

1. Historic District Commission Agenda 1-9-2018

Documents:

[01-HDC JAN 9, 2018 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 1-9-18

Documents:

[1-9-18 HDC MEETING PACKET.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, January 9, 2018 - 7:00 p.m.
Ypsilanti Freighthouse, 100 Market Place
Ypsilanti, MI 48198

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. 206-210 N Washington	Window replacement
2. 169 N Washington	Window & gutter replacement
3. 401 E Forest	Amendment to porch repair application

B. NEW BUSINESS

4. 319 S Washington	Gutter replacement
5. 14 S Huron	Sign installation

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS—none

E. OTHER BUSINESS

6. Property monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

7. Approval of the minutes of December 12, 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: 210 N Washington

Date of Application: December 4, 2017

Date of Review: January 4, 2018

Date of Meeting: January 9, 2018

Proposed work: window replacement

Materials: Anderson windows, unknown material and configuration

Staff review:

1. This application was previously discussed as a study item and was tabled at the December 12, 2017 meeting due to the applicant not being present for the meeting.
2. The 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. The HDC will need to deny the application by the January 23, 2018 meeting on procedural grounds, unless the applicant submits for an extension in writing.
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: January 4, 2018

Date of Meeting: January 9, 2018

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 window type to be used. Applicant states that the windows will be replaced like-for-like.
4. The applicant was unable to make the meeting last time and staff has advised of the need to attend this meeting.
5. 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

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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.

white as indicated in the application submitted on December 6, 2017. Work to also include the installation of eight Pella aluminum-clad wood double hung windows in white; two on the upper level of the front of the house, two on the south side of the house, two at the rear of the house (*and other location?*) to match the window lite patterns that previously existed.



**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:

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.

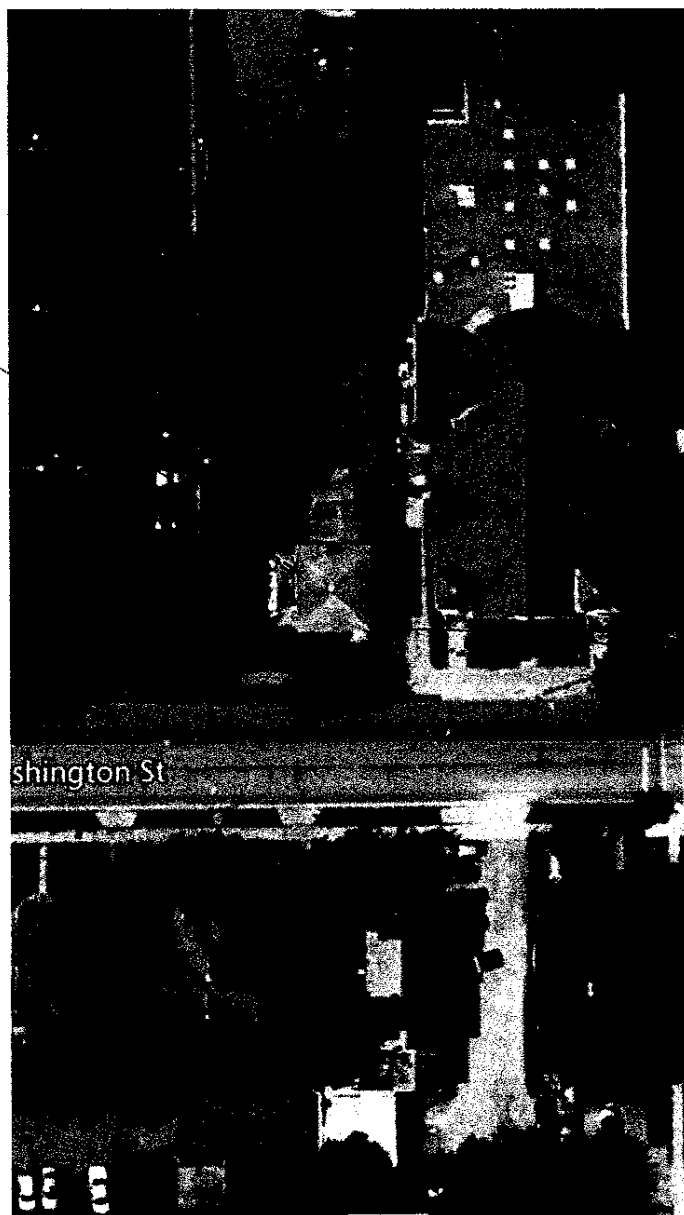
Sincerely,

Chuck Donaldson



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

NEW
GUTTER



NEW
Downspout



169 N Washington- 2017



169 N Washington- 2017



169 N Washington- 2017

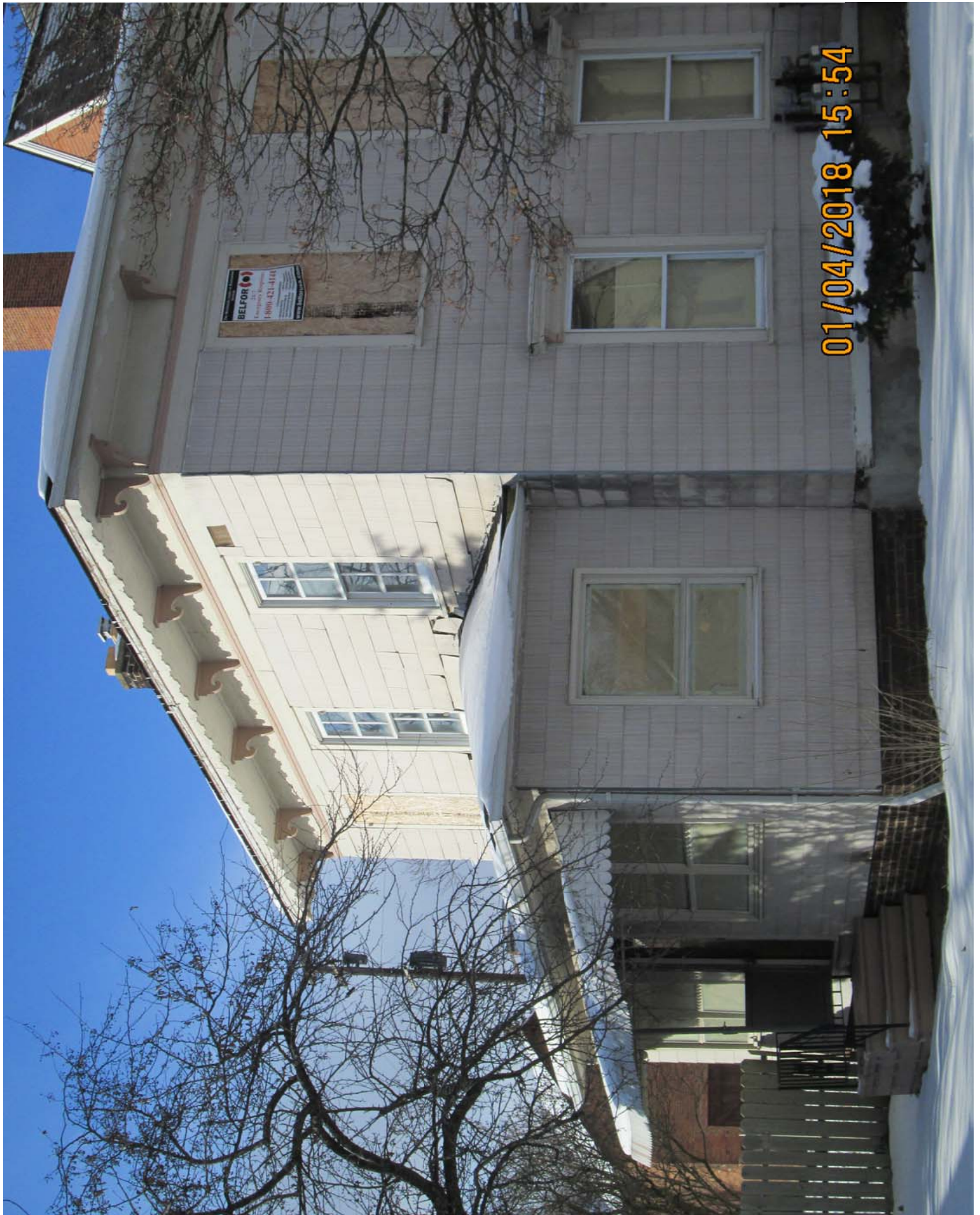


01/04/2018 15:55

169 N Washington



169 N Washington



169 N Washington



HDC Work Permit Staff Review

Property address: 401 E Forest

Date of Application: December 22, 2017

Date of Review: January 5, 2018

Date of Meeting: January 9, 2018

Proposed work: amendment to previous application for work;
porch ceiling replacement

Materials: plywood beadboard panels to be painted white

Staff review:

1. At the November 14, 2017 HDC meeting staff was authorized by the HDC to do an administrative approval for the porch ceiling with the condition that the existing beadboard be retained in place and covered by the new panels.
2. Staff visited the property on January 4, 2018 and all the existing beadboard has been removed thus staff decided to forward the application to the HDC for review.
3. This property is currently undergoing the demolition by neglect process.
4. A building department permit is required for this work and should 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 amended application for work at 401 E Forest to include the replacement of the porch ceiling with plywood beadboard panels to be painted white.

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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.



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OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

FAX 734-483-7260

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INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

401 E. FOREST AVE, YPSI, MI 48198

Applicant

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

Name

CURTIS MULLINS

Address

401 E. FOREST AVE

City

YPSI

State

MI

Zip

48198

Phone / Fax

734-483-2072

E-Mail

Contractor

Contractor Name & Contact Info

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

Complete Description of Proposed Work:

DIWEATE FROM SINGLE BEAD BOARD
TO PLYWOOD BEAD BOARD
CAN'T AFFORD TO HARD TO GET

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

DONE PAINTED 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:

Permit fee:

\$35 + _____ =

Signature [REDACTED]

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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:

12-7-17

Print Name:

Curtis Mullins

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401 E Forest



401 E Forest



401 E Forest



HDC Work Permit Staff Review

Property address: 319 S Washington

Date of Application: December 18, 2017

Date of Review: January 4, 2018

Date of Meeting: January 9, 2018

Proposed work: gutter and downspout replacement

Materials: 6" half round aluminum gutters and 4" fluted aluminum downspouts

Staff review:

1. This application is for the replacement of the existing half round gutters and downspouts on the structure.
2. The application indicates that half round gutters with fluted downspouts will be used to replace the existing, both the gutters and the downspouts will be 1" larger than the existing.
3. The application indicates that the gutter straps will be placed under the shingles as required by the HDC.
4. More info is needed in regards to the color and downspout locations. Staff called and left a message requesting additional info.
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:
#9, #10

Staff Recommended Motion:

Move to approve the application for 319 S Washington for the gutter and downspout replacement. The new gutters will be 6" half round aluminum gutters with 4" fluted aluminum downspouts. The new gutters and downspouts will be (*color?*) with the downspouts in the same locations that they are currently.

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8. Preserve archaeological resources.

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10. New work shall be removable.



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Work Permit Application**

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

R. 23174
#3565
phdc 17-0160

OFFICE USE ONLY	
Date Filed:	12/21
Meeting Date:	1/9
Action Item/Study Item	1

To complete this application:

1. Complete this form.
2. Attach the following documents:
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INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

319 S. Washington

Applicant

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

Name

Doctors Construction

Address

3051 Platt RD

City

Ypsilanti

State

MI

Zip

48108

Phone / Fax

734-709-9443

E-Mail

Existing gutters are 5" Half Round Galvanized
gutters with 3" Round Fluted downspouts
on Rafter Hangers

Contractor

Contractor Name & Contact Info

James Jaden

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

☐ Other

Replace existing
Galvanized
Half-Round
Gutters with
Aluminum

Gutters with 6" Half Round
Gutters with 4" Round Fluted Aluminum Downspouts
with hanger straps under shingles

Complete Description of Proposed Work:

Roof Hanger Strap

Beard to match existing Gutters

Replace existing Galvanized
gutters with

with

Roof Hanger Strap

5" Half Round
Seamless Aluminum
Gutters

4" Half
Round
Seamless
Aluminum
Downspouts

5" Gutter
3" Downspout
Flush

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:

3,250

Permit fee:

\$35 + _____ =

Signature

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

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

Signature:

Date:

12-18-17

Print Name:

James J. J. J.

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.



319 S Washington



319 S Washington



HDC Work Permit Staff Review

Property address: 14 S Huron

Date of Application: January 3, 2018

Date of Review: January 5, 2018

Date of Meeting: January 9, 2018

Proposed work: signage

Materials: Lexan panels for the existing monument sign (top panel: 71.75" x 17.75" and bottom panel: 60" x 15") and vinyl logos for the door and windows

Staff review:

1. Staff sent a letter to the occupant/owner regarding the signage change that was done without an HDC work permit back in December 2017.
2. The applicant is also applying for window and door signage.
3. All signage is subject to zoning ordinance requirements.
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 signage installation at 14 S Huron as depicted in the application dated January 3, 2018. The existing monument sign has been refaced with Lexan panels measuring 71.75" x 17.75" for the top panel and 60" x 15" for the bottom panel. Vinyl logos will be placed on the door and windows as depicted in the application. All signage is subject to zoning ordinance requirements.

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

23187

OFFICE USE ONLY

Date Filed: 1/3/2018

Meeting Date: 1/9/2018

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

14 S. Huron

Applicant

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

Name

Andy Smith

Address

3500 Washknew Ave, Ste J

City

Ann Arbor

State

MI

Zip

48104

Phone / Fax

248-875-1310

E-Mail

andy.smith@fastsigns.com

Contractor

Contractor Name & Contact Info

Fastsigns Ann Arbor - same as above

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☒ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

1. Reface existing monument sign panels: fabricate new lexan (polycarbonate) panels and add CSN Tax Service graphics (4 panels)
2. Add vinyl logo and business information to door
3. Add vinyl graphics to windows (not to exceed 25% of each window)

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

- Translucent vinyl on lexan panels in monument sign
- Vinyl decals for door information and window graphics

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:

\$2,000

Permit fee:

\$35 + _____ = **\$3500****Signature**

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

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

Sig

Date:

1/3/18

Print Name:

Andy Smol

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



& bottom
Top[✓] panels (graphic only) : 9" tall

14 S. Huron

C\$N

TAX SERVICE

HOURS

Mon-Fri 9am - 8pm

Sat 10am - 6pm

Sunday Appointment Only

734-483-5642

Walk-Ins Welcome

⊗ Gray represents
glass area

Top panel:
71.75" x 17.75"

Bottom Panel:
60" x 15"



CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF DECEMBER 12, 2017

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice-Chair, 7:03 PM

Meeting Location: City Hall, Council Chambers, 1 S Huron, Ypsilanti, MI

Commissioners Present: Hank Prebys, Ron Rupert, Jane Schmiedeke, Mike Davis Jr., Erika Lindsay (7:09)

Commissioners Absent: Anne Stevenson, Alex Pettit

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

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moved to approve the agenda as submitted.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS--none

PUBLIC HEARING--none

OLD BUSINESS

418 Maple

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

16 N Washington

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

Applicant: Timothy Patton-Doyle, applicant - present

Discussion: Patton-Doyle: Stated that this work is part of the continued renovation of 16 N Washington. Now he wants to work on the back of the building. Two of the improvements are new replacements of existing things: one is a gutter at the back of the building, which will now be aluminum in the

same shape and style of the original, but tinted in bronze to match the door.

Prebys: Asked what the shape the original is.

Patton-Doyle: Responded it is a trough.

Rupert: Asked how it will attach to the building.

Patton-Doyle: Responded it will be an apron gutter, meaning it will come off the top of the roof. As part of that, the flashing on the roof will be repaired, they are planning on replacing the kitchen vent with a roof hatch, which is required by code. The door at the rear has already been installed, but it is a door in the same style but different color as the original. Stated he would also like to replace the framing of the door.

Davis: Asked if the new door is all glass.

Patton-Doyle: Responded yes. The final piece of work is to repair the brickwork damaged by the nonfunctional gutter. Includes adding a window sill under the window next to the doorway.

Rupert: Asked what the mortar would be made of.

Davis: [*Reading from the application*] states that it will be ten parts sharp mason's sand, one part hydrated lime, and one part Portland cement.

Schmiedeke: Asked if the brick will be soft fire brick.

Patton-Doyle: Responded that he doesn't believe at the moment that any bricks need replacing. However, his contractor said that he has a supplier for similarly aged bricks.

Schmiedeke: Suggested not to use modern hard fire bricks.

Davis: Stated he thinks the new door was a good decision.

Patton-Doyle: Stated his plan is to put a wood trim around the door framing.

Motion: Davis (second: Rupert) moved to approve work at 16 N Washington to include roof repair, flashing replacement, roof hatch installation, gutter

replacement, repointing and/or replacement of damaged bricks at the rear of the building, the reconstruction of window sills, and the replacement of the back door. The gutter is to be a metal aluminum material to match the existing in profile with a bronze finish. The mortar mix for the repointing is to match the existing formula that is listed in the HDC masonry repair fact sheet. If needed, replacement bricks are to be matched to 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.

Secretary of the Interior Standards:

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

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

#10- New work shall be removable.

Approval: Unanimous approval. Motion carries.

405 Maple

** Application is an amendment to a previous reroof application*

Applicant: Gary Turner, applicant-present

Discussion: Turner: Stated the original application was to put metal roofing on the outbuilding and the porch. Now he is proposing to change the roofline on the outbuilding so that the lean-to shed goes to the existing peak, and to add an awning on the front facade of the house with the same roofing detail.

Prebys: Stated the big issue will be the awning over the front window.

Schmiedeke: Stated that around the district, one will find similar awnings on similarly sized windows.

Prebys: Asked if it matters if the awning will be this large.

Davis: Asked how large the awning will be.

Turner: Stated it will be a little over a three foot projection from the facade, and that the roofing pieces are four feet long. Added that it was also considered to do some custom wood painted shutters as an option, to help the plain facade.

Rupert: Stated he thinks an awning will be more appropriate than shutters.

Lindsay: Stated that the awning and the porch work nicely and the proportions look great.

Turner: Stated that he is considering a gray color instead of the original smoky blue.

Prebys: Asked if the house colors have already been approved.

Turner: Responded yes, they have.

Prebys: Recapped that the three items in question are as follows: the changing of the pitch of the shed roof, the addition of the awning over the front window, and the changing of the color over the front window.

Motion: Davis (second: Schmiedeke) moved to approve the work at 405 Maple as amended for reroofing with a Metal Sales standing seam smooth panel roof in color Gray G7. The work is also to include the alteration of the shed roof on the north side of the garage so that its peak meets the peak of the main structure. The work is also to include the addition of a knee braced wall mount wood frame awning with a matching standing seam roof over the front window of the house to be painted to match the previously approved color scheme.

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 approval. Motion carries.

NEW BUSINESS

9-11 S Washington

**Application is for awning installation*

Applicant: C. Hedger Breed, owner-present

Discussion: Breed: Stated he wishes to continue the awning from numbers 5-7 S Washington onto 9-11 S Washington. He states that he has wanted to do this for twenty years

Davis: Asked if it will be canvas material.

Breed: Confirms and states that he prefers canvas.

Davis: Asked if there will be any text on it.

Breed: Responded that there will be no text on the awning.

Motion: Rupert (second: Davis) moved to approve the awning at 9-11 S Washington to include an aluminum framing and installation of the commercial storefront canvas awning with a sea wave valance style as included the application. When installing the aluminum frame, the commission advises the applicant to make sure the bolts have a silicone seal or caulk so that water does not damage the existing masonry.

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 approval. Motion carries.

218 Ferris

**Application is for gutter replacement*

Applicant: Stuart Beal, owner-present

Discussion: Beal: Stated he wants to remove and replace gutters. It is \$6,000 for the half-round instead of \$2,000 for the k-style gutter. Gutter comes with two different styles of downspouts. The gutter comes in two different colors, he anticipates using white gutters.

Prebys: Asked if the downspouts would follow the current locations.

Beal: Confirms that is the case.

Davis: Asked commissioners if they have opinions on the downspouts matching the style of the gutter.

Beal: Stated he has no opinion on the issue.

Rupert: Responded that historically the fluted one is the one that they usually put up with half-round gutters.

Davis: Stated he thinks this is an opportunity to have the matching smooth gutters instead of mismatched styles.

Schmiedeke: Stated she agrees with Davis.

Beal: Stated either one is fine with him.

Motion: Davis (second: Schmiedeke) moved to approve the work at 218 Ferris to include the replacement of gutters with new 6 inch half round gutters and 4 inch smooth round downspouts in the same locations as they currently are. The gutters and downspouts are to be white with wrap around hangers that are to be installed under the roof shingles.

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 approval. Motion carries.

210 N Washington

**Application is for window replacement*

Applicant: Greg Davel, owner -not present

Motion: Rupert (second: Davis) moved to table the application until January 9, 2018 because the applicant is absent.

Approval: Unanimous approval. Motion carries.

OLD BUSINESS

**Returned to old business after the applicant arrived*

418 Maple

** Application is for window installation*

Applicant: Davis Flores, contractor-present

Discussion: Davis: Stated that the concern last time was how the window well would be dug out so close to the foundation.

Prebys: Added that there was a question regarding how the lintel would be poured.

Flores: Stated that he would notch the top block and the rim plate and place the lintel inside, using a two and half inch by quarter inch hang wire. It exceeds what is recommended. He likes that width because it covers the plate.

Prebys: There was a question about whether there would be one or two wells.

Flores: States that he normally only installs one.

Prebys: Thinks one would be the commissioners' recommendation.

Flores: There is a three inch overlap on both sides.

Rupert: Asked if there are hand grips in the corrugated window well.

Flores: Responded there is a ladder bolted to the well.

Rupert: Asked how drainage will be handled at the bottom of the well.

Flores: Responded that he ties in a footer drain below the well, including a cap on it with a grate. Also, as a precaution, he covers the concrete with a rubber membrane so there is no seepage into the foundation.

Davis: Asked how much of the window well will be visible above ground.

Flores: It will only be about four inches above the ground, but from the road or street, it will not be visible.

Prebys: Asked commissioners if they are considering which location they would prefer the window well to be installed, the one on the west or the one on the south.

Rupert: Asked if there will be a type of grill over top of it.

Flores: Responded yes, there will be a metal grill made out of three inch rebar.

Rupert: Asked if it will be easy to lift up.

Flores: Responded yes.

Davis: Asked if the casement window will be aluminum-clad wood.

Flores: Responded yes, and it will be brown.

Davis: Suggested that he tell the homeowner that these are all the details the commission needed, and that the commission has no problems with the plan.

Motion: Davis (second: Lindsay) moved to approve the work at 418 Maple to include the replacement of seven basement windows as indicated on the submitted plans. Six windows are to be replaced with the glass block of the same size. One window will be a Jeld-Wen casement window, with aluminum clad wood, in the color chestnut bronze, measuring 30 in x 47 in, with the installation of a window well, stair, and cover for egress purposes. It is noted that this decision is based on discussions and is susceptible to the age of the property. Let the motion show that the casement window will include a quarter inch thick by two and half inch steel lintel.

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 approval. Motion carries.

NEW BUSINESS

169 N Washington

** Application is for window and gutter replacement*

Applicant: Chuck Donaldson, contractor - not present

Discussion: Prebys: Asked commissioners if this is something that they can consider without the applicant being present.

Davis: States that the email that is included in the packet addresses some of the details.

Rupert: Stated that this home has characteristics the commission wants to preserve.

Prebys: Asked commissioners how they feel about the K-style gutters.

Schmiedeke: Responded that she doesn't think they can require half rounds. Asked what the applicant plans to do about this mess [referencing picture].

Rupert: Responded that it is a porch that was torn off.

Kochanek: Stated the contractor pushed for the application tonight.

Davis: Stated he would be okay approving the six windows the commission knew about, but the application is for eight.

Lindsay: Responded that it could be a typo.

Davis: States that the commission should not guess.

Motion: Davis (second: Schmiedeke) moved to table the application due to the applicant not being present and a lack of information on the windows being replaced.

Approval: Unanimous approval. Motion carries.

STUDY ITEMS--none

ADMINISTRATIVE APPROVALS

29-31 N Washington

** Application is for marquee work*

126 N Adams

** Application is for reroofing*

Motion: Rupert (second: Lindsay) moved to approve the administrative approvals for 29-31 N Washington and 126 N Adams.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

2018 HDC meeting schedule

Prebys: Stated the City Council has already moved some of their meetings to the same nights as the HD for a few months of 2018.

Kochanek: Stated that she has approached the Friends of the Freighthouse about permanently moving there.

Davis: Asked why the commission could not have the meetings in the basement of 1 S Huron.

Kochanek: Responded that it is not accessible.

Motion: Davis (second: Rupert) moved to approve the 2018 meeting schedule.

Approval: Unanimous. Motion carries.

State Tax Credit Support Resolution

Resolution offered by Lindsay, supported by Rupert.

Approval: Yays - 5, Nays - 0, Absent - 2. Resolution carries.

Property Monitoring

6 S Washington

Kochanek: Stated that she met with one of the owners of the old Elbow room and that in the New Year the commission should get an application from them.

15 S Washington

Rupert: Stated that the Smith furniture store has started construction.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of previous minutes for November 28, 2018

Motion: Rupert (second: Lindsay) moved to approve minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Lindsay (second: Rupert) moved to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 7:53 p.m.

DRAFT