

1. Historic District Commission Agenda 2-13-18

Documents:

[01-HDC FEB 13, 2018 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 2-13-18

Documents:

[2-13-18 HDC MEETING PACKET.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, February 13, 2018 - 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—none

B. NEW BUSINESS

1. 309 N Grove	Door & Window replacement
2. 13 N Washington	Storefront, door & window replacement
3. 9 S Adams	Roof vent installation
4. 214 N Huron	Gutter replacement
5. 100 Market Place	Mail slot installation

C. STUDY ITEMS

6. 9 S Adams	Infill of window opening
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D. ADMINISTRATIVE APPROVALS—none

E. OTHER BUSINESS

7. Property monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

8. Approval of the minutes of January 23, 2018

9. Officer nominations

VIII. ADJOURNMENT

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

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

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

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

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

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

3. Do not imitate earlier styles.

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

4. Preserve significant changes acquired over time.

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

5. Preserve distinctive features.

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

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

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

7. Clean building gently—no sandblasting.

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

8. Preserve archaeological resources.

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

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

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

10. New work shall be removable.

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

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HDC Work Permit Staff Review

Property address: 309 N Grove

Date of Application: February 2, 2018

Date of Review: February 7, 2018

Date of Meeting: February 13, 2018

Proposed work: full frame window and door replacement at the rear of the house

Materials: Pella Proline 450 series double-hung windows, Pella Proline 450 series picture window, Marvin aluminum-clad wood sliding patio door

Staff review:

1. The applicant plans to replace the windows and the patio door at the rear of the house.
2. The existing windows and sliding door are aluminum; the replacements will be aluminum-clad wood.
3. The applicant states that they have attempted to locate the thinnest frames possible to match as closely as they can to the existing aluminum frames.
4. They plan to replace the windows and door in the existing configurations; one-over-one windows surrounding the patio door, and a picture window with a one-over-one window on each side.
5. The new windows and door are to be finished in white.
6. A building department permit will be required for this work and should be obtained by the applicant prior to the beginning of work.

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

Staff Recommended Motion:

Move to approve the application for work at 309 N Grove for the replacement of the rear windows and sliding door as depicted in the application dated February 2, 2018. The new windows and doors will be full frame replacements in the rough openings. The new sliding patio door will be a Marvin

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aluminum-clad wood door. The picture window will be replaced with a Pella Proline 450 series aluminum-clad wood picture window. The door and picture window will be flanked by two one-over-one Pella Proline 450 series aluminum-clad wood double-hung windows. The exterior finish of the windows and the door will be in white.



**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

R. 23324
cash

PHDC-18-0007

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

309 N Grove, Ypsilanti, MI 48198

Applicant

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

Name

Mary Ellen and George Hagenauer

Address

309 N Grove

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

608-347-2567

E-Mail

mehagenauer@gmail.com

Contractor

Contractor Name & Contact Info

Sun Home Improvement Company. Owner: James Voepel 734-354-9988, james@sunhomemi.com

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Full frame replacement of windows and doors at the rear of the house.

The house was built in 1956 and the existing frames in this part of the house are aluminum. The installation will include removing windows and doors and exterior trim from the rear of the house. These will be replaced with aluminum-clad wood windows and doors. The exterior portions of the windows and doors will be finished in white. The window configurations will match the existing window configurations:

2 double-hung windows (Pella Proline)

1 glass doorwall (Marvin)

1 unit consisting of double-hung window + picture window + double-hung window (Pella Proline)

The configurations and dimensions are shown on the attached sheet.

The style of the windows will differ slightly from the originals, insofar as the original aluminum frames and sashes are quite narrow and will be replaced with aluminum-clad wood, which necessarily is wider. We have chosen styles with the narrowest frames and sashes to minimize the difference. The doors and windows in question here are in the rear of the house and are not visible from a public right of way.

The use of aluminum-clad wood replacement windows/doors was one of the suggestions made by the Ypsilanti Historic District Commission at the meeting on January 12, 2016.

Robb McKay, architect with the State Historic Preservation Office, in an email to me on January 8, 2018, made this comment:

"All three of the "Majors", (i.e. Pella, Anderson and Marvin), make aluminum clad wooden sliding and swings patio doors that should meet your needs and the requirements of your local HDC."

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

Pella Proline (450 Series) double-hung and picture aluminum-clad wood windows. Advanced low E argon, tempered glass. Exterior frames, sashes and trim will be white.

Marvin aluminum-clad wood sliding patio door. Low E argon glass. Exterior frame, rails, and panel will be 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:
\$8817

Permit fee: 10
\$35 + _____ = \$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: _____

2-2-18

Print Name: _____

MARY ELLEN HAGENAUER

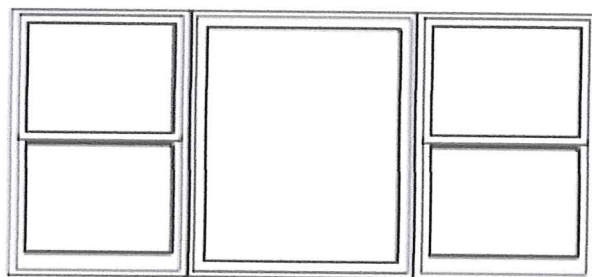
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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

PHDC-18-0007



Pella ProLine
(450 Series)
Windows



Center Fixed with Flankers

Pella® 450 Double-Hung

Aluminum EnduraClad® Exterior

Detailed Product Descriptions

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks.
- Overall frame depth is 5" (127 mm) for a wall depth of 3-11/16" (94 mm).
- Jamb liner shall be high-impact polyvinyl chloride backed by continuous hard-tempered aluminum springs.
- Optional factory applied jamb extensions are available.
- Optional factory installed fold-out installation fins with flexible fin corners.
- Optional factory-applied EnduraClad® exterior trim.

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-5/8" (41 mm).
- Sashes tilt for easy cleaning.

Weatherstripping

- Foam with 3 mm skin at head and bottom rail. Thermal-plastic elastomer bulb with slip-coating set into upper sash for tight contact at check rail.
- Secondary polyvinyl chloride leaf-type weatherstrip on bottom sash at sill.
- Jamb liner to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- High altitude glazing available.
- Silicone groove-glazed [obscure] dual-seal insulating glass [[annealed] [tempered]] [[Advanced Low-E] [SunDefense™ Low-E] [AdvancedComfort] [NaturalSun Low-E] with argon]].

Exterior

- Exterior aluminum surfaces are finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
 - Color is [Standard: [White] [Tan] [Brown] [Putty] [Poplar White] [Hartford Green] [Black] [Brick Red] [Morning Sky Gray] [Portobello].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [White] [Linen] [Bright White] [stain_1]].

Hardware

- Galvanized block-and-tackle balances are connected to sash with a polyester cord and concealed within the frame.
- Factory installed self-aligning surface-mounted sash lock. Two sash locks on units with frame width 33-1/4" and greater.
- Optional Sash lift furnished for field installation. Two lifts on units with frame width 33-1/4" and greater.
- Finish is [baked enamel [Champagne] [White] [Brown]] [Bright Brass] [Satin Nickel] [Oil-Rubbed Bronze].
- Champagne locks are standard on unfinished units; White locks are standard on factory prefinished white units.

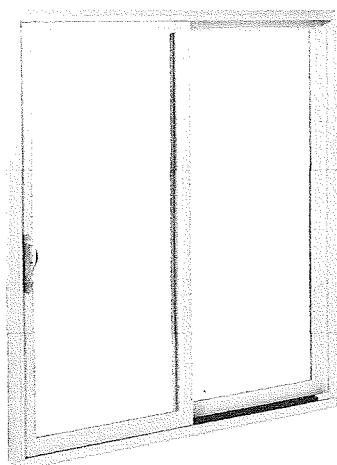


Marvin
SLIDING
PATIO DOOR

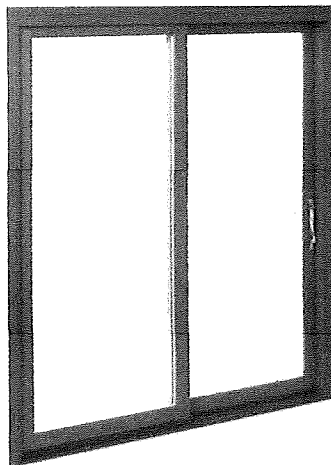
THE PATIO DOOR EVERY PATIO DOOR ASPIRES TO BE

Marvin® Windows and Doors' contemporary, dependable Sliding Patio Doors are created for smooth operation, performance and amazing durability. Our tough Ultrex® sill withstands traffic and seasonal changes, contributing to both the door's energy efficiency and incredibly smooth operation. The contemporary 3 inch stiles and rails maximize your view, while the two-point lock system enhances performance.

INTERIOR



EXTERIOR



Unit Features

Frame:

- Frame thickness: 1 1/16" (27)
- Frame width: 4 9/16" (116)
- Fiberglass reinforced pultruded sill with water shed and weep system
 - Color: beige
 - Optional color: bronze
- Interior sill liner of oak, mahogany, or cherry
- Polycarbonate roller track
 - Thickness: .1" (2.5)
- Optional low profile sill: industry exclusive meeting ADA specifications and provides the same performance ratings as standard sill

NOTE: Low profile option is not CE marked

Panel:

- Panel thickness: 1 3/4" (44)
- Sliding French Door Assembly:
 - Top rail width: 4 3/4" (121)
 - Stave core: pine, oak, and Douglas fir
 - Solid wood: cherry, mahogany, and oak
 - Bottom rail height: 8 1/8" (206)
 - LVL: oak
 - Stave core: pine, cherry, Douglas fir, and mahogany
 - Stationary panel: stiles and meeting stile: 4 3/4" (121)
 - LVL: mahogany, oak, and cherry
 - Stave core: pine and Douglas fir
 - Operating panel: locking stile and meeting stile: 4 3/4" (121)
 - All wood species uses LVL.
 - Standard interior wood cope: ogee
 - Optional interior wood cope: square sticking
 - Panels are interior glazed
 - Raised/Flat panel option: (not available with CE mark)
 - Standard stamped raised panel uses .080" (2) aluminum to the exterior with foam backing
 - Flat panel uses .125" (3) aluminum to the exterior
 - Core is medium density fiberboard (MDF) with non finger-jointed wood laminated to the interior
- Sliding Patio Door assembly:
 - Bottom and top rail are 3" (76) solid face laminated
 - Stiles are 3" (76) laminated veneer lumber (LVL) core with non finger-jointed pine veneers
 - Standard interior wood cope: ogee
 - Optional interior wood cope: square sticking
 - Removable interior vinyl glazing bead with wood glazing cap

Hardware:

- Ultimate Sliding French Door:
 - Multi-point lock with two engagement points is standard (non-keyed)
 - Inactive panel on an OXXO - manual head bolt is standard
 - Operating hardware options:
 - 3 point multi-point for active panel
 - Keyed (keyed alike available)
 - Auxiliary foot bolt
 - Handle set no handle set is standard
 - Traditional handle set finish options:
 - Powder coat finishes: Satin Taupe, White, Dark Bronze, Matte Black
 - Metal finishes: Satin Chrome, Polished Chrome, Antique Brass, Oil Rubbed Bronze, Brass PVD, Oil Rubbed Bronze PVD, Satin Nickel PVD
 - Contemporary handle set finish options:
 - Painted finishes: Matte Black, Dark Bronze, Oil Rubbed Bronze PVD, Satin Nickel PVD
 - Rollers: two adjustable steel roller assemblies per operating panel with two ball bearing wheels per assembly
 - Maximum vertical adjustment: 5/16" (8).
 - Optional: stainless steel rollers available
-

Unit Features

- Sliding Patio Door:
 - Multi-point lock with two engagement points is standard (non-keyed)
 - Inactive panel - manual head bolt is standard
 - Operating hardware options:
 - Keyed (keyed alike available)
 - Auxiliary foot bolt
 - Handle set: no handle set is standard
 - Traditional handle set finish options:
 - Powder coat finishes: Satin Taupe, White, Dark Bronze, Matte Black
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 - Optional: stainless steel rollers available

Weather Strip:

- Interlock weather strip at meeting stiles
- Side jamb to have two sets of bulb weather strip maintaining contact with door panels
- Continuous slip coat weather strip along sill, head jamb, and meeting stiles
 - Color: beige or black

Glass and Glazing:

- Door panels: tempered insulating glass, hermetically sealed
- Glazing seal: silicone beading, exterior
- Standard glazing: Low E2 Argon
- Optional glazing: Low E3 Argon, Low E1 Argon, Bronze, Green, Gray, Reflective Bronze, Obscure. Laminated and Decorative glass options
- Insulating glass will be altitude adjusted with capillary tubes for higher elevations
- Argon gas is not available for elevations that require capillary tubes

CE Glass and Glazing:

- Door Panels: tempered insulating glass, hermetically sealed
- Glazing seal: silicone beading, exterior
- Standard glazing: Low E2 Argon or air
- Optional glazing: Low E1 Argon or Air, Low E3 Argon or Air, clear, laminated clear & tints, sandblasted
- Glass panes available in 3 and 4 mm thicknesses
- Laminated panes available in 7.8 mm thickness
- Laminated tints available in clear, white, bronze, gray and green
- Insulating glass will be altitude adjusted with capillary tubes for higher elevations
- Argon gas is not available for elevations that require capillary tubes

Screens:

- Optional standard sliding screen: extruded aluminum top hung
 - Colors: Stone White, Bahama Brown, Bronze, Pebble Gray, and Evergreen
- Optional ultimate sliding screen: heavier extruded aluminum top hung has a roller bar and integral handle
 - Screen surround will match exterior frame clad color
- Sliding screen for XO, OX, OOX, XOO, OXO, OXXO operation
- Screen mesh: fiberglass
 - Optional material: Bronze, Charcoal Aluminum, Silver Aluminum, Black Aluminum., or Charcoal High Transparency
- Screens adjustable to 1/4" (6)

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ESTIMATE FOR: MARY ELLEN HAGENAUER AT: 309 N. GROVE, YPSILANTI
PHONE #: 608-347-2567

	STYLE	LOCATION	EXT.	INT.	OPT.	GLASS	SCREEN	PRICE
1	DOUBLE HUNG	DINING	ALUMINUM CLAD WHITE	WHITE	PELLA PROLINE	ADVANCED E TEMP	INCLUDED	914
2	DOUBLE HUNG	DINING	ALUMINUM CLAD WHITE	WHITE	PELLA PROLINE	ADVANCED E TEMP	INCLUDED	914
3	DOORWALL	DINING	ALUMINUM CLAD WHITE	WHITE	MARVIN	LOW E ARGON	INCLUDED	3793
4							TOTAL	5621
5								
6	DH-PICTURE - DH	FAMILY RM	ALUMINUM CLAD WHITE	WHITE	PELLA PROLINE	ADVANCED E	INCLUDED	3596
7						DISCOUNT IF COMBINED		-400
TOTAL:								8817

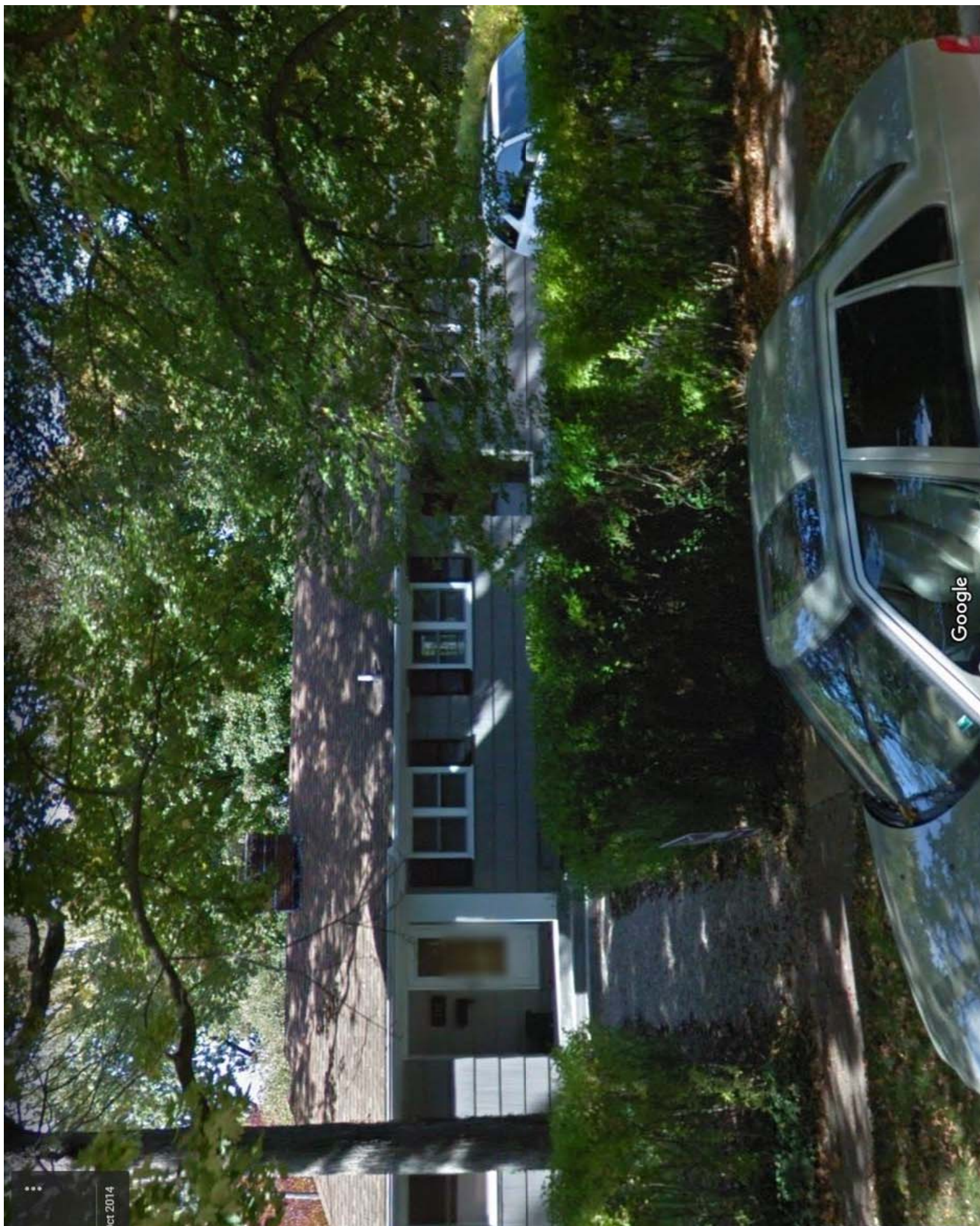
INSIDE STOPS: _____ INSIDE CASINGS: _____
OUTSIDE TRIM: _____ INSULATE WINDOWS: 100% FILL FOAM
CLEAN UP & HAUL AWAY: INCLUDED

DIAGRAM

SUBMITTED ON: 1/31/2018 BY James Voepel

COMMENTS : -WINDOW INSTALLATION INCLUDES REMOVING WINDOW, FOAM INSULATE AROUND PERIMETER, INTERIOR STOPS AND EXTERIOR TRIM.
LIFETIME WORKMANSHIP WARRANTY

WINDOW STYLE KEY: C=OPERATING CASEMENT P=FIXED PICTURE DH=DOUBLE HUNG SL=SLIDER A=AWNING HR=HALF ROUND



309 N Grove



HDC Work Permit Staff Review

Property address: 13 N Washington

Date of Application: February 6, 2018

Date of Review: February 8, 2018

Date of Meeting: February 13, 2018

Proposed work: install a storefront window system at front and side with a sunshade at the entry, masonry column wrap around center steel column, install a fixed aluminum-framed window at rear, and install storefront entry doors at rear with canvas awning over the rear entry doors, painting on west (rear) facade.

Materials: Aluminum storefront by Tubelite Inc. (Patina green and Clear Anodized finishes); Sunbrella canvas awning, color: Basil, masonry at center front column to match existing; paint by Benjamin Moore: Deep silver 2124-30 (light grey), Trout gray 2124-20 (dark grey), Dark lime 2027-10 (green accent).

Staff review:

1. The applicant was previously approved for similar work on the storefront and the rear of the building back in November 2015 and July 2016. Both approvals have since expired and the applicant has modified some of the details from the previous applications.
2. The applicant is planning on installing an aluminum storefront system in the front and on the southeast corner of the building. The sunshade will be installed over the front entry only.
3. The applicant is planning on installing a masonry column wrap around a center steel column. The masonry is to match the existing.
4. The applicant is looking to install a fixed aluminum frame window in the rear, where a previous opening was in-filled.
5. The applicant is looking to install new storefront entry doors at the rear with a Sunbrella canvas awning over those doors.

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.

6. The applicant is planning to paint the rear (west façade).
7. HDC to advise the applicant that the building is not to be sandblasted or pressure washed in the preparation for painting.
8. A building department permit will be required for this work and should be obtained by the applicant prior to the beginning of work.

Relevant Secretary of the Interior's Standards:
#7, #9, #10

Staff Recommended Motion:

Move to approve the application for work at 13 N Washington as depicted in the application dated February 6, 2018. Work to include the installation of a Tubelite aluminum storefront system in the front and on the southeast corner of the building in patina green and clear anodized finishes with a sunshade installed over the front entry only. Work to also include the installation of a masonry column wrap around a center steel column on the front façade. The masonry is to match the existing. A fixed aluminum frame window in a 70/30 configuration will be installed in the rear, where a previous opening was in-filled. The window color will match the color of the existing window frames at the rear. New storefront entry doors will be installed at the rear in a clear anodized finish with a Sunbrella canvas awning in Basil over the doors. Work will also include the painting of the rear (west façade) as indicated in the application with Benjamin Moore: Deep silver 2124-30 (light grey), Trout gray 2124-20 (dark grey), Dark lime 2027-10 (green accent).



City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

13 N. Washington Street, Ypsilanti MI 48197

Applicant

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

Name

Damian Farrell

Address

Damian Farrell Design Group PLLC

359 Metty Drive Suite 4a

City

Ann Arbor

State

MI

Zip

48103

Phone / Fax

734 998 1331

E-Mail

ttaylor@dfdgonline.com

Contractor

Contractor Name & Contact Info

Phoenix Contractors, Inc. contact Brian Wright 734.487.9640

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

Minor modifications to applications that were previously approved, and need to be renewed.

The current scope of work includes:

- New storefront window system at front and side. (Sunshade only at entry.)
- New masonry column wrap around center steel column.
- Remove masonry infill at rear below existing outrigger beam and install fixed aluminum-framed window.
- New storefront entry doors at rear.
- New canvas awning at rear entry doors.
- New paint on west (rear) facade. The existing wall is currently painted.

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

Aluminum storefront by Tubelite Inc. (Patina green and Clear Anodized finishes)

Sunbrella canvas awning, color: Basil

Masonry at center front column to match existing.

Paint by Benjamin Moore: Deep silver 2124-30 (light grey) , Trout gray 2124-20 (dark grey), Dark lime 2027-10 (green accent)

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:
\$48,000.00	\$35 + \$75 = \$110.00

Signature

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

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

Signature: 	Date: 2.6.18
--	--------------

Print Name: 

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.

The Back Office Studio

13 N. Washington Street



Existing
front (east)



Note: existing
outrigger beam
and infilled opening

Existing
back (west)

The Back Office Studio

13 N. Washington Street



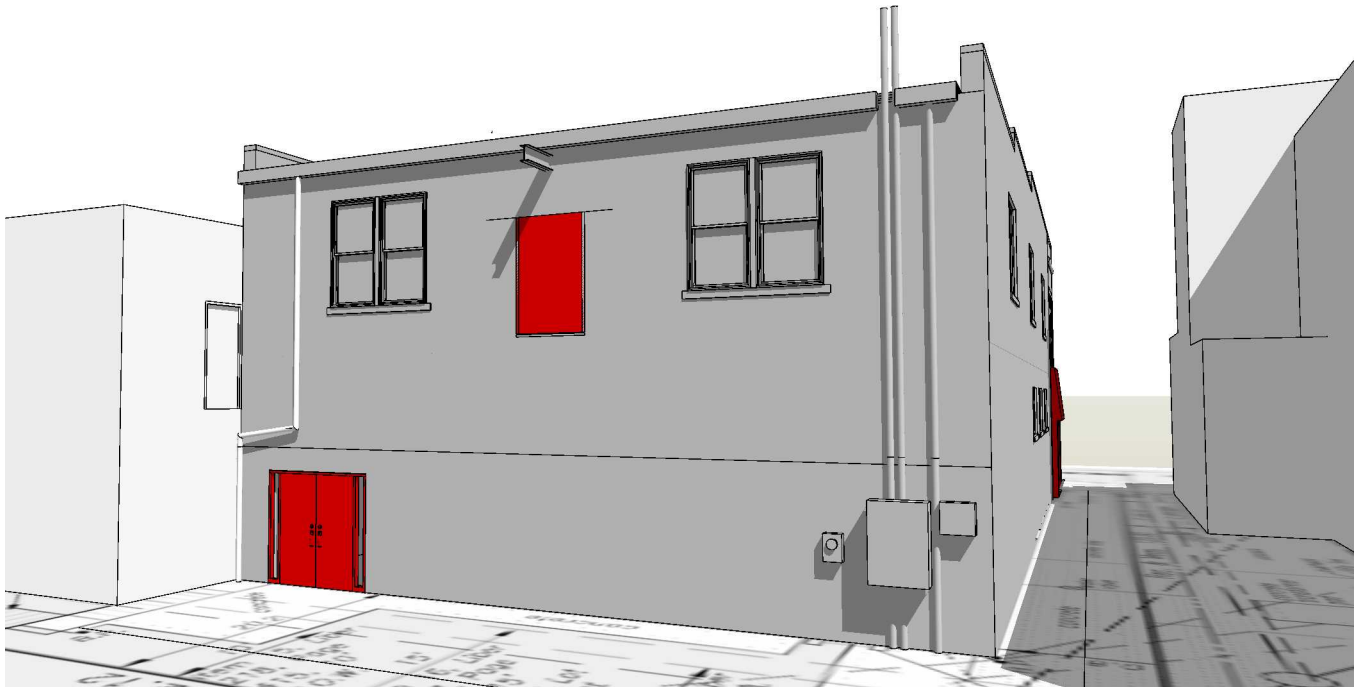
Proposed Demolition - Front



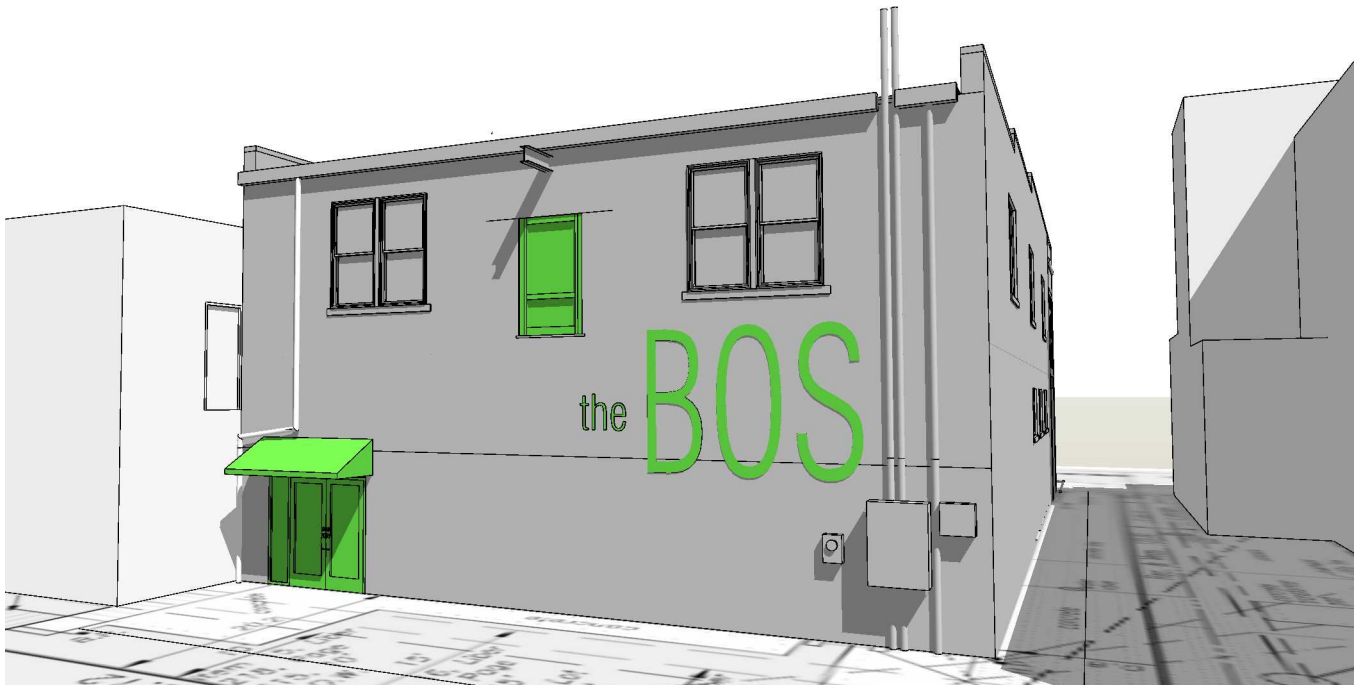
Proposed New Construction - Front

The Back Office Studio

13 N. Washington Street



Proposed Demolition - Rear



Proposed New Construction - Rear

The Back Office Studio

13 N. Washington Street



Proposed Streetfront

The Back Office Studio

13 N. Washington Street

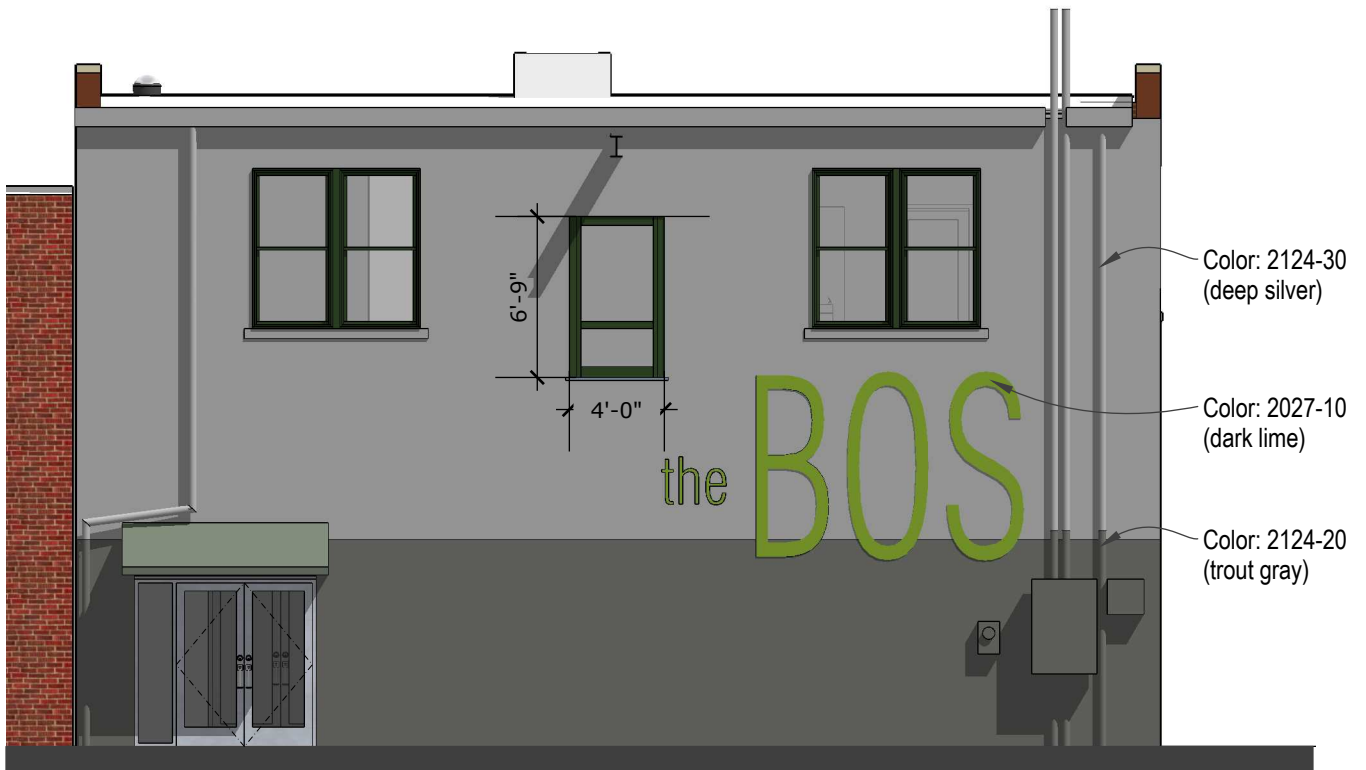


New aluminum storefront entry and canvas awning

Proposed Rear

The Back Office Studio

13 N. Washington Street



Proposed West Elevation

Scale: 0 8' 16'

The Back Office Studio

13 N. Washington Street



Proposed Partial South Elevation

Scale: 0 8' 16'

The Back Office Studio

13 N. Washington Street

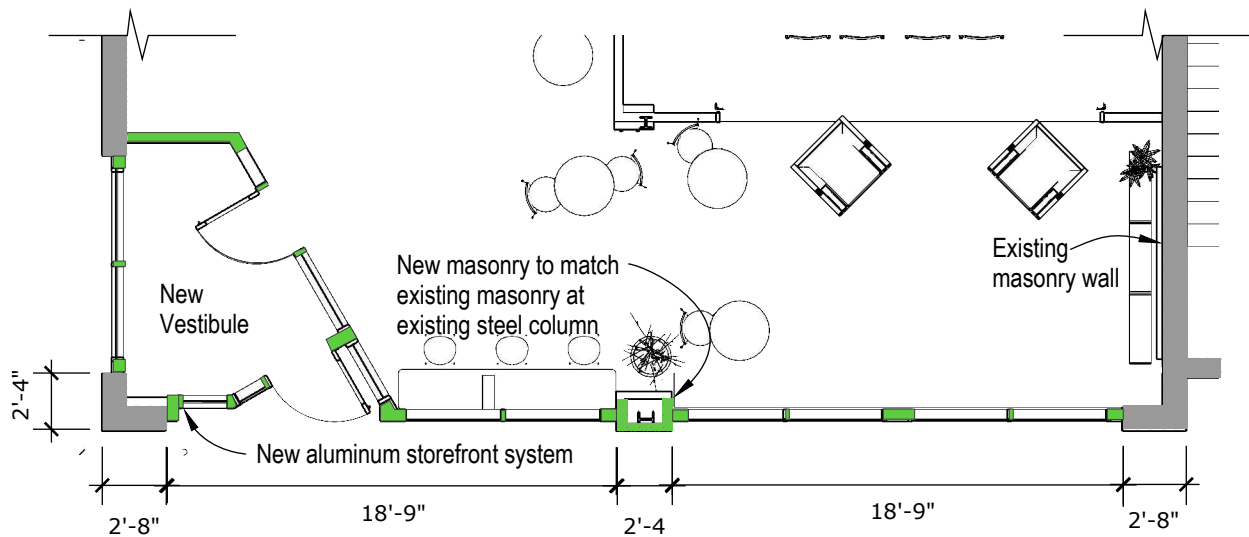


Proposed East Elevation

Scale: 0 8' 16'

The Back Office Studio

13 N. Washington Street



Proposed Partial Floor Plan

Scale: 0 8' 16'

The Back Office Studio

13 N. Washington Street



Interior view of wood awning/storefront
at central steel column

Note: No existing masonry at this column

The Back Office Studio

13 N. Washington Street



Benjamin Moore Paints



Light grey:
2124-30 (deep silver)



Dark grey:
2124-20 (trout gray)



Green accent
2027-10 (dark lime)

Tubelite® has been in the business of fabricating and distributing architectural aluminum products for the glass and glazing industry since 1945. Storefront, entrance and curtainwall systems are available directly from Tubelite® and from a network of independent distributors. Tubelite's corporate office is located in Walker (Grand Rapids), Michigan, and our extrusion plant is in Reed City, Michigan. Fabrication, warehouse, and shipping operations are located in Walker, Michigan and Dallas, Texas. Tubelite's corporate office, fabrication, warehouse, and shipping operations are located in our Walker (Grand Rapids), Michigan facility, and the extrusion plant is in Reed City, Michigan.

Our promise to you is quality in everything we do; fast, reliable and consistent delivery; and responsible, courteous service with a personal touch.

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More recycled content, eco-efficient finishes

TUBELITE®
DEPENDABLE

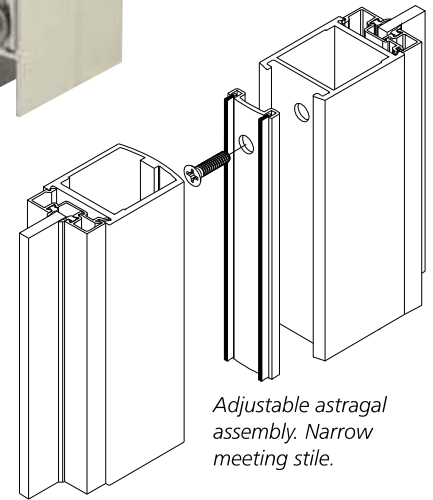
LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS



14000 Series Center Glazed Storefront,
QA Clear Anodized; Owner: Nuway
Construction Headquarters, Elkhart, IN;
Tubelite Dealer: Quality Glass



*Standard Narrow Stile
1-3/4" x 2-1/8" Door with
10" Bottom Rail; 0A Clear
Anodized Finish; 1/4" Glass*



*Adjustable astragal
assembly. Narrow
meeting stile.*

STANDARD ENTRANCES

Our Narrow Stile Doors are designed for light to medium use in commercial and retail applications. Standard doors have exterior installation of glass or panels, with 2-1/8" width stiles and top rails, and the option of 4", 7-1/2" or 10" bottom rails for ADA compliance. The smooth design of Tubelite's door hardware features a convenient pull handle and push bar with lock location 36" above the finished floor. Stock doors and frames are anodized with clear or dark bronze finishes, and readily available for quick delivery.



DURABLE TIE-ROD CONSTRUCTION

The strength and flexibility of steel tie-rod construction is what holds it all together and makes our doors endure. Tie-rod assembly is as durable as welded corner construction, but superior in many ways. Tubelite doors can be modified, disassembled or resized right in the field. No other door offers you this much strength and flexibility.

WE LISTEN

Members of our management staff personally visit our glazing contractor clients regularly. We learn what works and what doesn't — from their perspective, not ours. The result is solutions that work — solutions tailored for the field — so jobs get done right the first time.

STANDARD & MODIFIED DOORS (1/8" WALL)	NARROW STILE	MEDIUM STILE	WIDE STILE
Application	Average traffic, offices, strip centers	Moderate traffic, retail stores	Heavy traffic, public buildings
Vertical Stile 1-3/4" x	2-1/8"	4"	5"
Top Rail 1-3/4" x	2-1/8"	4"	5"
Bottom Rail 1-3/4" x	4", 7-1/2", 10"	6-1/2", 7-1/2", 10"	6-1/2", 7-1/2", 10"
Glass Sizes	3/16", 1/4", 3/8", 1"	3/16", 1/4", 3/8", 1"	3/16", 1/4", 3/8", 1"

Note: Dimensions do not include 1/2" glass stops.

MODIFIED ENTRANCES

Narrow, Medium and Wide Stile Doors can be anodized or painted in any of our standard finishes plus an infinite number of blendable standard and custom colors. A wide variety of specialized hardware can be applied, including butt hinges, offset or center pivots, push bars, pull handles, locks and cylinders. The simple addition of a snap-in glazing pocket in the doorframe allows you to easily incorporate sidelights. Horizontal or vertical mid-rails are available in widths from 1/2" to 10".



*Modified Narrow Stile
1-3/4" x 2-1/8" Door with
4" Bottom Rail; BP Beige
Painted Finish, 1/4" Glass*

*Modified Entrance, Military Blue
Painted Finish; Owner: RiverTown
Crossings Mall, Grandville, MI;
Tubelite Dealer: Storefronts Inc.*

THERMAL ENTRANCES

ThermI=Block™

Tubelite Thermal Entrances are designed using the same durable components as our Standard Entrances for outstanding craftsmanship and strength, with the additional benefit of maximum insulating properties. The Medium Stile 4" and Wide Stile 5" face dimensions are designed for typical commercial use with a greater variety of hardware options. Bottom rail height is 10" for accessibility requirements. Snap-in glass stops provide for 1" glazing thicknesses.

Thermal Entrances are furnished with mortised butt hinges, offset pivots or continuous hinges as specified. Standard deadbolt locks, and concealed vertical rod or rim panic exit devices may also be selected. Standard pull handles have been designed for ADA access and have matching push bars.

The Tubelite Thermal Door frame has snap-in door stops to conceal frame anchors and provide an excellent weatherseal. Open-back vertical door jambs allow easy, fast assembly with the screw-spline head member. Snap-in vertical frame closures easily accommodate addition of sidelights and incorporation with thermal storefront framing.



*ThermI=Block provides
superior insulation
through increased
aluminum separation
and air space, while
also increasing
strength and
reducing stress.*



*ThermI=Block Thermal Entrances,
Choice One Bank, Newaygo MI*

TUBELITE®

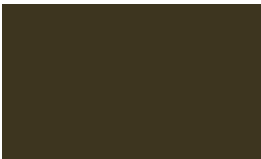
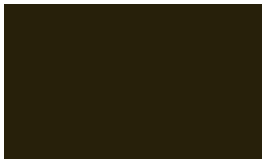
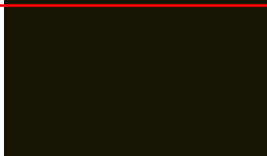
DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

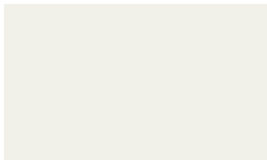
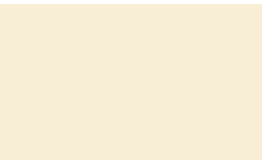
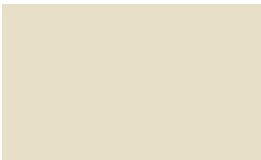
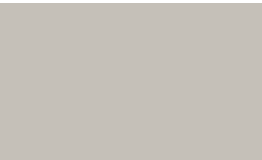


More recycled content, eco-efficient finishes

Anodized Finishes

				
Clear Class 2 C2 Clear Class 1 C1	Champagne CH	Light Bronze LB	Medium Bronze MB	Dark Bronze DB
				
Extra Dark Bronze EB	Black BL	Copper CA		

Standard Painted Colors – 70% PVDF

				
Bone White 1P LT609-70	Colonial White NP LT640-70	Sandstone 5P LT607-70	Burnt Sun 7P LT612-70	Antique Bronze ZP LT641-70
				
Beige BP LT603-70	Light Seawolf Beige CP LT614-70	Dove Gray VP LT615-70	Slate Gray WP LT604-70	Charcoal Gray XP LT605-70
				
Patina Green SP LT616-70	Dark Ivy TP LT617-70	Hartford Green 2P LT606-70	Military Blue DP LT610-70	Black 3P LT601-70
				
Colonial Red RP LT622-70	Boysenberry 9P LT608-70	Sage Brown 8P LT620-70	Quaker Bronze 6P LT602-70	

NOTE Colors shown are not exact and are intended for planning purposes.

For actual job, Tubelite® will supply Linetec color chips.

**OUTDOOR
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Sunbrella
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SUNBRELLA BASIL 6088-0000 AWNING / MARINE FABRIC

SKU: OFC-34274

\$20.66

QTY:

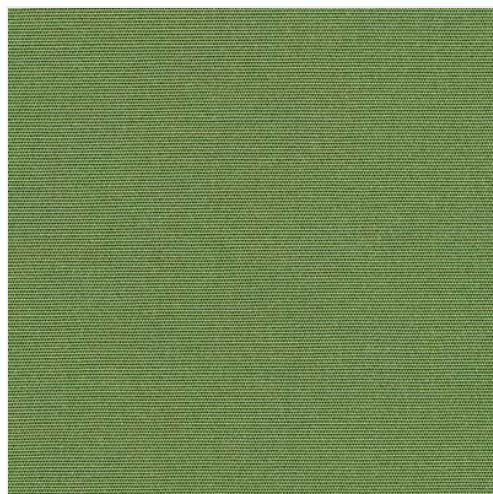
1

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SUNBRELLA
BINDING 7/8 INCH
BY 100 YARDS 4642
OYSTER



SUNBRELLA BRAID
#681-ABA42 13/16
INCH BY 100-YARDS
OYSTER

Description

Specification(s)

Reviews

Description

- **Width:** 60 inches (152.4 cm)
- **Collection Name:** [60 Inch Solids](#)
- **Color Name:** Basil
- **Fabric Colors:** Green
- **Contents:** 100% Sunbrella Acrylic
- **Finish Treatment:** Fluorocarbon, Mildew Repellent, Water Repellent, U.V. Resistant, Soil / Stain Resistant
- **Product Weight:** 9.25 oz. per square yard
- **Put Up:** 45-65 yard(s)

Specification(s)

Store Sku	OFC-34274
Application	Awning-Canopy, Marine Enclosure, Marine Topping
Brand	Sunbrella
Pattern Number	6088-0000
Pattern Name	Sunbrella Basil 6088-0000 Awning/Marine Fabric
Color Name	Basil
Fabric Design	Solids
Product Width	60 inches (152.4 cm)
Fabric Type	acrylic
Unit	yard(s)
Warranty	10 Year Manufacturer limited Warranty
Warranty PDF	PDF Download
Cleaning PDF	PDF Download

Reviews

[Be the first to review this product](#)

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Cynthia Kochanek

From: Tresna Taylor <ttaylor@damianfarrelldesigngroup.com>
Sent: Tuesday, February 06, 2018 3:22 PM
To: Cynthia Kochanek
Subject: Re: HDC application for The BOS

Hi Cynthia,
Signage has not been designed yet and will be another submitted in the future, probably by the sign manufacturer.

The back window is an aluminum frame by the same storefront manufacturer as the front - Tubelite, Inc. I'd say it's closer to 70/30; the intent is that the horizontal bar is in line with the window sills on either side. Someday the Owners hope to install a small balcony/deck which was approved under a previous HDC application. They want to open up the masonry infill now while they are doing their interior build-out so that they have the benefit of more light and views, and then the opening will be prepared if they ever decide to do the balcony.

Tresna

On Tue, Feb 6, 2018 at 2:26 PM, Cynthia Kochanek <CKochanek@cityofypsilanti.com> wrote:

Hello,

This looks great. Just a few questions for you. Is there going to be any signage at the front and if so, what? Is the window in the rear going to be aluminum or aluminum clad wood? And will it be in the configuration shown on the drawings, it looks to be a 60/40 or 70/30? Who manufactures the window?

That's just off the top of my head upon a quick review of the application.

Thanks,

Cynthia Kochanek

Preservation Planner

Community Development Division, City of Ypsilanti

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

ckochanek@cityofypsilanti.com

From: Tresna Taylor [mailto:ttaylor@damianfarrelldesigngroup.com]

Sent: Tuesday, February 06, 2018 1:57 PM

To: Cynthia Kochanek <CKochanek@cityofypsilanti.com>

Subject: Re: HDC application for The BOS

Hi Cynthia,

Attached you'll find the application documents for [13 N. Washington Street](#), a.k.a. The Back Office Studio, a.k.a The BOS.

Please let me know if there is anything else you require. I have asked the Owner to drop of a check for the fee as well as the authorization letter.

Thanks,

Tresna

On Tue, Feb 6, 2018 at 10:56 AM, Tresna Taylor <ttaylor@damianfarrelldesigngroup.com> wrote:

Thank you!

On Tue, Feb 6, 2018 at 10:47 AM, Cynthia Kochanek <CKochanek@cityofypsilanti.com> wrote:

<http://cityofypsilanti.com/DocumentCenter/Home/View/1087>

Cynthia Kochanek

Preservation Planner

Community Development Division, City of Ypsilanti

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

ckochanek@cityofypsilanti.com

From: Tresna Taylor [mailto:ttaylor@damianfarrelldesigngroup.com]

Sent: Tuesday, February 06, 2018 10:44 AM

To: Cynthia Kochanek <CKochanek@cityofypsilanti.com>

Subject: Re: HDC application for The BOS

Thanks Cynthia.

I'm looking for the application form on the city website. I can't find it... I see the HDC demo permit application.... Can you help me?

Tresna

On Tue, Feb 6, 2018 at 10:25 AM, Cynthia Kochanek <CKochanek@cityofypsilanti.com> wrote:

The application fee is based on the construction cost, \$35 for the first \$3,000 in construction and \$5 for each additional \$3,000. So a \$10k project will have a \$50 fee, etc.

Cynthia Kochanek

Preservation Planner

Community Development Division, City of Ypsilanti

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

ckochanek@cityofypsilanti.com

From: Tresna Taylor [mailto:ttaylor@damianfarrelldesigngroup.com]

Sent: Tuesday, February 06, 2018 10:04 AM

To: Cynthia Kochanek <CKochanek@cityofypsilanti.com>

Subject: HDC application for The BOS

Hi Cynthia,

We spoke last week regarding renewing the HDC approval for The BOS at [13. North Washington St.](#)

I am planning to email the application documents to you today before the 4pm deadline.

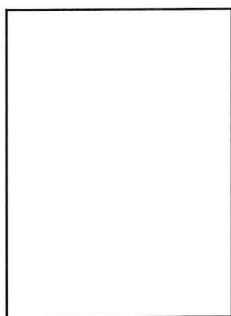
My client is going to walk a check over to you. They wondered what the application fee would be.

Thanks,

Tresna

Tresna Taylor

Project Architect



Damian Farrell Design Group

[359 Metty Drive, Suite 4A](#)

[Ann Arbor, MI 48103](#)

tel: [734.998.1331](tel:734.998.1331)



HDC Work Permit Staff Review

Property address: 9 S Adams

Date of Application: February 6, 2018

Date of Review: February 7, 2018

Date of Meeting: February 13, 2018

Proposed work: installation of a roof vent

Materials: 5" diameter galvanized stainless steel double-wall vent with a gas vent top/diffuser

Staff review:

1. The applicant is looking to install a roof vent for a hot water heater.
2. The roof vent will be 5" in diameter and will extend 3'10" over the roof.
3. The application indicates an approximate location of the vent stack on the roof.
4. The applicant is also requesting a study item regarding the need to block off a window.
5. A building department permit will be required for this work and should be obtained by the applicant prior to the beginning of work.

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

Staff Recommended Motion:

Move to approve the application for work at 9 S Adams to include the installation of a 5" diameter galvanized stainless steel double-wall vent with a gas vent top/diffuser as indicated in the application submitted on February 6, 2018.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



RECEIVED

FEB 06 2018

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

Date Filed:

Meeting Date:

Action Item/Study Item

4

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED**Property**

Address

9 South Adams Street, Ypsilanti MI 48197

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

Name

Growing Hope

Address

P.O. Box 980129

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

734-786-8401

E-Mail

laura@growinghope.net

Contractor

Contractor Name & Contact Info

Holbrook's Roofing Co., 5588 W. Jefferson Avenue, Trenton MI 48183

Type of work

- ☒ Roofing
☐ Window/Door
Replacement

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

☒ Other

Complete Description of Proposed Work:

1) Action Item: install a 5"-diameter double-wall vent for a new hot water heater through the roof of the MarketPlace Hall using 6"-diameter hole (see photos of approximate location). The vent will be of galvanized stainless steel and will extend approximately 3'-10" above the roof. It will be covered with gas vent top/diffuser (see photo of assembly). The height of the stack will be partially blocked by the parapet wall.

2) Study Item: blocking up the window on the west wall of the MarketPlace Hall. Growing Hope is now required to block the west window for fire prevention per the Building Department to meet fire code (it is at a right angle and within 10 feet of the non-sprinklered attached building). The window has been restored (broken window panes replaced, reglazed, muntins cleaned, primed and painted). We propose to use a sawzall to cut out the window frame and fill in with brick. The masonry wall around it is 8-10" thick.

Guidance from the HDC for blocking the window would be welcome.

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

stainless steel 5" diameter hot water stack, gas vent top, flashing, other materials needed for installation of complete assembly (roofer and plumber)

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:

\$385.00

Permit fee:

\$35 + _____ =

Signature

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

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

Signature:

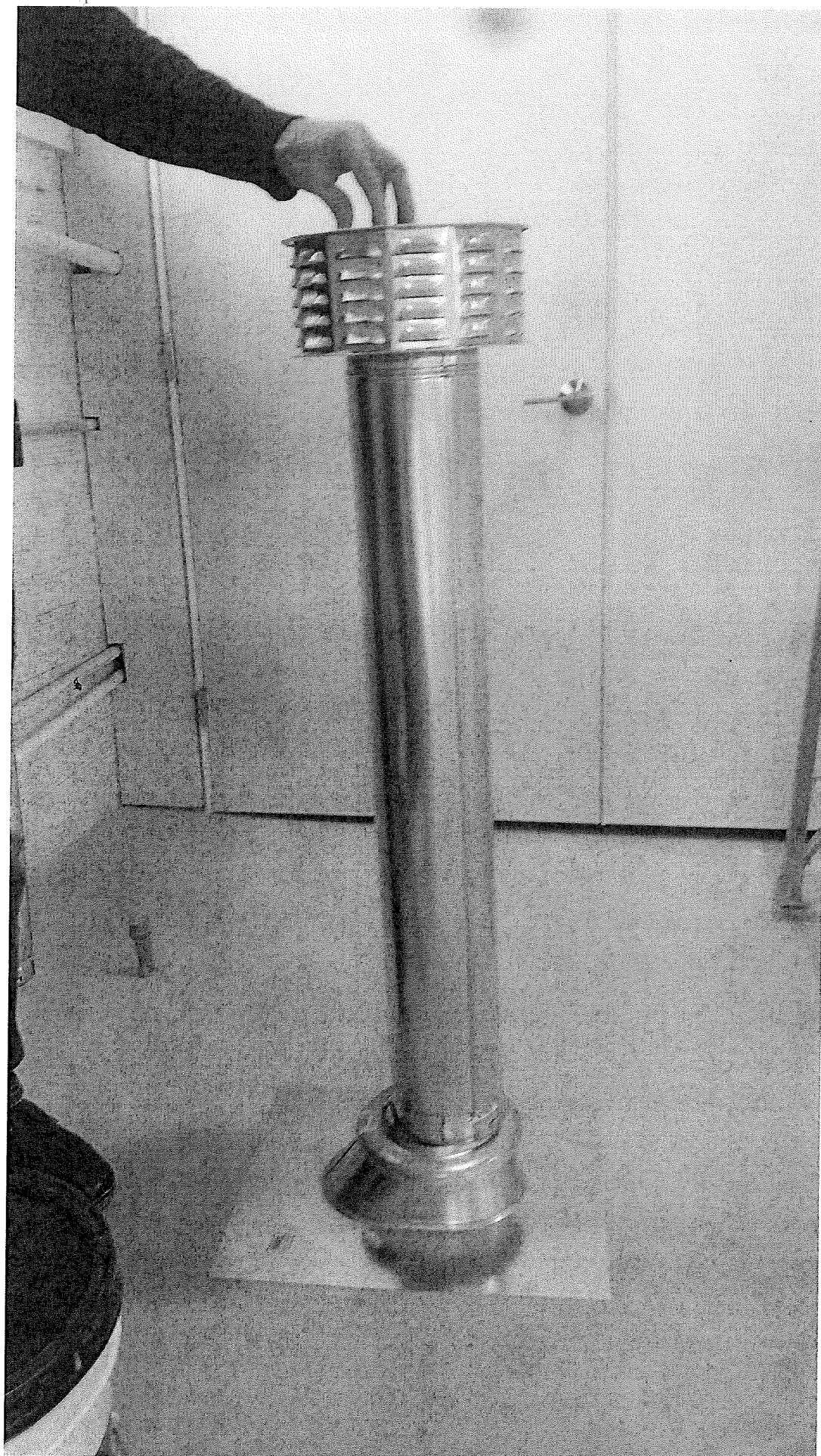
Date: 2/6/2018

Print Name:

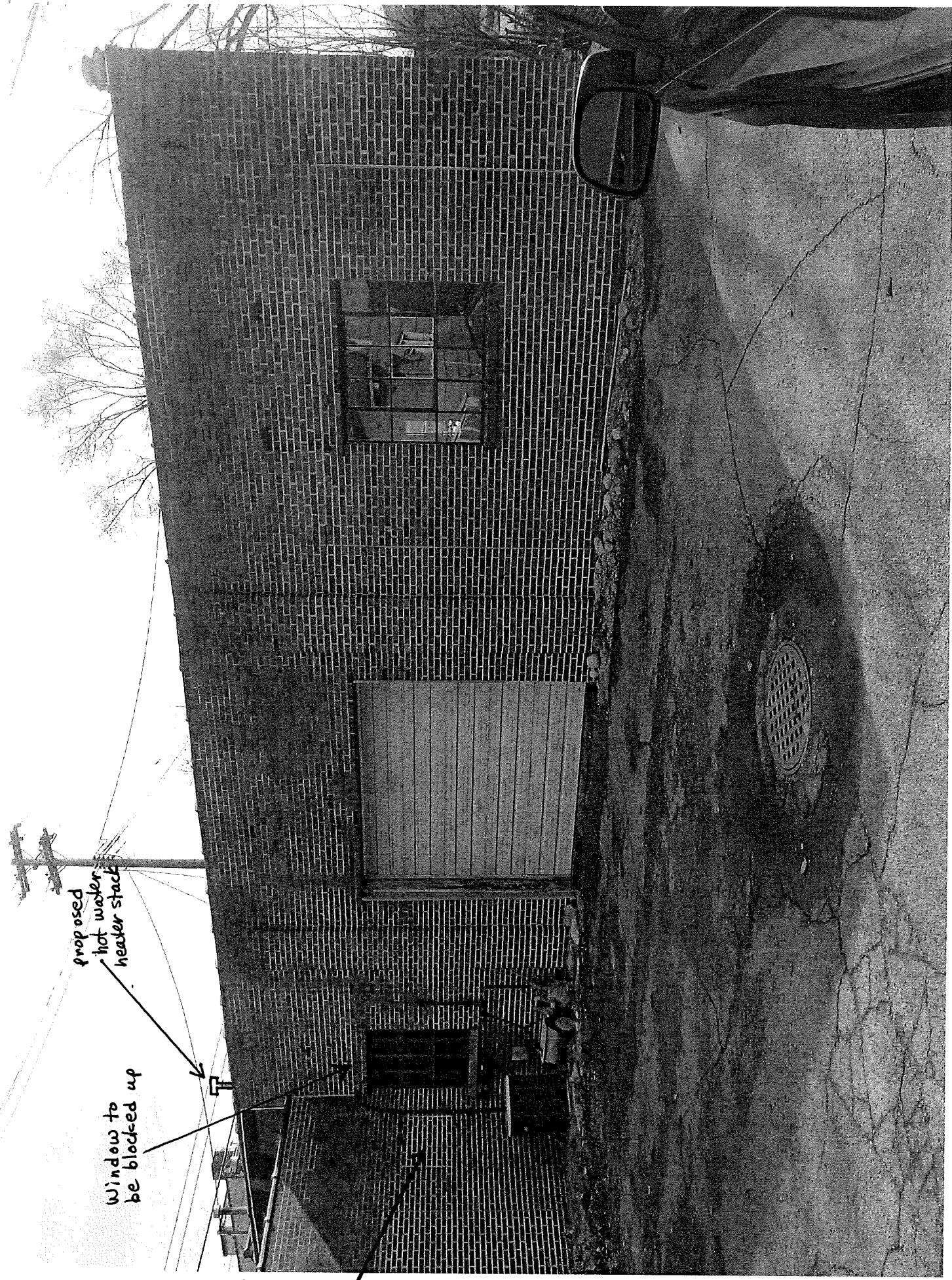
LAURA GREEN GILLIS for GROWING HOPE

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.



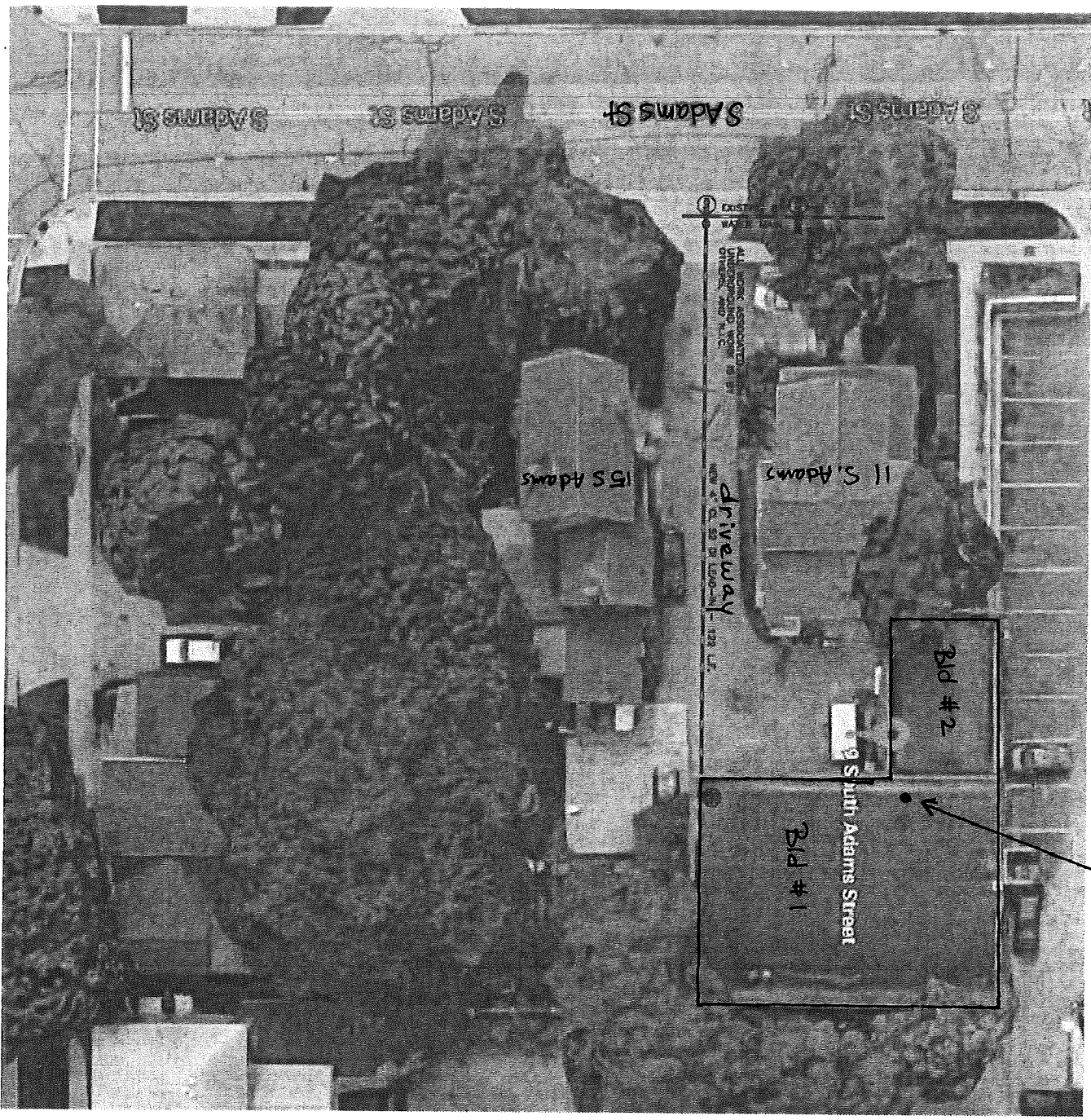
hot water heater stack assembly



Window previously
blocked up

Window to
be blocked up

proposed
hot water
heater stack



Michigan Ave

approximate location of stack

S Washington Street



HDC Work Permit Staff Review

Property address: 214 N Huron

Date of Application: January 31, 2018

Date of Review: February 8, 2018

Date of Meeting: February 13, 2018

Proposed work: gutter and downspout replacement

Materials: 6" half round aluminum gutters in Grecian Green with 4" round corrugated downspouts with internal hardware

Staff review:

1. The applicant is replacing failing gutters with new half round aluminum gutters and round corrugated downspouts.
2. The color will be changed from a light green to a dark green that matches the trim on the house.
3. The gutters and downspouts will be in the same locations as they are currently except one downspout in the rear will be moved south to accommodate new porch doors and a rain barrel.
4. A building department permit may be required for this work and should be obtained by the applicant prior to the beginning of work.

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

Staff Recommended Motion:

Move to approve the application for work at 214 N Huron to include the replacement of the gutters with 6" half round aluminum gutters in Grecian Green and 4" round corrugated downspouts with internal hardware as indicated in the application dated January 31, 2018.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



RECEIVED

FEB 06 2018

CITY OF YPSILANTI
BUILDING DEPARTMENT**City of Ypsilanti
Historic District Commission
Work Permit Application**One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.comR 23334
2855
PHD-18-0011**OFFICE USE ONLY**

Date Filed:

Meeting Date:

2-13-18

Action Item/Study Item

5

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

214 NORTH HURON STREET, YPSILANTI, MI 48197

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

Name

CHARYL C. FARMER, OWNER

Address

214 NORTH HURON STREET

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

734-481-1804

E-Mail

MAYORSIS@PROVIDE.NET

Contractor

Contractor Name & Contact Info

AU SEASON GUTTERS, INC. ; JORDAN 734-426-7960

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

☒ Other Gutters

Complete Description of Proposed Work:

REPLACE HALF ROUND GUTTERS THAT HAVE FAILED WITH NEW HALF ROUND GUTTERS. PAINT COLOR WILL CHANGE FROM LIGHT GREEN (MATCHES BODY OF HOUSE) TO GRECIAN (FOREST) GREEN (MATCHES TRIM ON HOUSE. PLACEMENT OF DOWNSPOUTS WILL BE THE SAME EXCEPT FOR IN THE BACK OF THE HOUSE (EAST SIDE) WHERE IT WILL BE MOVED FROM THE CENTER OF THE PORCH OPENING TO THE SOUTH SIDE OF THE OPENING TO ACCOMMODATE NEW PORCH DOORS AND A RAINBARREL.

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:

\$8,028.00

Permit fee:

\$35 + 10 = \$45.00

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:

1-31-18

Print Name:

CHERYL C. FARMER

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

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

PH Dec-18-2011

All Season Gutters, Inc.®

P.O. Box 2285
 Ann Arbor, MI 48106
 Tel: 734-426-7960/ 888-662-2550
 Fax: 734-426-7961

Proposal

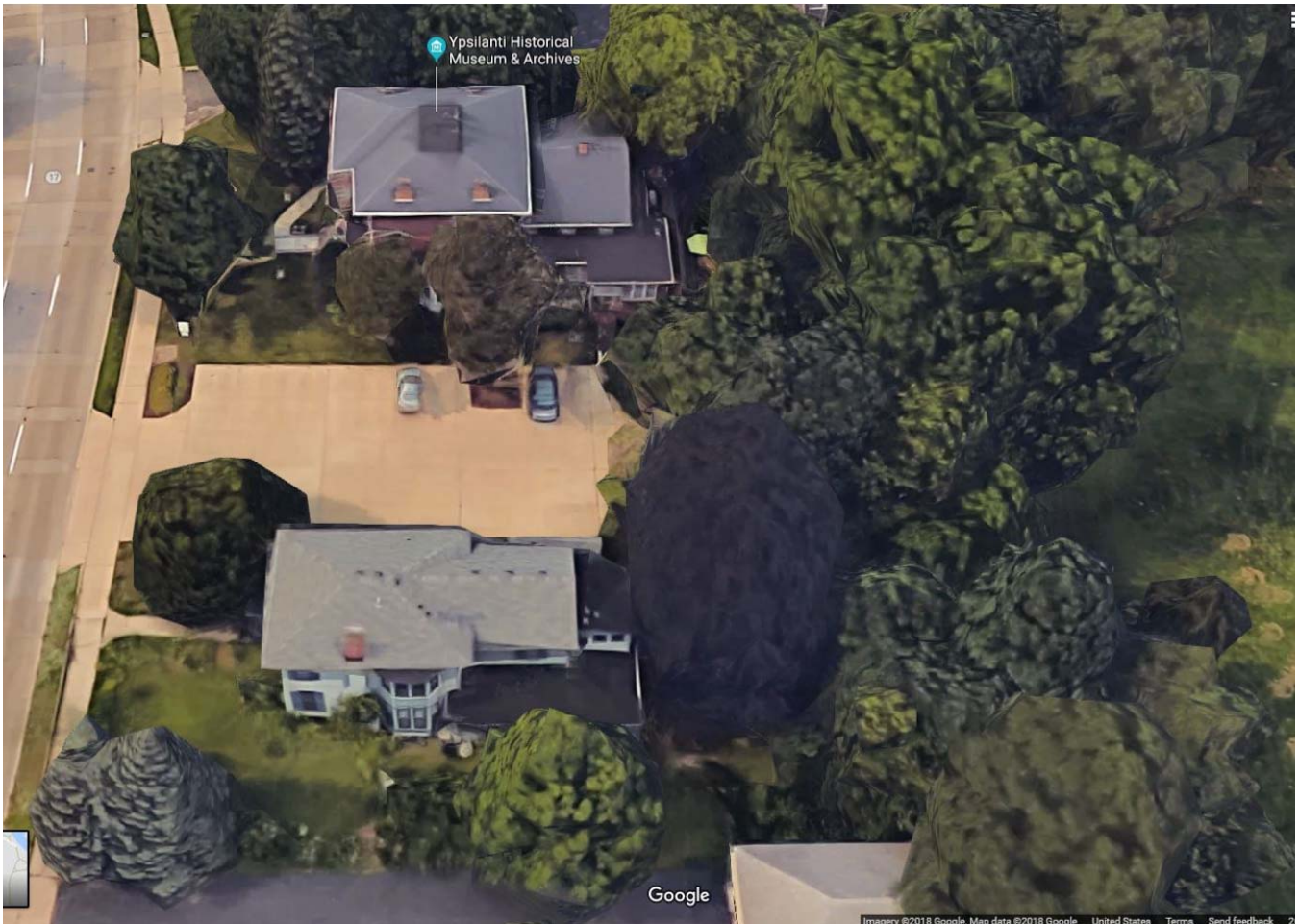
Date	Estimate #
12/1/2017	9941

Name / Address
Cheryl Farmer 214 North Huron Street Ypsilanti, MI (734) 481-1804

Project Location
214 North Huron Street Ypsilanti, MI

P.O. Number	Terms	Rep
	Upon Completion	JM

Description	Cost		
Location: Lower Portion of Home Bid to provide and install 6" Half Round Style Seamless Aluminum Gutters (Grecian Green) with 4" Round Corrugated Aluminum Downspouts (Grecian Green) on lower portion of home only. Mounted with Internal Hardware.	3,984.00		
Location: Upper Portion of Home Bid to provide and install 6" Half Round Style Seamless Aluminum Gutters (Grecian Green) with 4" Round Corrugated Aluminum Downspouts (Grecian Green) on upper portion of home only. Mounted with Internal Hardware.	4,044.00		
<table border="1"> <tr> <td> X _____ Authorized Signature for Project Acceptance </td><td> Proposal total \$8,028.00 </td></tr> </table>		X _____ Authorized Signature for Project Acceptance	Proposal total \$8,028.00
X _____ Authorized Signature for Project Acceptance	Proposal total \$8,028.00		



214 N Huron



HDC Work Permit Staff Review

Property address: 100 Market Place

Date of Application: January 30, 2018

Date of Review: February 7, 2018

Date of Meeting: February 13, 2018

Proposed work: installation of a mail slot in the south café door

Materials: Door letterbox-letter plate-10/12 inch in black

Staff review:

1. The applicant was seen as a study item at the January 23, 2018 HDC meeting.
2. The applicant plans to install the mail slot in the center panel of the south café door.
3. HDC to confirm the exact location and color.

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

Staff Recommended Motion:

Move to approve the application for work at 100 Market Place to include the installation of a mail slot in the center panel of the south café door. The letter plate will be finished in black.

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-18-
OFFICE USE ONLY

Date Filed:

Meeting Date: 2/13/18

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

100 Market Place

Applicant

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

Name

Friends of Ypsilanti Freight House

Address

100 Market Place

PO Box 970919

City

Ypsilanti

State

Michigan

Zip

48198

Phone / Fax

810-241-0600

E-Mail

Contractor

Contractor Name & Contact Info

Home Services LTD

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

☒ Other

Complete Description of Proposed Work:

Install mail slot in
center panel of South Cafe Door
(see attached cut sheet)

Project was reviewed
as a Study Item at last
HDC meeting 1/23/18

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

mail slot

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:

cost of mail slot.

Permit fee:

\$35 +

waived

=

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:

[Redacted Signature]

Date:

1/24/18

Print Name:

RONALD W. RUPERT

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

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



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Item condition: **New**

Colour: **- Select -**

Quantity: **1** More than 10 available
48 sold / [See feedback](#)

Price: **GBP 13.99**
Approximately
US \$19.61

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100% buyer satisfaction

48 sold

New condition

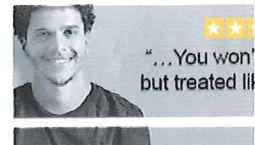
Seller information

[toramehdizade-0](#) (79)
98.8% Positive feedback

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[See other items](#)



Shipping: **GBP 3.00 (approx. US \$4.21)** Economy Shipping | [See details](#)

See details about international shipping here.

Item location: Taunton, United Kingdom

Ships to: Worldwide [See exclusions](#)

Delivery: **Estimated between Wed. Feb. 14 and Thu. Mar. 1**

Please note the delivery estimate is **greater than 14 business days.**

Ships today if paid within 1 hr 0 min [Details](#)

Payments: **PayPal** | [See details](#)

Returns: **14 days, buyer pays return shipping** | [See details](#)

Guarantee: [See details](#)

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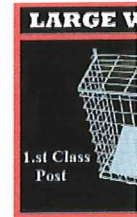
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+ \$18.42
Popular



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Popular

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Last updated on Jan 23, 2018 18:10:52 PST [View all revisions](#)

eBay item number:

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JANUARY 23, 2018

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice-Chair, 7:00 p.m.

Meeting Location: Ypsilanti Freighthouse, 100 Marketplace, Ypsilanti, MI

Commissioners Present: Ron Rupert, Jane Schmiedeke, Mike Davis, Jr., Alex Pettit, Hank Prebys, Erika Lindsay (7:05)

Commissioners Absent: Anne Stevenson

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

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moved to approve the agenda as amended to add 530-534 N Huron and 15 W Forest, as well as 100 Market Place as study items.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS

206-210 N Washington

**Application is for window replacement*

Applicant: Greg Davel, owner-Not present

Motion: Davis (second: Pettit) moved to deny the application dated December 4, 2017 for 206-210 N Washington with the finding that the application is incomplete and lacks the necessary information for consideration.

Approval: Unanimous approval. Motion carries.

NEW BUSINESS

211 Maple

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

204 Maple

**Application is for AC condenser installation*

Applicant: Norman Maurer, contractor-Present

Discussion: Maurer: Stated that the furnace of the residence failed and they wanted to put air conditioning in at the same time. They are seeking permission to put it on the side of the house.

Rupert: Asked if there would be something covering it from the sidewalk.

Maurer: Responded that could happen.

Motion: Davis (second: Rupert) moved to approve the application for work already done at 204 Maple for the installation of an air conditioning unit on the west side near the rear of the house with the condition that some sort of shrub is planted in front of the unit to provide some screening.

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.

15 W Michigan

**Application is for door replacement*

Applicant: Frank Fejeran, owner-Present

Discussion: Fejeran: Stated he wants to replace the front and back door because they are too leaky.

Davis: Asked if it would be a solid wood door.

Fejeran: Stated he can do that.

Rupert: Asked what the window will look like in the front.

Fejeran: Responded it will match as close as possible to what is there now.

Davis: Asked if it will be clear or tinted glass.

Fejeran: Stated that it will be clear glass.

Motion: Davis (second: Pettit) moved to approve the application for work at 15 W Michigan for the installation of new doors. The rear door is to be an out-swinging fiberglass flush style door and the front door is to be a solid wood door with clear glass similar to the existing door. Both doors will be painted red to match the existing color scheme, in the color Flirt Alert.

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.

211 Maple

**Returned to application after applicant's arrival.*

**Application is for fence installation*

Applicant: Jennifer Boehme, owner-Present

Discussion: Boehme: Stated that the fence location is shown in yellow on the map that she submitted with the application. Stated that she was previously seen by the HDC as a study item prior to the holiday. Stated that the fence will not run along the property line but it will run up to the neighbor's fence. Stated that she wants a gothic style wooden fence, and it will be painted white.

Motion: Pettit (Second: Davis) moved to approve the application for work at 211 Maple to include an installation of the installation of the fence as depicted in the application dated January 9, 2018. The fence will consist of 5' x 8' pressure treated pine in French Gothic style fence panels with 4" pressure treated pine fence posts. One

fence panel will be made into a gate with 6" pressure treated pine posts. The fence and posts will be painted white.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Approval: Unanimous approval. Motion carries.

STUDY ITEMS

530-534 N Huron and 15 W Forest

Discussion: Kochanek: Stated the owner wants to do an entire development in this location and that the owner is considering demolishing the buildings and doing a mixed use development in this location. The current plan is to do a retail space with apartments above in the area where 15 W Forest is located. The building will be brick. A gas station is planned for the corner. The owner plans to keep the Keg up and running during construction. The planning staff's recommendation is to do a mixed use building on the corner. Owner is looking for feedback from the HDC on whether or not it is possible to demolish the three buildings.

Davis: Stated he would not support the building on the corner being demolished without it being replaced with another building.

Lindsay: Stated that it would be great to see some green space there. Added that the height of the building would be important to consider. Asked if all the available apartments downtown are filled.

Davis: Asked how many apartments would be in the building.

Kochanek: Responded that he and the planning staff do not know.

Prebys: Asked if The Keg will remain.

Kochanek: Responded that it will remain during the demolition, but the plans may be to move it into the new building once that building is completed.

Pettit: Asked if 15 W Forest is a significant structure in the district.

Kochanek: Responded that it does not come up in the national register nomination.

Prebys: Added that one of the buildings was part of the co-op at the time.

Pettit: Stated that if we do not find the building in the survey, we will need to take a look at it. Added that if the other two structures are demolished, he does not feel a loss.

Prebys: Added that something better might come, but the commission will have to know what that will be.

Rupert: Asked what the parking will be like with new development.

Kochanek: Responded that parking, as planned by the applicant, is an issue at this space since the parking required by the zoning ordinance will need to be placed in the rear and the non-street side.

Rupert: Stated that the house is what most concerns him.

Davis: Asked if the house is in good shape, is the particular style of house something needing to be preserved because of its importance.

Prebys: Stated that whatever replaces what is demolished will have to benefit the community.

Schmiedeke: Asked if they would want to see proposed drawings of the new structure before any demolition is approved. [HDC affirmed.]

Davis: Stated that looking at the house online, he has problems taking the house down because it looks in good shape.

Schmiedeke: Stated one could develop the rest of the property and leave the house.

Kochanek: Summarized that the HDC would not be adverse to the demolition of The Keg and the Torminos buildings, but the house is still in question as to its significance to the district and that it appears to be in good shape. Stated that staff will do some research into the property. Stated that the Planning Commission may need to see the project prior to the HDC, due to the need for a more concrete plan in order to justify

the reason for demolition "as a deterrent to a major improvement program."

Lindsay: Stated it may be best to temper the expectations of the owner about the speed of the process.

Schmiedeke: Asked how HDC would feel about moving that house.

Kochanek: Asked if the house was moved, would it need to remain in the historic district.

Pettit: Responded yes.

Pettit: Stated that the HDC is limited in its criteria regarding demolition. It has to be a hazard, financial burden, or stand in the way of bettering the community. Therefore, unless the owner creates some plan for bettering the community with the development, the HDC does not have a reason to approve the demolition.

Davis: Stated that he does not want to make the owner feel the HDC is opposed to new development in the historic district.

100 Marketplace

Discussion: Rupert: Stated that he wants to put a mail slot with a mail bag in the center panel of the southwest café door.

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

2017 HDC Annual Report

Motion: Rupert (second: Lindsay) moved to accept the HDC annual report for 2017.

Approval: Unanimous approval. Motion carries.

Property monitoring

Kochanek: Stated that she is holding off on sending out any letters regarding the LED light strips until after February, when most people will have taken down any remaining holiday lights. Added that there are now lights lining the windows on the second floor of the building across the

street from the old Huron hotel building, on the southeast corner of that intersection and that there is also an animated sign flashing in the window.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of previous minutes for January 9, 2018

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

Approval: Unanimous approval. Motion carries.

ADJOURNMENT

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

Approval: Unanimous approval. Motion carries.

MEETING ADJOURNED at 7:38 p.m.

2018
Historic District Commission
Annual Election of Officers

NOMINATION FORM

Please check those Commissioners whose names
you wish to appear on the election Ballot
(include both Chair and Vice Chair)

	CHAIR	VICE CHAIR
Davis, Mike	[]	[]
Lindsay, Erika	[]	[]
Pettit, Alex	[]	[]
Prebys, Hank	[]	[]
Rupert, Ron	[]	[]
Schmiedeke, Jane	[]	[]
Stevenson, Anne	[]	[]

Please return completed nomination forms to Staff by the end of the February 13th meeting.