

1. Historic District Commission Agenda 6-12-18

Documents:

[00-HDC JUNE 12, 2018 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 6-12-18

Documents:

[HDC MEETING PACKET 6-12-18.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, June 12, 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
Mike Davis, Jr., Vice Chair	P	A
Erika Lindsay	P	A
Alex Pettit	P	A
Hank Prebys	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. 113 Buffalo	Side & rear porch installation
2. 405 Maple	Amendment to reroof application
3. 6 S Washington	Amendment to storefront work application

B. NEW BUSINESS

4. 314 Maple	Solar Panel installation
5. 15 Oak	Door installation
6. 106 N Adams	Wood structure/fence for hanging garden
7. 232 N River	Porch work
8. 301 W Michigan	Sign installation
9. 216 N Washington	Concrete pad & apron/ gravel installation

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

10. 114 W Michigan	Amendment to sign application
11. 314 Maple	Reroof

E. OTHER BUSINESS

12. Demolition process/application discussion
13. Property monitoring
14. LED lighting strips resolution/policy

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

15. Approval of the minutes of May 22, 2018

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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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.

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

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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.



HDC Work Permit Staff Review

Property address: 113 Buffalo

Date of Application: May 14, 2018

Date of Review: June 6, 2018

Date of Meeting: June 12, 2018

Proposed work: side and rear porch installation

Materials: beadboard for the porch ceiling, aluminum (k-style) gutters, Tamko 3-tab shingles to match, Valspar Sequoia Glade (main), La Fonda Mirage (accent), Cincinnati Hotel Nichols Taupe (second trim), tongue & grove fir decking, lattice to match photos, concrete footings, wood joists, rafters and lintels, recessed hot tub

Staff review:

1. The applicant was tabled at the May 22, 2018 HDC meeting for a more simplified plan for the porch. Staff has contacted the applicant and they do not plan on attending this meeting but will submit plans for the June 26, 2018 meeting.
2. Applicant is looking to install a side/rear wraparound porch on the southwest side of the house, a recessed hot tub will be installed as well.
3. The applicant was previously approved by the HDC for the front porch rehab back on September 27, 2016.
4. The applicant has included three historic photos for documentation; however this is a new porch and the historic side porch does not appear to have been a wraparound porch thus it should be differentiated from the historic style.
5. The applicant plans to use beadboard for the porch ceiling, Tamko 3-tab shingles for roofing to match the house, tongue & grove fir decking, lattice to match photos, concrete footings, wood joists, rafters and lintels.
6. HDC to verify that the main material for the porch is wood and that all wood parts are to be fir or similar.
7. What appears to be k-style gutters are indicated on the plans. HDC to verify this and what color the gutters will be.

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.

8. HDC to confirm the location and if there will be any additional structure above ground for the hot tub.
9. Painting on the porch will be in the following to match the house: Valspar Sequoia Glade (main), La Fonda Mirage (accent), Cincinnati Hotel Nichols Taupe (second trim)
10. A Zoning review will be required.
11. A building department permit will be required for this work and should be obtained prior to the start of any work.

Relevant Secretary of the Interior's Standards:

~~#3, #9, #10~~, N/A

Recommended Motion:

Move to table the application for work on 113 Buffalo St for submittal of simplified plans for the porch as discussed at the May 22, 2018 HDC meeting.



R. 23825
#1112
PHDC-18-0043

**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

113 Buffalo, Ypsilanti, 48197

Applicant

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

Name

Stewart W. Beal

Address

113 Buffalo

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-320-6376

E-Mail

sbeal@gobeal.com

Contractor

Contractor Name & Contact Info

Beal Properties, LLC

Type of work

☐ Roofing

☐ Window/Door
Replacement

☒ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Install of side and rear porch. Ceiling material to be B-board, porches to be roofed using Tamko 3-tab shingles to match the shingles on the main house. Lattice to match historic photos, stairs and porch rails to match stair and porch rails in photos. Porch to be painted existing color scheme of the house as it currently is. Main color to be Valspar Sequoia Glade, Accent color is La Fonda Mirage. Trim number two color to be Cincinnati Hotel Nichols Taupe. See attached architectural drawings for further details.

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

See attached architectural drawings for further details.

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:
75,000

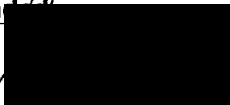
Permit fee:
\$35 + 120 = 155

Signature

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

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

Signature:



Date:

5/12/2018

Print Name:

Stewart W. Beal

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

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

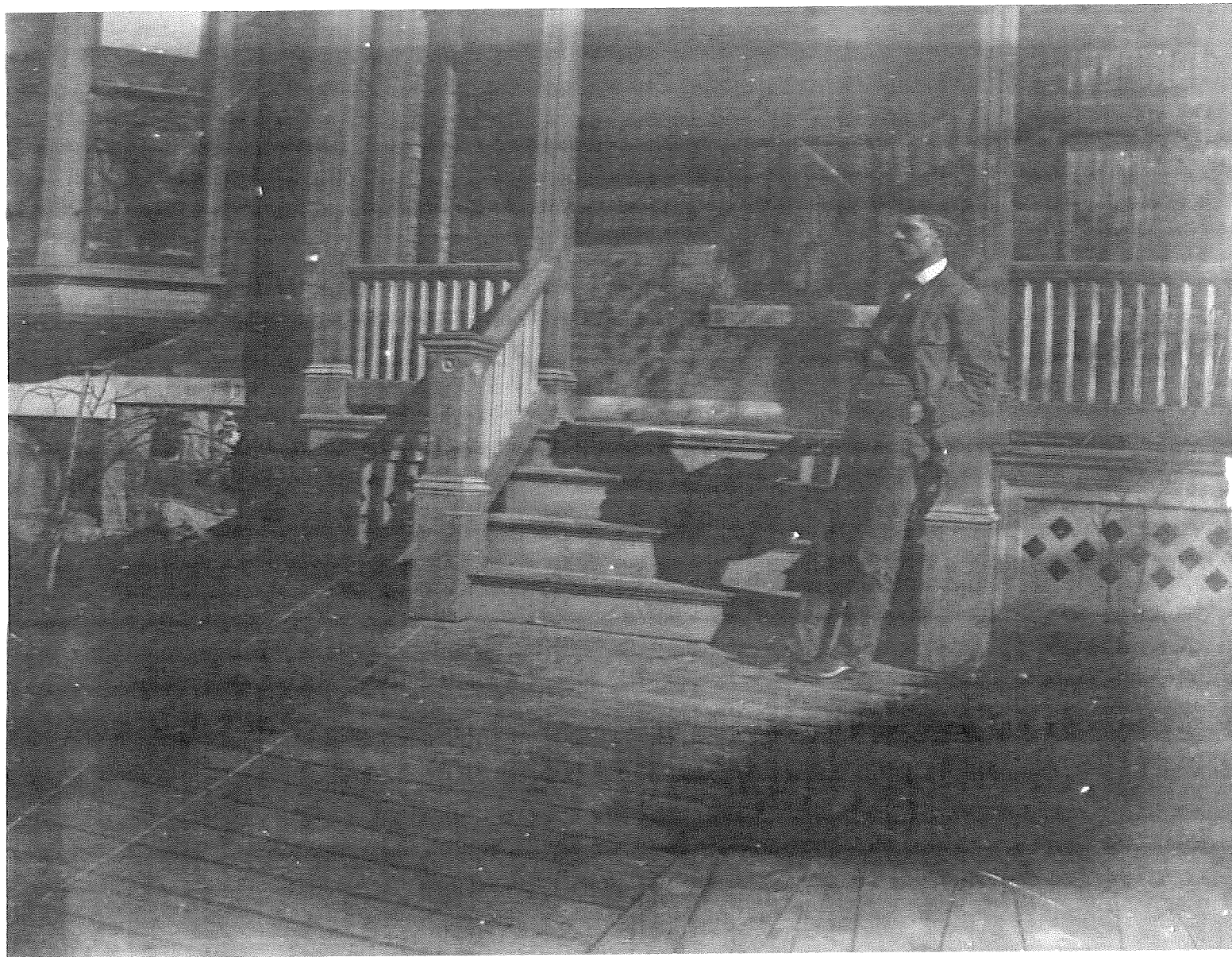
Image/Sketch for Parcel: 11-11-39-481-004



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PHDC. 18.0043

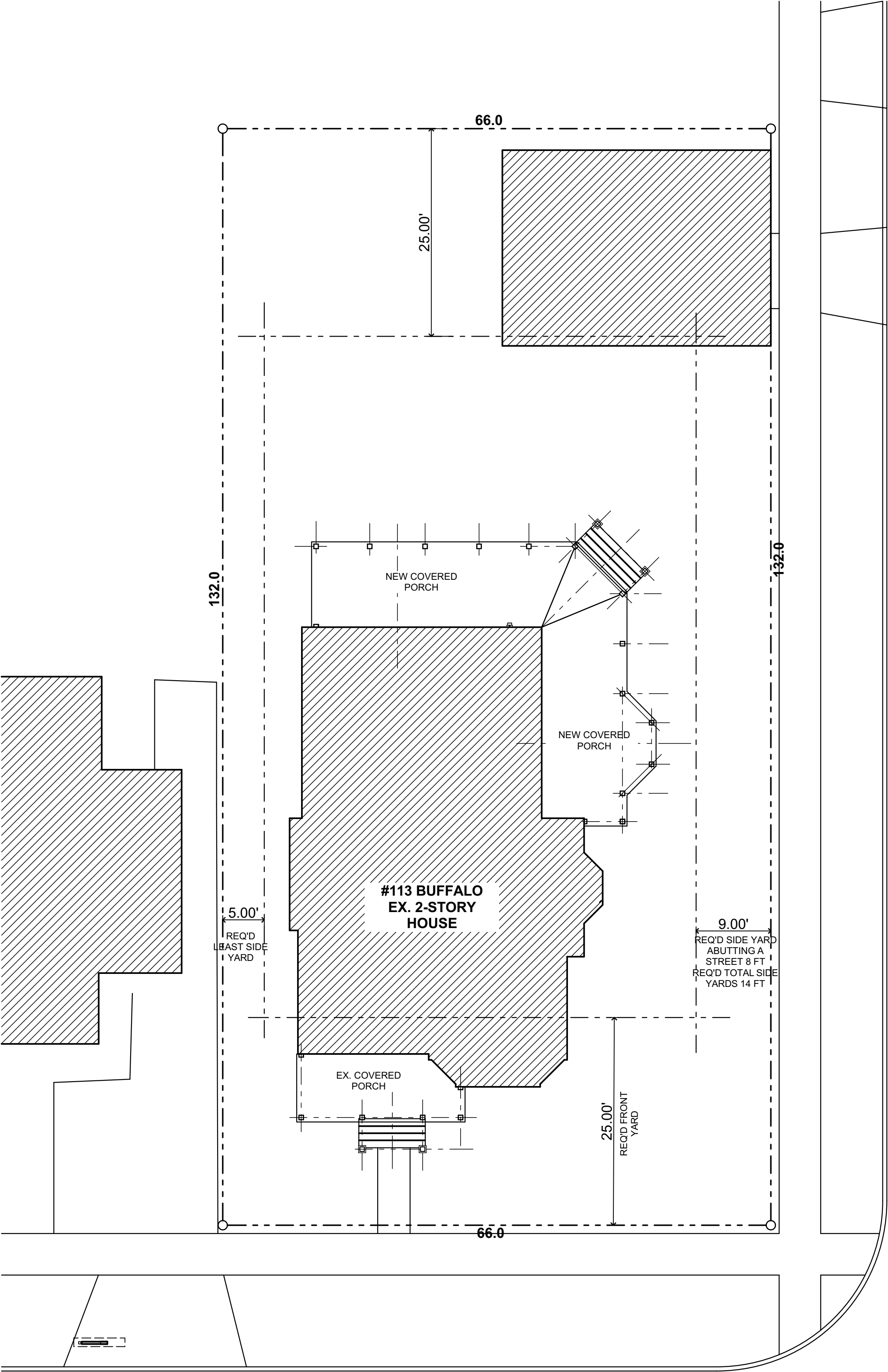






BEAL RESIDENCE

YPSILANTI, MI

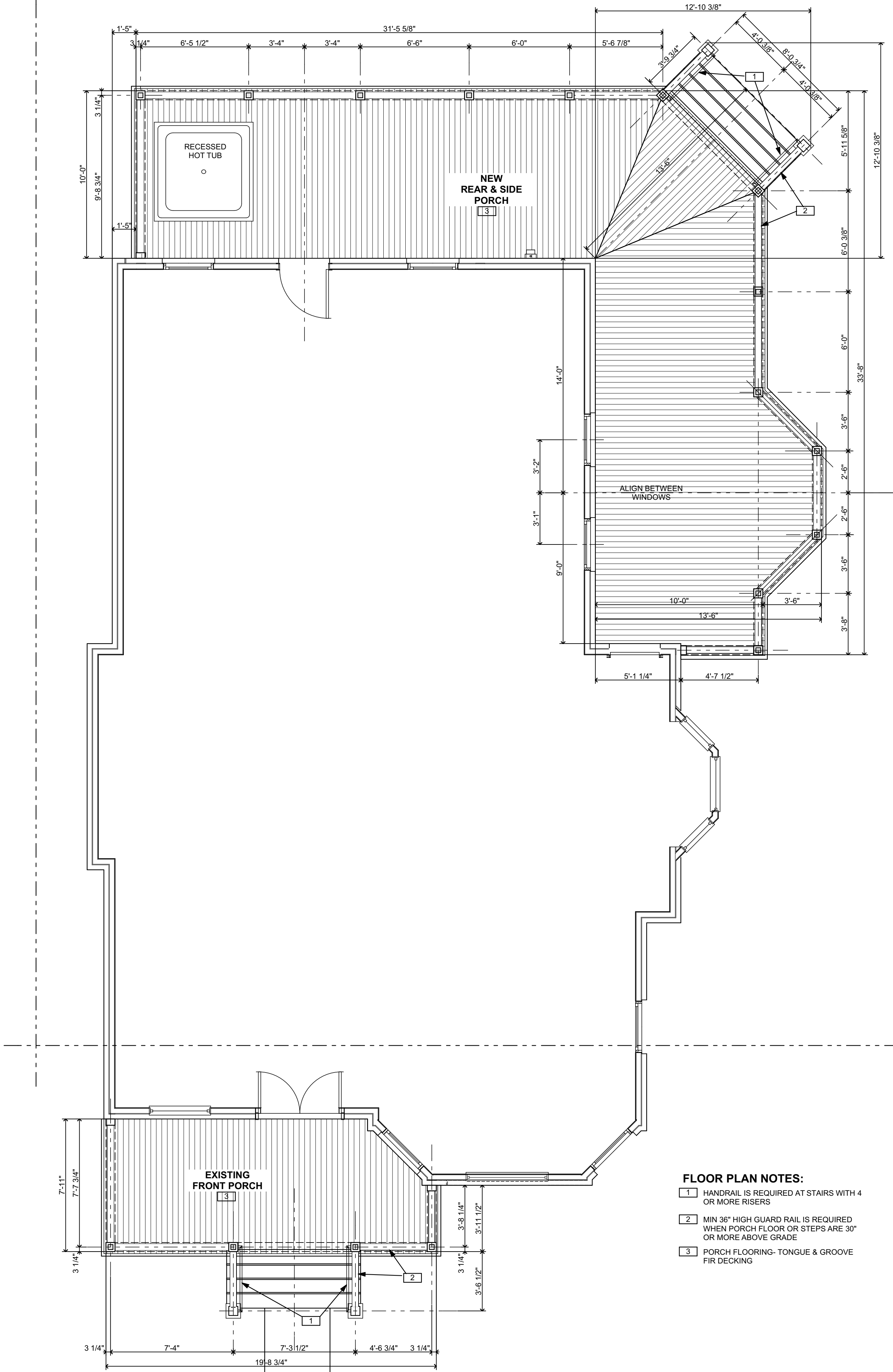


SITE PLAN

1" = 10'

S. WASHINGTON ST.

BUFFALO ST.



1ST FLOOR PLAN

1/4" = 1'-0"

- FLOOR PLAN NOTES:**
- 1 HANDRAIL IS REQUIRED AT STAIRS WITH 4 OR MORE RISERS
 - 2 MIN 36" HIGH GUARD RAIL IS REQUIRED WHEN PORCH FLOOR OR STEPS ARE 30" OR MORE ABOVE GRADE
 - 3 PORCH FLOORING- TONGUE & GROOVE FIR DECKING

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BALLOU ENTERPRISES PLLC

FOOTINGS
REVIEW
RENDERING
REVISION
PRELIMINARY

OCT 5 2016
27 SEP 2016
24 AUG 2016
31 MAY 2016
31 JAN 2014

focus / design
Todd Ballou, Registered Architect
(734) 276-2110
www.focusdesign.us
focusdesign@comcast.net
3300 Berry Rd, Ypsilanti, MI 48198

PROJECT:
BEAL RESIDENCE
113 BUFFALO ST
YPSILANTI, MI

TITLE: **SITE PLAN & FLOOR PLAN**

JOB NO:
1401

SHEET NO.

A1





2
A3 LEFT ELEVATION

1/4" = 1'-0"

1
A3 FRONT ELEVATION

1/4" = 1'-0"

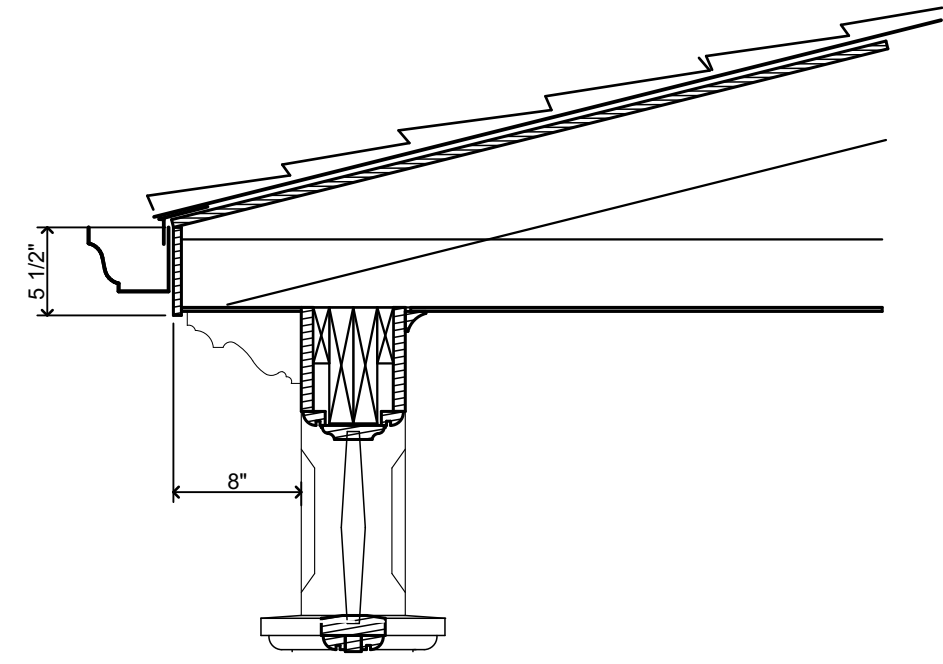


2
A4 RIGHT ELEVATION

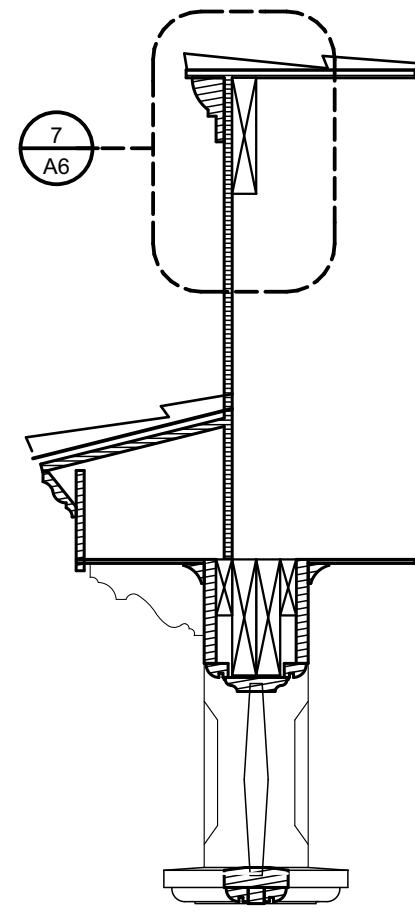
1/4" = 1'-0"

3
A4 REAR ELEVATION

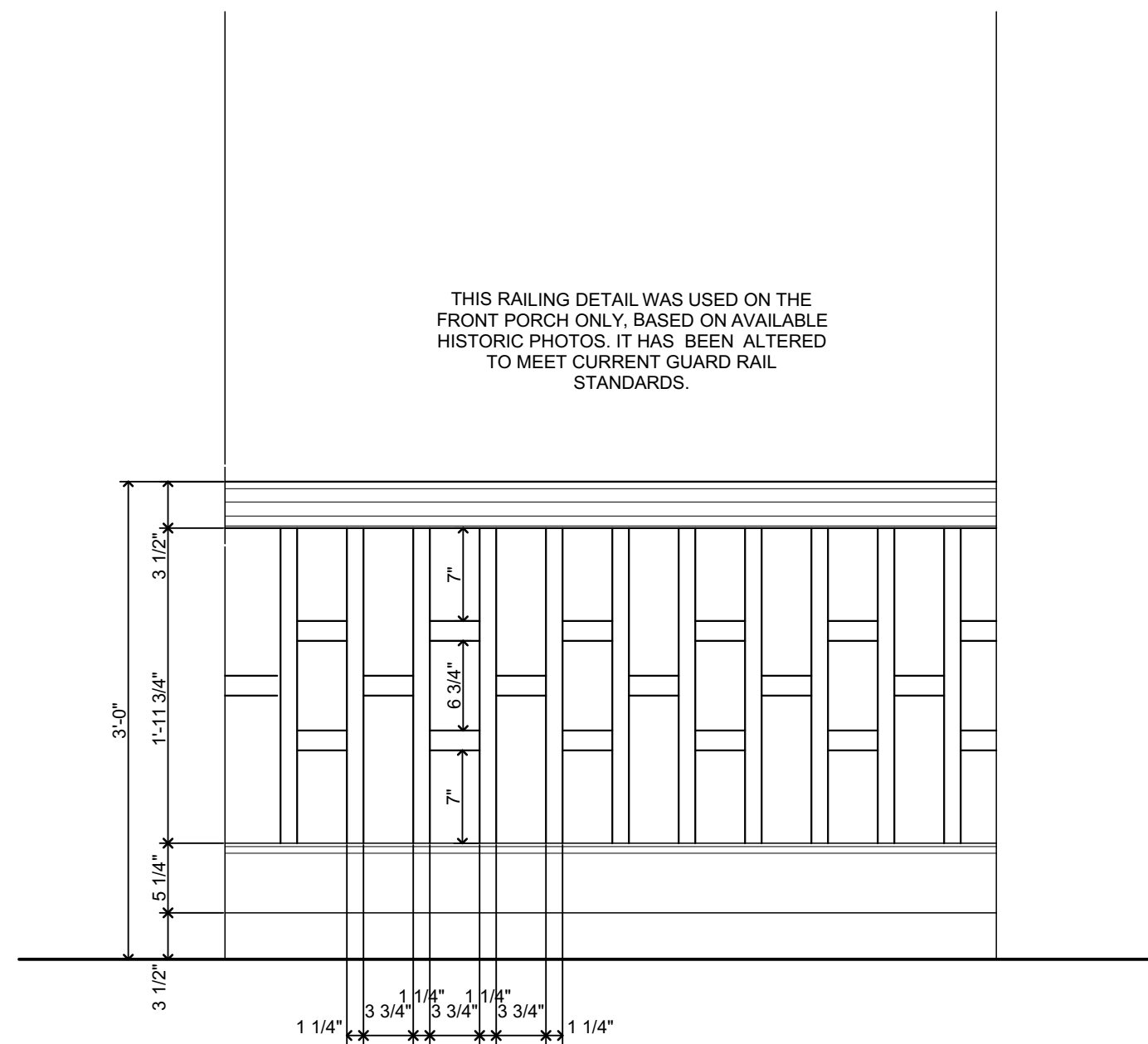
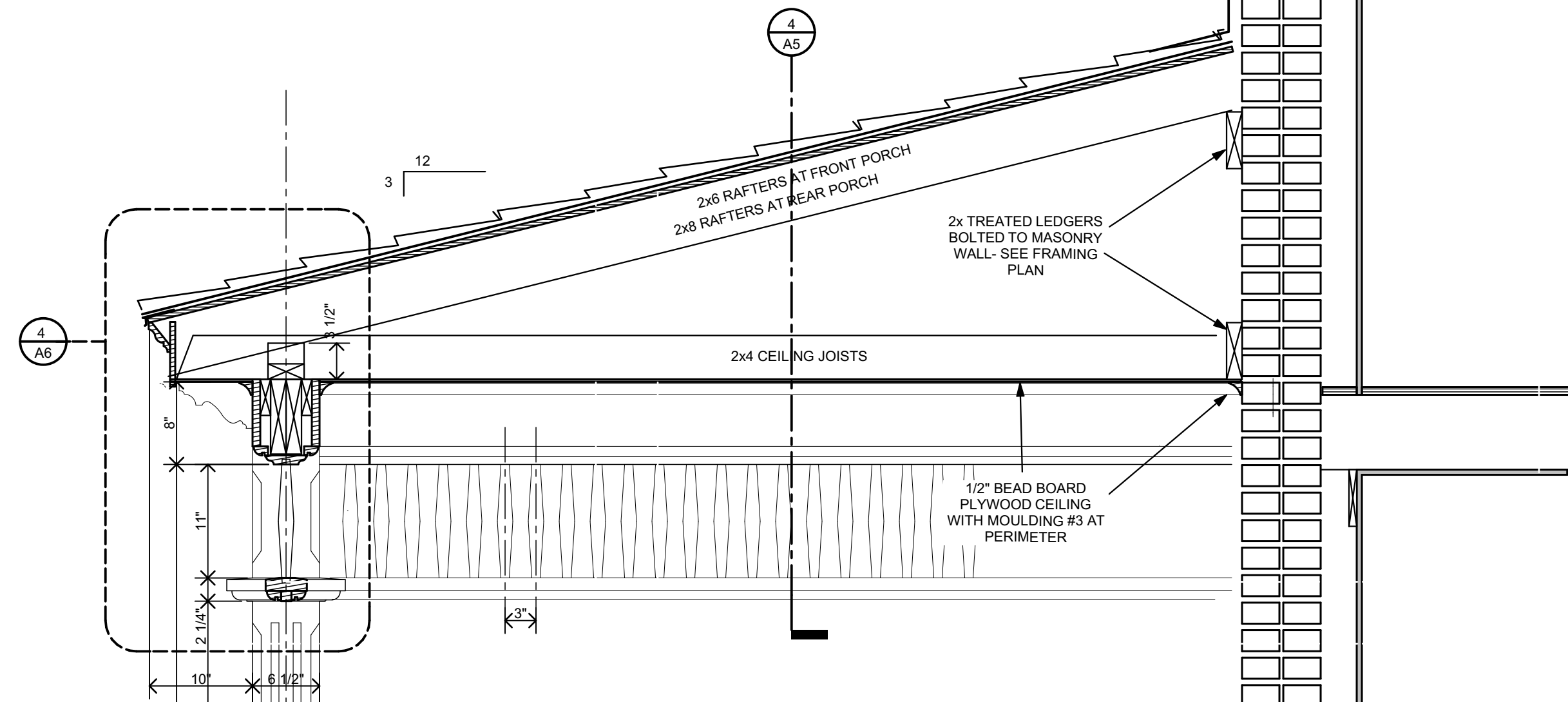
1/4" = 1'-0"



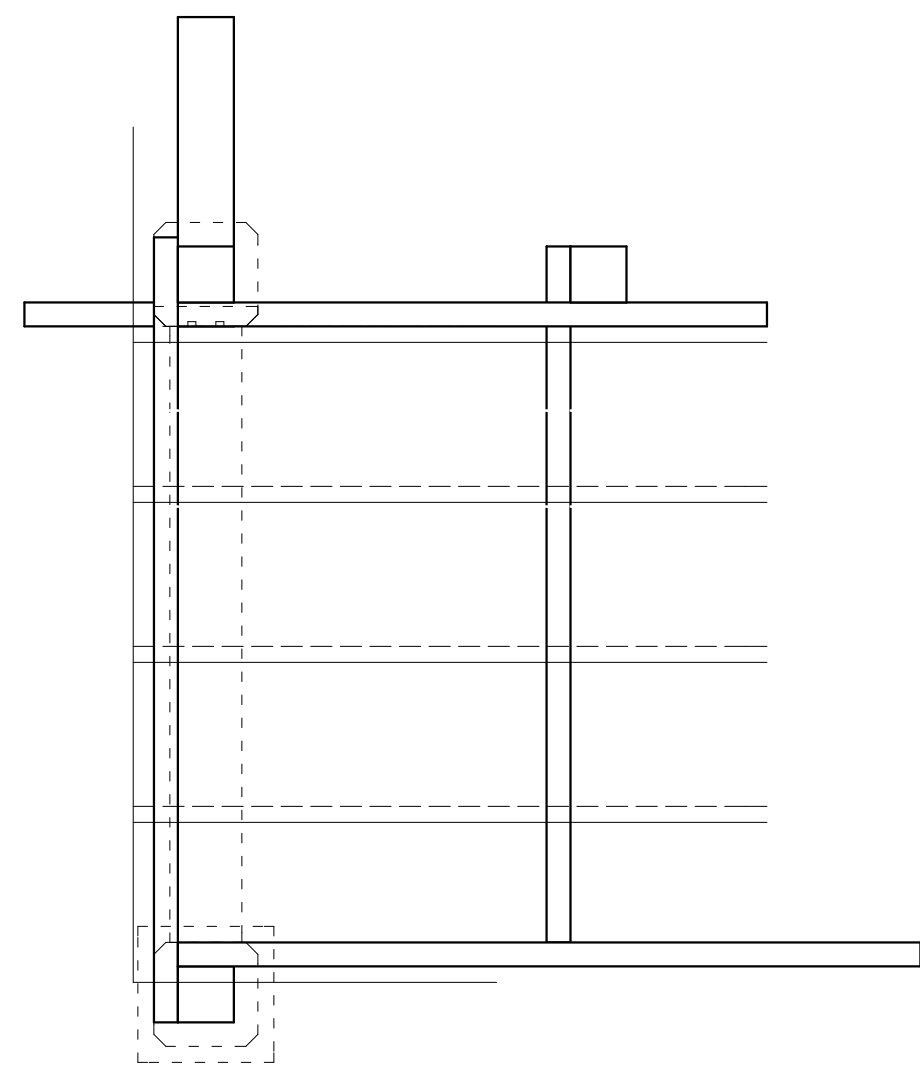
6
A5 **ALTERNATE EAVE WITH GUTTER**
Scale 1" = 1' - 0"



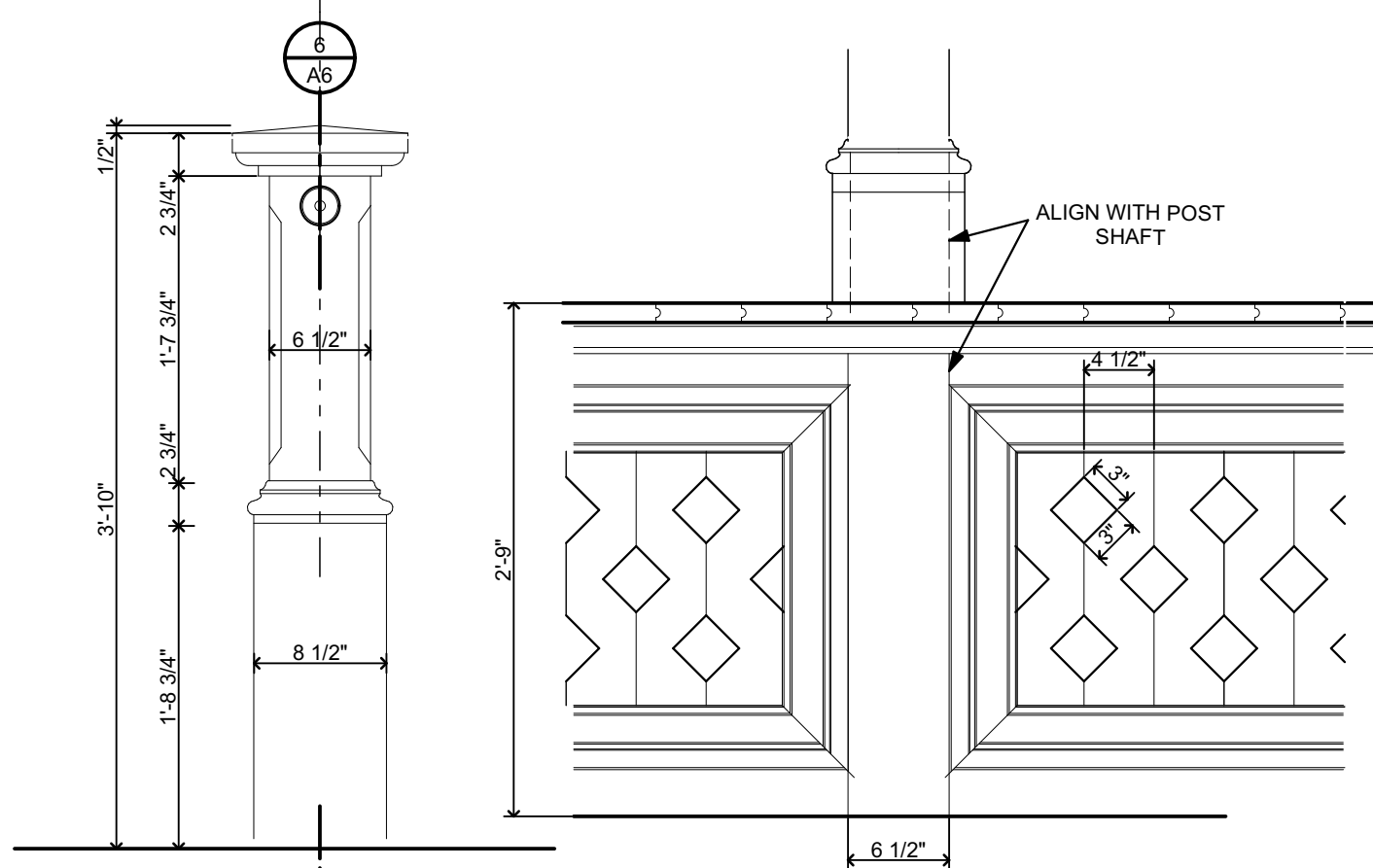
4
A5 **RAKE DETAIL**
Scale 1" = 1' - 0"



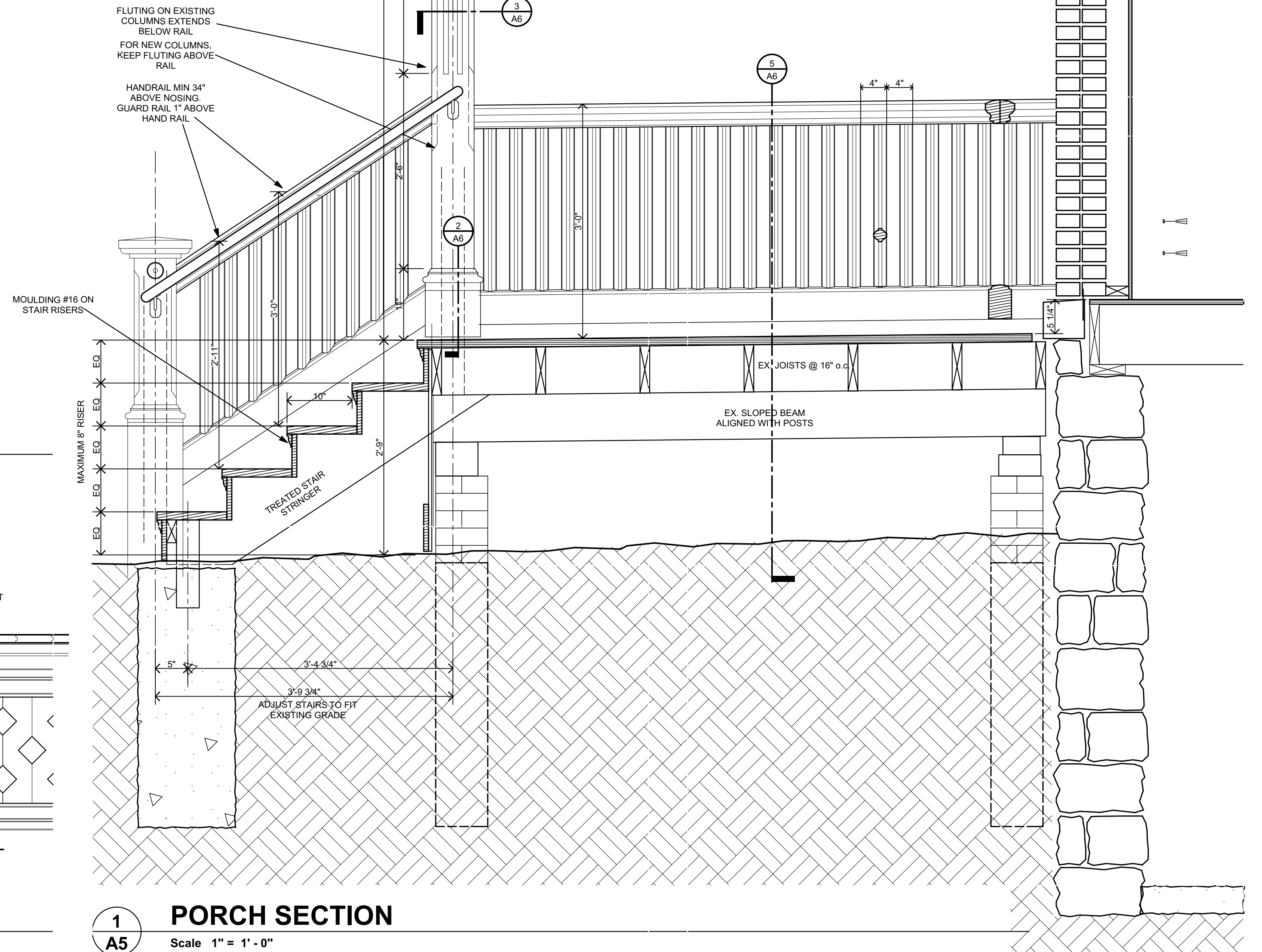
5
A5 **ALTERNATE RAIL DETAIL**
Scale 1" = 1' - 0"



3
A5 **STAIR FRAMING PLAN**
Scale 1" = 1' - 0"



2
A5 **SKIRT & RAIL**
Scale 1" = 1' - 0"



1
A5 **PORCH SECTION**
Scale 1" = 1' - 0"

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FOOTINGS
REVIEW
RENDERING
REVISION
PRELIMINARY

OCT 5 2016
27 SEP 2016
24 AUG 2016
31 MAY 2016
31 JAN 2014

focus / design
Todd Ballou, Registered Architect
(734) 276-2110
www.focusdesign.us
focusdesign@comcast.net
3300 Berry Rd, Ypsilanti, MI 48198

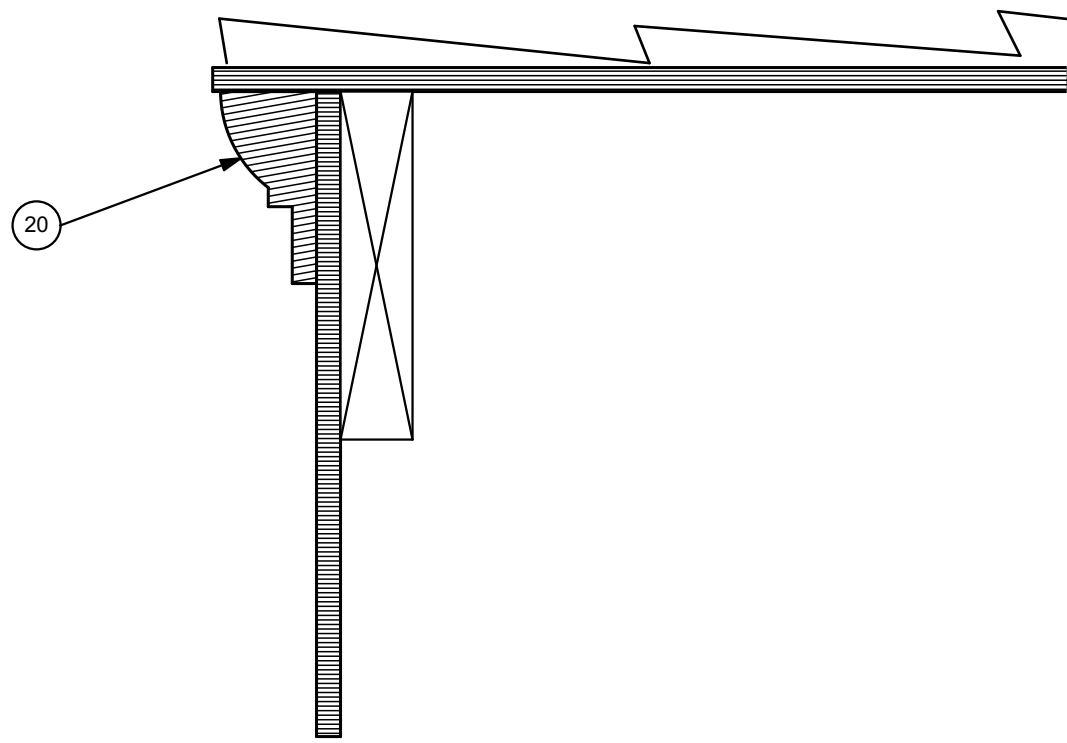
PROJECT:
BEAL RESIDENCE
1113 BUFFALO ST
YPSILANTI, MI

TITLE: **SECTION & DETAILS**

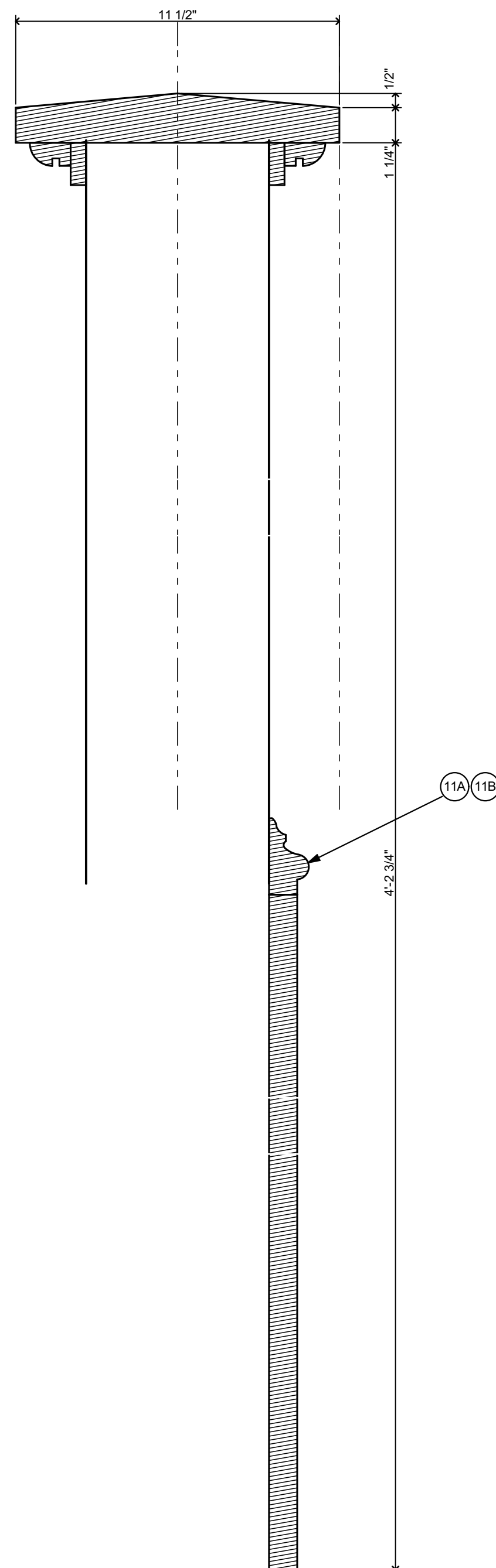
JOB NO:
1401

SHEET NO.

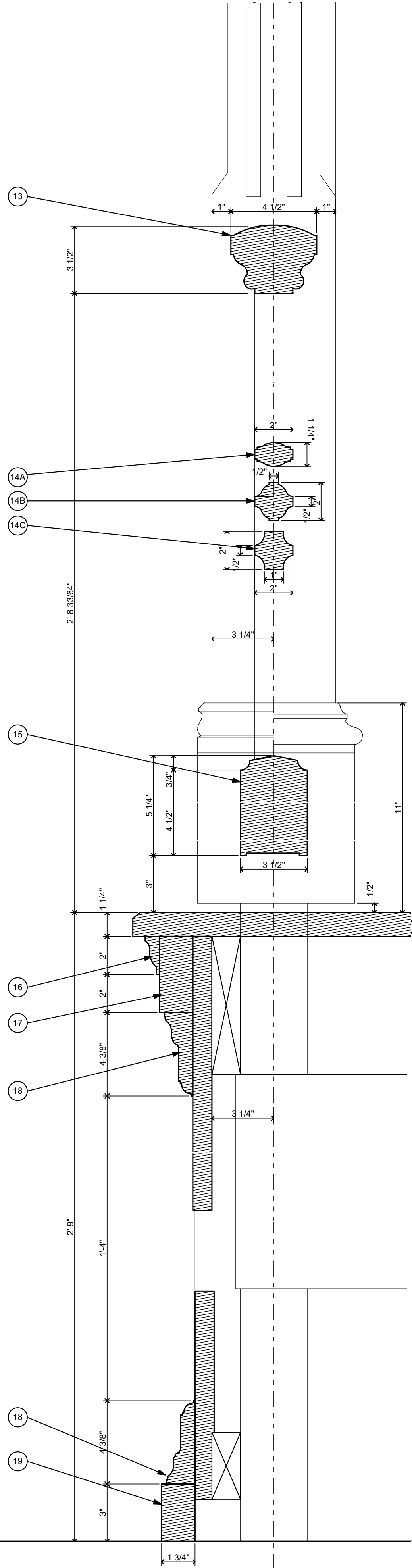
A5



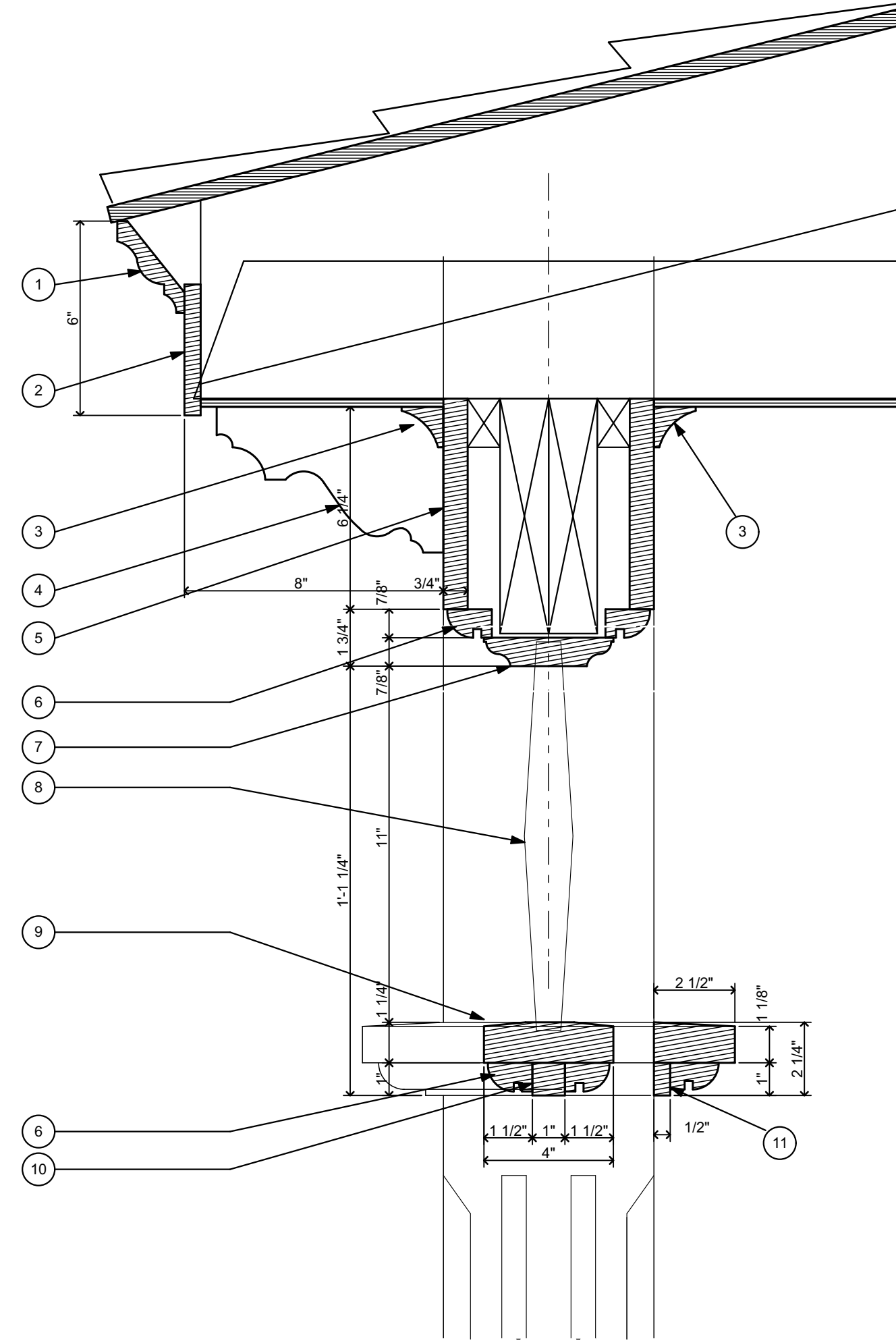
7
A6 **RAKE DETAIL**
Scale 3" = 1' - 0"



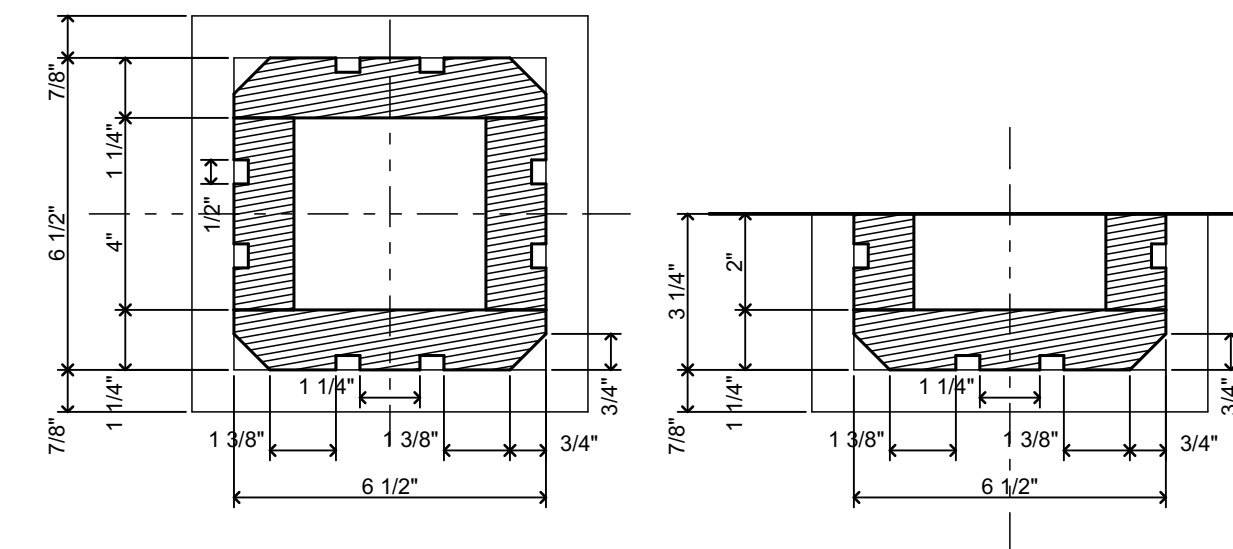
6
A6 **NEWEL POST**
Scale 3" = 1' - 0"



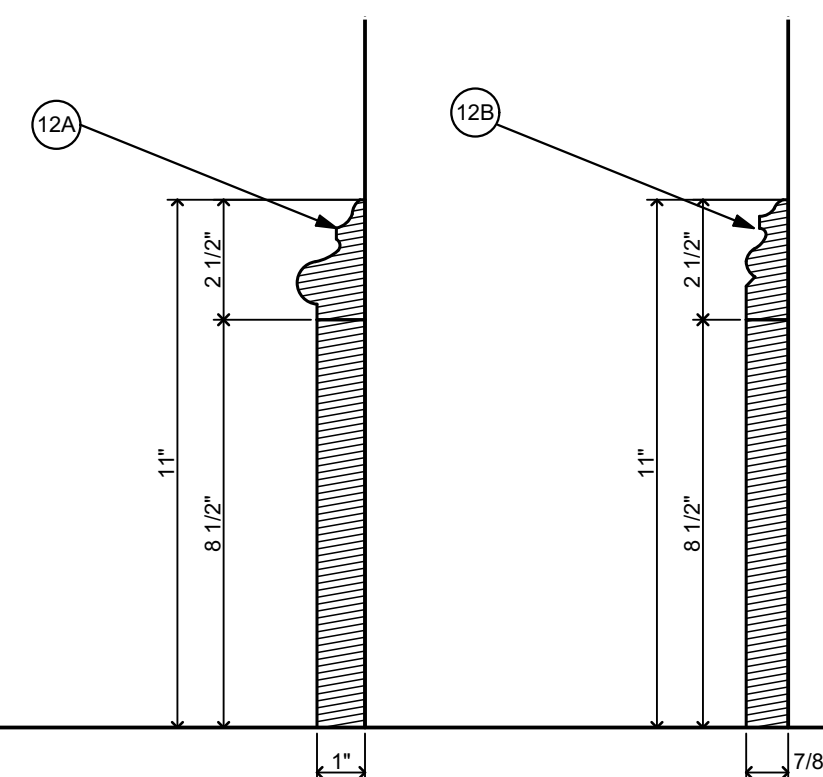
5
A6 **PORCH SKIRT & RAIL**
Scale 3" = 1' - 0"



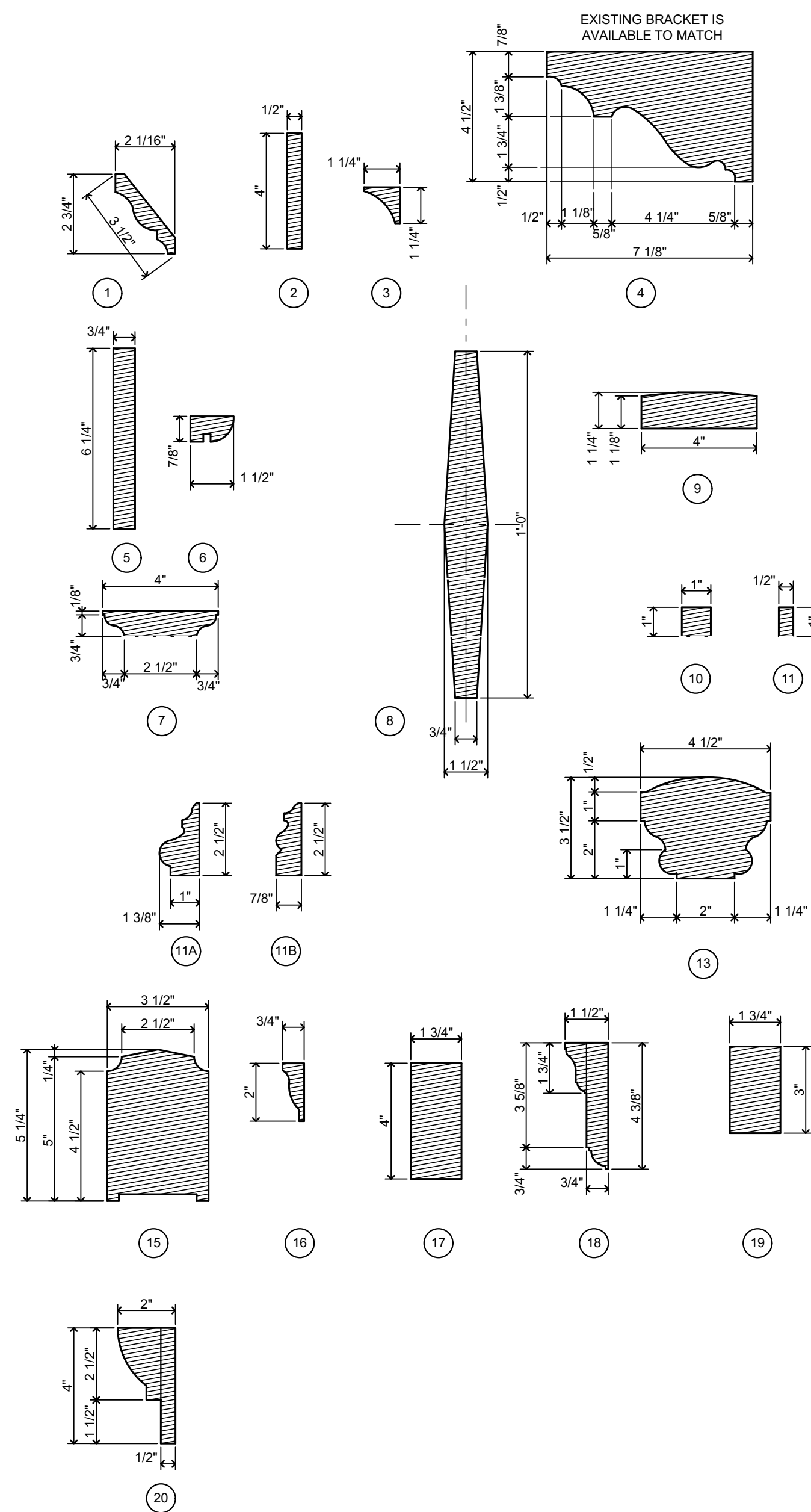
4
A6 **EAVES DETAIL**
Scale 3" = 1' - 0"



3
A6 **COLUMN SHAFT**
Scale 3" = 1' - 0"

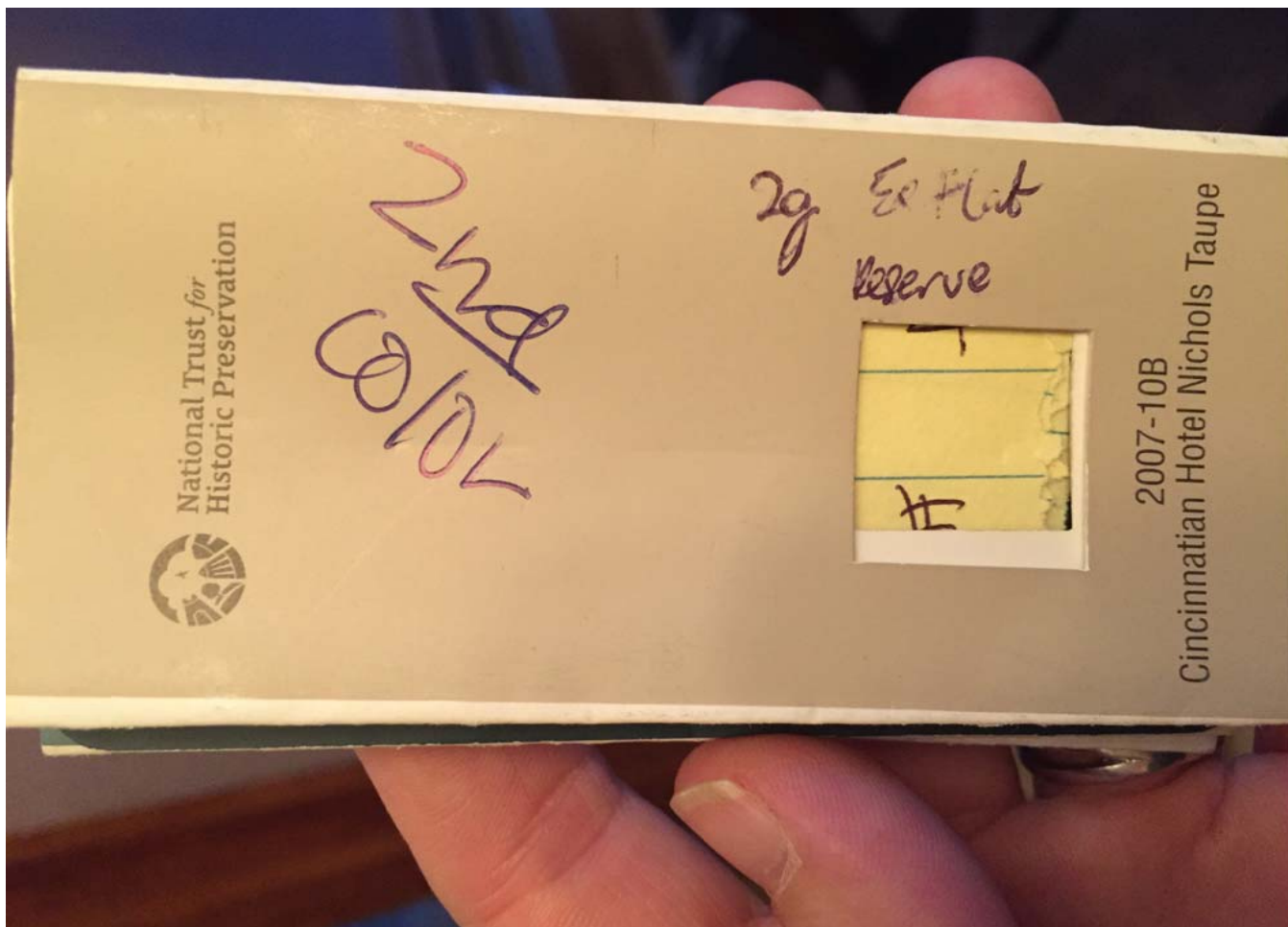
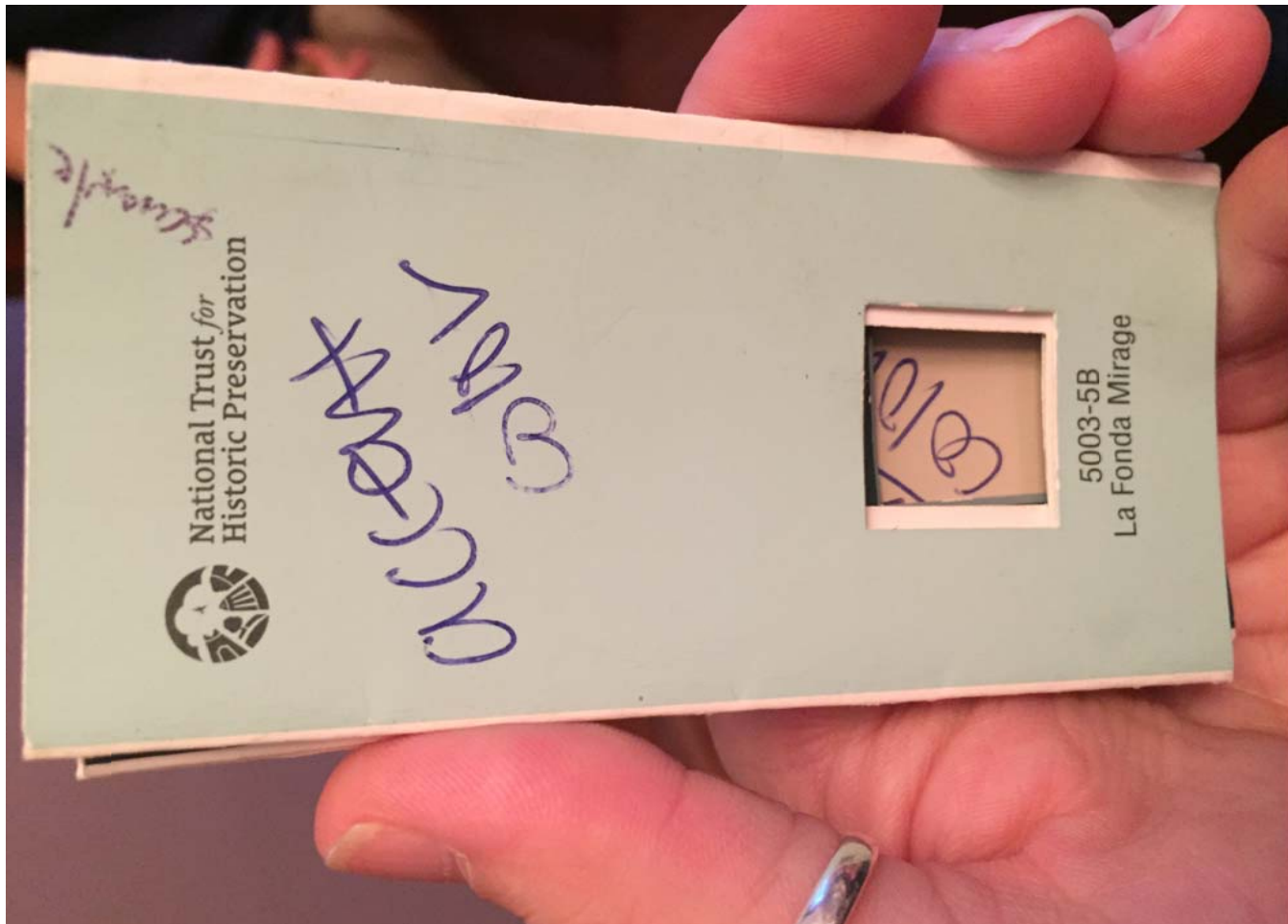


2
A6 **COLUMN BASE**
Scale 3" = 1' - 0"



1
A6 **WOOD MOULDING DETAILS**
Scale 3" = 1' - 0"





Mar 10/08



5002-4C
Sequoia Glade



HDC Work Permit Staff Review

Property address: 405 Maple

Date of Application: May 18, 2018

Date of Review: June 6, 2018

Date of Meeting: June 12, 2018

Proposed work: amendment to the previous application for reroof; color change

Materials: Metal Sales standing seam metal roof in Galvalume

Staff review:

1. The applicant was previously approved for work on 12-12-2017 for reroofing with a Metal Sales standing seam smooth panel roof in color Gray G7, the alteration of the shed roof on the north side of the garage so that its peak meets the peak of the main structure and 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.
2. The applicant was previously approved for painting of the house on 10-25-16.
3. The applicant is looking to change the roof color from Grey G7 to Galvalume (41).
4. HDC to advise the applicant that an unfinished type of material, like this proposed roof color is considered inappropriate, especially in a residential setting.
5. A building department permit will be required for this work and should be obtained prior to the start of any work.

Relevant Secretary of the Interior's Standards:

N/A

Recommended Motion:

Move to deny the amended application for work at 405 Maple with the finding that the proposed color, Galvalume, is unfinished in appearance and is thus as inappropriate contemporary design that is not compatible with the residential nature of the structure.

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

Amendment PHDC-17-0158
PHDC-18-0049

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

405 MAPLE

Applicant

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

Name

COMMON CHARLES SMITH

Address

405 MAPLE

City

YPSILANTI

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

COMMUNITY BUILDERS LC GARY TURNER (734) 216-6575 GARY@GARYBUILDS.COM

Type of Work

- ☒ Roofing
☐ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

AMENDMENT TO EXIST.
NEW RAISED SEAM SPEC
GALVALUME (41)

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

COLOR CHART

Permit Application Fee (action items only)

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

Construction Cost:

Permit fee:

\$35 + _____ =

Signature

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

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

Signature:

Date:

5/18/18

Print Name:

GARY TURNER

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

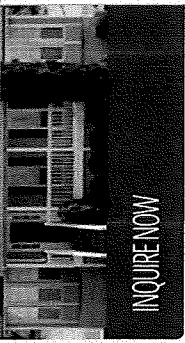
All other necessary Building Permits must be acquired before beginning work.

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Categories: Roofing Systems, Standing Seam Panels (Non-Structural), Concealed Fastened Panels

Standard Gauge(s): 26 ga.

Panel Coverage: 12", 16"

Rib Height: 1"

Substrate(s): Solid Substrate

Fastener(s): Standing Seam Roof, Concealed Fastened

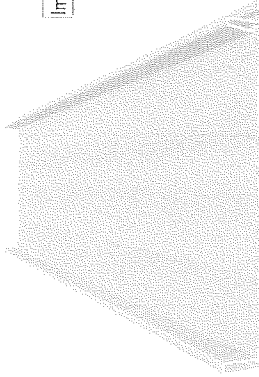
Minimum Slope: 3:12

Related Resources:







12" or 16" Coverage
with Struts

16" Coverage
with Metal Brackets

12" Coverage
with Metal Brackets

Image II™

22ga-colorguide-....pdf

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MS COLORFAST45® PAINT SYSTEM



Bright White (39) ★



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Light Stone (63) ★



Mocha Tan (22) ★



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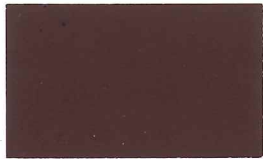
Carlsbad Canyon (10) ★



Buckskin (H10) ★



Burnished Slate (49) ★



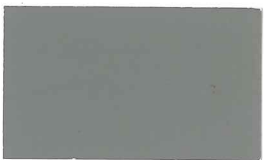
Burgundy (15) ★



Taupe (74) ★



Grey (G7) ★



Zinc Grey (29) ★



Charcoal (17) ★



Ash Grey (25) ★



Forest Green (26) ★



Red (24) ★



Patriot Red (73)¹ ★



Ocean Blue (35) ★



Hawaiian Blue (70)¹ ★



Black (06) ★



Native Copper (E95)² ★



Galvalume (41)¹ ★



★ Meets or Exceeds Steep Slope Energy Star Requirements

¹ Non-Painted Finish

² Premium Color

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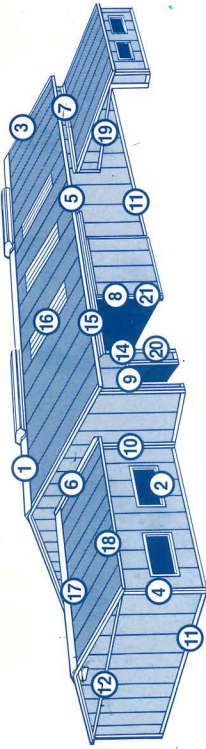
29 GAUGE

MS(17R)/6-10

THE FINISHING TOUCH!

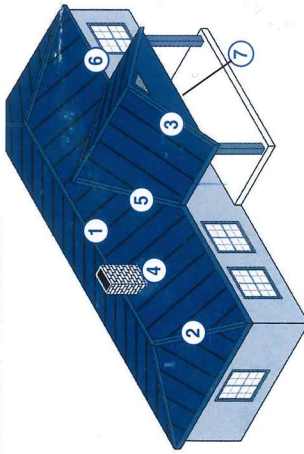
A complete line of matching color-coated, galvanized, and Galvalume® trims and accessories ideal for finishing any Metal Sales project.

OST FRAME FLASHING AND ACCESSORY PROFILES



Eave Molding 10'-6" 42048 Base Molding 10'-6" 42040 Universal Sidewall 10'-6" 42078 Universal Endwall 10'-6" 42077 	14" Universal Ridge 10'-6" 42023 "J" Channel 10'-6" 42274 Gable Trim 10'-6" 42060 	10'-6" 42067 10'-6" 42044 10'-6" 42041 10'-6" 42068 10'-6" 42042 	10'-6" 42065 10'-6" 42066 10'-6" 42069 10'-6" 42070 	10'-6" 42065 10'-6" 42066 10'-6" 42069 10'-6" 42070
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RESIDENTIAL FLASHING AND ACCESSORY PROFILES



13" Step Ridge/Hip Cover 10'-2" 55074 26 Ga. W-Valley 9 1/2" - 10'-6" 42079 11" - 10'-6" 43562 	10'-2" 55068 26 Ga. 10'-2" 55069 26 Ga.
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Image/Sketch for Parcel: 11-11-04-490-006

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HDC Work Permit Staff Review

Property address: 6 S Washington

Date of Application: May 24, 2018

Date of Review: June 7, 2018

Date of Meeting: June 12, 2018

Proposed work: amendment to the previous application for storefront work

Materials: None listed, appears to be wood or MDO, gray paint

Staff review:

1. The applicant was previously approved for various work on the building:
 - *11-20-14: admin approval for reroof*
 - *6-9-15: approved for awning removal with condition that the trim be reused in the replacement awning*
 - *6-23-15: approved for the installation of steel beams and a temporary wall on the south side of the building*
 - *10-27-15: south storefront work, painting to match existing color scheme (tan and red)*
 - *1-28-16: admin approval for reroof*
 - *9-13-16: approval for work on the north storefront includes windows and metal trim with an 8" projection- the rendering submitted with the application shows all the panels were to remain with the modified trim/awning and the same color scheme*
 - *4-5-17: admin approval for reroof*
2. Work actually completed on the north storefront includes a signboard similar to the southern portion of the storefront; the enamel panels were removed or covered with the signboard. The signboard and door were painted grey. The southern storefront was also painted grey.
3. The applicant spoke with staff in December 2017 and indicated that the awning fell apart and was not salvageable and that is why the work differed from the approved work. At that time staff indicated that an amended application was needed for the modified work.
4. Staff started the sending work without permit letters to the applicant in March of 2018 with a final notice on May 7, 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.

5. Historically the building did not have the Moderne style storefront, see the historic photo from the Ypsilanti Historical Society Archives below. The Moderne storefront was most likely installed in the 1930s or 1940s. This type of modernizing was often seen in the mid-century throughout the City and beyond. Most of these types of storefront treatments have been removed from building facades in the City. Most recently the HDC approved the remodel of the top of the building at 230 W Michigan, which had a modern glass block and window treatment.
6. In the National Park Service's *Preservation Brief 11: Rehabilitating Historic Storefronts* author H. Ward Jandl states that "Not surprisingly, then, the storefront has become the feature most commonly altered in a historic commercial building."
7. The grey paint on the signboard area is not compatible with the existing colors on the remaining enamel/metal panels on the lower storefront.

Relevant Secretary of the Interior's Standards:

#9, #10

N/A

Recommended Motions:

Move to approve the work already completed at 6 S Washington to include the modification of the planned reinstallation of the metal trim/awning with the enamel/metal panels to remain at the top of the northern storefront. The work will instead include the installation of a wood signboard in this area. A condition of this approval is that signboard area be painted to match the colors that exist on the lower half of the storefront.

Move to deny the work already completed at 6 S Washington on the top portion of the northern storefront with the finding that this work is inappropriate and incompatible with the existing lower half of the storefront and this work does not preserve significant changes acquired over time.

Photo courtesy of the Ypsilanti Historical Society's Collections from the Fletcher-White Archives



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MAY 24 2018



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

6 S. Washington ST.

Applicant

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

Name

ANDREW EPSTEIN / MARCELA RUBIO

Address

4631 MIDWAY DR.

City

ANN ARBOR

State

MI

Zip

48103

Phone / Fax

734-276-9526

E-Mail

birdscolors@gmail.com

Contractor

Contractor Name & Contact Info

Prestige Builders

Type of work

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

Complete Description of Proposed Work:

We had originally proposed to have the metal awning removed per the request of the building department for safety concerns, and replaced by an 8" trim using the existing metal trim. Due to damage to the trim from years of neglect, rust the contractor ~~recommended~~ recommended we look for other options.

This application serves to ask the approval for work already completed. In particular, the solution we settled on, was to mimic other store fronts in the area, with just a plain framed trim.

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

The color of the trim pieces are light & dark gray. Please see attached image.

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:

~~\$\$\$~~ < \$3000. -

Permit fee:

\$35 + _____ =

Signature

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

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

Signature:

Date:

5/22/2018

Print Name:

MARCELA RUBIO-OROZCO

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





HDC Work Permit Staff Review

Property address: 314 Maple

Date of Application: June 4, 2018

Date of Review: June 6, 2018

Date of Meeting: June 12, 2018

Proposed work: Solar panel installation

Materials: 21 SolarWorld 295 watt solar panels, SolarEdge 7 kW inverter

Staff review:

1. The applicant is planning to place solar panels on the rear portions of the side gabled upper and lower roofs on the structure. A total of 21 panels will be placed on the roof.
2. The application states that the panels will not be visible from the street however the diagrams included with the application indicate that the panels will come up a few inches over the ridge. HDC to verify that the panels will not be visible.
3. The application states that the inverter will be placed at the rear of the structure.
4. The applicant is planning to reroof prior to the installation of the solar panels. Staff has administratively approved the reroofing and that item is addressed later on in the agenda.
5. A building department permit will be required for this work and should be obtained prior to the start of any work.

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

Recommended Motion:

Move to approve the work at 314 Maple to include the installation of 21 SolarWorld 295 watt solar panels on the rear of the side gabled upper and lower roofs on the structure. A SolarEdge 7 kW inverter will also be installed at the rear of the structure.

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.



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CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti

Historic District Commission Work Permit Application

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www.cityofypsilanti.com

R. 23967
PHDC-18-0056

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Date Filed: 6/4

Meeting Date: 6/12

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

314 Maple Street

Applicant

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

Name

Barbara Zmich and Celeste McClellan

Address

314 Maple Street

City

Ypsilanti

State

Michigan

Zip

48198

Phone / Fax

734-717-3424

E-Mail

barcel@comcast.net

Contractor

Contractor Name & Contact Info

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

We would like to install 11 SolarWorld 295 watt solar panels on the back, upper roof of our house and 10 panels on the lower roof. The panels will be facing the back yard and not visible from the street. The solar installation will make our home 100% solar power and reduce our energy costs. The power from the solar panels will be run through conduit along the roof to the back of the house and run down the back side near where the utility power enters the home. We will be using a SolarEdge 7kW inverter that will be hung on the back of the house to convert the DC power to AC power and then the power will enter the building and attach to our electrical service panel. We will be doing the work ourselves with help from our neighbor Dave Strenski. The total cost of the project will be around \$8,000.

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:

8K

Permit fee:

\$35 +

=

45⁰⁰**Signature**

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

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

Signature:

Date:

5/28/2018

Print Name:

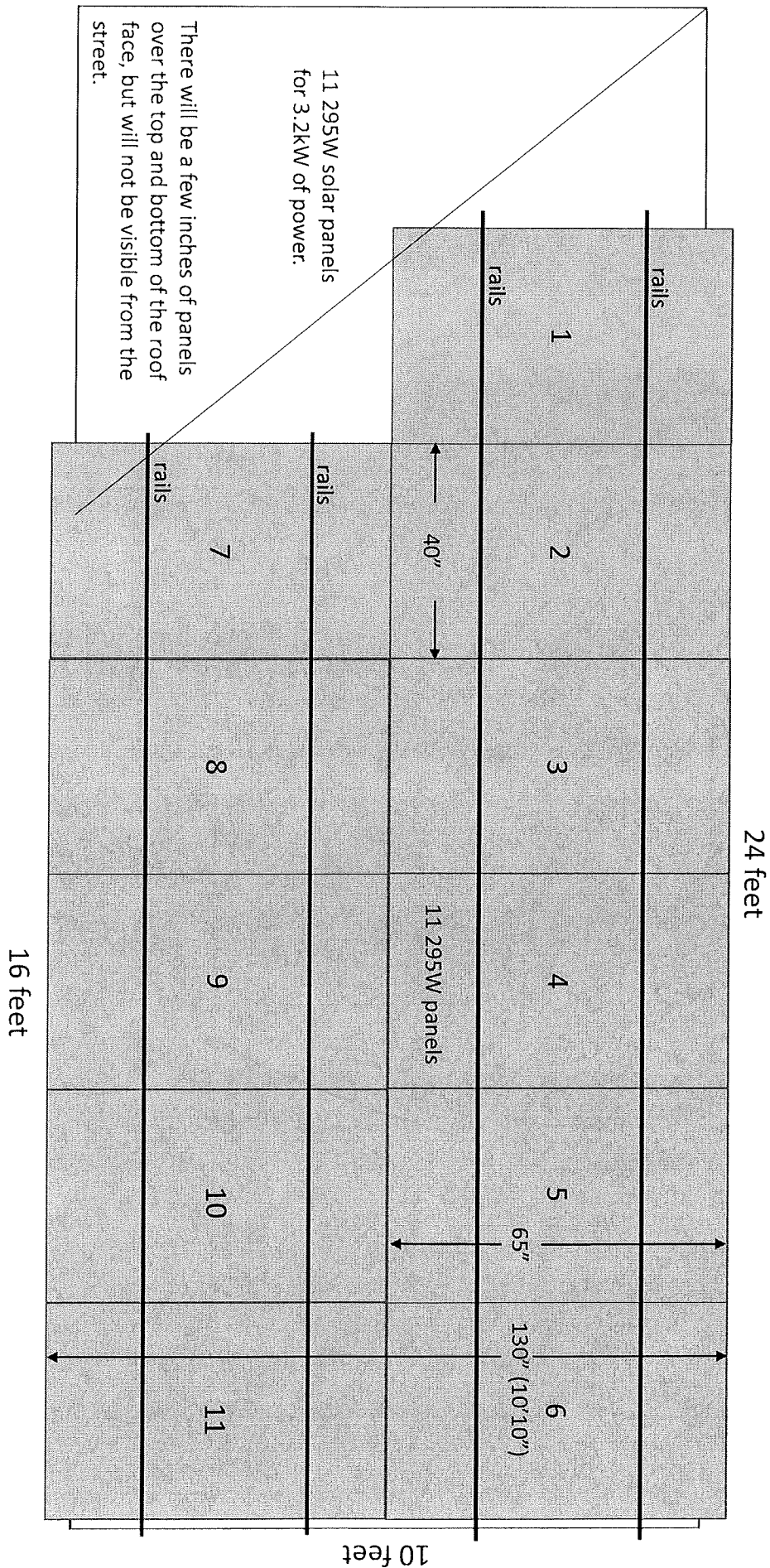
Barbara Zmich

Celeste McClellan

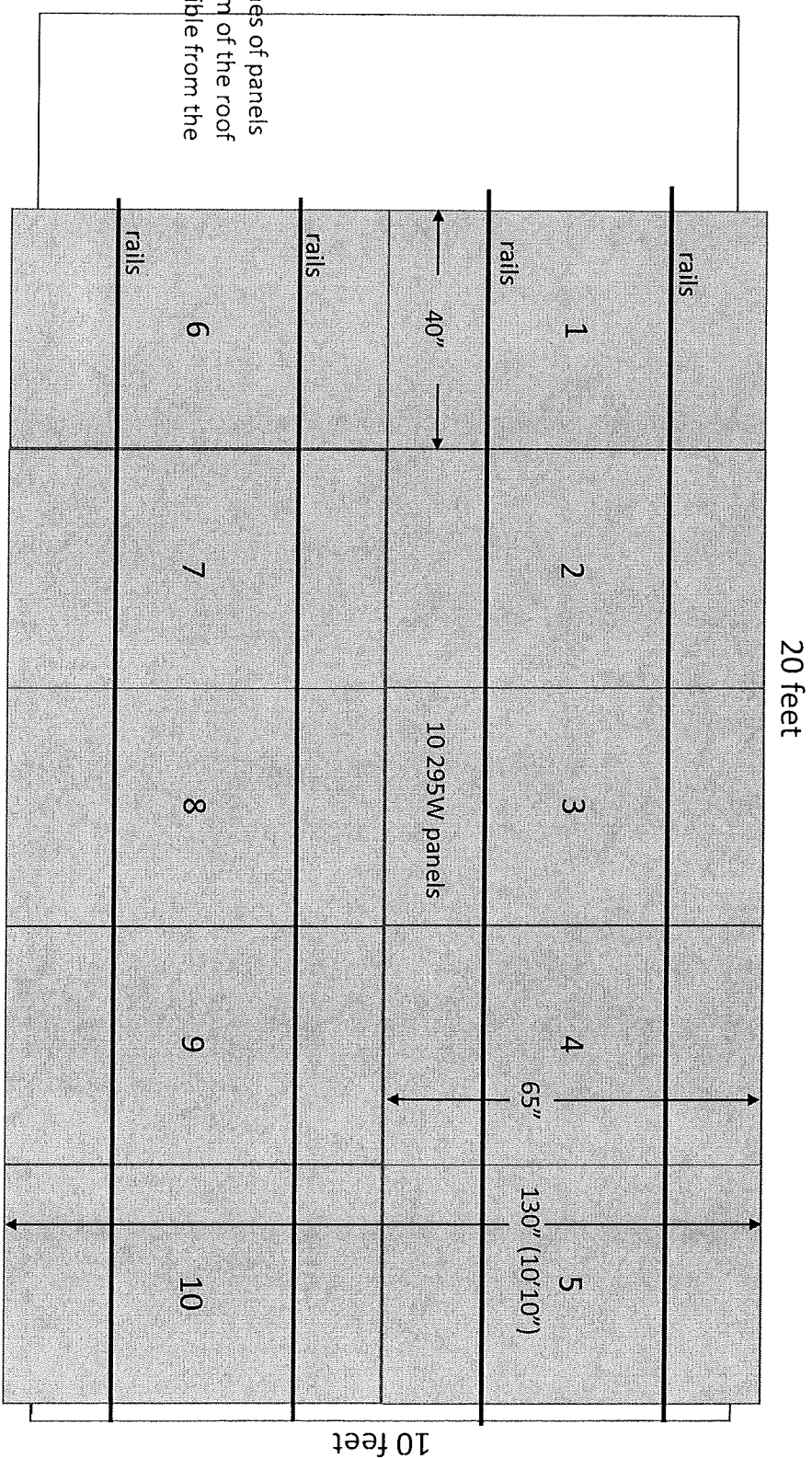
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All other necessary Building Permits must be acquired before beginning work.

314 Maple Roof with 11 40"x65" Solar Panels



314 Maple Lower Roof with 10 40"x65" Solar Panels



10 295W solar panels
for 3.0kW of power.





HDC Work Permit Staff Review

Property address: 15 Oak

Date of Application: May 29, 2018

Date of Review: June 6, 2018

Date of Meeting: June 12, 2018

Proposed work: door installation

Materials: Colonial revival style wood/glass doors

Staff review:

1. The applicant is looking to replace two exterior doors on the house; one on the east and one on the west side. Both doors are at the sides of the structure, thus will not be all that visible.
2. The applicant plans to stain the doors the same color as the 15-lite door. HDC to advise that the doors need to be finished in an opaque stain or a paint.
3. The applicant has located Colonial Revival style doors from a local supplier. The 15-lite door appears to possibly be an interior style door however it does have a locking mechanism.
4. According to the assessing database, the house was built in the 1880s and appears to be vernacular in style.
5. The half-lite door is plain enough that the style should work with on this structure. The 15-lite may be a bit elaborate.
6. The applicant has not indicated if the existing screen doors will remain. HDC to verify.
7. A building department permit may be required for this work and should be obtained prior to the start of any work.

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

Recommended Motion:

Move to approve the work at 15 Oak St to include the installation of the exterior doors on the east and west side of the house as depicted in the materials submitted with the application dated May 29, 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.



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MAY 29 2018

CITY OF YPSILANTI
BUILDING DEPARTMENT

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

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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

15 Oak Street

Applicant

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

Name

Jason Bing

Address

15 Oak Street

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

(734)660-7832

E-Mail

jasonjbing@gmail.com

Contractor

Contractor Name & Contact Info

Applied Building and Construction

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

RECEIVED
MAY 28 2018

Complete Description of Proposed Work:

I am planning on replacing two exterior doors, located on the east and west sides of my home. The door on the east side of the house serves as the primary entrance (mailbox location) and the west door is an access door at the bottom of the interior stairs.

I plan to purchase two salvaged "antique" doors from local business Materials Unlimited for the installation. The doors are described as follows:

1) East Door (main entry) will be a colonial revival style exterior door with dentil molded drip edge above and below the half glass. Three horizontal panels make up the lower portion of the door. The door is a left hand swing. The door will be stripped, patched, sanded, stained (to match the west door), and sealed.

Dimensions: Width - 31 1/2" Height 79 1/2" Thickness 1 3/4"

2) West Door (access door) will be is a colonial revival style oak 15 light beveled glass door with hardware and original finish. The original varnish will be evened out with an emulsifier.

Dimensions: Width - 30" Height - 78 1/2" Thickness - 1 3/4"

Pictures attached for both doors.

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

Materials Unlimited will utilize a stain and sealer to match the door color to the proposed West Door.

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:

\$2,400

Permit fee:

\$35 + 0 = \$35

Signature

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

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

Signature:

[Redacted Signature]

Date:

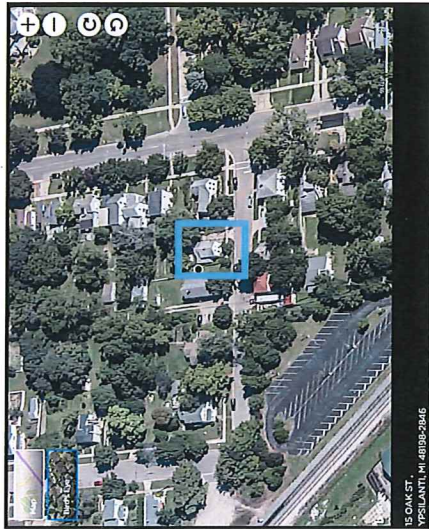
5-29-18

Print Name:

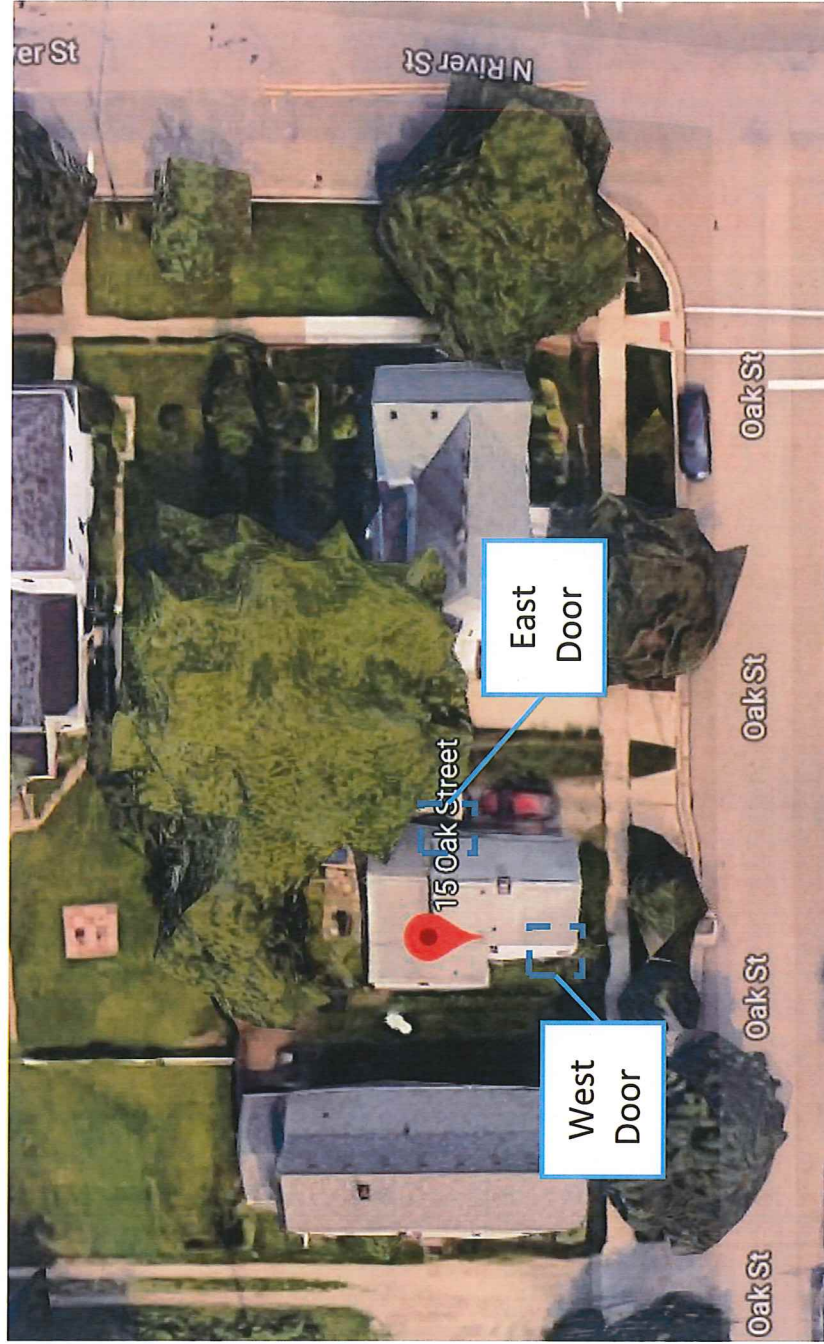
JASON BING

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.



Location: 15 Oak Street
Project: Exterior Door Replacement
Owner: Jason Bing



Proposed area(s) of work include the East (primary entrance) and West (access) exterior doors.

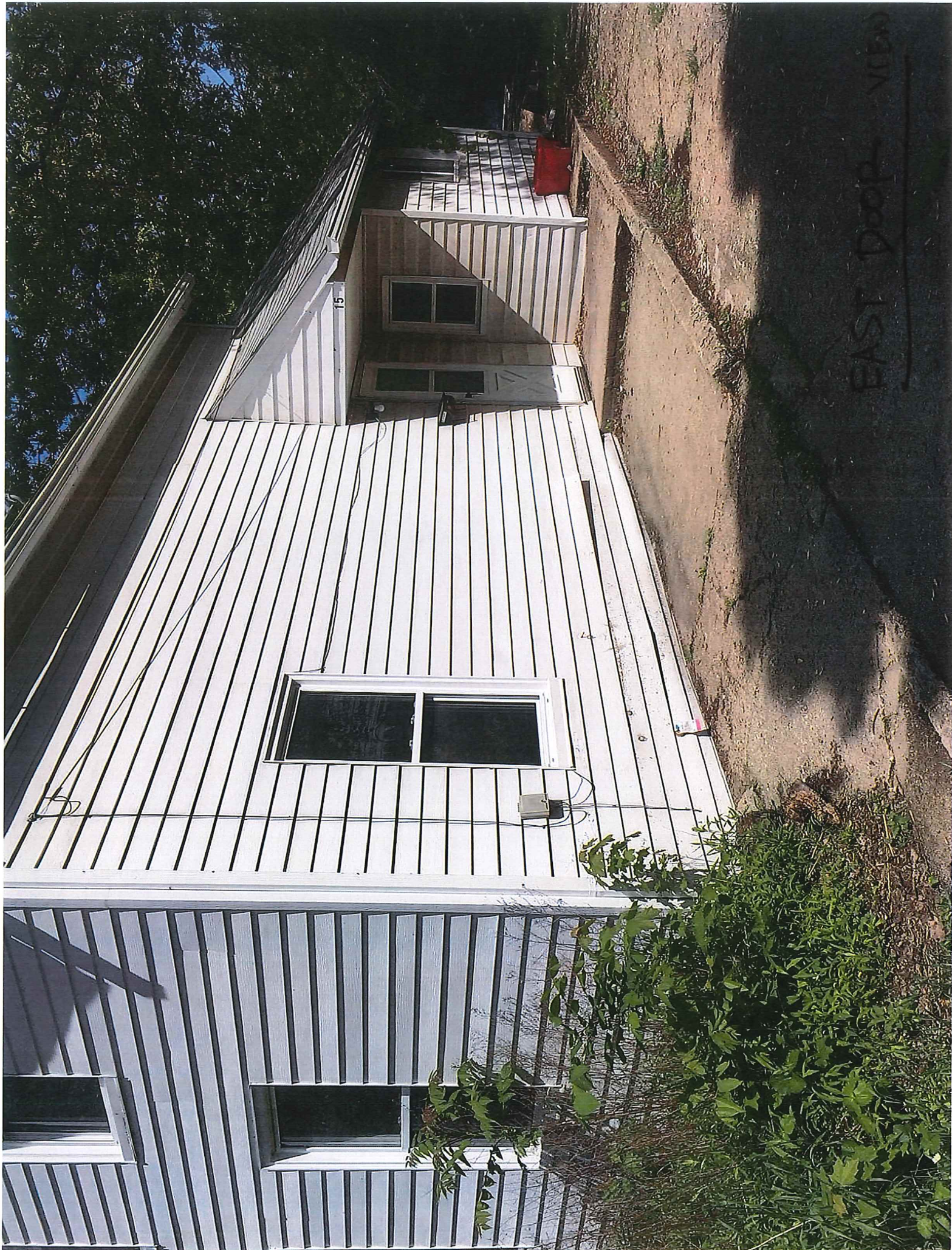
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Image/Sketch for Parcel: 11-11-04-460-012



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EAST DIRT VIEW



WEST DOOR · view



PROPOSED EAST DOOR · 1/3

Antique Door

Colonial Revival Style painted pine exterior door with partial glass above a dentil molded drip edge on each side - an unusual feature to find. Three horizontal raised panels make up the lower portion of the door and one has a crack. Left hand swing.

**Width 31-1/2" Height 79-1/2" Thickness 1-3/4"
America circa 1910**

D18071

\$295.00



PROPOSED EAST DOOR 3/3



PROPOSED WEST DOOR 1/2

Antique Door

Antique Colonial Revival oak 15 light beveled glass french door with hardware and original finish. Right hand swing.

Width: 30", Height: 78 1/2", Thickness: 1 3/4"

Origin: America, circa 1920

D17146

MaterialsUnlimited.com
2 W. Michigan Ave Ypsilanti, MI 48197 (734)483-6980

\$585.00

PROPOSED WEST DOOR 2/2



HDC Work Permit Staff Review

Property address: 106 N Adams

Date of Application: June 5, 2018

Date of Review: June 6, 2018

Date of Meeting: June 12, 2018

Proposed work: Wood structure/fence for a hanging garden

Materials: wood

Staff review:

1. This fence was previously applied for back in 7-25-17. The HDC denied that application since there were 4 items on the application and 1 was inappropriate (the greenhouse on the second floor) another item may not have been compliant with the zoning ordinance. The applicant was advised to re-apply with the tile and the fence, since the HDC did not have any issues with those items. No application was made.
2. The fence/wood structure for the hanging garden has already been installed. Staff requested that the building department send a letter for work done without a permit.
3. The fence appears to be the same that was previously applied for.
4. HDC to advise the applicant that the fence will need to be finished in a paint or an opaque stain.
5. A building department permit will be required for this work and should be obtained prior to the start of any work.

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

Recommended Motion:

Move to approve the application for work completed at 106 N Adams. Work to include the installation of a wood structure/fence for a hanging garden as depicted in the materials submitted with the application dated June 5, 2018. A condition of the approval is that the wood structure be finished in an opaque stain or paint.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



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

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

rec# 23981

OFFICE USE ONLY

Date Filed: 6/5

Meeting Date: 6/12

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
106 N. Adams St. YPSILANTI

Applicant

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

Name
Sidharth Chhabra

Address
106 N. Adams St. YPSILANTI

City
YPSILANTI

State
MI

Zip
48197

Phone / Fax
734-353-2914

E-Mail
sidharth.chhabra@gmail.com

Contractor

Contractor Name & Contact Info

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

☒ Other

Complete Description of Proposed Work:

We are interested in having a vertical hanging garden in our lawn. Presently, the other side of our lawn is the backside of bus station where we can't grow or do something, so we want to have wooden support so that we can hang both flowers & vegetable creepers on them. We ~~now~~ are interested in creating a small example of perma-culture & urban growing here in Ypsilanti. @

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

Wood

Permit Application Fee (action items only)

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

Construction Cost:

500 — \$0 [only material cost
labor by volunteers]

Permit fee:

\$35 + _____ = 35

Signature

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

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

Signature:

[Redacted Signature]

Date:

6/5/2018

Print Name:

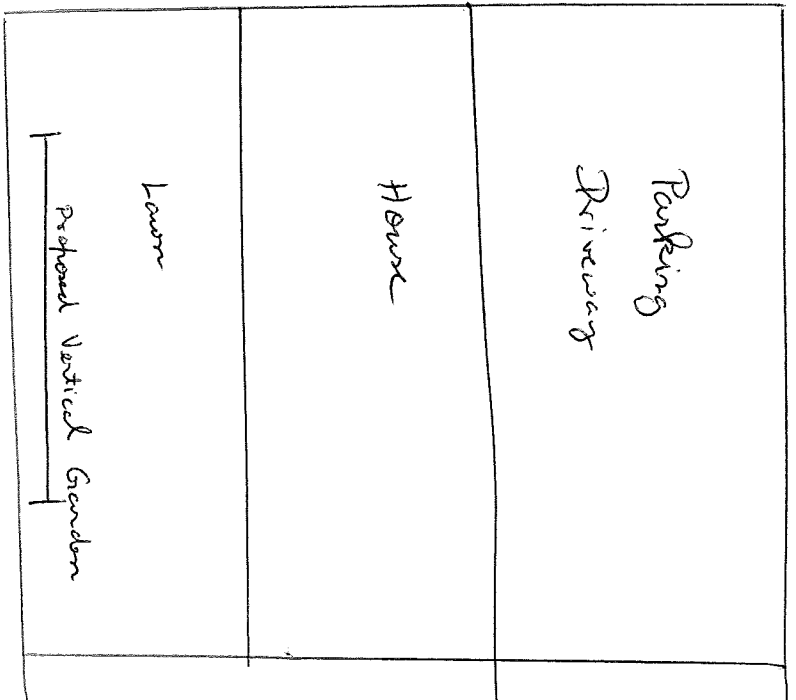
Sidhanth Chhabra

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.

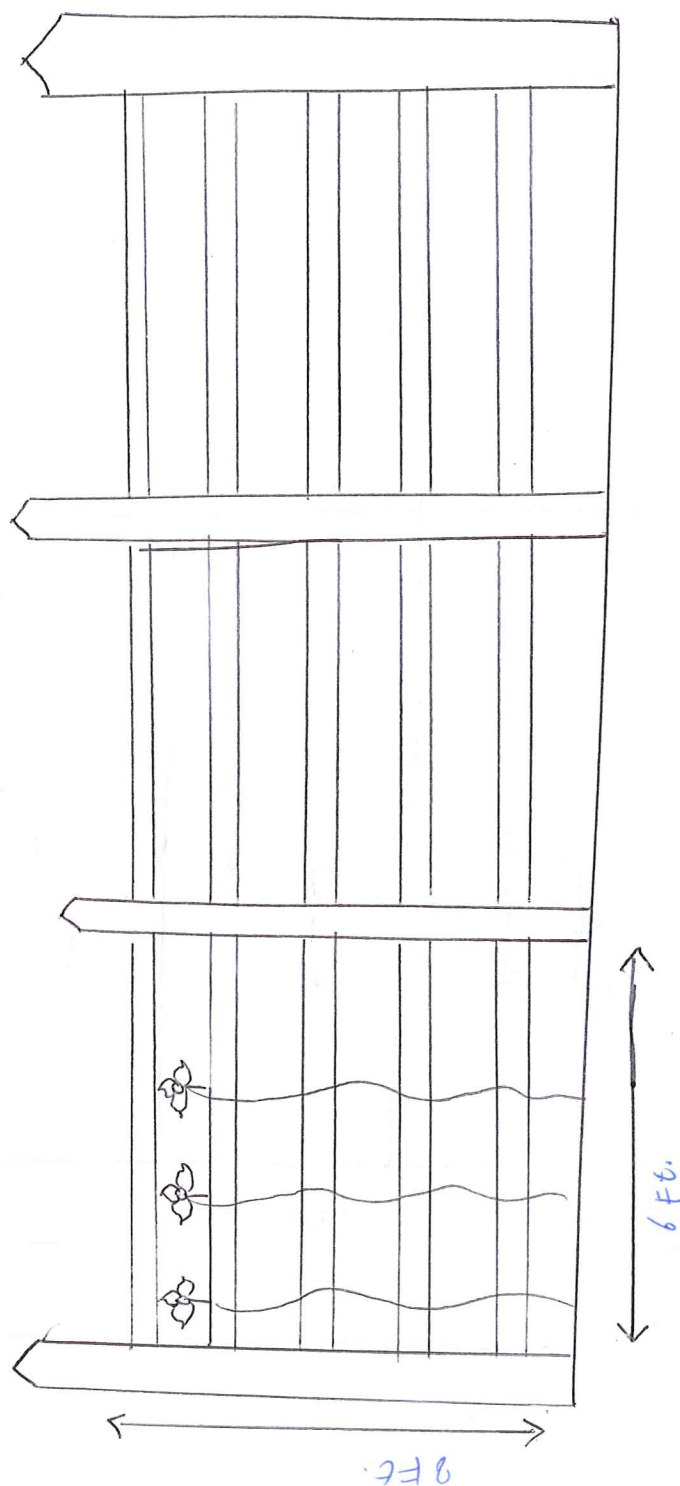
Rough
Layout.

Admin Sheet.



Bus Station

Proposed Vertical Garden.







HDC Work Permit Staff Review

Property address: 232 N River

Date of Application: June 5, 2018

Date of Review: June 6, 2018

Date of Meeting: June 12, 2018

Proposed work: balcony and porch work- repair and replacement

Materials: 6 x 6 treated posts, 2 x 8 treated lumber, aluminum Z-Moulding Drip Caps, 2 x 10 treated lumber, WindsorONE trim, 4" tongue and groove Douglas fir, Paulownia beadboard and siding, PVC-board, paint.

Staff review:

1. The applicant is looking to repair the balcony siding and trim as needed. HDC to verify that the repair will be like-for-like.
2. The applicant is planning the majority of the work for the porch area. The columns will be replaced with 6 x 6 treated posts and will be re-wrapped in the existing column wraps. Drip molds, flashing and PVC boards will be added as indicated in the application. HDC to verify if the PVC will be visible and/or necessary.
3. The porch flooring will be replaced with 4" tongue and groove flooring, the framing and siding will be replaced as indicated in the application and a 4" overhang at the bottom of the porch will be eliminated.
4. All materials will be painted in the existing colors.
5. Staff advised that all wood materials need to be smooth finish (some WindsorONE materials have a "grained" finish). HDC to verify that no grained finishes will be used.
6. A building department permit will be required for this work and should be obtained prior to the start of any work.

Relevant Secretary of the Interior's Standards:

#6, #10

Recommended Motion:

Move to approve the work at 232 N River. Work to include the repair of the balcony with like materials and the replacement of the porch materials as indicated in the application dated June 5, 2018. All materials to be painted to match the existing colors on the structure. All wood is to be in a smooth finish.

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.

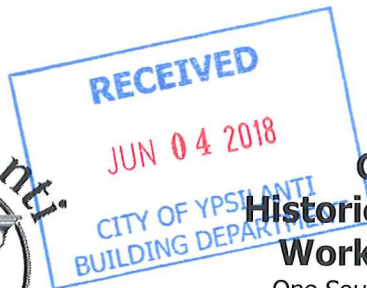
6. Repair, don't replace. Replacements shall match original.

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

R. 23959
PHDC-18 0054

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
232 N River St, Ypsilanti, MI 48198

Applicant

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

Name Stefan Szumko		
Address 232 N River St		
Apt 1		
City Ypsilanti	State MI	Zip 48198
Phone / Fax 734-649-5024		E-Mail sszumko@gmail.com

Contractor

Contractor Name & Contact Info
self

Type of work

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

Complete Description of Proposed Work:

Rebuild 23' front porch below balcony to match historical appearance including:

1. Replace 4 columns with 6x6 treated posts on bases anchored to existing 42" deep footing. Reuse or rebuild existing column wraps.
2. Reframe 21' interior deck with 2x8 treated lumber (16" o.c.) using appropriate joist hangars, ensuring spans no greater than 12'.
 - a. Fasten ledger board to rim joist using 3" Ledgerlok fasteners every 6" in a W-pattern.
 - b. Flash ledger board with aluminum 1-5/8 Z-Moulding Drip Cap.
3. Reframe rails between columns with 2x10 treated lumber (24" o.c.).
4. Eliminate existing 4" overhang and replace with 1x8 WindsorOne to cover rim joist. Flash this trim with 3/4" Z-Moulding Drip Cap.
5. Replace existing flooring with primed 4" tongue and groove douglas fir.
6. Replace siding with 6" Paulownia.
7. Replace existing top rail trim with 5/4x12" WindsorOne.
8. Replace trim above columns with 1"x12" WindsorOne; flash with aluminum Z-Moulding drip cap.
9. Replace existing 1/2" spacer board below balcony siding with PVC-board.
10. Replace interior rail covering with Paulownia 5/8x4 beaded boards.
11. Repaint all work with existing HDC approved colors.

Request for changes to historic appearance:

1. Eliminate 4" overhang at floor height on porch exterior. Cover 2x8 framing with 1x8 WindsorOne and aluminum drip edge flashing.
2. Add aluminum flashing above columns over trim board. Replace 1/2" wood flashing/spacer at bottom of balcony with nvc trim board to be painted.

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: 3000

Permit fee: 0
\$35 + _____ = 35

Signature

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

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

Signature:

Date:

5/9/18

Print Name:

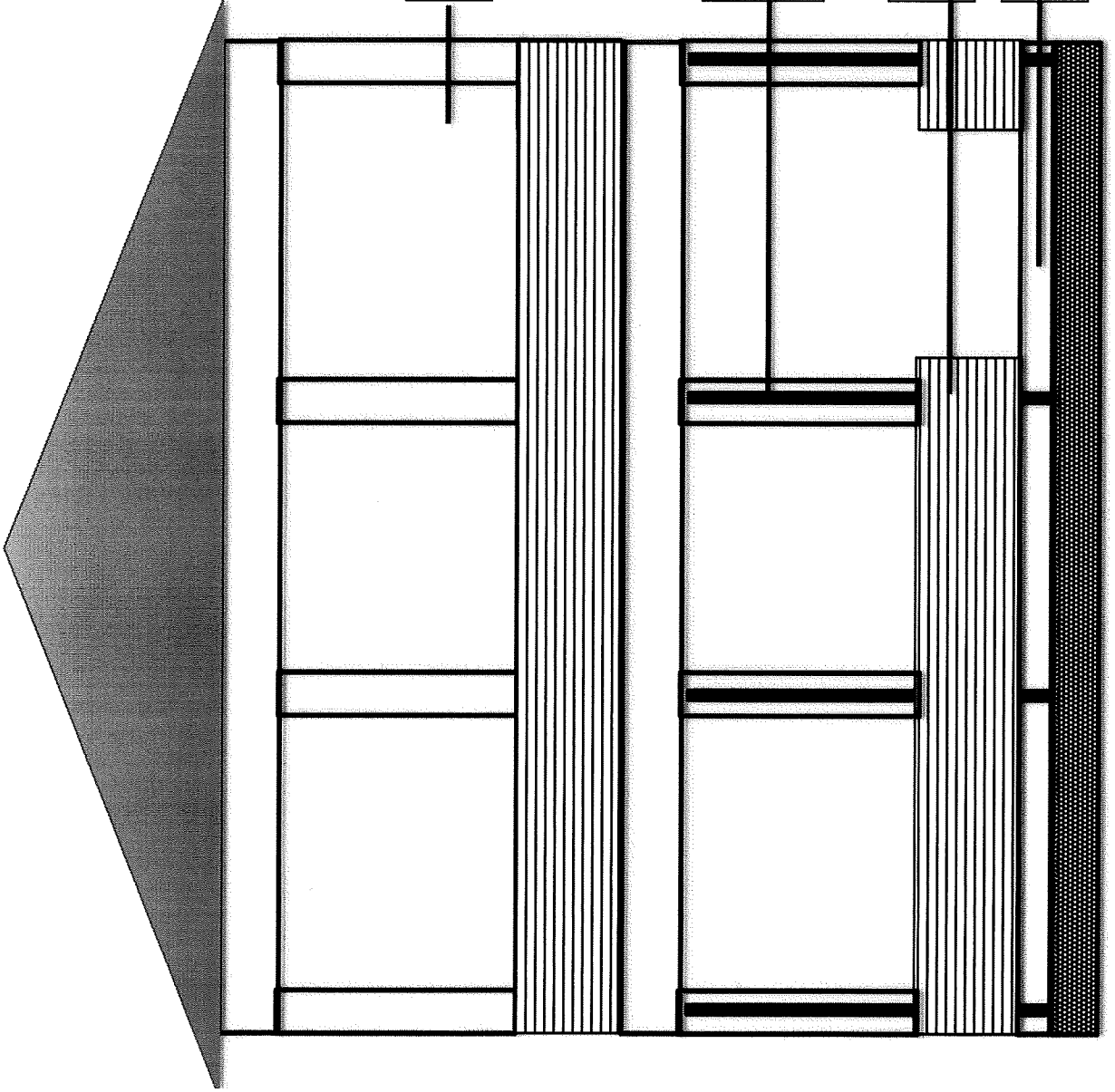
STEVEN S. SZUMIAO

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-18-0054

232 N River St
Lower Front Porch
Scale: $\frac{1}{4}" = 1'$



Balcony – no work anticipated except possible siding and trim repair/replacement as needed.

Replace existing columns with treated 6x6 posts, reuse/replace existing column wraps. Replace top trim board above columns, below balcony framing.

Frame Deck Rail with treated 2x10- 24" o.c. Reuse/replace existing siding and

Frame Porch Deck with treated 2x8- 16" o.c., spans no greater than 12'

Rebuild 23' front porch below balcony to match historical appearance including:

1. Replace 4 columns with 6x6 treated posts on bases anchored to existing 42" deep footing. Reuse or rebuild existing column wraps.
2. Reframe 21' interior deck with 2x8 treated lumber (16" o.c.) using appropriate joist hangers, ensuring spans no greater than 12'.
 - a. Fasten ledger board to rim joist using 3" Ledgerlok fasteners every 6" in a W-pattern.
 - b. Flash ledger board with aluminum 1-5/8 Z-Moulding Drip Cap.
3. Reframe rails between columns with 2x10 treated lumber (24" o.c.).
4. Eliminate existing 4" overhang and replace with 1x8 WindsorOne to cover rim joist. Flash this trim with 3/4" Z-Moulding Drip Cap.
5. Replace existing flooring with primed 4" tongue and groove douglas fir.
6. Replace siding with 6" Paulownia.
7. Replace existing top rail trim with 5/4x12" WindsorOne.
8. Replace trim above columns with 1"x12" WindsorOne; flash with aluminum Z-Moulding drip cap.
9. Replace existing 1/2" spacer board below balcony siding with PVC-board.
10. Replace interior rail covering with Paulownia 5/8x4 beaded boards.
11. Repaint all work with existing HDC approved colors.

Request for changes to historic appearance:

1. Eliminate 4" overhang at floor height on porch exterior. Cover 2x8 framing with 1x8 WindsorOne and aluminum drip edge flashing.
2. Add aluminum flashing above columns over trim board. Replace 1/2" wood flashing/spacer at bottom of balcony with pvc trim board to be painted.
3. Replace wood quarter round at floor and cove moulding below top deck rail with PVC mouldings.



PROTECTED T&G FOR WAINSCOTING, BEADBOARD CEILING, PORCH LIDS & MORE...

Are you looking for a way to make your project unique? WindsorONE Tongue & Groove Boards are perfect for when you really want people to stop and take notice. Whether you want a beaded porch ceiling or you want to add wainscoting to your rooms, WindsorONE Tongue & Groove Boards always highlight your work.

ONLY PROTECTED BOARDS HAVE THE 30-YEAR WARRANTY, LOOK FOR THE “PROTECTED” STAMP ON THE BACK.
(Looking for Traditional Tongue & Groove Boards? [Click here.](#))

PROFILES	SKUS	NET SIZES	16'
	SPBC4	9/16" x 3-5/16"	✓
	SPBC6	23/32" x 5-1/2"	✓



Exterior Moldings are Protected with a 30-Year Warranty*

Also see our Traditional Classic American Molding Collection recommended for interior use.

PROFILES	SKUS	NET SIZES	16"	17'
	REVERSIBLE SILL W1-640	1-3/8" x 7-1/4"	✓	
	WATERTABLE W1-630	1-7/16" x 2-1/8"	✓	
	WATERTABLE W1-634	1-7/16" x 3-1/4"	✓	
	SHINGLE MOLD W1-516	11/16" x 1-5/8"	✓	
	STUCCO MOLD W1-618	13/16" x 1-1/2"		✓

Image/Sketch for Parcel: 11-11-09-130-003

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HDC Work Permit Staff Review

Property address: 301 W Michigan

Date of Application: May 14, 2018, received on May 22, 2018

Date of Review: June 7, 2018

Date of Meeting: June 12, 2018

Proposed work: sign installation

Materials: Double-sided non-illuminated aluminum monument sign measuring 52" in height x 72" wide

Staff review:

1. The applicant is looking to install a double-sided non-illuminated aluminum monument sign measuring 52" in height x 72" wide at the corner of property near the intersection of Hamilton and W. Michigan.
2. The property has two existing monument type signs flanking the building.
3. The applicant has been advised by staff that the zoning ordinance does not permit this type of sign in the zoning district for this building.
4. Another issue with the sign as proposed will be with the required 25' visibility triangle required at this intersection.
5. Another potential issue may be with the size of the sign and the permitted signage allotment for the property.
6. The HDC can approve the sign if it feels that it is appropriate; however the sign cannot be installed without approval from the Zoning Board of Appeals (ZBA) and the building department.
7. Variances will need to be obtained from the ZBA for this sign as proposed.
8. A building department permit will be required for this work and should be obtained prior to the start of any work.

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

Recommended Motion:

Move to approve the work at 301 W Michigan for the sign installation as depicted in the submitted sign plans dated 4-26-18. The sign is to be a double-sided non-illuminated, aluminum monument sign measuring 52" in height x 72" wide. Sign approval 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.



RECEIVED

MAY 22 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

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

301 W. Michigan Ave

Applicant

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

Name

Ed Phillips

Address

40920 Executive Dr.

City

Harrison Twp

State

MI

Zip

48045

Phone / Fax

586-468-7110

E-Mail

Janet@phillipsign.com

Contractor

Contractor Name & Contact Info

Phillips Sign & Lighting

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☒ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Installation of non illuminated lawn sign.

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

cabinet - white factory finished .063" aluminum
Faces - 3mm white alupanel PMB H85 - 03 BLACK
Reveal to be fabricated from black factory finished .063" Aluminum

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:

2,681.52

Permit fee:

\$35 + 0 = \$35

Signature

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

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

Signature

Date:

5-14-18

Print Name:

ED Phillips

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

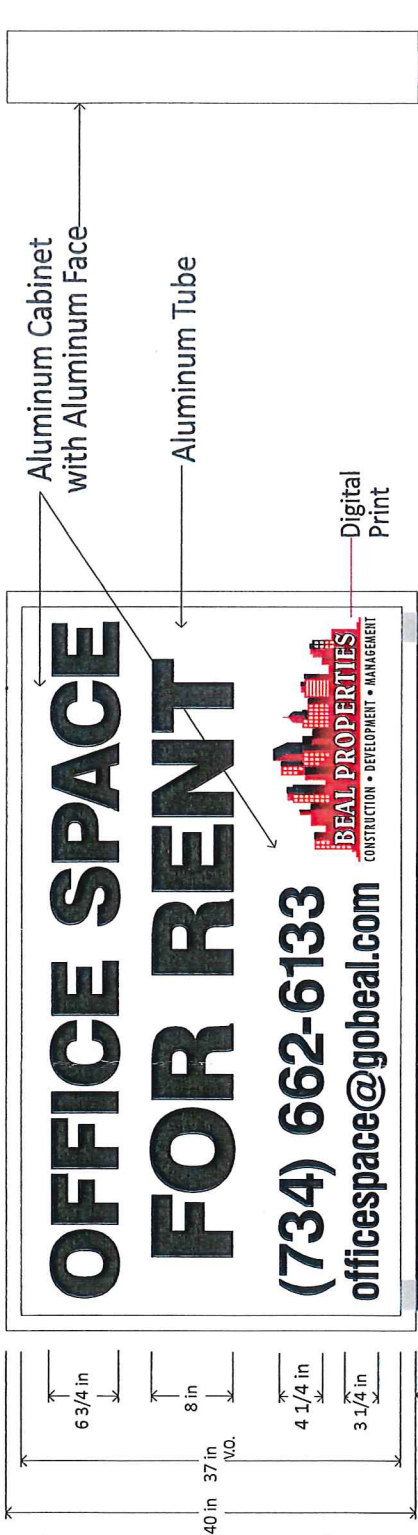
Item #1: Monument Sign - Non Illuminated
Qty (1) - Double Sided

TOTAL SIGN AREA: 20 Sq. Ft.

SIDE VIEW

7 in
 3 in

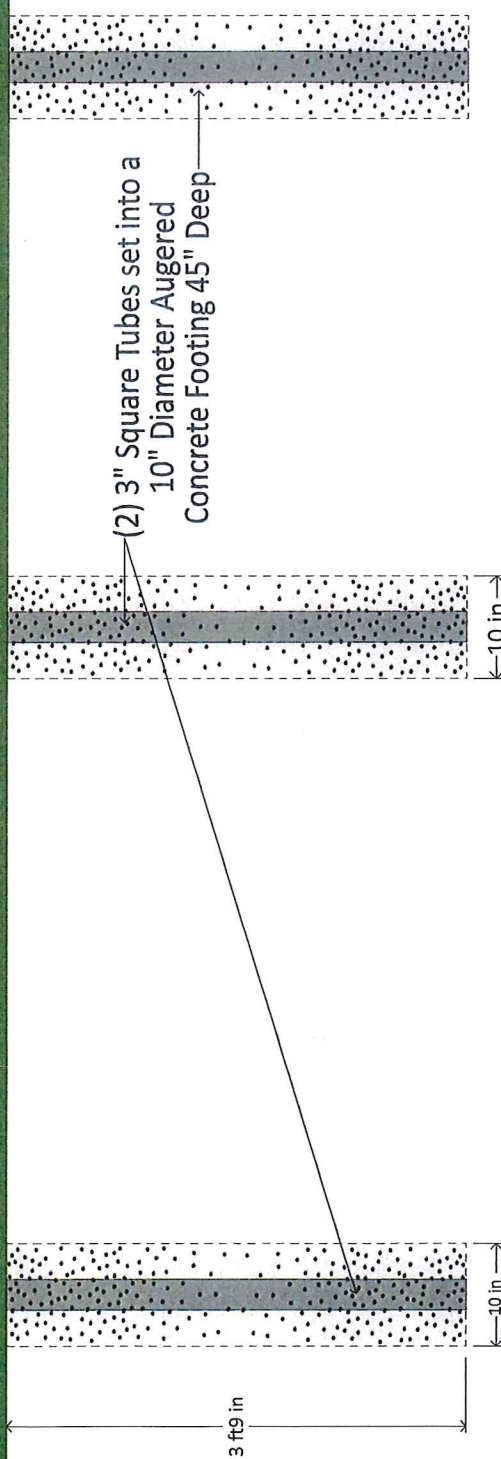
6 ft
 5 ft 9 in
 V.O.
 5 ft 8 in



03 BLACK
 PMS 485

725
 4" Vinyl Address

Digital Print



Client Approval:

Date:

Ph: 586.468.7110

Fx: 586.468.7441

Phillips SIGN & LIGHTING inc.

40920 Executive Drive
 Harrison Twp., MI
 48045-1363

JOB NO: 33961

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PROJECT: Ypsilanti Commerce Center (Beal)

FILE: Ypsilanti Commerce Cntr-Beal-PERMIT

SITE ADDRESS: 301 W. Michigan Ave., Ypsilanti, 48197

ARTIST: DM DATE: 4-26-18 REV: DM 4-27-18 DM 5-9-18 PERMIT



www.phillipssign.com

Item #1: Monument Sign - Non Illuminated
Qty (1) - Double Sided

TOTAL SIGN AREA: 20 Sq. Ft.



Client Approval: [Redacted]

5/7/18

Date:

Ph: 586.468.7110

Fx: 586.468.7441

Phillips SIGN & LIGHTING inc.

40920 Executive Drive
Harrison Twp., MI
48045-1363

JOB NO: 33961

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PROJECT: Ypsilanti Commerce Center (Beal)

FILE: Ypsilanti Commerce Cntr-Beal-PERMIT

SITE ADDRESS: 301 W. Michigan Ave., Ypsilanti, 48197

ARTIST: DM DATE: 4-26-18 REV: DM 4-27-18 DM 5-3-18 PERMIT

GOBEAL

www.phillipssign.com

SITE PLAN 301 W. Michigan Ave



***** = Proposed sign install location per elevation drawing

Client Approval: _____

Date: _____

Ph: 586.468.7110

Fx: 586.468.7441

phillips SIGN & LIGHTING inc.

40920 Executive Drive
Harrison Twp., MI
48045-1363

JOB NO: 33961

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PROJECT: Ypsilanti Commerce Center (Beal)

FILE: Ypsilanti Commerce Cntr-Beal-PERMIT

SITE ADDRESS: 301 W. Michigan Ave., Ypsilanti, 48197

ARTIST: DM DATE: 4-26-18 REV: DM 4-27-18 DM 5-3-18 PERMIT



www.phillipssign.com

SITE PLAN 301 W. Michigan Ave



Client Approval: _____

Date: _____

Ph: 586.468.7110 Fx: 586.468.7441

phillips SIGN & LIGHTING inc.

40920 Executive Drive
Harrison Twp., MI
48045-1363

JOB NO: 33961

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PROJECT: Ypsilanti Commerce Center (Beal)

FILE: Ypsilanti Commerce Cntr-Beal-PERMIT

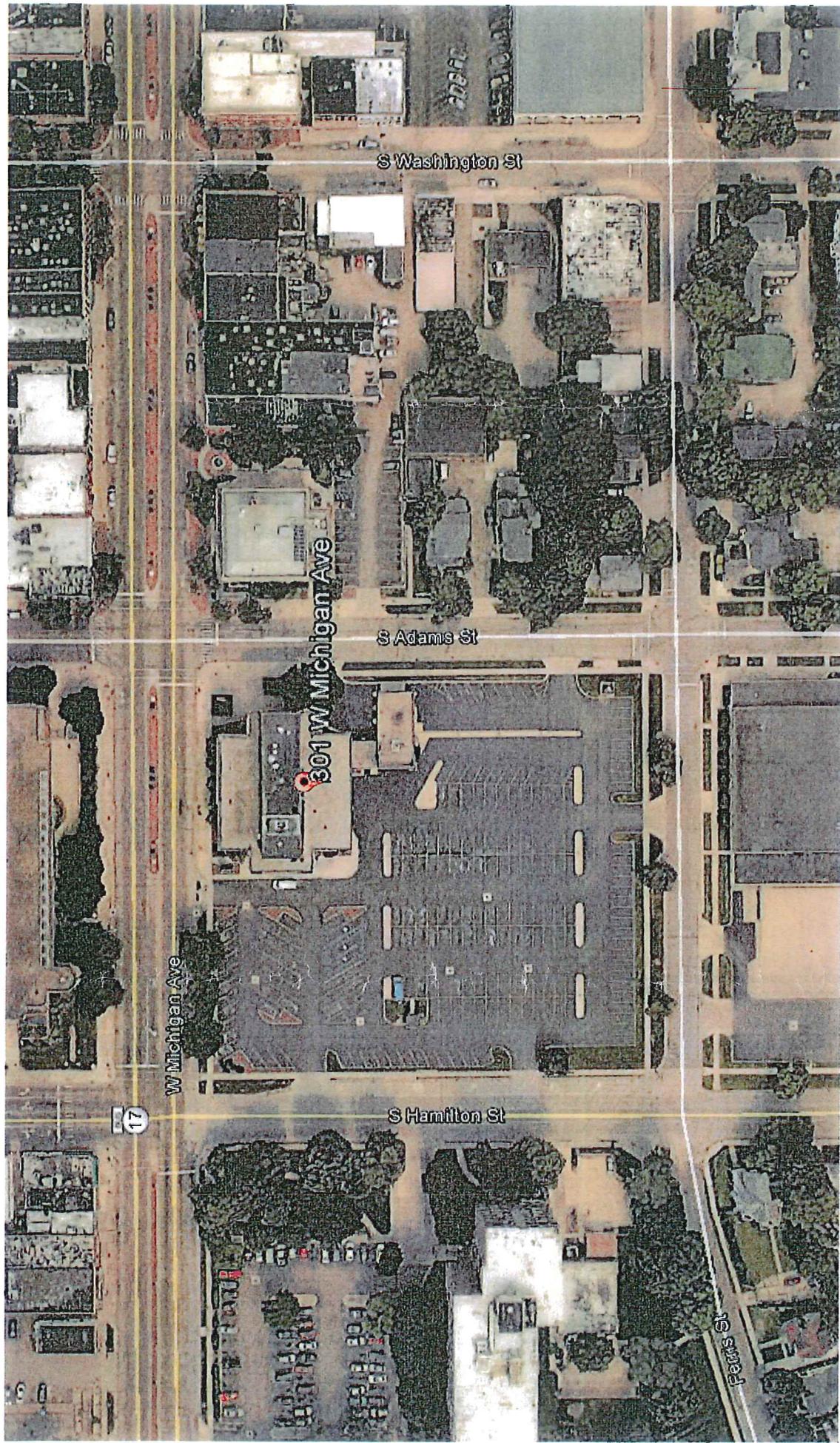
SITE ADDRESS: 301 W. Michigan Ave., Ypsilanti, 48197

ARTIST: DM DATE: 4-26-18 REV: DM 4-27-18 DM 5-3-18 PERMIT



www.philipssign.com

SITE PLAN 301 W. Michigan Ave



Client Approval: _____

Date: _____

Ph: 586.468.7110

Fx: 586.468.7441

phillips SIGN & LIGHTING inc.

40920 Executive Drive
Harrison Twp., MI
48045-1363

JOB NO: 33961

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may result in Legal Repercussions.*

PROJECT: Ypsilanti Commerce Center (Beal)

FILE: Ypsilanti Commerce Cntr-Beal-PERMIT

SITE ADDRESS: 301 W. Michigan Ave., Ypsilanti, 48197

ARTIST: DM DATE: 4-26-18 REV: DM 4-27-18 DM 5-3-18 PERMIT



www.phillipssign.com



HDC Work Permit Staff Review

Property address: 216 N Washington

Date of Application: June 3, 2018

Date of Review: June 6, 2018

Date of Meeting: June 12, 2018

Proposed work: Concrete pad & apron/ gravel installation

Materials: concrete, pipe, rebar, pea gravel

Staff review:

1. The applicant is placing a concrete pad on the interior of the outbuilding with concrete aprons on the exterior of the outbuilding.
2. Pea gravel will also be placed near the outbuilding, as depicted in the submitted drawing, for drainage.
3. Staff verified via email that this work only pertains to the outbuilding.
4. The applicant will need to pull a right-of-way permit with the Department of Public Services if the aprons are in the alley/right-of-way.
5. HDC to advise the applicant to not use the bright white curing compound.
6. A building department permit may be required for this work and should be obtained prior to the start of any work.

Relevant Secretary of the Interior's Standards:

#9

Recommended Motion:

Move to approve the work at 216 N Washington on the outbuilding to include the installation of 2 aprons and pea gravel as depicted in the submitted drawing.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



RECEIVED

JUN 04 2018

CITY OF YPSILANTI
BUILDING DEPARTMENTCity of Ypsilanti
Historic District Commission
Work Permit ApplicationOne 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

216 N. WASHINGTON

Applicant

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

Name

Home Services LTD / Jon Homms

Address

421 N. Huron St

City

YPSILANTI

State

MICHIGAN

Zip

48197

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:

Interior Concrete pad and
exterior Aprons and drainage
with pea gravel (as per diagram)
attached

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

concrete, pipe, rebar

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: \$ 3000 -

Permit fee:
\$35 + _____ = 35

Signature

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

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

Signature

Date:

6/3/2018

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.

PHDC-18.0055



Daniela



Google

Ladies' Literary Club

216 North
Washington Street





**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: 5/22

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

114 W Michigan Avenue, Ypsilanti MI 48197

Applicant

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

Name

Jennifer Eastridge

Address

1144 Roosevelt

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-660-2778

E-Mail

jeneastridge@gmail.com

Contractor

Contractor Name & Contact Info

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☒ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

AMENDMENT to sign application

Sign:

Sign is made of individual letters cut from 3/4" thick layer of PVC sheet and backer board, which is 1/2" MDO sign board (fir plywood with a medium density overlay veneer) The perimeter measurements are as follows:

- "Unicorn" = 93" x 20"
- "Feed &" = 51" x 13"
- "Supply" = 52" x 13"

All total that just over 22 sq. ft.

The letters are screwed directly to the MDO through the back into the letters using stainless steel wood screws (no standoff). The letters will be hand painted, as will the backer board.

The sign will weigh 80 lbs. total

The backer board with letters attached will then be screwed onto building 's existing plywood front with stainless steel wood screws.

Sketch attached

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

PVC sheet, MDO sign board (fir plywood with a medium density overlay veneer), stainless steel screws, exterior latex paint

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:

N/A

Permit fee:

\$35 + _____ = N/A

Signature

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

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

Signature

Date:

5/22/18

Print Name

Jennifer Eastridge

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.

Sign Permit Application Amendment

Building: **114 W Michigan Avenue**

Owner: Jennifer Eastridge

Plans for building: retail storefront called
"Unicorn Feed & Supply" which opens 6/1/18

Sign:

- Sign is made of individual letters cut from 3/4" thick layer of PVC sheet and backer board, which is 1/2" MDO sign board (fir plywood with a medium density overlay veneer) The perimeter measurements are as follows:

- "Unicorn" = 93" x 20"
- "Feed &" = 51" x 13"
- "Supply" = 52" x 13"

All total that just over 22 sq. ft.



- The letters are screwed directly to the MDO through the back into the letters using stainless steel wood screws (no standoff). The letters will be hand painted, as will the backer board.
- The sign will weigh 80 lbs. total

The backer board with letters attached will then be screwed onto building's existing plywood front with stainless steel wood screws.

This is a much safer, and, in the end, a much better sign than originally planned, thanks to the building department's feedback on the subject.



RECEIVED

MAY 31 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

R.23955 Visa
PHDC-18-0053

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

314 Maple St, Ypsilanti MI 48198

Applicant

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

Name

Neighborhood Roofing

Address

832 Phoenix Rd

City

Ann Arbor

State

MI

Zip

48108

Phone / Fax

734-994-6500

E-Mail

Cabrina@neighborhoodroofing.com

Contractor

Contractor Name & Contact Info

Same

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

- Tear OFF and re-roof on house using dimensional shingles.
- All Flashings to Match shingles
- Ridge Vents

Shingle = owens corning OAK Ridge
Color ~~7000~~ Estate Gray, Drip EDGE = Ivory

Materials (for paint include color chips or samples with application): All other Flashings/
to Match Roofs

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:

7230.60

Permit fee:

\$35 +

25

=

~~60.00~~ 45.00

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:

[Redacted Signature]

Date:

Print Name:

Tom Meadows

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.

NEIGHBORHOOD ROOFING

www.neighborhoodroofing.com

OFFICE AND SHOWROOM:

832 Phoenix Drive, Ann Arbor MI 48108
Phone: 734-994-6500
Phone: 734-944-1328
Fax: 734-994-6502

PROPOSAL

McClellan, 314 Maple St. 5-23-18

DATE: 05/23/18 ESTIMATE PREPARED BY: Ben Boyce

PROPOSAL SUBMITTED TO: (Name & Billing Address)
NAME: Celeste McClellan
ADDRESS: 314 Maple St., Ypsilanti MI 48198
EMAIL: barcel@comcast.net
PHONE: 734-717-3425

WORK TO BE PERFORMED AT:
Same

	\$	AC	P	RR
House	23	140	46.0	Y
Barn	2	10	4	Y
SPECIAL ORDER: F.B.P.				

WE HEREBY PROPOSE TO FURNISH THE MATERIALS AND PERFORM THE LABOR NECESSARY TO COMPLETE THE INSTALLATION OF THE ROOFING PACKAGE OUTLINED BELOW.
Work includes complete clean up of all work areas, and disposal of all job related scrap/waste plus NEIGHBORHOOD ROOFING'S 10 YEAR SERVICE

OWENS CORNING OAKRIDGE Dimensional Style Shingles
With Limited "Lifetime" Warranty and Neighborhood Roofing 10 Year Workmanship Warranty

OWENS CORNING DURATION Dimensional Style Shingles With PLATINUM "Lifetime" Material and Labor Warranty
DURATION SHINGLES with PLATINUM LIFETIME OWENS CORNING WORKMANSHIP COVERAGE including 130 MPH WIND WARRANTY and NEIGHBORHOOD ROOFING'S 10 YEAR WORKMANSHIP WARRANTY

1	Tear off and disposal of existing roofing on house / garage			1
2	Inspection of roof deck; re-nail if needed			2
3	ADDITIONAL CHARGES NOT INCLUDED IN THIS PROPOSAL: Any rotted, delaminated or molded roof decking will be replaced at an additional cost of \$45.00 per sheet <u>0</u> Number of sheets are included in this proposal. If entire roof needs to be re-decked, cost to not exceed \$ <u> </u> Replacement of damaged or rotted ROOF BOARDS = \$6.00/lineal foot. <u>0</u> lineal feet are included in this bid. Replacement of damaged rotted FASCIA BOARDS = \$7.00/ lineal foot using Windsor I Prime Painted fascia. This bid includes up to <u>0</u> lineal feet of fascia boards. 1.5" painted aluminum drip edge on all roof edges. Color = <u>Ivory</u>			3
4				4
5	Approved Ice & Water Shield at eaves, valleys and flashings.	OWENS CORNING Ice & Water Shield at eaves, valleys and flashings		5
6	Approved Synthetic Shingle Underlayment.	OWENS CORNING APPROVED Synthetic Shingle Underlayment		6
7	<u>Flashings:</u> apron (replace), step (inspect, repair or replace), pipe collar (replace), end wall (loosen and re-flash with Ice and Water Shield, and re-install metal flashings) and chimney (new step flashing with counter flashing cut into and anchored to brick).			7
8	Manufacturer's Hip & Ridge caps	OWENS CORNING Pro Edge Hip & Ridge Shingles (130 mph wind warranty)		8
9	Thermoplastic seal plumbing covers	Thermoplastic seal aluminum plumbing covers.		9
10	Replace existing exhaust ventilation with: OWENS CORNING Exhaust Continuous Ridge Vents			10
11	Approved Starter Shingles	OWENS CORNING StarterPLUS Thermo-seal starter shingles		11
	Owens Corning OAKRIDGE Shingles =	\$7,230.60	Owens Corning Tru Definition DURATION Shingles =	\$8,415.10
	MONTHLY PAYMENT*	\$95.44	MONTHLY PAYMENT*	\$111.08
	OAKRIDGE COLOR CHOICE =	Estate Gray	DURATION COLOR CHOICE =	
	Includes Standard Lifetime Limited warranty on defective material		Includes Platinum Lifetime warranty on defective material and workmanship	

NEIGHBORHOOD ROOFING is a registered OWENS CORNING PLATINUM CONTRACTOR
Neighborhood Roofing, Inc. is 1 of 200 PLATINUM CONTRACTORS in the USA. We offer skilled installations that are proven and recognized to be technically superior to other contractors. O.C. PLATINUM protection means that OWENS CORNING warrants our installation labor for life as well as their own lifetime warranty on replacement materials and labor for manufacturing defects. There is no better warranty than PLATINUM. The cost of this warranty and its specifications are included in your proposal price for DURATION.

ADDITIONAL WORK / SPECIAL INSTRUCTIONS / NOTES:		(Customers: Please initial next to price to accept additional work)	TOTAL COST	Monthly Payment*
A	Replace roof on detached barn with Oakridge Shingle		\$600.00	\$8.04
B	Replace roof on detached barn with Duration Shingle		\$720.00	\$10.20
C				

RESPECTFULLY SUBMITTED BY: Ben Boyce DATE: 05/23/18 ROOFING PACKAGE = \$7230.60
All agreements must be secured by a 1/3 deposit
This deposit is used to secure materials and is non-refundable once the job's start date is agreed upon.
The balance is due immediately upon substantial completion of the work. Unpaid balances are subject to an 18% annual fee. Unless arranged with our office before the job has been started, credit card transactions may be charged a 3.5% processing fee.
DEPOSIT INFORMATION: TOTAL = \$7230.60, DEPOSIT = \$2410.20, ESTIMATED BALANCE DUE UPON COMPLETION = \$4820.40

Please mail signed copy to: [Redacted] 832 Phoenix Dr., Ann Arbor MI 48108
OWNER'S SIGNATURE: [Redacted] DATE: 05/31/2018
Any alteration or deviation from the above specifications (including extra costs) will only be executed in written and signed change orders and will become an additional charge over and above this estimate. All agreements are contingent upon adverse weather, acts of God / Nature, strikes, accidents or delays beyond our control. Property owner agrees to carry theft, fire, tornado or any other insurance necessary to protect the property and material. Snow and ice build up that covers the intake or exhaust vents must be removed to help minimize / prevent ice dams that can occur during periods of extended cold or heavy snow fall. * Monthly Payments are based on approved credit through Service Finance and using their 120 month, 9.99% APR loan.

COLOR SELECTION

				
01 - COLONIAL WHITE	102 - PEARL GRAY	112 - TUXEDO GRAY	138 - BONE	200 - BLACK
				
202 - ROYAL BROWN	204 - GRECIAN GREEN	214 - WOODLAND GREEN	223 - IMPERIAL BROWN	224 - WOODSTOCK TAN
				
238 - HICKORY 336 - NATURAL CLAY	250 - MUSKET BROWN	280 - WHITE	318 - SILVER ASH	325 - SANDSTONE BEIGE 827 - CHAMPAGNE
				
327 - DESERT TAN	332 - FOREST GREEN 331 - ANDERSEN WHITE	335 - BARN RED	355 - LIGHT MAPLE	360 - TERRATONE
				
422 - PEBBLESTONE CLAY	713 - WICKER 334 - PRAIRIE SAND	791 - NORWEGIAN WOOD 350 - SANDSTONE	792 - HEATHER	793 - SANDCASTLE
				
795 - MOCHA	801 - ALMOND	805 - PEWTER 397 - STERLING GRAY	810 - SHALE 396 - OXFORD BLUE	817 - CREAM 326 - HERITAGE CREAM
				
818 - BRONZE	819 - HERRINGBONE	820 - CRANBERRY	821 - IVY	822 - PACIFIC BLUE
				
837 - GRANITE GRAY	841 - BUCKSKIN	842 - CYPRESS	901 - IVORY	

See reverse side and catalog for additional colors and product matches. These color samples are a close representation to the actual colors offered within the limits of digital color chip reproduction. Please contact your QAP representative if you require a physical sample before your order.

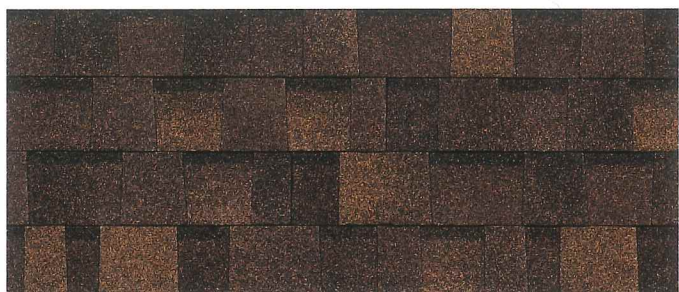
qualityaluminum.com

QAP
Quality Aluminum Products

Oakridge® Color Availability



Desert Tan[†]



Brownwood[†]



Teak[†]
Not Available in Service Area 1 (see map).



Driftwood[†]



Onyx Black[†]



Estate Gray[†]



Sierra Gray[†]



Shasta White[†]



Chateau Green[†]
Not Available in Service Area 1 (see map).



314 Maple



314 Maple

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF MAY 22, 2018

CALL TO ORDER AND ROLL CALL

Mike Davis, Jr. Vice-Chair 7:01 PM

Meeting Location: SPARK East, 215 W Michigan Ave, Ypsilanti, MI

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

Commissioners Absent: Anne Stevenson, Ron Rupert

Staff Present: Cynthia Kochanek, Preservation Planner
Nancy Hare-Dickerson, Commission Secretary

APPROVAL OF AGENDA

Kochanek: Added 114 W Michigan Ave as a study item.

Audience: Added 215 S Washington as a study item.

Motion: Schmiedeke (second: Prebys) moved to approve the agenda as modified.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS

216 W Michigan

**Application is for sign installation & painting*

Applicant: Michael Ploof, applicant- Present

Discussion: Davis: Stated that the Commission wished to verify the installation of the sign and make sure that they understood the material and the potential lighting area. Asked that the applicant give a brief overview of what has been done.

Ploof: Stated that the accent panels from the windows were previously gray and that a new sign board has been put over the old one in the blue color. Stated that the sign itself has powder coated stainless steel standoffs, an inch off the sign. Stated that the proposed illumination area is not yet

installed but he plans to do it at some point in the future; that that would just be the upper two segments of the logo area on the sign.

Lindsay: Asked what the materials are on the new sign board – not the actual sign but the back.

Ploof: Stated that it is a standard sign board material, available from Fingerle.

Kochanek: Asked if it was possibly MDO.

Ploof: Stated that he thinks that is what it is.

Davis: Stated that he originally had concerns about the lighting and was not clear if, when the sign was installed, the lighting was operational or not.

Ploof: Stated that the lighting is not.

Davis: Stated that he does not have any problems with that and that if he wanted to light it in the future, submitting an application would be preferred so that the Commission can understand exactly what is going to be lighted. Stated that this application, would not include the lighting.

Kochanek: Advised that if the Commission approves it now, it becomes an issue if it has not been installed within six months or one year with an extension. Advised that if it is not going to happen within a year, then it is probably better to come back.

Motion: Prebys (second: Pettit) moved to approve the work at 216 W Michigan to include the installation of a powder coated steel sign on a MDO signboard with stainless steel standoffs and a fully transparent acrylic material in the logo area that allows the blue paint behind the logo to be visible as depicted in the drawing submitted with the application dated April 20, 2018. Work to also include the painting as shown in the rendering with the application.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

116-118 W Michigan

**Application is for front & rear façade work; window & door replacement & window reopening, roof deck & balcony installation, rear expansion, painting & cleaning*

Applicant: Van Hunsberger, architect and Adam Tasselmeyer, owner- Present

Discussion: Davis: Indicated that the Commission has been given some new materials. Stated that staff has prepared a few different types of motions that can be made; asked for the applicant to talk through the items on the agenda for today.

Hunsberger: Stated that the last time they were here, they talked about the south storefront design; that they came to a resolution on that as far as the arrangement of the windows, which is represented in the drawings that were submitted. Stated that it does a fairly good job of making the storefronts harmonious but not identical. Stated that this is the composite they propose to use [*referencing materials*], which is used in a majority of storefront applications. Stated that the company is called Boral; that it is a fly ash composite, cuts just like wood and is much more resistant to expansion and contraction than the other products.

Pettit: Stated that he has used Boral with some grade level work, i.e., on porches and that he thinks it is possibly the way to go.

Hunsberger: Stated that it is supposed to be waterproof, not just water resistant, and that the great thing about it is that it comes in a variety of sizes, so it is versatile. Stated that it can be used everywhere on the storefront, even with the sloped sills on the east side.

Davis: Stated that the trim piece has that wood texture.

Hunsberger: Stated that they would use the smooth side; that it is reversible. Stated that they propose to use the lap siding on the planter boxes well as on the elevation.

Davis: Stated that the Commission seems pretty comfortable with the materials, so we can move on.

Hunsberger: Stated that this is all Pella window and door products; this is the color they will be going with [*referencing sample materials*] regarding all of the second and third floor windows, front and back and the three doors on the north side which would be commercial doors. Stated that they are proposing the corrugated metal product for the elevator penthouse on the roof and that this is the color they propose that it be in. Stated originally, they had proposed the cable rail for the upper balcony under the planter boxes but that the owner had some concerns about his small dogs. Stated that they decided to use a stainless steel product, with a 3 x 3 grid, that is represented on the updated drawings instead. Stated that there is also a photo of a similar installation on another building just for reference.

Davis: Asked if it would remain the stainless steel color.

Hunsberger: Stated, yes. Stated that the trellis in front, the sun screen, is essentially galvanized metal which would be 2 inches thick by 14 inches deep. Stated that he also has a reference picture of some buildings that were done in years past; that two were on a bank. Stated that then all tie-backs and mounted plates on the face of the metal would be stainless steel, so it would be extremely close to the galvanized. Stated that they have not picked a specific front door; that there is a picture that he submitted which is his gothic inspiration for the east side. Stated that the intent on that front door is somewhat dungeon-ish looking, coffers, thick, simple profiling and that he was picturing probably a darkish mahogany finish like in the picture. Stated that the east side, with the glass panel in it, would possibly also have a mahogany door to match in color but obviously different.

Davis: Stated that they might have to talk a little more about the door, but to continue.

Prebys: Asked about the lighting.

Hunsberger: Stated that there is a cut sheet in the packet.

Prebys: Stated it is a gooseneck.

Hunsberger: Stated that the Commission had asked for information about the upper deck and that it is basically a floating paver system that mounts on top of the EPDM roofing – its an IPE wood which is an extremely hard, dense wood.

Pettit: Asked if it is actual wood.

Hunsberger: Confirmed it is actual wood and that it weathers a bit over age.

Davis: Stated that he is good with the lighting the decking. Stated that there were a couple of comments about the door. Asked for thoughts from the commissioners about this style for this secondary door which the Commission requested they put in.

Hunsberger: Stated that it ended up making sense with Adam's design.

Tasselmyer: Stated one thing to keep in mind is that they have their facility inspection and that they are being extremely detailed on entryways. Stated that when he leaves the Commission meeting, he has to go meet with the security firm and go over some of the things they are going to be looking for; that they might have to put in a metal door instead and that they will have that information in the next two weeks.

Davis: Stated they might want a plainer door.

Lindsay: Agreed.

Pettit: Stated that he thought that initially but then looked at it in relation to the building; that although it is not necessarily a commercial door, he liked the way it harmonized with the light pattern in the windows.

Davis: Stated that everything does not necessarily have to be approved tonight, especially given that the door choice may change. Stated that it might be better to wait to have fuller discussion about the doors once the final decision is made.

Hunsberger: Stated that it is the first he has heard of it.

Tasselmyer: Stated he was told at about 5:30 today.

Pettit: Stated that if there was feedback about it, it might be worth sharing it anyway so that the applicant knows.

Prebys: Stated that it is a modern front, the street side, and it has some style to it. Stated that it is not 19th century but a modern interpretation; that he goes along with Commissioner Pettit in thinking that it has some pizzazz to it and that it stands out nicely.

Lindsay: Stated she thinks it is inspired by both the existing building as well as what the existing building is harkening back to.

Davis: Stated that he wonders if this is running too much up against Standard #3, "do not imitate earlier styles", in that in the submitted photograph looks like it is from a church.

Prebys: Stated that it looks like a steel grating and that he is sure that, in reality, it would not look like that.

Hunsberger: Stated that if it ends up being a steel door, our options may change but that knowing that you would potentially accept something that is slightly more of a focal point than just disappearing, is helpful.

Davis: Stated that he thinks there is flexibility with the design for the door.

Lindsay: Stated that if there were pointed arches at the top of the door, then she might start to really say that they are imitating earlier styles.

Kochanek: Advised that if the Commission is comfortable with it, they could approve this door and then if the applicant has to change it, they would have to come back to amend their application.

Davis: Stated that he would like the Commission to take a look at our possible motions; and to verify if staff concerns about colors were addressed.

Hunsberger: Stated that they all are referenced in the rendering.

Davis: Stated that the beadboard would be in sage green light.

Hunsberger: Stated that the only thing that is the really dark green is the sign board behind the front awning. Stated that the reddish tone is for the planter boxes on the north side and that that is somewhat variable because we have to wash that brick on the back. Stated that the idea is to match the brick as close as possible and that until it is washed, the exact color is unknown.

Davis: Asked the Commission if we are at the level where we are comfortable approving everything that we discussed tonight or are we comfortable approving the extension on the work to June 12th.

Prebys: Stated that he is comfortable to approve everything that was discussed tonight.

Schmiedeke: Asked what color the upper floor windows are.

Kochanek: Stated that they are that fossil color.

Schmiedeke: Asked for the color of the cornice on each building.

Hunsberger: Stated that it is the white paint color.

Lindsay: Stated that it is the lightest one, the nebulous white.

Hunsberger: Confirmed.

Schmiedeke: Asked if they would consider one of the darker colors.

Prebys: Asked if this was maybe to pick out the color of the headers on the windows.

Hunsberger: Stated that that would all be painted that same color – the window headers, the arch trim around the windows; that anything that gets that light color would be the nebulous white.

Schmiedeke: Asked what color is the brick building itself.

Hunsberger: Stated, Intellectual gray.

Davis: Asked if they had gone into what color the awnings and canopies would be.

Hunsberger: Stated that the sign canopy is the galvanized steel.

Davis: Stated that we are going through this very carefully because we do not want to approve you for something now that you actually do not want to do; that we want to make sure we get it all correct now. Asked, regarding the cornices that Jane had asked about being a darker color versus the nebulous white, how the commissioners felt about the nebulous white that they have depicted it as.

Pettit and Prebys: Stated that it would be fine with them.

Hunsberger: Stated that his personal preference is to have lighter colors on top; that it just does not feel top heavy that way.

Pettit: Asked if the color of the exposed gutter matches something that you already have.

Hunsberger: Stated that he believes it would be the Matcha green.

Prebys: Asked for the description of the lighting fixture.

Pettit: Stated that it is Vintage Vent Farmhouse Ensconced.

Hunsberger: Stated Weathered Zinc is the color.

Pettit: Stated it looks like there are different sizes.

Hunsberger: Stated that they are going to use the 14 inch.

Prebys: Stated that that is fine; that they may have different sizes for different places.

Kochanek: Asked if there were any questions about the grills in the windows; that it looks like they are all exterior.

Hunsberger: Confirmed.

Kochanek: Asked if all the upper windows are wood with aluminum clad.

Hunsberger: Confirmed.

Kochanek: Asked about signage.

Davis: Stated that signage is not going to be included and that doors probably should not be included either until they are sure this is the design they are going to go with. Asked if the applicant is okay with that.

Hunsberger: Stated, yes.

Tasselmyer: Stated that a lighted sign was previously brought up; that they were under the impression that it was not allowed. Asked if a lighted sign is allowed.

Prebys: Stated that, generally, the Commission will approve a lighted sign if it is front lighted; i.e., a gooseneck lamp or something that comes down. Stated that the Commission generally prefers not to approve backlit signs and if it is approved, we only approve the verbiage to be transparent and showing light; that the rest of the sign would be opaque.

Hunsberger: Asked if the Commission could again describe how it is possible to light the lettering.

Prebys: Stated, if the lettering alone is translucent.

Pettit: Stated, as opposed to where the field is emitting light; that they would just want the letters emitting light.

Hunsberger: Stated that obviously their sign sticks way out and there is no way to front light it.

Davis: Stated that he wondered if it would actually be cut into the awning.

Hunsberger: Stated that it would. Stated that since they do not want to punch a ton of holes in the galvanized awning, that he is figuring an aluminum or galvanized raceway that would be as small as possible, attached in a couple of spots on the face of that and then individual letters mounted to that; that the individual letters could be wired individually.

Davis: Asked how deep the awning would be.

Hunsberger: Stated four feet.

Davis: Stated that he is not comfortable with a lit sign because the Commission is trying to adhere to minimizing our light pollution. Stated that illuminating it would probably not be appropriate with this awning. Stated that if the applicant was going to do something different where it was going to be on the signboard, no awning, then we could have a discussion about light for the signage. Stated that that is his personal feeling; that others may feel differently.

Hunsberger: Stated that he thinks the sign that they choose will probably have to be a reasonably bold color so you can actually pick it out and read it since it is not lighted and does not have any front lighting on it. Stated that there is the potential, if it was lit, that it could just be a white light.

Davis: Stated that what the Commission discussed with a couple of other applicants is having smaller directional lighting actually on the sign coming

over or from the side. Stated that that may be something to discuss with your sign manufacturer because you are going to have a bit of a tricky sign to begin with, so that could be something that would be possible. Stated that when it comes to the lighting, the Commission is trying to be very careful.

Hunsberger: Stated that that is fine; that it was surprising to hear the word "lighted sign" come up in the last review.

Kochanek: Advised applicant that when they come back with a sign, to have dimensions, how it is handled, and obviously all the questions asked by the Commission. Stated that if they are not including the door tonight, then to just basically give her a rendering of the doors.

Lindsay: Asked if there are plans for window signs.

Tasselmyer: Stated, he does not think so.

Lindsay: Asked if the precast concrete panels are going to be just raw concrete or if they are going to be finished and painted.

Hunsberger: Stated that they will not be painted; that it will just be a natural concrete color, smooth with reveals as shown.

Pettit: Asked if the store front is in the sage green.

Lindsay: Stated, yes, sage green; that the sign board is the only dark green.

Motion: Pettit (second: Lindsay) moved to approve the application for work at 116-118 W Michigan as depicted in the elevations dated May 22, 2018 as well as the storefront details from May 15, 2018. The composite beadboard will be finished in sage, the rooftop decking in IPE wood color and the window trim and storefront systems in sage green light. The awnings and canopies in galvanized steel. The cornice will be finished in Nebulous White along with the trim around the porch. Gutters are to be finished in Intellectual Grey. The box column on the rear in galvanized steel and the tower to be finished in Sandstone with the planter boxes in Wheat Penny as well as the trellis. The storefront will be finished in Sage green light and the backing of the signboard to be Roycroft Bronze Green. The brick on the upper south elevation will be finished in Intellectual Grey. The infill on the railing is to be a wire mesh in a stainless steel finish. The lights will be as submitted in the application finished in weathered zinc. The cladding of the windows to be in the color Fossil. A smooth finish will be used for the composite trim. The light pattern on the windows are to match the submitted elevations along with the window details as included in the application. As preparation for painting; no power washing or sandblasting is permitted.

Secretary of the Interior Standards:

#5- Preserve distinctive features.

#7- Clean building gently—no sandblasting.

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

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

NEW BUSINESS

418 N Hamilton

**Application is for painting*

Applicant: David Center, applicant –Present

Discussion: Davis: Stated that this came in as a study item and asked for the applicant to briefly describe the work.

Center: Stated that he is painting his house with three different colors – gray, slightly off white and navy. Stated that the navy is going on the door and the frames of the windows.

Davis: Stated that we talked about this in detail as a study item; that it is pretty familiar to him and asked for any questions from the commissioners.

Schmiedeke: Stated that the applicant is proposing Wolmanized lumber for the repair of the porch deck.

Davis: Asked if there were any concerns or comments about that.

Pettit: Asked if it is tongue and groove flooring.

Schmiedeke: Stated, treated lumber.

Center: Stated that it is just going to follow whatever the dimension is and fit it in as best it can and it will be painted over.

Prebys: Stated that he would not be able to match it.

Center: Stated that he would match it the best he can.

Prebys: Stated that the floor, if it is old, is a tongue and groove fir. Asked what was going to be replaced.

Center: Stated that the first third of it, just where it is eaten up.

Prebys: Stated that he wonders if Wolmanized tongue and groove would match the current; that the parts would have to be tongue and groove.

Center: Stated that the existing is.

Prebys: Suggested that applicant might be better off with the vertical grain tongue and groove fir.

Schmiedeke: Stated, which is probably what your porch is.

Center: Asked if he went to a lumberyard, would they know what that is - vertical grain fir.

Schmiedeke: Stated, yes.

Prebys: Stated that he thinks the best thing would be to paint both sides of the wood.

Pettit: Stated that the applicant could go to the lumber yard with whatever the thickness is and that they will come up with one product or another that should be able to match that.

Lindsay: Stated that if it is already falling apart, that the applicant could take a piece with him.

Motion: Prebys (second: Schmiedeke) moved to approve the work at 418 N Hamilton to include the re-painting of the house and garage in Benjamin Moore- BM 1552- River Reflections for the main body, OC 25-Cloud Cover for the trim, and the windows, porch and doors in Benjamin Moore- BM 826-Stunning. No power washing or sandblasting to prepare the finish. Recommend an oil base primer and a mid (semi)-gloss for the top coat. Any repair work done to the porch deck will be done with like materials, which will probably be a tongue and groove fir.

Secretary of the Interior Standards:

#7- Clean building gently—no sandblasting.

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

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

12 W Michigan

**Application is for storefront door installation*

Applicant: John Keane, owner – Present

Discussion: Davis: Asked for the applicant to walk the commissioners through the application.

Keane: Stated that he and his fiancée are going to use 12 W Michigan as their primary residence. Stated that they are looking at the two entryway doors on W Michigan Avenue. Stated that one door leads into the first-floor commercial space and the left-hand door to the residence above; that both doors are in disrepair. Stated that the residential door has about a $\frac{3}{4}$ " gap at the bottom of the frame that lets in air from the street and is relatively insecure. Stated that the commercial door looks like it might have some accessibility issues. Stated that in the future, they intend to lease that space out to a business, so that they hope to make that space more commercially feasible and to add some privacy to the residential stairway, they would like to replace those two doors. Stated that included in their application more options than were necessary. Stated they included pricing options from Howard Commercial Doors for custom machined wooden doors, which would be their first preference but, also, hollow metal doors which, after they spoke with the contractors and they got measurements on the current frames that are on the front of the building, they recommended as another option. Stated that the reason why they recommended hollow steel and wood is because they can both be milled to fit the current frames exactly so they would not have to go through and actually replace either of the frames. Stated that they included paint swatches; that they wanted to try and match or complement the current awning on the building, which is a dark green. Stated that their preferred color is the darkest green swatch but that they are open to any of the options.

Davis: Asked if the preferred color was the Bingham.

Keane: Stated, yes, because they think that is the closest paint swatch they could get to match the awning. Stated that if the blue is something that the commission feels is more compatible, they are open to that. Stated that their first option is to try to go with the wood doors, which are outlined in the contractor's proposal, with a paint to try and match the awning. Stated if the Commission believes that the metal doors are a better idea or that there are other options that they could explore that as well.

Davis: Stated that there are four options with varying glass styles.

Keane: Stated that the one on the top left would be the residence; that it has the top quarter glass for more privacy. Stated that the top right corner would be the commercial door which allows a little bit more room into the commercial space to try and distinguish between them.

Davis: Asked for any questions from commissioners.

Prebys: Stated that it occurred to him is the metal framework of the storefront window and that storefront door seemed to be a suite, as it were;

that he was wondering if that door needs to relate to that whole operation; if they have to match.

Davis: Asked if Prebys is stating that the commercial door should be metal and the residential door should be wood.

Prebys: Confirmed.

Davis: Asked if they have to be the same material.

Prebys: Stated he does not know.

Davis: Asked if it is more appropriate that they be metal.

Schmiedeke: Stated that she would think the door materials should match.

Lindsay: Asked if both of the existing doors are an aluminum frame.

Keane: Stated that he thinks it is steel, which is why they really would prefer not to try and replace the whole frame; they worry that that would be a big change.

Schmiedeke: Asked if this is one of their choices [*indicated to the submitted materials*].

Keane: Stated that that is an example of what the hollow metal doors would look like; that they wanted to send it along because that demonstrates what the rain glass would look like.

Schmiedeke: Asked if they want to have the rain glass in one door but not the other.

Keane: Stated, yes; that they would prefer not to have full glass on the commercial space. Stated that their intuition is that that limits the type of business that might be interested, in terms of having it at the front door, unless the Commission thinks it is not an issue. Stated that they would like to have that kind of distinguishing character in the residence.

Prebys: Stated that full glass would keep somebody from bumping into someone coming and going in the commercial space.

Keane: Agreed.

Davis: Asked if most of the commercial doors that the Commission has approved been full glass.

Schmiedeke: Stated, yes.

Lindsay: Stated that that is what is there now.

Keane: Stated if that is the case, that they would definitely be interested then.

Prebys: Stated that he would vote for that. Asked if they would want a full glass door for the apartment door.

Keane: Stated that they would prefer not to, just because that really lets a lot of viewership up into the residence.

Schmiedeke: Stated that with the rain glass, that is not a problem.

Keane: Stated that he supposes that is true.

Schmiedeke: Stated that it lets light in.

Keane: Stated that they want to talk to the contractors about insulation as well but could possibly get something that is double paned.

Davis: Asked which is more expensive.

Keane: Stated that the machined wood is actually cheaper than the hollow metal doors, which was counterintuitive to him but apparently milling the hollow steel is where the price comes in.

Davis: Asked, what do we think about the preferred option with the panels. Asked if the commission is comfortable with this style for the door of the residence.

Prebys and Schmiedeke: Stated no.

Lindsay: Stated that it is a commercial building even though it may be a residence.

Schmiedeke: Stated that the fact that there is an apartment upstairs is irrelevant.

Davis: Asked if we are more comfortable with option number 4.

Schmiedeke: Stated no.

Lindsay: Stated that she thinks the half glass is actually enough as far as safety is concerned to be able to see in and out.

Schmiedeke: Stated that she is in favor of the doors matching.

Davis: Stated that he is not in favor of the doors matching.

Pettit: Stated that he does not require that they match.

Prebys: Stated he does not either.

Lindsay: Stated she would third that.

Davis: Asked if, talking strictly about material – wood versus metal – if the Commission wanted them to both be metal, both be wood or mixed.

Prebys: Stated he thinks they need to match and that they need to be metal.

Davis: Asked if there is agreement with that.

Lindsay: Agreed.

Prebys: Stated, unless the whole front were being changed, that that would make sense.

Pettit: Stated that he does not require it but will go along with it.

Davis: Stated that he could be comfortable with mixing and matching.

Lindsay: Stated that in her opinion, the mix of material would be strange to put wood in the metal frame.

Pettit: Stated that they are going to be painted so you would not know the difference.

Prebys: Stated that the full glass door and the metal door for the commercial says that it is a commercial entrance and that less glass for the apartment makes sense because it says that this is private.

Lindsay: Stated, yes, it differentiates.

Pettit: Stated, and you know which door you are going in.

Davis: Asked the applicant if he is comfortable with both of those.

Keane: Stated, yes.

Davis: Stated, option number two, metal, for the residence; and full window, option four. Asked, as far as the rain glass, if they want it for both of them or just the residence.

Prebys: Stated, just the residence.

Pettit: Stated he does not have a preference.

Prebys: Stated that the whole purpose of the glass is to see into the building.

Davis: Stated that that may be beneficial for leasing it down the road.

Keane: Stated that he defers to the Commission.

Davis: Asked if the Commission has any problems with the dark green color.

Prebys: Stated, no, absolutely not.

Kochanek: Asked, for staff's clarity - rain glass on the residential door, half lite, option 2.

Prebys: Confirmed.

Kochanek: Stated option 4 for the commercial, full lite, regular glass.

Prebys: Stated, yes.

Davis: Stated, both metal; both in the dark green color.

Motion: Lindsay (second: Prebys) moved to approve the work at 12 W Michigan to include the installation of two new hollow steel storefront doors indicated in option 2 and option 4. The residential door to include rain glass with a half lite glass and the commercial door with full lite transparent-standard glass. The doors are to be painted in True Value paint color Bingham, C447.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

313 E Cross

**Application is for fence installation*

Applicant: Chris Folts and Amy Marzulla, owners – Present

Discussion: Davis: Stated that this is for a fence installation and asked applicant to give a brief walk-through.

Folts: Stated that they are installing a treated pine privacy fence with curved arches on the top. Stated that it is going to be on the sides and on the front

of the house. Stated that they are deferring to the Commission as to an arbor going over the gate that is in the driveway. Stated that they found pictures of one that was there before they moved in but it was not there when they moved in, so they were not sure if they should put one back in.

Davis: Asked if it is going to be finished in the Desert Sand.

Folts: Stated, yes.

Davis: Stated that the first big thing is going to be the curved fence style and asked commissioners if they are okay with that.

Pettit: Stated he is okay with it.

Prebys: Confirmed.

Davis: Stated that the second portion is the arbor.

Prebys, Davis and Pettit: Stated, no problem.

Kochanek: Stated, for staff clarity, that she is unsure from the application if they are doing a 4-foot arch on both sides of the front portion or just on the driveway side.

Marzulla: Stated, so the front on the right side is not very big.

Kochanek: Stated it is only a few feet.

Folts: Stated it is actually less than three feet.

Motion: Prebys (second: Pettit) moved to approve the work at 313 E Cross to include the fence installation as indicated in the application submitted on May 15, 2018. A 5' arched top treated pine fence with a matching 4' arched top treated pine fence for the front or south section of the fencing to the left side of the house will be installed. A gate to match the proposed fencing will be installed on the driveway side. An arbor will be installed as indicated in the submitted illustrations. The fence, gate and arbor will be finished with an opaque stain to match the roof color on the house, Desert Sand.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

405 Oak

**Application is for reroofing*

Applicant: Marcus Erin and Larry Wheeler, Jr., owner –Present

Discussion: Davis: Asked the applicant to give the Commission a walk-through.

Erin: Stated that they are looking to install a granulated steel roof system on a home that is intended to look like a standard asphalt architectural shingle.

Davis: Stated that they brought a sample. Asked if they could just turn it so they can see it. Asked if this is going to be the side facing out [*indicated to the sample*].

Erin: Stated, yes.

Lindsay: Asked, what color.

Erin: Stated that they are looking to go with the Charcoal.

Davis: Stated that it looks like there are a couple of different styles for different parts of the house.

Erin: Stated, yes; that the front porch is a real low slope and wraps around the front. Stated that it would be the green sample on that board which he would also like to do in the color black; that it is designed for a low-sloped pitch.

Davis: Asked how the styles would complement and contrast each other. Stated that this one looks like it is really similar to architectural asphalt shingles and this one looks much more distinctly metal.

Erin: Stated, correct; that basically you cannot shingle anything that low sloped. Stated that they actually make a transition piece that goes between the two to tie them in together. Stated that the porch itself is not really visible from the road since it is so low sloped, you cannot even see it.

Pettit: Asked if the sloped area over the entrance of the porch is going to be roofed with the stuff that looks more like the top shingle.

Erin: Stated, correct, that anything with a pitch on it and visible will be the shingles.

Pettit: Asked how the transition at the edge of the low slope roof works.

Erin: Stated it would be very similar to a standard drip edge, just an L-bend drip edge. Stated that it would be an inch and a half drip edge in black.

Prebys: Asked how do you deal with the edge of the panel on the gable when it gets to the bottom and you have got a three-inch overhang; if you would cut it off.

Erin: Stated that the gables are all finished. They have just a regular J-channel that the panels actually go into.

Prebys: Stated, on the outer edge. Asked about how that would work on the eave.

Erin: Stated that the eave would be a standard drip edge and then there is a starter piece that goes over the top of the drip edge; so when you look at the face, you would see just a standard drip edge.

Prebys: Asked if it is installed from the bottom up.

Erin: Stated that is correct.

Prebys: Stated that at the top you have to cut this to make it fit.

Wheeler: Confirmed.

Pettit: Stated, it has a ridge cap.

Erin: Stated that they can do that in any color as well.

Davis: Asked if they want the drip edge to be in the same color as the shingle.

Schmiedeke and Lindsay: Stated, yes.

Pettit: Stated that it looks like there is some integrated venting options as part of this system. Asked if they plan to be using any of those vents.

Erin: Stated, no, that any area on the roof that needs to be vented, they will go with the hidden ridge vent system. Stated that it is completely hidden, that you cannot see it.

Davis: Asked, so no new box vents then.

Erin: Confirmed no new box vents.

Davis: Asked if any gutter or trim work will be involved.

Erin: Stated, no; that it would be the roof only.

Pettit: Asked if both types of roofing will be the same color.

Erin: Stated, yes, they will both be black.

Kochanek: Stated, you said the shingle look roof is Charcoal, not that Shadow Wood.

Erin: Stated that this is correct. Stated that they recently changed owners and they changed the names of the colors; that originally it was Shadow Wood.

Motion: Prebys (second: Pettit) moved to approve the work at 405 Oak for reroofing in MS-Metal Sales U-panel/PBU-Panel 36" metal roof in black for the porch roof and a Metro Roof Products MetroCottage Shingle in Charcoal, HD-51 metal roof panels for the main part of the house. The drip edge is to match and the venting will be accomplished thru the use of ridge vents.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

206 N Huron

**Application was moved to the end of the agenda since the applicant was not present at the meeting.*

113 Buffalo

**Application is for side and rear porch installation*

Applicant: Stewart Beal, owner –Present

Discussion: Beal: Stated that the front porch was approved the last time but we decided it was more cost effective to get all the lumber milled at once, so we are asking today for approval for the side and rear porch. Stated that he emailed the pictures he received from the Historical Museum from 1893 or 1900 and that they are going to match it exactly.

Davis: Asked, to be crystal clear, the porch is going to wrap around the side of the house you cannot see in this photo.

Beal: Stated, yes; that it starts where you can see it and it wraps around. Stated that if you look at the house today, you can see where the porches were on the side; that there is tar where the roof used to meet the brick. Stated that the only difference is that the old porch didn't wrap around; that it used to be on the back and it used to be on the side. Stated that he wants it to wrap that corner.

Davis: Stated that the big question is, as staff noted, this is a new porch that was not there. Asked if there should be a differentiation from the historic style or can the historic style be continued throughout the new wrap-around porch.

Beal: Stated that one of the pictures is of the side porch; that they are planning to put it on exactly as it is in that picture.

Davis: Stated that he thinks the side porch could be to match what was previously there but the wrap-around porch was never there.

Beal: Stated that there was a porch on the back, there was a porch on the side but that it did not connect on the corner.

Schmiedeke: Stated, this will connect; that is the only difference.

Beal: Stated whereas, before, you would have to exit one porch, get on the grass, then go on the next porch; that that is the only difference.

Davis: Asked Commissioner Schmiedeke if that is enough to require it to be differentiated between new and old.

Schmiedeke: Stated, not for me.

Davis: Stated that he thinks that is the big thing to decide; that it is almost like an in-fill of a small gap that could have easily been there.

Pettit: Stated that as to him what is happening is that there is a porch that is going to be built very much like how it was meeting on both sides and then, yes, that corner is going to be different. Stated that if the construction of the corner is meant to be harmonious with the existing structure, that he understands that. Asked, would we want it to be drastically different.

Davis: Stated because if the commission said they wanted to see a differentiation, then there would be full historic features for let's say –15 or 20 feet; then the fifteen-foot portion that is without ornamentation and then another twenty-foot portion that has all the historic details. Stated that that is one way to accomplish the differentiation; that the other way would be to not have it match at all.

Kochanek: Stated that staff's thought was that maybe less detail on the entire thing indicates that it was not what was originally there. Stated that it could be something as small as medallions being removed on the new wraparound porch. Stated that there is also the thought that there is enough to differentiate this porch from the historic ones as proposed.

Lindsay: Stated that is one question she had was if there is only one stair at the corner instead of having that side stair that is really visible and that that would be a huge difference in design.

Beal: Stated that instead of two stairs for two porches, there is now one stair.

Prebys: Stated that he would vote for a simplified porch and rather than making it a reproduction of something that never existed.

Schmiedeke: Stated that it did exist.

Prebys: Stated, no, it did not, not the way it is shown or being rebuilt.

Lindsay: Agreed.

Schmiedeke: Stated, the two porches existed.

Prebys: Stated, one had a stair, that stair is gone.

Schmiedeke: Stated, right, but the porches were both there with all their detail; that the difference is now that that stairway is gone but it is moved to the corner.

Davis: Stated that if the commission wanted a more simplified design, this cannot be approved this today. Asked if we could table and ask for updated drawings.

Pettit: Asked if they could talk about the design for a second. Stated that he is having a hard time understanding the dumbing down of it just because it is not exactly precisely the footprint of the thing that was there. Asked, what do we want then.

Schmiedeke: Agreed.

Beal: Stated that this porch drawn is about \$150,000 to put the porch on; that you could install a real nice subdivision deck for about \$10,000. Stated that the architect drew this while looking at historic photos of the porches that used to be there, so that it is very similar to what you see there.

Davis: Stated that he thinks there is enough context and documentation to basically in-fill the smaller portion that was not built as it is submitted on this plan.

Lindsay: Stated that it is not as simple as that because the other porch had a stair that came straight off at a 90 degree from the building and now that is being turned into a sort of half gazebo type thing. Stated that although

what that would say is that that is a new porch however, all of the detail being replicated, is problematic.

Beal: Stated that the reason the porch is so expensive is because there is not a piece of wood on the whole thing that can be purchased at like Lowes or Menards; that it is going to be all custom milled by Zeeland Wood Products. Stated that the nice thing about the front porch is that there is enough of the front porch existing that they actually were able to take the pieces off the front porch and take it to them so they could match it exactly.

Prebys: Asked applicant if, in his plan, the porch is really a simplified version of the kind of porch it might have been.

Beal: Stated that he would say it more matches what used to be there but there are a few different ways you could simplify it. That for instance, one of the expensive elements is the lattice; the current proposed lattice would need to be replicated. Stated that instead it could just be a flat panel. Stated that instead of custom milling all of the balusters, you could have a more simplified version of that.

Prebys: Stated that he would approve that. Stated that looking at the picture, the original, with the gable over the steps in the 19th century is no longer there; that now you have got an octagon little build-out. Stated that that is modern. Stated that he would also suggest keeping the decorative elements to a low roar; that it would also suggest that it is a modern porch.

Beal: Stated that one could argue that it is a little more modern because there is that bump-out on the side going to the dining room area where you would not have that on that historic porch. Stated that the historic porches are straighter saloon style.

Davis: Asked if the top lattice should be more simplified, should it be removed.

Prebys: Stated, that looks pretty simple there.

Davis: Stated that it sounds like we like it but we are considering this to be new and we do not want it to be a replication. Stated that the main things to revise in the plan would be that lattice, simplifying that paneling to not be this custom diamond. Asked, do we want just a more standard lattice.

Prebys: Agreed.

Beal: Stated that the windows in the basement are currently just filled in with a piece of wood and a trim around it; so that instead of the diamond lattice, it could just be a flat board painted one solid color.

Davis: Asked if the commission wanted a flat board or an actual lattice. Stated that the commission should provide some direction.

Prebys: Stated to simplify.

Lindsay: Stated that if we said, fine, that is a flat board, we look and we talk about the modifications being made because they are very specific simplifications here, that she thinks it could be approved today.

Davis: Stated, we cannot approve it today because we cannot modify the application.

Kochanek: Advised, you can with the applicant here; that if he agrees to the modifications, you can potentially approve it. Stated that, as an example from staff, if you wanted him to take medallions off, you could just say "remove medallions and do the lattice".

Davis: Asked if the commission wanted those removed.

Lindsay: Confirmed.

Pettit: Stated that he would like to talk a little more about what we are trying to do here.

Beal: Stated that what he was trying to do was match the historic pictures exactly; that he did extensive research on matching every piece; that that is what he intends to do and what he wants to do.

Prebys: Stated that if he were rebuilding that exact porch as it was, that is what he would need to do.

Beal: Stated, yes, right.

Prebys: Stated that this plan is not to rebuild the porch exactly as it was.

Beal: Confirmed that he understood.

Davis: Asked the commission if they would like to table for a new drawing or if they would like to make the changes with the applicant and then approve it tonight.

Lindsay: Stated that she would like to ask the homeowner a couple of questions that she has.

Beal: Stated that he would like to talk to his architect about ways to cheapen up the porch and come back with suggestions because if you change some of these elements, it will save money.

Lindsay: Stated that that is exactly the other piece that she wanted to start asking.

Kochanek: Asked if the applicant was looking to start construction right away. If not, the next meeting is not until June 12th.

Beal: Stated, no, that is fine; that he could come back with changes that will save some money and have the balustrades be more standard.

Prebys: Asked if he is talking about the space under the porches being a flat panel.

Beal: Stated, yes.

Prebys: Asked wouldn't he want ventilation in there.

Beal: Stated, yes, that he would have to talk to the architect about that.

Prebys: Stated, so it might be a different kind of panel.

Lindsay: Stated that the applicant had mentioned both the fact that the diamond shape in-fill panels were costly but also that he liked that detail. Stated that she has a question about what detail he would give up, understanding that he was willing to do the whole thing. Asked if there are other simple details that could be changed in an effort to try and figure out a happy medium between the details that the applicant wants but also to satisfy the commission's requirement to simplify the design.

Beal: Stated that he is not sure a different type of lattice would be cheaper; that he would have to think about that. Stated that removing the spindle elements near the roof line which cost about \$98 a piece and there are a hundred of them, making the cost be about \$10,000 just for that element, might be a possibility.

Davis: Stated that the applicant could come in with some options.

Motion: Prebys (second: Schmiedeke) moved to table the application for work at 113 Buffalo pending a review of the drawings to simplify the modern porch while keeping in mind it is a historic building.

Secretary of the Interior Standards:
N/A

Approval: Yays: 3, Nays: 2. Motion Carries.

422 N Hamilton

**Application is for window and storm window replacement*

Applicant: Karl Staffeld, owner –Present

Discussion: Davis: Asked the applicant to outline what the application is for.

Staffeld: Stated that they had been approved to work on the windows and the doors at 422 N Hamilton. Stated that they were trying to repair all of the windows and the doors possible but, it turns out that after evaluation, there are eight windows that could not be repaired that they would like to replace. Stated that the replacement is a wood window, brown metal clad, double hung, 1-over-1, and insulated.

Schmiedeke: Stated that storm windows are supposed to be white but that the windows are all brown.

Staffeld: Stated that the windows are actually white.

Schmiedeke: Stated that that is not what is indicated on the application.

Davis: Agreed.

Staffeld: Confirmed that is correct; that is what was written on the application but the windows and storms will be white.

Davis: Asked, so you are going from brown existing to white.

Staffeld: Stated, no, that the existing windows are white.

Davis: Asked if there is any brown.

Staffeld: Stated only the trim is brown.

Davis: Asked if the brown trim is going to remain.

Staffeld: Affirmed.

Motion: Prebys (second: Pettit) moved to approve the application for work at 422 N Hamilton to include the replacement of eight windows with JELD WEN double-hung 1-over-1 aluminum clad wood sash packs in white exterior color. Work to also include the installation of aluminum three-track storm and screen windows also in white.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

STUDY ITEMS

114 W Michigan

Applicant: Jennifer Eastridge

Discussion: Eastridge: Stated that she is making an amendment to her sign application. Stated that the original sign was a projecting sign, which was approved. Stated that in rethinking the idea of a projecting sign over the sidewalk, that she decided to have a sign that is affixed to the front of the building. Stated that it has better for visibility. This will be a sign that is created by individual letters cut from a three-quarter inch layer of PVC sheet and backer of a half inch MDO sign board; that the perimeter measurements total just over 22 square feet. Stated that the letters are affixed directly to the MDO board; through the back using stainless steel screws, so there will be no standoff. Stated that all the letters are hand painted, as is the backer board on both sides. Stated that the sign boards will be affixed then to the front of the building with stainless steel screws, as well. Stated that they are opening next Friday, June 1st and she is asking the Commission if it is possible for a staff administrative approval given the time for review.

Lindsay: Asked if the screws will be visible on the front and if the backing board will be a new one.

Eastridge: Stated that the screws will not be visible at all and that the backing board will be a new one.

Lindsay: Asked about the hand painted letters; they are not coming as a PVC letter already with a color.

Eastridge: Stated, the PVC board is white. Because of the font being used, the small pieces are laser cut. Stated that the sides of the letters, as well as the recessed laser cut detail along the edge of the font is being painted black and that all of the flat parts will be white. Stated that all of the black has to be hand painted because the PVC board is pure white. Stated it creates a shadow effect and that it is going to be clear coated with automotive clear coat so that it does not turn yellow.

Davis: Asked if the goosenecks are silver.

Eastridge: Stated that they are galvanized steel.

Davis: Asked, while being in the study item section, if the Commission can make a motion for administrative approval.

Kochanek: Stated that the Commission can make a motion for administrative approval.

Motion: Prebys (second: Pettit) moved to allow staff to do an administrative approval for the adjustment to the sign permit for 114 W Michigan as submitted in this study item on 5/22/18.

Approval: Unanimous. Motion Carries.

215 S Washington

Applicant: Pace Nielson

Discussion: Nielson: Stated that in the southeast corner of the house, there is an area that was originally a porch that, at some point along the way, they turned into part of the house. Stated that you can tell it is not original, as it is the only part of the house that has a center block foundation; that in the process of doing that, they put three windows in there that are neither historic nor of very good quality. Stated that they would like to replace those windows with like size but new, better functioning ones. Asked if there is any opposition to replacing windows that are not original with something newer.

Davis: Asked, when you say "something newer" are you trying to say vinyl.

Nielson: Stated, no, that he is thinking aluminum clad. Stated that Lowes has a Pella 450 series that is fairly reasonable that still satisfies the aluminum or wood option.

Prebys and Pettit: Stated that they would have no problem with this plan.

Nielson: Stated that this is on the main floor; that most of the windows have about two-thirds at the top that has a kind of grid. Asked if they should match that or match what is there today or if it matters.

Prebys: Suggested that they keep it simple. Asked if they are in the front.

Nielson: Stated, no, they are not; that they are probably barely visible unless you are walking between their house and the adjacent house.

NEW BUSINESS

**Returned to new business after all the applicants present were addressed.*

206 N Huron

**Application is for solar panel installation.*

Applicant: Ian Greenlee, owner – Not present

Discussion: Davis: Stated that this is for the solar panels.

Prebys: Stated that we talked about these previously.

Davis: Stated, yes. Stated that it says "to include 33 on three different roofs; see attached pictures. The roofs that faces the street has a parapet wall that will block the solar."

Lindsay: Stated that applicant is very clear about all of the connections.

Prebys: Stated that the house has a railing on all the flat roofs and that is where this is going.

Lindsay: Stated, that is great.

Kochanek: Stated that there was no indication on the application on where the inverter will be located. Advised that if the Commission wants to direct the location of the inverter, they need to clarify it as a condition of approval.

Lindsay: Stated that in her opinion, the Commission should add this in order to be clear.

Motion: Prebys (second: Pettit) moved to approve the work at 206 N Huron to include the installation of thirty-three SolarWorld solar panels in the locations indicated on the submitted materials dated May 7, 2018. The panels are not to be visible from the street and will be angled using brackets as indicated on the plans. A condition of approval is that inverter will be placed at the rear of the building.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

ADMINISTRATIVE APPROVALS

201 S Washington

**Application is for reroofing*

210 W Cross

**Application is for reroofing*

214 N Huron

**Application is for fence installation*

Motion: Prebys (second: Pettit) moved to accept the administrative approvals for 201 S Washington for reroofing, 210 W Cross for reroofing and 214 N Huron for fence installation.

Approval: Unanimous. Motion Carries.

HOUSEKEEPING BUSINESS

Approval of the minutes of May 8, 2018

Motion: Prebys (second: Schmiedeke) moved to approve the minutes as amended to add the Secretary of the Interior's Standards for 116-118 W Michigan Ave for May 8, 2018.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Demolition Process/application discussion

The commission and staff discussed the possibility of creating 4 different demolition applications; one for each grounds on which the application can be based. The possibility of simplifying the application and adding a page to require more detail and a description of the proposed demolition.

Property Monitoring

6 S Washington

Kochanek: Stated that 6 S Washington got their final notice and that the ticketing process will begin in early June.

LED lighting strips resolution/policy

Davis: Asked if there were updates to the lighting items.

Kochanek: Indicated that there was not. Asked if the Commission wants a letter sent to 120 Michigan, which has added lights without a permit.

Davis: Stated, yes.

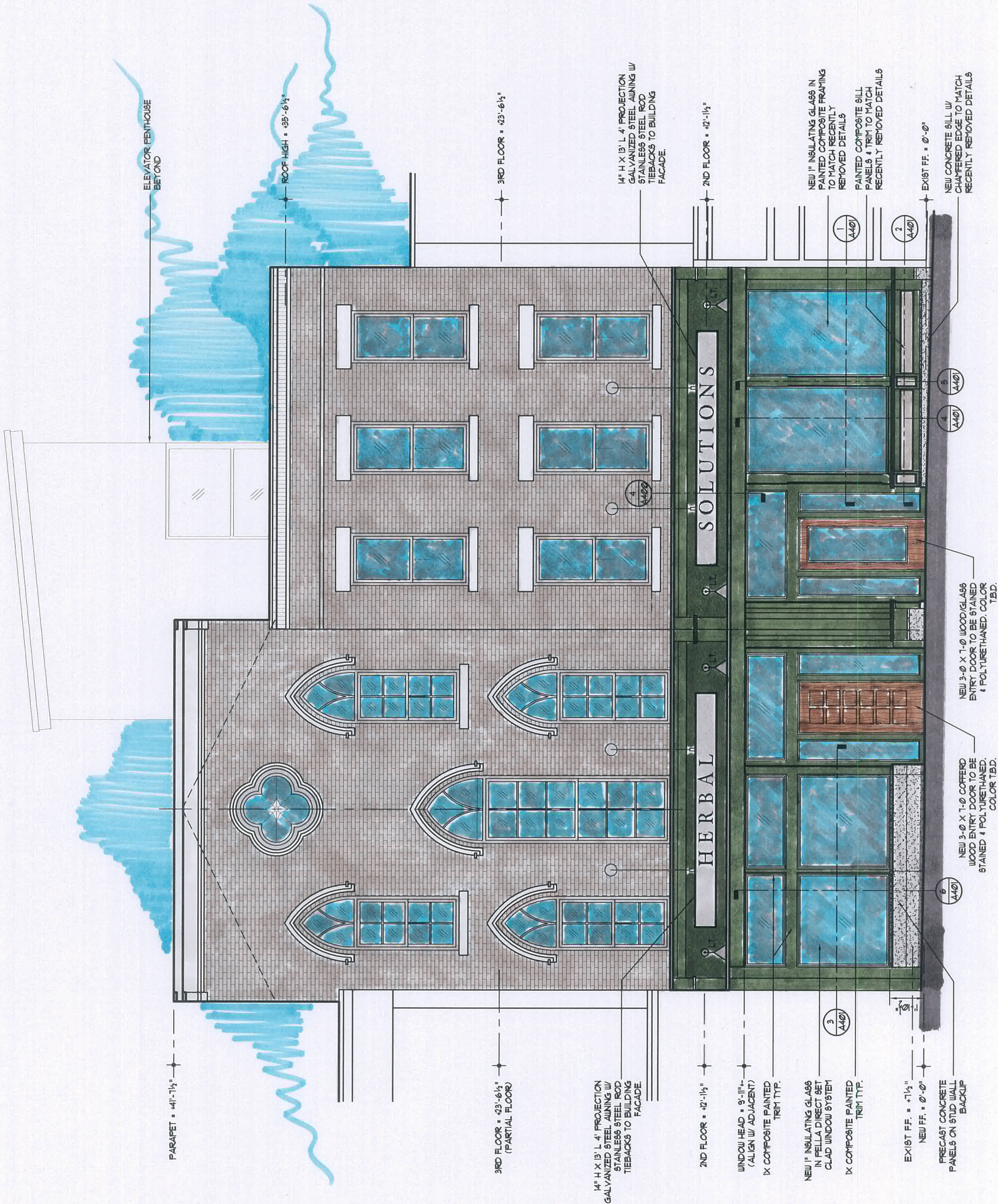
AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

ADJOURNMENT

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

Approval: Unanimous approval. Motion carries.

MEETING ADJOURNED at 9:42 p.m.



SOUTH ELEVATION (L2)
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"

