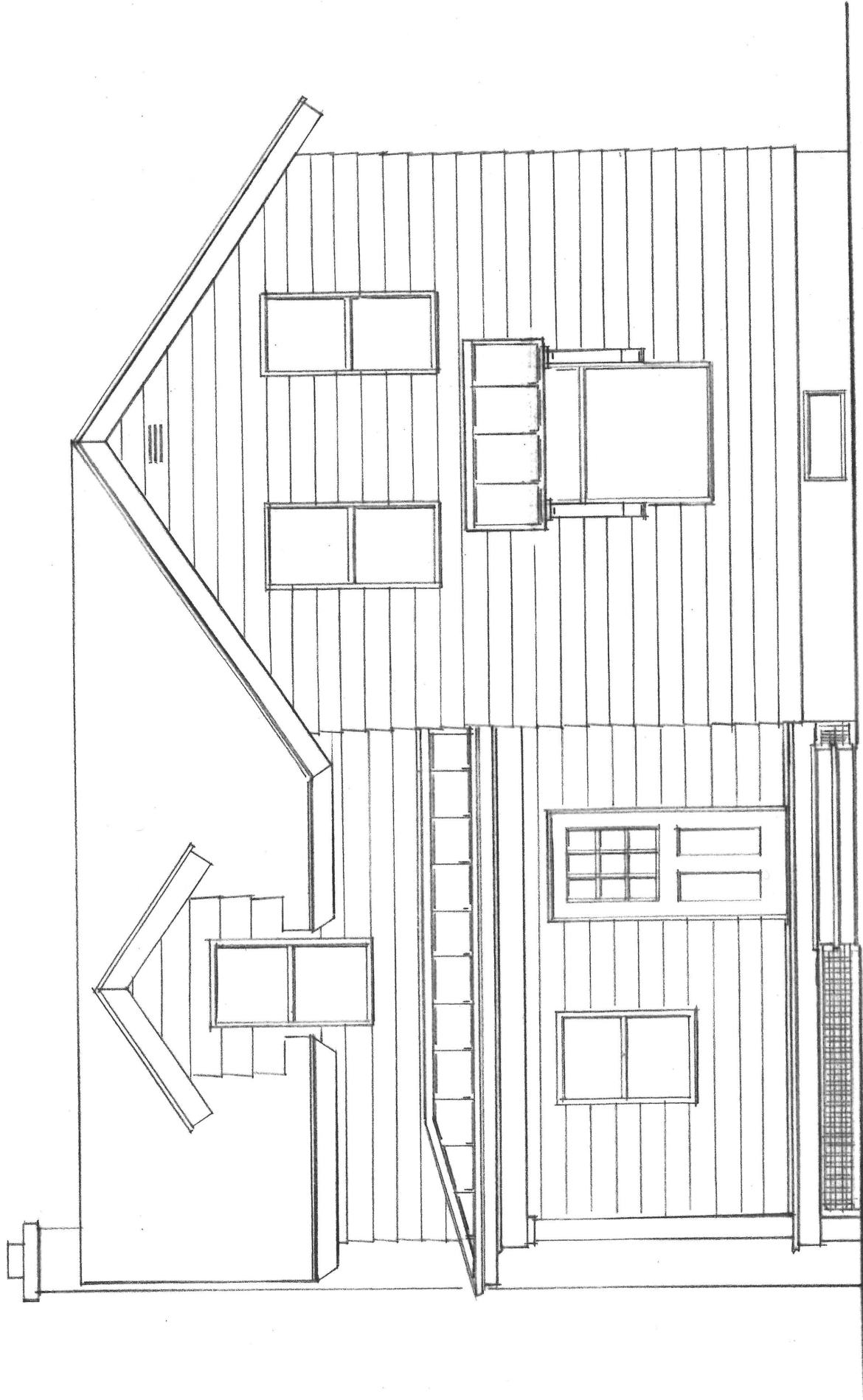
12/6/17

Print Name:

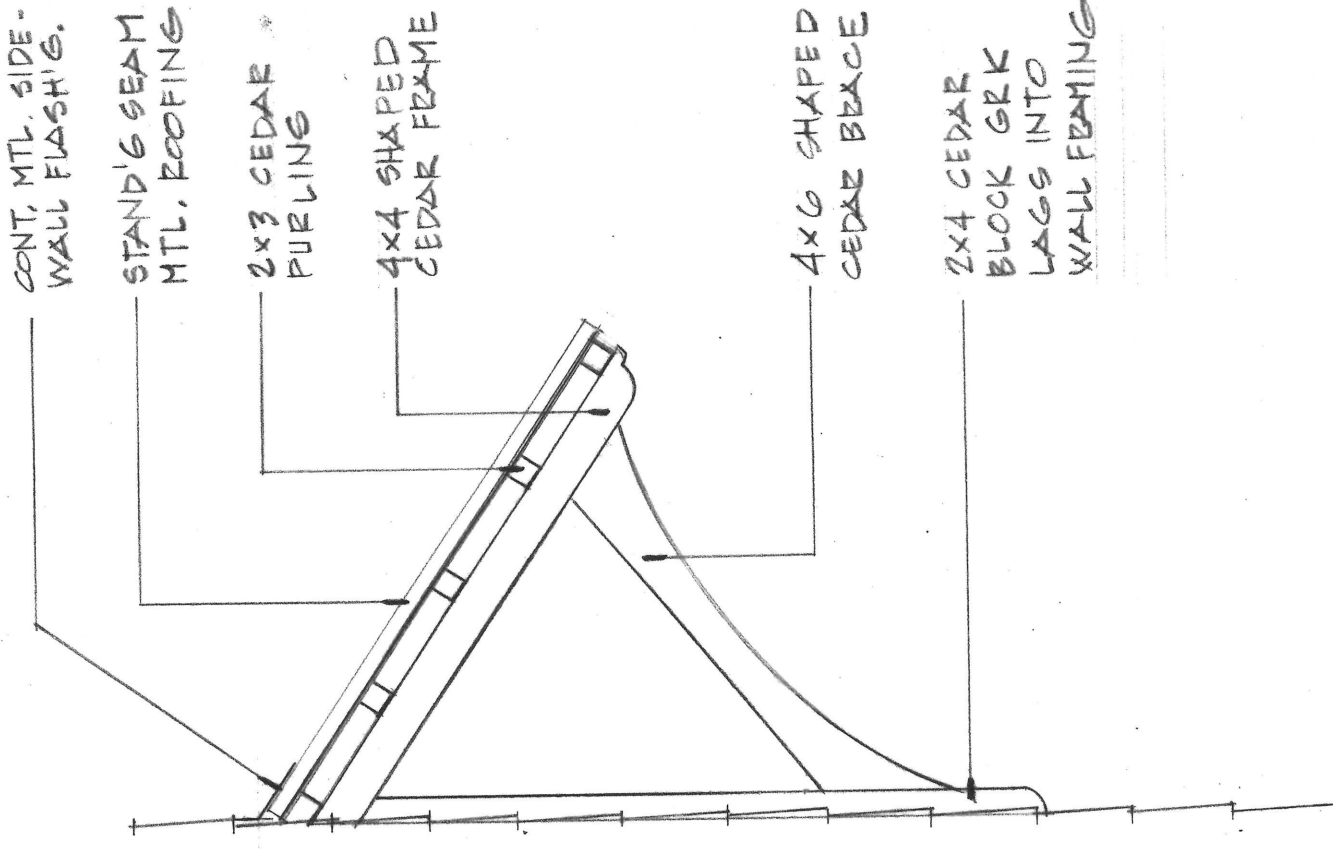
Gary D. Turner

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 ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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

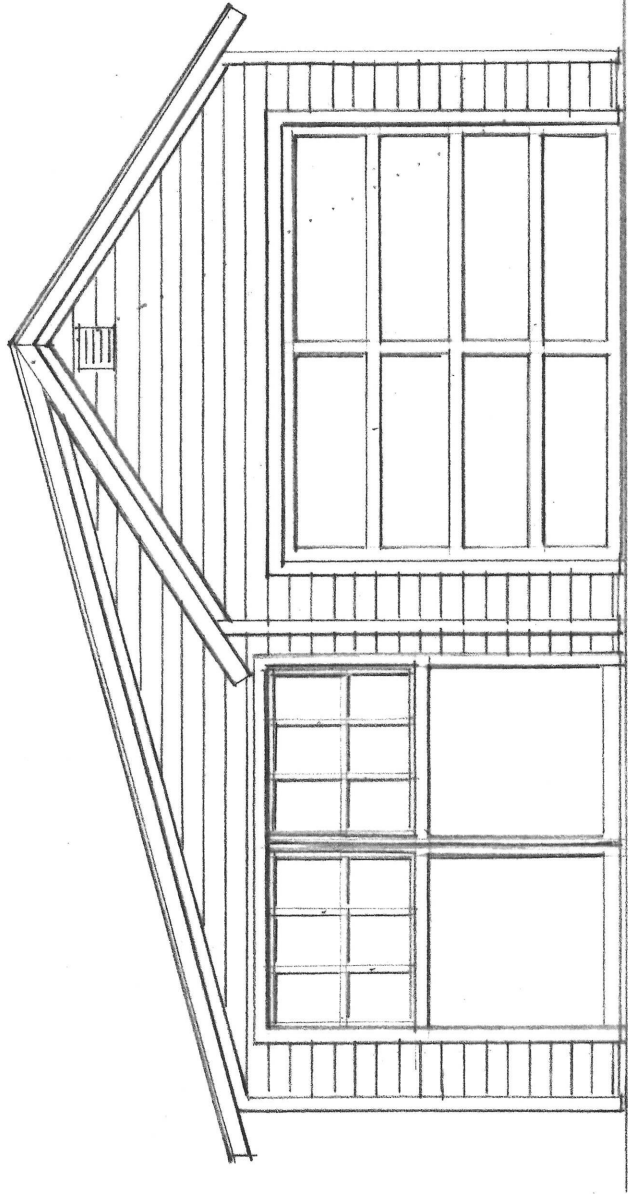


A SOUTH ELEVATION
 $\frac{1}{4}'' = 1'-0''$

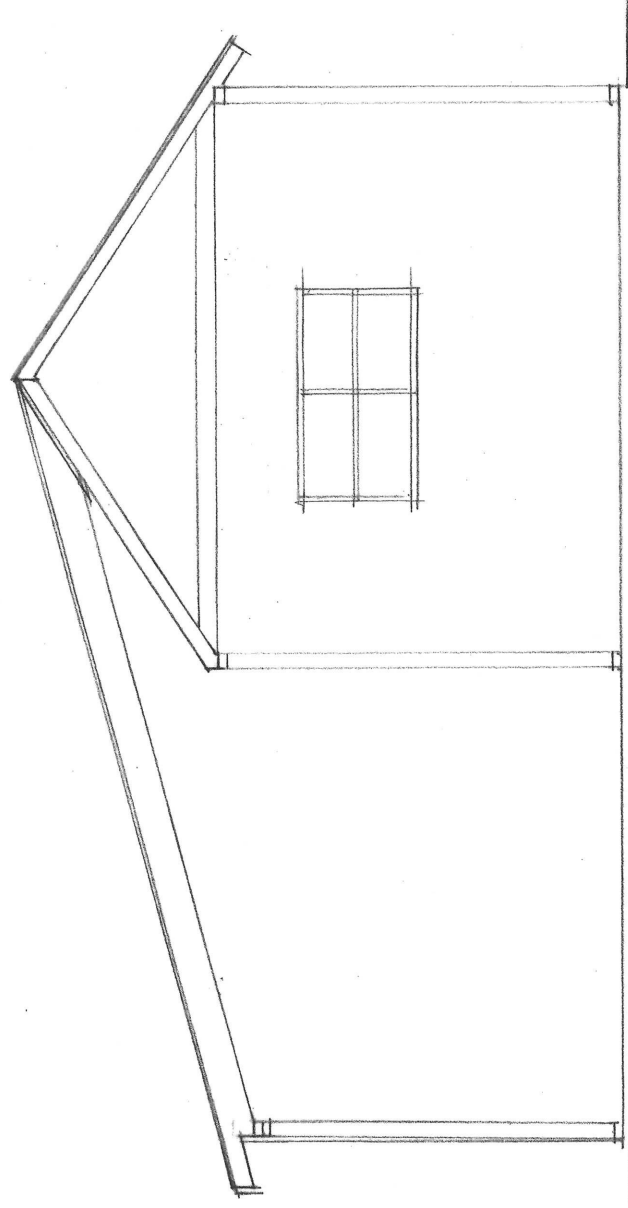


B AWNING DETAIL
 $\frac{3}{4}'' = 1'-0''$

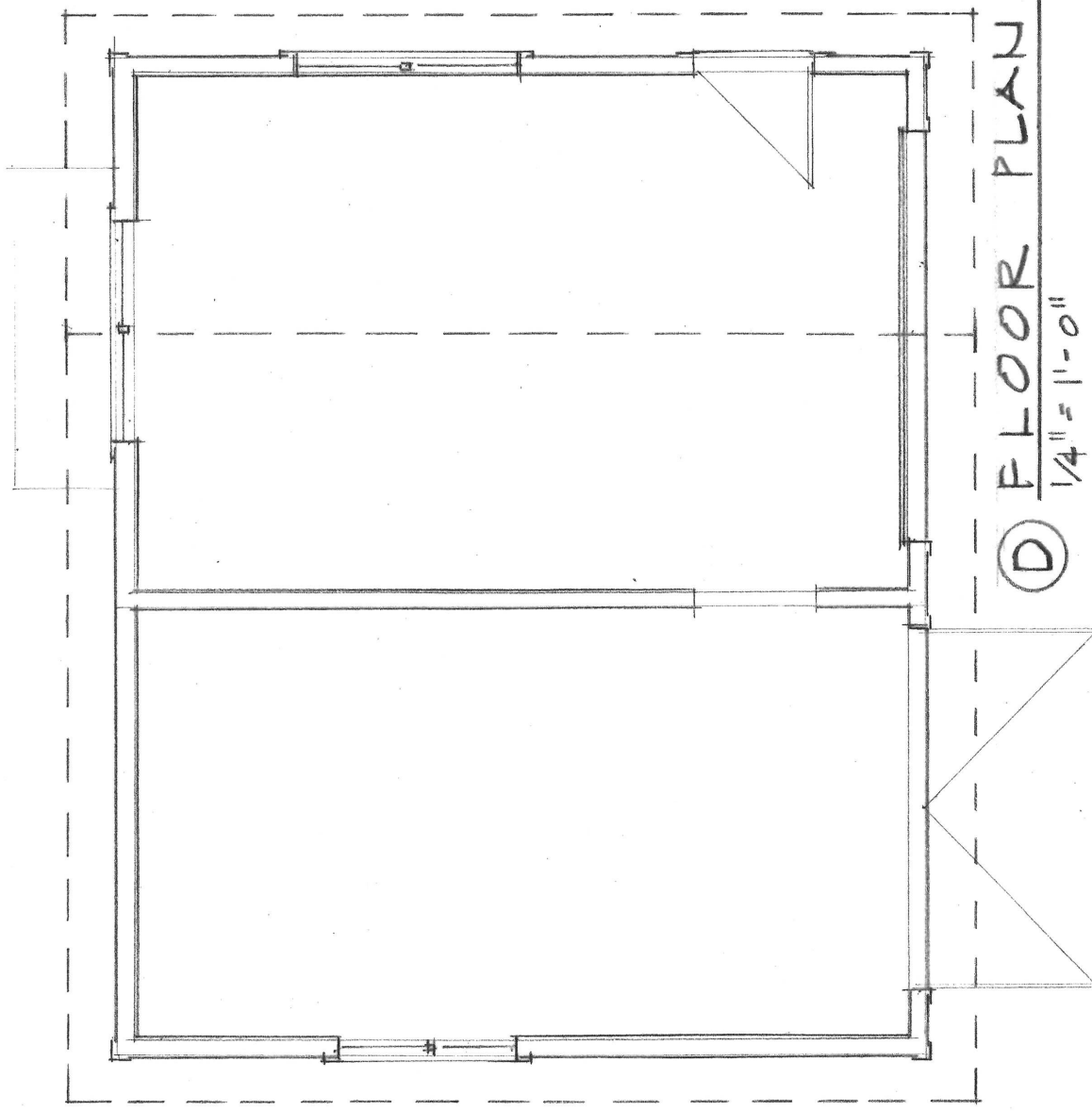
405 MAPLE PORCH AMEND
 YPSILANTI, MICHIGAN, 48128
 COMMUNITY BUILDERS LC
 (734) 216-6575
 12.5.17
 SH. 1 OF 2



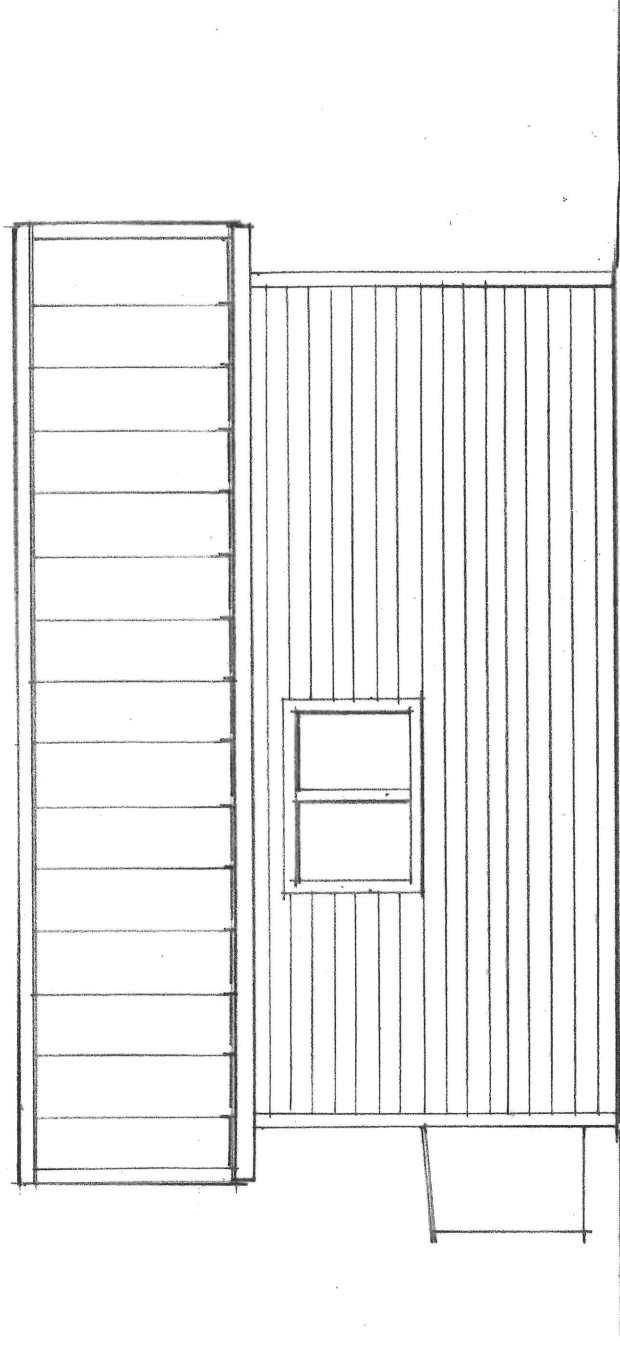
A WEST ELEVATION
 $\frac{1}{4}'' = 1'-0''$



B CROSS SECTION
 $\frac{1}{4}'' = 1'-0''$

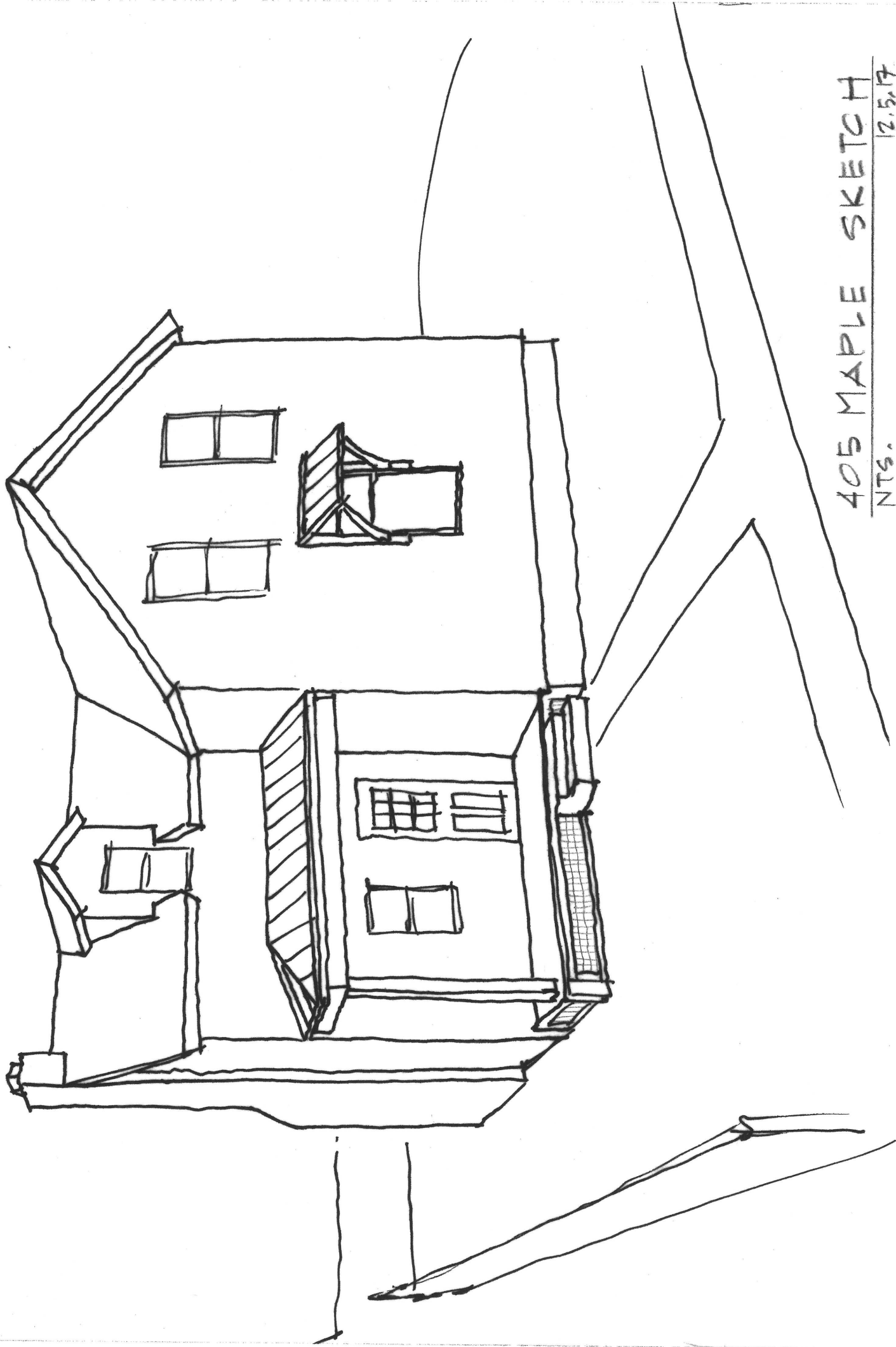


D FLOOR PLAN
 $\frac{1}{4}'' = 1'-0''$



C NORTH ELEVATION
 $\frac{1}{4}'' = 1'-0''$

405 MAPLE PORCH AMEND
YPSILANTI, MICHIGAN, 48198
COMMUNITY BUILDERS LC
(734) 216-6575
12.5.17
SHT. 2 of 2



405 MAPLE SKETCH
NTS. 12.5.17

405 Maple

September 2006



South elevation



West elevation

2-car garage

1987 photo ↓

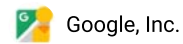


Google Maps 405 Maple St



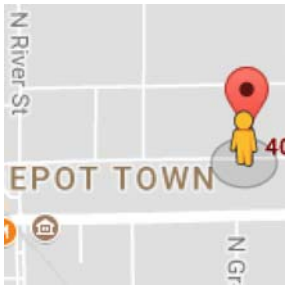
Image capture: Oct 2014 © 2017 Google

Ypsilanti, Michigan



Google, Inc.

Street View - Oct 2014



Cynthia Kochanek

From: Gary Turner [REDACTED]
Sent: Thursday, December 07, 2017 12:42 PM
To: Cynthia Kochanek
Subject: Re: 405 Maple amend

The standing seam pans are going to be 16" wide.....

On Thu, Dec 7, 2017 at 9:25 AM, Gary Turner [REDACTED] wrote:

I might have gotten confused with another project I am installing with Central States product, was supposed to be Metal Sales through Home depot;

<http://www.metalsales.us.com/residential/products>
specify this under the materials part of the application.

it is the vertical seam roof product, I did

Hope that clarifies things.

Thanks, gary

On Thu, Dec 7, 2017 at 5:53 AM, Cynthia Kochanek <CKochanek@cityofypsilanti.com> wrote:

Hi Gary,

Do you have a cut sheet for the new roof or details on the type it is. I am on Central States website and there are about 5 types of panels, central snap, Horizon-Loc, etc.

Thanks,

Cynthia Kochanek

Preservation Planner

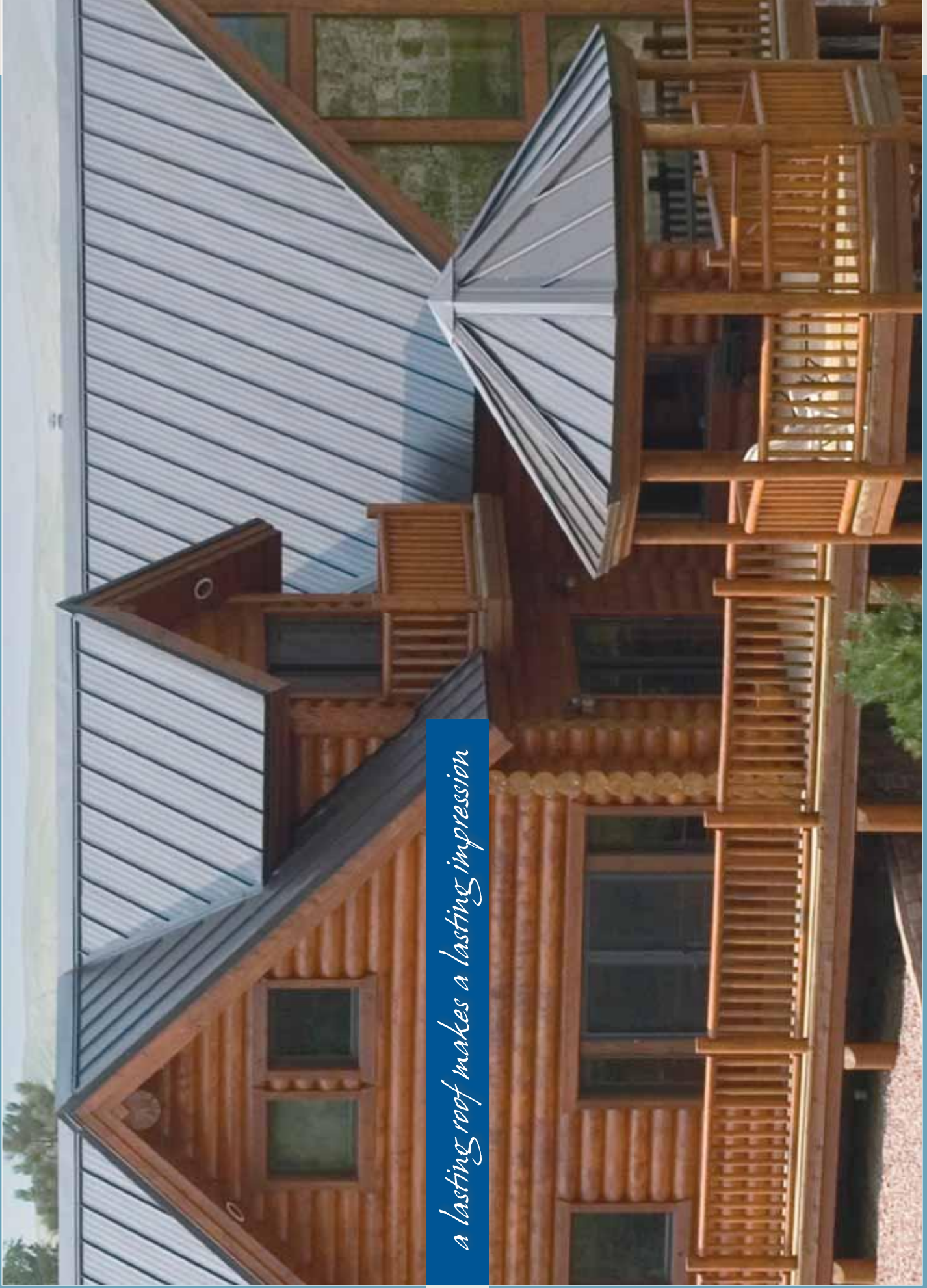
Community Development Division, City of Ypsilanti

[734-483-9646](tel:734-483-9646)

ckochanek@cityofypsilanti.com

From: Gary Turner [REDACTED]
Sent: Wednesday, December 06, 2017 4:30 PM

protection and prestige under one roof



a lasting roof makes a lasting impression

Would you buy a house if it had exterior walls that needed to be replaced every 15-20 years?

Never. Yet millions of homeowners annually purchase asphalt shingle roofs that will only last 20 years at best.

Fortunately, this is changing.

Homeowners are discovering a far more permanent roofing solution — metal.

Explore the clear advantages of metal roofing today — why metal has become the fastest-growing category of roofing, and why a Metal Sales[™] roof offers the best value to today's well-informed homeowner.



BURNISHED SLATE



DARK BRONZE



TAUPE

COMMON MYTHS OF METAL ROOFS

"When it rains, metal roofs are noisy."

This is one of the most common misconceptions of residential metal roofing. This likely stems from a common experience with the sound that rain makes on old barns and worn buildings. The difference between a barn and residential roof is a solid roof deck. This deck combined with underlayment dampens noise, resulting in a roof that is no more or less noisy than any other type of roof.

"Metal roofs get struck by lightning."

Lightning strikes the highest point in an area, regardless of material. Metal roofs are as likely to be struck as asphalt shingles, slate, wood or any other type of roof material.

"Metal roofs are heavy."

Surprisingly, metal roofing is generally 50% lighter than an asphalt roof and 75% lighter than concrete tile, fiber cement shakes and slate.

"Metal roofs rust."

Metal roofs have come a long way. Metal Sales roof panels feature multi-layer protection that starts with a galvanized or Galvalume[®] coating over the base metal, and employ high-quality color systems that carry industry-leading warranties. The advanced alloys in these protective coatings have undergone real-world weathering tests and ensure that your metal roof will remain impervious to corrosion for decades to come.

"You can't walk on a metal roof."

Metal roofing is very durable. With adequate fall protection, you can safely walk on a metal roof without causing damage to the panel. The solid roof deck under the metal panels provides ample structure to easily hold a person. Before you walk your roof, please consult your installer or roof manufacturer. They can advise on the safest walking practices based on your roof's style and pitch.

"Metal roofs are hot."

Roofs naturally get hot under sunlight. However, metal roofs come in a variety of 'cool' colors that reflect solar heat. Metal also releases solar heat quicker than asphalt shingles, reducing the heat load on a home. According to the Heat Island Group,¹ reflective metal roofs reduce the need for cooling homes during hot summer months by up to 40%, saving energy and money.

WHY METAL?

Longevity

A metal roof will likely be the last roof you ever purchase. A quality metal roof will last for generations – three times or longer than an asphalt shingle roof.

Resale Value

On average, a quality metal roof increases the value of a home by \$1.45 per square foot.¹ Asphalt shingle roofs are often a liability when it's time to sell.

Aesthetics

Metal roofs offer a wide variety of profiles and unlimited colors to complement and dramatically improve the curb appeal of any style home.

Virtually Maintenance Free

Metal roofs are easily maintained with simple washing of water or with household detergents for areas with heavy dirt deposits.

Reduced Insurance Premiums

Unlike asphalt or wood shingles, a metal roof exposed to burning embers will not catch fire.² Also, metal roofs fare better than shingles in high winds. These advantages can save up to 35% on insurance premiums.³

Environmentally Responsible

Steel is the #1 recycled material in the world, and residential metal roofs are made from up to 30% recycled steel. Asphalt shingles contain petroleum, are rarely recycled, and contribute 11 million tons of landfill waste per year.⁴



¹Cool Metal Roofing Coalition. ²In areas of high fire incidence, installation of a fire barrier may be advisable. ³Metal Roofing Alliance (MRA). ⁴Environmental Protection Agency (EPA)

WHY METAL SALES?

Best Quality

Metal Sales™ roofs feature the safest and highest quality protective coating systems to ensure that your roof remains pristine, holds its color, and is free of corrosion for generations to come. Beware of cheap imported steel, as it generally uses inferior coatings that do not last and may contain dangerous toxins, including lead.

Best Warranty

Compare Metal Sales warranty options to any other roofing manufacturer and you'll discover true peace-of-mind. Metal Sales 45 year durability warranties are the best in the industry.

Best Value

Metal Sales offers homeowners the best overall value in metal roofing because of our purchasing power and commitment to using only the highest quality steel and coating systems.

Best Support

Metal roofs must be installed by experienced and skilled contractors to ensure trouble-free longevity. Metal Sales operates 21 locations nationwide to provide roofing contractors with hands-on training and support to ensure that your roof is installed expertly.

Cool Roofing Energy Savings

All Metal Sales color coatings – even the darkest – are ENERGY STAR® listed for their ability to remain cool. This results in up to 40% annual energy savings and may qualify a homeowner for utility rebates and tax credits.¹

Today's discerning homeowner demands higher quality, longer lasting, and environmentally-sound products. Metal Sales has more than 50 years of experience as an industry leader in providing exactly this type of product.



¹Metal Roofing Alliance (MRA).

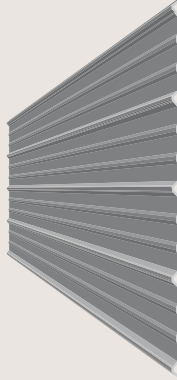
POPULAR METAL SALES[™] ROOFING SYSTEMS

5V-Crimp



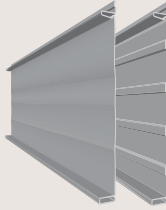
26 and 29 gauge standard

Classic Rib



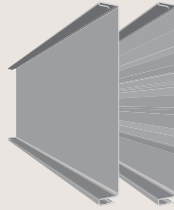
26 and 29 gauge standard

Image II[™]



26 gauge standard

Vertical Seam



24 and 26 gauge standard

Ask your contractor about
color and panel options,
or visit metalsales.us.com/residential

EXPOSED FASTENED SYSTEMS

- Lightweight option
- Cost-effective
- Install easily

CONCEALED FASTENED SYSTEMS

- Ultimate in weathertightness
- Superior durability
- Distinctive appearance

OTHER THINGS TO CONSIDER

Metal Thickness

Gauge is the measurement of sheet metal thickness and is an important consideration when choosing a metal roof. With metal, the higher the gauge number, the thinner the material. So 29 gauge is thinner than 26 gauge. For residential roofing, 29 gauge is the minimum recommended, while 26 gauge is suitable for most applications. In areas with high winds, incidence of hail or severe weather, 24 gauge is advisable.

Concealed Fastened Roof

Some concealed fastened panels use hidden clips that attach the metal panels to the roof substrate, allowing the panels to expand and contract freely and extending the life of the roof. Another type of concealed fastened panel is attached to the roof substrate with screws along the edge of the panel. The adjoining panel covers the row of screws, protecting them from rain, snow, ice and sun.

Exposed Fastened Roof

This more economical option uses screws that penetrate the roof panel to attach to the roof substrate. The color-matched screws include a neoprene gasket that helps prevent leaking at the penetration.

Protective Coatings

Multi-layer coatings are factory-applied to metal roof panels for long-term corrosion resistance, and to keep your roof cooler during sunny days. It helps to understand these systems when making a choice for your home. Quality coating systems offer superior protection and durability, have undergone real-world testing, and usually come with a warranty that guarantees optimal performance.

Profile

The rib height of a panel is an important consideration when choosing a metal roof system. Low rib heights give a 'softer' appearance than taller ribs. Some panels have a flat expanse between seams while others feature several ribs per panel.



VISUALIZE YOUR METAL ROOF TODAY

Choose your style of home and explore your color options at
metalsales.us.com/visualizer



Protection, Prestige & Performance

TFS metal sales[™]
manufacturing corporation

metalsales.us.com/residential
800.406.7387



HDC Work Permit Staff Review

Property address: 9-11 S Washington

Date of Application: November 28, 2017

Date of Review: December 7, 2017

Date of Meeting: December 12, 2017

Proposed work: awning installation

Materials: Marygrove Awnings commercial storefront canvas awnings with a seawave valance style, aluminum frames

Staff review:

1. The applicant has proposed new awnings be installed on the two storefronts.
2. The awnings are to be of a style similar to that at the neighboring property at 5-7 S Washington.
3. The colors of the proposed awning are depicted in the rendering attached to the application.
4. A building department permit may be required for this work and should to be obtained by the applicant prior to the commencement of work.

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

Staff Recommended Motion:

Move to approve the work at 9-11 S Washington to include the installation of two Marygrove commercial storefront canvas awnings with a seawave valance style as depicted in the rendering included with the application dated November 28, 2017. The awnings will be supported with aluminum frames. Care should be taken to install the framing in way that does not damage the existing masonry.

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 # 23090

OFFICE USE ONLY	
Date Filed:	11/28
Meeting Date:	12/12
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	9-11 S. WASHINGTON ST. YPSI
---------	-----------------------------

Applicant

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

Name			O. HEDGER BREED														
Address						P.O. BOX 7364											
City			ANN ARBOR			State			MI			Zip			48107-7364		
Phone / Fax						(734) 216-4666						E-Mail					

Contractor

Contractor Name & Contact Info	12700 MERRIMAN RD.
MARYGROVE AWNINGS	LIVONIA MI 48150
1800 44 AWNING	

Type of work

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

Complete Description of Proposed Work:

INSTALL AWNINGS TO MATCH ADJACENT PROPERTY ON
(5-7) S. WASHINGTON USING A DIFFERENT COLOR OF
CANVAS (SEE PHOTO). CONTRACT ATTACHED.

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

ALUMINUM FRAME & COLORED CANVAS

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:

4,000

Permit fee:

\$35 +

5

\$40

Signature

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

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

Signature:

Date:

28 NOV 2017

Print Name:

OFFENDER BREED

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.

Customer No: _____

Pro No: _____

www.marygrove.com

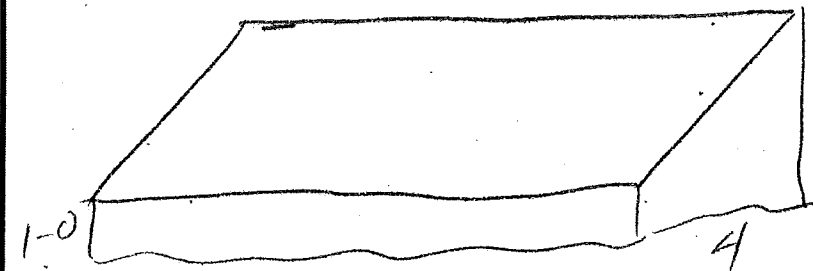
**COMMERCIAL
CONTRACT****Marygrove**
AWNINGS

Lead Source: _____

Sales Person: Corona12700 Merriman Road
Livonia, MI 48150
1-800-44AWNING

SOLD TO: <u>C. HEDGER BREED</u>		SALES DATE <u>11.9.17</u>		EST. INSTALL DATE <u>4-6</u>	
ADDRESS: <u>P.O. Box 980469</u>		CONT: _____		PRODUCT PRICE \$ <u>4000.00</u>	
CITY: <u>YPSI</u>	STATE <u>MI</u>	ZIP <u>48198</u>	PH: WORK ()	PERMIT NEEDED <u>CITY</u> ☐ Y ☐ N	
SHIP TO: _____		FAX: ()		PERMITS PRICE (To be determined) <u>100.</u> \$	
ADDRESS: <u>9711 S WASHINGTON</u>		CELL: <u>834 214 4666</u>		SEALED DRAWING PRICE \$	
CITY: <u>YPSI</u>	STATE <u>MI</u>	ZIP <u>48198</u>	EMAIL: <u>WHITE RAVEN BROS</u>	TOTAL PRICE \$ <u>4000.00</u>	
RECOVER ☐ COMPLETE ☒		CORPORATION ☐ INDIVIDUALLY OWNED ☒		P.O. #	
REMOVE FRAME Y ☐ N ☒		TRAD. <u>PROVIDE .NET</u>		DEPOSIT CK CK# <u>2526</u> \$ <u>500.00</u>	
INSTALLATION INTO WOOD ☐ BRICK ☒ OTHER _____		C. C. #		EXP. DATE	
INSTALLATION HANGING POINT <u>12-0</u>		BOTTOM CLEARANCE <u>8-0</u>		BALANCE C.O.D./INVOICE (CIRCLE ONE) \$	
FIELD CHECK Y ☐ N ☒		F.C. BY: <u>G.S.</u>			
ELECTRICAL Y ☐ N ☐	# OF FIXTURES	DOUBLE FRONT BAR Y ☐ N ☐			
UNDERLINER Y ☐ N ☐	EGG CRATING OR FABRIC (Circle One)	BACKFILL Y ☐ N ☐	PAINTED FRAMES Y ☐ N ☐	COLOR _____	
FABRIC COLOR <u>SUNBRELLA</u>		FABRIC NAME <u>HERNACOR</u>		FABRIC #	
FABRIC COLOR		FABRIC NAME		FABRIC #	
VALANCE STYLE: STRAIGHT RIGID OR LOOSE SCALLOP <u>SEAWAVE</u> STD OTHER					
VALANCE HEIGHT <u>12"</u>		RIGID VALANCE SIZE <u>9+3</u>		AWNING BOTTOM FINISH FABRIC ☒ TRACK ☐	
BRAID Y ☒ N ☐		COLOR <u>GR</u>		STENCIL Y ☐ N ☐	
STAPLE STITCH Y ☒ N ☐		WELDED Y ☐ N ☐		ART RENDERING ATTACHED Y ☒ N ☐	
ZIP STRIP: ACRYLIC OR PVC		COLOR # <u>BLACK</u>			

SPECIAL INSTRUCTIONS:

CUSTOMER TO PROVIDE ADDITIONAL DEPOSIT AFRON APPROVAL (CITY)2 STORE FRONT COMPLETE7+31 @ 19-71 @ 18-2\$ 4000.00Deposit \$ 2000.00Permits + Engineering Additional

PAYMENT: Payment is due and payable in full upon the delivery of units as noted above. All warranties will be void unless all money due Marygrove The Awning Store & More is paid in full when due. The Products listed above are to be custom made for purchases and therefore in this agreement cannot be changed, cancelled, modified, or discharged in whole in part by the Purchaser except in



Marygrove
AWNINGS
GORDIE STRACHAN
ACCOUNT REPRESENTATIVE
734-422-7110



HDC Work Permit Staff Review

Property address: 218 Ferris

Date of Application: December 1, 2017

Date of Review: December 7, 2017

Date of Meeting: December 12, 2017

Proposed work: gutter replacement

Materials: Aluminum 6" half round gutters with 4" round downspouts in white with wraparound hangers

Staff review:

1. The applicant has proposed to replace the existing half round gutters with new half round gutters in white.
2. HDC to advise that the hangers are to be installed below the roof shingles.
3. Applicant's representative stated that the downspouts were to be in the same locations as they are currently, HDC to verify.
4. It appears that some missing fascia is in need of replacement.
5. A building department permit may be required for this work and should to be obtained by the applicant prior to the commencement of work.

Relevant Secretary of the Interior's Standards:
#6, #9

Staff Recommended Motion:

Move to approve the work at 218 Ferris to include the replacement of the gutters with new aluminum 6" half round gutters with 4" round downspouts in the same locations that they are in currently. The gutters and downspouts are to be white with wraparound hangers that are to be installed under the roof shingles.

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

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 one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

218 Ferris 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

Beal Properties, LLC

Address

23 N. Washington St.

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-662-6133/734-

E-Mail

andrew@gobeal.com

Contractor

Contractor Name & Contact Info

Green Oak Gutter Inc. 248-437-9700

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

see Attached estimate

white

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:

\$6,246

Permit fee:

\$35 + 10 = 45

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:

12-1-17

Print Name:

Stewart Beal

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 ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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

Green Oak Gutter Inc.
 10188 Colonial Industrial Dr.
 South Lyon, MI. 48178
 Phone # 248-437-9700
 Fax # 248-437-3390

License #2104088573

LICENSED AND INSURED
 www.greenoakgutter.com
 greenoakgutter@sbcglobal.net

Estimate

Date	Estimate #
8/8/2017	24055

THERE WILL BE A 2% FEE ADDED TO PRICE ON ANY
 PAYMENT MADE BY CREDIT CARD

Bill To BEAL PROPERTIES * NEED BILLING INFORMATION	Job Location 218 FERRIS - YPSILANTI * Called in by Roman office (734) 662-6133 sbeal@gobeal.com rmccauley@gobeal.com
---	--

P.O. Number	Terms	Job scheduled	Color / Size / Metal
BEAL PROP	DUE Day of Service		WHITE / HR OR K-STYLE ALUM

Quantity	Item Code	Description	Price Each	Total
		In measuring the home, we were told that this was a possible Historical Area. Per Roman, gutters are to not be different than the surrounding homes. In checking this, the homes have all different types of gutters. There are both half round and K-style on your home, the neighbors home has K-style (standard) gutters. YOU MAY WANT TO VERIFY WITH THE CITY AS TO WHAT YOUR REQUIREMENTS ARE. WE HAVE QUOTED ALL (3) TYPES OF GUTTERS AND SIZES AVAILABLE. **** THERE IS MISSING FASCIA WOOD ON ONE ARE ON THE HOME ON THE UPPER RIGHT SIDE. WE DO NOT DO ANY WOOD WORK, THIS WILL HAVE TO BE REPLACED BEFORE GUTTERS CAN BE INSTALLED. ALL GUTTERS QUOTED BELOW ARE SEAMLESS ALUMINUM ALL DOWNSPOUTS ARE ALUMINUM (with 3 foot extensions) * GUTTERS WILL NEED TO BE HUNG WITH ROOF STRAP (VAMPIRE) HANGERS ON THE K-STYLE OR SPECIALTY WRAP AROUND HANGERS ON THE HALF ROUND (do to NO fascia on areas) * CORNERS ARE CUSTOM HAND MITERED WITH ONLY (1) SEAM * WARRANTY: 5 YEARS ON LABOR / 15 YEARS ON MATERIALS * COLOR: WHITE		
1		INSTALL (6") HALF ROUND GUTTERS WITH (4") ROUND DOWNSPOUTS (* INSTALLED WITH WRAP AROUND HANGERS)	6,246.00	6,246.00
		OR		
1		INSTALL (5") K-STYLE GUTTERS WITH (2"X3") DOWNSPOUTS (with Vampire hangers)	2,082.00	2,082.00
		OR		

going with this one

If you have any questions, or if you would like us to do this work for you, please let us know.

Total Continued page 2

Signature

Green Oak Gutter Inc.
10188 Colonial Industrial Dr.
South Lyon, MI. 48178
Phone # 248-437-9700
Fax # 248-437-3390

License #2104088573

LICENSED AND INSURED
www.greenoakgutter.com
greendakgutter@sbcglobal.net

Estimate

Date	Estimate #
8/8/2017	24055

THERE WILL BE A 2% FEE ADDED TO PRICE ON ANY
PAYMENT MADE BY CREDIT CARD

Bill To BEAL PROPERTIES * NEED BILLING INFORMATION	Job Location 218 FERRIS - YPSILANTI * Called in by Roman office (734) 662-6133 sbeal@gobeal.com rmccauley@gobeal.com
---	--

P.O. Number	Terms	Job scheduled	Color / Size / Metal
BEAL PROP	DUE Day of Service		WHITE / HR OR K-STYLE ALUM

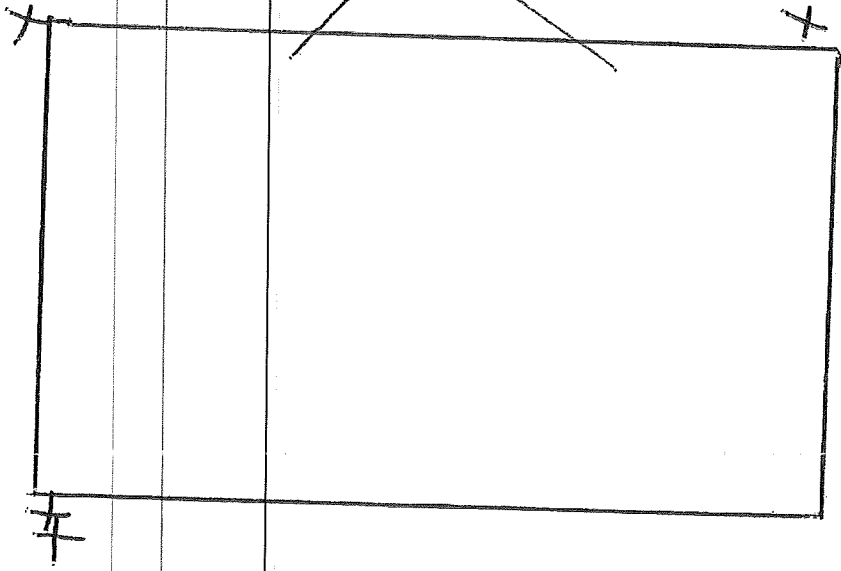
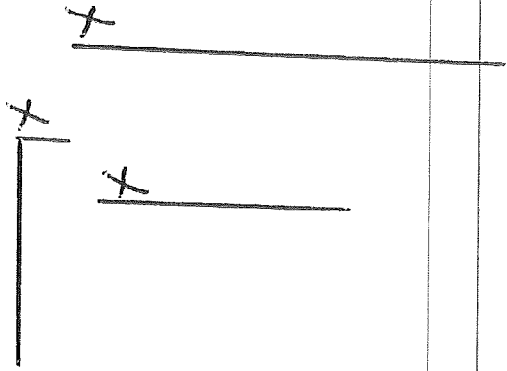
Quantity	Item Code	Description	Price Each	Total
	1	OR INSTALL (6") K-STYLE GUTTERS WITH (3"X4") DOWNSPOUTS (Vampire hangers)	2,776.00	2,776.00
If you have any questions, or if you would like us to do this work for you, please let us know.				
				Total

I accept the quoted price and color as proposed.

*prices good for 60 days

VISA, MASTER CARD, DISCOVER, AMERICAN EXPRESS ARE ACCEPTED
WITH AN ADDITIONAL 2% FEE ADDED TO PRICE

Signature _____



X-X

Missing
Fascia
here

Needs to
be Repaired
before
gutter
install

Drive.

EST. #24055

218 Ferris
Ypsilanti

FRONT



218 Ferris, 2008 (top), 2005 (bottom)



HDC Work Permit Staff Review

Property address: 210 N Washington

Date of Application: December 4, 2017

Date of Review: December 7, 2017

Date of Meeting: December 12, 2017

Proposed work: window replacement

Materials: Anderson windows, unknown material and configuration

Staff review:

1. This application was discussed at the previous HDC meeting as a study item however the applicant is intending to apply for all replacement windows at this time.
2. Applicant is aware that vinyl windows would be inappropriate for this structure.
3. Staff advised the applicant to provide the window spec sheets and further documentation via email.
4. Applicant has advised, via email, that he wishes to postpone the application until January.
5. Applicant has also indicated that he is open to the color choice for the windows.
6. A building department permit will be required for this work and should to be obtained by the applicant prior to the commencement of work.

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

Staff Recommended Motion:

Move to table the application for 210 N Washington for more information on the windows.

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

PHDC-17-0156
Rec# 23109

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

3

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 one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

210 N. Washington

Applicant

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

Name

Greg Davel Balmoral Holdings LLC

Address

P.O. Box 20242

City

Cheyenne

State

WY

Zip

82003

Phone / Fax

406-581-7730

E-Mail

BalmoralHoldingsLLC@gmail.com
gregdavel@gmail.com

Contractor

Contractor Name & Contact Info

Angle Builders

Type of work

- ☐ Roofing
☒ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

Install windows to replace old and damaged windows at 206 & 210 N. Washington.

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

210 N. Washington

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:

\$50,000

Permit fee:

\$35 + 80 = \$115

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:

12/4/2017

Print Name:

GREG DAVEL

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 ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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



HDC Work Permit Staff Review

Property address: 169 N Washington

Date of Application: December 6, 2017

Date of Review: December 8, 2017

Date of Meeting: December 12, 2017

Proposed work: window, gutter & downspout replacement

Materials: Pella aluminum-clad double hung windows in white, k-style aluminum gutters and downspouts in white

Staff review:

1. The applicant is looking to repair the house post-fire and has been in to see the HDC as a study item previously.
2. The applicant is looking to replace the missing gutters and downspouts on the house; the gutters will be installed on the upper level of the south side of the house and the downspouts will be installed on the front porch, north side of the house and a reconnect on the south side of the house.
3. The applicant is replacing 8 windows, the locations are listed for only 6 of the windows; 2 on the upper front, 2 on the south and 2 on the rear of the house. HDC to clarify locations and that double hung windows will be used for all.
4. A building department permit will be required for this work and should to be obtained by the applicant prior to the commencement of work.

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

Staff Recommended Motion:

Move to approve the application for 169 N Washington for the installation of k-style aluminum gutters and downspouts in white as indicated in the application submitted on December 6, 2017. Work to also include the installation of eight Pella aluminum-clad double hung windows in white; two on 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.

upper level of the front of the house, two on the south side of the house and two at the rear of the house.



**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: 12/12

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 one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

169 N WASHINGTON

Applicant

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

Name

ARAR LLC (DBA) AMERICAN RENOVATIONS & REPAIRS

Address

34022 JAMES J POMPO DRIVE

City

FRASER

State

MI

Zip

48026

Phone / Fax

586 359 2256

E-Mail

CHUCK.ARAR@GMAIL.COM

Contractor

Contractor Name & Contact Info

CHARLES DONALDSON 586 996 9964

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

REPLACE MISSING K STYLE GUTTERS & DOWNSPOUTS
FROM HOUSE WHITE ALUMINUM
INSTALL 8 WINDOWS INTO HOME WHITE
GUTTERS SOUTH SIDE OF HOUSE UPPER SECTION
MISSING DOWNSPOUTS FRONT ELEVATION CLANCH SIDE
MISSING DOWNSPOUTS REAR ELEVATION CONDEN

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

K STYLE ALUMINUM GUTTERS WHITE
WINDOWS PELLA ARCHITECT SERIES WHITE ALUMINUM
CLAD EXTERIOR WOOD FRAME PINE INTERIOR WOOD PREFABRICATED
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:

14,000

Permit fee:

\$35 +

= \$5500

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:

12-6-2017

Print Name:

CHARLES DOWNSON

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 ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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

Cynthia Kochanek

From: chuck.arar@gmail.com
Sent: Thursday, December 07, 2017 11:59 AM
To: Cynthia Kochanek
Subject: 169 N Washington

Hi Cindy,

Location information:

Gutters will be south side upper only.

Downspouts will be front porch, North side elevation and reconnect on the south side elevation.

Windows will be (2) on upper front elevation, (2) on South (left) side elevation and (2) on rear elevation.

Sincerely,

Chuck Donaldson



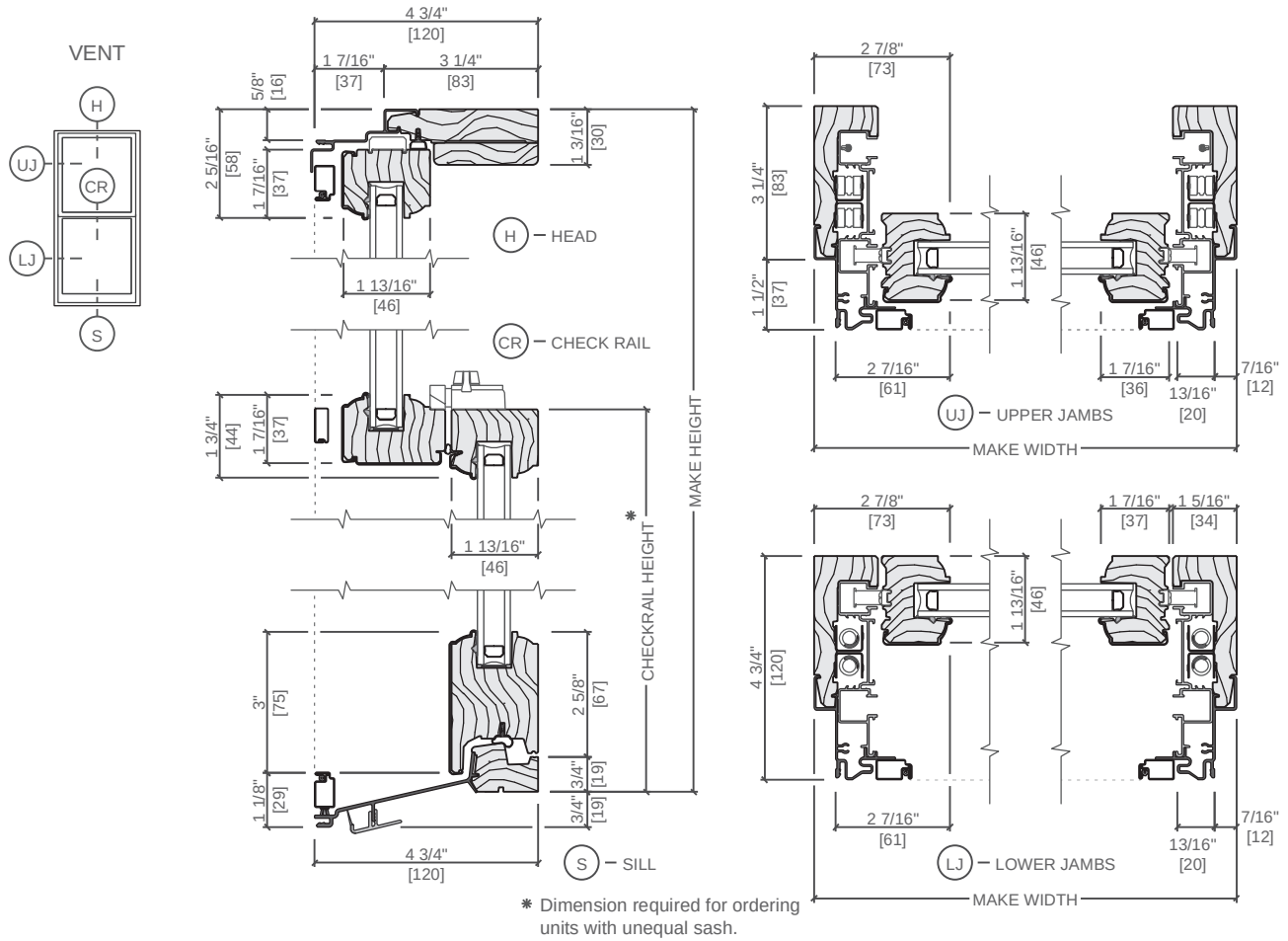
Office: 586-359-2256
Fax: 586-204-7421
Cell: 586-996-9964



UNIT SECTIONS

Aluminum-Clad Exterior

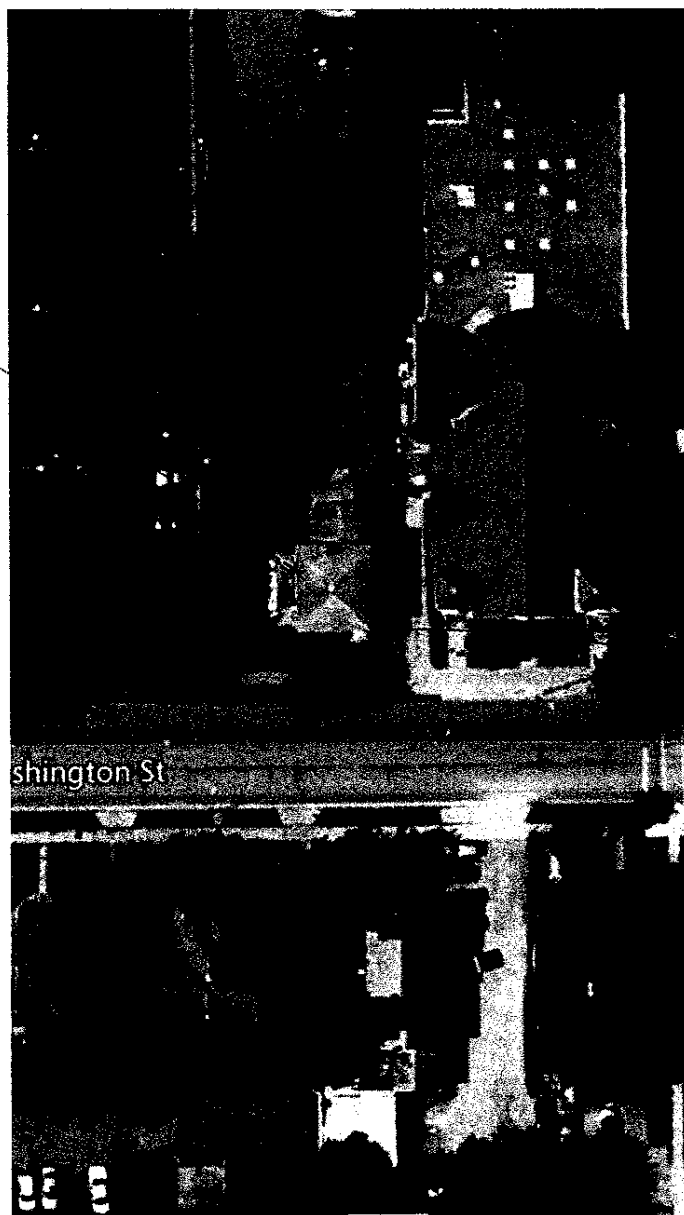
SE Double-Hung



Scale 3" = 1' 0"

All dimensions are approximate.

NEW
GUTTER



NEW
Downspout



169 N Washington- 2017



169 N Washington- 2017



169 N Washington- 2017

"amendment to application dated 11/13/17"



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

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 - 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 one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

31 N. WASHINGTON

Applicant

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

Name

AVER SIGN COMPANY

Address

359 LIVERNOIS

City

FERNDAL

State

MICHIGAN

Zip

48220

Phone / Fax

248-542-0678

E-Mail

mikef@aversign.com

Contractor

Contractor Name & Contact Info

AVER SIGN COMPANY MICHAEL FORBES - SALES MANAGER

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

☐ Other

Complete Description of Proposed Work:

CLEAN AND REPAIR EXISTING MARQUEE SIGN. REPLACE ALL MARQUEE CHASER LIGHTS WITH ENERGY EFFICIENT, LONG LASTING LED FIXTURES. REPLACE OLD FLOURESCENT LIT POLYCARBONATE FACES WITH NEW LED STRIPS. REPLACE EXISTING SIGN FACES WITH NEW POLYCARBONATE FACES.

RETAIN METAL GRID THAT EXIST ALONG WITH DIMENSIONAL LETTERS. REPAIR GRID WHERE NEEDED.

PAINT PERIMETER OF MARQUEE SIGN TO MATCH EXISTING.

ALL INTERNAL LIGHT COMPONENTS WILL BE REPLACED WITH CODE CONFORMING POWER SUPPLIES, WIRING AND CONNECTIONS.

EXTERIOR LED CHASER BULB SPECS:

WATTS: 2.5 BULB STYLE: S14 BASE: E26 VOLTS: 120

FINISH: CLEAR COLOR TEMP: 2700K COLOR: WARM WHITE LIGHT

LUMENS:250 AVERAGE HOURS: 15,000

BRAND: BULBRITE ITEM# 776651

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:

\$20,000.00 +

Permit fee:

\$35 + 30 = 65

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:

11-29-2017

Print Name:

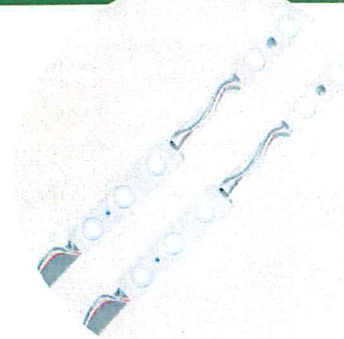
MICHAEL E. FORBES

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 ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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

TAP OUT STIK™ SERIES

Closing the price gap between LEDs and Fluorescents!



SPECIFICATIONS

Beam Angle	160° Low Dome, Batwing Optic
Certifications	UL & cUL Recognized (SAM Manual), CE, RoHs
Dimensions	Single-Sided .71"W x .75"H x Length Double-Sided .71"W x 1.1"H x Length
Efficacy	True White 95 LM/W
Fastening	Socket (retro) / Brackets (new)
Input	12VDC
Intensity	See Product Options
Max Mods (Series)	N/A
Operating Temp	-40° to +60°C
Packaging	Single-Sided 10 pieces per tube Double-Sided 8 pieces per tube
Power	See Product Options
Power Supply	P-LED 12VDC
Protection Grade	IP67
Run Footage	N/A
Spacing	N/A
Warranty	5 Year Product / 5 Year Limited Labor

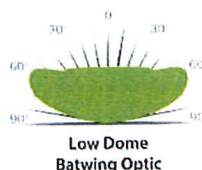
FEATURES

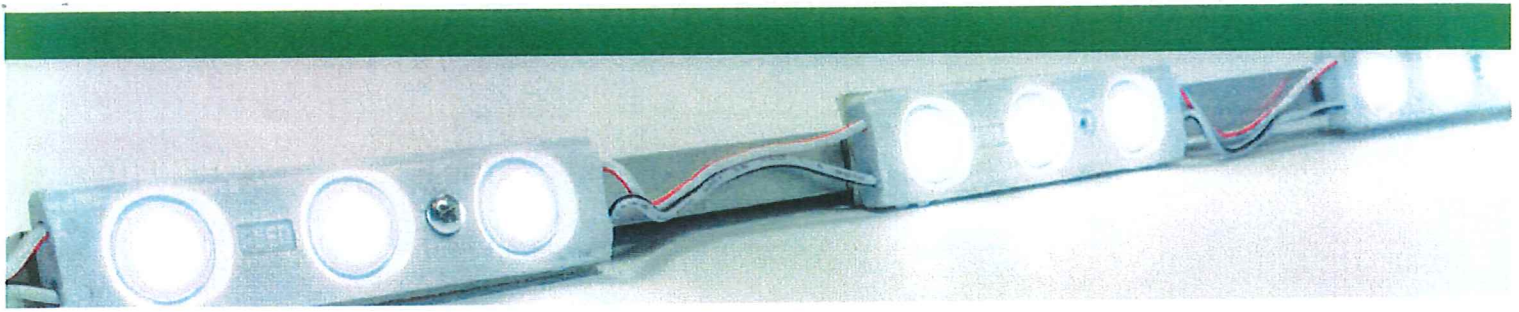
- The most cost effective retrofit system on the market
- Fastest payback on the market
- All Tap Out™ Stiks come with 6' whips for easy installation
- Comes in standard color temperature
- Batwing optic lens for even illumination at all cabinet depths (12"-30" Double-Sided)
- Standard lengths available (18"-120")
- Two mounting options:
 - Fits into existing sockets for retros
 - New Construction Mounting Brackets

WIRING DETAILS

White/Red	Positive
White/Black	Negative

**TAP
OUT**





Tap Out Stik Single-Sided™

PRODUCT OPTIONS

T-12	Actual Length	Lumens per Stik	No. of Mods	Watts	Max. Units (60W)	Max. Units (120W)	Part Number
18"	15.91"	500	4	5.28	11	22	PL-OP2-TO3-P/ST-SS-18-TW
24"	21.91"	500	4	5.28	11	22	PL-OP2-TO3-P/ST-SS-24-TW
30"	27.91"	750	6	7.92	7	14	PL-OP2-TO3-P/ST-SS-30-TW
36"	33.91"	875	7	9.24	6	12	PL-OP2-TO3-P/ST-SS-36-TW
42"	39.91"	1,000	8	10.56	5	10	PL-OP2-TO3-P/ST-SS-42-TW
48"	45.91"	1,125	9	11.88	5	10	PL-OP2-TO3-P/ST-SS-48-TW
60"	57.91"	1,500	12	15.84	3	6	PL-OP2-TO3-P/ST-SS-60-TW
64"	61.91"	1,500	12	15.84	3	6	PL-OP2-TO3-P/ST-SS-64-TW
72"	69.91"	1,625	13	17.16	3	6	PL-OP2-TO3-P/ST-SS-72-TW
84"	81.91"	2,000	16	21.12	2	4	PL-OP2-TO3-P/ST-SS-84-TW
96"	93.91"	2,250	18	23.76	2	4	PL-OP2-TO3-P/ST-SS-96-TW
108"	105.91"	2,500	20	26.4	2	4	PL-OP2-TO3-P/ST-SS-108-TW
117"	114.91"	2,625	21	27.72	2	4	PL-OP2-TO3-P/ST-SS-117-TW
120"	117.91"	2,750	22	29.04	2	4	PL-OP2-TO3-P/ST-SS-120-TW

TW= True White (7000K)

Tap Out Stik Double-Sided™

PRODUCT OPTIONS

T-12	Actual Length	Lumens per Stik	No. of Mods	Watts	Max. Units (60W)	Max. Units (120W)	Part Number
18"	15.91"	1,000	8	10.56	5.5	11	PL-OP2-TO3-P/ST-DS-18-TW
24"	21.91"	1,000	8	10.56	5.5	11	PL-OP2-TO3-P/ST-DS-24-TW
30"	27.91"	1,500	12	15.84	3.5	7	PL-OP2-TO3-P/ST-DS-30-TW
36"	33.91"	1,750	14	18.48	3	6	PL-OP2-TO3-P/ST-DS-36-TW
42"	39.91"	2,000	16	21.12	2.5	5	PL-OP2-TO3-P/ST-DS-42-TW
48"	45.91"	2,250	18	23.76	2.5	5	PL-OP2-TO3-P/ST-DS-48-TW
60"	57.91"	3,000	24	31.68	1.5	3	PL-OP2-TO3-P/ST-DS-60-TW
64"	61.91"	3,000	24	31.68	1.5	3	PL-OP2-TO3-P/ST-DS-64-TW
72"	69.91"	3,250	26	34.32	1.5	3	PL-OP2-TO3-P/ST-DS-72-TW
84"	81.91"	4,000	32	42.24	1	2	PL-OP2-TO3-P/ST-DS-84-TW
96"	93.91"	4,500	36	47.52	1	2	PL-OP2-TO3-P/ST-DS-96-TW
108"	105.91"	5,000	40	52.8	1	2	PL-OP2-TO3-P/ST-DS-108-TW
117"	114.91"	5,250	42	55.44	1	2	PL-OP2-TO3-P/ST-DS-117-TW
120"	117.91"	5,500	44	58.08	1	2	PL-OP2-TO3-P/ST-DS-120-TW

TW= True White (7000K)

**TAP
OUT**

www.p-led.com • 325-227-4577 • sales@p-led.com

WENSCO
More than Sign Supplies
800-253-1569 • wensco.com

REV102816



2.5W LED S14 2700K FILAMENT FULLY
COMPATIBLE DIMMING

Item #776651

Ordering Code LED2S14/27K/FIL/2

UPC 739698766515



TECHNICAL SPECIFICATIONS

Item #	Watts	Bulb Type	Base	Volts	Finish/Description	Beam Angle (°)	Color Temperature (CCT)
776651	2.5	S14	E26	120	Clear	N/A	2700K
Color	CRI	Lumens	CBCP	Average Hours	M.O.L. (inches)	M.O.D. (inches)	Incandescent Equivalent
Warm White Light	80	250	N/A	15000	3.300	1.800	25W
Energy Star	DLC	Title 24 Compliant	Safety Rated	Safety Rating Type	Enclosed Rated	Dimmable	Warranty
N	N	N	-	Wet	N	Y	5

Order Multiple
QTY
10

APPLICATION SUGGESTIONS



Amusement



Sign /
Display



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# 23097

PHDC-17-0154

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

126 N Adams

Applicant

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

Name

James Walewski (Ypsi One, LLC)

Address

49574 Ash Ct.

City

Plymouth

State

MI

Zip

48170

Phone / Fax

734 476 9846

E-Mail

James.Walewski@ypshoo.com

Contractor

Contractor Name & Contact Info

Victors Roofing - Canton MI

Brennan Phelan

734 740-0008

Type of work

☒ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Replace roof. Full tear off

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

Georgetown Gray
(can send pdf of color sample).

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:

\$11,000

Permit fee:

\$35 + 15

= \$50.00

3000 35
15

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:

11/30/17

Print Name:

JAMES A. WALEWSKI

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
ONE SOUTH HURON STREET
YPSILANTI, MICHIGAN 48197**

2018 CALENDAR OF MEETINGS

The regular meetings of the City of Ypsilanti **Historic District Commission** for the year of 2018 will be held on the **second and fourth Tuesdays of each month**, unless a holiday falls on that date, with no meeting on the fourth Thursday in December. Unless otherwise indicated, meetings will start at 7:00 p.m. in the City Hall Council Chambers (first floor) at One South Huron Street, Ypsilanti, Michigan.

Dates for the 2018 HDC meetings are as follows:

January 9	January 23
February 13	February 27
March 13	March 27
April 10	April 24
May 8	May 22
June 12	June 26
July 10	July 24
August 14	August 28
September 11	September 25
October 9	October 23
November 13	November 27
December 11	

The City of Ypsilanti encourages persons with disabilities to participate and will provide necessary reasonable auxiliary aids and services, such as signed for the hearing impaired, Limited English Proficiency (LEP) services, and audios of printed materials being considered at the meeting to individuals with disabilities upon two (2) days notice to the City. Individuals with disabilities requiring auxiliary aids or services should contact the City by writing or calling the following:

City Clerk's Office
One South Huron Street
Ypsilanti, Michigan 48197-5420
(734) 483-1100

All persons are welcome to attend. For further information on the Historic District Commission, contact the Planning and Development Department at the above address, or 734-483-9646 or www.cityofypsilanti.com/hdc.



December 12, 2017

RESOLVED BY THE HISTORIC DISTRICT COMMISSION OF THE CITY OF YPSILANTI:

WHEREAS, the historic buildings, neighborhoods and places in the City of Ypsilanti provide character and a sense of place that contributes significantly to the quality of life and the economic benefits enjoyed in the community; and

WHEREAS, the preservation and rehabilitation of the historic buildings, places and neighborhoods contribute to the beauty, character, and economic vitality of our community; and,

WHEREAS, the labor-intensive nature of historic rehabilitation creates jobs and investment in local businesses and has been proven to generate more economic activity than equivalent investment in new construction; and

WHEREAS, demolition or destruction of historic buildings creates costs to Michigan and the City of Ypsilanti by destroying the embodied energy present in each structure and adding significantly to landfills, whose makeup is estimated to be more than 40 percent building materials and waste; and

WHEREAS, Michigan has measured the economic impacts of the state historic tax credit programs and seen significant positive direct impacts on neighborhood and community revitalization, affordable and market-rate housing preservation and creation, local skilled jobs creation, and

WHEREAS, the former Michigan Historic Tax Credit has leveraged \$1.46 billion in direct rehabilitation activity and created 36,000 jobs in the state from its enactment in 1999 through its elimination in 2011, and

WHEREAS, the Michigan legislature is presently considering Senate Bill 469 and House Bills 5117 and 5178 that would reinstate an up-to-25 percent investment tax credit for owners of historic residential and commercial properties who substantially rehabilitate their properties,

NOW, THEREFORE, BE IT RESOLVED by the City of Ypsilanti Historic District Commission endorses and supports Senate Bill 469 (and House bills 5117 and 5178) and calls upon the Michigan Legislature to pass this important legislation and Governor Snyder to sign it, in order to stimulate appropriate development and redevelopment and protect the historic character and quality of life of our communities.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

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

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice Chair, 7:30 pm

Meeting Location: Spark East Building, 215 W Michigan, Ypsilanti, MI

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

Commissioners Absent: Anne Stevenson, Ron Rupert

Staff Present: Cynthia Kochanek, Preservation Planner
Seth Torkelson-Regan, Commission Secretary

APPROVAL OF AGENDA

Motion: Schmiedeke (second: Davis) moves to approve the agenda as amended to include audience participation regarding the property at 218 N. Adams.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS

218 N Adams- Steve Pierce advised the commission on his plans for the property at 218 N Adams.

PUBLIC HEARING--none

OLD BUSINESS

205 N Hamilton

**Application was moved to the end of the meeting due to no applicant present.*

NEW BUSINESS

29-31 N Washington

**Application is for marquee work*

Applicant: Michael Forbes, Aver Sign Company

Discussion: Forbes: Recapped that the concern from the previous meeting was the type of bulb being used. [*Demonstrates the brightness of the bulb with a sample*]

Pettit: Stated that the temperature of the light appeared to be warmer than specified.

Davis: Asked Forbes how much brighter the proposed bulb is compared to the current bulb.

Forbes: Stated that the proposed light is dimmable. Added that the proposed sign will be significantly brighter than the current one because the current one has many bulbs that are currently not working.

Davis: Asked about the internal illumination of the sign.

Forbes: Responded that there are tubes in the sign now, with transformers as old as the building. [*Showed picture of the back of the marquee*] Added that replacements would give it a clean look.

Davis: Asked if it would be a light strip or single LED bulbs.

Forbes: Responded that it would be LEDs on a strip, with bulbs every six inches or so.

Davis: Stated concern with how the internal light strips will work. The first concern is that the brightness will increase by 1000%. The second concern is how the internal bulbs will be pointed--up, down, or outward.

Forbes: Responded that internals will light up the sign faces. Unlike with neon, there will be uniform, clean lighting. Added that the current owner thinks that due to the amount of lights out on the sign, it makes it look like the club is closed.

Davis: Asked if commission could discuss the tracks that hold the letters.

Forbes: [*Showed model of proposed tracks*]

Prebys: Asked commission if the black lines can be taken away without destroying the look of the sign.

Schmiedeke: Responded she does not think so.

Lindsay: Referenced the Michigan Theater sign in Ann Arbor because they have the original historic sign intact, and it appears similar to this one. Expressed concern about the color of the bulbs.

Forbes: Responded that the bulbs will show very white.

Lindsay: Asked which material is used for the current black track.

Forbes: Responded that it is a metal grid.

Lindsay: Expressed concern about the longevity of the new plastic tracks.

Davis: Asked Forbes if his company will be doing the lighting and the tracks.

Forbes: Affirms.

Davis: Asked if the track could be black instead of clear, and if the grid pattern could remain.

Forbes: Responded that on the polycarbonate sign faces, little strips of vinyl could be placed to mimic the current look of the grid, which the difference would not be noticed from fifty feet away.

Lindsay: Expressed concern about the immediate close up view of the sign with the proposed tracks. Stated she would not want to see a vinyl decal for the track.

Davis: Stated he does not have a problem with new lighting changes--the bulbs are sufficient. Stated he does not have a problem with LEDs on the inside. Expressed a dislike for change in sign lettering tracks. Thinks that the sign track should be fixed rather than replaced.

Lindsay: Asked if it is possible to install an exterior grid track.

Forbes: Responded that it is possible.

Pettit: Wondered if the grid can actually be fixed. Asked how the grid would be attached to the white part of the sign.

Forbes: Responded that it will be connected with opaque connectors every foot or so.

Prebys: Asked if the grid lines will be at equal spacing as the current grid.

Forbes: Responded that they will be equal.

Davis: Stated we should preserve this style of grid and not replace it with a different style. Echoed Commissioner Lindsay's idea of changing lighting and repairing the grid. Asked Forbes if this is a feasible solution.

Forbes: Stated he thinks the grid can come off and be put back on after repairs, but he is not sure. Stated that he thinks the business would be willing to go forward with the proposed plan (to maintain the current grid pattern) if this is what is asked by the HDC.

Schmiedeke: Asked if the interior of the sign could be accessed for repair without removing the white panel.

Forbes: Responded no. The front face has to come off.

Schmiedeke: Stated it appears to her that the white portion of the sign is intact. Asked why the white portion needs to be replaced.

Forbes: Responded that the white portion is yellowed and weathered.

Kochanek: Stated that a piece of the white portion of the sign appears cracked.

Davis: Summarized Commissioner Schmiedeke's point that the sign should be touched as little as possible.

Prebys: Added that on the other hand, they need to get to the inside of the sign to do the repairs.

Davis: Stated that these materials probably weren't built to last this long. Stated he thinks it is safer to replace the whole white face, but not the whole grid.

Prebys: Summarized that the commission thinks the proposed light bulbs are fine, but that the issue is with the polycarbonate background and the grid.

Davis: Asked if the small box sign on top of the marquee is lit.

Forbes: Responded that it can be lit, and new LEDs will go behind it as well.

Davis: Asked if the commission could do an amended application before making a motion.

Kochanek: Affirmed.

Forbes: Stated he could amend the application to the HDC's suggestions.

Kochanek: Suggested having staff process an admin approval for the application once corrected.

Pettit: Suggested that the admin approval could include certain criteria that would address the amendments the commission is asking the applicant to make to the application.

Kochanek: [*To Forbes*] Stated that he should revise the application and include that the metal track should remain--no zip track piece. Additionally, there should still be the cleaning and painting of the marquee and the adding of the LED bulbs included.

Prebys: Added that when talking about LED bulbs, Forbes should specify about the 2 watt LED bulbs.

Motion: Davis (second: Lindsay) moved to table the work at 29-31 Washington pending an amended application.

Approval: Unanimous. Motion carries.

Motion: Davis (second: Schmiedeke) moved to authorize staff to make an administrative approval of the work at 29-31 N Washington to include the cleaning and painting of the marquee sign, the painting is to match; the replacement of interior lights with LED lighting strips and exterior lights with nostalgic S14 bulbs, as stated in the cut sheet from the application dated November 14, 2017; the replacement of the

polycarbonate background of the sign; and the maintenance of the existing aluminum/metal grid pattern and three dimensional lettering.

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.

Approval: Unanimous. Motion carries.

418 Maple

**Application is for window installation.*

Applicant: Christina Sears-Etter

Discussion: Sears-Etter: Stated the basement windows are in poor condition. Wants to replace seven windows total including adding two new egress windows with wells that won't change the visual look from the outside. Five other windows have various issues, including broken hardware, thus causing a safety risk--anyone could lay down and push themselves into the house.

Davis: Asked if windows will be vinyl.

Sears-Etter: Responded no vinyl. Added that a contractor friend of hers will be helping her. The egress would be either entirely wood or aluminum clad wood. She prefers a metal well, below ground level.

Prebys: Asked if the foundation would have to be cut into in order to make space for the egress window.

Sears-Etter: Responded that two of the wells would have to be lowered, but not widened. Added that there are no terrible foundation issues. There were water issues before she purchased the home.

Davis: Asked how the two egress windows will open--push out or push up.

Sears-Etter: Responded that different options are being considered. Asked HDC for suggestions. Her friend suggested a JELD-WEN casement window, primarily for safety. These would be on the northwest corner and on the back of the property.

Prebys: Stated that HDC rarely approves glass block. Asked commissioners if they felt glass block would be inappropriate for the house.

Schmiedeke: Responded it is appropriate due to the age of the property.

Prebys: Asked the commission about how they feel about the casement windows.

Lindsay: Stated that she approves of things that are like-for-like. Wondered why there is a need for two egress windows, instead of one, because of the changes to the foundation of the home.

Sears-Etter: Stated she wants to improve the property value and usability of the home. Stated she would feel more secure if there was an exit in this space. Expressed a willingness to install one instead of two egress windows. Added that the idea was to get daylight and airflow in the basement to prevent mold and mildew.

Schmiedeke: Asked if the foundation is concrete block and unpainted.

Sears-Etter: Responded it is concrete block, and it is painted red, white, and blue.

Schmiedeke: Asked which color she proposes for the casement windows.

Sears-Etter: Suggested brown would look best.

Prebys: Asked Sears Etter to repeat the type of egress windows she wants to use and materials of the same.

Sears-Etter: Responded that it would be a JELD-WEN window, with a ladder out of the well. Stated it could be all wood or aluminum clad wood.

Lindsay: Suggested aluminum clad because wood would be affected by moisture in the well. Asked how deep the well of the window would be.

Sears-Etter: [*After calculating*] Responded about roughly 27". The well would have to be built in. Currently on the west side the space where the well will go is now about a foot wide garden bed. On the rear side, there is a patio she wants to preserve, but she will move part of it for the window well.

Davis: Asked what would be done to the two egress windows if casement windows and wells are not appropriate--as is, glass block, or a third option.

Sears-Etter: Responded she would do glass block, but this would not be preferred because the space wouldn't be suitable for someone to sleep down there because there is no way for someone to escape.

Lindsay: Asked if applicant has considered addressing the issue of airflow with the other windows.

Sears-Etter: Responded the top priorities are security and efficiency, which is why the glass block is preferred. Vented glass blocks would be fine too. Stated egress windows would be important for the security of her family. The second priority is energy efficiency. Cosmetic issues are less important.

Prebys: Stated that egress windows could be security issues, too, because they can be entrance windows.

Sears-Etter: Responded that egress windows lock and would not be facing the street.

Prebys: Responded that egress windows can break and the fact that they wouldn't face the street is worse because no one would be able to see them.

Pettit: Asked the commission if the egress windows are a concern for the house.

Prebys: Responded to Pettit that it is changing the aspect of the house.

Pettit: Responded that if the changes are happening below the grade, that this wouldn't affect the look of the house from the street.

Lindsay: Stated her concern about the structural security of the foundation when it is cut into in order to put in the windows. Stated that the commission needs to see evidence of foundational security. Added that it is difficult for the commission to approve something without a cut sheet with more details.

Sears-Etter: Responded that she does have blueprints and that she has no worries about the structural soundness of the house.

Lindsay: Responded that the commission, then, needs to see that on paper.

Davis: Summarized that the commission is looking for more details for how the windows and wells will look.

Lindsay: Added to Commissioner Davis' summary that the commission is looking for exactly how far into the foundation these egress windows will go compared to what is there now.

Sears-Etter: Stated that the project will be very standard, and as the homeowner she would not approve any changes to the home that would compromise the structural safety of the home.

Lindsay: Responded that the standard for the HDC is that they receive a cut sheet with details of the work before they approve work to be done.

Davis: Asked if the applicant could return in two weeks with a printout of the exact casement windows wanted from JELD-WEN, and a drawing or blueprint for the window well. The contractor is welcome to come, too.

Sears-Etter: Expressed concern about the ground freezing before receiving approval.

Pettit: Confirmed that the commission needs the specifics; it cannot approve generalities. Added that it sounds like the project could work.

Motion: Davis (second: Pettit) moved to table the work at 418 Maple for more information regarding window choice and construction plans.

Approval: Unanimous. Motion Carries.

16 N Washington

** Application is for roof, brick & window sill work, door & gutter replacement*

Applicant: Not present

Discussion: Kochanek: Advised that the applicant would not be able to make it to the meeting tonight.

Motion: Lindsay (second: Davis) moved to table the application for 16 N Washington for more information and the fact that the applicant was not present.

Approval: Unanimous. Motion Carries.

210 N Washington

** Application is for siding replacement*

Applicant: Greg Davel

Discussion: Davel: Summarized the problems with the building before and after the fire. Stated that now is the time to replace the siding on the south-facing wall. Proposed getting Hardie siding, which is waterproof, and getting different colors. Proposed removing all existing fake brick, and also replacing the roof later on. Stated that if he replaces the south side, he should also replace this same fake brick siding on the east side with the same material. Proposed a reddish color to match brick on the building. He is open to other color suggestions.

Motion: Davis (second: Lindsay) moved to approve work at 210 N Washington to include the replacement of asphalt shingles/fake brick siding on south and east facing walls with a water barrier and Hardieplank lap siding, in a smooth lap, in a reddish color to be as harmonious as possible with the existing brick.

Secretary standards:

#7- Clean building gently--no sandblasting

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

Approval: Unanimous.

[Discussion continued]

Davel: Stated that he will return in two weeks with a proposal for window replacement on the parts of building currently being worked on. Asked for suggestions for what he should consider.

Davis: Responded that two things that are often discussed are color and the amount of glass.

Davel: Stated that he would also like to replace ground level windows with glass block windows to increase security.

Prebys: Responded that glass block windows are generally not approved by the commission for this style of building.

Pettit: Raised the possibility of adding a glass block behind the current window to preserve the historical integrity of the window and provide security.

Davel: Respond that the problem is that people may still kick in the outer window because they don't realize the glass block is there.

Pettit: Added that this may not happen if the outer window is transparent and someone can see the glass block behind it.

Lindsay: Suggested Davel bring a cut sheet for each of his ideas.

46 E Cross

**Application is for Façade repair/replacement*

Applicant: Greg Davel

Davel: Stated that the work is done, but the concern is with the safety issues. Stated the mason expressed that the wood beam across all three of the buildings was rotting, and suggested removing all three pieces of wood across all of 46 E Cross. Showed that the building next door looks similar, thus suggesting that they had a similar issue and took a similar action in replacing the wood with brick. The brick will be painted to match the rest of the building. The mason also used wire mesh and nails to anchor the bricks, so they will never fall out.

Motion: Davis (second: Schmiedeke) moved to approve work at 46 E Cross to include the repair and replacement of brick and mortar of the facade of 46 E Cross. The repair will include the painting to match the color scheme of each facade. The repair will include the removal of the wood cornice piece and that will not be replaced.

Secretary of the Interior Standards:

#5- Preserve distinctive features

#7- Clean building gently--no sandblasting

#10- New work shall be removable

Approval: Unanimous. Motion Carries.

OLD BUSINESS

205 N Hamilton

**Application is for porch work*

Applicant: Not present. Represented by staff.

Kochanek: Stated that she looked at the porch. Stated that the porch looks exactly the same except the painting scheme. Now there is grey on the treads and white on the risers. Other than that, the work is essentially a repair.

Prebys: Asked what staff suggests.

Kochanek: Suggested approving it with the color differences.

Motion: Davis (second: Pettit) moved to approve the work done at 205 N Hamilton to include the repair of the porch with like materials, and stair replacement to include additional stringers. An attached handrail is also to be repaired to match the existing conditions, though it does not meet the current HDC porch and handrail fact sheet requirements. All materials are to be painted, with the risers white and the treads gray.

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.

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS

118-120 Maple-*reroofing*

9 S Adams-*Exhaust vent installation*

Motion: Davis (second: Schmiedeke) moved for approval of both administrative approvals for 406 Oak for door replacement and 9 S Adams for new roofing.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring

32 E Cross Kochanek: Stated that work was underway at the building that Maiz is taking over. They were doing masonry work. Advised that a letter was sent to the owners regarding the proper mortar mix.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS--none

HOUSEKEEPING BUSINESS

Approval of the minutes of November 14, 2017

Motion: Davis (second: Pettit) moves to approve minutes with the amendment of one spelling change.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 9:00 p.m.