

1. Historic District Commission Agenda 9-11-18

Documents:

[00-HDC SEPTEMBER 11, 2018 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 9-11-18

Documents:

[HDC MEETING PACKET 9-11-18.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, September 11, 2018 - 7:00 p.m.
Ypsilanti Historical Society Archives, 220 N Huron
Ypsilanti, MI 48197

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

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

I. CALL TO ORDER AND ROLL CALL

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

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING—none

V. BUSINESS SESSION

A. OLD BUSINESS

1. 206 N Huron

Fence installation

2. 56 E Cross

Awning installation

B. NEW BUSINESS

3. 418 Oak

**Siding, gutter & window installation;
modify window openings, painting**

4. 112 W Michigan

**Window removal, door installation,
painting & lighting**

5. 302 E Cross

Demolition by Neglect

6. 651 Rice

Demolition

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

7. 314 N Hamilton

Reroof

8. 115 N Adams

Reroof

9. 418 Oak

Reroof

E. OTHER BUSINESS

10. Administrative approvals discussion

11. Demolition process/application discussion

12. Property monitoring

13. LED lighting strips resolution/policy

14. CLG SHPO Evaluation Report

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

15. Approval of the minutes of August 28, 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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HDC Work Permit Staff Review

Property address: 206 N Huron

Date of Application: August 21, 2018

Date of Review: September 6, 2018

Date of Meeting: September 11, 2018

Proposed work: fence installation

Materials: treated wood fence

Staff review:

1. This application was tabled at the previous meeting in order to provide the commission time to visit the site.
2. The applicant is applying to install a fence in the backyard of the property along the property lines.
3. 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.
4. Applicant was advised by staff that the fence would need to be painted and that info should be provided.
5. HDC to advise that the fence will need to be finished with a paint or opaque stain.
6. Fence height is not indicated on the application or the quote; HDC to verify the same.
7. The zoning ordinance requires that the fence be a maximum of 10' in the side and rear yards.
8. 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 and issue a certificate of appropriateness for 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.

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5. Preserve distinctive features.

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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. 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

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:

8-20-18

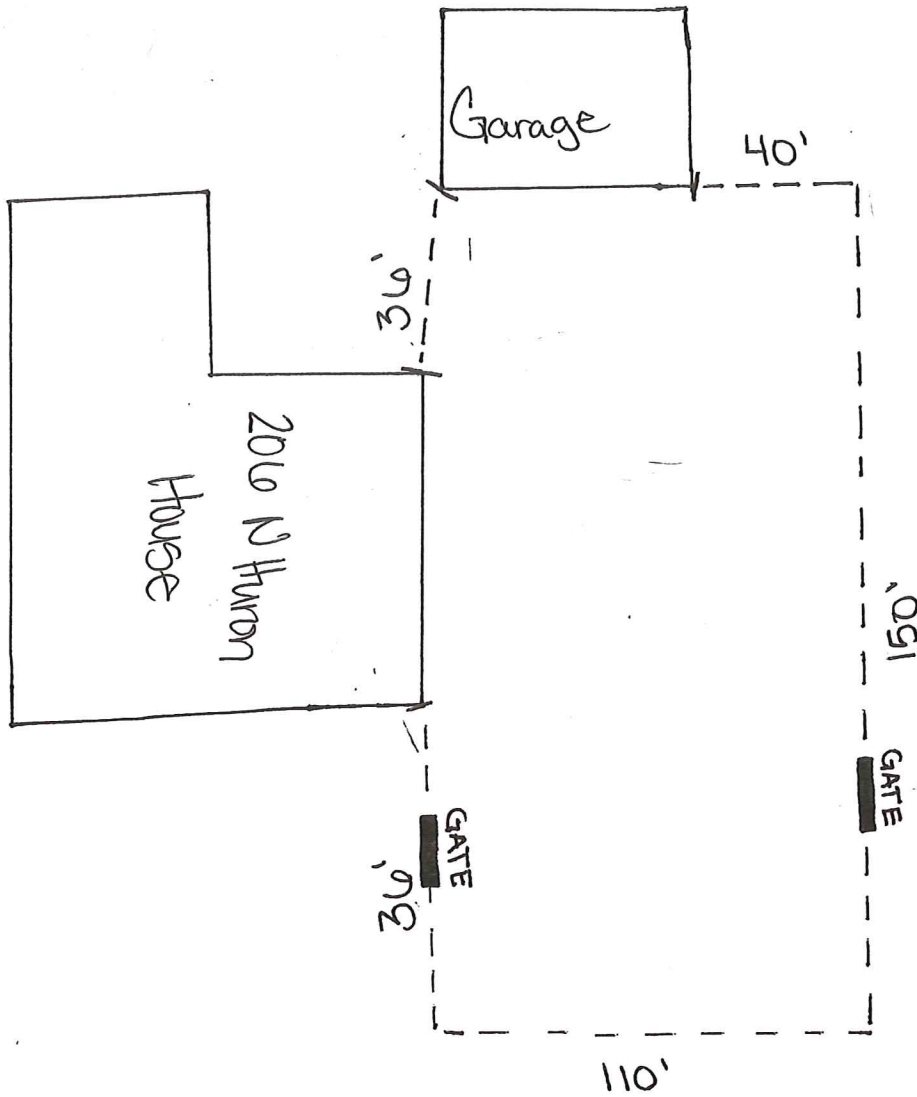
Print Name:

Ian Greenlee

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.

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: _____

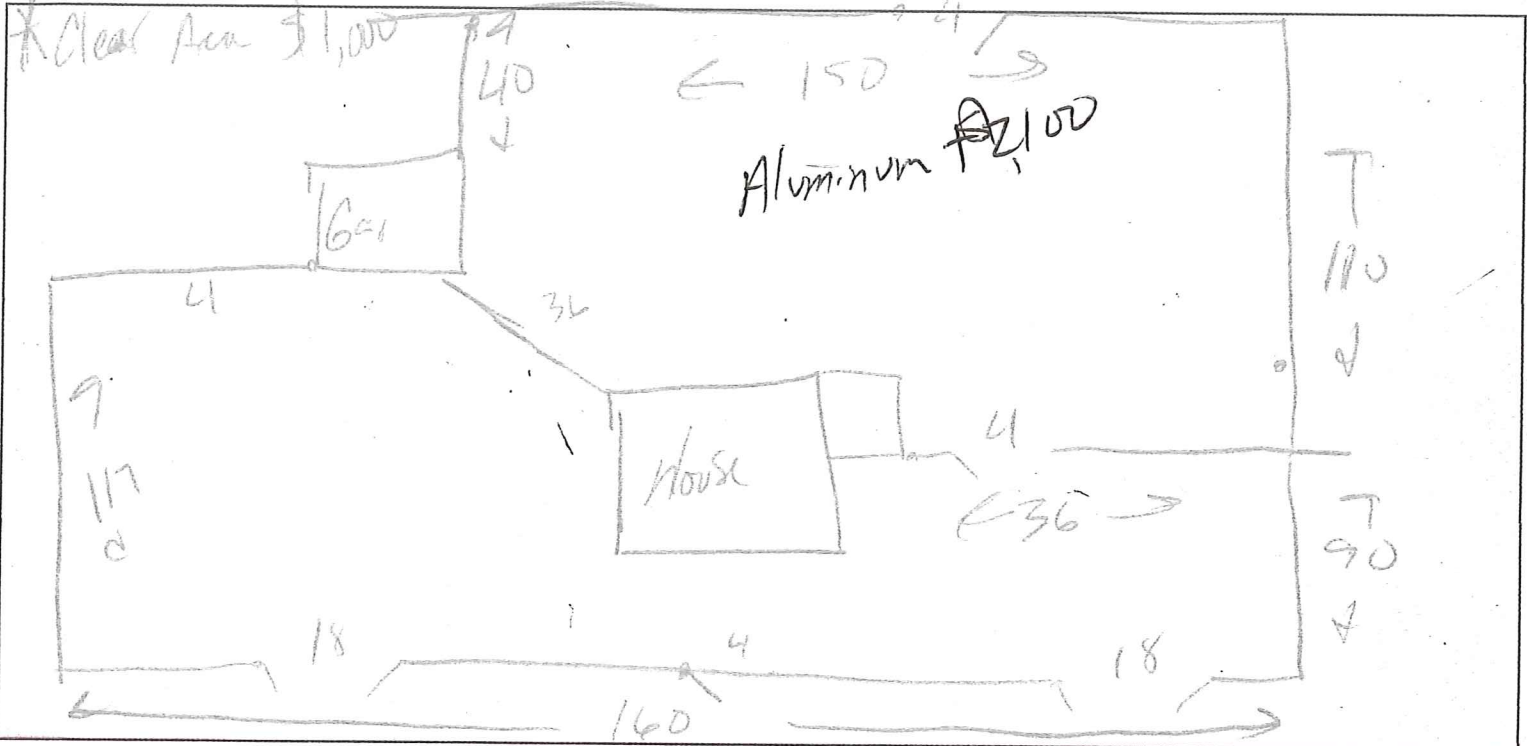
FENCE SPECIFICATIONS

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: _____

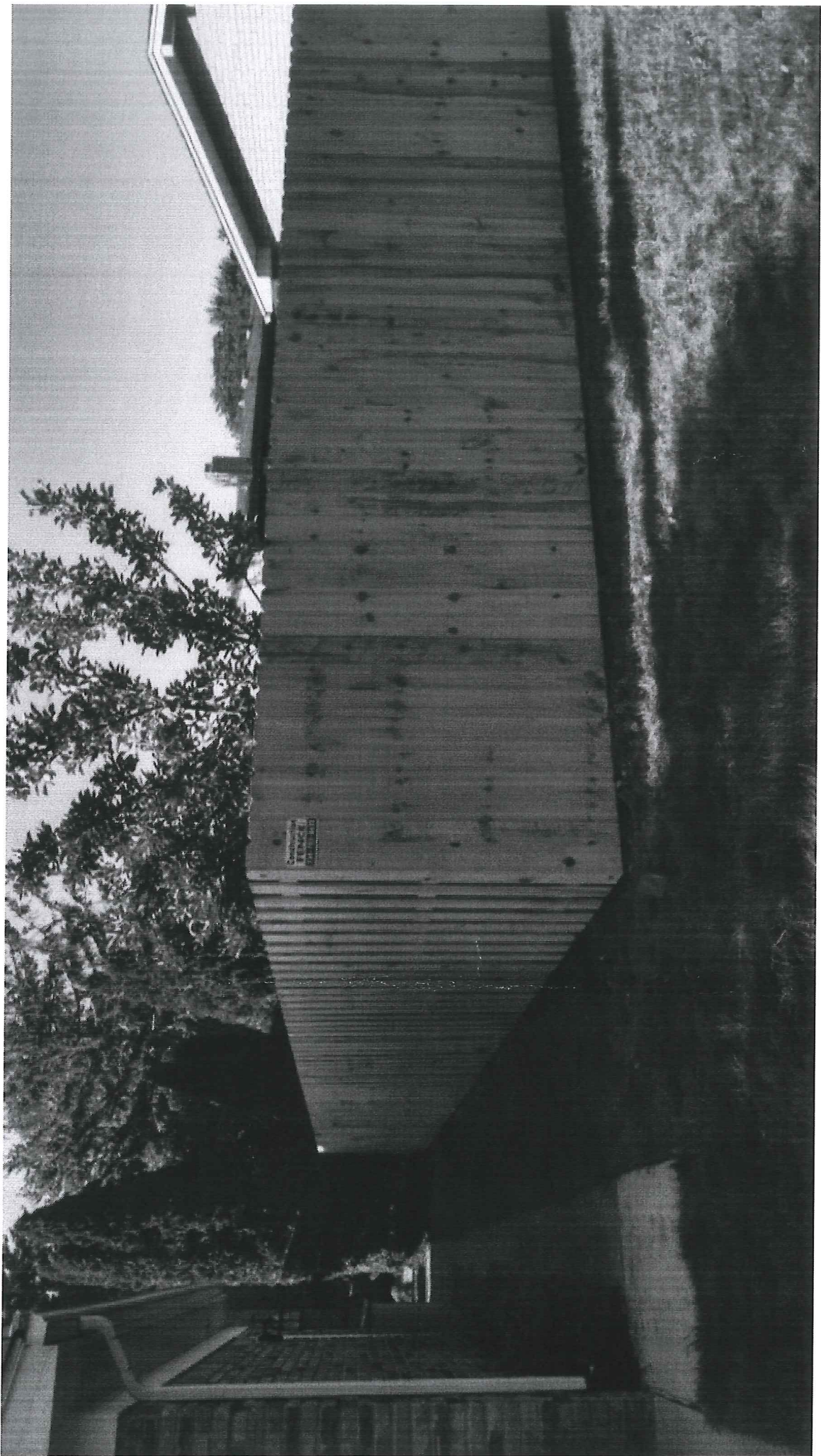
BALANCE ON COMPLETION: \$ 4750 INSTALLER(S): Mark

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: September 6, 2018

Date of Meeting: September 11, 2018

Proposed work: awning installation

Materials: Sunbrella retractable awnings in black and bronze

Staff review:

1. This item was tabled for more information on the lighting and in order to verify the possibility of painting the framework on the awning.
2. The applicant has installed two retractable awnings on the east side (rear section) of the building to cover the outdoor seating area.
3. 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).
4. 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.
5. Historically many storefronts in the area had a version of retractable awnings over various windows and storefronts/door openings.
6. 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 issue a notice to proceed for 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 (River St) side of the building with the condition that the awning framing be painted black.

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4. Preserve significant changes acquired over time.

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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:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
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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

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

Signature:

[Redacted Signature]

Date:

Aug 21, 2018

Print Name:

Musica French

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









HDC Work Permit Staff Review

Property address: 418 Oak

Date of Application: August 30, 2018

Date of Review: September 7, 2018

Date of Meeting: September 11, 2018

Proposed work: Siding, gutter & window installation; modify window openings, painting

Materials: k-style gutters, 8" aluminum siding, framing & finishing for windows, vinyl or wood windows, Behr colors: Bleached Linen PPU5-09, Cracked Pepper PPU18-01, Napa Winery M560-6 OR Muscat Grape M560-7.

Staff review:

1. The structure was damaged by a tree on the east and north sides, this work is to repair the siding, trim, gutters and windows and for painting.
2. Staff has already approved the reroof for the house and the garage.
3. The applicant/owner is applying to resize a window on the front (north) side, the new window will be a double hung. Another window on the east (Prospect) side will be resized and a slider window installed, no other slider windows exist on the house. See drawing attached to the application for more details. One window on the east side will be entirely enclosed.
4. The applicant has been advised that vinyl replacements may not be permitted since aluminum and wood windows already exist on the house. The applicant is aware and has had two window quotes prepared.
5. Once repair work and modifications are completed the owner would like to paint the house in a new color scheme; trim: Cracked White, main: eggplant color (either Napa Winery or Muscat Grape, the specific color is not indicated on the application). Staff is unclear what the black color is for and the window and gutter colors are not specified.
6. This house is listed in assessing as being built in 1901 however a Sanborn from 1927 appears to have a different structure on the site. The 1978 report/study on the east

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side addition to the historic district has the structure listed as a modern one. Staff dates the structure to the mid-20th century.

7. A building department permit will 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 and issue a certificate of appropriateness for the work at 418 Oak to include the installation of 8" aluminum siding to match the existing on the east side of the house, trim to match the existing and k-style gutters and downspouts. The windows will be resized and installed to match the drawing submitted with the application dated 8-15-18 and the northern window on the east side enclosed. The new windows will be (*vinyl or wood*) in (*color?*). The house will be painted in Behr colors: Bleached Linen PPU5-09 for the trim, Cracked Pepper PPU18-01 for (*windows or trim#2?*), and (*Napa Winery M560-6 OR Muscat Grape M560-7*) for the main color.

ⓧ Remaining work App + Fee's Separate check

Color SWATCH #

CUT SHEET WINDOW.

Amount 140

2545

rec# 24473



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

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www.cityofypsilanti.com

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 - 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

418 OAK STREET

Applicant

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

Name

TODD SCHOLAS / BELFOR

Address

28400 SCHOOLCRAFT RD

City

LIVONIA

State

MI

Zip

Phone / Fax

734 634 6481

E-Mail

tscholas@us.belfor.com

Contractor

Contractor Name & Contact Info

BELFOR Restoration

Type of work

- ☐ Roofing
☒ Window/Door Replacement

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

- ☒ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work: ^{K-STYIE} SIDING & GUTTERS to match existing

Remain & Replacing ~~EAST~~ side of house 8" Aluminum SIDING install new to match existing. Framing & finishing to close in bedroom window, Raising up Kitchen window & Front window to standard Floor to sill Height. Please Refer to Drawing Materials (for paint include color chips or samples with application) ^{Front view} #1 ^{Side view} #2
Entire house to be painted Egg plant Purple after work is completed and all trim 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:

\$9,000.00

Permit fee:

\$35 + 10 = \$45

Signature

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

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

Signature

Date:

8.15.18

Print Name:

TOOD A Scholes

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.

Modern Window Inc.

15309 Allen Rd
Southgate, MI 48195
Phone (734) 225-7345
Fax (734) 225-7344

Estimate

Date	Estimate #
8/6/2018	18-10857

Bill To:
Belfor 28400 Schoolcraft Livonia, MI 48150

Ship To:
Job #: 1001 29849 Job Name: Jack Leonard 418 Oak St. Ypsilanti, MI

			P.O. No.
Description	Qty	Rate	Total
We hereby propose the following SCOPE OF WORK to be performed and include:			
LOCATION: Front Window Approx. 34 x 60 White Vinyl DH w/ Low e Argon and Half Screen	1	475.00	475.00
LOCATION: Kitchen Approx. 31 x 29 (size per homeowner) White Vinyl 2-Lite Slider w/ Low e Argon and Half Screen	1	403.00	403.00
Framing for New Size Kitchen Window	1	250.00	250.00
If approved, please sign and return with Estimator's Name:	EITHER ALUMINUM OR WOOD WINDOWS TO PASS HDC		
QUOTE GOOD FOR 30 DAYS		Subtotal	\$1,128.00
		Sales Tax (6.0%)	\$0.00
		Total	\$1,128.00

Modern Window Inc.

15309 Allen Rd
Southgate, MI 48195
Phone (734) 225-7345
Fax (734) 225-7344

Estimate

Date	Estimate #
8/6/2018	18-10856

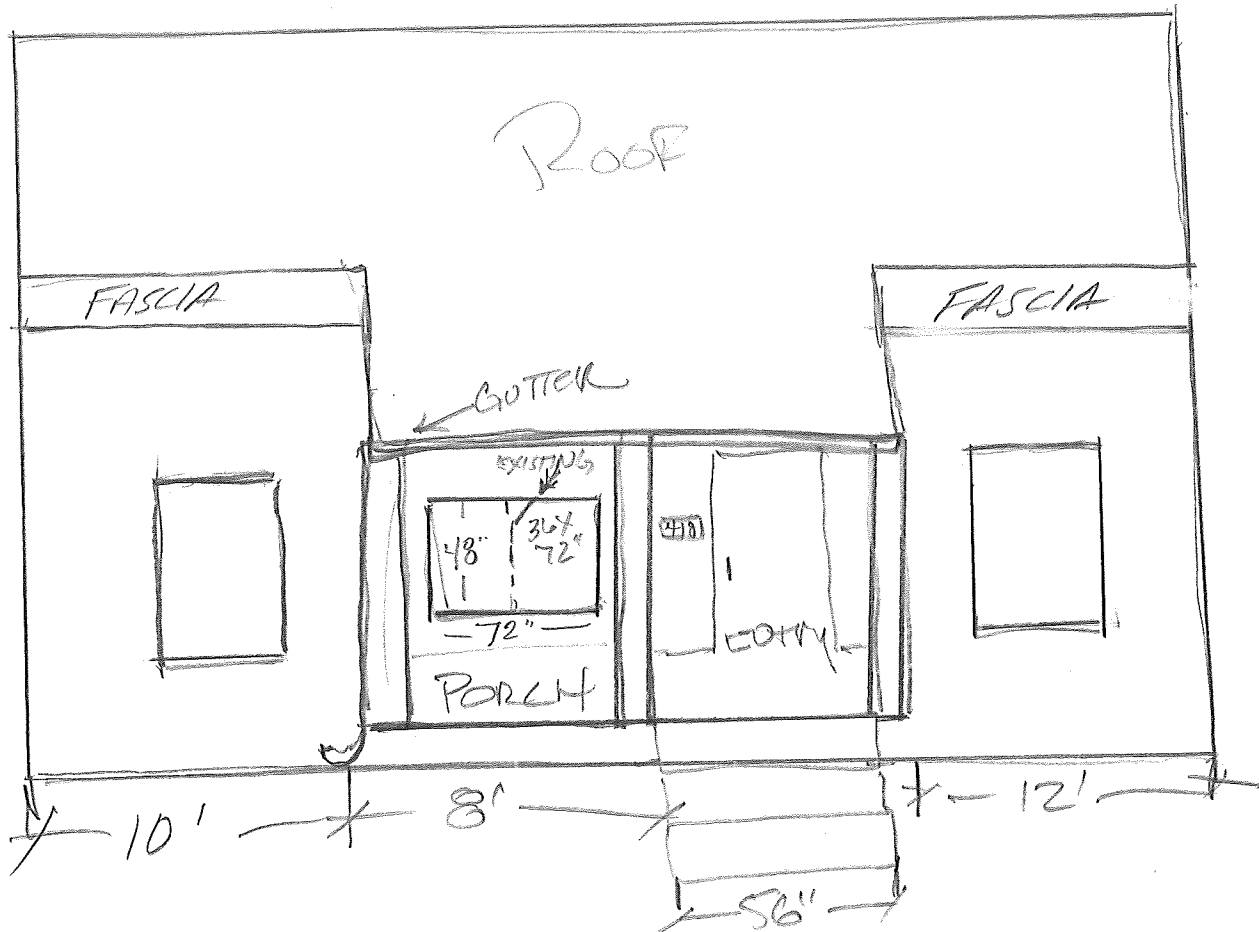
Bill To:
Belfor 28400 Schoolcraft Livonia, MI 48150

Ship To:
Job #: 1001 29849 Job Name: Jack Leonard 418 Oak St. Ypsilanti, MI

			P.O. No.
Description	Qty	Rate	Total
We hereby propose the following SCOPE OF WORK to be performed and include: LOCATION: One Elevation White 8" Aluminum Siding, Soffit and Aluminum Trim on One Side If approved, please sign and return with Estimator's Name: _____	1	3,000.00	3,000.00
QUOTE GOOD FOR 30 DAYS		Subtotal	\$3,000.00
		Sales Tax (6.0%)	\$0.00
		Total	\$3,000.00

418 OAK.

OAK ST. FRONT view # 1

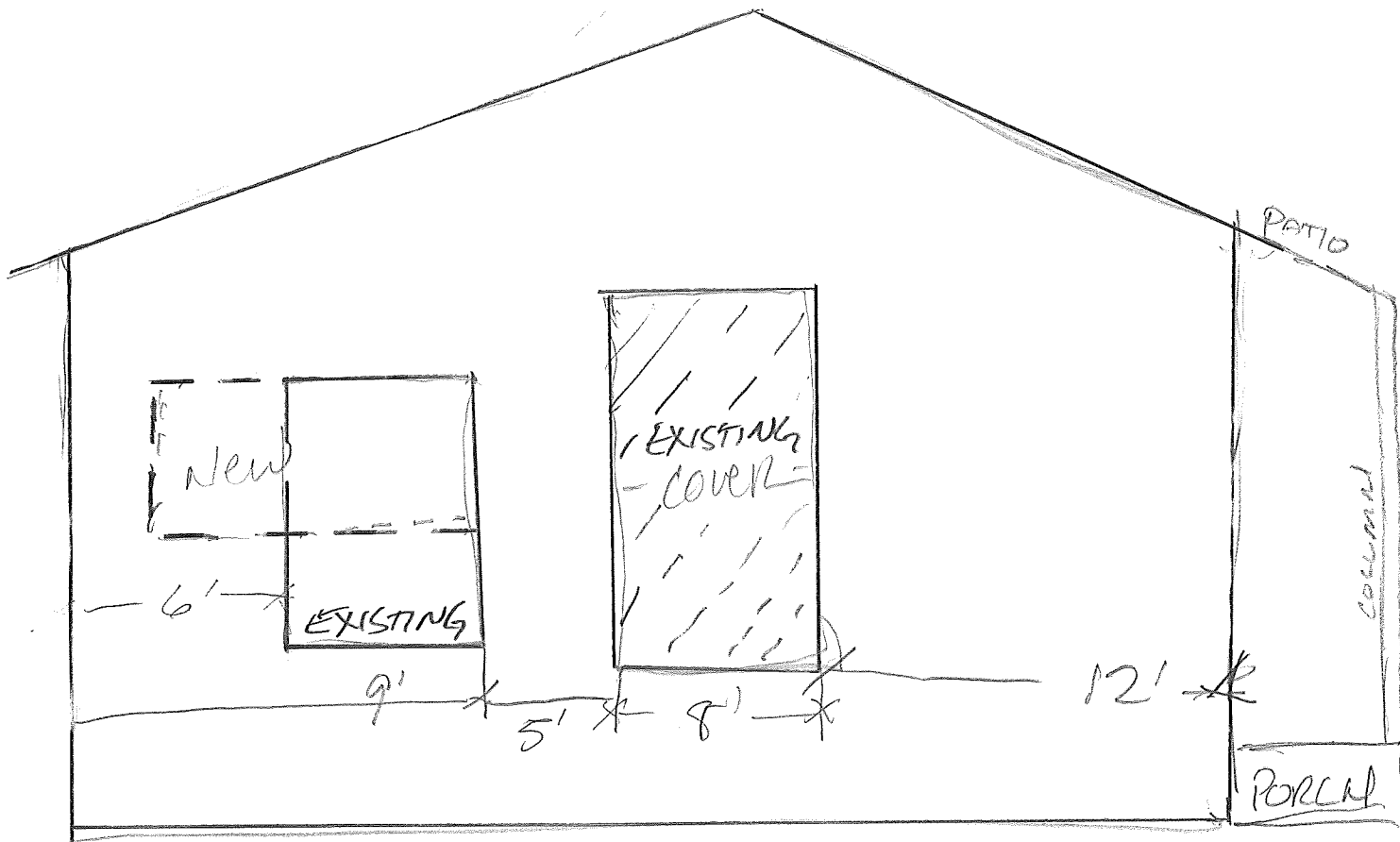


SIDE ELEVATION

- FLIP -

418 OAK

PROSPECT SIDE VIEW, #2



EAST

N →

PPU18-01

Cracked Pepper ①
PPU18-01^o



PPU5-09

Bleached Linen
PPU5-09^u



Napa Winery M560-6^o ①

Muscat Grape M560-7^o ①









HDC Work Permit Staff Review

Property address: 112 W Michigan Ave

Date of Application: September 4, 2018

Date of Review: September 7, 2018

Date of Meeting: September 11, 2018

Proposed work: Window removal, door installation, painting & lighting

Materials: 36" x 80" premium full lite primed white fiberglass pre-hung front door, Danbury 5" high black LED outdoor wall lights, 1" x 3 1/2" white PVC trim.

Staff review:

1. This item was seen at the January 9, 2018 HDC meeting as a study item. At that time the applicant mentioned this project and the plan to add another door at the back of the structure so that the retail and residential entrances could be separate.
2. The applicant is planning to remove an old burglar alarm box and a boxed window at the rear of the building. The holes will be filled in with a matching/similar materials to those on the existing back wall.
3. The applicant plans to install a new 36" fiberglass full lite glass door. No color is indicated other than the primed white color. HDC to verify if this is the final color of the door.
4. The applicant plans to replace the light fixture over the existing door and add a fixture over the new door.
5. The wall is to be painted in the same color as currently exists.
6. A building department permit will 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 and issue a certificate of appropriateness for work at 112 W Michigan to include the removal of an old

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.

burglar alarm box and a boxed window at the rear of the building with the wall to be in-filled with a matching/similar materials to those on the existing wall. A new 36" fiberglass full lite glass door will be installed to the left of the existing door and Danbury 5" high black LED outdoor wall lights will be installed above the two doors. All painting is to match the existing colors.



RECEIVED
SEP 04 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

phdc-18-0086
24485-1108

OFFICE USE ONLY

Date Filed: 9/4

Meeting Date: 9/11

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

112 W MICHIGAN AVE (1ST FLOOR)

Applicant

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

Name

ANTHONY NITSOS, MANAGING MEMBER, 112 W MICHIGAN AVE LLC (legal property owner)

Address

2323 EASY ST

City

ANN ARBOR

State

MI

Zip

48104

Phone / Fax

C: 734-474-4273

E-Mail

AANITSOS@GMAIL.COM

Contractor

Contractor Name & Contact Info

DAN GORNEY BUILDERS LLC, DAN GORNEY, OWNER, C: 412-260-9675

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Painting

☒ Other

☐ Application Amendment

Complete Description of Proposed Work:

Item 1: (Refer to photo marked I). Remove old burglar alarm box, rewall resulting opening in similar color and texture to existing wall.

Item 2: (Refer to photo marked I). Remove window box entirely, rewall resulting opening in similar color and texture to existing wall. Install new 36" wide energy efficient fiberglass, steel and glass exterior entry door (refer to cut sheet marked II for door and sheet IV for exterior trim).

Item 3: (Refer to cut sheet marked III). Remove existing light above existing door and replace with dark sky compatible light. Install an identical light above the new door in Item 2.

Item 4: (Refer to photo marked I). Repaint entire wall consistent with the current color.

Materials (for paint include color chips or samples with application):**Permit Application Fee (action items only)**

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

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 a

Signature:

Date:

09-04-2018

Print Name:

Anthony Nitsos

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

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



③

⑤

②

④

1-24"
18"

36"

PROTECTED BY
SANJOSE
BURGLAR
ALARM
1-800-STAY-OUT

①

0022

DOOR SILENCER
UPPER & LOWER
ANY 1

Steves & Sons >

36 in. x 80 in. Premium Full Lite Primed White Fiberglass Prehung Front Door

★★★★★ (98) [Write a Review](#) [Questions & Answers \(147\)](#)

\$460⁸¹ /each

Choose Your Options
White Primer



Door Size (WxH) in.

36 x 80

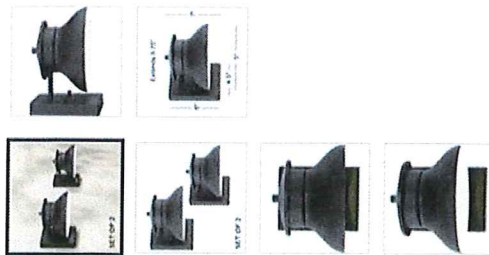
Door Handling

Right-Hand/Outswing



111

Danbury 5" High Black LED
Outdoor Wall Lights Set of 2 -
Style # 1N891



112

Internet #302650632

Veranda >

1 in. x 3-1/2 in. x 8 ft. White PVC Trim (4-Pack)

★★★★★ (4) Write a Review Questions & Answers (1)

- Does not require paint for protection
- Naturally resists insects and mildew
- Doesn't splinter, rot, delaminate or swell

\$65⁴⁵ /box



HDC Demo by Neglect Staff Review

Property address: 302 E Cross

Date of Demo by Neglect Letter: August 23, 2018

Date of Review: September 7, 2018

Date of Meeting: September 11, 2018

Staff review:

1. This is the first notice to appear for the demo by neglect review for this property.
2. This property has been added to the building department's dangerous buildings list.
3. HDC to review the attached documentation and photos and make a determination of whether the property is being demolished by neglect.
4. If the property is determined to be a demo by neglect the HDC will need to work with the applicant on a timeline for repair.

Staff Recommended Motion:

Move to determine that the property at 302 E Cross is in danger of demolition by neglect.

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

Community and Economic Development

August 23, 2018

MAXWELL ZIEBARTH
36 E CROSS ST, APT 1
YPSILANTI MI 48198-2884

NOTICE TO APPEAR

RE: Potential finding of Demolition by Neglect at 302 E Cross

Dear MR. ZIEBARTH,

The Historic District Commission (HDC) is charged with protection of properties in the historic district. It has come to the attention of the HDC that the structure at 302 E Cross may be in violation of the Code of Ordinances for the City of Ypsilanti relating to demolition by neglect. Pursuant Chapter 54, Article II, Division 1, Section 54-31 of the Code, demolition by neglect is defined as *"neglect in maintaining, repairing or securing a resource that results in deterioration of an external feature of the resource or the loss of structural integrity of the resource."*

The HDC will consider whether the above mentioned historic resource is threatened with demolition by neglect at its meeting on **September 11, 2018 at 7:00 p.m.** at the Ypsilanti Historical Society Archives, 220 N Huron, Ypsilanti, MI, 48197. The archives are located in the basement of the building with the entrance on the north side. You are invited to attend this meeting. You may also provide written comments and documentation in advance of the meeting by email (ckochanek@cityofypsilanti.com) or by delivery to the City Clerk's Office with attention to me.

If the HDC finds that the building is in danger of demolition by neglect, you will be required to appear in order to determine a timeline for repair. In the event you fail to adhere to this timeline or fail to respond to this or subsequent notification, the City may take legal action against you and the property in order to achieve compliance.

Applications and further information about the Historic District Commission are available online at www.cityofypsilanti.com/hdc. Please contact me at (734) 483-9646 or through email at ckochanek@cityofypsilanti.com with any questions.

Sincerely,

Cynthia Kochanek, Preservation Planner
Community & Economic Development Department

CC: File
Building Department

ENCL: Photos of 302 E Cross from March 28, 2018 and July 25, 2018

























HDC Work Permit Staff Review

Property address: 651 Rice

Date of Application: September 4, 2018

Date of Review: September 6, 2018

Date of Meeting: September 11, 2018

Proposed work: demolition of buildings and fence

Materials: n/a

Staff review:

1. This application is for the demolition of the two existing buildings and fence at 651 Rice-Ypsilanti Recycling Center.
2. Please see staff memo for more information on building materials, history and future plans for the site.
3. This site and structures are modern buildings, purpose built for the recycling center and the site and structures do not appear on the National Register Nomination nor the 1972 study committee report.
4. A building permit will be required and should be obtained prior to the start of work.

Relevant Secretary of the Interior's Standards:
n/a

Demolition Process Notes:

Prior to making a motion, the HDC must make a finding of whether or not the structure has any historical or architectural significance. If there is a unanimous vote of the members present that the structure is of minimal historic or architectural significance then then a motion can be made for the demolition immediately. If there is not a unanimous vote regarding the historical or architectural significance then the demo application needs to go to a public hearing. A public hearing needs to be noticed 15 days prior to the hearing.

Recommended Motion (to determine architectural significance):
Move to make a finding that the structures at 651 Rice St have no historical or architectural significance in the

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.

historic district and for the commission to proceed with consideration of the demolition permit application at this time.

Recommended Motion (after determination of no architectural significance):

Move to approve and issue a notice to proceed for the demolition of the two buildings and fence at 651 Rice St with the findings that the structure is of no historic or architectural significance, this demolition will have no adverse impact on the adjacent area or upon the Historic District as a whole and the retaining of the structure is not in the interest of the majority of the community.



Ypsilanti Historic District Demolition Permit Application

Date Filed 9/4/18 for HDC meeting date 9/11/18

Property Address 651 Rice St - Recycling Center

Applicant: Name Joe Meyers - City of Ypsilanti
 Address 1 S Huron St
 City Ypsilanti State MI Zip Code 48197
 Phone 734-483-9046 Fax N/A
 Email jmeyers@cityofypsilanti.com

If applicant is not owner:

Owner's name Same

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Signature of Owner _____

Who will perform the work?

Contractor's name _____

Address and phone _____

Cost of proposed work city owned Permit Application Fee \$0

The permit fee is \$30 plus \$5 for each (or any portion of) \$3000 of construction cost and is due with the application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permits.

To complete this application:

1. Fill in all necessary information on both sides of this application
2. The following additional items must be submitted with the application in order for an application to be considered complete:
 - Information sufficient to justify the grounds upon which the applicant has chosen to base the application.
 - Written evidence that alternatives to demolition or moving have been evaluated (including, but not limited to rehabilitation, sale, adaptive reuse) and both architectural and financial data to support a conclusion that demolition is the only feasible option. The evidence shall show that the property was offered for sale, the price asked, the period of time during which the property was offered for sale, and how it was advertised.
 - Written evidence of advice sought by applicant from a professional experienced in historic preservation work.
 - It is the applicant's burden to show that the application complies with the Guidelines. If the application does not meet the burden, the application shall be denied.

Incomplete Applications will not be considered

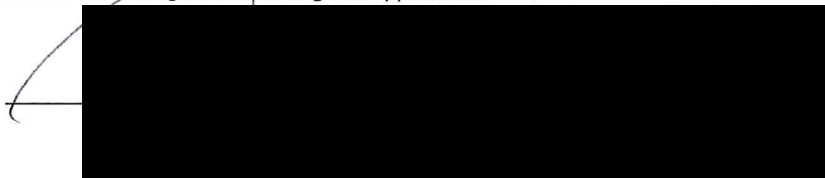
Date filed 9/4/18 for meeting date 9/11/18
Property Address 1051 Rice St - Recycling Center
Applicant City of Ypsilanti - Joe Meyers

Grounds upon Which an Application May be Based

Please check appropriate box and provide as many as possible of the materials listed under each of the grounds in the "Guidelines for the Consideration of Applications for the Demolition or Moving of Structures within the Ypsilanti Historic District" which is attached to this form.

- ☐ The structure constitutes a hazard to the safety of the public or the occupants
- ☐ The structure is a deterrent to a major improvement program that will be of substantial benefit to the community, and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances.
- ☐ Retaining the structure will cause undue financial hardship (as defined on p.10 of the Guidelines) to the owner when a governmental action, an act of God, or other event beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at it's fair market value, or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
- ☒ Retaining the structure is not in the interest of the majority of the community.

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



9/4/2018
Date

For additional information visit our website www.cityofypsilanti.com, or contact the City of Ypsilanti Planning and Development Department, 734.483.9646.



City of Ypsilanti

Community & Economic Development Department

Memo

To: Historic District Commission
From: Cynthia Kochanek, Preservation Planner
Date: September 6, 2018
Subject: 651 Rice St- Recycling Center

The Ypsilanti Recycling Center was built at a time in which the City did not have a curb-side recycling program. According to documents submitted to the City for a use variance in 1989, the recycling program started in 1980 in an old Department of Public Works shed just north of the current site of the recycling center. That shed was demolished in 1984 and the site moved to another location. By the spring of 1987 the recycling center was located at 651 Rice St. City records indicate that an expansion of the site and the original building was approved in 1989 due to the amount of volume that the center handled. Thus it appears that the larger building on site dates to 1987 with an expansion in 1989 and the smaller, oil shed was built around 1992.

In previous grants from the Land and Water Conservation Fund via the State of Michigan the City committed Frog Island Park and the parking lot where the recycling center is located as park land or property in support of the park. The recycling center was not part of the support network for the park. This has been recognized conflict for years and the City is now required to take steps to remedy the issue. The recycling center was permanently closed as of September 1, 2018 and the City has worked out an agreement with Ypsilanti Township in order to utilize their drop off location. The City is requesting approval for the demolition of the two structures on site as well as the fencing. The site will eventually be utilized as parking.

The recycling center is comprised of modern, utilitarian structures. The structures appear to be in fair shape however the trim and doors show signs of denting. The siding appears to be different shades of red with panting is much darker color on the west side of the building. The fencing is in fair to poor condition.

Building materials: wood frame, aluminum siding, asphalt shingles, metal doors and garage doors

Fence materials: wood dog-ear fencing and gates with metal posts

This demolition is in the interest of the majority of the community since it will allow for additional future parking in this area and it will satisfy grant requirements that the City agreed to long ago. Currently the City is unable to be awarded Land and Water Conservation Fund grants until this issue is resolved. These grants are for the development of public outdoor recreation areas.















Local Plastic Recycling Begins

Local Plastic Recycling Begins

by Laurie Wechter

YPSILANTI—Area residents can now recycle plastic. The Ypsilanti Recycling Project (YRP) in February began accepting two types of plastic bottles for recycling. "We are pleased to remove these high volume items from the municipal waste stream," said YRP coordinator Pete Murdock. "Recycling plastic should help the local municipalities reduce disposal costs and conserve landfill space."

The Ypsilanti Recycling Drop-off Center accepts two types of plastic bottles: High Density Polyethylene (HDPE) and Poly-Ethylene Terephthalate (PET). HDPE and PET bottles make up 70% to 90% of the plastic bottles in the marketplace.

YRP recently doubled its site size and created a "drive-through" access to accommodate the larger volume of materials coming into its Drop-off Center. Murdock said in addition to Ypsilanti residents, Ann Arborites are using YRP's services because Recycle Ann Arbor does not yet recycle plastic.

YRP collects the plastic bottles and stores them on site in huge bags holding about 70 pounds each. The plastic will be sold at 6¢ per pound to Clean-Tech in Dundee and will eventually end up as the inner ply of the three-ply bottles Plasti-Pak makes for Proctor and Gamble. (About seven one-gallon milk jugs make up one pound.)

It is important, said Murdock, to be able to identify and separate HDPE and PET bottles as plastic recycling is very sensitive to mixing.

HDPE containers are never clear. They are either

opaque or colored with a dull surface finish and will float in water. Opaque HDPE containers include gallon and half-gallon milk, distilled water, spring water, orange juice and cider jugs. Colored HDPE containers include liquid laundry, bleach and dish-washing detergent bottles, skin lotion, and bubble bath bottles. They also include motor oil, and transmission fluid bottles, but YRP cannot accept these as they are too hard to wash out thoroughly.

PET containers are clear and sink in water. Most PET bottles are clear or green-tinted. Products packaged in PET bottles include soda pop, peanut butter, salad dressing, mouthwash and dish soap.

The plastic industry has come up with seven numbers for identifying the different plastic types, said Murdock. PET containers are number "1." HDPE containers are number "2." Many containers already have the numbers on them. But all of the numbers will be in place by 1991.

To prepare your HDPE or PET container for recycling: rinse it thoroughly, discard the cap and ring, and flatten. It's okay to leave labels on. YRP will only accept bottles that are free of food or other residues, so wash them out well.

The Ypsilanti Recycling Drop-off Center is located at 651 Rice Street between E. Cross and E. Forest. It is open from 2 pm to dusk on Wednesdays and 9 am to 3 pm on Saturdays. For more information call Pete at 485-7799.

Month: March

Year: 1990

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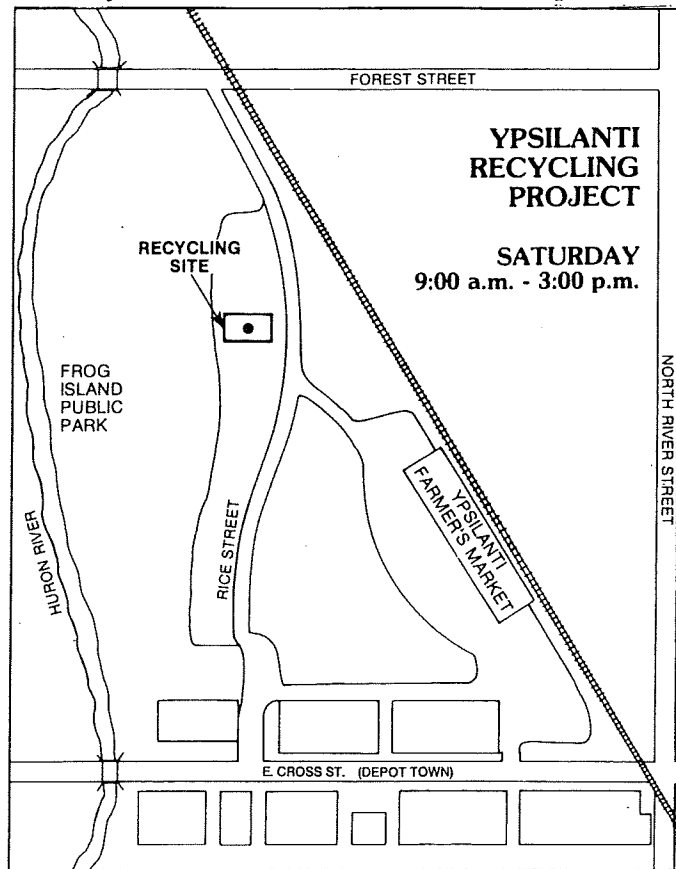
Facebook

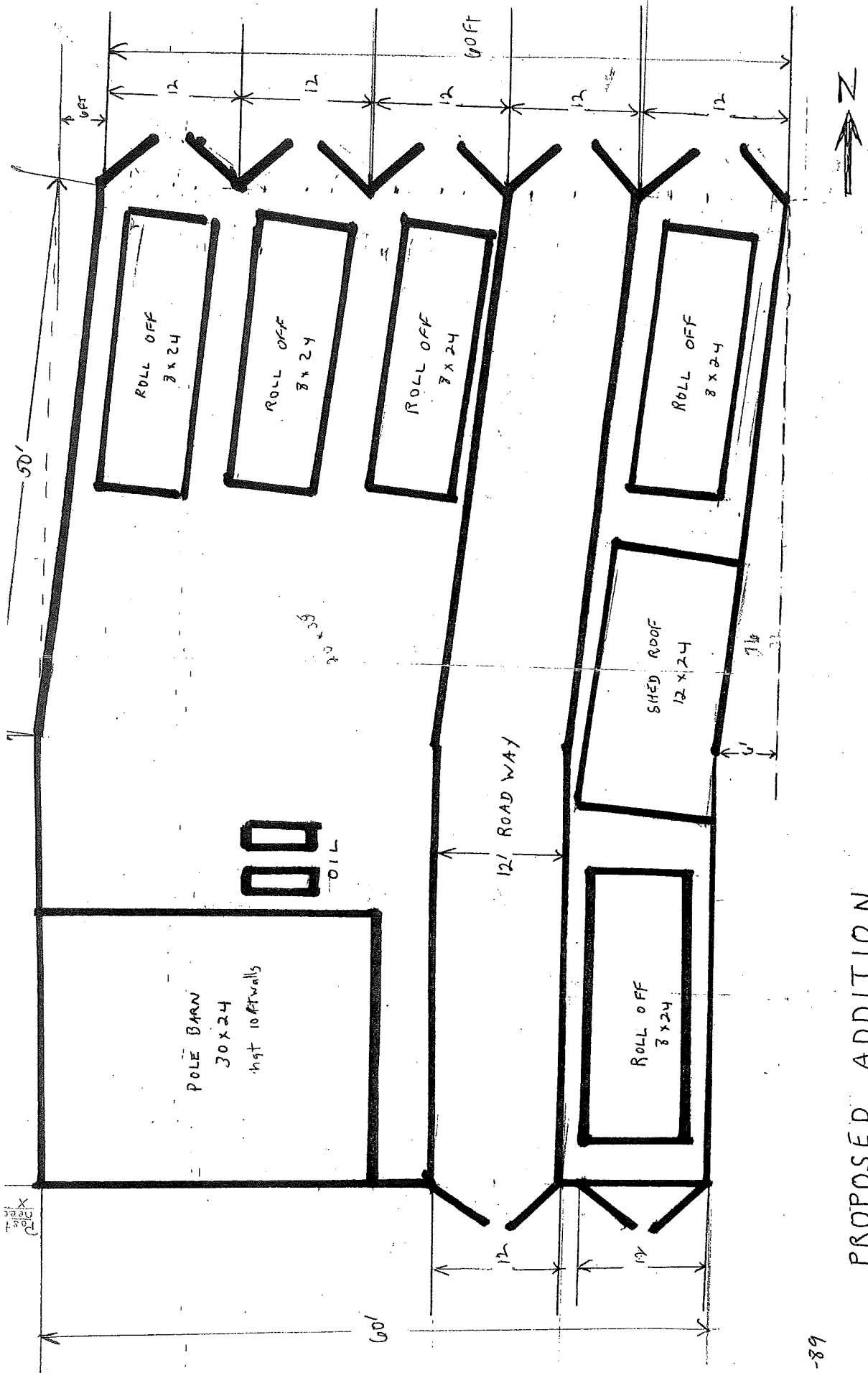
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Located at 651 Rice Street

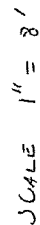
North of the Farmer's Market in Historic Depot Town!





PROPOSED ADDITION
YPSILANTI RECYCLING PROJECT 651 RICE STREET

7-11-89



68-11-6



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

5788
rec# 24462

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

314 HAMPTON, YPSILANTI

Applicant

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

Name

ERIC V. MAURER

Address

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

ERIC V MAURER

734-637-2208

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

2 LAYER ASPHALT TEAR OFF
+ CEDAR SQUARES
+ NEW OLYWOOD
REDDISH BROWN STAINING
+ MATCHING BRUSH EDGE
30 YEAR DIMENSIONAL

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

Permit Application Fee (action items only)

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

Construction Cost:

7,000

Permit fee:

\$35 + _____ = 45

Signature

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

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

Date:

27 AUG 2018

Print Name:

ERICK MAURER

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

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



City of Ypsilanti
Historic District Commission
Work Permit Application

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

5788
Rec# 24463

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address 115 N. Adams, Ypsilanti

Applicant

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

Name

ERIC V. MAUNEL

Address

35 S. Summit

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

ERIC V MAUNEL

734-637-2208

Type of work

☒ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

SINGLE LAYER TEAR OFF
REPLACES w/ 30 YEAR DIMENSIONAL
SLATE GREY COLOR
~~WITH~~ BLACK DIPS EDGE

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

Permit Application Fee (action items only)

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

Construction Cost:

7000

Permit fee:

\$35 +

= 45

Signature

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

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

Sign

Date:

27 AUG 2018

Print Name:

ERIC D. MAJORS

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

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



RECEIVED

AUG 15 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

phdc-18-0076
rcpt# 24429

OFFICE USE ONLY

Date Filed:

Meeting Date: 8/28

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

418 ORR

Applicant

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

Name

JOHN A. Scholes

Address

28400 School CRAFT RD

City

LIVONIA

State

MICH

Zip

48081

Phone / Fax

734 634 6481

E-Mail

jscholes@us.BELFOR.COM

Contractor

Contractor Name & Contact Info

BELFOR

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Remove & replace the Damaged areas
of Roofing and install new Shingles
to MATCH EXISTING.

-ADDING GARAGE SHINGLES to match
House.

SHINGLE TYPE "3" TAB" LANDMARK DESIGN SHINGLES
Color: CORAL STONE GRAY

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:

\$4,271.55

Permit fee:

\$35 + 5 = \$40

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.

Sig

Date:

8.10.18

Print Name:

TODD A SCHOCES

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.

Staff Admin Approvals- Ann Arbor

- Rooftop wireless antenna upgrades
- Replacement windows/doorwall
- Basement wall replacement
- Replacement/new signage
- New egress windows
- Reroof
- Awnings
- Exhaust vents
- New fence
- Garage door replacement
- Siding replacement
- A/C
- Front porch repair
- Door to window
- Porch replacement
- New & replacement garages
- Dormer addition
- Ramp addition
- Venting
- Storefront redo
- Revisions to previously approved work
- Demo of modern garage
- Solar panels
- Lights
- Steel façade removal
- Gutter replacement

Staff Admin Approvals- Kalamazoo

- New roof
- Rebuilding steps
- Storm window installation
- Door installation
- Some fencing projects
- Satellite dish installation

Staff Admin Approvals- Grand Rapids

- Reroof
- Repointing
- Chimney repair

- Storm windows
- Doors
- Repair of siding/trim
- Repair of other features

Staff Admin Approvals- Detroit

- Gutter and downspout replacement
- Masonry cleaning
- Reroofing
- Window and door replacement
- Storm window and storm door installation
- Window and door boarding
- Replacement of the fabric of existing canvas awning
- Antenna and satellite dish installation



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
LANSING

EARL J. POLESKI
EXECUTIVE DIRECTOR

August 23, 2018

Ms. Cynthia Kochanek, Preservation Planner
City of Ypsilanti
1 South Huron Street
Ypsilanti, MI 48197



Dear Ms. Kochanek:

Enclosed is the Certified Local Government evaluation report prepared by Outreach Coordinator Laura Ashlee in response to your written responses to our questions.

We thank you for your thorough responses. We were impressed with the large number of applications reviewed by the commission, the detailed minutes taken at commission meetings, and the goals fulfilled over the years despite staffing challenges.

You will see that we identified five issues needing attention. These issues range from your conflict of interest policy to developing a survey plan. Most should be easily addressed. We would be happy to discuss them if you have questions. Our goal is to help Ypsilanti be as successful as possible in preserving its historic districts.

Please advise this office within ninety days after the date of this letter as to how these deficiencies have been or will be corrected. Also, please provide copies of this letter and the report to the members of the Ypsilanti Historic District Commission.

Feel free to contact Laura Ashlee at 517-335-2725 or ashleel@michigan.gov if you have any questions.

Sincerely,

Brian D. Conway
State Historic Preservation Officer

BDC:lra

cc: Darwin McClary, City Manager

Enclosures (Evaluation Report and Conflict of Interest Policy)

CERTIFIED LOCAL GOVERNMENT EVALUATION REPORT
EVALUATION PERIOD 2015-2018
City of Ypsilanti
August 23, 2018

State Historic Preservation Office outreach coordinator Laura Ashlee sent Preservation Planner Cynthia Kochanek the 2018 evaluation form on June 13, 2018. The completed application was received in SHPO on July 11, 2018, and reviewed by Laura Ashlee from August 20 through 23.

Basic Requirement #1: A local government shall “enforce appropriate state or local legislation for the designation and protection of historic properties.”

A) *Did the local government keep its ordinance in effect during the entire period 2015-2018?*
YES.

B) *Did the local government amend or revise the Historic District Commission bylaws during the evaluation period?*
NO.

Did the local government amend or revise the local historic preservation ordinance during the evaluation period?
YES.

The City of Ypsilanti amended its ordinance, which now stipulates that failure to obtain a Certificate of Appropriateness considered a blight violation and can now be adjudicated by the city's administrative hearings bureau. The amendment also addresses the issue of demolition by neglect.

C) *Are the new ordinances, amendments, bylaws, etc. consistent with the requirements of the CLG program?*
YES.

Basic Requirement #2: A local government shall “establish by state or local law an adequate and qualified historic preservation review commission composed of professional and lay members.”

A) *Did the local government maintain a fully staffed commission during the entire time period?*
NO.

Ypsilanti's historic district commission has seven members. A vacancy occurred on January 29, 2016, and the position was vacant until July 19, 2016.

B) *Were all vacancies on the commission filled within sixty days?*
NO.

In 2016 a position remained vacant for nearly six months. The Ypsilanti HDC is a stable group with little turnover. Frequent vacancies have not been an issue. The commission reviews more than one hundred applications for Certificates of Appropriateness per year, however, so it is important to maintain a full commission so that a quorum can be met at each meeting.

Corrective action: Promote commission openings and actively seek qualified individuals to fill them.

- C) *Was an effort made to find qualified professionals to fill vacancies?*
YES.

The local government has a detailed explanation of the role of the commission on its website. Notices of vacancies are also posted on the website and announced at city council meetings. The promotion of the openings and the effort to find qualified individuals is somewhat passive; however, **two of seven members and the historic preservation planner meet the federal professional qualifications.**

- D) *Did the commission maintain records and operate in accordance with its written guidelines, including conflict of interest rules?*
YES.

While the commission has a conflict of interest policy, the policy is not as comprehensive as the Department of Interior policy that is required of Certified Local Governments.

Corrective Action: Adopt a conflict of interest policy consistent with the one required by the U. S. Department of the Interior

The National Park Service, U. S. Department of the Interior, requires that CLGs adhere to the conditions stipulated in the conflict of interest policy provided to SHPOs. SHPO will provide the City of Ypsilanti with that policy.

- E) *Did the commission respond to 100 percent of the applications for Certificates of Appropriateness within the time frame specified in the ordinance?*
YES.

The city's ordinance has a sixty-day deadline. The average response time for each year of the evaluation period was eighteen days.

- F) *Were fewer than 20 percent of the commission's design review decisions appealed and then overturned?*
YES.

The HDC made 577 decisions during the evaluation period. Of those 577 decisions, 26 were denials. One denial was appealed, but it was not overturned.

- G) *Was the required training information from the SHPO distributed to all commissioners?*
YES.

The City of Ypsilanti also provided Michigan Historic Preservation Network training for the historic district commissioners.

Basic Requirement #3: A local government shall "maintain a system for the survey and inventory of historic resources."

- A) *Did the local government maintain its system for the survey and inventory of historic resources during the entire time period?*
NO.

Staffing has been limited so no systematic survey took place during the evaluation period. The city did, however, collect additional information on many resources and updated photos. In addition, during the period, the city made survey and study committee reports available on its website.

Corrective Action: Develop a plan for ongoing survey

Although Ypsilanti has conducted survey in the past, it needs to have a plan in place for keeping that information current.

- Have the areas identified in the 2001 application been surveyed? Those areas were the Water Street Redevelopment area, the Cross Street neighborhood, the Normal Park neighborhood, and the Historic South Side neighborhood.
- The city should consider whether there are areas that may not have been surveyed or may not have met the criteria for listing in the past but have reached fifty years of age since the survey was completed (e.g. a mid-twentieth-century neighborhood that reflects modern design). In addition, some buildings may have been noncontributing due to age, but may be contributing now.
- Establish the priority of each area and determine time frames.
- How will survey be accomplished? Volunteers? A consultant?
- The city may want to apply for a CLG grant.

- B) *If the survey work within the CLG's jurisdiction is not yet complete, have architectural and/or archaeological surveys been initiated?*
NO.
- C) *If archaeological surveys have been initiated, was the State Archaeologist contacted prior to the commencement of work?*
N/A
- D) *Does all survey work meet with the Secretary of the Interior's Standards for Identification?*
N/A

Basic Requirement #4: A local government shall "Provide for adequate public participation in the Historic Preservation program, including the process of recommending properties to the National Register of Historic Places."

- A) *Have all commission meetings been publicly announced and held in accordance with the Open Meetings Law, P.A. 267 of 1976?*
YES.
- B) *Do the minutes of commission meetings include all decisions and actions of the commission, including the reasons for those decisions?*
YES.
The commission keeps detailed minutes. Discussion points are recorded and attributed to individual commissioners, and reasons for decisions are noted, including the appropriate Secretary of the Interior's Standard. The only deficiency found is that motions do not include the appropriate action that should occur: issuance of a Certificate of Appropriateness, issuance of a Notice to Proceed, or issuance of a Denial.

Corrective Action: Unless the decision is tabled, in which case a reason should be stated, the motion should direct that one of the following be issued: A Certificate of Appropriateness, a Notice to Proceed, or a Denial. The minutes should record the motion in full.

Have all procedures, guidelines, criteria, standards, etc. been available to the public for review and comment in accordance with the Freedom of Information Act, P.A. 442 of 1976?
YES.

The information can be accessed on the city's website.

- C) *Has the CLG maintained an accurate record of all National Register nominations from within the jurisdiction?*
YES.
Ypsilanti maintains hardcopies and electronic copies of all National Register nominations. National Register listing is also tracked within individual property files.
- D) *Were complete reports submitted to the SHPO within the sixty-day period for 90 percent of all national register nominations from within the CLG's jurisdiction?*
N/A
No properties were nominated or listed during the evaluation period.
- E) *Did 100 percent of the reports on National Register nominations objectively evaluate the properties in relation to the National Register criteria?*
N/A

Basic Requirement #5: A local government that has been certified shall "Satisfactorily perform the responsibilities delegated to it under the Act."

- A) *Did the local government meet one or more of the goals that were identified at the time of certification or at the last evaluation?*
The city met several goals identified during its 2001 application, including:
- Creation of a new Design Guideline Booklet
 - Study of the potential for the establishment of additional local district or expansion
 - Starkweather and Edison Power Plant individual historic districts were added
 - Increase in communication and education with current property owners and prospective buyers
 - The HDC now has a Facebook page that is used to promote properties in the district
 - The HDC periodically holds workshops for the public
 - Installation of historic district signage
- B) *Has the local government identified goals for the upcoming three-year period?*
YES.
The City of Ypsilanti cited five goals for the next three years, however, the goals lack specificity. The city should think about what is achievable in the next three years and establish some action steps and timelines/deadlines for those goals.

Corrective Action: Assign specific timelines and details to the identified goals

- *Create new Design Guideline booklet* – Timeline required
- *Continue to study the potential for the establishment of additional local districts or expansion of the current district* – Identify some action steps to

take and establish a deadline (NOTE: This goal will likely be linked to your survey process.)

- *Continue to encourage and promote National Register nominations* – Identify specific nominations that should be done, who will do them, and a deadline. (NOTE: The city may apply for competitive CLG grants for survey and nomination work.)
- *Continue to work on communication and education with current property owners and prospective buyers.* Suggestions:
 - Develop a communication plan
 - Develop historic district fact sheets for realtors—mythbusting, requirements and responsibilities of living in a district, etc.
 - Establish deadline for this goal
- *Increase staffing levels in order to work to update existing surveys*—How will this be achieved? Suggestions:
 - Discuss with city council or other decision makers (specify) possibility of contractual employment to do survey
 - Use of volunteers
 - Arrangement with Eastern Michigan University to assist a federally qualified historian with field work
 - Establish a deadline for this goal.

Reminder regarding Annual Reports

Per the certification agreement, the city is required to submit an annual report to SHPO. Annual reports are due March 1 of each calendar year.

Evaluation completed by Outreach Coordinator Laura Ashlee on August 23, 2018.

[REDACTED]

Laura Rose Ashlee, Outreach Coordinator

MICHIGAN STATE HISTORIC PRESERVATION OFFICE
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
CONFLICT OF INTEREST POLICY FOR HISTORIC PRESERVATION ACTIVITIES

Application of Policy

The Michigan State Historic Preservation Office is required to implement the federal conflict of interest policy for historic preservation activities. Generally speaking, this conflict of interest policy applies to any person who is paid in full or in part with Historic Preservation Fund (HPF) or matching share (state) monies, or who donates time or provides in-kind services to the HPF program. For purposes of the policy, "person" is defined as and means: the State Historic Preservation Officer; staff member of the State Historic Preservation Office (SHPO), including persons authorized to represent the SHPO or to perform in any official capacity for the SHPO; subgrantees and contractors paid in whole or part by HPF funds or whose time or salaries are used as allowable matching share; members of the State Historic Preservation Review Board and the Michigan Historical Commission; Certified Local Government Historic District Commission members, agents and staff; and the employees, agents, partners, associates, and family members of the persons listed above.

Policy

No person (as defined above) shall participate in the selection, award, or administration of any HPF-assisted program activity, subgrant, contract, or subcontract if a conflict of interest, real or apparent exists; nor shall a person participate through approval, disapproval, recommendation, or other decision concerning any Federal Preservation Tax Incentive Certification, National Register Nomination, or Review and Compliance case if such a conflict, real or apparent, exists.

No person shall engage in outside employment or have any direct or indirect financial interest that actually conflicts or would appear to conflict with the fair, impartial, and objective performance of officially assigned duties and responsibilities for the administration of the HPF program.

No person shall solicit nor accept gratuities, favors, nor anything of monetary value from contractors, potential contractors, or recipients or potential recipients of HPF subgrant award or contract.

Real and Apparent Conflicts

A real conflict of interest exists when a person may benefit (either through financial or personal gain) from the position the person holds with respect to the HPF-assisted program, or may be unable to make impartial decisions or render impartial advice due to outside relationships or other activities with persons as defined above. (This applies to those persons who participate in or influence the grant award decision-making process, gain information not available to the general public, or provide oversight or administration of any aspect of the HPF program.)

An apparent conflict of interest exists whenever circumstances are such that a person may appear to be in a position to benefit (either through financial or personal gain) from the position the person holds with respect to the HPF-assisted program, or may be unable to make impartial decisions or render impartial advice due to outside relationships or other activities with other persons as defined above. (This applies to those persons who participate in or influence the grant award decision-making process, gain information not available to the general public, or provide oversight or administration of any aspect of the HPF program, whether or not such a conflict actually exists.) An apparent conflict also exists when a person may appear to have an unfair competitive advantage because of his or her relationship to the SHPO.

Declaring and Resolving Conflicts

Should a conflict of interest, real or apparent, exist: The person shall fully disclose the possible conflict in writing as soon as the situation becomes apparent, but at a minimum, before the issue or action for which the conflict exists is acted upon or brought to resolution and shall physically absent himself/herself from the decision-making process. The disclosure shall be presented (if appropriate) to the staff person's supervisor and then transmitted to the State Historic Preservation Officer and the Grant Section Supervisor. A disclosure statement shall be submitted for each subsequent fiscal year while the conflict of interest exists.

The entirety of the U.S. Department of the Interior's Policy and Procedure on Conflict of Interest which is set forth in

the National Park Service manual entitled Historic Preservation Fund Grants Manual, Chapter 3 is available in the SHPO office.

ACKNOWLEDGMENT

I certify that the conflict of interest policy for historic preservation activities has been read by me. I agree to abide by the policy and the procedures which implement it, including those specified in the Historic Preservation Fund Grants Manual. In particular, I agree to immediately disclose any real or apparent conflict of interest as soon as such a conflict becomes known to me.

_____	_____	_____
Print Name of Staff Member* (or other affected person)	Signature	Date

_____	_____
Supervisor (if State employee)	Date

_____	_____
Brian D. Conway, SHPO	Date

*Staff members who serve in the state classified civil service are also subject to ethics and conflict of interest regulations as prescribed in the Michigan State Housing Development Authority Employee Handbook (January 20, 2010), specific Conflict of Interest Policy for Historic Preservation Activities, Civil Service Commission Rule 2-8, the Contracts with Public Servants Act (Act No. 317 of the Public Acts of 1968), and the State Ethics Act (Act No. 196 of the Public Acts of 1973).

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF AUGUST 28, 2018

CALL TO ORDER AND ROLL CALL

Commissioner Schmiedeke (second: Lindsay) nominated Commissioner Prebys to be acting chair for the meeting as the chair and vice-chair were not in attendance. Nomination approved unanimously.

Hank Prebys Acting Chair 7:04 PM

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

Commissioners Present: Erika Lindsay, Hank Prebys, Ron Rupert, Jane Schmiedeke

Commissioners Absent: Mike Davis, Jr., Alex Pettit, Anne Stevenson

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

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moved to approve the agenda as amended to add 501 N Adams as a study item and a discussion item on the MHPN webinar on alternative materials under other business.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

29 E Cross

**Application is for tuck-pointing and brick replacement*

Applicant: Gary McKeever, owner—Present

Discussion: Prebys: Asked applicant to explain what he is asking the Commission to approve.

McKeever: Stated that approximately six to eight bricks have disintegrated and need to be replaced on the west column. Requested information as to appropriate replacement bricks and mortar mix. Stated that the replacement bricks will be painted the same color as the existing brick.

Kochanek: *[Provided applicant with a copy of the Commission Masonry & Mortar Fact Sheet]*

Motion: Lindsay (second: Schmiedeke) moved to approve the work at 29 E Cross to include masonry repair with the approved mortar mix as listed in the HDC factsheet, as given, 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.

Secretary of the Interior Standards:

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

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

Approval: Unanimous. Motion carries.

206 N Huron

**The application for fencing was moved to the end of the agenda as the applicant was not in attendance.*

56 E Cross

**The application for awning installation was moved to the end of the agenda as the applicant had not arrived.*

56 E Cross

**Application is for storefront renovation, new window openings and awning replacement*

Applicant: Van Hunsberger, architect—Present

Discussion: Prebys: Asked applicant to talk to the Commission about the application.

Hunsberger: Stated that the intent is to add five windows on the northeast patio area *[referencing materials]* on the first floor. Stated that the windows would match the color and profile of the windows that were previously approved and installed on the second and third floors but would be a fixed frame unit, for security reasons. Stated that on the north elevation to the left of the entrance door that faces Cross Street, there is currently a solid door leading to the second-floor apartments *[referencing materials]*. Stated that the plan would be to take out the stair, take out the door and match it with the layout on the right-hand side of the existing door.

Kochanek: Stated that an amendment to the application was submitted for

the addition of an awning in the front corner of the building *[referencing materials]* but that applicant would first like to see if the awning will block out too much light from the windows. Stated that the planned color for the awning is black.

[Discussion ensued re: the proposed awning addition]

Lindsay: Stated that the items listed in the application seemed appropriate, with the exception of the proposed awning addition.

Prebys: Agreed. Asked staff if the application can be approved with the exception.

Kochanek: Confirmed.

Hunsberger: Asked if applicant could bring it back as a separate item.

Kochanek: Confirmed. Stated that it can be brought back as a separate application, as it is not a denial.

Motion: Rupert (second: Schmiedeke) moved 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 as depicted in the prints dated August 10, 2018. The new windows will be an aluminum-clad wood Pella fixed frame windows in the color iron ore. A new storefront section will be painted to match the existing on the storefront renovation. The proposed new awning is not included as an approved item.

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

56 E Cross

Applicant: Jessica French, applicant–Present

Discussion: Prebys: Stated that the Commission approved the application for the windows on the northeast side and the front.

Rupert: Stated that the awning was removed from the application because the Commission had questions about it and the architect did not have any input.

French: Asked if applicant has to refile.

Prebys: Confirmed.

Kochanek: Clarified that this discussion is regarding the proposal for the corner awning.

French: Stated that applicant was not aware that the side awning would be inappropriate. Stated that she is present to figure out what would be more acceptable.

Lindsay: Stated that when you look at the façade, that you actually break the façade. Stated that the size and appearance of the awning is a concern, as is, and in comparison to the existing awning.

[Discussion continued regarding comparison of awnings in appearance and façade locations of the building]

French: Asked if a Sunbrella type tied removeable awning would be more acceptable.

Lindsay: Stated that the Commission would need to see what is planned in order to make a determination.

Prebys: Inquired about the purpose of the awning.

French: Stated the awning helps to extend the patio seasons; that the awnings in different areas provide options for seating in bright sun and/or high traffic days, for example.

Rupert: Asked if applicant intended to enclose the northeast patio as was done on the south side.

French: Stated no. Stated that those are two completely different products; that the one out back is framed with face panels that can be removed.

[Applicant shared history of the building and structures]

Lindsay: Stated that the historical accuracy of the awning is not a concern because it is a new addition. Stated that the size and appearance of the awning hinders being able to actually see the full facade of the building.

French: Stated that applicant could provide examples of the Marygrove product to the Commission.

Rupert: Stated his agreement with Commissioner Lindsay regarding the size and appearance effect of the awning on the building.

NEW BUSINESS

56 E Cross

**Application is for awning installation*

Applicant: Jessica French, applicant– Present

Discussion: Prebys: Asked if commissioners had questions regarding the awning in question which has already been installed.

Rupert: Asked about the LED lighting that appears to be strip-type lighting underneath the awning.

French: Stated that the lighting was preinstalled into the awning unit.

Prebys: Stated that the Commission has a strong antipathy to strip lighting, particularly in windows or on awnings, as the light tends to be too strong and unhistoric.

Lindsay: Stated that the color temperature is also a concern.

[Discussion continued re: light brightness, color temperature, aesthetics, hypothetical possibility examples]

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

Motion: Rupert (second: Prebys) moved to approve the work 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, facing River St. with the conditions that the framework be painted black and the lights be kept at a color that is specific to the color listed on the HDC lighting fact sheet. The bar on the front of the awnings is to be painted black.

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: Yays: 2, Nays: 2. Schmiedeke and Lindsay opposed. Motion failed.

Motion: Rupert (second: Prebys) moved to table the application to see more info on the lighting and the possibility of painting the aluminum.

Secretary of the Interior Standards:

N/A

Approval: Unanimous. Motion carries.

STUDY ITEM

501 N Adams

Applicant: Patricia Harroun

Discussion: Harroun: Stated that the service door needs to be replaced due to a recent break in to the garage.

Rupert: Asked if that would be this door right here *[referencing materials]*.

Harroun: Confirmed.

Prebys: Asked what is planned.

Harroun: Stated that the plan is to install a hinged pre-hung metal door, which would be more secure than the barn style sliding door.

Prebys: Asked where the barn style door is located on the images before the Commission.

Harroun: Stated that it is right here *[referencing materials]*. Stated that it is not visible from the street.

[The Commission reviewed and discussed the reference material]

Prebys: Stated that steel doors are something the Commission finds difficult to approve but that this is a special situation that may warrant an approval.

Lindsay: Asked commissioners if, given the special circumstances, they could allow for administrative approval.

Kochanek: Stated that she would be comfortable with administratively approving the application, once submitted.

Rupert: Stated that approval in this situation not only has to do with the security issue but also that the door is not visible from the street.

Motion: Schmiedeke (second: Rupert) moved to allow for an administrative approval of the steel door at 501 N Adams to be painted to match the existing.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion carries.

NEW BUSINESS

206 N Huron

**The application is for fence installation.*

Applicant: Ian Greenlee, owner– Not present

Discussion: Kochanek: Stated that applicant informed staff that he would not be able to be present at the meeting.

[The Commission discussed the application and appropriate disposition]

Motion: Schmiedeke (second: Lindsay) moved to table the application for work at 206 N Huron in order to give the commissioners time to visit the site.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion carries

ADMINISTRATIVE APPROVALS

314 E Cross

**Application is for reroofing.*

15 Oak

**Application is for reroofing.*

Motion: Schmiedeke (second: Rupert) moved to approve the administrative approvals at 314 E Cross and 15 Oak for reroofing.

Approval: Unanimous. Motion Carries.

OTHER BUSINESS

Administrative approvals discussion

Kochanek inquired if the Commission would be interested in information regarding what other municipalities administratively approve.

[Commission consensus that the information may be beneficial]

Demolition process/application discussion

Lindsay: Suggested discussion going forward when more commissioners are present.

Property Monitoring

302 E Cross

Prebys: Inquired about the status of the building.

Kochanek: Indicated that staff posted demolition by neglect notices on the front and side of the building, as well as by certified mail.

401 E Forest

Kochanek: Indicated that staff plans to post a demolition by neglect notice within the next several days.

206-210 N Washington

Kochanek: Indicated that staff plans to post a demolition by neglect notice within the next several days.

212 E Cross

Rupert: Discussed the appearance of the building and inquired about the status.

Kochanek: Indicated that she will look into the inquiry.

LED lighting strips resolution /policy

Commissioner Davis was not present to report on this item.

MHPN Alternative Materials Webinar discussion

Rupert: *[Presented an overview of the workshop presentation, the materials and products that were discussed, and product purchase locations]*

Lindsay: Suggested reviewing specific manufacturer guidelines for possible inclusion on Commission fact sheets for use of proposed products.

Kochanek: *[Shared notes of interest that staff captured from the webinar; i.e., security with doors, heat loss from windows]*

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none**HOUSEKEEPING BUSINESS****Approval of the minutes of August 14, 2018**

Motion: Rupert (second: Schmiedeke) moved to approve the minutes for August 14, 2018.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Acting Chair Prebys 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 8:21 p.m.



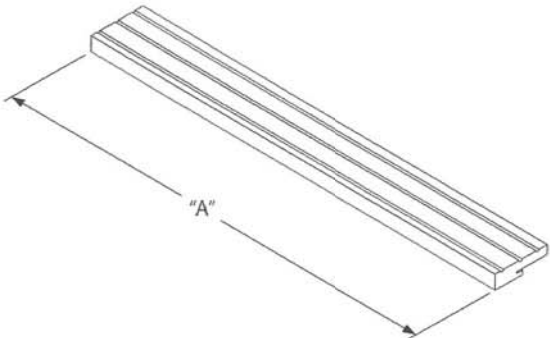
Head Jamb - Standard



UNIT SIZE	LENGTH "A"
10" SIDELITE	10.000
12" SIDELITE	12.000
14" SIDELITE	14.000
2/0 SIDELITE	24.000
2/0 DOOR	24.156
2/4 DOOR	28.156
2/6 DOOR	30.156
2/8 DOOR	32.156
2/10 DOOR	34.156
3/0 DOOR	36.156
3/6 DOOR	42.156
4/0 FRENCH 7/8" ASTRAGAL	49.062
4/8 FRENCH 7/8" ASTRAGAL	57.062
5/0 FRENCH 7/8" ASTRAGAL	61.062
5/4 FRENCH 7/8" ASTRAGAL	65.062
5/8 FRENCH 7/8" ASTRAGAL	69.062
6/0 FRENCH 7/8" ASTRAGAL	73.062
7/0 FRENCH 7/8" ASTRAGAL	85.062

Frame Parts
& Packages

Head Jamb



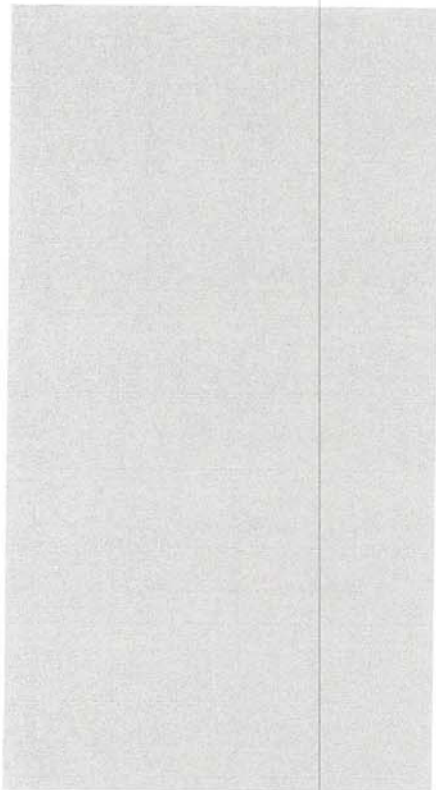
8/24/2018

Profiles™ | 100 | Therma-Tru Doors



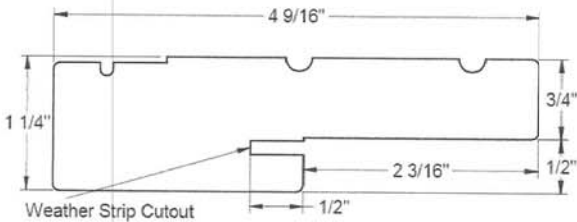
Profiles™ \$
Flush Panel | Style No. 100

☆☆☆☆ (0) Write a review

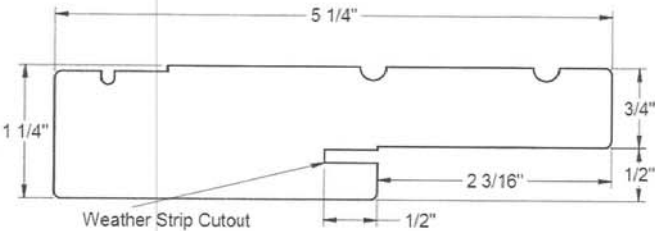


13 Available Sizes

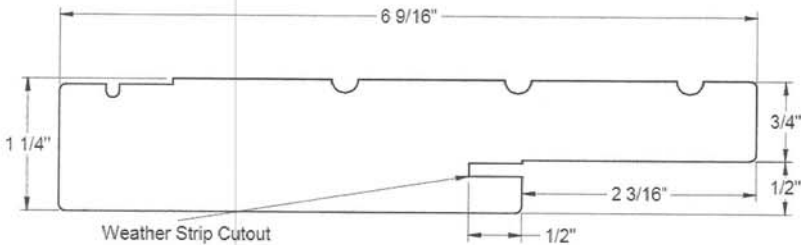
2'0" x 6'8" 2'4" x 6'8" 2'6" x 6'8" 2'6" x 7'0" 2'8" x 6'8" 2'8" x 7'0" 2'10" x 6'8"
2'10" x 7'0" 2'10" x 8'0" 3'0" x 6'8" 3'0" x 7'0" 3'6" x 6'8" 3'6" x 7'0"



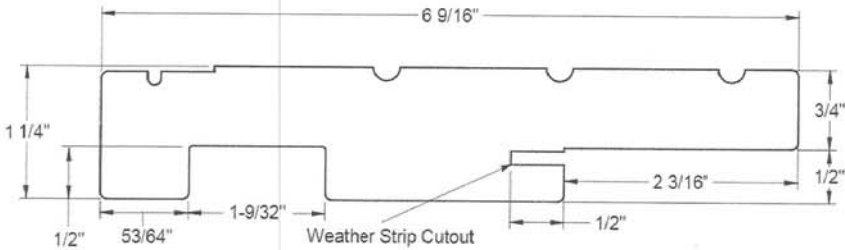
4-9/16" Jambs



5-1/4" Jambs

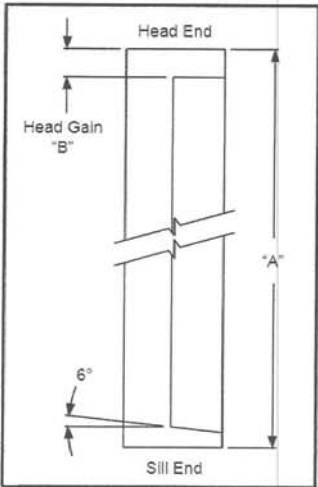


6-9/16" Jambs



**6-9/16" Patio Jambs
(for sliding screens)**

Frame Parts
& Packages



Identify Jamb Ends

INSWING JAMB		
UNIT SIZE	LENGTH "A"	HEAD GAIN "B"
6/6	79.483	1.250
6/8	82.031	1.250
7/0	86.031	1.250
8/0	98.031	1.250
6/8 3/0 ARCH	76.281	1.570
6/8 3/6 ARCH	76.531	1.491
8/0 3/0 ARCH	92.281	1.570
8/0 3/6 ARCH	92.531	1.491
6/8 3/0 RADIUS	62.201	SEE FIGURE BELOW
6/8 3/6 RADIUS	59.201	
8/0 3/0 RADIUS	78.201	
8/0 3/6 RADIUS	75.201	

Frame Parts
& Packages

