

1. Historic District Commission Agenda 8-28-18

Documents:

[00-HDC AUGUST 28, 2018 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 8-28-18

Documents:

[HDC MEETING PACKET 8-28-18.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, August 28, 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. 29 E Cross

2. 206 N Huron

3. 56 E Cross

4. 56 E Cross

Tuck-pointing & brick replacement
Fence installation
Awning installation
Storefront renovation, new window
openings, & awning replacement

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

5. 314 E Cross

6. 15 Oak

Reroof

Reroof

E. OTHER BUSINESS

7. Administrative approvals discussion

8. Demolition process/application discussion

9. Property monitoring

10. LED lighting strips resolution/policy

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

11. Approval of the minutes of August 14, 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, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New work shall be removable.

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



HDC Work Permit Staff Review

Property address: 29 E Cross

Date of Application: August 20, 2018

Date of Review: August 21, 2018

Date of Meeting: August 28, 2018

Proposed work: Masonry repair/replacement

Materials: unknown

Staff review:

1. The applicant is applying to remove and replace the crumbling brick and mortar.
2. HDC to advise of the recommended mortar formula: 10 parts sharp mason's sand; 4 parts hydrated lime; 1 part white Portland cement, Type I, ASTM C150; 1/4 to 1/8 box of tint to match existing mortar color, as directed by manufacturer.
3. HDC to advise applicant to utilize bricks of a similar profile/age in the repair and to paint to match existing.

Relevant Secretary of the Interior's Standards:
#6, #9

Recommended Motion:

Move to approve the work at 29 E Cross to include masonry repair with the approved mortar mix as listed in the HDC factsheet for masonry repair and cleaning. The applicant is to replace the damaged brick with similar brick, painted to match the existing color on the building.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



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

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

REC# 24415
CL# 8720
Phdc-18-0077

OFFICE USE ONLY

Date Filed:

8/20/18

Meeting Date:

8/28/18

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

29 E. CROSS ST. YPSILANTI, MI. 48198

Applicant

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

Name

GARY MCKEEVER

Address

1721 CLIFFS LANDING #1

City

YPSILANTI

State

MICHIGAN

Zip

48198

Phone / Fax

(734) 483-4256

E-Mail

GMCKEEVE@AOL.COM

Contractor

Contractor Name & Contact Info

TBD

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☒ Other **BRICK REPAIR**
☐ Application Amendment

3 PHOTOGRAPHS ATTACHED

Complete Description of Proposed Work:

Remove & replace
crumbling bricks
w/ special grout

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:

\$200

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]

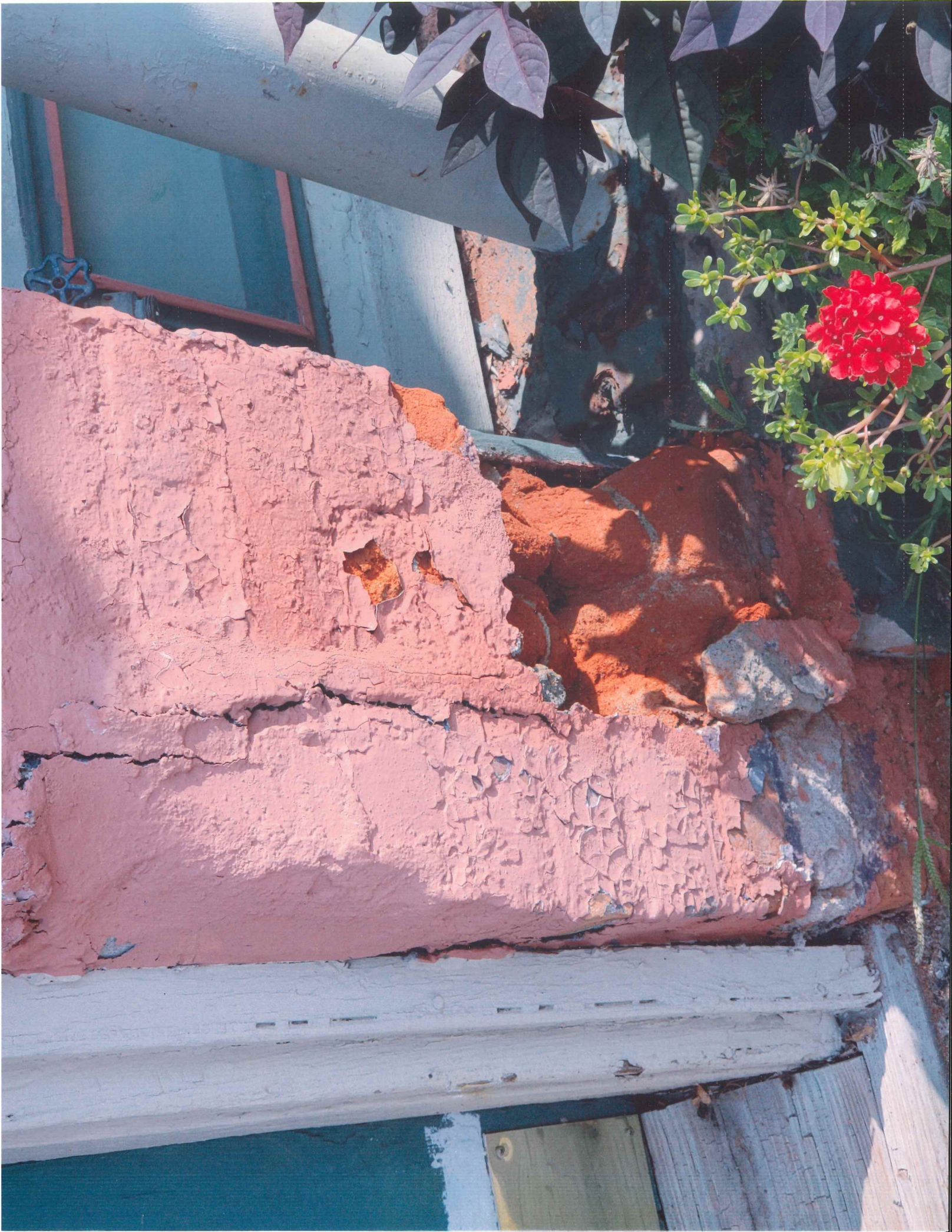
Date:

8/20/18

Print Name:

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

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











HDC Work Permit Staff Review

Property address: 206 N Huron

Date of Application: August 21, 2018

Date of Review: August 24, 2018

Date of Meeting: August 28, 2018

Proposed work: fence installation

Materials: treated wood fence

Staff review:

1. The applicant is applying to install a fence in the backyard of the property along the property lines.
2. The quote included with the application indicates that the fence will also be installed in the front of the house; HDC to confirm that that is not what is being applied for.
3. Applicant was advised by staff that the fence would need to be painted and that info should be provided.
4. HDC to advise that the fence will need to be finished with a paint or opaque stain.
5. Fence height is not indicated on the application or the quote; HDC to verify the same.
6. The zoning ordinance requires that the fence be a maximum of 10' in the side and rear yards.
7. A building permit will be required and should be obtained prior to the start of work.

Relevant Secretary of the Interior's Standards:
#9

Recommended Motion:

Move to approve the work at 206 N Huron to include the installation of a treated wood dog-eared fence with gates at the rear of the property along the property lines as indicated in the drawing submitted with the application dated August 20, 2018. A condition of this approval is that the fence be painted using a paint or opaque stain.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



City of Ypsilanti
Historic District Commission
Work Permit Application

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

R. 24452 cash
PHDC-B-0081

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

206 N Huron St, Ypsilanti MI 48197

Applicant

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

Name

Ian Greenlee

Address

PO Box 3009

City

Ann Arbor

State

MI

Zip

48106

Phone / Fax

(269) 449-0144

E-Mail

redshieldrentals@gmail.com

Contractor

Contractor Name & Contact Info

Construction Fence LLC (734) 752-8622

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☒ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Fencing in backyard of property along property lines
with treated wood fence.

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

Treated wood fencing.

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:

\$9,500

Permit fee:

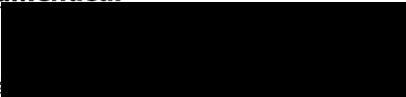
\$35 + \$15 = \$50

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:

8-20-18

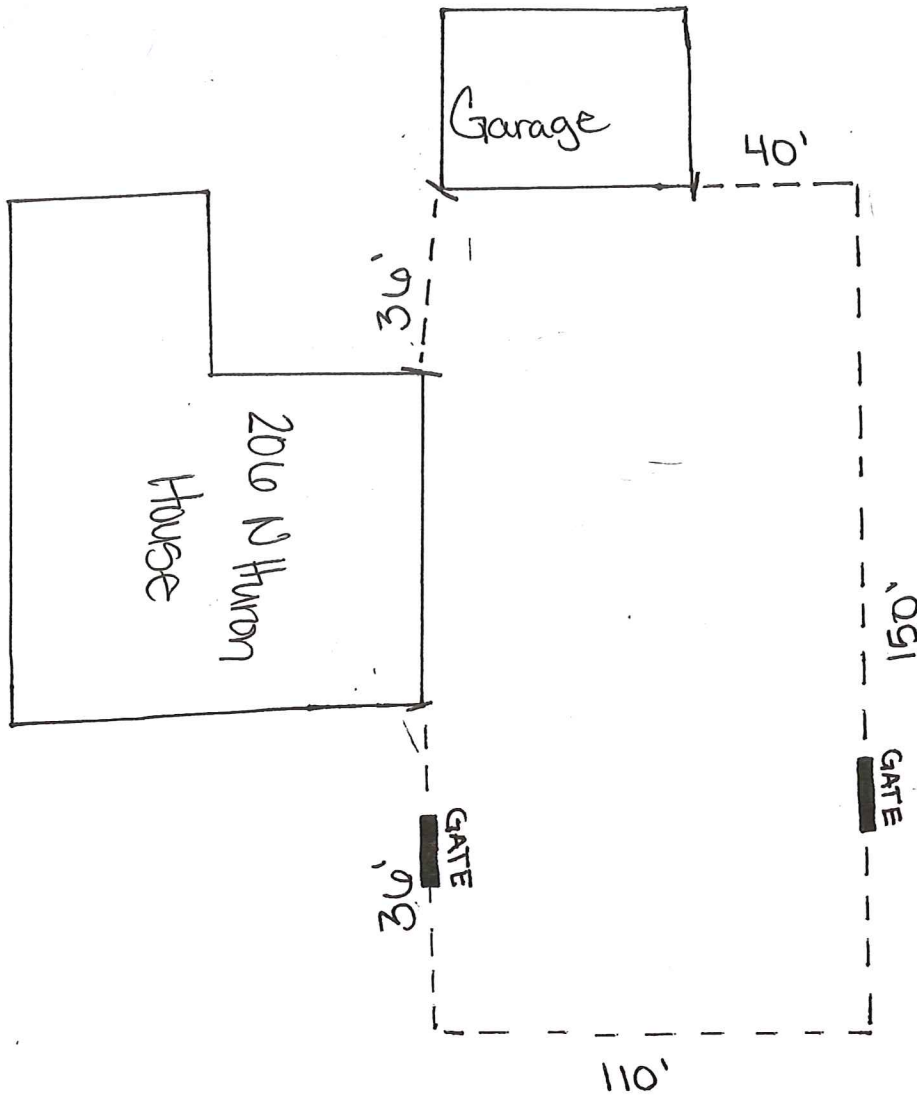
Print Name:

Ian Greenlee

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

Riverside Park



CONSTRUCTION FENCE, LLC

734-752-8622

Day or

Customer Jan Greenke Date 8/17

Address 206 W. Union

City Ypsilanti Zip _____

Cross Roads _____

Phone: 254 420 7639 MA Fax: _____

* ANY CHANGES MUST BE MADE BEFORE MATERIAL IS ORDERED OR DELIVERED.

Customer signature to start job: _____

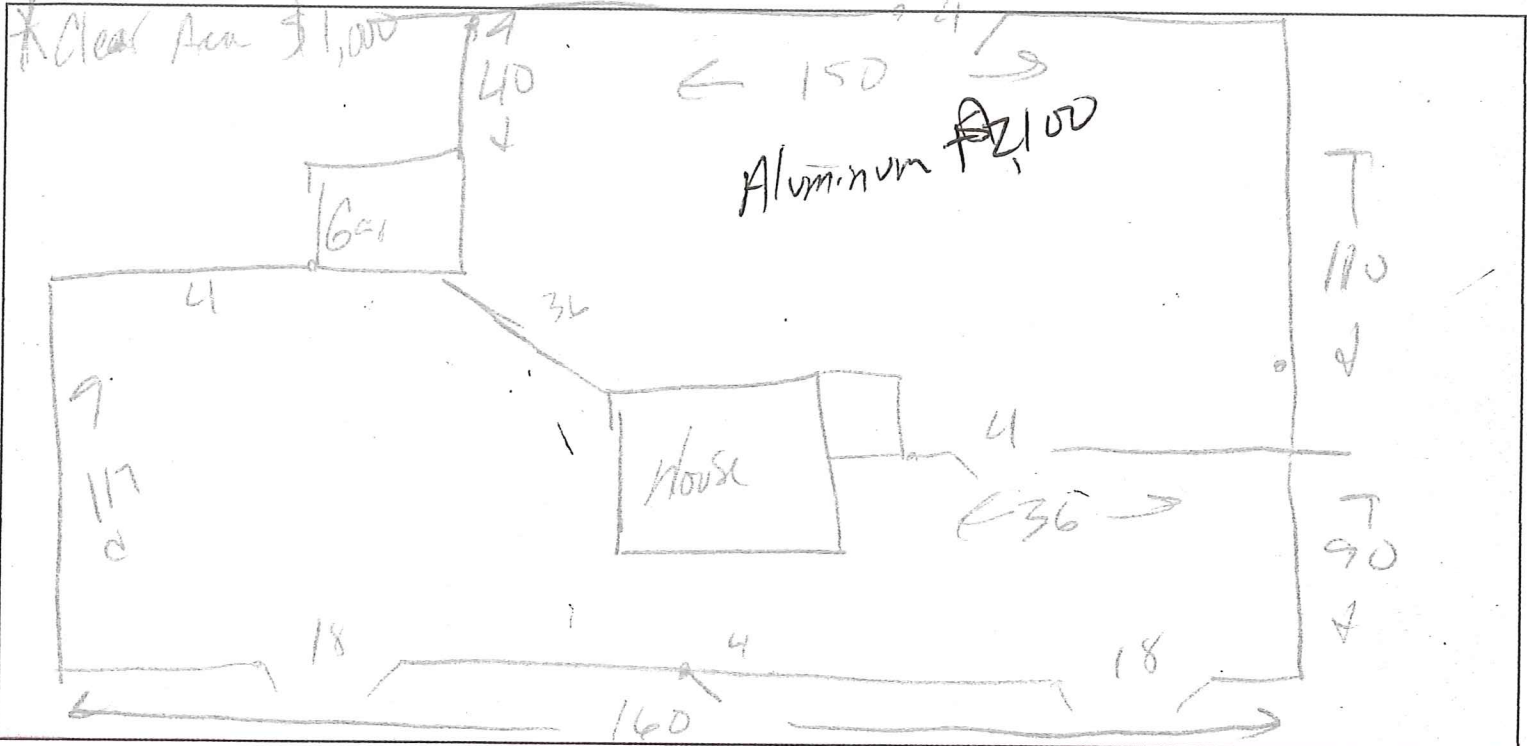
FENCE SPECIFICATIONS

C/L ☐ WOOD ☒ ALUM ☐ PVC/VINYL ☐

Style Treated Privacy

48 in. ☐ 60 in. ☐ 72 in. ☐ 96 in. ☐

TOTAL FOOTAGE 707.336



FENCE CONTRACT AND TERMS

THE SUM OF EARNEST MONEY: \$ 9500 SALESMAN: Mark PHONE: 734-752-8622

TERMS - RENDER 1/2 DOWN PRIOR TO START: 4750 DEPOSIT: ☐ YES ☐ NO AMOUNT: _____

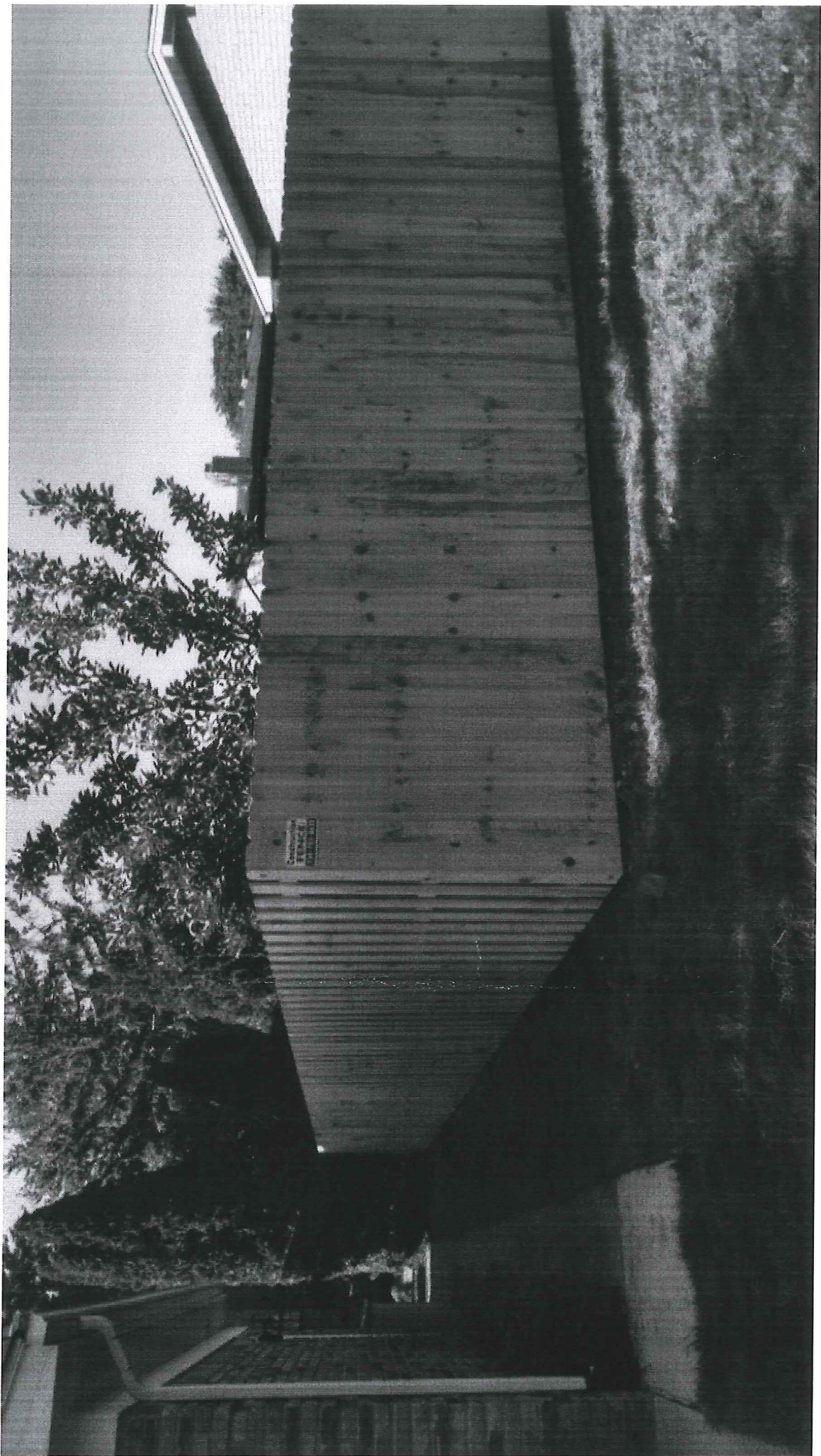
BALANCE ON COMPLETION: \$ 4750 INSTALLER(S): Mark

CUSTOMER SIGNATURE ON COMPLETION _____ DATE _____

INSTALLATION TERMS: All fencing, will be installed to average grade unless otherwise specified. Seller assumes no responsibility for grade of the land including dips and or slopes that may cause bottom gaps under the fence. Purchaser must mark property lines and Seller assumes no responsibility for location of property lines. The Seller is not responsible for the accuracy of Property Owner's designation to the fence location. If fence is installed in the wrong designation per Purchaser's request, Purchaser must pay added cost(s) to have the fence taken down and re-installed in the correct designation(s). If a Property Owner and or Purchaser requests a survey, the Property Owner and or Purchaser is required to pay for the service. Lot lines shall be cleared for workmen of flowers, shrubs, and obstructions unless otherwise specified in the quote of this contract. Where contract calls for removal of fence, the Seller will pile material on premises and the Purchaser shall dispose at his own cost, unless otherwise specified in the quote of this contract. Weather conditions consisting of snow removal or the inability to perform installation are not the responsibility of the Seller. Care will be taken when cutting into a cement walkway or driveway to prevent cracking, however should this occur the Seller should not be held responsible. Should there be any unforeseen debris in the ground during post hole digging with or without prior notice, (such as foundations, asphalt, gravel, brick, cement, broken cement, landfill, large rock, large tree roots, debris from a demolished building, etc.) these conditions shall be determined as 'hard digs' and an added fee will be added to the total cost of the contract before or after the job has been started or completed. Customer is responsible for all buried cable lines, phone lines, light lines, sprinkler systems and anything else not staked out by Miss Dig. All agreements between Purchaser and Estimator must be in writing and approved by Seller's sales manager before work commences. Customer has 3 business days to cancel this contract in writing after signing to stop the job. Cancellations must be postmarked before the close of business on the 3rd day. After three business days if nothing is received and customer cancels, the deposit will not be refundable. Once fencing materials are ordered from supplier, it cannot be canceled and customer agrees to payment for the same. Once the material(s) have been ordered fabricated or delivered and or the installers have started the job and Purchaser makes any changes to the job whether to increase the job size or decrease the job size or to change to different materials there will be a change order fee charge added to the cost of the job in the amount of \$200.00 plus the cost of any material(s) and or labor if needed. If said customer doesn't except charge fees for the changes they themselves made to this contract, the contract becomes null and void and the deposit is not refundable. All jobs canceled are subject to a 20% restocking fee. Further the Seller shall have the right to dismantle and remove all Purchaser's property, without notice, all fencing installed and shall remain the property of the Seller. If Seller supplied and paid for fencing materials, all materials remain the property of Seller. By signing at the start, on completion, or anywhere else on this contract, Purchaser agrees to all the terms and stipulations. Also by signing this contract customer is satisfied with all material used, installation performed and agrees to pay this contract in full. We reserve the right of refusal for any service or installation. We reserve the right to place a lien(s) on any and all Purchaser's and or Owner's property(ies) and building(s) and structure(s) for nonpayment of material(s) repair service(s) or fence installation. All fencing material(s) remain the property of Seller until this contract is paid in full by Purchaser. If the fence should be removed for lack of payment then all prior payment(s) made by the Purchaser and or person(s) shall be forfeited and applied as liquidating damages. Seller reserves the right to place our fence sign(s) on Purchaser's fence at an appropriate location that we choose.

WARRANTIES: We service for a period of five years any part of your fence that may prove defective due to workmanship. Seller is not responsible for any warping cracking splits in grain, discoloration of wood that naturally occurs and offers no guarantee(s) due to the fact that this is a natural process of nature. If requested, Purchaser will be informed of the care of wood fences to help prevent this process. All efforts are the Purchaser's sole responsibility. Guarantees or warranties shall be honored by Seller only if in written form or certified. No verbal assurance of guarantees and or warranties shall have any validity at any time. Failure to pay in full as agreed will void a guarantee any guarantees or warranties. This contract is subject to late fees, service fees, and lien fees if necessary. Construction Fence will not be held liable at any time during and or after installation and or repair of your fence for any damage(s) that are incurred by acts of nature, i.e., storm damage, wind damage, flooding, or fire and anything else that would be considered from acts of God and or Nature whether it happens on the day of installation, on completion or anytime thereafter. Any damage(s) from acts of Nature or and or God must be claimed through your insurance company. PVC vinyl estimates are valid for 30 days only. All estimates for steel, galvanized metals, aluminum and wood materials are subject to change on a days notice due to the rapid increase in costs nationwide from material suppliers.









HDC Work Permit Staff Review

Property address: 56 E Cross

Date of Application: August 21, 2018

Date of Review: August 22, 2018

Date of Meeting: August 28, 2018

Proposed work: awning installation

Materials: Sunbrella retractable awnings in black and bronze

Staff review:

1. The applicant has installed two retractable awnings on the east side (rear section) of the building to cover the outdoor seating area.
2. Staff talked with the owner who was unaware of the need for an application since the awning is retractable and will only be in use when the sidewalk café is in use (April to October).
3. The awning has retractable arms with built in light strips. These lights strips are down-directed. These lights do not appear to be for advertising purposes but for night-time lighting of the outdoor eating area.
4. Historically many storefronts in the area had a version of retractable awnings over various windows and storefronts/door openings.
5. A building department permit may be required and should be obtained for this work, if required.

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

Recommended Motion:

Move to approve the work already completed at 56 E Cross St to include the installation of two Sunbrella retractable fabric awnings on the back portion of the east side of the building.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



City of Ypsilanti
Historic District Commission
Work Permit Application

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

REC# 24454

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

56 E. Cross St. Ypsi MI 48198

Applicant

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

Name

Lino French

Address

same as above

City

Ypsi

State

Zip

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Van HUNSTOEBER

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☒ Other *awning*
☐ Application Amendment

Complete Description of Proposed Work:

turning on east side
(River St.)

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

sunbrella, black & white

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. 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:

> \$3,000

Permit fee:

\$35 + _____ = 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:

Date:

Aug 21, 2018

Print Name:

Nusser French

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.









HDC Work Permit Staff Review

Property address: 56 E Cross

Date of Application: August 21, 2018

Date of Review: August 21, 2018

Date of Meeting: August 28, 2018

Proposed work: new window openings and windows, awning removal and storefront renovation, awning addition

Materials: aluminum-clad Pella wood windows in iron ore color, wood, MDO, composite trim, glass, paint to match existing, Sunbrella black fabric awning with aluminum frame painted black

Staff review:

1. The applicant is looking to install additional window openings on the northeast corner of the building. The HDC approved the existing 12 window openings with 1-over-1 windows back in 2013.
2. The applicant is looking to add an additional 5 openings on the first level. The applicant plans to install new windows in a color and size to match the previously approved ones, however the 5 new windows will be a fixed frame for security reasons. The existing brick headers and concrete sills will be matched for the new windows.
3. The applicant also plans to remove the existing black awning in the northeast patio area over the existing double doors and plans to place a larger awning over the seating area.
4. The applicant plans to remove the existing door, storefront glass and transom/full window on the east side of the storefront at 56 E Cross and plans to duplicate the western side of the storefront on the east side.
5. The owner submitted an application amendment for the addition of the awning in the front corner. The awning will be a black fabric awning with a black painted frame. The owner is planning on taking a wait and see approach for the installation of the awning because they are worried that the awning will block out the light coming in from the new windows.
6. A building department permit will be required and should be obtained prior to the start of work.

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.

Relevant Secretary of the Interior's Standards:

#9, #10

Recommended Motion:

Move to approve the work at 56 E Cross St to include the installation of five new window openings on the northeast corner of the building, the awning replacement and storefront renovation as indicated in the plans dated August 10, 2018. The new windows will be an aluminum-clad wood Pella fixed frame windows in the color iron ore. The new storefront section will be painted to match the existing. The new awning will be finished in black fabric and framing.



**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 EAST CROSS ST

Applicant

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

Name

LINDA FRENCH

Address

56 EAST CROSS ST

City

YPSILANTI

State

MI

Zip

48198

Phone / Fax

734-358-6956

E-Mail

LADYFRENCH@AOL.COM

Contractor

Contractor Name & Contact Info

517-909-0120

407 E. RACE ST

MIKE RABIDEAU / MIKE.RABIDEAU32@YAHOO.COM

LESLIE, MI

49251

Type of work

- ☐ Roofing
☒ Window/Door
Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

INSTALL (5) NEW WINDOWS, (4) ON THE EAST 1ST FLOOR, (1) ON THE NORTH 1ST FLOOR PATIO WALLS. WINDOWS SHALL MATCH WIDTH, COLOR & PROFILE OF RECENTLY INSTALLED UNITS ON 2ND & 3RD FLOORS. REMOVE EXISTING EAST FACING PATIO AWNING. NEW AWNING PER FUTURE APPLICATION.

REMOVE EXISTING DOOR TO 2ND FLOOR LOCATED ON FRONT (NORTH) ELEVATION. REPLACE WITH FULL WIDTH GLAZING AND WOOD SILL WALL TO MATCH EAST SIDE OF ENTRY DOOR. ALL DETAILS & COLORS TO MATCH.

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

(5) ALUMINUM CLAD PELLA WINDOWS OVER WOOD CORKE COLOR TO BE "IRON ORE". STONEFRONT - WOOD FRAMING, PAINTED MDO, COMPOSITE TRIM, GLASS, PAINT COLORS TO MATCH ADJACENT CONDITIONS.

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:

\$58,000

Permit fee:

\$35 + 126.67 = \$161.67

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:

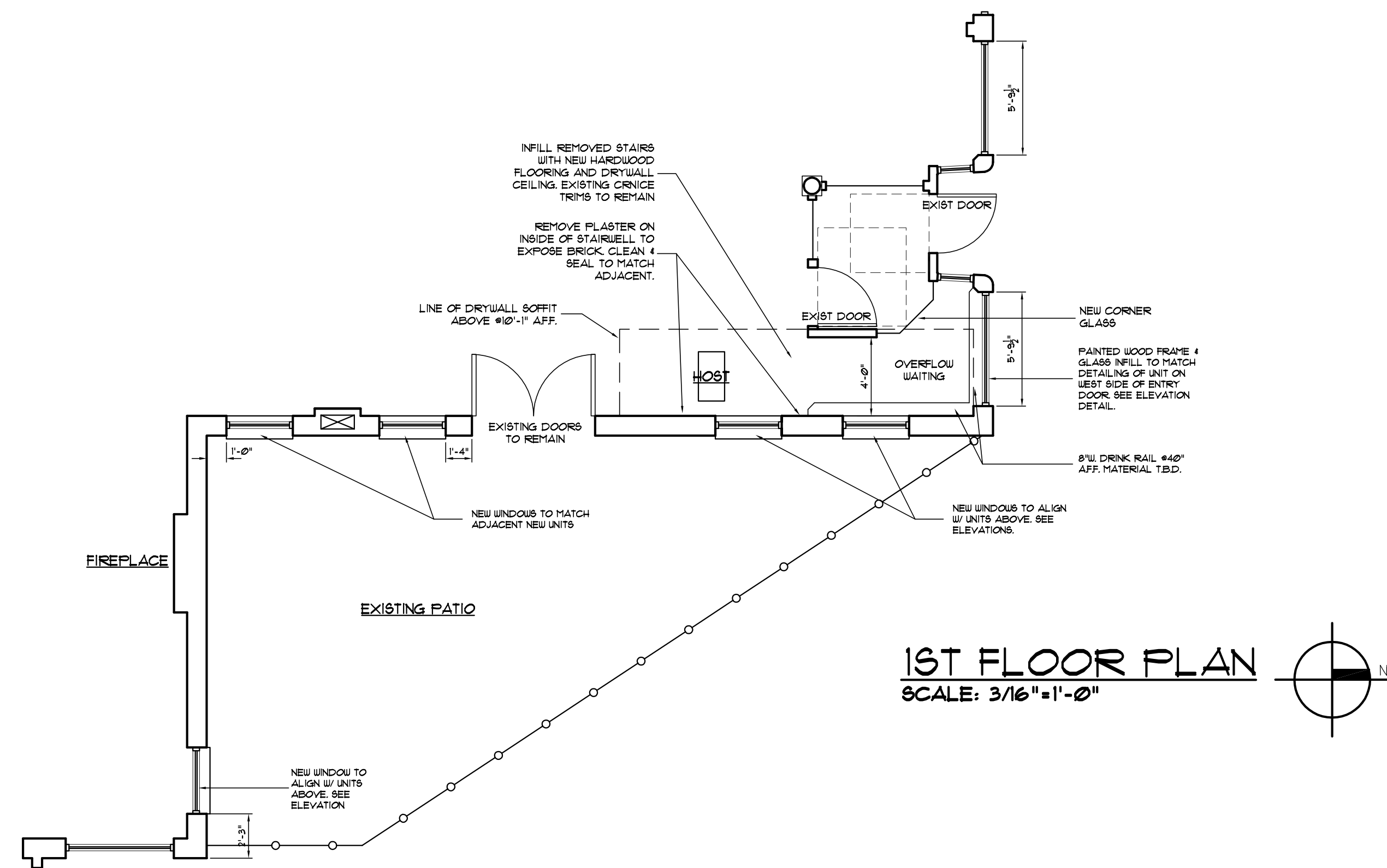
8-20-18

Print Name:

LINDA FRENCH

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.



N River St
Ypsilanti, Michigan

Google, Inc.

Street View - Aug 2016





"Beer is the Proof that God Loves Us and wants Us to be Happy" Benjamin Franklin

SIDETRACK Bar & Grill

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SIDETRACK

good food and drink

Visit the Sidetrack Website
www.sidetrackbarandgrill.com

open 7 days
11am - 2am

1850
HERITAGE FOUNDATION

1135A0769

1135A0769



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Google

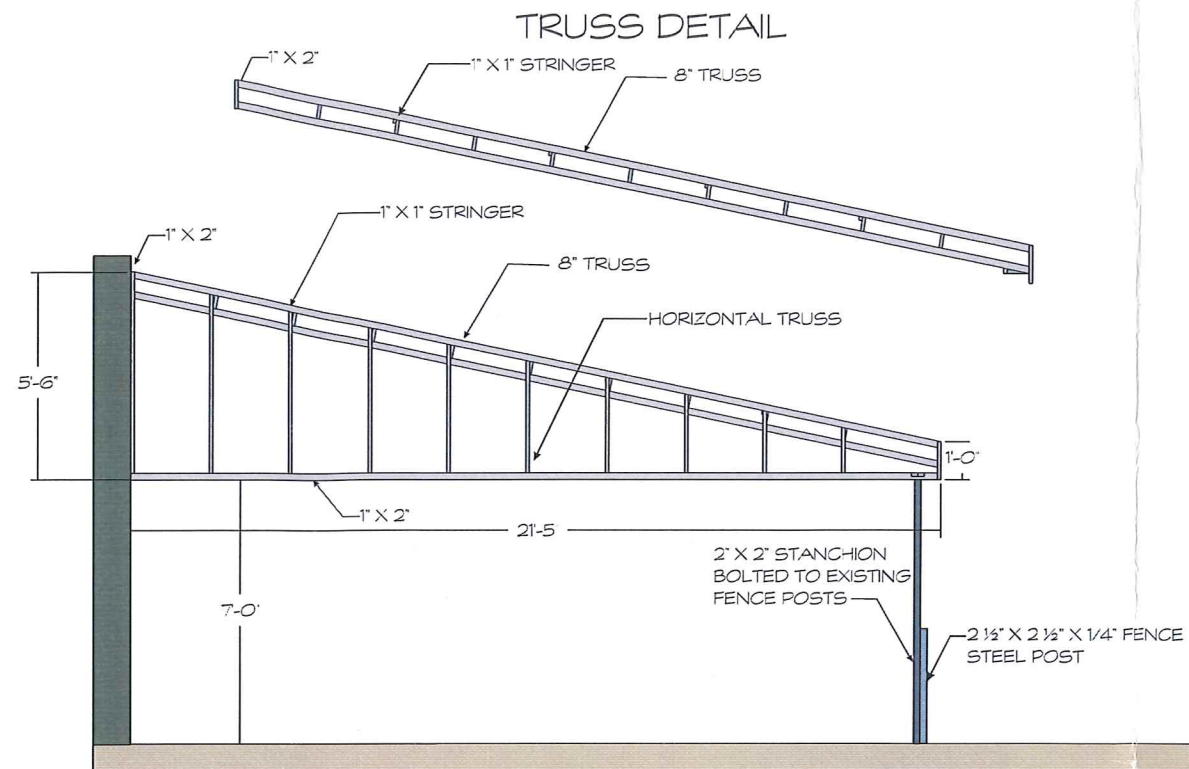


①
St
BLACK

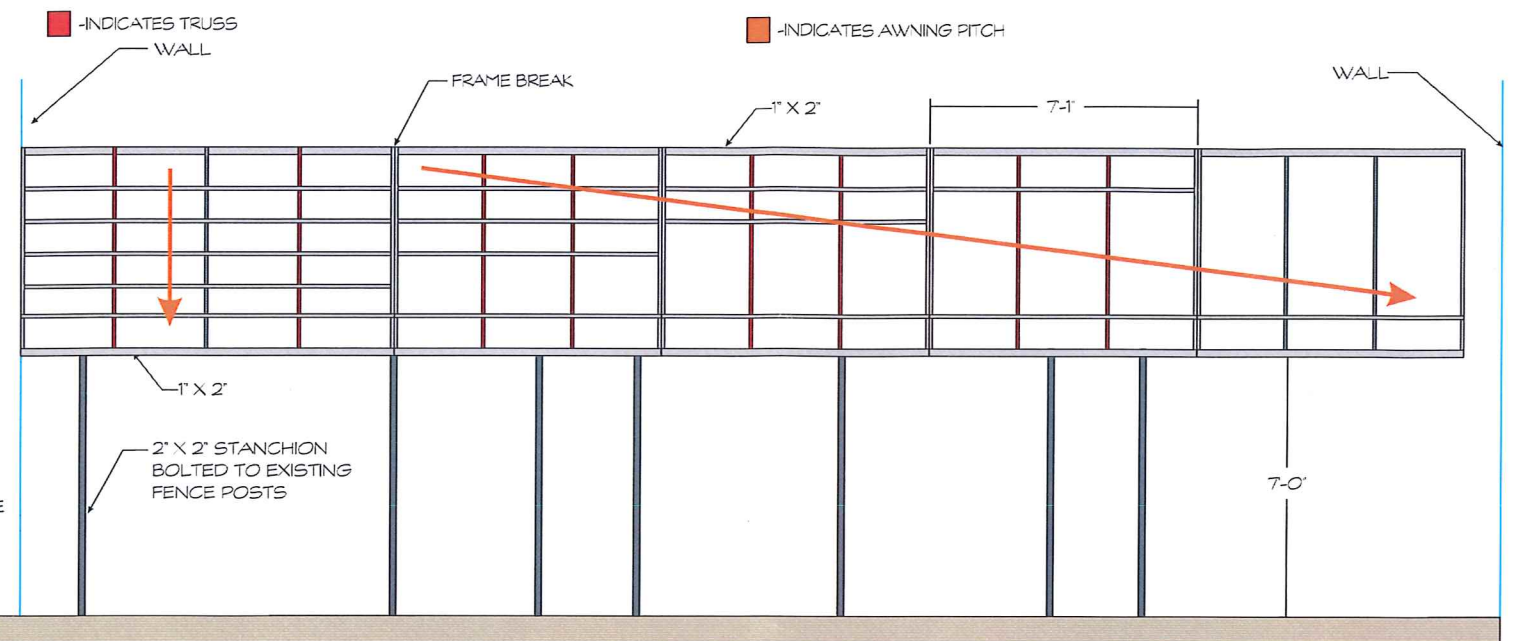


Marygrove
AWNINGS

JIM BAILEY
ACCOUNT REPRESENTATIVE
734-422-7110



ELEVATION



FRONT ELEVATION

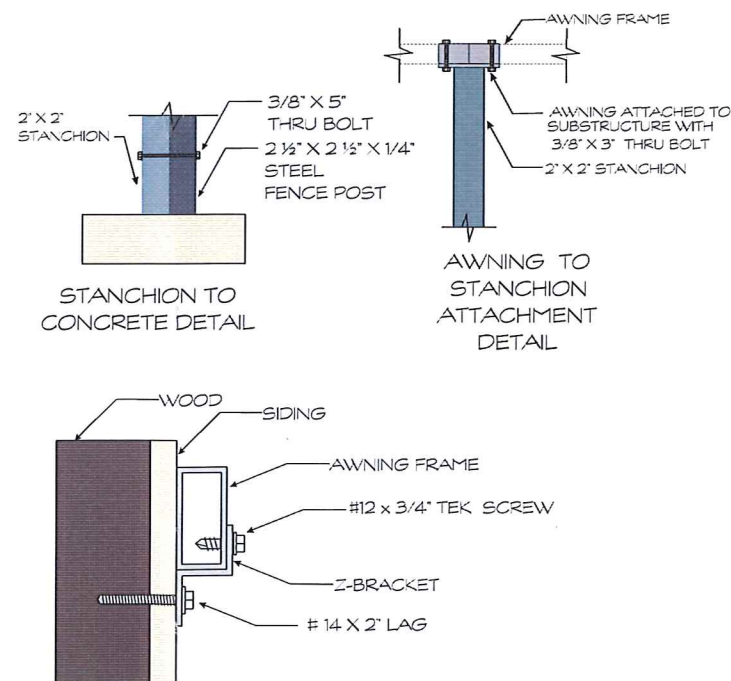
DESIGN CRITERIA:
THE AWNING SUPPORTS
ARE DESIGNED FOR 15 MPH,
3 SEC. GUST ULTIMATE WIND SPEED
WIND UPLIFT @ 22 PSF & 30 PSF
GROUND SNOW LOADS FOR
EXPOSURE B, RISK CATEGORY II
AS PER 2015 - MBC AND ASCE 7-10

ALL MOUNTING HARDWARE SHALL
BE NON-CORROSIVE
ALL STRUCTURAL TUBE STEEL
TO ASTM A500 GRADE B

ALL WELDING SHOULD BE
USING E70 ELECTRODES
AS PER AWS D1.1 & D1.2

ALL ALUMINUM SECTIONS SHALL
BE 6063-T6 ALLOY

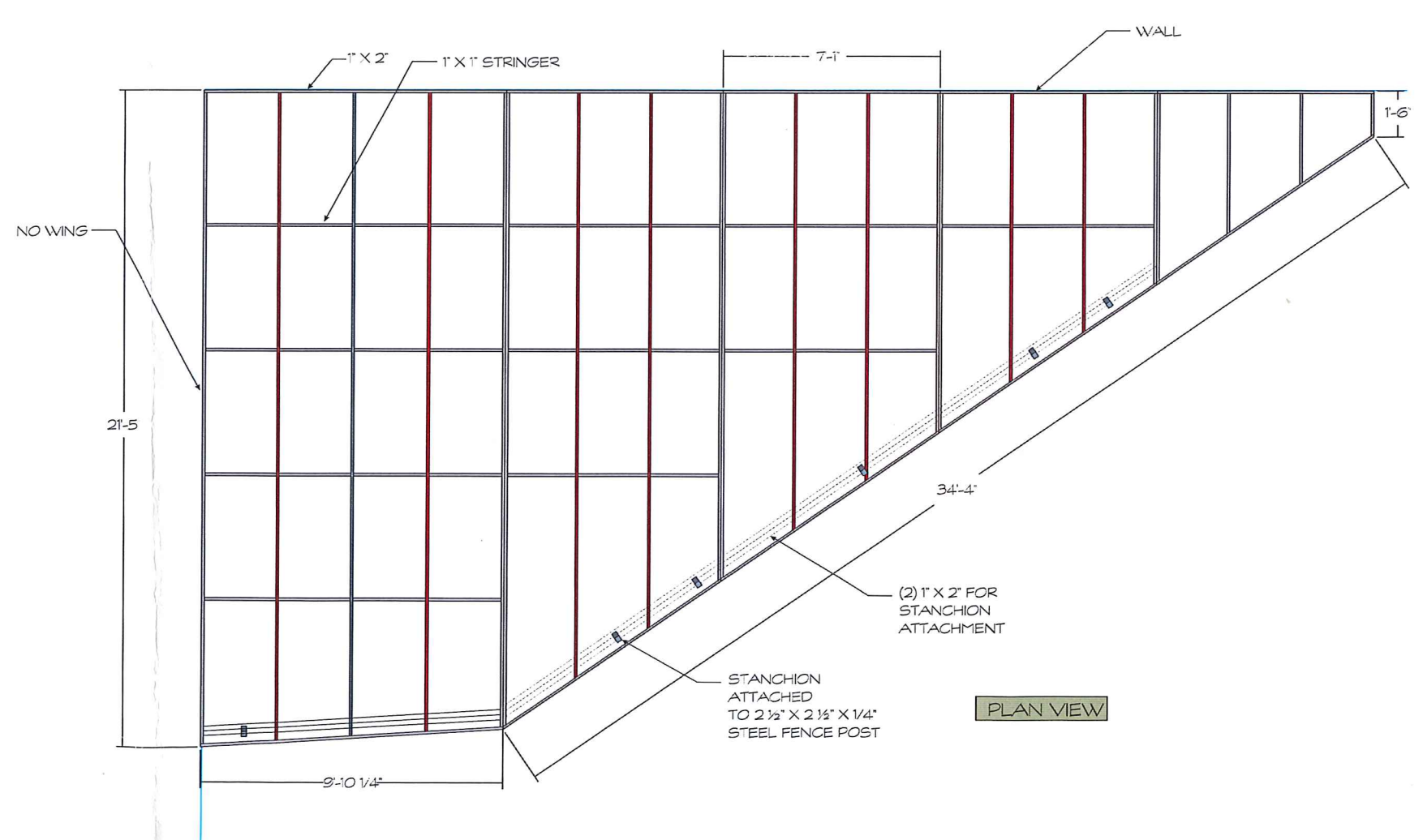
A PROTECTIVE BARRIER SHALL BE
PROVIDED BETWEEN ALL STEEL AND
ALUMINUM TO PREVENT CORROSION



AWNING ATTACHMENT DETAIL

FABRIC: SUNBRELLA FOREST GREEN 6037
FRAME COLOR: MILL FINISH STANCHIONS: PAINTED BLACK

ALL FRAMING ALUMINUM
1" X 1" X .093 UNLESS NOTED





**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

rept # 24206
photo - 18-0072

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

314 East Cross

Applicant

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

Name

Victor Smolyanov

Address

4952 Denitt Rd

City

Canter

State

MI

Zip

48188

Phone / Fax

E-Mail

office@victorsroofing.com

Contractor

Contractor Name & Contact Info

Victors Smolyanov / 734-397-4611

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

tear off old roof / reroof

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

Penner (Shingle Color)
Asphalt Shingles

Box vents included

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:

\$16,099

Permit fee:

\$35 + _____ = 60

Signature

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Signature:

Date:

8-3-18

Print Name:

Victor Smolyanov

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

VICTORS ROOFING
Built on Integrity



734.397.4611
4952 DeWitt Road
Canton, MI 48188
office@victorsroofing.com

Owners Name Martha Hnany
Address 314 East Cross St
City, State, Zip Ypsilanti, MI 48198
Project Manager Mike

Phone 724 544 8546 Date 7/23/18
Alt Phone 323 533 7782
Email _____
PM Phone 934 645 6179 Ref # 28.5-10

Checked items reflect the scope of work.

- ☒ Obtain necessary building permits. Permit cost to be reflected on the final invoice. Project location Ypsilanti, MI initials
- ☒ Roof top delivery is included at no additional charge. ☐ Ground drop delivery for an additional \$ _____
- ☒ Prepare structure to have roof removed by using tarps and boards to prevent damage.
- ☒ HOUSE and GARAGE ☐ HOUSE ONLY ☐ GARAGE ONLY ☐ SEPARATE STRUCTURE
- ☒ Strip away all old layers of roofing and haul away debris. Dump fee is included. ☒ 1-Layer ☐ 2-Layer ☐ 3-Layer ☐ Cedar Re-deck
- ☒ Replace all damaged roof decking. 3 sheets of 7/16" OSB are free of charge, \$50 each after the first 3 sheets. MH initials
- ☒ Replace all rotten or damaged 1x6 roof boards (not fascia). 30 ft. are free of charge, \$3/ft. after the first 30ft. MH initials
- ☒ Re-nail any loose roof boards to make deck flat and secure for shingles.
- ☒ Install 1.5" ☒ BROWN ☐ BLACK ☐ WHITE aluminum drip edge on perimeter of house which protects fascia and directs water.
- ☒ Install Ice and Water Shield 9 ft. up eaves to prevent snow and water infiltration.
- ☒ Install Ice and Water Shield 3 ft. up rakes to prevent snow and water infiltration.
- ☒ Install Ice and Water Shield around chimneys, skylights, and walls.
- ☒ Install Ultra Thick SA Cap Sheet in all valleys to make a weak point stronger.
- ☒ ~~Cover entire remaining roof decking with synthetic shingle underlayment.~~
- ☒ Install starter shingle on all eaves and rakes.
- ☒ Install SBS Atlas Storm Master Shake shingles with Scotch Gard technology.
- ☒ Install shingles in Pewter color on the entire roof surface with 1.25" nails. MH initials
- ☒ Install new ☐ BROWN ☒ BLACK ☐ GREY straight cut chimney flashing/counterflashing. Flashing to be saw cut into masonry.
- ☒ Install new step flashing and/or counter flashing at sidewalls as needed.
- ☒ Install new apron flashing apron flashing at walls as needed.
- ☒ Install new aluminum pipe flashing which keeps water from entering at plumbing vent pipes.
- ☐ Install ☐ BROWN ☐ BLACK ☐ WHITE vented-edge for intake ventilation over heated areas
- ☐ Install premium ridge vent system with external baffles. Intake ventilation is required in the form of existing soffits or new vented edge.
- ☒ Install Att box vents in ☒ BROWN ☐ BLACK WEATHERED BRONZE Intake ventilation is recommended in the form of existing soffits or new vented edge.
- ☐ Install ☐ bathroom damper vents. ☐ VENT ONLY ☐ VENT AND FLEX PIPE (Victors does not connect flex pipe to bath fan) Location _____
- ☐ Install ☐ kitchen damper vents. VENT ONLY. Location _____
- ☐ Install new VELUX skylights. Type _____ Model _____ Quantity _____ for additional cost of \$ _____
- ☒ Remove antennas from roof surface. ☐ Discard ☐ Re-install (Signal will be interrupted and alignment will need to be made by TV provider)
- ☒ Install hip and ridge cap shingles, putting the final touch on the roof finish.
- ☒ Run magnet roller system around house and driveway to pick up loose nails.
- ☒ Complimentary gutter service. Clean out gutters and downspouts. Use a blower to clean out any fine debris.
- ☒ Quality Control Inspection by a Certified Roofing Inspector.
- ☒ 20-Year No-Leak Guarantee

Full Deck / Cool Deck Full
Atlas StormMaster

Optional Items

- ☐ Install new seamless gutter and downspout system with hidden fasteners in _____ color with for additional cost of \$ _____
☐ HOUSE and GARAGE ☐ HOUSE ONLY ☐ GARAGE ONLY ☐ 5inch Residential ☐ 6inch Residential/Commercial
- ☐ Install new gutter guard system with Clean Sweep for an additional cost of \$ _____
☐ HOUSE and GARAGE ☐ HOUSE ONLY ☐ GARAGE ONLY
- ☐ Install blown in insulation with an R-Value of _____ for an additional cost of \$ _____. Location of ins _____
Baffles between every rafter, insulation on top of attic hatch, and curb installed around opening.
- ☐ Install new chimney chase cap for additional cost of \$ _____ in _____ color

3.5% convenience fee will be applied to the total quoted price for credit card payments. The above quoted price is valid for 30 days.
There will be a charge for anything not specified in this contract. Projects will not be scheduled for install without all color selections made.

Solar Power vent / Tear Down chimney with No cap
12 months 0% / 0 Payments
Our proposal is to furnish material and labor - according to the above specifications for the sum of: 16,099
Price includes all possible promotional discounts. Payment is due upon completion of the project.
Victors Roofing Agent X _____ Homeowner _____
Homeowner _____ Date of Acceptance: 7/23/18



[HOME](#) [PRODUCTS](#) [LITERATURE](#) [ROOF INSPIRATION CENTER](#) **ATLAS PRO**

[TOOLS & RESOURCES](#) [APPS](#) [FIND A CONTRACTOR](#) [WARRANTY](#) [CONTACT](#)

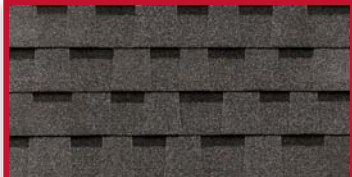
[Roofing Shingles](#) / [Choose Your Shingle](#) / StormMaster® Shake



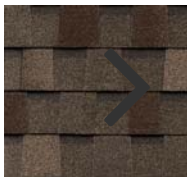
Highland Brown



Majestic Shake



Pewter



Weathere

StormMaster® Shake
High Wind And Impact Resistant Shingles





City of Ypsilanti
Historic District Commission
Work Permit Application

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

REC# 24416

phdc-18-0078

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
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INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

15 Oak Street

Applicant

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

Name

Jason Bing

Address

15 Oak Street

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

734-660-7832

E-Mail

jasonjbing@gmail.com

Contractor

Contractor Name & Contact Info

RD Kleinschmidt Inc, 19860 Sharon Valley Rd, Manchester, MI 48158

Type of work

☒ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

This is a roof replacement; replacing existing grey asphalt shingles with a Tamko Heritage laminated asphalt dimensional shingle - color "Aged Wood"

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

see Tamko catalogue attached

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:

5185

Permit fee:

\$35 + 5 = 40

Signature

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Signature:

Date:

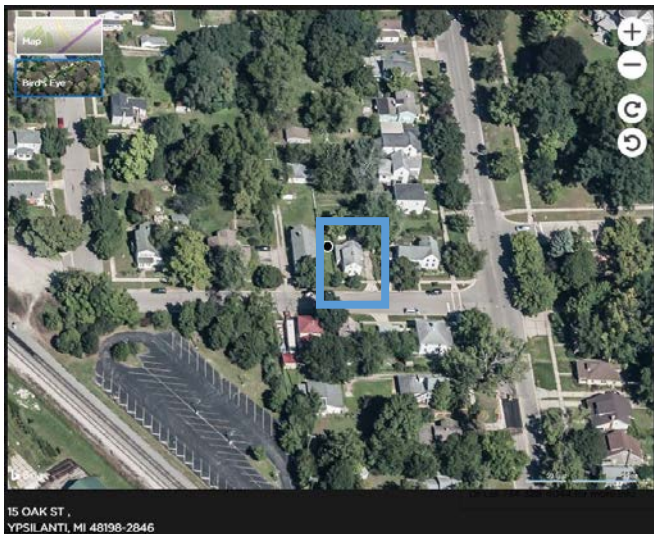
8/17/18

Print Name:

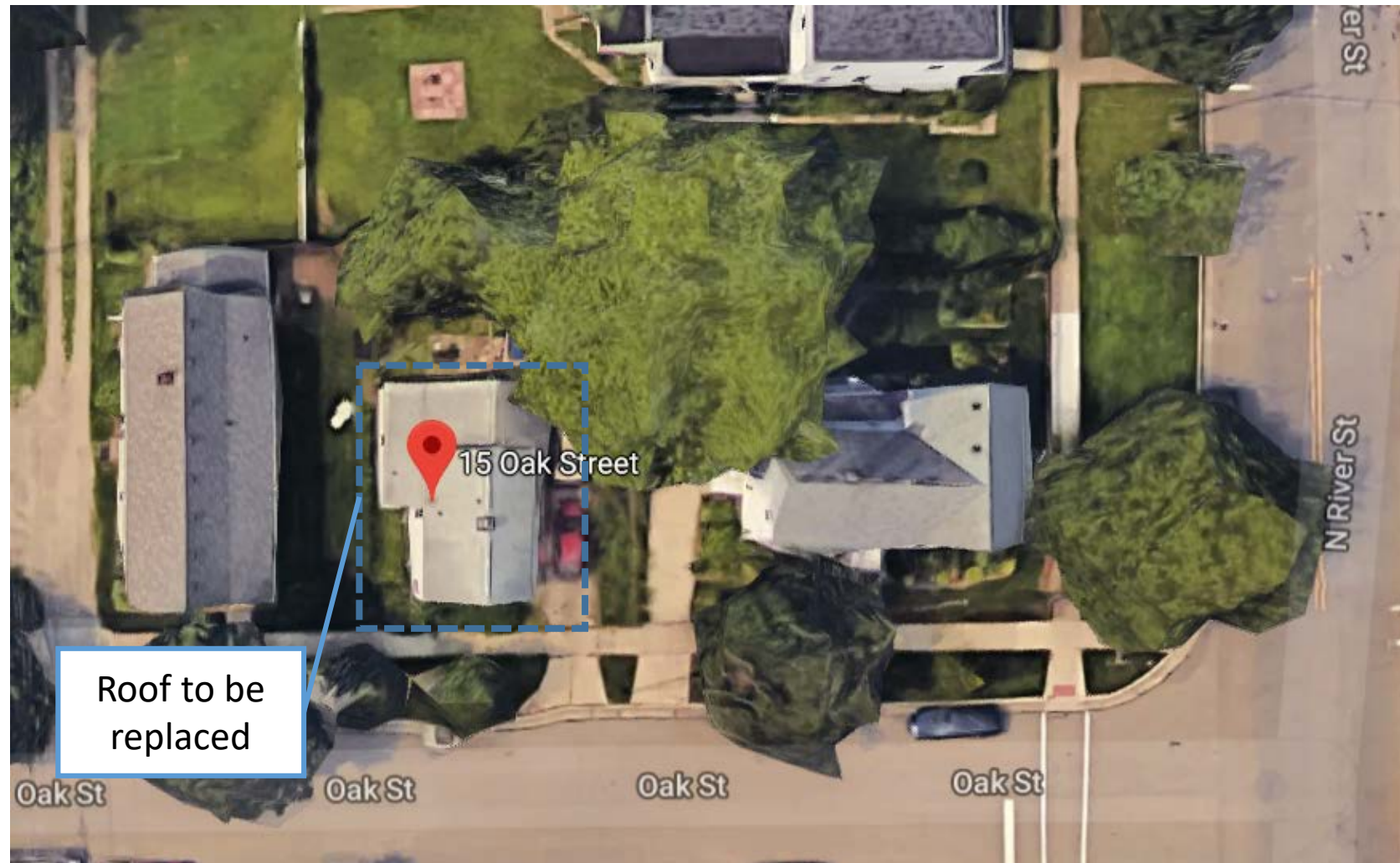
Jason Bing

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



Location: 15 Oak Street
Project: Roof Replacement
Owner: Jason Bing



Proposed area of work includes entire existing roof area; replacing existing asphalt shingles with dimensional laminated asphalt shingle



HERITAGE[®]

LAMINATED ASPHALT SHINGLES



BRING
COLOR & STYLE
HOME

TAMKO[®]
BUILDING PRODUCTS
FREDERICK

HERITAGE® AMERICA'S NATURAL COLORS® COLLECTION



Symbols shown beside each color name denote product options and availability.

HP Heritage® Premium Shingles

H Heritage® Shingles

PRIOR TO MAKING YOUR FINAL COLOR SELECTION, TAMKO RECOMMENDS VIEWING AN ACTUAL ROOF INSTALLATION OF THE SAME SHINGLE COLOR AND MANUFACTURING PLANT YOU ARE CONSIDERING FOR THE FULL IMPACT OF COLOR BLENDING AND PATTERNS. AS COLORS VARY BY REGION, YOU MAY WANT TO VISIT WWW.TAMKO.COM AND VIEW COLORS AVAILABLE BY ZIP CODE. HOUSE PHOTOGRAPHY IN THIS BROCHURE MAY HAVE BEEN DIGITALLY MODIFIED OR CREATED USING PHOTOGRAPHS OF ACTUAL SHINGLES. PRINTED REPRODUCTION OF THE SHINGLE COLORS IS AS ACCURATE AS OUR PRINTING WILL PERMIT. PRIOR TO INSTALLING THE SHINGLES, OPEN A BUNDLE AND VIEW A FEW OF THE SHINGLES TO BE CERTAIN IT IS THE COLOR YOU SELECTED. TAMKO WILL NOT BE RESPONSIBLE FOR COLOR CLAIMS ONCE THE SHINGLES ARE INSTALLED ON A ROOF.

Natural Timber

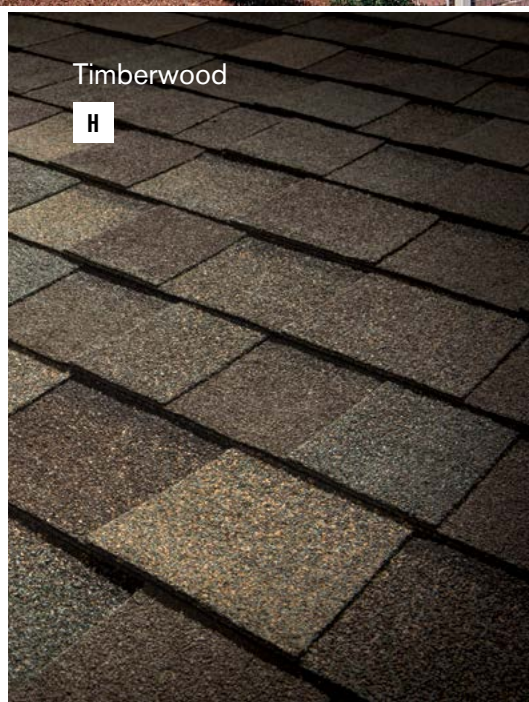
Invest in curb appeal. Roofing is the highest return on investment for exterior remodeling projects,

according to the NARI and National Association of REALTORS.

REALTOR® Mag, Dec. 2015,
<http://tamko.com/realtormag-value>

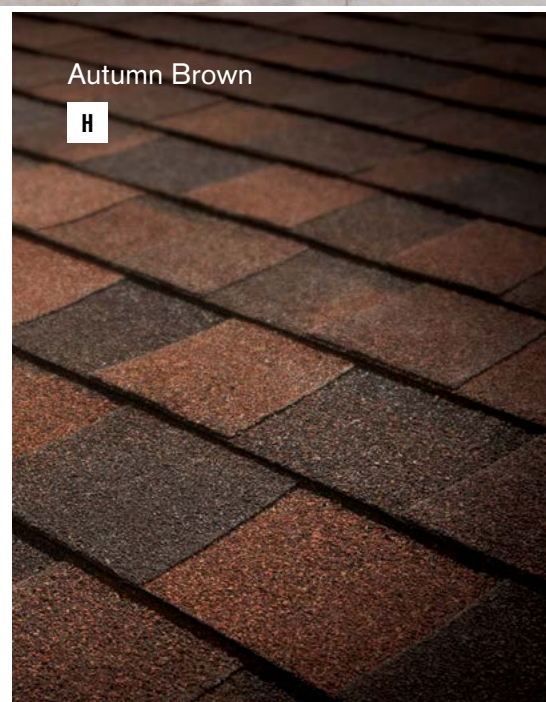
Timberwood

H



Autumn Brown

H



HERITAGE® CLASSIC COLORS COLLECTION



Aged Wood

Symbols shown beside each color name denote product options and availability.



Heritage® Premium Shingles

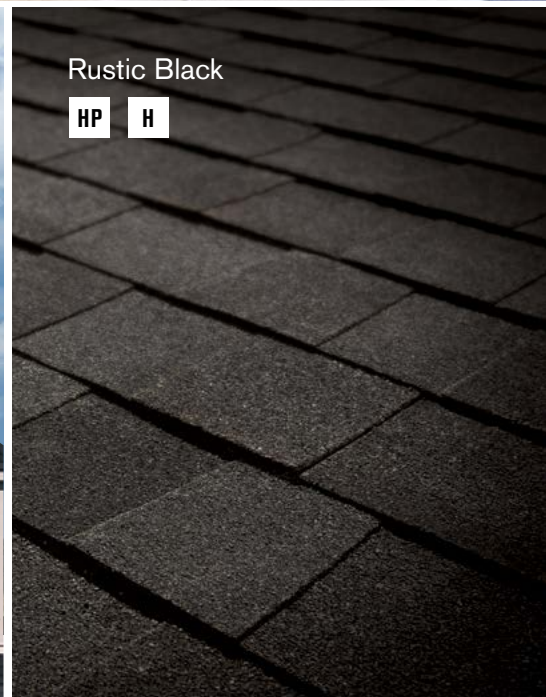


Heritage® Shingles



Rustic Black

Rustic Black



Make your home a focal point with classic, traditional shades. With Classic Colors, choose from a selection of charming greys, elegant reds and earth tones to create a roof that complements your home's unique style.



Olde English Pewter



Oxford Grey

Shingles are just the beginning. TAMKO offers a variety of additional accessories for your roof.

Additional accessories include Underlayments, Shingle Starter, Cements & Sealants, Heritage Shingle Options, Ventilation and Hip & Ridge Shingles.

See back for details.



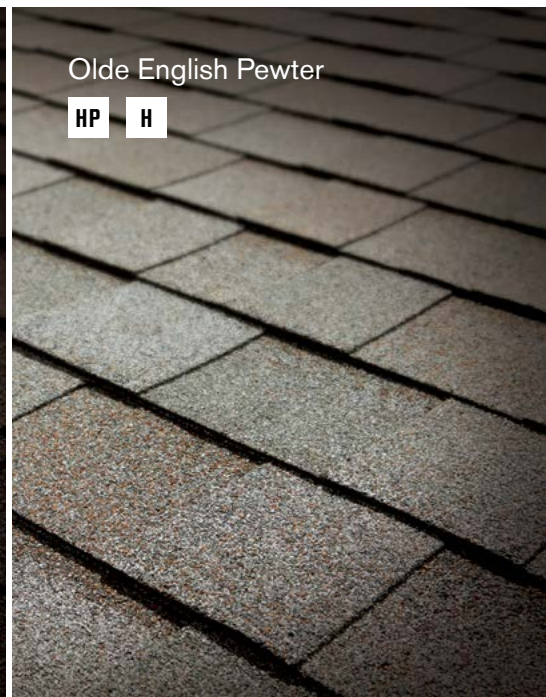
Oxford Grey

HP H



Aged Wood

H



Olde English Pewter

HP H

HERITAGE® CLASSIC COLORS COLLECTION

Rustic Redwood



Symbols shown beside each color name denote product options and availability.

HP Heritage® Premium Shingles

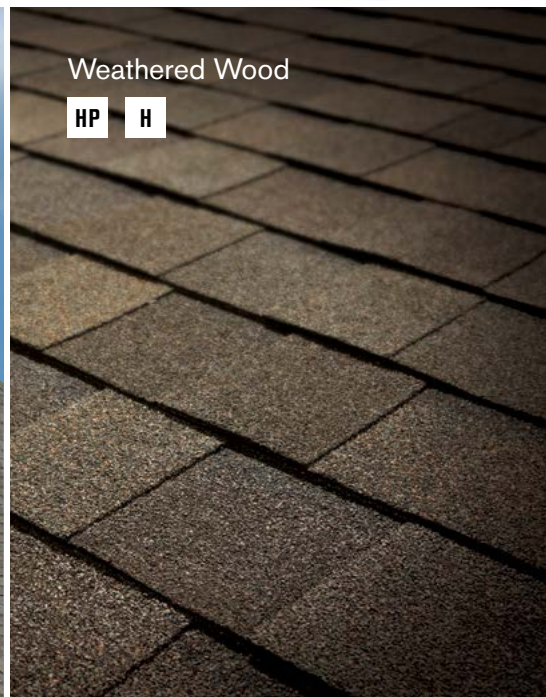
H Heritage® Shingles

Weathered Wood



Weathered Wood

HP **H**





R.D. Kleinschmidt, Inc.

We Build Our Reputation Around Your Home.

19860 Sharon Valley Road
Manchester, Michigan 48158

Phone: (734) 428-8836
email: rdkinc@aol.com

Page No. _____ of _____ Pages.

PROPOSAL

Fax (734) 428-1030 Proposal # 68766

TO **Jason Bing**

15 Oak St.

Ypsilanti, Mi. 48198

Salesman: Chris Warren

PHONE **N/A** DATE **7/25/2018**

JOB NAME / LOCATION

JOB NUMBER

JOB PHONE

We hereby submit specifications and estimates for:

Roof Area: Entire House

- ** Tear off all existing roofing material
- ** Provide and install 1-1/2" faced aluminum drip metal on all roof edges
- ** Provide and install ice & water shield up 72" from the eaves around the entire house
- ** Provide and install ice & water shield around chimney area
- ** Provide and install synthetic underlayment over remainder of roof
- ** Provide and install Tamko Heritage 30 dimensional shingles (hand nailed) over entire roof area
- ** Provide & install ridge vent on all roof peaks (necessary for adequate ventilation)
- ** Install new flashing boots on all vent pipes
- ** Provide and install flashings where needed
- ** Provide and install new aluminum counter flashing on chimney
- ** Clean up and dispose of all job related debris upon completion of work
- ** Price: \$5,185.00

continued.....

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:

dollars (\$ _____).

Payment to be made as follows:

If this proposal is acceptable to you, please sign, date and return both copies to us within 30 days. We will then sign and return one copy to you.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized
Signature _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____

**R.D. Kleinschmidt, Inc.***We Build Our Reputation Around Your Home.*19860 Sharon Valley Road
Manchester, Michigan 48158
Phone: (734) 428-8836

PROPOSAL

68766

TO Jason Bing 15 Oak St. Ypsilanti, Mi. 48198 Salesman: Chris Warren	PHONE N/A	DATE 7/25/2018
	JOB NAME / LOCATION	
	JOB NUMBER	JOB PHONE

We hereby submit specifications and estimates for:

Roof Area: Entire House**NOTE:** Any rotten or weakened plywood that needs replacement will be done at a rate of \$45.00 per 4 x 8 sheet.**Repair Option:****** To provide and install new shingles, ice and water shield, flashing, and counter flashing on chimney would cost \$1,495.00. (Yes or No?)****A 30 Year Warranty on Material from Manufacturer-10 Year Warranty on Workmanship by Installer. Any Rotted roof boards needing replacement will be charged as an extra on a time and material basis.****We Propose** hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:**Five Thousand One Hundred Eighty-five and 00/100*****dollars \$5,185.00**).

Payment to be made as follows:

**One Third Down as Job Begins
Balance Upon Completion****If this proposal is acceptable to you, please sign, date and return both copies to us within 30 days. We will then sign and return one copy to you.**

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF AUGUST 14, 2018

CALL TO ORDER AND ROLL CALL

Alex Pettit Vice-Chair 7:04 PM

Meeting Location: Freighthouse, 100 Market Place, Ypsilanti, MI 48198

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

Commissioners Absent: Mike Davis, Jr.

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

APPROVAL OF AGENDA

Rupert: Added a discussion on alternative/composite materials to "Other Business".

Motion: Prebys (second: Schmiedeke) moved to approve the agenda as amended to add under other business a discussion on alternative/composite materials.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

501 N Adams

**Application is for door and railing installation*

Applicant: Patricia Harroun, owner—Present

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

Harroun: Stated that the application is for front door replacement.

Prebys: Asked which is the door to unit #2. Stated that there are two doors on the porch.

Harroun: Stated that the door to be replaced is the one on the right side.

[Applicant referred the Commission to the reference material, which they reviewed and discussed]

Harroun: Stated that the knee wall is a hazard as is and the plan is to install a railing and balusters.

Pettit: Asked if it is 36-inches from the top of the existing knee wall to the top of the rail.

Harroun: Stated that it will be from the actual balcony floor.

Pettit: Asked if that would be about 18-inches above the existing height.

Harroun: Confirmed.

Rupert: Asked if the balcony on that wall *[referencing material]* – that panel, is being removed.

Harroun: Stated that she is adding, not removing.

Rupert: Asked if there is any railing there at all.

Harroun: Confirmed that there is no railing that was ever there. Stated that there is a knee wall *[referencing material]*; a wall that sticks up off of the floor.

Rupert: Asked if that is being removed.

Harroun: Stated that the knee wall is not being removed. Stated that the plan is to install the railing on top of it.

Rupert: Asked what the total height would then be.

Harroun: Stated that the height would be 36-inches from the floor of the balcony, up, and made out of wood.

Rupert: Asked if that is going to be close.

Kochanek: Stated that staff checked with the Building Department who indicated approval of 36-inches.

Pettit: Asked if applicant has seen the HDC Porch Fact Sheet regarding rail construction.

Harroun: Stated that she has not seen it in the last year.

Kochanek: [*Provided applicant with a copy of the Commission Porch Fact Sheet*]

Pettit: Asked about the specification for what is being used for the top rail.

Harroun: Stated that 2x4 is what is planned, roughly that width across.

Rupert: Stated that instead of using a plain standard generic 2x4, that there are top rails that are manufactured that have a sloped top which allows water to run off.

Prebys: Asked if any materials had been looked at other than wood. Stated that it is going to be a fairly large architectural visual addition to the balcony and wondered if it would be less obtrusive to install an 18-inch iron railing as opposed to a wood structure.

Harroun: Stated that having it painted a different color other than white needs to be considered because white stands out; that if it were painted gray or some other color, it would help it disappear into the background.

Schmiedeke: Stated that the wood is more appropriate, and painted to match the other trim.

Rupert: Stated that it should not be painted gray but should match the trim.

Motion: Stevenson (second: Schmiedeke) moved to approve the work at 501 N Adams to include the replacement of the front door of unit #2 with a similar door as per the spec sheet included and painted to match the existing; material to be Douglas Fir. Work to also include the installation of a wood railing on the second floor as proposed in the documents submitted on August 13, 2018.

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.

422 N Hamilton

**Application is for roof vent installation*

Applicant: Karl Staffeld, owner – Present

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

Staffeld: Stated that the two sanitary vents on the north side of the roof leak *[referencing materials]*, as they do not have the pipe boot that goes around and flashes into the shingles. Stated that the plan is to add that pipe boot into the roof and underneath the shingles; that the vents are not being moved. Stated that also on the north side, there is a small leak in the valley between two roof planes which need repair; that some shingles may have to be removed to do that, but they would be replaced in kind.

Stated that on the north side, which is the side that you see when you are driving down Hamilton, there is one existing roof vent *[referencing materials]*. Stated that there are no ridge vents on the roofs; that they are the can type vents that are roughly a foot square. Stated that more ventilation needs to be added. Stated that on the south side, the plan is to add four new cans similar to the one that is already there *[referencing materials]*. Stated that to actually see these roofs, you would have to be up next to the neighbor's house, as there is a large tree in front that blocks the whole south side exposure. Stated that that is the reason all the vents are being put in line with the existing roof can that is on the roof.

Stated that on the east side, which is the back of the house and the side that faces the alley, there are three existing roof vents similar to the other ones and that the plan is to add two more; again, in line with the other ones drawn into the picture *[referencing materials]*. Stated that the east side picture *[referencing materials]* also shows that you would have to be very close to the house and look up to see it because there are quite a few trees in the back yard.

Stated that added ventilation is needed for the new HVAC units *[referencing materials]* at the back of the house. Stated that they are standard 4-inch aluminum b-vents and would project approximately two feet above the roof. Stated that they are not above the roof line and would not be seen from the front; that they would be in line with each other and equal in height. Stated that it is a four-inch stack that has a small weather cap at the top of it and that would be maybe six-inches in diameter. Stated that those would also be flashed. Stated that they would be aluminum, so they would not be painted.

Pettit: Asked if they are natural aluminum, without color.

Staffeld: Confirmed.

Pettit: Stated the roof can vents are going to be brown to match the similar roof. Asked if the same could be done with the vents.

Staffeld: Stated that the vents are not double walled and would be hot at times when the furnace is firing. Stated that there is probably a paint that would take heat. Stated that if the Commission required it to be painted, he would comply.

Rupert: Confirmed that there is paint that would take heat; i.e., for barbecue grills, but that it only comes in black.

Staffeld: Stated that the roof is a dark gray and the cans are actually black. Stated that the cut sheets were marked up for brown cans but that is not the existing color. Asked to change the application for black vents rather than brown.

Rupert: Asked if the roofer considered any ridge venting to eliminate some of the cans.

Staffeld: Stated that cans were just being added to match the existing.

Motion: Lindsay (second: Rupert) moved 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 black as depicted, with the color change, in the submitted materials dated August 7, 2018. One contingency is to ensure that the b-vents be painted black with a high heat paint.

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.

169 N Washington

**Application is for reroofing and siding replacement on the rear extension*

Applicant: Mark Reyst, contractor – Present

Discussion: Reyst: Stated that the area of work is a 14.5' x 5.5' area on the back of the house that was partially destroyed by fire *[reference picture on applicant's cell phone]*. Stated that the owner proposes to replace the roof, rafters, sheeting and replace the siding, which will be matched to the old siding.

Rupert: Asked what kind of siding it is.

Reyst: Stated that the original siding is the old asbestos tiles but they have new siding type that matched it.

Rupert: Stated that, to clarify, this is a cement composite and not asbestos siding that is planned; that what is in the picture was the actual old one.

Reyst: Confirmed.

Pettit: Asked, so it has got some dimensionality in the reveal that is similar to what the asbestos shingle is right now.

Reyst: Confirmed.

Motion: Prebys (second: Stevenson) moved 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.

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.

Reyst: Asked if he would receive something.

Stevenson: Indicated that applicant will receive a letter from staff which will essentially outline the motion and state that the application was approved.

APPROVAL OF AGENDA

Kochanek: Advised that 15 E Cross would like to be added to the agenda as a study item.

Motion: Prebys (second: Stevenson) moved to add as a study item to the agenda 15 E Cross.

Approval: Unanimous. Motion carries.

STUDY ITEM

15 E Cross

Applicant: Patrick Echlin and Brian Jones Chance, owners of 734 Brewing Co.

Discussion: Echlin: Stated that the Commission previously approved their patio set up and they would like to ask about lighting for the exterior of the building, some sort of sound and some sort of covering for the area if they were to use it in the colder months.

Pettit: Asked if they are talking about the same footprint as the existing.

Echlin/Chance: Confirmed.

Echlin: Stated that they have a walkway type area that is between the building and the patio that they hope to attempt to incorporate into a patio.

[Discussion ensued re: the logistics of adding a structure, sound, and lighting in relation to HDC requirements]

Prebys: Stated that if a roof was going to be added over this, that that might be able to contain some lighting but the Commission would want to first see the plan.

Kochanek: *[Provided applicants with a copy of the Commission Lighting Fact Sheet]*

The discussion continued and the applicants were advised that lighting should be downward facing. The applicants also discussed with the commission the types of covering for the outdoor patio, the type of events proposed for the planned structure, exposure, design, and structure longevity. The commission advised that they would prefer not to see an event type tent set-up there permanently.

ADMINISTRATIVE APPROVALS

16 N Washington

**Application is for lighting.*

54-56 E Cross

**Application is for reroofing.*

Motion: Lindsay (second: Prebys) moved to approve the administrative approvals at 16 N Washington for lighting and 54-56 E Cross for reroofing.

Approval: Unanimous. Motion Carries.

NEW BUSINESS

Riverside Park

**Application is for playscape installation.*

Applicant: Cynthia Kochanek, representative for City of Ypsilanti –Present

Discussion: Kochanek: Stated that the concept renderings are not exact to the City's situation but that everything on the wood chips should be. Stated that the last two photos at the end *[referencing materials]* are meant to show the Commission what the concrete barrier for the wood chips would look like.

Schmiedeke: Stated that the wood chips are being held in place by a concrete curb.

Kochanek: Confirmed.

Schmiedeke: Asked about the fall radius, in relation to children who may fall off equipment and that curbing.

Kochanek: Stated that fall radius will be considered for everything, the equipment as well as the barrier.

Rupert: Suggested that a fence be installed around the playscape area.

[Discussion re: concerns and pros and cons of fencing/gating the play area]

Kochanek: Stated that staff will relay the fence/gate suggestion and concerns. Stated that work is being done with EMU to possibly install benches, which would be brought to the Commission when that phase is reached.

[Discussion re: color aesthetics and grading, referencing materials]

Kochanek: Stated that staff received feedback that leveling would be done at and under the playscape. Indicated that the Commission would receive a separate application for any fencing and/or benches that may be planned for installation.

Motion: Prebys (second: Rupert) moved to approve the proposal for the Riverside Park play area 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 the base under the playscape and a concrete mow strip and access ramp.

Secretary of the Interior Standards:

- #1- Use property for original purpose or provide compatible use with minimal alteration.
- #9- Contemporary designs shall be compatible and shall not destroy significant original material.
- #10- New work shall be removable.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Administrative approvals discussion

Kochanek indicated having nothing new to discuss.

Demolition process/application discussion

Lindsay: Stated that she and staff are working to simplify the demolition application in language and length.

Kochanek: Stated that they are thinking about taking the application off line and, rather, asking applicants to contact a staff member for an application for demolition, so that there can be conversation and clarification of the applicant's plans before they begin moving forward.

[A copy of the proposed revised demolition application was given to commissioners to review and present feedback at the next meeting]

Property Monitoring

314 E Cross

Schmiedeke: Indicated that a roof was installed without a permit.

Kochanek: Indicated that staff will send a letter to advise the applicant to not start any work without an HDC permit being issued in the future.

56 E Cross

Pettit: Inquired about the awning installation.

Kochanek: Indicated that more work is being done and that a permit is being pulled which should include the awning, if it does not, then a letter will be sent.

302 E Cross

Prebys: Inquired about the status of the building.

Kochanek: Indicated that staff plans to post a demolition by neglect notice this week.

401 E Forest

Kochanek: Indicated that staff plans to post a demolition by neglect notice this week.

206-210 N Washington

Kochanek: Indicated that it has been added to the dangerous building list and that she plans to post a demolition by neglect notice.

422 N Hamilton barn

Schmiedeke: Discussed the appearance of the building.

400 N River

Rupert: Inquired about the status.

Kochanek: Indicated that her understanding is that work is still continuing.

LED lighting strips resolution/policy

Commissioner Davis was not present to report on this item.

Roofing fact sheet updates

Kochanek: Indicated that staff updated the roofing fact sheet for better clarification.

[Commission reviewed the language, discussed revisions and will advise of any further needed edits]

Alternative/Composite Materials

Rupert: Indicated that he did a thorough internet search of different companies and found four that are excellent. He had also ordered samples to show the commission.

[Commission viewed the samples of the composite materials and discussed product accessibility and cost, versatility, comparables and product longevity]

Lindsay: Suggested that samples could possibly be requested from several different manufacturers to aid in the Commission's consideration.

Rupert: Indicated that he will pursue additional samples and marketing materials.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of July 24, 2018

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

Vice-Chair Pettit 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 8:45 p.m.

Supplemental Materials for 501 N Adams



CARDEA CONSTRUCTION COMPANY

2700 SOUTH WAGNER ROAD
ANN ARBOR, MI 48103
PHONE # 734-665-0234
FAX # 734-665-1515
BUILDERS LICENSE #2102130681

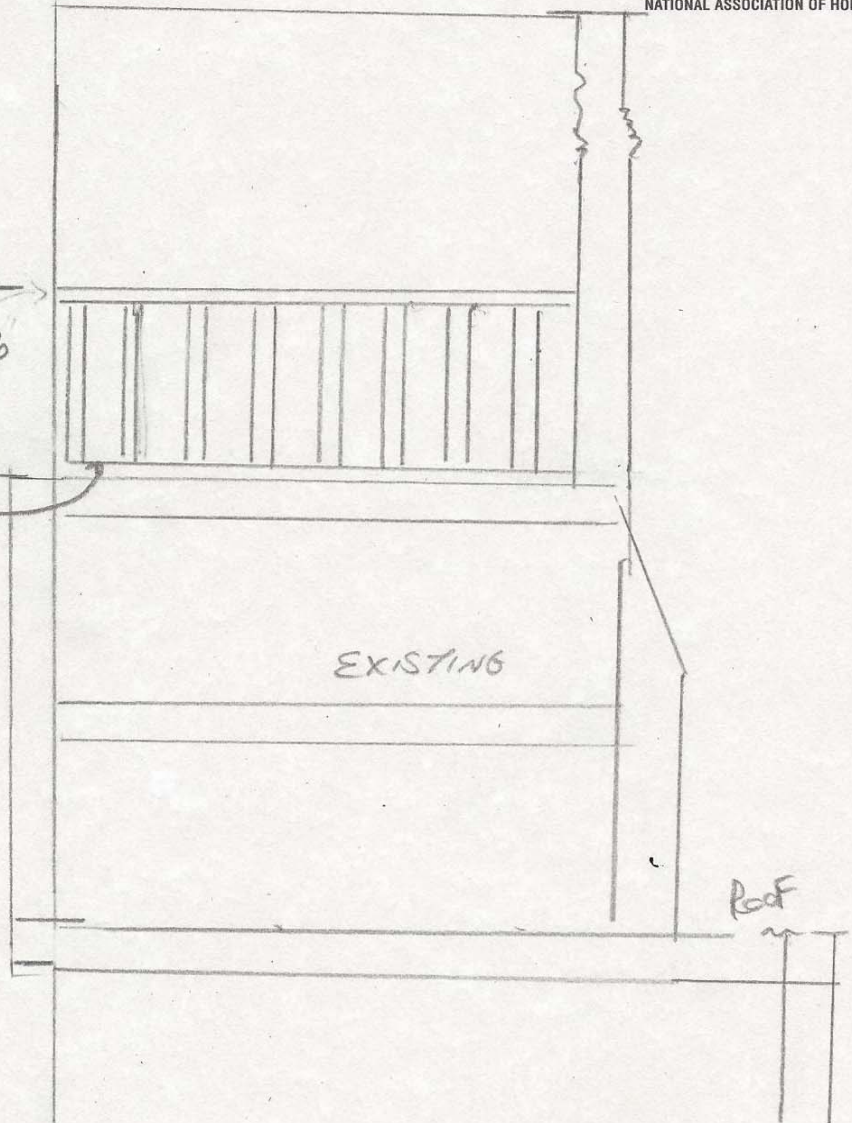


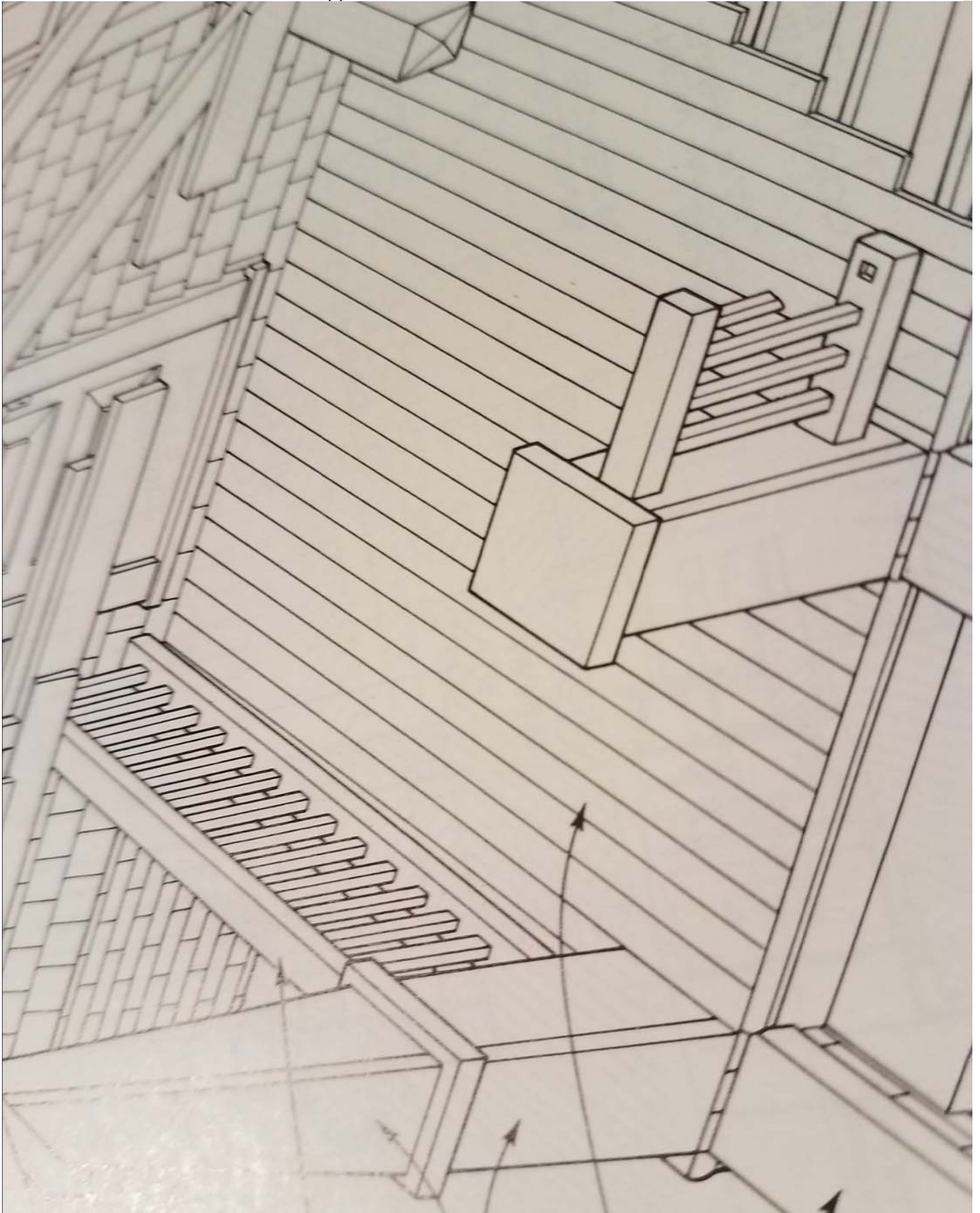
NATIONAL ASSOCIATION OF HOME BUILDERS

501 NORTH ADAMS #2

ADD BALCONY
RAILING FOR SAFETY
AT FRONT + OPEN
SIDE

WOOD RAILING → 36"
2x2 WOOD BALUSTERS
4" O.C.





Supplemental Materials for 501 N Adams

