1. Historic District Commission Agenda 7-24-18

   Documents:

   00-HDC JULY 24, 2018 AGENDA.PDF

2. Historic District Commission Meeting Packet 7-24-18

   Documents:

   HDC MEETING PACKET 7-24-18.PDF

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, July 24, 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

Mike Davis, Jr., Chair	P	A
Alex Pettit, Vice-Chair	P	A
Erika Lindsay	P	A
Hank Prebys	P	A
Ron Rupert	P	A
Jane Schmiedeke	P	A
Anne Stevenson	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING—none

V. BUSINESS SESSION

A. OLD BUSINESS—none

B. NEW BUSINESS

1. 214 N River	**Painting**
2. 322 Maple	**Reroofing & gutter installation**

C. STUDY ITEMS

3. Riverside Park	**Playscape installation**

D. ADMINISTRATIVE APPROVALS

4. 53 E Forest	**Painting**

E. OTHER BUSINESS

5. Administrative approvals discussion
6. Demolition process/application discussion
7. Property monitoring
8. LED lighting strips resolution/policy

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

9. Approval of the minutes of July 10, 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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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: 214 N River

Date of Application: July 9, 2018

Date of Review: July 20, 2018

Date of Meeting: July 24, 2018

Proposed work: painting

Materials: Sherwin Williams 2811-Rookwood Blue Green, Sherwin Williams 2802-Rookwood Red, Sherwin Williams 2817-Rookwood Amber, Sherwin Williams 2808-Rookwood Dark Brown

Staff review:

1. The applicant is looking for approval for painting.
2. The applicant plans to use the Rookwood Blue Green as the main color, the Rookwood Red for the trim/posts, the Rookwood Amber for the third story scalloped shaped siding and the Rookwood Dark Brown for the deck and porch.
3. The applicant plans to paint the main house and the garage.
4. The applicant does not plan to power wash but to scrape and caulk in preparation for painting.
5. A building department permit will not be required for painting.

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

Recommended Motion:
Move to approve the work at 214 N River to include the painting of the house and garage in Sherwin Williams 2811-Rookwood Blue Green for the main color, Sherwin Williams 2802-Rookwood Red for the trim and posts, Sherwin Williams 2817-Rookwood Amber for the third floor scalloped shaped siding and Sherwin Williams 2808-Rookwood Dark Brown for the deck and porch.

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.

PHDC 18-0065

rec # 24262 1323

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: 7/9
Meeting Date: 7/24
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 NOT BE PLACED ON THE AGENDA

Property

Address
214 N. River Ypsilanti MI 48198

Applicant

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

Name		
Andrea Shah		
Address		
214 N. River		
City	State	Zip
Ypsilanti	MI	48198
Phone / Fax	E-Mail	
734-883-1345	turtlemonkeyz@gmail.com	

Contractor

Contractor Name & Contact Info
Tod Nunley 734-480-2049

Type of work

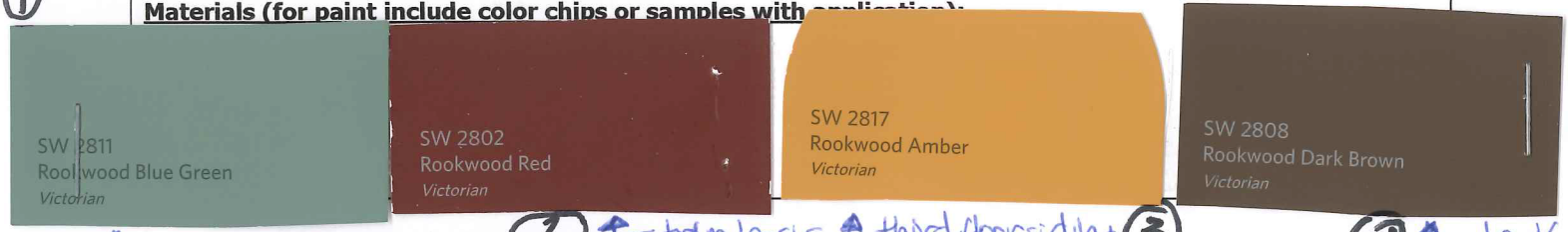
Roofing	Porches	Painting
Window/Door	Sign	Other
Replacement	Fence (or other sitework)	Application Amendment

Complete Description of Proposed Work:

- house will be cleaned and prepped for painting (will not be power washing), scraped, and caulked
- entire exterior of house and garage will be painted, including porch, deck, post, window frames, siding
- we will be using Sherwin-Williams Resilience paints from the historic colors selections
- colors used will be Rockwood Blue Green for siding

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

1



siding main

2 ← trim/posts ← third floor siding 3 4 ← deck & porch

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. There is a flat fee of $35 for painting only. *An additional fee of $50 applies to HDC work started without the applicable permit.*

Construction Cost:	Permit fee:
$7400.00	$35 + 0 = 35.00

Signature

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

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

Signature: [redacted]	Date: 7/8/18
Print Name: Andrea Shah	

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 approvals and permits must be acquired before beginning work.

3
3
1
2
4
2
4

214 N River

214 N River-garage

HDC Work Permit Staff Review

Property address: 322 Maple

Date of Application: July 16, 2018

Date of Review: July 20, 2018

Date of Meeting: July 24, 2018

Proposed work: reroofing, gutter & downspout installation

Materials: Owens Corning Duration Shingles in Pacific Wave, EPDM roofing in black, 5k seamless aluminum gutters and downspouts in Tuxedo Grey, drip edge and flashing in Tuxedo Grey, Ridge vents, intake vents, 2 box vents, Velux Fresh Air curb mount skylight

Staff review:

1. The applicant is looking for approval for reroofing and gutter and downspout installation.
2. The applicant plans to use dimensional shingles in Pacific Wave (grey) to replace the existing shingles on the house, the current color is a light brown. There is also a flat roof section that will be replaced with EPDM roofing in black. No torches are to be used for the installation of the flat roof per the application.
3. An existing skylight will be replaced.
4. A combination of box vents (2 for the eastern roof) and ridge vents will be used. HDC to confirm that the box vents will not be visible from the street.
5. Drip edge and flashing will be installed in Tuxedo Grey.
6. New gutters and downspouts will be installed in Tuxedo Grey, the current ones appear to be brown. There appears to be k-style gutters and downspouts on the house with the exception of one possible round downspout on the east side of the house.
7. A building department permit will be required for this work and should be obtained prior to the start of work.

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

Recommended Motion:
Move to approve the work at 322 Maple to include reroofing and gutter and downspout installation. Owens Corning Duration

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

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3. Do not imitate earlier styles.

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8. Preserve archaeological resources.

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

10. New work shall be removable.

Shingles in Pacific Wave and EPDM roofing in black will be used for the reroofing. Drip edge and flashing will be installed in Tuxedo Grey. Ridge vents will be used for venting except on the lower eastern roof where two box vents will be used. A Velux Fresh Air curb mount skylight will replace an existing skylight on the property. Work to also include the installation of 5k seamless aluminum gutters and downspouts in Tuxedo Grey. A condition of approval is that any box vents to be used, shall not be visible from the street.

24285-#4112
PHDC18-0067

RECEIVED
JUL 16 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 one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address: 322 Maple Dr., Ypsilanti, MI 48197

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.
-Tear off and re-roof on Flat section using EPDM (Black). No open Flames used in Insulation.
-New Gutters (Tuxedo Gray)
Shingle - Duration in "Pacific Wave"
Drip metal color - (Tuxedo Gray)
Flashing Colors - (Tuxedo Gray)
Ventilation - See contract
Gutter color -

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:	Permit fee:
$15,631.00	$35 + 25 = $60.00

Signature

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

Signature: [redacted]	Date: 7/16/18
Print Name: Tom Meadows	

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

PHDC 18-0067

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: Robert_322 Maple Dr_7-3-18

DATE: 07/03/18 | ESTIMATE PREPARED BY: Ben Boyce

PROPOSAL SUBMITTED TO: (Name & Billing Address)

NAME: Tom Robert
ADDRESS: 322 Maple Dr. Ypsilanti, MI 48197
EMAIL: tomrobert@sbcglobal.net
PHONE: 734-355-3676

WORK TO BE PERFORMED AT:

Same
Ypsilanti Historic District

	S	RC	P	RR
Shingles	23.7	83	8	N
Flat	1.7	0	0	N

SPECIAL ORDER: E, BP

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.*		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. __5__ Number of sheets are included in this proposal. Replacement of damaged or rotted* ***ROOF BOARDS = $6.00/lineal foot.*** *__0__ 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 __8__ lineal feet of fascia boards.*		3
4	*1.5" painted aluminum drip edge on all roof edges. Color = _____*		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	*Flashings: apron (replace), step (inspect, repair or replace), pipe collar (replace), end wall and skylights (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. See below for additional exhaust ventilation to be added.*		10
11	*Approved Starter Shingles*	*OWENS CORNING. StarterPLUS Thermo-seal starter shingles*	11
12	*Intake ventilation: See below for additional intake ventilation to be added.*		12

Owens Corning OAKRIDGE Shingles =	~~$10,306.18~~	*Owens Corning Tru Definition DURATION Shingles =*	$12,236.82
MONTHLY PAYMENT =*	~~$136.04~~	*MONTHLY PAYMENT* =*	$161.53
OAKRIDGE COLOR CHOICE =		*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 it's registration 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	Remove existing gutters and downspouts and replace with new 5k seamless aluminum gutters and downspouts	$1,347.29	
B	Repalce 1 existing Fresh Air curb mount skylight and add 1 new Velux Fresh Air curb mount skylight. Existing skylight is 22-1/2" x 55-3/4" outside measurement. Replace with stock model 2246. We will build outside curbs. Homeowner will be responsible for inside trim / finish work.	$2,047.50	
C	On east side upper, add 16' of Owens Corning SureVent Intake Ventilation. On east side lower, add 2 box vents for exhaust ventilation.	Included	
D			

RESPECTFULLY SUBMITTED BY: *Ben Boyce* DATE: 07/03/18 ROOFING PACKAGE =

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	
OTHER =	
TOTAL =	
DEPOSIT =	
ESTIMATED BALANCE DUE UPON COMPLETION =	

Please mail signed contract and deposit check to: Neighborhood Roofing, Inc. 832 Phoenix Dr., Ann Arbor MI 48108

OWNER'S SIGNATURE: [redacted] DATE 7-12-18

Any alteration or deviation from the above specifications involving extra cost(s) will only be executed on 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

PHDC-18-0067

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

PHDC-18-0067

TruDefinition®

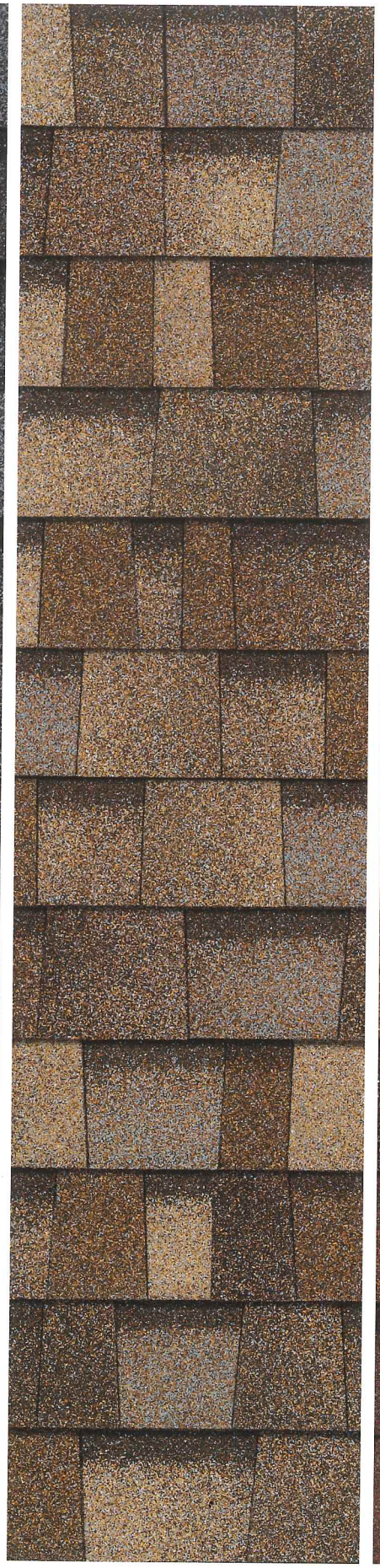
DURATION® DESIGNER COLORS COLLECTION

Shingles *with Patented SureNail® Technology*

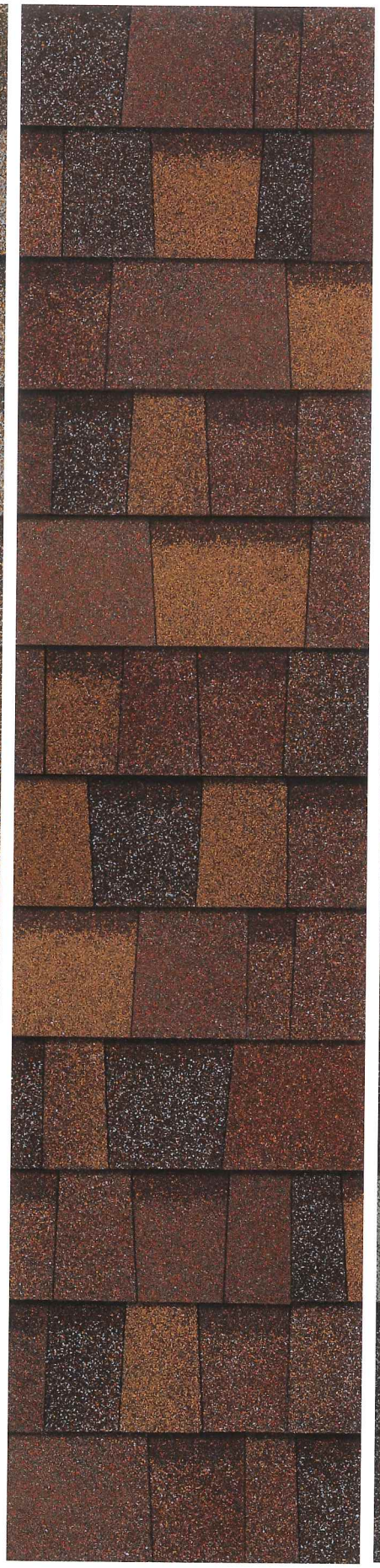
Aged Copper†

Designer Colors Collection

Pacific Wave†



Sand Dune†



Sedona Canyon†

Stor

Intense Harmony

Bright. Bold. Brilliant. The world is full of color. From the cars we drive to the appliances we buy, we have the power to choose the colors we surround ourselves with. If you're looking to make your home truly vibrant, don't overlook the power of using color on your roof to help coordinate exterior accents like paint, trim and even landscaping. TruDefinition® Duration® Designer Colors Collection Shingles can bring it all together—helping to improve your home's aesthetics and perceived value—with maximum vibrancy and colors you won't find anywhere else.

TruDefinition Duration Designer Colors Collection Shingles feature the high-performance durability of patented SureNail® Technology with *Triple Layer Protection*® and excellent adhesive power. Plus, they boast a Limited Lifetime Warranty*/‡ (for as long as you own your home) and can stand up to 130-MPH* winds. *TruDefinition Duration* Designer Colors Collection Shingles are produced with StreakGuard™ Protection[1] to inhibit the growth of airborne blue-green algae* that can cause unsightly dark streaks on your roof. Owens Corning provides a 10-year Algae Resistance Limited Warranty.*

Whether you're looking to add more drama to your home or give it a knockout new look, you'll be amazed at the difference that *TruDefinition Duration* Designer Colors Collection Shingles can make—they offer brilliant impact and curb appeal like you never imagined. And when your home's elements work in harmony, the look will be vibrant, cohesive and undeniably spectacular.

Merlot†

TOTAL PROTECTION SIMPLIFIED™

Owens Corning® Total Protection Roofing System®^ integrates engineered Owens Corning® components that work together to address these three primary performance areas, critical to a high-performance roof, while also making it easy to understand the importance of each. **With Owens Corning, it's easy to confidently deliver total protection, beauty and peace of mind.**

SEAL.

HELPS CREATE A WATER-PROOF BARRIER

Ice & Water Barrier

Synthetic Underlayment

DEFEND.

HELPS PROTECT AGAINST NATURE'S ELEMENTS

Starter Shingles

Shingles

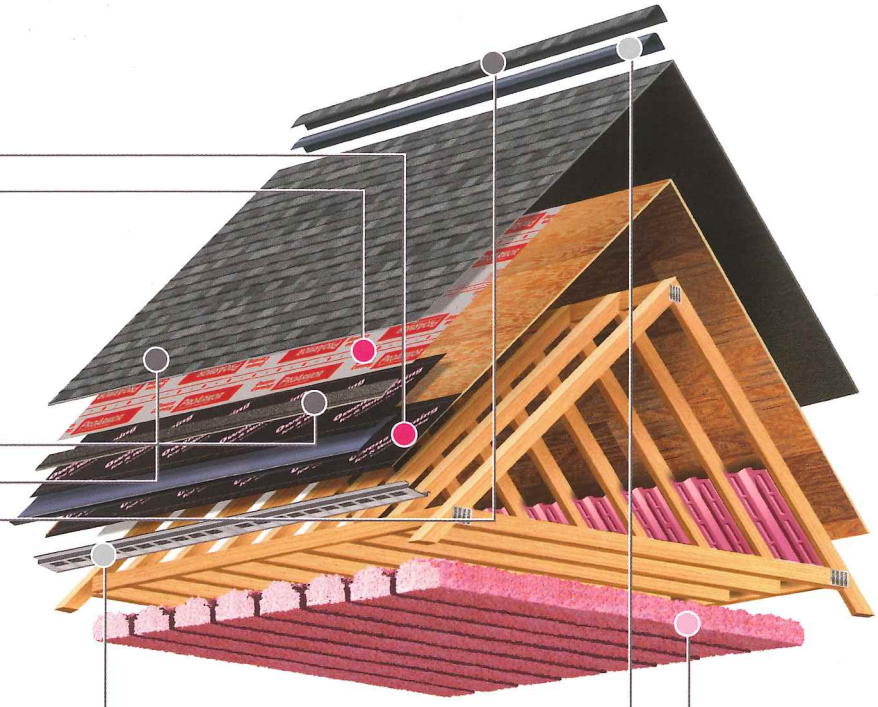
Hip & Ridge Shingles

BREATHE.

FOR BALANCED ATTIC VENTILATION

Intake Vents

Exhaust Vents



+ COMFORT.

Add comfort and energy performance with proper attic insulation.

OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OHIO, USA 43659

1-800-GET-PINK®
www.owenscorning.com/roofing

Pub. No. 10013984-F. Printed in U.S.A. September 2017.
THE PINK PANTHER™ & © 1964–2017 Metro-Goldwyn-Mayer Studios Inc.
All Rights Reserved. The color PINK is a registered trademark of Owens Corning.
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322 Maple

322 Maple

322 Maple

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: 7/24
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 NOT BE PLACED ON THE AGENDA

Property

Address
Riverside Park

Applicant

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

Name		
Joe Meyers		
Address		
1 S Huron St		
City	State	Zip
Ypsilanti	MI	48197
Phone / Fax	E-Mail	
	jmeyers@cityofypsilanti.com	

Contractor

Contractor Name & Contact Info
not known at this time- out for bid

Type of work

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

Complete Description of Proposed Work:

Installation of an accessible playscape in Riverside Park. See attached materials.

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

metal, vinyl, plastic

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. There is a flat fee of $35 for painting only. *An additional fee of $50 applies to HDC work started without the applicable permit.*

Construction Cost:	Permit fee:
unknown	$35 + _____ =0

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.

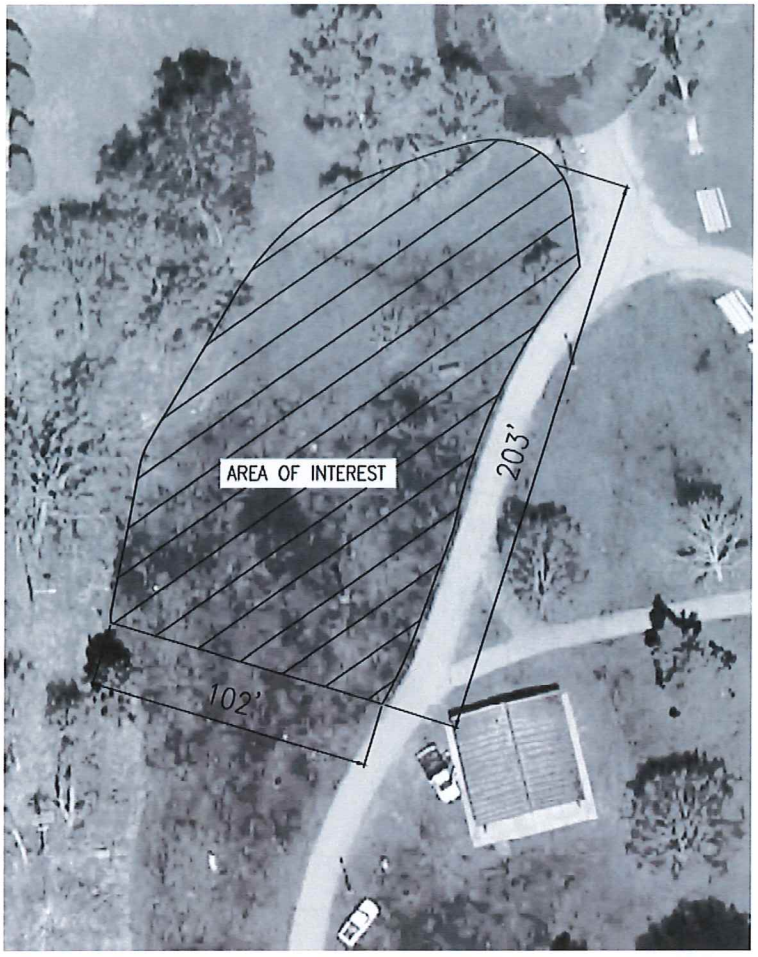
I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature: [redacted]	Date: 7-17-18
Print Name: Joe Meyers	

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 approvals and permits must be acquired before beginning work.

Contractor will be required to install the equipment according to the manufacturer's recommendations and guidelines as required by **U.S. Consumer Product Safety Commission** (CPSC), **ASTM**, Michigan, and local standards for public playground equipment.



The Contractor will be required to:

1. Propose project timeline and completion date.

2. Propose detailed products - including Model numbers - to be approved by representatives from The City of Ypsilanti prior to purchase and installation.

3. Propose playground design that complies both with safety guidelines as required by CPSC, ASTM, Michigan and local standards for playground surfacing and layout, and; with universal access standards as required by the U.S. Department of Justice Civil Rights Division's ADA guidelines; Contractor must obtain formal

Intellectual property of GameTime, a PlayCore Company. The site shown in rendering is an interpretation and may not reflect exact site conditions.

GameTime
A PLAYCORE Company
www.gametime.com

City of Ypsilanti
Riverside Park - Revised
Ypsilanti, Michigan

SINCLAIR RECREATION
www.sinclair-rec.com

GameTime
A PLAYCORE Company

www.gametime.com

City of Ypsilanti
Riverside Park - Revised
Ypsilanti, Michigan

SINCLAIR RECREATION

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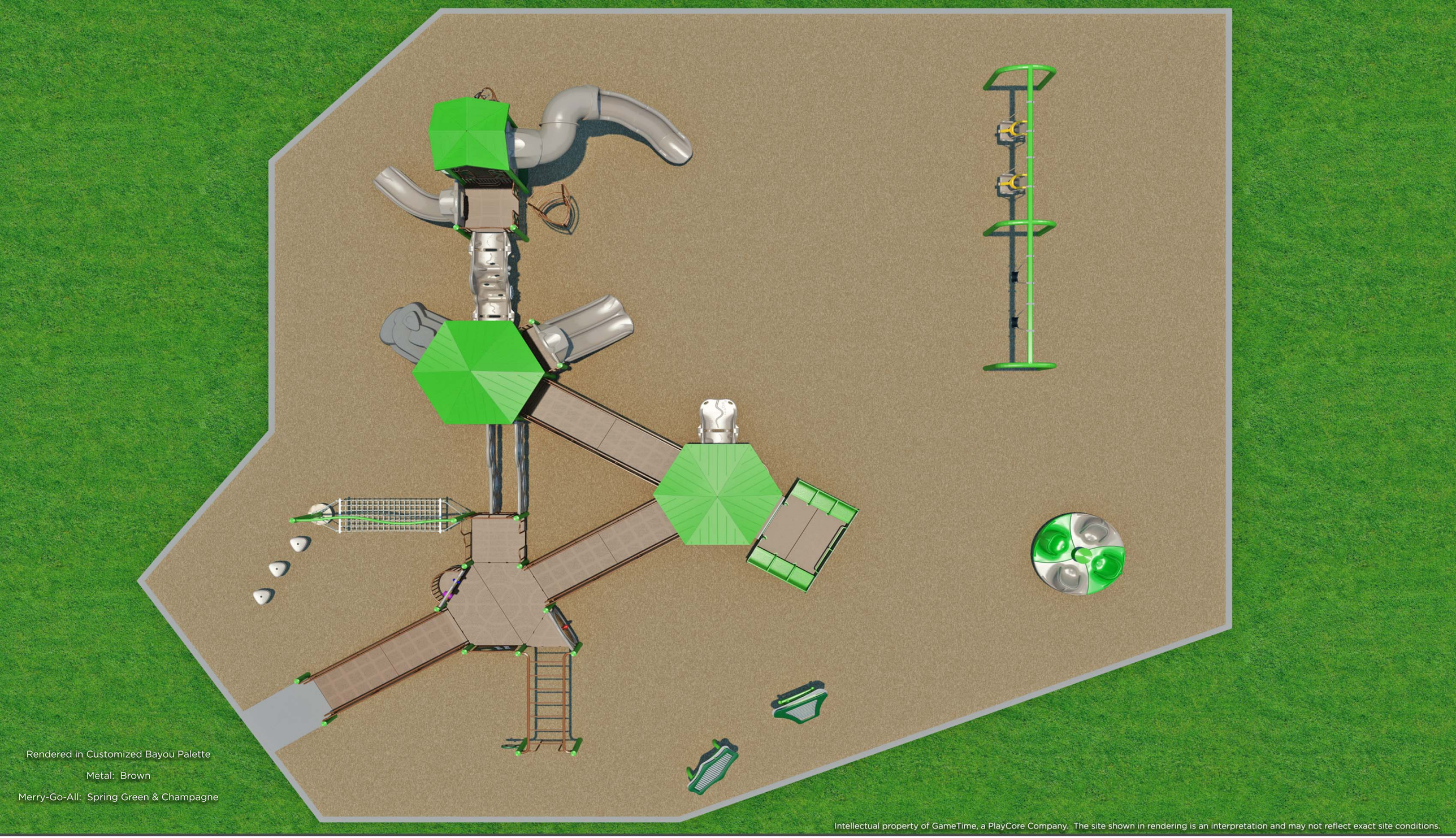

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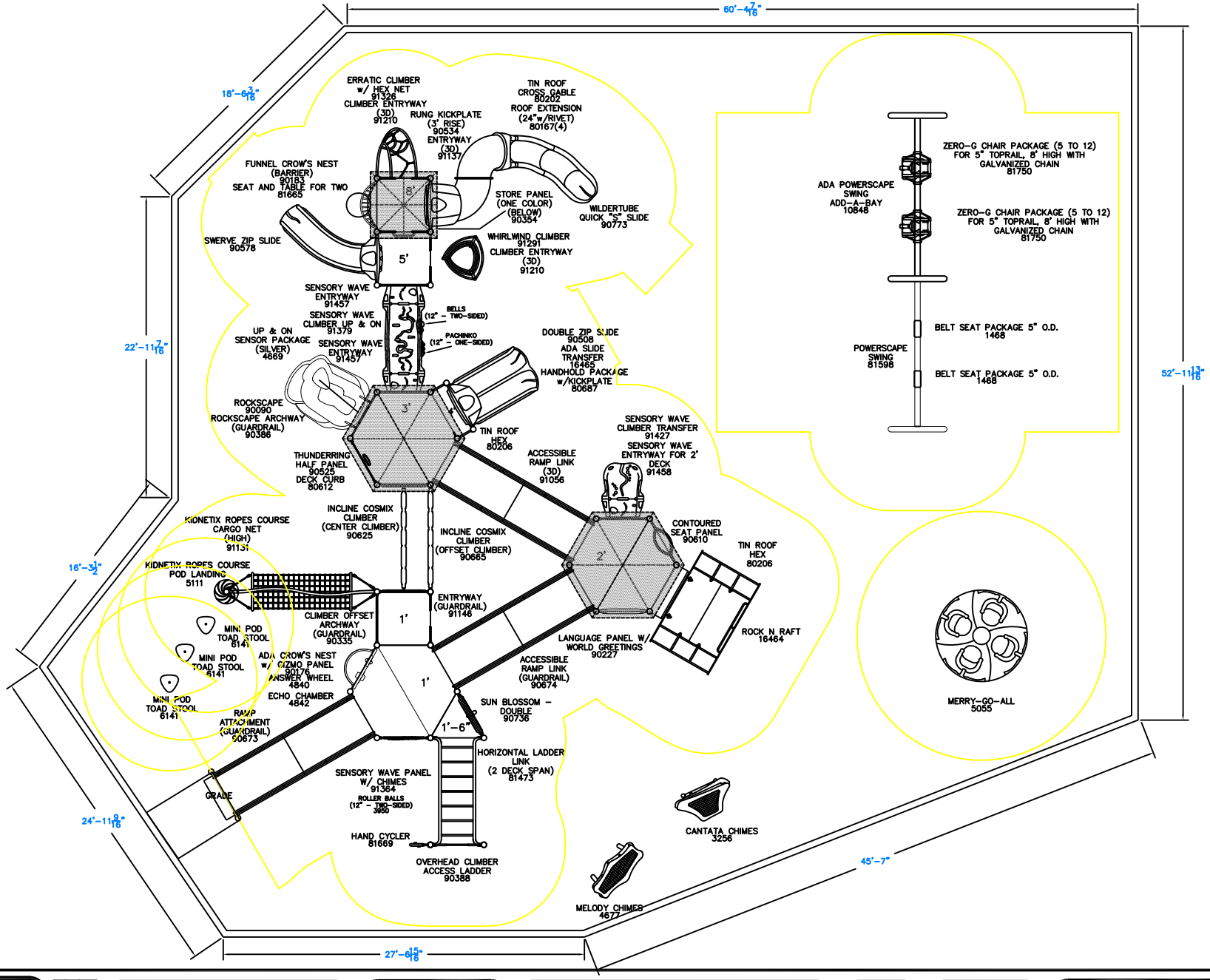
GameTime
A PLAYCORE Company

www.gametime.com

City of Ypsilanti
Riverside Park - Revised
Ypsilanti, Michigan

SINCLAIR RECREATION

www.sinclair-rec.com



GameTime
A PLAYCORE Company
150 PlayCore Drive SE
Fort Payne, AL 35967
www.gametime.com

ISO 9001 CERTIFIED

ISO 14001 CERTIFIED

City of Ypsilanti
Riverside Park
Michigan

Representative
Sinclair

This unit includes play events and routes of travel specifically designed to meet the 2010 DOJ ADA (Americans with Disabilities Act) Standards for Accessible Design.

Total Elevated Play Components	18		
Total Elevated Play Components Accessible By Ramp	10	Required	9
Total Elevated Components Accessible By Transfer	-	Required	NA
Total Accessible Ground Level Components Shown	-	Required	NA
Total Different Types Of Ground Level Components	-	Required	NA

This play equipment is recommended for children ages 5 - 12

Minimum Area Required: 66'11" X 96'8"

Scale: 1" = 5'-0"

This drawing can be scaled only when in an 18" x 24" format

IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. Consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-614

Drawn By: SS

Date: 03/05/18

Drawing Name: Ypsilanti-Riverside

GameTime c/o Sinclair Recreation
PO Box 1409
Holland, MI 49422-1409
Ph: 800-444-4954
Fax: 616-392-8634

QUOTE
#71890

05/01/2018

City of Ypsilanti - Riverside Park - GameTime Play Proposal - US Communities-2018 A

CITY OF YPSILANTI
Attn: Accounts Payable
1 S HURON ST
YPSILANTI, MI 48197-5420
Phone: 810-653-6452

Project #: P58191
Ship To Zip: 48423

Quantity	Part #	Description	Unit Price	Amount
1	RDU	Game Time - PS17212 Structure (1) 3950 -- Roller Balls 12" 2S (1) 4669 -- Up & On Silver Sensor Package (1) 4840 -- Answer Wheel Ass'Y (1) 4842 -- Echo Chamber Ass'Y (1) 5111 -- Kidnetix - Pod Landing (3) 6141 -- Mini Pod Toad Stool (1) 16464 -- Rock N Raft (1) 16465 -- Slide Transfer (Ada) (1) 16700 -- Ada49"Sq Punch Steel Deck (2) 80000 -- 49" Sq Punched Steel Deck (1) 80001 -- 49"Tri Punched Steel Deck (4) 80167 -- Roof Ext 24" W/Rivet (1) 80202 -- Tin Roof Cross Gable (2) 80206 -- Tin Roof Hex (1) 80612 -- Deck Curb (1) 80687 -- Handhold/Kick Plate Pkg (1) 81473 -- Horiz Ladder Link 98" (1) 81665 -- Seat And Table For Two (1) 81669 -- Hand Cycler (3) 90005 -- Two Piece Hex Deck, Ada Ramp Access (1) 90090 -- 3' Rockscape Climber (1) 90176 -- Ada Crow'S Nest W/ Gizmo (1) 90183 -- Funnel Crow'S Nest W/ Barrier (1) 90227 -- Lang Panel World Greeting,Above Dk (2) 90264 -- 6' Upright, Alum (3) 90265 -- 7' Upright, Alum (4) 90266 -- 8' Upright, Alum (8) 90269 -- 11' Upright, Alum (4) 90272 -- 14' Upright, Alum (4) 90273 -- 15' Upright, Alum	$131,910.00	$131,910.00

GameTime c/o Sinclair Recreation
PO Box 1409
Holland, MI 49422-1409
Ph: 800-444-4954
Fax: 616-392-8634

QUOTE #71890

05/01/2018

City of Ypsilanti - Riverside Park - GameTime Play Proposal - US Communities-2018 A

Quantity	Stock ID	Description	Unit Price	Amount
		(1) 90335 -- Climber Offset Archway W/ Guardrail		
		(1) 90354 -- Store Panel One Color		
		(1) 90386 -- Rockscape Archway W/ Guardrail		
		(1) 90388 -- 1'-6" Overhead Climber Access Ladder		
		(1) 90508 -- 4' Double Zip Slide, Std Dk		
		(1) 90525 -- Half Panel W/Thunderring		
		(1) 90534 -- 3' Rung Kickplate		
		(1) 90578 -- Swerve Slide		
		(1) 90610 -- Contoured Panel (Above)		
		(1) 90625 -- Inclined Cosmix Climber (Center)		
		(1) 90665 -- Inclined Cosmix Climber (Offset)		
		(1) 90673 -- Ramp (Guardrail)		
		(1) 90674 -- Std Access Ramp Link 3 Dk Gr		
		(1) 90736 -- Sun Blossom 2 Color Gadg Pnl Abov Dk		
		(1) 90773 -- 8' Wildertube Quick 'S'		
		(1) 91056 -- Ramp Link (3D) 2'-6" & 3'-0"		
		(1) 91131 -- Kidnetix - Cargo Net (Old Lg Hammock)		
		(1) 91137 -- Entryway - 3D		
		(1) 91146 -- Entryway - Guardrail		
		(2) 91210 -- Climber Entryway - 3D		
		(1) 91291 -- 4'6" - 5'0" Whirlwind		
		(1) 91326 -- Erratic Climber W/Hex Net 7'-8'		
		(1) 91364 -- Sensory Wave Panel w/ chimes		
		(1) 91379 -- PS S Wave Up & On LNK (5'-5'6)		
		(1) 91427 -- PS Sensory Wave Transfer (2')		
		(2) 91457 -- Sensory Wave Entryway		
		(1) 91458 -- Sensory Wave Entryway for 2' Deck		
		(2) G90262 -- 4' Upright, Galv		
		(1) G90265 -- 7' Upright, Galv		
		(1) G90266 -- 8' Upright, Galv		
		(1) G90267 -- 9' Upright, Galv		
		(2) G90271 -- 13' Upright, Galv		
		(2) G90272 -- 14' Upright, Galv		

GameTime c/o Sinclair Recreation
PO Box 1409
Holland, MI 49422-1409
Ph: 800-444-4954
Fax: 616-392-8634

QUOTE #71890

05/01/2018

City of Ypsilanti - Riverside Park - GameTime Play Proposal - US Communities-2018 A

Quantity	Part #	Description	Unit Price	Amount
1	RDU	Game Time - 2 Bay Powerscape Swings with Seat Packages (2) 1468 -- 2958 Belt Seat Pkg 5" Od (1) 10848 -- Ada Two-Place Swing Add-A-Bay, 5" Od (1) 81598 -- Powerscape Swing 5" X 8' (2) 81750 -- 5" Zero-G Chair (5-12)-Galv Chain	$4,410.00	$4,410.00
1	5055	Game Time - Merry-Go-All	$5,296.00	$5,296.00
1	3256	Game Time - Cantata Chimes	$4,254.00	$4,254.00
1	4677	Game Time - Melody Chimes	$4,973.00	$4,973.00
4695	GTIMPX	GT-Impax - SF 12" Engineered Wood Fiber	$1.30	$6,103.50
3	161290	Game Time - Geo-Textile 2250 Sqft Roll	$638.00	$1,914.00
1	INSTALL	GT-Impax - Installation of Structure, Swings, Merry Go All, EWF and Chimes Panel	$52,288.00	$52,288.00
1	INSTALL	GT-Impax - Installation of 270 LF Of Concrete Mow Strip around the Play Area - *Includes small concrete path into play area*	$7,927.00	$7,927.00
1	INSTALL	GT-Impax - Excavation of 12" with Removal of Spoils	$14,315.00	$14,315.00

Prevailing Wages
Contract: USC

SubTotal:	$233,390.50
Discount:	($52,711.03)
Freight:	$4,214.06
Total Amount:	**$184,893.53**

THIS QUOTATION IS SUBJECT TO POLICES IN THE CURRENT GAMETIME PARK AND PLAYGROUND CATALOG AND THE FOLLOWING TERMS AND CONDITIONS. OUR QUOTATION IS BASED ON SHIPMENT OF ALL ITEMS AT ONE TIME TO A SINGLE DESTINATION, UNLESS NOTED, AND CHANGES ARE SUBJECT TO PRICE ADJUSTMENT. PURCHASES IN EXCESS OF $1,000.00 TO BE SUPPORTED BY YOUR WRITTEN PURCHASE ORDER MADE OUT TO GAMETIME, C/O SINCLAIR RECREATION.

NOTE: PRICING DOES NOT INCLUDE ANY DAVIS BACON OR PREVAILING WAGE RATES UNLESS SPECIFICALLY IDENTIFIED ABOVE IN QUOTE.

Pricing: f.o.b. factory, firm for 30 days from date of quotation.
Sales Tax will be added at time of invoicing unless a tax exempt certificate is provided at the time of order entry.

Payment terms: Net 30 days for tax supported governmental agencies. A 1.5% per month finance charge will be imposed on all past due accounts. Equipment shall be invoiced separately from other services and shall be payable in advance of those services and project completion. Retainage not accepted.

Shipment: Order shall ship within 30-45 days after GameTime's receipt and acceptance of your purchase order, color selections, approved submittals, and receipt of deposit, if required.

GameTime c/o Sinclair Recreation
PO Box 1409
Holland, MI 49422-1409
Ph: 800-444-4954
Fax: 616-392-8634

QUOTE
#71890

05/01/2018

City of Ypsilanti - Riverside Park - GameTime Play Proposal - US Communities-2018 A

Installation: Shall be by a Certified GameTime Installer. Customer shall be responsible for scheduling coordination and site preparation. Site should be level and permit installation equipment access. Purchaser shall be responsible for unknown conditions such as buried utilities, tree stumps, bedrock or any concealed materials or conditions that may result in additional labor or material costs. Payment terms for installation is Net 10 Days.

Exclusions: Unless specifically included, this quotation excludes all site work and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; equipment assembly and installation; safety surfacing; borders and drainage provisions.

Acceptance of quotation:

Proposed By Sarah Sahtoe: _____

Accepted By (printed): _____ P. O. No: _____

Signature: _____ Date: _____

Title: _____ Phone: _____

Facsimilie: _____ Purchase Amount: **$184,893.53**

Required Order Information:

Bill To: _____ Ship To: _____

Contact: _____ Contact: _____

Address: _____ Address: _____

Address: _____ Address: _____

City, State, Zip: _____ City, State, Zip: _____

Tel: _____ Tel: _____

COLOR SELECTIONS:_____

SALES TAX EXEMPTION CERTIFICATE #:_____ (PLEASE PROVIDE A COPY OF CERTIFICATE)

NOTE: PRICING DOES NOT INCLUDE ANY DAVIS BACON OR PREVAILING WAGE RATES UNLESS SPECIFICALLY IDENTIFIED ABOVE IN QUOTE.

R. 24270 Cash

RECEIVED
JUL 10 2018
CITY OF YPSILANTI
BUILDING DEPARTMENT

Renewal of PHDC-17-0120

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: 7/24
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 NOT BE PLACED ON THE AGENDA

Property

Address
53 E Forest Ave. Ypsilanti MI 48198

Applicant

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

Name		
Lauren Ahearn		
Address		
53 E Forest Ave		
City	State	Zip
Ypsilanti	MI	48198
Phone / Fax	E-Mail	
248 251 2738	layhearn@gmail.com	

Contractor

Contractor Name & Contact Info
Eric Moore

Type of work

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

Complete Description of Proposed Work:

the outside of the house is to be scrubed NOT power washed. The few pieces of siding are to be replaced. The main color of the house will be Benjamin Moore HC-178 charcoal slate and the trim of the house (including front porch railing and skirting) will be Benjamin Moore HC-27 Monteray white. the porch floor will be scrubbed and painted Benjamin Moore HC-67 Clinton Brown. steps leading up to the front door are to be widened so that there are no gaps b/n the railing and the steps.
-> paint samples / picture of exterior sent w/ previous application

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

- wood siding
- Benjamin Moore HC-178, HC-27, HC-67
- wood planks / steps

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. There is a flat fee of $35 for painting only. *An additional fee of $50 applies to HDC work started without the applicable permit.*

Construction Cost:	Permit fee:
≈ 3000	$35 + Ø = $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.

Si[redacted]	Date: 7/10/18
Pr[redacted] Lauren Ahearn	

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 approvals and permits must be acquired before beginning work.

COPY

R. 22765
PHDC-17.0120

RECEIVED
SEP 19 2017
CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY
Date Filed:
Meeting Date:
Action Item/Study Item

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.
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INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address
53 E Forest Ave Ypsilanti MI 48198

Applicant

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

Name		
Lauren Ahearn		
Address		
53 E Forest Ave		
City	State	Zip
Ypsilanti	MI	48198
Phone / Fax	E-Mail	
(248) 251 2738	layhearn@gmail.com	

Contractor

Contractor Name & Contact Info
Eric Moore, Moore Painting Co 734 658 1750

Type of work

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

Complete Description of Proposed Work:

The outside of the house is to be scrubbed NOT power washed. The few rotted siding pieces are to be replaced. The main color of the house will be Benjamin Moore HC-178 Charcoal Slate and the trim of the house (including front porch railing and skirting) will be Benjamin Moore HC-27 Monteray White. The porch floor will be scrubbed and painted Benjamin Moore HC-67 Clinton Brown. The steps leading up to the house are to be widened so that they will meet the railing.

→ picture of exterior to be sent via email

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

- wood siding
- wood steps
- Benjamin Moore HC-178, HC-27, HC-67

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:
≈ 3,000	$35 + Ø = $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]	Date: 9/19/17
Print Name: Lauren Ahearn	

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

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

CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF JULY 10, 2018

CALL TO ORDER AND ROLL CALL

Mike Davis, Jr.	Chair 7:04 PM
Meeting Location:	Council Chambers, 1 S Huron St, Ypsilanti, MI 48197
Commissioners Present:	Mike Davis, Jr., Erika Lindsay, Alex Pettit, Hank Prebys, Jane Schmiedeke
Commissioners Absent:	Ron Rupert, Anne Stevenson
Staff Present:	Cynthia Kochanek, Preservation Planner Nancy Hare-Dickerson, Commission Secretary

APPROVAL OF AGENDA

Audience member: Added 32 Photo as a study item.

Motion: Pettit (second: Schmiedeke) moved to approve the agenda as amended.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

16 N Washington
**Application is for painting & sign installation*

Applicant: Timothy Doyle, owner–Present

Discussion: Davis: Asked applicant to walk the Commission through the application.

Doyle: Stated that the application is for repainting the front of the building and redesigning the sign. Stated that photograph 1 [*referencing materials*] shows the existing condition of the building. Stated

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that a series of colors were selected that will complement the nearby buildings and that the sign will be similar to the old "Ypsilanti Cycle" sign, with gold lettering [*referencing materials*]. Stated that Semolina Yellow will be used for the primary color of the building and Van Buren Brown will be used to match the trim color of the windows, which were approved in November, and that a mature shade of purple was selected as a highlight color for the sign backing, the trim pieces partway up the sign and the rosettes on either side. Stated that the small amount of damage on the right and left is from salt, which they will paint over to preserve it until the next round of painting. Stated that the remainder of the brick will be hand cleaned with a combination of TSP and then washed off so that the existing paint scraps will come off before the repainting.

Davis: Asked if the letters are going to be 10 inches tall.

Doyle: Confirmed.

Davis: Asked about the thickness.

Doyle: Stated that they are raised lettering, no more than two inches from the sign, which should allow them to be recessed behind a small bit of overhang.

Davis: Stated that he did not see an application for lighting.

Doyle: Stated that the omission of lights from the application was accidental. Stated that the most similar style would probably be this one [*referencing a picture of gooseneck lights*] but having a simple arc over the space to illuminate in three spots, one under each window, and in the bronze color.

Davis: Asked if it is basically a gooseneck.

Doyle: Confirmed.

Davis: Asked staff if lighting is part of the application.

Kochanek: Confirmed that lighting is not part of the application.

Davis: Stated that there would need to be a second application. Asked staff about the Commission allowing administrative approval tonight.

Kochanek: Stated that this application could be amended to add the lighting and that the Commission could allow staff to administratively approve the lighting.

Davis: Stated that LED bulbs are fine to use but there is a temperature rating requirement of 3000k or less.

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Doyle: Agreed. Stated that he will probably use incandescent because it is a prominent portion of the building and the lighting will look warmer with an incandescent bulb.

Pettit: Asked if the lights are above the sign, pointing down.

Doyle: Confirmed. Stated that there is an existing sign circuit on the outside of the building and the intention is to install them just above the flashing of this sign/roof structure right on the brick there [*referencing materials*].

Davis: Asked if they would be centered in the second-story windows.

Doyle: Confirmed. Stated that they would be centered in these three sections of the building [*referencing materials*].

Pettit: Clarified that the lights would point down and not toward the sky.

Doyle: Confirmed. Stated that as they hang down, they would be designed to direct the light both downward a little bit on the sidewalk but primarily toward the sign itself.

Lindsay: [*Provided applicant with a copy of the HDC Lighting Fact Sheet*]

Motion: Pettit (second: Schmiedeke) moved to approve the work at 16 N Washington to include the painting of the building in Benjamin Moore colors 2155-40-Semolina for the main part, HC-51-Audubon Russet for the inset areas, HC-70-Van Buren Brown for the trim and 2072-30-Purple Lotus as an accent color. Bronze/Brass letters for a sign reading "Decode Ypsilanti" will be installed in the existing signboard area as depicted in the submitted documentation.

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.

Motion: Prebys (second: Lindsay) moved for an administrative approval for the lighting to be installed at 16 N Washington as described as three down-facing gooseneck lamps at the three major windows in bronze.

Secretary of the Interior Standards:
#10- New work shall be removable.

Approval: Unanimous. Motion carries.

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Davis: Stated that applicant would need to make an amendment to include the lighting and that staff would then be able to administratively approve it.

Lindsay: Stated that the Commission recommends that a cut sheet be included which shows exactly what is being planned.

13 N Washington
**Application is for rear wall replacement with the installation of new, larger entry doors, a pre-fabricated aluminum balcony, a canvas awning and lighting*

Applicant: John Newman, owner – Present

Discussion: Davis: Asked applicant to walk the Commission through the application.

Newman: Stated that applicant was previously before the Commission as a study item. Stated that the damage to the back of the wall was found to be more expensive to repair than to replace. Stated that the photographs in red and green show the brick wall which will be removed and then rebuilt; that the door will be opened up and a transom window installed over it for more light. Stated that the windows up top [*referencing materials*] will be replaced with the existing windows that were recently installed a couple years ago. Stated that a door that was bricked over will be opened up [*referencing materials*], using brick that matches the brick on the alley and a small balcony added. Stated that three small lights will be installed to light up the parking area. Asked that the awning, with some gooseneck lighting over it, be approved without the lettering that is shown in the materials, after having now reviewed the awning sign regulations. Stated that the signage package will be submitted later for approval.

Davis: Stated that staff verified that all the lighting will be in a bronze finish.

Newman: Confirmed.

Motion: Lindsay (second: Prebys) moved to approve the work at 13 N Washington as proposed in the materials submitted with the application dated July 3, 2018. Work to include the replacement of the rear brick wall with brick to match the existing masonry on the alley side, the installation of an InnoTech 5′ x 10′ horizontal picket balcony with Trex 1′ x 6′ composite wood decking in Pebble Grey. A Sunbrella 5′-10″ x 8′-7″ canvas awning in the color concord #4665 will be installed. A Tubelite Storefront medium stile door in clear anodized finish with a single sidelight will be installed on the upper level for access to the balcony and the same door with two sidelights will be installed on the lower level for entry to the building. The lighting installation will include three TMS Lighting Sign 7 gooseneck lights in bronze, three Lithonia Lighting WST LED architectural wall sconces in bronze, and two Lithonia Lighting OLLWD LED wall cylinder lights. All lighting to be bronze in color.

Secretary of the Interior Standards:

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

Approval: Unanimous. Motion Carries.

STUDY ITEM

32 Photo

Applicant: Janelle Sterling

Discussion: Sterling: Stated that she would like to receive feedback about plans to build a garage. She stated that the building is a post frame with a steel roof and siding, and she provided reference materials.

Prebys: Asked about the location of the garage.

Sterling: Stated the northwest corner of the property; that a variance was recently approved by the Zoning Board of Appeals.

Kochanek: Stated that the Zoning Board gave the following caveats: that the garage could not be located closer to Photo Street than the western edge of the house and that they have to provide a setback of at least five feet from the top property line [*referencing materials*].

Davis: Asked how people will be prevented from driving right into the garage.

Sterling: Stated that there is a fence that meets the yard edge that is in disrepair and that they would plan to replace that fence with a gate that would prevent people from driving right in.

Schmiedeke: Stated a concern about the decorativeness of the doors.

Davis: Stated that the drawing on the bottom looks like sliding regular doors, no windows, but this one [*referencing materials*] has the more detailed doors.

Lindsay: Stated that the Commission is less apt to approve materials that mimic other materials or exact earlier styles.

Davis: Agreed. Stated that one of the standards is "do not imitate earlier styles"; for applicant to simplify some of the decorative features and match the house.

Prebys: Stated that any material should not have woodgrain, for example; that everything should look as it is and not trying to be something else.

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Asked if the garage is going to not come further east than the west side of the house.

Sterling: Confirmed.

Schmiedeke: Stated that this calls for red siding and a white roof.

Sterling: Stated that applicant does not want red siding. Stated that the top picture with the gray siding is what is planned.

Lindsay: Stated that in looking through the spec sheet, the Commission would not approve vinyl windows.

Davis: Stated that applicant could install wood windows or aluminum clad wood windows.

Pettit: Stated that the Commission would look for the garage doors and the window treatments on the doors to be plainer [*referencing materials*].

Lindsay: [*Provided applicant with a copy of the HDC Window Fact Sheet*]

Pettit: Stated that there are a number of options for lighting, but that they should be pointed downward.

Davis: Stated that the Commission would not approve flood lighting.

Pettit: Stated if a driveway is being built, the Commission would want to know the details.

Davis: Stated no wood-imitating materials, and as close to smooth garage doors as possible with simplified overall features.

Pettit: Reiterated no vinyl windows and that the same would apply to the people door and the garage door.

Prebys: Stated that options other than vinyl could be steel or wood, for example, and that, for a driveway material, slag could be an option or gravel.

Pettit: Stated that the Commission would want to see any changes made with landscaping or any leveling of the area.

Sterling: Asked if applicant then returns next month with a clearer idea of plans and with the input provided by the Commission.

Lindsay: Stated the Commission meets twice a month.

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Davis: Advised applicant to submit an actual application with cut sheets of materials and as many details as possible.

Prebys: Stated that a sketch of the placement of the garage would be helpful.

Lindsay: [*Provided applicant with a copy of the HDC Lighting Fact Sheet*]

ADMINISTRATIVE APPROVALS

53 E Forest

Kochanek: Stated that applicant received preapproval for painting in September 2017 and are just now getting to it. Staff stated that applicant was advised to reapply, as the 6-month time period has elapsed without request for extension. Asked for allowance of administrative approval of the re-application if the work is the same since the Commission previously granted preapproval.

Prebys: Confirmed.

OTHER BUSINESS

Administrative approvals discussion

The Commission and staff discussed allowable items for administrative approval; i.e., concrete and gravel installation, which the Commission will ponder.

Demolition process/application discussion

Commissioner Lindsay had nothing to report on at this time.

LED lighting strips resolution/policy

Commissioner Davis had nothing to report on at this time.

Property Monitoring

120 W Michigan

Kochanek: Stated that after a letter was sent, staff was contacted and informed that they did not realize they needed an application for the lights. Staff stated that she provided the option of submitting an application or removing the lights from the outside of the building.

15 W Michigan

Kochanek: Stated that a letter was sent and a response has not yet been received.

Special Election-Vice-chair

Nominations: Commissioner Schmiedeke – Accepted
Commissioner Pettit – Accepted
Commissioner Lindsay – Accepted
Commissioner Prebys – Declined
Commissioner Stevenson – Accepted [*per staff contact*]

Vote by ballot: Staff announced that Commissioner Pettit is the new vice-chair.

HOUSEKEEPING BUSINESS

Approval of the minutes of June 26, 2018

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

Approval: Unanimous. Motion carries.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

ADJOURNMENT

Chairperson Davis adjourned the meeting, citing the end of the agenda with no one remaining in the audience and no further items to discuss.

MEETING ADJOURNED at 7:52 p.m.

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