

1. Historic District Commission Agenda 8-14-18

Documents:

[00-HDC AUGUST 14, 2018 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 8-14-18

Documents:

[HDC MEETING PACKET 8-14-18.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, August 14, 2018 - 7:00 p.m.
Freighthouse, 100 Market Place
Ypsilanti, MI 48198

The Ypsilanti Historic District Commission works to safeguard Ypsilanti's built heritage by guiding development and renovation within the Historic District. Enabled by federal, state, and local legislation, the HDC seeks to stabilize and improve property values, to promote preservation education, and to develop the Ypsilanti Historic District as a vital living area.

An audio recording of the meeting will be made for the purpose of assisting in the preparation of official minutes only. Once the official minutes are approved the audio recording will be destroyed.

I. CALL TO ORDER AND ROLL CALL

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. 501 N Adams	Door and railing installation
2. 422 N Hamilton	Roof vent installation
3. 169 N Washington	Reroof and siding installation
4. Riverside Park	Playscape installation

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

5. 16 N Washington	Lighting
6. 54-56 E Cross	Reroof

E. OTHER BUSINESS

- 7. Administrative approvals discussion**
- 8. Demolition process/application discussion**
- 9. Property monitoring**
- 10. LED lighting strips resolution/policy**
- 11. Roofing fact sheet updates**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

12. Approval of the minutes of July 24, 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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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: 501 N Adams

Date of Application: July 23, 2018

Date of Review: August 8, 2018

Date of Meeting: August 14, 2018

Proposed work: door replacement and railing installation

Materials: paint to match existing colors on the house and door, Douglas (Fir?) wood door, wood railing

Staff review:

1. The applicant is looking for approval to replace the front door to unit # 2. The door will be painted to match the existing door and the existing screen door is to remain.
2. The applicant is looking to add a wood railing to the second floor balcony. Staff has requested more information.
3. Per the building department the railing needs to be between 36" and 42" in height and the balusters no more than 4" apart.
4. HDC to confirm the color and style of the railing.
5. A building department permit may be required 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 501 N Adams to include the replacement of the front door to unit # 2 with a similar door painted to match the existing. Work to also include the installation of a wood railing on the second floor as proposed in the documents *submitted on August 14, 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.

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24301 -#4201

phdc-18-0070

**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 NOT BE PLACED ON THE AGENDA

Property

Address

501 N. ADAMS

Applicant

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

Name

PATRICIA HARLOW

Address

2700 S. WAGNER RD

City

ANN ARBOR

State

MI

Zip

48103

Phone / Fax

734 216 2532

E-Mail

info@patricianhomes.com

Contractor

Contractor Name & Contact Info

CARDEA CONSTRUCTION % PATRICIA HARLOW cell 734 216 2532

Type of work

☐ Roofing

☒ Window/Door Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

- ① ~~Remove + REPLACE~~ FRONT DOOR TO UNIT #2 (2ND FLOOR)
PLAIN GLASS, paneled wood door. Douglas wood door
PAINTED SAME COLORS AS NEW.
WILL RETAIN + RE-USE EXISTING METAL SCREEN DOOR.
- ② ADD HORIZONTAL RAILING @ 42" HIGH ON 2ND FLOOR
BALCONY. USE ^{WOOD} WOOD MATL = 2x4 OR SUCH.

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

SAME COLORS AS CURRENT 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. 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:

\$1200⁰⁰

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:

[Redacted Signature]

Date:

July 23, 2018

Print Name:

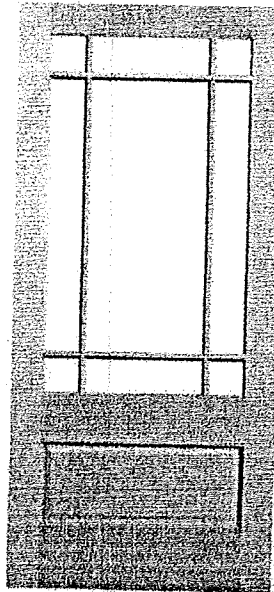
PATRICIA HARRAN

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.

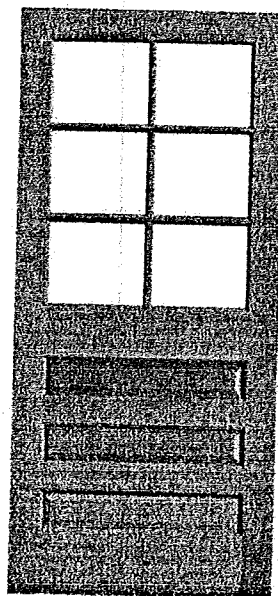
All other necessary approvals and permits must be acquired before beginning work.

style
117

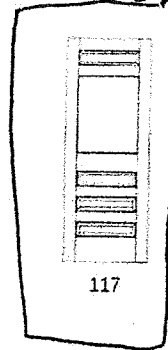
interior & exterior door designs



543 MAPLE



618 CHERRY



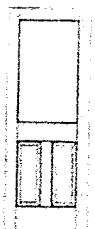
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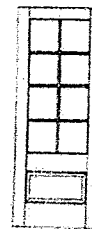
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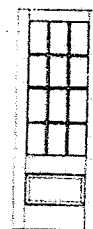
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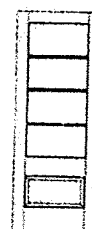
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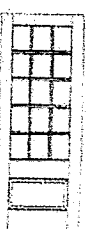
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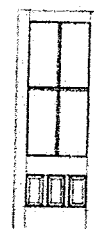
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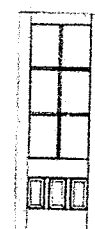
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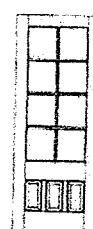
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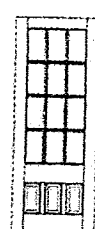
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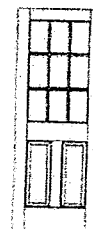
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538



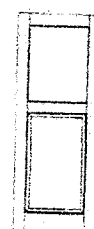
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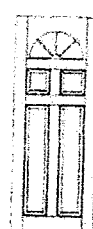
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1020



2008

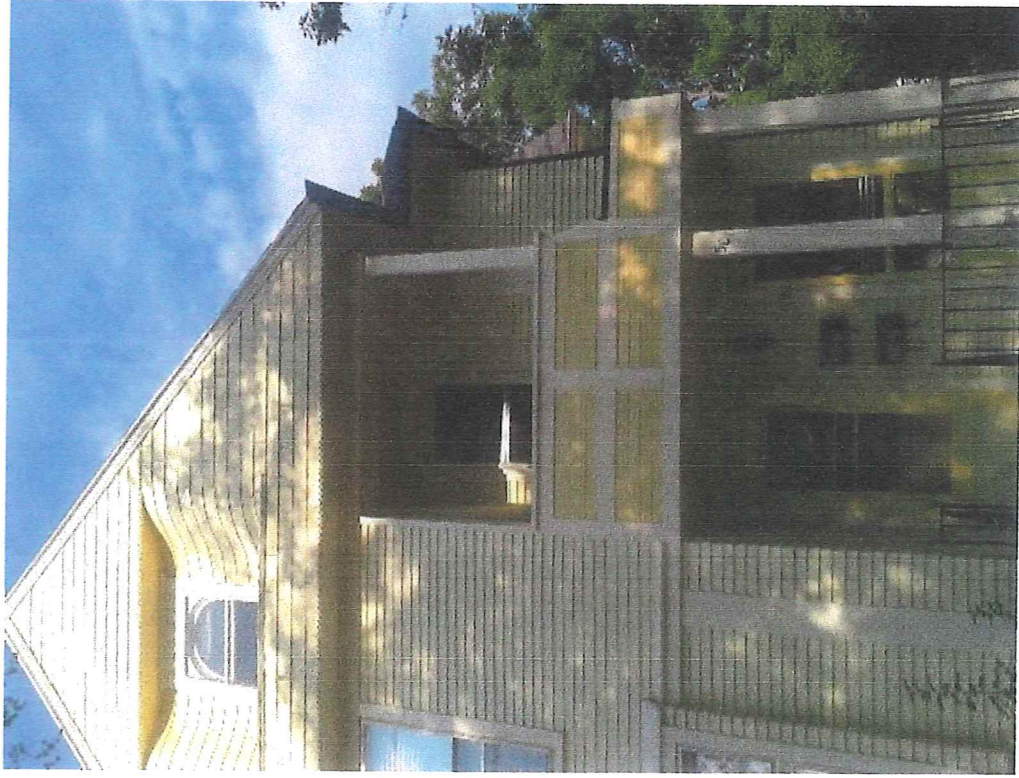


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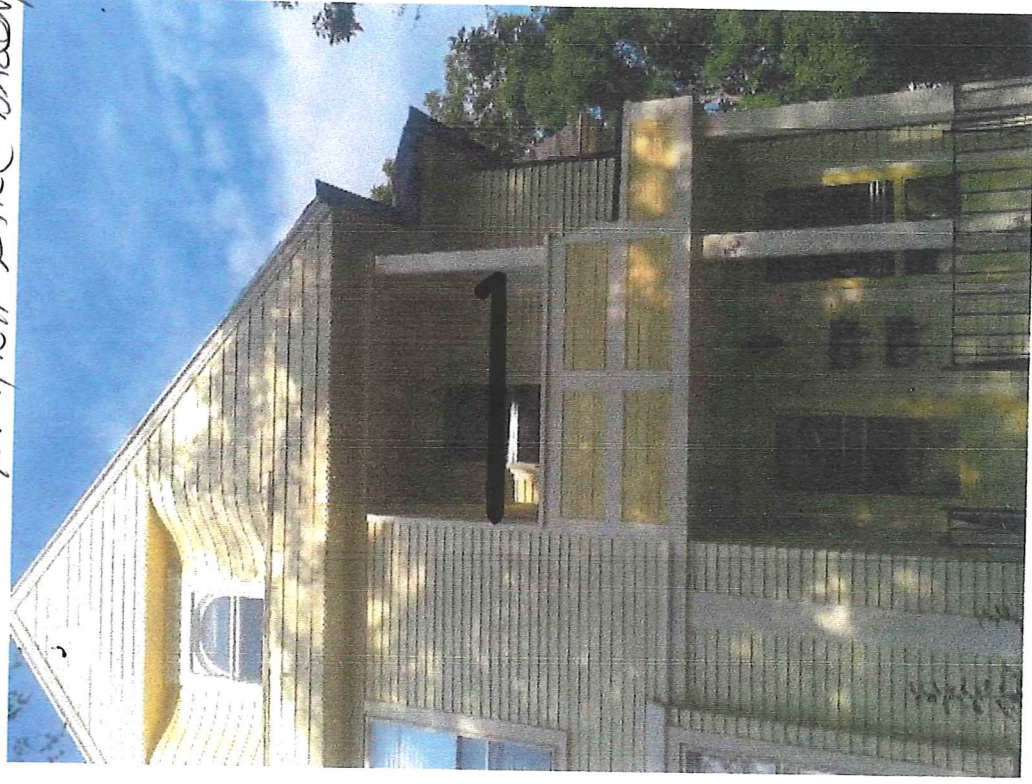


501 N. Adams, Ypsilanti

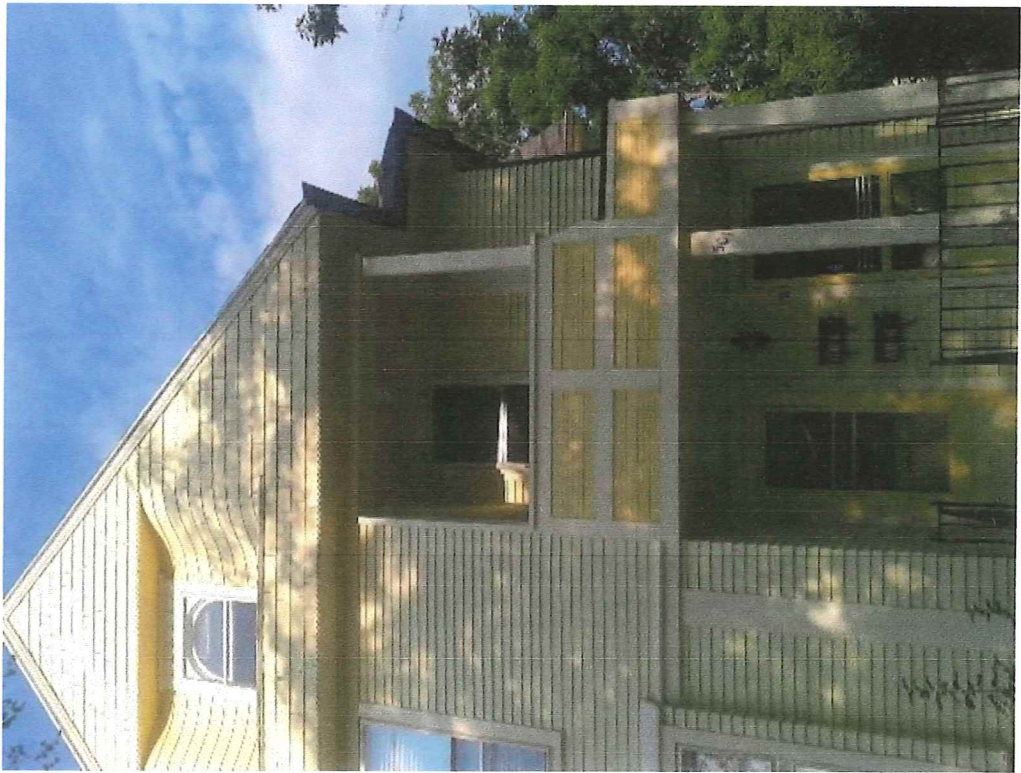
Current condition



Propose 42" HIGH BALCO BALCONY











Google

Image capture: Oct 2



HDC Work Permit Staff Review

Property address: 422 N Hamilton

Date of Application: August 7, 2018

Date of Review: August 10, 2018

Date of Meeting: August 14, 2018

Proposed work: roof vent installation

Materials: Oatey Thermoplastic vent and pipe flashings, furnace 4" b-vents, slant aluminum roof vents in brown

Staff review:

1. The applicant is looking for approval to place pipe flashing on two existing sanitary vents on the north side of the house.
2. The applicant is also looking to install two new furnace b-vents and two of the roof vents at the rear/east side of the structure.
3. The remaining four roof vents will be placed on the south side of the house surrounding one existing roof vent, bringing the total to 5 on that side of the house.
4. The applicant states that the vents are needed to properly vent the roof and that a large tree blocks the view of the roof on the south side of the structure. The applicant further states that since Hamilton is a one way, the north side of the house is more visible when driving.
5. Brown vents are being used in order to match the existing.
6. Staff is referring this application to the commission due to the concentration of roof vents on the south side.
7. A building department permit may be required 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 422 N Hamilton to include the installation of two Oatey Thermoplastic vent and pipe flashings, two furnace 4" b-vents and six slant aluminum roof vents in brown as depicted in the submitted materials dated August 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.

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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. 24369 #210
PHDC 18-0073

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.

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Property

Address

422 North Hamilton, Ypsilanti, MI 48197

Applicant

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

Name

Karl Staffeld

Address

341 Corrie Road

City

Ann Arbor

State

MI

Zip

48105

Phone / Fax

734-417-0432

E-Mail

karl@staffeld.com

Contractor

Contractor Name & Contact Info

Karl Staffeld, 341 Corrie Road, Ann Arbor, MI 48105, Lic. No. 2101211468

Type of work

☒ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

See Attached Description of Proposed Work

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

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Construction Cost:

\$1,500

Permit fee:

\$35 + 0 = \$35

Signature

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

Signature:

Date:

8/7/18

Print Name:

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City of Ypsilanti
Historic District Commission
Work Permit Application for 422 Hamilton
Karl Staffeld (734) 417-0432

PERMIT APPLICATION 08/07/2017

DESCRIPTION OF PROPOSED WORK

Install two Oatey Thermoplastic 3-in. x 15-in. Plastic Vent and Pipe Flashings over the two existing 3-in. sanitary pipe vents. See attached cut sheet. Presently, The two existing sanitary vents do not have any flashings to the roof. Refer to the North Side picture on Exhibit A for location.

Install two furnace 4-in. diameter "B"-Vents in the east side roof for furnace air handling unit exhaust. These vents will be flashed into the roof and the vents will extend about 2-feet above the roof and will not project above the roof ridge line. Refer to the East Side picture on Exhibit A for location.

Install six Slant Aluminum vents, Brown, in the roof to match the existing roof vents. Presently, there are only five existing roof vents and there is no ridge ventilation at any of the roof peaks. These six new vents are being installed to properly ventilate the roof. See the attached cut sheet and refer to the South Side and East Side pictures on Exhibit A for vent locations.

During the roof work we will be caulking a leak in the valley between to roof planes. Refer to the South Side picture on Exhibit A for location.p



Open until 10PM!
Scio Township Lowe's

Prices, promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

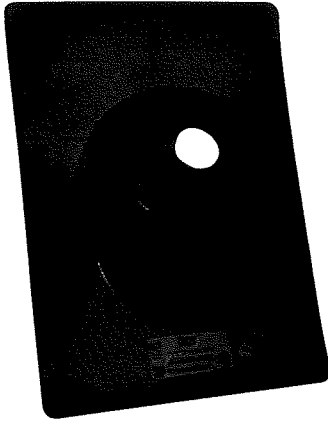
Item # 200172 Model # 11939

Oatey Thermoplastic 3-in x 15-in Plastic Vent and Pipe Flashing

17 Ratings
★★★★★
4.5 Average

87%
Recommend this
product

Community Q&A
[View Now](#)



\$5.48

- Non-fading, non-cracking, rigid black thermoplastic base
- Self-sealing collar slides over pipe and requires no caulking
- Do not use petroleum based products or paint on flashing collar, not for hot-mopped or built-up roofs



FREE Store Pickup

8 available today at Scio
Township Lowe's!



Shipping & Delivery

Available!

Aisle 56 , Bay 10



Get 5% OFF* Every Day

Subject to credit approval. Exclusions apply. Cannot be combined with Special Financing.

[Get Details >](#)

Product Information

Description

- Non-fading, non-cracking, rigid black thermoplastic base
- Self-sealing collar slides over pipe and requires no caulking
- Do not use petroleum based products or paint on flashing collar, not for hot-mopped or built-up roofs
- Plastic base for pitch from 0-45° or up to 12/12 roof
- Rated 180 F continuous heat and approved for Type B installations

Specifications

Series Name	Thermoplastic	Color/Finish Family	Black
Maximum Temperature (Fahrenheit)	300	Manufacturer Color/Finish	Black
Width (Inches)	11	Warranty	1-year limited
Length (Inches)	15	Primary Material	Plastic
Fits Pipe Diameter (Inches)	3		

Need Help?

\$15 off \$100+ Coupon Code: AUGUST15. Online Only. Ends 8/9. [DETAILS](#)

[Home](#) - Slant Aluminum Roof Vent, Black

Slant Aluminum Roof Vent, Black

★★★★★ (0) [Write a review](#)

\$16.99

Model # 85282 | Item # 512895

Online price. In-store price & availability may vary.

SHIPPING METHOD

 Free Ship-To-Store

 Ship-To-Home

FREE Ship-to-Store Available! [Find Store](#)
Will arrive in store in 3 to 8 business days

Model # 85282 | Item # 512895

 [ADD TO WISH LIST](#)

— 1 +

[ADD TO CART](#)

Description –

The slant aluminum vent has a large flange which allows for easy installation. Its one piece base and throat is weather tight plus adds strength. As hot air rises, the vent allows the hot air to escape, so should be installed up towards peak of roof for maximum exhaust. It has a 9" diameter opening and provides 50 square inches of net free area. The color is black.

- One piece design is weather tight and adds strength
- Large flange for easy installation
- 3/12 to 12/12 roof pitch

Specifications –

SKU:	512895
Weight:	1.7500
UPC:	00715751852548
Package Width:	15.0
Package Length:	3.62
Package Height:	16.0
Model Number:	85282
Assembled Width:	15.0
Assembled Length:	3.625
Assembled Height:	16.0
Manufacturer Name:	AIR VENT INC.

Reviews

★★★★★

Be the first to review this product

- EXISTING ROOF VENT
- REPAIR LEAK IN EXISTING ROOF VALLEY
- INSTALL RUBBER BOOT FLASHING ON TWO EXISTING 4" SANITARY VENTS



NORTH SIDE

- EXISTING ROOF VENT



- INSTALL FOUR NEW VENTILATION CANS TO MATCH SINGLE EXISTING ROOF VENT

SOUTH SIDE

- EXISTING ROOF VENT (3 PLACES)



- INSTALL TWO NEW 4" DIAMETER FURNACE "B-VENTS"

- INSTALL TWO NEW VENTILATION CANS TO MATCH THREE EXISTING ROOF VENTS

EAST SIDE

PERMIT APPLICATION FOR
422 N. HAMILTON - ROOF WORK

07/27/18

EXHIBIT A



HDC Work Permit Staff Review

Property address: 169 N Washington

Date of Application: August 7, 2018

Date of Review: August 10, 2018

Date of Meeting: August 14, 2018

Proposed work: reroof and siding replacement on the rear extension

Materials: GAF Royal Sovereign Nickel Gray 3-tab shingles, GAF Weatherside Profile 9 fiber cement shingle siding, Behr Sienna Dust paint PPU3-08

Staff review:

1. The applicant is applying to reroof the back extension of the house in a three-tab shingle to match the existing roof.
2. The applicant is also looking to re-side the back extension in a cement fiberboard that resembles the siding on the rest of the house. The siding will be painted in Behr Sienna Dust.
3. The HDC has seen this property previously, this work all stems from a fire in the house back in 2014.
4. HDC to verify if the paint matches the existing color or if the entire house will be painted at a later time.
5. This work will require a building department permit that must 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 169 N Washington for work on the back extension that measures 14.5' x 5.5'. Work to include reroofing in GAF Royal Sovereign Nickel Gray 3 tab shingles, siding installation using GAF Weatherside Profile 9 fiber cement shingle siding to match the rest of the house and painted in Behr Sienna Dust paint #PPU3-08.

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.

R. 24371 vsg
PADC 180075



RECEIVED

AUG 07 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 NOT BE PLACED ON THE AGENDA

Property

Address

169 N. Washington

Applicant

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

Name

MARK REYST

Address

8175 ANN ARBOR RD. W.

City

PLYMOUTH

State

MI

Zip

48170

Phone / Fax

248.225.6133

E-Mail

mcreyst@yahoo.com

Contractor

Contractor Name & Contact Info

K&M Renovation mcreyst@yahoo.com 248.225.6133

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Repair roof on 14.5' x 5.5' extension on back of house.
R&R rafters, sheathing, shingles.
Replace siding on same extension.
Shingles: GAF Royal Sovereign Nickel Gray (Asphalt)
model # 0202516 (3 tab)
algae resistant, Class A fire rating, 60 mph wind warranty
energy star rated

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

siding color Behr Sienna Dust PP43-08

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:

\$5,000.00

Permit fee:

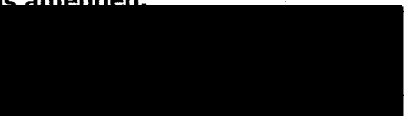
\$35 + _____ =

Signature

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

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

Signature



Date:

8/7/18

Print Name:

MARK REYST

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.

PHDC-18-0075

Aug 7th, 2018
City of Ypsilanti,
Historic District Commission,
One South Huron, Ypsilanti, MI – 48197

169N

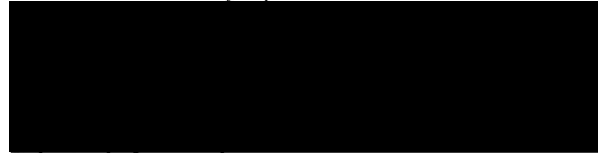
Subject: Application of Work by **K&M Renovations** for ~~241~~ **211 S Washington St, Ypsilanti, MI - 48197**

Dear Sir/Madam,

This is to authorize the contractor **K&M Renovations** to submit the application for construction work on my behalf. And also authorize the contractor to do the actual construction work.

Thanks,

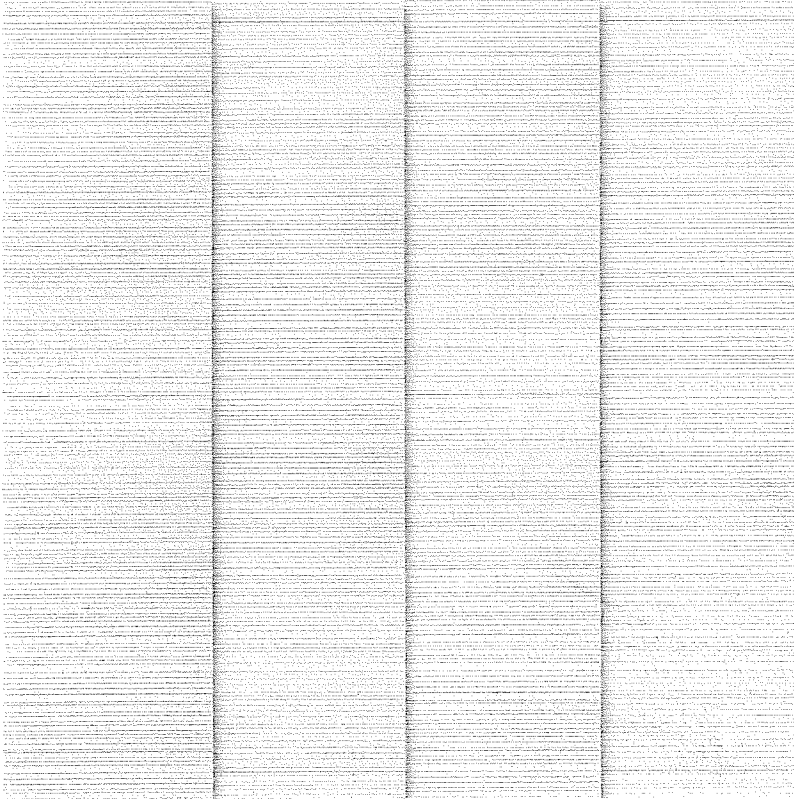
Regards,

A large black rectangular redaction box covering the signature area.

Ashutosh Agarwal
7146 Suncrest Drive
Saline, MI - 48176
C – 517-902-5356
Owner of:
211 S Washington St,
Ypsilanti, MI - 48197

Home / Building Materials / Siding / Fiber Cement Siding

Model # 2271000WG Internet #202374188



[Share](#) [Save to Favorites](#) [Print](#)

GAF >

Weatherside Profile 9 in. x 32 in. Fiber Cement Shingle Siding

★★★★★ (39) [Write a Review](#) [Questions & Answers \(20\)](#)

- Fire and freeze-thaw resistant replacement for asbestos siding
- Pre-primed; ready to be painted to match existing wall color
- Straight edged, striated shingle protected by 25-yr ltd. warranty

\$122³¹ /bundle

Quantity



Not in Your Store - We'll Ship It There

Available for pickup
August 14 - August 17

We'll send it to Auburn Hills for free pickup

Add to Cart

Check Nearby Stores

or



We'll Deliver It to You

Free Delivery

Expect it August 14 - August 16

Add to Cart

Delivery Options

We're unable to ship this item to:

AK, GU, HI, PR, VI

Or buy now with



Easy returns in store and online

Learn about our return policy

Installation Options

Product Overview

WeatherSide fiber cement siding is the 1 and only solution for replacing or repairing old asbestos siding shingles. It is available in a variety of sizes and shapes to match many of the old siding shingles installed over the past 60 years. Unlike some of the original siding shingles that it replaces, WeatherSide pre-primed siding shingles contain no asbestos. It is easy to install; after properly removing the old siding, simply nail the WeatherSide siding in place and paint. WeatherSide is even resistant to warping, denting, rotting, expansion/contraction and termite infiltration.

- 9 in. x 32 in. size
- Straight edge
- Striated surface
- Pre-primed and ready to paint
- Exposure: 8 in.
- Thickness: 11/64 in.
- Pieces/bundle: 19
- Coverage: 33 sq. ft.
- GAF recommends that any removal and disposal of asbestos-containing products be done by a professionally trained asbestos removal contractor

Info & Guides

- [Installation Guide](#)
- [Instructions / Assembly](#)
- [Product Brochure](#)
- [Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents. Download a free copy from the Adobe Web site.

Specifications

Dimensions

Coverage Area (sq. ft.)

33.3 ft²

Product Length (in.)

32

Product Thickness (in.)

0.17

Product Width (in.)

9

Details

Color Family

White

Color/Finish

White

Finish Type

Primed

Material

Cement

Profiles

Shingle

Returnable

90-Day

Siding Features

Pre-Primed, Straight Edge, Striated Surface

Siding Type

Panel

Vertical or Horizontal

Horizontal

Warranty / Certifications

Manufacturer Warranty

25 Year Limited Warranty

PPU3-08

siding color

Sienna Dust
PPU3-08^u







HDC Work Permit Staff Review

Property address: Riverside Park

Date of Application: August 7, 2018

Date of Review: August 10, 2018

Date of Meeting: August 14, 2018

Proposed work: playscape installation

Materials: metal, plastic, vinyl

Staff review:

1. The City is applying to install an accessible playscape in Riverside Park, just northwest of the existing pavilion.
2. This project was previously seen by the HDC at the July 24, 2018 meeting where the commission voiced some concerns about the visibility of the playscape. The City requested the use of more primary colors in the playscape as a result.
3. Engineered wood chips, as seen in the attached spec sheet, will be used for the base under the playscape area. These wood chips support a variety of mobility devices. A concrete mow strip 12" wide by 6" in height will be used to contain the wood chips and a concrete ramp will be used for access to the playscape.
4. Staff has also verified that the ground where this playscape will be installed is relatively flat and will only require grading underneath the playscape itself. No other significant changes to grade are planned.
5. Subsequent applications will address any additional accessory items such as benches, lighting, bike racks, etc.

Relevant Secretary of the Interior's Standards:
#1, #9, #10

Recommended Motion:

Move to approve the work at Riverside Park to include the installation of an accessible playscape to the northwest of the existing park pavilion. The playscape will be installed as depicted in the documents submitted with the application dated August 7, 2018 with engineered wood chips as a base under the playscape and a concrete mow strip and access ramp.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

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

City of Ypsilanti-Joe Meyers

Address

1 S Huron St

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-483-9646

E-Mail

jmeyers@cityofypsilanti.com

Contractor

Contractor Name & Contact Info

Sinclair Recreation, LLC

Type of work

☐ Roofing

☐ Window/Door

Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☒ Other

☐ Application Amendment

Complete Description of Proposed Work:

Install an accessible playscape in Riverside Park, just northwest of the existing park pavilion. See attached materials for location and renderings. This area is relatively flat and will only require grade work to level the ground under the playscape. Installation to include a base of engineered woodchips.

A subsequent application will address benches and any additional accessories, such as lighting.

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:

City Owned

Permit fee:

\$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:

Date:

8/7/2018

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.



Rendered in Papaya Palette

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



www.gametime.com

City of Ypsilanti
Riverside Park - Revised Colors
Ypsilanti, Michigan



www.sinclair-rec.com



Rendered in Papaya Palette

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



www.gametime.com

City of Ypsilanti
Riverside Park - Revised Colors
Ypsilanti, Michigan



www.sinclair-rec.com



Rendered in Papaya Palette

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Rendered in Papaya Palette

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



www.gametime.com

City of Ypsilanti
Riverside Park - Revised Colors
Ypsilanti, Michigan



www.sinclair-rec.com



Rendered in Papaya Palette

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

City of Ypsilanti
Riverside Park - Revised Colors
Ypsilanti, Michigan



www.gametime.com



www.sinclair-rec.com



Engineered Wood Fiber



Basics at a glance:

Price Low

Maintenance High

Access Mid

Color Options No

Warranty 15/25 years



An affordable natural surfacing choice that meets accessibility guidelines

Description

Engineered wood fiber is a popular choice for budget conscious playgrounds. Engineered wood fiber will require on-going maintenance and occasional topping off during its lifetime. This maintenance will help to maintain the recommended compacted material depth, thus keeping the surface compliant with applicable standards and warranty.

Once the newly installed product has settled, it forms a "knitted" compacted layer that will support a variety of mobility devices including wheelchairs, gait trainers, crutches, and walkers. Providing adequate drainage is an important preventative measure, because wet engineered wood fiber may freeze in sudden climate changes.

Wood fiber is non-toxic, and does not contain paint, chemicals, or additives. It contains minimal bark, and is free of twigs, leaf debris, and other organic material.

Benefits

- Carefully following the installation details allows engineered wood fiber to possibly be installed by volunteer labor
- Engineered wood fiber gives your playground an attractive, natural look
- Economical initial cost
- Loose fill materials aid in the protection of children who experience lateral falls

Tips

- Use wear mats to reduce displacement in "kick out" areas, raking is required to maintain compliant depths
- As with all loose fill surfaces, containment systems like our PlayCurbs will reduce the spread of surfacing to non-play areas
- As an organic product, wood fiber may not be the best choice in all climates

Basic Specification

Product is manufactured of size-controlled softwoods and or hardwoods which average 1"-2" in length and contain a maximum of 15% fines to aid in compaction.

This product meets all applicable ASTM standards. For more information, please refer to our complete product specification.



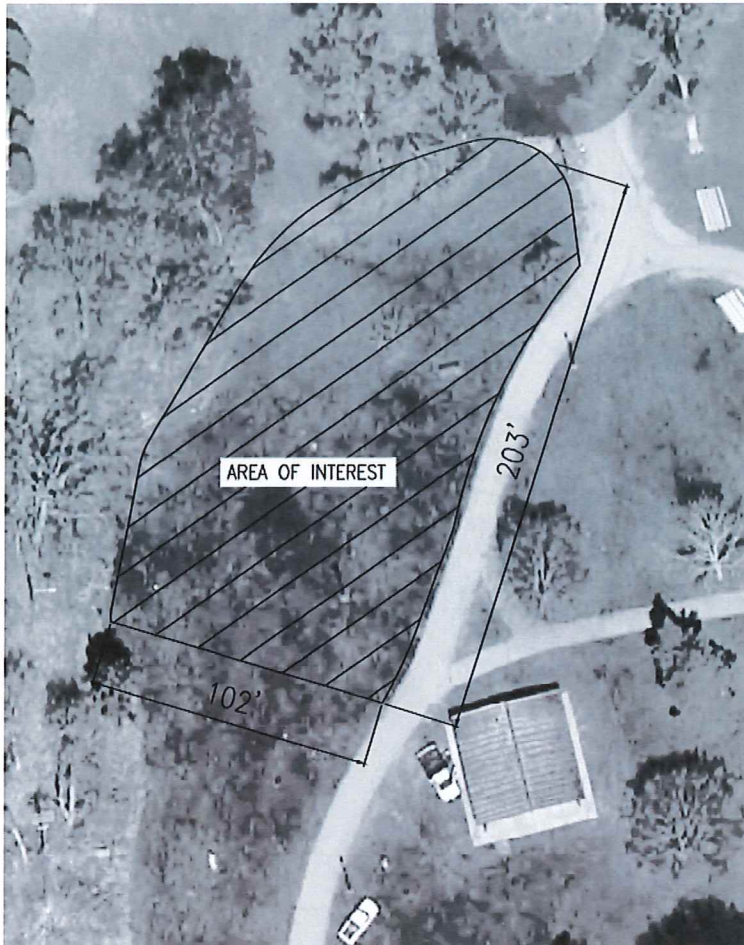
1.800.235.2440 www.gametime.com

Wood varieties may vary nationwide.



CITY OF YPSILANTI RIVERSIDE PLAYGROUND RFP

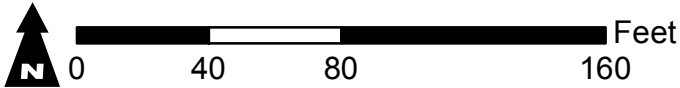
Contractor will be required to install the equipment according to the manufacturer's recommendations and guidelines as required by [U.S. Consumer Product Safety Commission](#) (CPSC), [ASTM](#), Michigan, and local standards for public playground equipment.



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

Riverside Park: 2 ft Contours



Data from Washtenaw County GIS and Ypsilanti Planning and Development
For illustrative purposes only
August 7, 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.
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 - 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

16 N. WASHINGTON

Applicant

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

Name

TIMOTHY PATTON DOYLE

Address

2127 WOODSIDE ROAD

City

ANN ARBOR

State

MI

Zip

48104

Phone / Fax

734-255-0089

E-Mail

pattondoyle@gmail.com

Contractor

Contractor Name & Contact Info

Same as above

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☒ Painting
☐ Other
☒ Application Amendment

3.)

Complete Description of Proposed Work:**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. 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:

Painting Only

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:

07/02/18

Print Name:

Timothy P. Doyle

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.

Complete Description of Proposed Work

This application describes the proposed repainting of the front exterior of 16 North Washington, as well as the reuse of the existing sign.

The plan is to repaint the entire front of the building, from Beezy's on the north to 12 N. Washington on the south. The project will include all of the brick, the trim, and the white sign that runs the width of the building. The front face of the building in its current condition is shown in photograph 1.

The surface will be prepped using hand-held scrapers to remove loose paint. The brick will then be cleaned with a mixture of ½ cup of trisodium phosphate to 2 gallons of water, rinsed, and allowed to dry.

The paint to be used is Anderson Paint Armor Flat Exterior, recommended for exterior projects involving brick, which will be applied with brushes and rollers. The following colors are proposed, and their use is indicated on photograph 2.

- Semolina, 2155-40 Benjamin Moore color, will cover the majority of the brick including the areas marked A in photo 2.
- Audubon Russet, HC-51 Benjamin Moore historic color, will cover the inset brick areas around the second floor windows; these areas are marked B in photo 2. NOTE, this color is the same as Beezy's primary color and quite close to one of GO ice cream's colors. The intent is to promote cohesiveness on the block.
- Van Buren brown, HC-70 Benjamin Moore historic color, will be used on the trim around the sign, the header bricks above the windows, the 18 accent items comprised of three stacked bricks above the window headers, and any other miscellaneous trim pieces (such as perhaps the narrow trim around the three top vents). NOTE, this color matches the existing metal trim around the store front windows and the front doors and the newly installed Marvin windows.
- An accent color, matched by Anderson paint to the BEHR color Napa Winery M560-6, will be used to cover the white sign, because this is the primary color of Decode Detroit which will occupy the first floor. The proposal is to affix bronze/brass letters onto the Napa Winery painted sign, mimicking the design of the old Ypsi Cycle sign. The letters will spell 'Decode Ypsilanti Escape Adventure'. The Napa Winery color will be sparingly used in a few other spots, including the narrow red line of trim shown in photo 3 and the two red rosettes, also indicated in photo 3.

Color Chips Are Included With This Proposal.

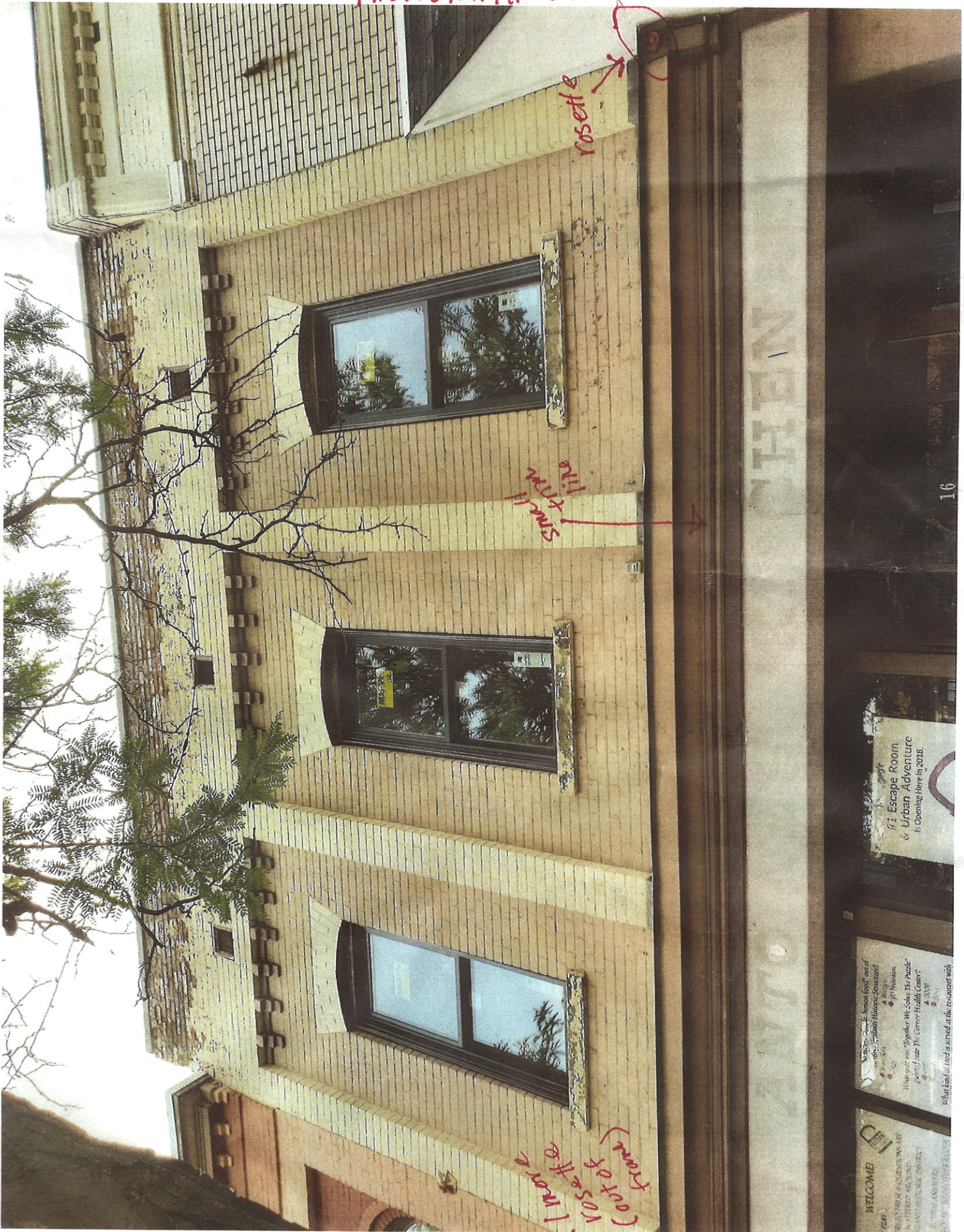
PHOTOGRAPH 1.



PHOTOGRAPH 2.



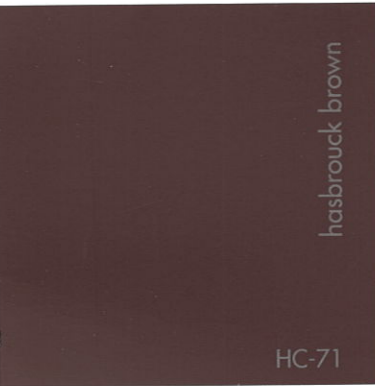
PHOTOGRAPH 3.





branchport brown

HC-72



hasbrouck brown

HC-71

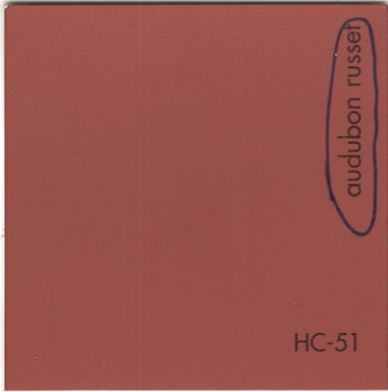


van buren brown

HC-70

BENJAMIN MOORE®
COLOR PREVIEW®

HC



audubon russet

HC-51



georgian brick

HC-50

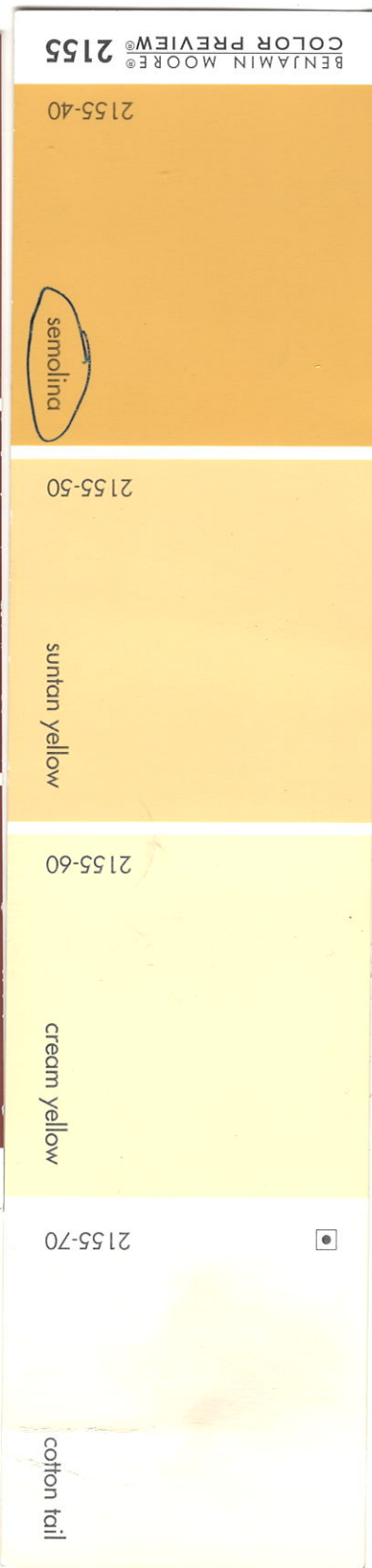


mayflower red

HC-49

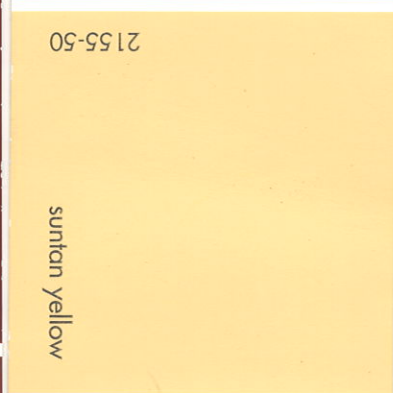
BENJAMIN MOORE®
COLOR PREVIEW®

HC



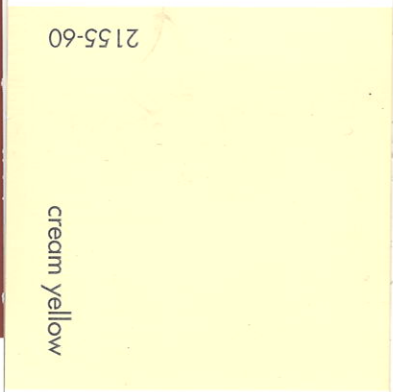
semolina

2155-40



suntan yellow

2155-50



cream yellow

2155-60



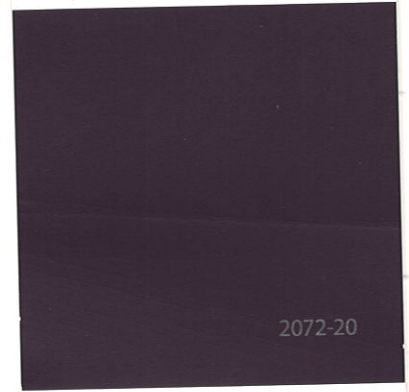
cotton tail

2155-70

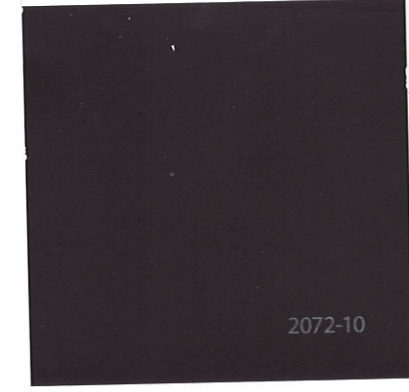
BENJAMIN MOORE®
COLOR PREVIEW® 2155



2072-30



2072-20



2072-10

CP  Benjamin Moore® CP

Description of Proposed Sign

The proposed sign will be written in Copperplate Gothic Bold font shown below.

DECODE YPSILANTI

These words will occupy nearly the same amount of space as the old lettering, ANTOINE'S KITCHEN, shown in photograph 3, and the spacing of letters across the front of the building will be approximately the same. Each letter will be 10 inches tall, which is the height of the letters in the old sign.

The letters will be made from outdoor rated fiberboard and painted with brass colored exterior primer and paint. The letters will be flush mounted to the existing base board of the sign using countersunk screws that are filled with painter's putty and painted. No brickwork will be affected.

The sign will be illuminated by three outdoor lanterns. The arm of each lantern will be one simple curve, and the color of the lamp will be dark bronze to match the window trim. The arm will extend 32 inches forward from the front face of the building, where it is anchored below each window. The arm will extend 24 inches downward and be angled back to light the sign.

A mock-up of the sign is attached. *as well as cut sheets for the lights.*

Scale: $\frac{1}{2}$ inch =
approximately 1 foot

DECODE YPSILANTI

Please refer to the Benjamin Moore color chip for the actual background color. The color shown here is just an approximation.



**HI-LITE MFG.
CO., INC**

13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com

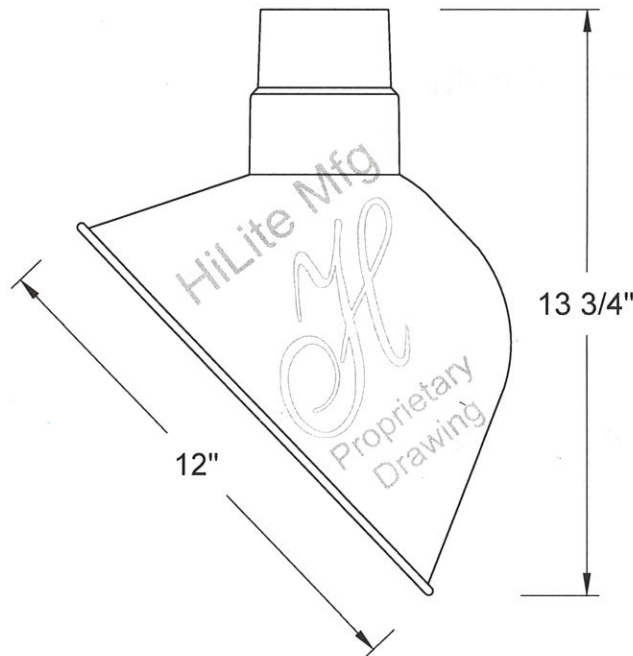
H-18112

Angle Shade Collection

Job Name:

Type:

Quantity:



FINISH - Multi-stage pretreatment procedure using materials of polyester/polished powder coat, baking enamel liquid, raw metals, and galvanized finishes.

Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).

Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 121, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16.

(Custom finishes available).

For interior finish of fixture refer to color chart on pages 344-348.

MOUNTING - Stem, Arm, and Flush mounting available.

ACCESSORIES - CGU(Cast Guard and Glass), LCGU(Large Cast Guard and Glass), WGU(Wire Guard and Glass), LWGU(Large Wire Guard and Glass), ARN(Acorn Globe), LARN(Large Acorn Globe), WGR(Wire Guard) and SK(Swivel Knuckle) available.

REFLECTOR - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

SOCKETS/LAMPS - Available in:

Incandescent

- rated 200 watt max/120 volt, medium base.

Compact Fluorescent(CFL)

- rated 13/18/26/32/42/57 watt max/120/277 volt, GX24Q base.

Metal Halide(MH)

- rated 35/50/70/100/150/175 watt max/120/208/240/277 volt, medium base, 4KV socket.

High Pressure Sodium(HPS)

- rated 50/70/100/150 watt max/120/277 volt, medium base.

Light-Emitted Diode(LED)

-See LED specification sheet.

MADE IN THE U.S.A.

Suitable for wet location.





Hi-Lite Mfg. Co.



Reach us toll-free at: [800.465.0211](tel:800.465.0211)

RLM, Gooseneck, etc.



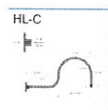
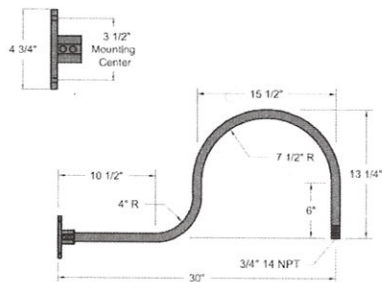
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Home > Products > Accessories > Gooseneck Arms > [HL-C Gooseneck Arm](#)

HL-C GOOSENECK ARM



HL-C



Fixture:

HL-B (HL-B, 47" Gooseneck ...)

Gooseneck Arm Color:

119 (Bronze - Wet Rated)

Gooseneck Arm Accessory:

None

Part Number:

/HL-B-119

[Request Part Number](#)

[Information](#) [Gallery](#) [Documents](#)

Sorry, no further details currently available on this item.

SPECIFICATIONS:

Product Number	size	height	width
HL-B (HL-B, 47" Gooseneck Arm (3/4" NPT))		7.75"	

NOTES:

- Wet Rating **Some finishes and accessories may change fixture rating
- Made in the USA
- Made to Order
- No Return

TRADEMARKS

THE DESIGNS ARE SOLE PROPERTY OF HI-LITE MFG. CO., INC.

THEY ARE PROTECTED BY COPYRIGHT, TRADEMARK AND TRADE DRESS LAW.

A NUMBER OF THESE DESIGNS ARE PROTECTED BY DESIGN PATENTS, ISSUED OR PENDING.

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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 NOT BE PLACED ON THE AGENDA

Property

Address

56 E Cross St

Applicant

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

Name

Matt Conley Maxim Homes Inc

Address

5321 Hill 23 DR

City

Flint

State

MI

Zip

48507

Phone / Fax

810 610 9526

E-Mail

Matt@maximroofs.com

Contractor

Contractor Name & Contact Info

Maxim Homes Inc

8106109526

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Install New (PVC) Duro-Last Roof
over existing roof

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. 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:

\$31,000⁰⁰

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

Signature:

[Redacted Signature]

Date:

7/24/18

Print Name:

Matt Conley

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.





CITY OF

Ypsilanti

PRIDE | DIVERSITY | HERITAGE

Historic District

Roofing and Satellite Dishes

This Fact Sheet is not a substitute for the ordinance, but addresses common questions about City ordinances. For further information, please contact the Historic District Assistant.

All permit applications are available from the Building Department and at cityofypsilanti.com/permits.

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

Building

3rd Floor, City Hall
Phone: (734) 482-1025
cityofypsilanti.com/157

Planning

4th Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/planning

Historic District

4th Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/hdc

All permits, fees, and factsheets can be found at cityofypsilanti.com/permits.

Roof replacement or new roof installation

Decorative or unusual features of the roof and trim at the eaves must be retained. The roof deck must overhang enough to accommodate all trim or molding.

Shingles must be similar to the existing shingles on the structure or any adjoining roof in color and material. Three-tab and architectural shingles are acceptable and can generally be approved administratively. Metal roofs will be reviewed by the commission and are considered on a case-by-case basis.

Drip edge must be used, and the color must closely match either the roof shingles or the trim of the building. Matching the roof shingles is recommended.

Flashing must be inserted under siding (clapboard, shingles, etc.), or in the mortar joints of masonry buildings, where the roof meets these surfaces. The color must closely match the adjacent surface (roof shingles, chimney brick, etc.) Mill finish (raw metal) is not permitted.

Roof venting must be accomplished with ridge and/or soffit vents whenever possible. If additional vents, such as cans, must be used to meet code requirements, they must be of a flat low profile, in locations not visible from the street) and in a color to match the roof shingles. Mill finish (raw metal) is not permitted.

Flat roof applications for can be administratively approved. Torches, or any open flame, are not permitted for the installation of flat roofs and color must be indicated. If the work includes changes or alternations to items other than the roofing, the application may need to be reviewed by the Historic District Commission.

Gutters and Downspouts

Gutters and downspouts. Straps, if used to hang gutters, must be placed under the roof shingles. Downspouts must be installed where they will be as inconspicuous as possible, generally at the corners of the structure. If there are existing gutters on the building, the existing style of the gutter (half-round or k-style) must be matched.

Satellite Dish Antennas

Satellite dish antennas, if placed on a roof, must be installed to avoid damage to the roof and colored to match it. If placed elsewhere on the building, exterior woodwork or trim detail shall not be altered or damaged in the installation, nor shall any significant architectural details be removed, damaged, or covered. Dishes should be painted to match the structure, or be a neutral, non-reflective color.

If mounted on the ground, they shall be installed to minimize visibility from the front of the building, and be a neutral, non-reflective color. Any satellite dish that is no longer in use, must be removed.

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JULY 24, 2018

CALL TO ORDER AND ROLL CALL

Mike Davis, Jr. Chair 7:01 PM

Meeting Location: Council Chambers, 1 S Huron St, Ypsilanti, MI 48197

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

Commissioners Absent: None

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

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

214 N River

**Application is for painting*

Applicant: Andrea Shah, owner—Present

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

Shah: Stated that the application is for painting the exterior of the house and garage with selected historic colors from the Sherwin-Williams Resilience collection.

Davis: Asked about the main body color.

Shah: Stated that it is sage [*referencing materials*].

Prebys: Reminded applicant to not do any power washing.

Shah: Confirmed.

Prebys: Asked if there would be any priming.

Shah: Stated that it would be up to her painter but there would possibly be no need for priming, as the colors are darker than the current house color.

Rupert: Asked if there were any areas of bare wood.

Shah: Confirmed no.

Rupert: Stated that primer should not be needed.

Motion: Rupert (second: Stevenson) moved to approve the application at 214 N River to include the painting of the house and garage in Sherwin Williams 2811-Rookwood Blue Green for the main color-siding, 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. It is suggested that the deck and porch be done in enamel paint and the rest of the surfaces in a satin or non-flat finish in order to shed water. No power-washing; gentle cleaning only.

Secretary of the Interior Standards:

#7- Clean building gently—no sandblasting.

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

322 Maple

**Application is for reroofing and gutter installation*

Applicant: Sandra Marshall and Tom Robar, owner – Present

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

Robar: Stated that the application is for installing a new roof, drip edge and gutters. Stated that Neighborhood Roofing is the contractor and that the selected color for the roof is Pacific Wave.

Marshall: Stated that the selected color for the gutters is gray.

Davis: Stated Tuxedo Gray [*referencing materials*].

Marshall: Stated that this particular type of roofing most approximated a look of slate without having the appearance of a jagged roofline.

Prebys: Asked what sort of eavestroughs and downspouts the home currently has.

Robar: Stated that most of it is falling down.

Marshall: Stated the 1980s-1990s era.

Prebys: Asked the Commission for their thoughts.

Rupert: Stated if it has round gutters, applicant would be required to have round gutters; that if they are K-style gutters, then applicant should stick with the K-style.

Motion: Prebys (second: Rupert) moved to approve the work at 322 Maple to include reroofing and gutter and downspout installation. Owens Corning Duration 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 installed. 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 and no torch is to be used on the roof installation.

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 ITEM

322 Maple

Applicant: Sandra Marshall and Tom Robar

Discussion: Marshall: Asked the Commission for feedback regarding owners' future intention to replace the current rose pink color of the house exterior with a coral-tone color.

[*The Commission and owners had a general discussion regarding possible paint colors for the house exterior*]

Prebys: Stated that the owners can return and talk with the Commission as a study item once they have selected intended paint colors.

Davis: Stated that the Commission meets every two weeks and that the owners can come in as a study item at any time at no charge.

Riverside Park

Applicant: City of Ypsilanti

Discussion: Kochanek: Stated that the City is planning to install an accessible playscape northwest of the pavilion, in Riverside Park. Stated that these are currently just concepts [*referencing overhead*]. Stated that materials used will be metal, plastic and vinyl.

[*The Commission discussed style, colors and possible concerns*]

Pettit: Stated that the Commission should be informed about any work on the grade.

Prebys: Stated that the Commission suggests that the playscape be a bright color other than the green as shown, or bright multi-colored; and that if there is a retaining wall, the Commission would want to know what that is.

Davis: Stated that it should be a complete application when it comes to the Commission.

Pettit: Stated that there should be a return for discussion of study items as the project progresses.

218 N Washington

Applicant: Ron Rupert

Discussion: Rupert: Stated that the Ladies' Literary Club is considering replacing the front porch, which is currently tongue and groove cedar, due to rot. Stated that the Ladies' Literary Club would like the Commission's opinion on replacing the current tongue and groove cedar with a composite tongue and groove product which he previously brought to the Commission's attention.

[*The Commission discussed the proposed replacement material*]

Rupert: Stated, summarizing the discussion, that research would be needed regarding whether other districts have allowed this particular composite and the durability and longevity of the product.

Davis: Stated that the product research is assigned to Commissioner Rupert. Stated that the research should also address how the edge gets covered. Stated that the Commission would need to be specific in the updating of fact sheets when it comes to this type of material, that it has special requirements for how it's treated on its edges.

Schmiedeke: Asked about also adding specifics when wood is used.

Davis: Agreed. Stated that a blanket update could be done without being specific to the material.

ADMINISTRATIVE APPROVALS

53 E Forest

**Application is for painting.*

Motion: Schmiedeke (second: Rupert) moved acceptance of the administrative approvals for 53 E Forest.

Approval: Unanimous. Motion Carries.

OTHER BUSINESS

Administrative approvals discussion

Kochanek: Indicated that the Commission might possibly consider administrative approval for the application for gutter installation previously discussed under "New Business".

Demolition process/application discussion

Lindsay: Stated that the plan is to meet with staff later this week.

Property Monitoring

116-118 W Michigan

Prebys: Stated that he received information that the work may have come to a halt.

302 E Cross, 206 & 210 N Washington, 401 E Forest

Kochanek: Indicated that staff plans to proceed with demolition by neglect notices in the next few weeks.

400 N River

Schmiedeke: Inquired about building materials that are stacked at the railroad.

Kochanek: Indicated that staff was advised that the materials were from the construction at the Thompson Block.

6 S Washington

Rupert: Inquired about the status.

Kochanek: Indicated that staff has not received any notice from the State as to Appeal and that staff has not received an application for signage on the signboard.

LED lighting strips resolution/policy

Davis: Inquired about the status of looking at light meters.

Kochanek: Confirmed that a light meter is available but currently on loan.

Davis: Stated that research could still be done knowing that it is a viable option.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of July 10, 2018

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

Approval: Unanimous. Motion carries.

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 7:48 p.m.