

1. Historic District Commission Agenda 9-25-18

Documents:

[00-HDC SEPTEMBER 25, 2018 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 9-25-18

Documents:

[HDC MEETING PACKET 9-25-18-UPDATED.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, September 25, 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—none

B. NEW BUSINESS

1. 169 N Washington	Porch replacement
2. 120 N Huron	Sign installation
3. 305 S Washington	Driveway & window well installation
4. 314 Oak	Fence installation
5. 32-38 E Cross	Painting, siding replacement, awning, signage and lighting installation
6. 32 Photo	Garage installation
7. 218 N Washington	Porch replacement
8. 206-210 N Washington	Demolition by Neglect

C. STUDY ITEMS

9. 218 N River	Rehab work
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D. ADMINISTRATIVE APPROVALS

10. 16 E Cross	Reroof
11. 208 Olive	Reroof

E. OTHER BUSINESS

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

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

16. Approval of the minutes of September 11, 2018

VIII. ADJOURNMENT

Secretary of the Interior's Standards for the Rehabilitation of Historic Structures

Developed by the U.S. Department of the Interior, the Standards provide a framework that guides protective decisions regarding historic structures. The Historic District Commission is required to cite applicable Standards with each formal decision it renders. It may also cite HDC Fact Sheets as part of its decision-making process.

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

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

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

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Do not imitate earlier styles.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Preserve significant changes acquired over time.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Preserve distinctive features.

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

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

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Clean building gently—no sandblasting.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Preserve archaeological resources.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

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

10. New work shall be removable.

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

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



HDC Work Permit Staff Review

Property address: 169 N Washington

Date of Application: September 19, 2018

Date of Review: September 20, 2018

Date of Meeting: September 25, 2018

Proposed work: porch replacement

Materials: pressure treated wood and paint to match house siding

Staff review:

1. The applicant is looking to replace the 4' x 8' porch at the back of the property and bring it up to code.
2. Once construction began on the back extension of the house, approved by the HDC on 8-14-18, the applicant noticed that the back porch was deteriorated and needed replacement.
3. There is an existing stair and railing unit to the west of this porch that will remain. The applicant is simply looking to rebuild the deck, skirting and supports and add a railing. The proposed skirting will be fumed lattice.
4. The applicant plans a simple square railing. HDC to advise that the balusters are to be internal to/not attached to the outside of the railings.
5. Staff has requested a depiction of the railing and details on the porch decking.
6. The porch is proposed to be finished to match the siding on the house.
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 work at 169 N Washington for the replacement of the rear 4' x 8' porch using pressure treated lumber painted to match the siding of the house. The porch skirting will be framed lattice and the railing will be a simple square type railing.

Prepared by:

Cynthia Kochanek, Preservation Planner

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City of Ypsilanti
Historic District Commission
Work Permit Application

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

Phdc-18-0096
rec #24574

OFFICE USE ONLY

Date Filed:

Meeting Date: 9/25

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

169 N. Washington

Applicant

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

Name

MARK REYST

Address

8175 ANN ARBOR RD. W.

City

PLYMOUTH

State

MI

Zip

48170

Phone / Fax

248-225-6133

E-Mail

mcreyst@yahoo.com

Contractor

Contractor Name & Contact Info

K&M Renovation

Type of work

☐ Roofing

☐ Window/Door
Replacement

☒ Porches

☐ Sign

☐ Fence (or other sitework)

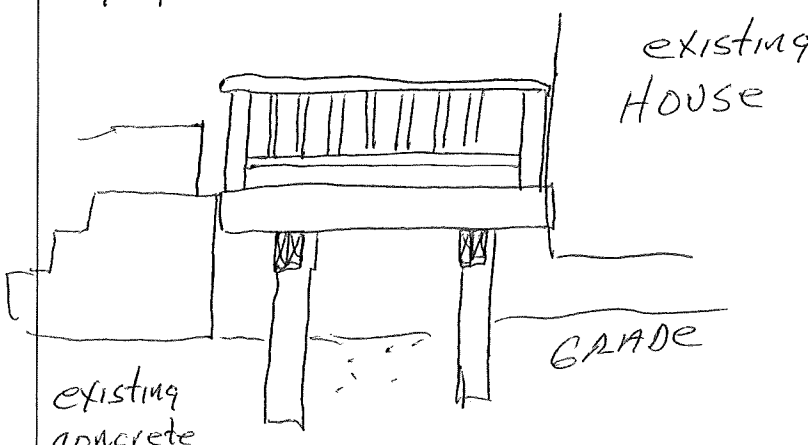
☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Replace 4x8 PORCH (DECK)



existing House

existing concrete porch

GRADE

LATTICE covering on sides (framed)

Decking color to match house siding

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

all wood will be pressure treated

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:

1200

Permit fee:

\$35 +

= 835

Signature

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

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

Signature

[Redacted Signature]

Date:

9/19/18

Print Name:

MARK REYST

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

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





HDC Work Permit Staff Review

Property address: 120 N Huron Street

Date of Application: June 11, 2018 (application submitted),
September 17, 2018 (payment received)

Date of Review: September 20, 2018

Date of Meeting: September 25, 2018

Proposed work: Sign installation

Materials: Wood, white paint, pea gravel, 24" downspouts buried
for post placement, vinyl banners

Staff review:

1. Staff received a See Click Fix report for a vinyl sign displayed between two wooden posts. Staff contacted the applicant once it was verified that no permit was pulled.
2. Planning staff informed the applicant that the sign was considered permanent even though the vinyl sign was changeable thus the applicant needed an HDC work permit and permanent sign permit from the building department.
3. The applicant is seeking a permit to reinstall the sign as it has since been taken down.
4. Height and width are not indicated on the application; HDC to verify the size. Sign must comply with zoning ordinance which requires the following of a freestanding permanent sign: 20 sf max area, 10 ft max height, maximum of 1 sign and 3 ft from lot line or 10 ft from the back of the curb whichever is a greater distance from the road.
5. A building 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 120 N Huron to include a permanent sign with wood posts

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.

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

10. New work shall be removable.

painted white and changeable vinyl signs in the front of the property. A condition of this approval is that the sign comply with all zoning sign regulations.

Prepared by:

Sarah Stachnik, Community & Economic Development Intern

Cynthia Kochanek, Preservation Planner



City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

120 North Huron Street, Ypsilanti

Applicant

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

Name

St. Luke's Episcopal Church

Address

120 North Huron Street

City

Ypsilanti

State

Michigan

Zip

48197

Phone / Fax

734-483-4253

E-Mail

info@stlukesypsi.org

Contractor

Contractor Name & Contact Info

St. Luke's Buliding & Grounds Committee

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

Wood posts with changable vinyl

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

Wood, white paint, pea gravel & 24" downspouts burried for post placement

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:

Church donation

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

Date:

Print Name

The Rev. Dr, JoAnn Kennedy Slater, J.D.

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

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

**BLACK
LIVES
MATTER**

**WOMEN'S
RIGHTS
ARE
HUMAN
RIGHTS**

**IMMIGRANTS
AND
REFUGEES
ARE
WELCOME
HERE**

SCIENCE IS REAL!



HDC Work Permit Staff Review

Property address: 305 S Washington

Date of Application: September 18, 2018

Date of Review: September 21, 2018

Date of Meeting: September 25, 2018

Proposed work: driveway paving and window well installation

Materials: concrete and metal window wells

Staff review:

1. The applicant is looking pave the gravel driveway. The project will be completed in phases.
2. The first phase is to replace the western portion of the driveway closest to the sidewalk and install a new concrete drive measuring 11.6' x 60'. Window wells are also planned for the existing basement windows on the driveway side, as they may be necessary for proper drainage.
3. Phase II will include the paving of the rest of the driveway to the east of phase I. Phase II is to be done later but within 6 months from the start of phase I.
4. Staff has advised that no white curing compound should be used. HDC to advise of same.
5. A building department permit may be required and should be obtained prior to the start of work, if required.

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

Recommended Motion:

Move to approve and issue a certificate of appropriateness for work at 305 S Washington for the paving of the driveway in phases as planned in the application dated September 9, 2018 with the condition that no white curing compound be used on the concrete. Work to also include the installation of metal window wells for the basement windows on the side of the house where the driveway is proposed.

Prepared by:

Cynthia Kochanek, Preservation Planner

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3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

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10. New work shall be removable.



RECEIVED

SEP 18 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

R24565
#1028
PHDC-18-0092

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).
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 - 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.
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Property

Address

305 S Washington St

Applicant

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

Name

Cambria Allen

Address

305 S Washington St

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

(860) 881-6727

E-Mail

cambria.elizabeth@gmail.com

Contractor

Contractor Name & Contact Info

Rod Porter - 734-558-7718

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☒ Other

☐ Application Amendment

Complete Description of Proposed Work:

Phase 1

Remove gravel Driveway Approx 4-5"
Form in new Driveway Approx 11.6 x 60'
For new concrete drive.
Install metal window wells around
Basement windows.
Pour Driveway new concrete.
Install curb and seal

Phase II

Remove gravel for new Driveway - Approx
1300 square ft.
Form & pour new Driveway with concrete
Install sealer

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

Concrete white with sealer
Window wells.

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:

I
\$5000 - 6000 II
\$8500

Permit fee:

\$35 + 20 = \$55.00

\$14500

Signature

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I further affirm that this application complies with the requirements of the Pennsylvania Fire Alarm Code, PA 230 of the DeRossett-Hale single-state construction code, PA 230 of

Signature

Date:

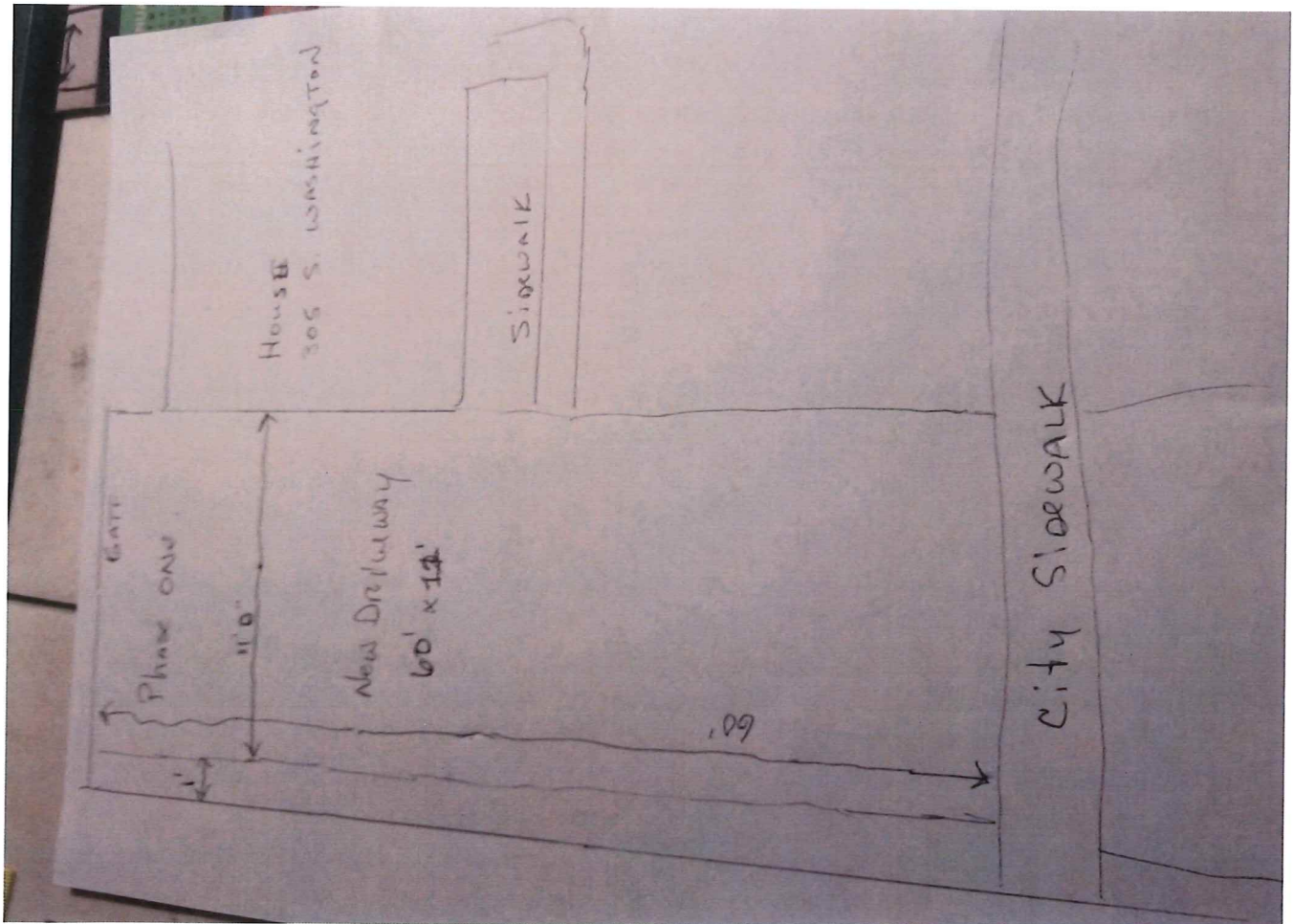
9/9/18

Print Name:

Candria Allen

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HDC Work Permit Staff Review

Property address: 314 Oak

Date of Application: September 18, 2018

Date of Review: September 20, 2018

Date of Meeting: September 25, 2018

Proposed work: fence installation

Materials: pressure treated wood, copper post caps, Behr stain in Cordovan Brown

Staff review:

1. The applicant is looking to fence in the backyard and plans to match neighboring fencing on the west side, remove an existing chain link fence and install a new fence at the south and east property lines.
2. Staff has included a color coded key that describes where the different types of fences will be installed. All fencing is to be 6' in height, except the fence/gates that run between the garage and house, which will be 4' in height.
3. The applicant plans to paint all of the fencing in Behr-ST-104-Cordovan Brown to match the existing deck color. HDC to advise of the need for a solid or semi-transparent stain.
4. 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 314 Oak to include the installation of new pressure treated fencing as indicated in the documents submitted with the application dated September 18, 2018. All fencing is to be finished in Behr-ST-104-Cordovan Brown. Work to also include the removal of chain link and wire mesh fencing on east and south property line as well as the chain link double gates across the driveway.

Prepared by:
Cynthia Kochanek, Preservation Planner

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

7. Clean building gently—no sandblasting.

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10. New work shall be removable.



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

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

R. 24567
#2743

Sept 25th
w/ing
9/18/18 4pm w/
fee bldg. dept

phde-18-0094

OFFICE USE ONLY
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Meeting Date:
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Property

Address

314 Oak St. Ypsilanti, MI 48198

Applicant

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

Name

Rachel Blistein

Address

314 Oak St.

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

734. 649. 8087

E-Mail

originalmoxie@gmail.com

Contractor

Contractor Name & Contact Info

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

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

- ☐ Painting
- ☐ Other
- ☐ Application Amendment

Complete Description of Proposed Work:

See attached.

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

See attached.

Permit Application Fee (action items only)

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

Construction Cost:

~ \$5,000

Permit fee:

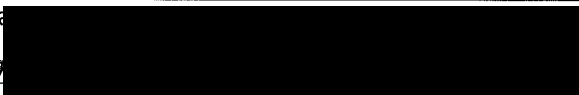
\$35 + _____ =

Signature

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

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

Signature:



Date:

7/18/18

Print Name:

Rachel E. Blistein

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

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

City of Ypsilanti HDC Work Permit Application

314 Oak St.

Ypsilanti, MI 48198

Complete Description of Proposed Work:

Removal of existing wire mesh and chain link fencing (variable height) on the East and South property lines to be replaced with a 6' ht. wood privacy fence as shown Figure G below. A 35' section of 4' ht fencing within the property line, is proposed to connect the detached garage to the house and will replace the existing chain link double gate that currently spans the driveway at the Southwest corner of the house. Finally, several small sections of fencing will be added along the West property line to complete and match privacy fencing installed on two neighboring properties to the West.

Photos of Existing Site:

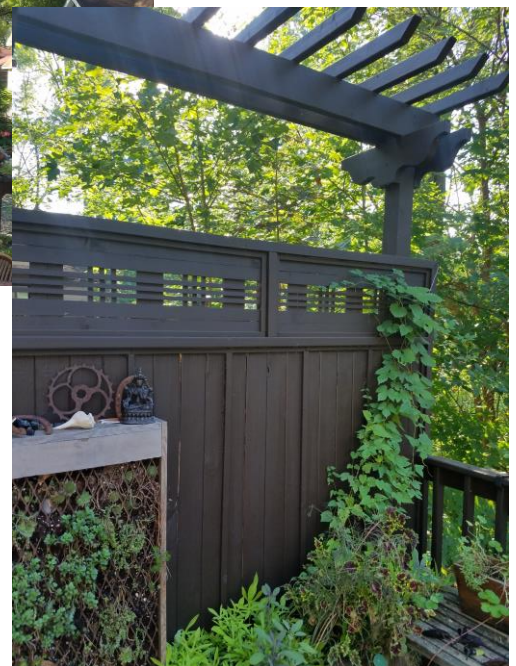
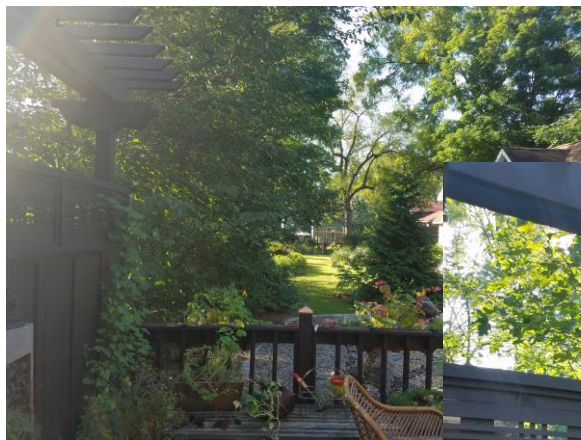
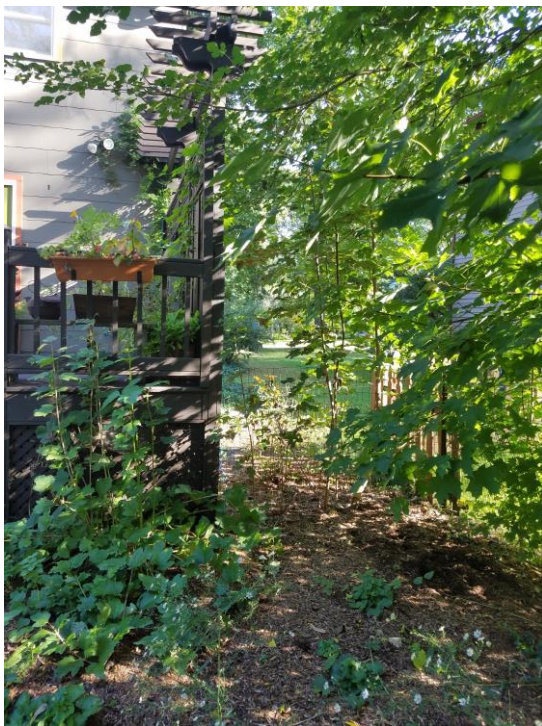
(See corresponding letter key on plan).



City of Ypsilanti HDC Work Permit Application

314 Oak St.
Ypsilanti, MI 48198

Photos of Existing Site:
(See corresponding letter key on plan).



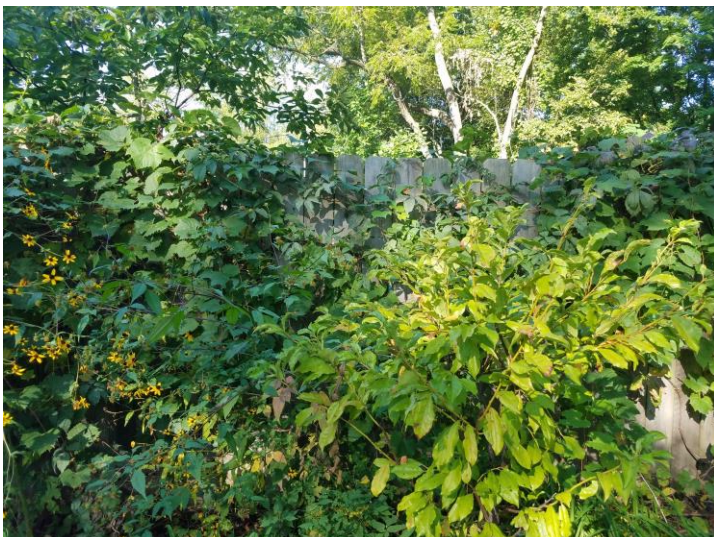
City of Ypsilanti HDC Work Permit Application

314 Oak St.
Ypsilanti, MI 48198

Photos of Existing Site:
(See corresponding letter key on plan).



D



E



E - DETAIL

City of Ypsilanti HDC Work Permit Application

**314 Oak St.
Ypsilanti, MI 48198**

**Photos of Existing Site:
(See corresponding letter key on plan).**



F

City of Ypsilanti HDC Work Permit Application

314 Oak St.

Ypsilanti, MI 48198

Precedent Images & Materials:

Privacy Fence on East and South Property Lines



Style: Solid board

Materials: Pressure treated wood

Height: 6'

Finish: Copper post caps & solid stain by Behr in Cordovan Brown (see attached swatch) to match existing on deck.

City of Ypsilanti HDC Work Permit Application

314 Oak St.

Ypsilanti, MI 48198

Precedent Images & Materials:

Privacy Fence to match existing on Southwest property line



Style: Dog eared solid board

Materials: Pressure treated wood

Height: 6'

Finish: Copper post caps & solid stain by Behr in Cordovan Brown (see attached swatch) to match existing on deck.

City of Ypsilanti HDC Work Permit Application
314 Oak St.
Ypsilanti, MI 48198

Precedent Images & Materials:

Privacy Fence to match existing on Northwest property line



Style: Alternating board, dog-eared

Materials: Pressure treated wood

Height: 6'

Finish: Copper post caps & solid stain by Behr in Cordovan Brown (see attached swatch) to match existing on deck.

City of Ypsilanti HDC Work Permit Application

**314 Oak St.
Ypsilanti, MI 48198**

Precedent Images & Materials:

4' ht. Fence & Gates Between Garage and House

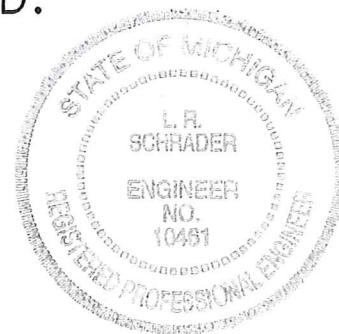
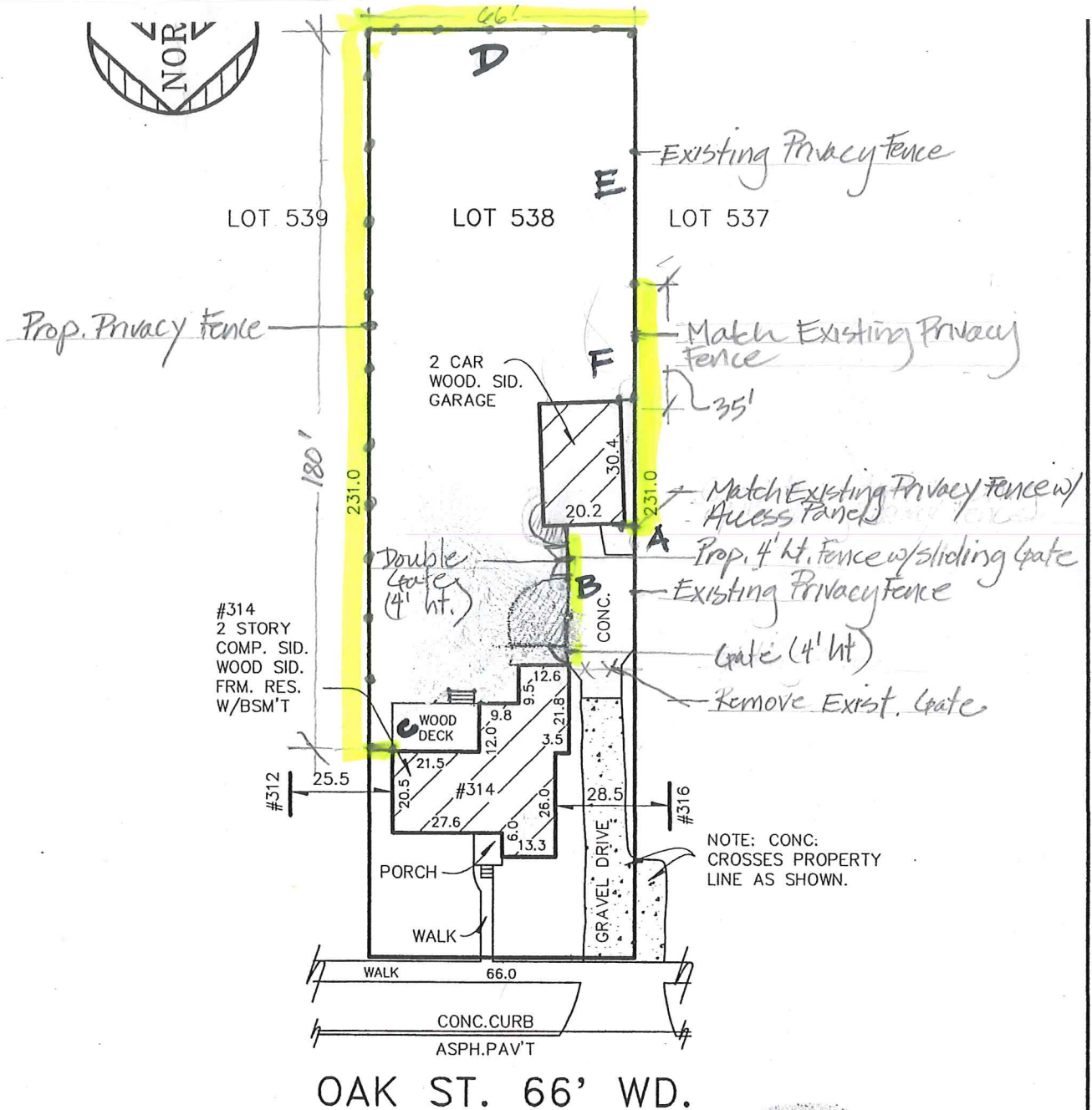


Style: Solid board with two gates, one single, one double. Gates to have arched silhouette.

Materials: Pressure treated wood

Height: 4'

Finish: Copper post caps & solid stain by Behr in Cordovan Brown (see attached swatch) to match existing on deck.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

L.R. Schrader P.E.

JOB NO: 05-68805 SCALE: 1"=40'
DATE: 12-22-05 DR BY: TC

KEM-TEC
LAND SURVEYORS

22556 Gratiot Avenue
Eastpointe, MI 48021-2312
(586) 772-2222
FAX: (586) 772-4048



KEM-TEC WEST
LAND SURVEYORS

800 E. STADIUM
Ann Arbor, MI 48104-1412
(734) 994-0888 * (800) 433-6133
FAX: (734) 994-0667

MORTGAGE



LOT 539

LOT 538

LOT 537

Prop. Privacy Fence

Existing Privacy Fence

Staff's key

= 6' solid board w/ post caps

= 4' fence & gates

= remove exist chain link

= alternating dog ear 6'

= solid dog ear 6'

#314
2 STORY
COMP. SID.
WOOD SID.
FRM. RES.
W/BSM'T

2 CAR
WOOD. SID.
GARAGE

Match Existing Privacy Fence

Match Existing Privacy Fence w/ Access Panels

Prop. 4' ht. fence w/ sliding gate

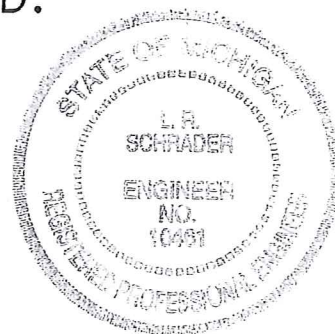
Existing Privacy Fence

Gate (4' ht)

Remove Exist. Gate

NOTE: CONC.
CROSSES PROPERTY
LINE AS SHOWN.

OAK ST. 66' WD.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

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JOB NO: 05-68805

SCALE: 1"=40'

DATE: 12-22-05

DR BY: TC

KEM-TEC
LAND SURVEYORS

22556 Gratiot Avenue
Eastpointe, MI 48021-2312
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FAX: (734) 994-0667



Royal Hayden ST-136



California Rustic ST-130



Redwood ST-330 ●



Terra Cotta ST-118



Barn Red ST-112



Bordeaux ST-106



Sable ST-135



Chocolate ST-129 ●



Valise ST-123



Russet ST-117 ●



Wood Chip ST-111



Padre Brown ST-105 ●



Curry ST-134



Cedar Naturaltone ST-533 ●



Redwood Naturaltone ST-122



Woodbridge ST-116



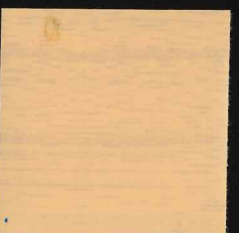
Chestnut ST-110



Cordovan-Brown ST-104



Yellow Cream ST-133



Beach Beige ST-127



Sandal ST-121



Antique Brass ST-115



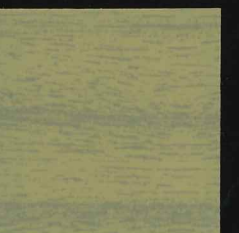
Wrangler Brown ST-109



Coffee ST-103



Sea Foam ST-132



Woodland Green ST-126



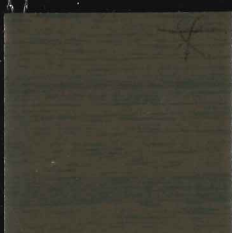
Ponderosa Green ST-120



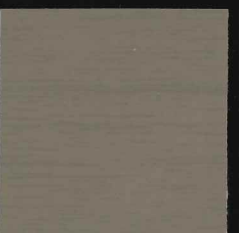
Mountain Spruce ST-114



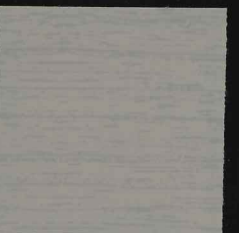
Forest ST-108



Slate ST-102



Pewter ST-131



Stonehedge ST-125



Colony Blue ST-119



Gettysburg ST-113



Wedgewood ST-107



Atlantic ST-101



HDC Work Permit Staff Review

Property address: 32 & 38 E Cross St

Date of Application: September 18, 2018

Date of Review: September 20, 2018

Date of Meeting: September 25, 2018

Proposed work: Removing wood paneling to insulate pipes, replace with matching wood paneling, remove and replace existing awning, signage, replace lighting, painting

Materials: Wood siding, fabric awning, Sherwin Williams paint colors on file with HDC, LED gooseneck lighting, painted raised letters

Staff review:

1. Applicant is seeking to insulate the back addition of 32 E Cross to keep the pipes from freezing in the winter. Applicant plans to replace the wood paneling to match the existing and then paint the new paneling to match the rest of the building.
2. Applicant is also looking to replace the existing awning on 32 E Cross with a new awning to act as a sign.
3. HDC to that advise that awnings should not serve as the primary sign for a business. If an awning is intended to serve as a sign, lettering is typically only on the valance. HDC to work with the applicant to reduce the size of the logo or remove the signage entirely.
4. Applicant to replace existing gooseneck lighting with LED gooseneck lighting of a similar style on 32 & 38 E Cross. HDC to verify the specific gooseneck lighting if different than the existing. HDC to advise that LED bulbs must be a temperature of 3000k or lower and lighting to comply with Dark Sky guidelines.
5. Applicant to add flush raised letters to upper yellow band on the building at 32 & 38 E Cross. HDC to advise that sign installation must comply with HDC standards and shall not cause damage to the building.
6. All signage must comply with the zoning ordinance.
7. Applicant to paint 32 E Cross to match the other buildings with colors on file with the HDC.
8. HDC to advise no sandblasting or power-washing to prep for painting.
9. A building department permit is required and should be obtained prior to the start of work.
10. Colors on file with the HDC:

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.

- Maiz trim, accent and sign colors:
 - o Olympic-Snow Storm-C30-2
 - o Olympic-Fuzzy Navel-A15-5
 - o Olympic-Black Magic-D58-6
 - o Olympic-Knight's Armor-D58-5
- Building Colors
 - o Sherwin Williams-Ecru-SW 6135 (trim)
 - o Sherwin Williams-Artifact-SW 6138 (body)

Relevant Secretary of the Interior's Standards:

#6, #7, #9, #10

Recommended Motion:

Move to approve and issue a certificate of appropriateness for the work at 32 & 38 E Cross. Work to include the replacement of the wood paneling at the rear on 32 E Cross and painting to match the existing color scheme of the rest of the restaurant, and the replacement of the existing awning on the condition that there is no signage on the new awning. The lighting on 32 & 38 E Cross will be replaced with new LED gooseneck lighting with the condition that the new lighting be a temperature of 3000k or lower. New flush mounted raised letters will be added to 32 & 38 E Cross to the upper band of the building as indicated in the application dated September 18, 2018.

Prepared by:

Sarah Stachnik, Community & Economic Development Intern
Cynthia Kochanek, Preservation Planner

R. 24569 cash
PHDC-18-0095



RECEIVED

SEP 18 2018

CITY OF YPSILANTI
BUILDING DEPARTMENT

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

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

32/38 E Cross St Ypsilanti MI 48198

Applicant

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

Name

Jason Branham, MAIZ Mexican Cantina/BRG Investments, Inc.

Address

36 E. Cross St. Ypsilanti MI 48198

City
Ypsilanti

State
MI

Zip
48198

Phone / Fax
734-276-4302

E-Mail
branham0@gmail.com

Contractor

Contractor Name & Contact Info

Budds General Contracting/Marygrove Awning

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☒ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

This application encompasses updating the exterior of 32 E. Cross (formerly Harvest Kitchen).

1. Removing the wood paneling from the exterior add on section of the building near alley and back parking lot. Insulating this section since pipes are freezing. After insulation, recover in matching to existing wood paneling and paint in a color scheme to match the rest of MAIZ.
2. Remove existing awning on street facing portion of building and replace with new awning that is a combination of sign and awning. See drawing.
4. Add flush raised letters to upper yellow band on 38 E. Cross "MEXICAN". Replace existing goose neck lighting with LED gooseneck lighting in similar style to what is currently found. Add flush raised letters to the new yellow band above 32 E. Cross "CANTINA". Replace existing goose neck lighting with LED gooseneck lighting in similar style to what is currently found.
3. Paint building in color scheme already found the rest of the building located at 34-38 E. Cross. See drawing.

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

Wood siding, fabric awning, and sherwin williams paints already on file with HDC, lighting, painted raised letters.

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:

$2,100 + 3,000 + 5,000 = 10,100$

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:

[Redacted Signature]

Date:

9-18-18

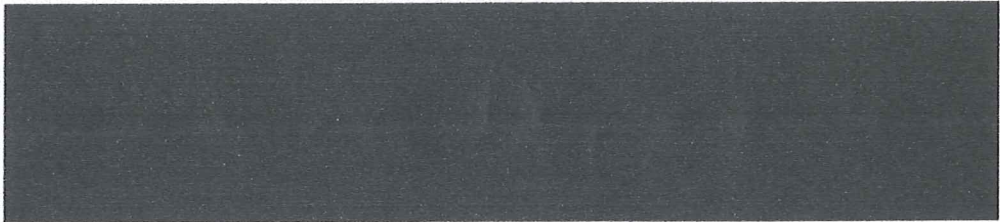
Print Name:

Jason Boranham

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







12700 Merriman Rd., Livonia, MI 48150 - (734) 422-7110 - (800) 44-AWNING - FAX (734) 422-3225

SALES PROPOSAL

Billing Information

Name: Jason Branham
Company: BRG Investments Inc.
Address: 9072 Emerson Drive
Saline, MI, 48176
Email: branham0@gmail.com
Phone1: 734-276-4302

Job Site Contact Information

Company or Name: Maiz Mexican Cantina
Contact: Jason Branham
Address: 36 E. Cross Street
Ypsilanti, MI 48198
Phone: 734-276-4302 Cell

Proposal Date: June 05, 18
Cust No. BR4302-0
Order No. PRO-BR4302-0-1
Salesperson: dbache

Payment Info

Method:
Check No:
Amount Pd: \$0.00
Balance: \$2,100.00
Terms: COD

Order Specifications

Type	Width	Height	Proj	Price
1 Traditional Awning	21 ft 6 in	5 ft 6 in	2 ft 0 in	\$2,100.00

Fabric: Sunbrella 6008 Black

Install a Traditional awning with open ends. Plus graphics.

Deposit of 1/2 down or a PO needed to start production

Additional \$150 to apply for permit plus cost of permit extra if required. Any additional required endorsements or changes to Marygrove's current liability insurance certificate may be subject to additional costs. Extra charge for sealed drawings, if required.

Quoted Price

\$2,100.00

PAYMENT: Payment is due and payable in full upon delivery of units as noted above. All warranties will be void unless all money due Marygrove The Awning Store and More is paid in full when due. The Products listed above are to be custom made for purchases and therefore in this agreement cannot be changed cancelled, modified, or discharged in whole or in part by the Purchaser except in accordance with the law or with written consent of the Seller. Seller does not guarantee performance in case of strikes, floods, or other conditions beyond its control.

It is being agreed that, in the event of cancellation by the purchaser prior to the commencement of manufacturing of the above goods, the Seller would suffer damages in an amount which would be substantial but would be uncertain and difficult of proof, it is agreed, and it is the intention of the parties hereto that in the event Purchaser breaches this contract prior to the commencement of manufacturing of the above goods, he shall pay, as liquidation damages and not as a penalty to the Seller, the sum of thirty-three percent (33%) of the total cash price of this Contract. In the event Purchaser breaches thereafter, he shall be liable for the total cash price of this Contract.

Upon completion of the above work, the undersigned agrees to execute a note and completion certificate as requested by the Contractor.

It is mutually agreed that this contract may be assigned or subcontracted by the Seller and that where the term "Seller" is used herein, it shall be construed to mean assigns, and that the terms and agreements herein contained shall bind, apply and insure the heir, assigns, successors, executors and administrators of the parties thereto.

The undersigned represents that he is (they are) the owners of the above mentioned premises and that the legal title thereto stands or record in his or their names. The undersigned acknowledges receipt of a true copy of the Contract. He further acknowledges that he has read and knows the contents thereof, understands that no other agreements, verbal or otherwise, are binding upon the parties hereto and that his Contract contains the full agreement between the parties and that this and no other agreement exists, and that all previous conversations are undersigned further acknowledges receipt of separate copies of notice of his right to cancel this agreement. **The awning remains the property of Marygrove Awning until the invoice is paid in full.**

"YOU THE BUYER MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. IN WITNESS THEREOF, the undersigned have hereunto subscribed their names the day and year first above written.

COLLECTION COSTS: Customer agrees to pay 1.5% service charge per month on any outstanding or late balance. Customer also agrees to pay all of Marygrove's collection cost reasonably related to Marygrove's efforts to collect payment for their services, including: (1) attorney's fees; (2) cost of suit; (3) \$200.00 to cover Marygrove's internal collection overhead; (4) all other reasonable collection costs. You agree now that the above amounts are reasonable predictions of what Marygrove's actual costs and overhead will be and are not penalties.

Marygrove, The Awning Store and More

Purchasers' Signature

Date of Signature

Sales Rep.: _____

By _____

By _____







HDC Work Permit Staff Review

Property address: 32 Photo

Date of Application: September 17, 2018

Date of Review: September 21, 2018

Date of Meeting: September 25, 2018

Proposed work: detached garage addition

Materials: wood post frame, steel siding and roof, concrete, gooseneck and carriage style lighting, multiple panel garage door

Staff review:

1. The applicant is looking to add a detached 24' x 40' garage to the site.
2. The ZBA approved a variance for the garage addition to be located in the front yard at their June 27, 2018 meeting with the conditions that the detached accessory structure be set back at least 5' from the north property line and be no closer to the east property line than the westernmost side of the existing house. The site plan from the applicant indicates that all of these requirements are met. Please see diagrams from the ZBA staff review on the next page.
3. The applicant is planning for a wood framed and steel sided structure with a steel roof. The siding will be light grey and the roof will be burnished slate.
4. Lighting will be gooseneck and carriage style lighting. Staff has advised the applicant that the carriage type lighting may be deemed inappropriate.
5. The proposed garage door will be white in color with multiple panels and 6-pane windows. Staff has advised that a plainer door may be required.
6. A concrete driveway will connect to the existing asphalt and be 30' in length, *there is no indication of the width of the drive*. HDC to confirm the width of the drive and advise that no white curing compound is to be used.
7. A building department permit and zoning review 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 32 Photo to include the addition of a detached 24' x 40' wood

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.

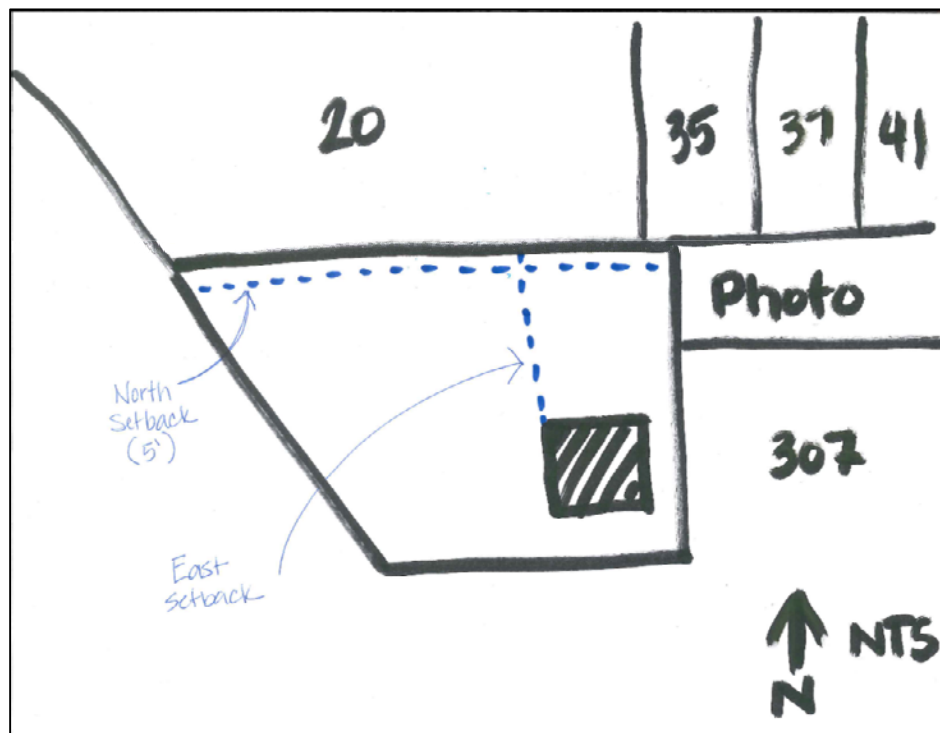
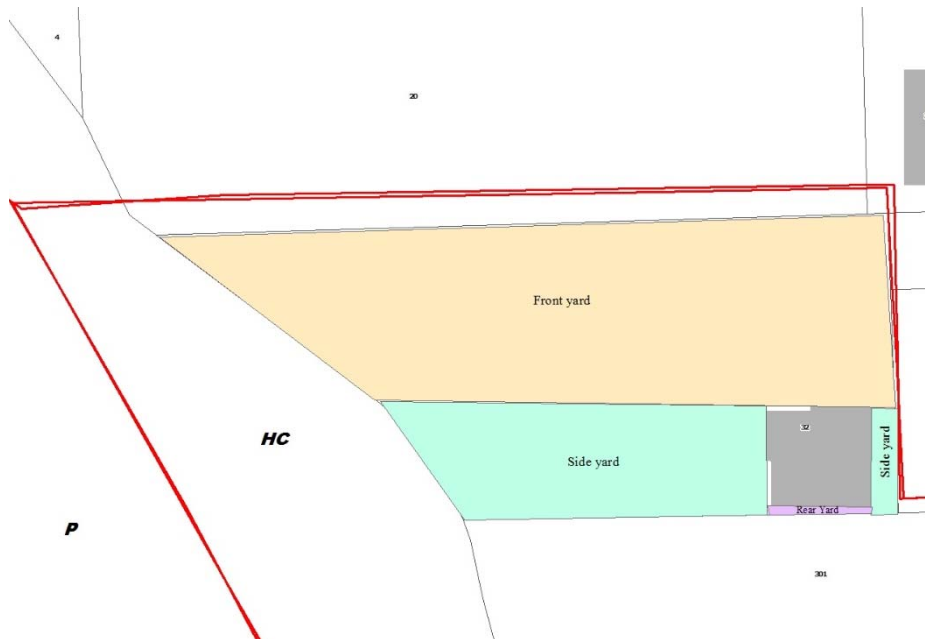
9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.

frame and steel sided garage with a steel roof on the site. The siding will be light grey and the roof will be burnished slate. Lighting will be gooseneck style lighting. The garage door will be almond in color with multiple panels and 6-pane windows. A concrete driveway will connect to the existing asphalt and be 30' in length. Approval is on the condition that no white curing compound be used for the concrete and the carriage style lighting be changed to a more modern style light fixture.

Prepared by:

Cynthia Kochanek, Preservation Planner



PHDC-18-0091

R 24561
VISA

RECEIVED

SEP 17 2018

CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti Historic District Commission Work Permit Application

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA**Property**

Address

32 Photo St., Ypsilanti, MI 48198

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

Name

Adrienne Nickles

Address

32 Photo St.

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

(810) 824-6467

E-Mail

avnickles@gmail.com

Contractor

Contractor Name & Contact Info

Steve Ekquist, Ekquist Construction email: ekquistcustoms@gmail.com

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

We are proposing to have a detached garage built on our property at 32 Photo St. The structure will be a 2 car garage that is ~~24~~40 x 12' in size.

We have a builder who contracts with Chelsea Lumber in Saline who will be excavating, building the structure, and adding a 30' long concrete driveway. The pad for the building will also be concrete.

The building will be a post-frame structure that will be sided with steel and will include a steel roof.

The sides will be light gray, in color, and the roof will be ~~gray~~ burnished slate.

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

Wood post frame, steel siding and roof

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:

\$43,000

Permit fee:

\$35 + \$70 = \$105

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:

9/ /18

Print Name:

Adrienne Nickles

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.

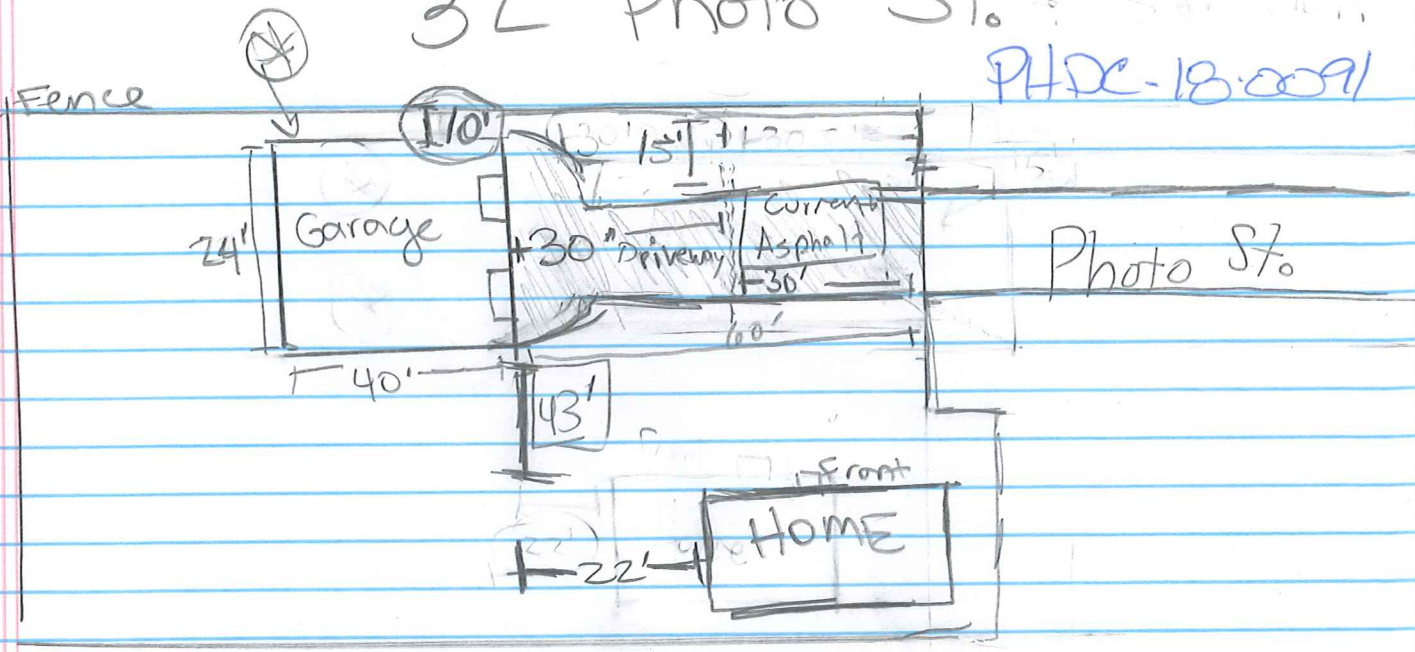
All other necessary approvals and permits must be acquired before beginning work.

Detached garage Site Plan

32 Photo St.

PHDC-18-0091

Huron River



Garage: 24 x 40'

Distance from side of house: 22'

Distance from front of house: 43'

Distance from fence: 10'

Distance from front of property: 60' (from end of Photo St.)

Driveway: 30' long, wide
30' from front of property - extended from asphalt (end of Photo St.)

CONTACT:

Brandon Smith
600 E. Michigan Ave.
Saline, MI 48176
888-429-5454

CONSTRUCTION:

Post Frame

DIMENSIONS:

24' X 38' X 12'



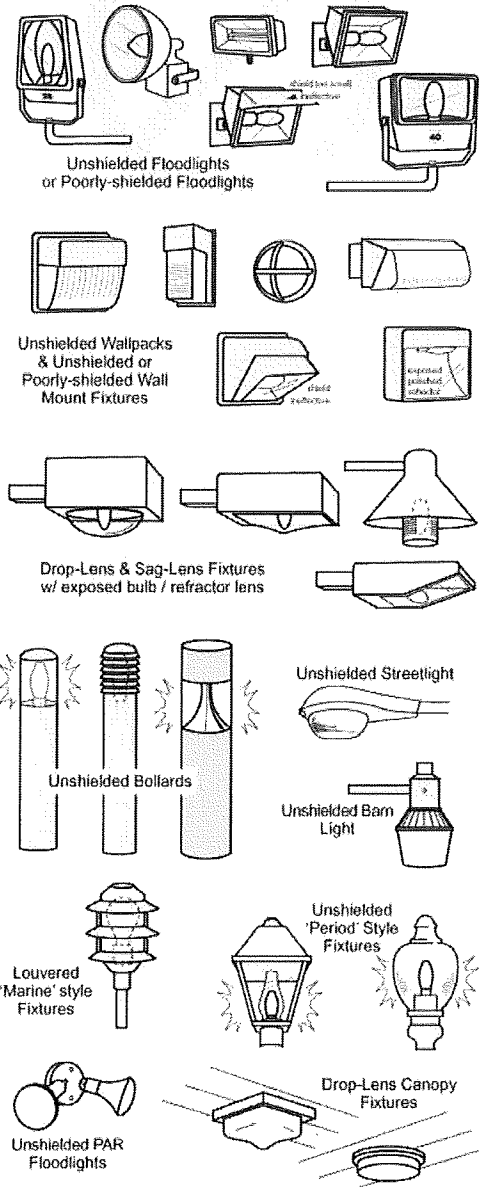
Lighting for building exterior

Good Lights for Good Nights

Help eliminate light pollution. Select the best fixture for your application using this guide. Use the lowest wattage bulb appropriate for the task and turn off the light when it's not being used.

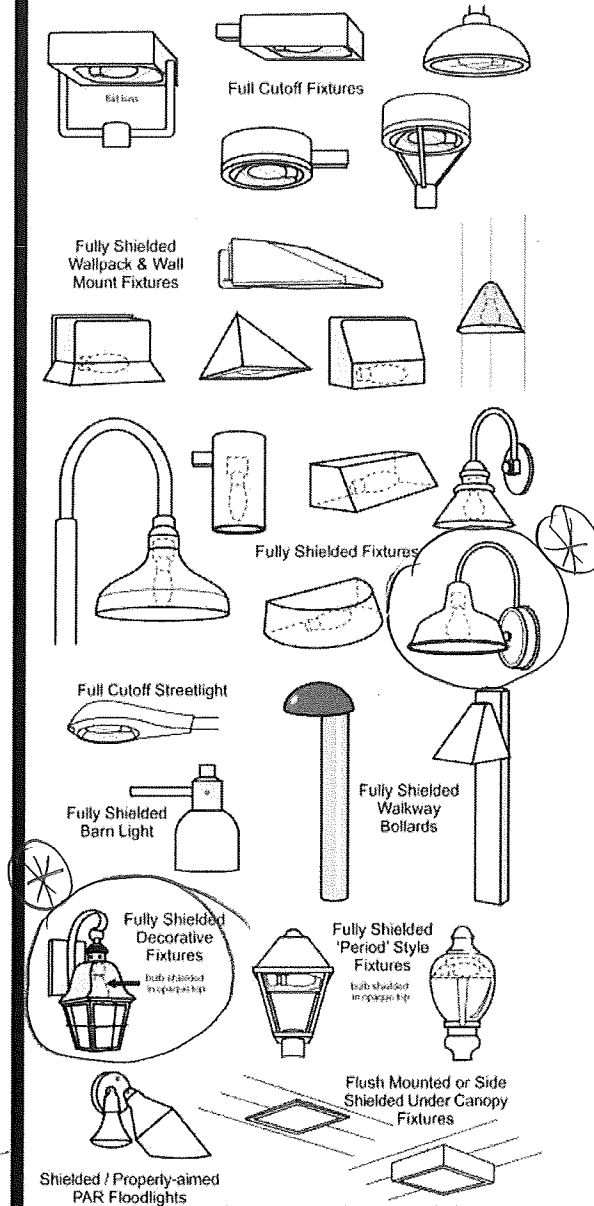
Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Revised for the Town of East Hampton, NY by Bob Crelin ©2015

presented by the
Dark Sky Society
www.darksksociety.org

Illustrations by Bob Crelin, used with permission. You may freely copy and distribute this document.



SITELINE WOOD DOUBLE-HUNG WINDOW

 Siteline Wood Double-Hung Window

Price Range: \$\$

MODEL

EXTERIOR



GRILLE DESIGNS

NO GRILLE



EXTERIOR COLOR OPTIONS

BRILLIANT WHITE



WAYS TO BUY THIS PRODUCT

- ▶ GET HELP ON YOUR PROJECT
- ▶ WHERE TO BUY (/EN-US/FINDASTORE?PID=P0021)

Enjoy fresh air with an upper and lower sash that slide vertically past each other in a single frame. A concealed jamb liner provides a clean and architecturally focused look. Both sash tilt in for convenient cleaning.

FEATURES

- **Custom Capabilities:** size, shape, glass, grille design
- **ENERGY STAR® Certified Options:** yes
- **Exterior Clad Color Options:** 9 standard colors, 13 optional colors and 7 anodized clad exterior colors
- **Exterior Wood Options:** natural or primed AuraLast Pine

- **Glass Options:** Low-E 366 and Neat standard with energy efficient, protective, textured, tinted options available
- **Hardware Options:** 9 window hardware finishes options - as well as optional factory installed Window Opening Control Device (WOCD)
- **Interior Finishes:** 9 standard wood interior finishes
- **Interior Wood Species:** natural or primed AuraLast pine, douglas fir, alder
- **Maintenance Level:** moderate
- **Project Type:** new construction and replacement
- **Sustainable Solutions:** AuraLast® Wood (pine) is standard. Two wood-source certification options are available on AuraLast® Wood: Sustainable Forestry Initiative® (SFI) or Forest Stewardship Council™ (FSC®).
- **Trim Options:** exterior clad and wood trim profiles, interior wood trim profiles
- **Warranty:** 20 year general warranty & lifetime limited warranty against rot and termites

[Back to Top ▲](#)

ULTRA 2000

Color Chart

High gloss, siliconized polyester roofing and siding colors.



Sandstone ¹



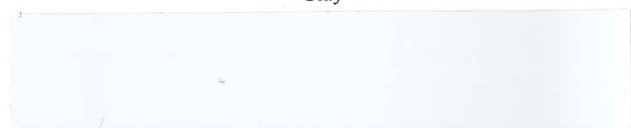
Tan



Clay ⁴



Brown ⁴



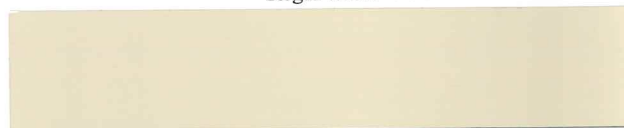
Bright White ^{1,2,4}



Regal White ^{1,2,3,4}



Dark Gray



Beige



Light Gray ¹



Silver



Evergreen ^{1,2,4}



Black



Burgundy



Light Blue



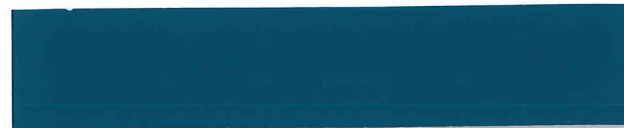
Red ^{3,4}



Patriot Red



Burnished Slate



Ocean Blue

All the above colors are available in 29GA Ultra 2000 and 29GA R Panel without Purlin-Bearing Leg.

¹ Available in 26GA Ultra 2000 and 26GA R Panel without Purlin-Bearing Leg.

² Available in 26GA R Panel with Purlin-Bearing Leg.

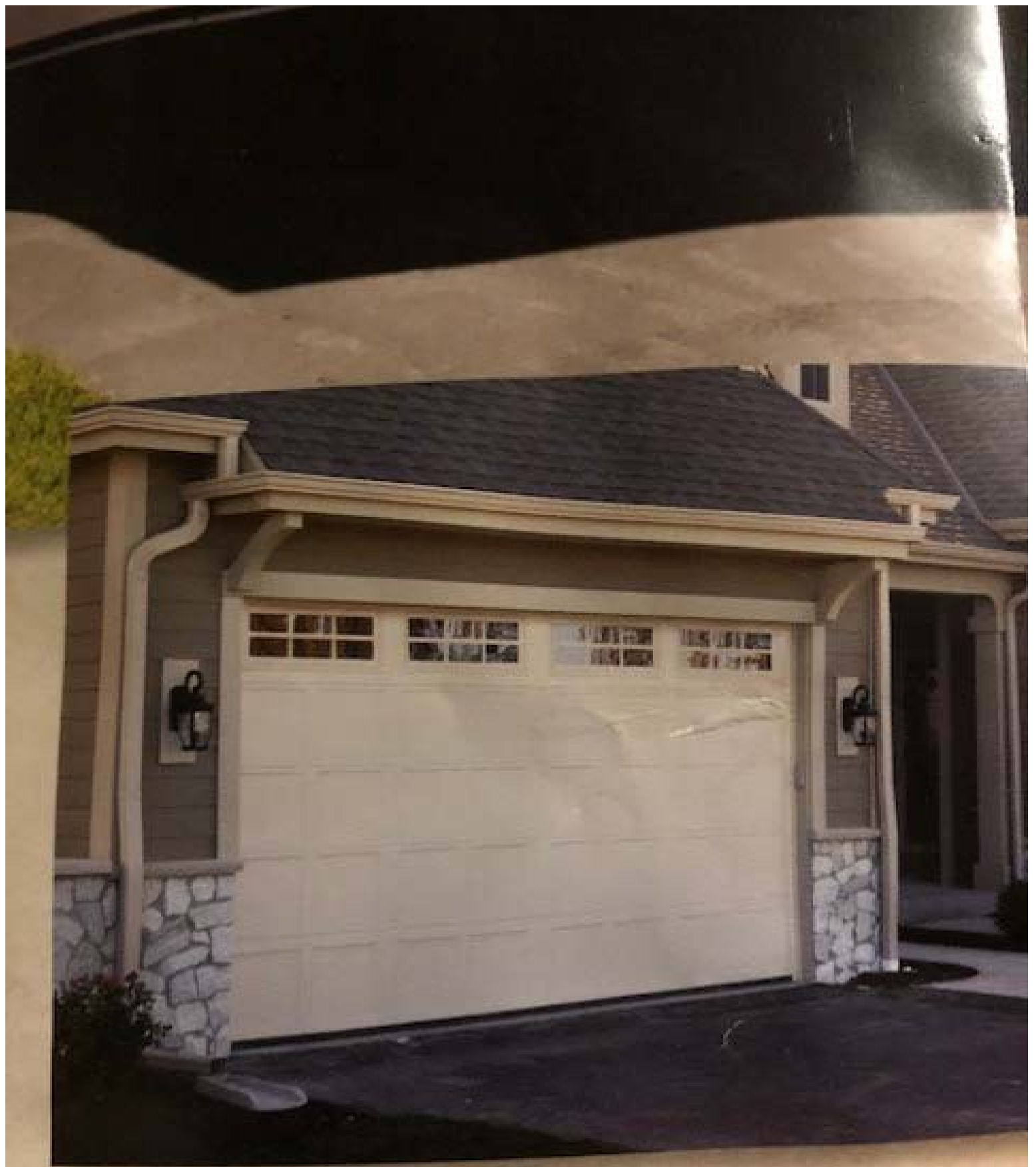
³ Available in G-100 pre-treatment.

⁴ Available in Econo-Rib.

The colors on this card are as close to actual as color chip reproduction technology allows.
Coating samples on metal are available upon request.



AkzoNobel
Tomorrow's Answers Today



2561 in almond with 6-pane windows





HDC Work Permit Staff Review

Property address: 218 N Washington

Date of Application: September 13, 2018

Date of Review: September 21, 2018

Date of Meeting: September 25, 2018

Proposed work: Replace front porch decking

Materials: Composite tongue and groove decking boards: Aeratis T&G PVC, color: vintage slate

Staff review:

1. Applicant is seeking a permit to replace the front porch decking with a tongue and groove composite decking.
2. The last HDC approval on file for replacement of the porch decking was from 1994 however the decking, if replaced with like-for-like materials, could have been recently replaced without an HDC application. Thus the existing materials are not historic materials.
3. Applicant came to a previous HDC meeting as a study item. The HDC has been talking about alternative materials in the last few meetings.
4. HDC to verify if the applicant is replacing both sections of front decking, or just the main entrance.
5. HDC to advise that all work should be consistent with standards for decking construction: the deck (floor) of the porch shall consist of 1 x 4 tongue and groove vertical grain porch flooring, and shall be installed with the narrow ends of the boards against the wall of the house. The deck shall overhang the skirt and the skirt trim by at least 1". The last deck boards (one at each end of the porch) shall have the exposed tongue and groove trimmed off. The deck of the porch should be sloped in order to shed water.
6. HDC to verify that the color is factory applied.
7. A building department permit may be required and should be obtained prior to the start of work.

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

Recommended Motion:

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.

Move to approve and issue a certificate of appropriateness for the work at 218 N Washington to include the replacement of the porch decking with Aeratis tongue and groove decking boards finished in vintage slate.

Prepared by:

Sarah Stachnik, Community & Economic Development Intern

Cynthia Kochanek, Preservation Planner



City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

218 NORTH WASHINGTON

Applicant

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

Name

RON RUPERT

Address

421 NORTH HURON ST.

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

810-241-0600

E-Mail

Contractor

Contractor Name & Contact Info

Home Services LTD

Type of work

- ☐ Roofing
☐ Window/Door
 Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Replace Front Porch Decking
with composite Tongue AND groove
Decking BOARDS (GRAY in color)

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

Decking SAMPLE AT MEETING

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:

\$4000

Permit fee:

\$35 + _____ =

Signature

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

Signature:

[Redacted Signature]

Date:

9/13/2018

Print Name:

RON RUPERT

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

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





City of Ypsilanti

Community and Economic Development

September 7, 2018

BALMORAL HOLDINGS LLC
PO BOX 20242
CHEYENNE, WY 82003

NOTICE TO APPEAR

RE: Potential finding of Demolition by Neglect at 206-210 N Washington St

Dear BALMORAL HOLDINGS LLC,

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 structures at 206-210 N Washington 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 25, 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.

Sir,

Cynthia Kochanek, Preservation Planner
Community & Economic Development Department

CC: File
Building Department

















PHDC-18-0088



RECEIVED

SEP 11 2018

CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti Historic District Commission Work Permit Application

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

218 N. RIVER ST

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

Name

MICHAEL / DONALD FURBACHER

Address

3238 THIRD ST

City

WAYNE

State

MICH

Zip

48184

Phone / Fax

734 729-7849

E-Mail

MIKE FURBACHER @ GMAIL.COM

Contractor

Contractor Name & Contact Info

Type of work

- ☐ Roofing
☐ Window/Door
 Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

STUDY ITEMS:

- ① UPDATE AND STATUS OF EXISTING OPEN PERMIT
- ② ARCHITECT FOR REAR PORCH AND OTHER WORK
- ③ WINDOWS AND GLASS - FRONT BROWS AND DECOR
- ④ PERMISSION TO REMOVE FRONT DOOR AND INSTALL TEMPORARY SECURITY DOOR WHILE REHAB IS DONE.
- ⑤ ROOF - COORDINATING EVE/OVERHANG REPAIR WITH NEW ROOF.

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

Permit Application Fee (action items only)

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

Construction Cost:

Permit fee:

\$35 + _____ =

Signature

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

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

Signature:

Date:

SEPT 11 2018

Print Name:

MICHAEL FLIRBACHER

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

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



City of Ypsilanti

Community and Economic Development

October 03, 2017

DONALD FURBACHER
3238 THIRD ST
WAYNE, MI 48184

RE: 218 N RIVER, HDC approval timeframe

Dear MR. FURBACHER,

This office was asked to verify the timeframe in which work needed to be completed for a Historic District Commission (HDC) work permit approval from September 27, 2016. The work that was approved at that time included the following:

Work on the front upper story gable siding. The vertical siding will be a pine or redwood with the details to be replicated in the siding as on the south dormer. The removal, the rebuilding and the reinstallation of the windows in the front openings. The repair of any rotted or damaged sills. The rotten siding on the north side addition will require removal and replacement with a pine, redwood or cedar lap siding. The removal of the rear porch. The removal of the eyebrows and corbels to be replaced and restored to the building with duplications of the ones that are missing above the appropriate windows. The building of a temporary frame to hold the front scaffolding to allow the work to continue during the inclement months.

The City of Ypsilanti Historic District Commission Rules and Regulations section 4.11 states the following:

Approvals. All work approved by the Commission shall commence within six (6) months of the date of approval. For purposes of this section the issuance of a building permit shall constitute commencement. In the event that work is not commenced as stated above the approval shall be null and void and the applicant shall file a new application and fee, if required. In the event a permit is cancelled, rescinded or voided by the building department, any approvals by the HDC shall also be rescinded.

Thus there is no timeframe for completion of work approved by the HDC as stated in the rules and regulations, only a timeframe for when work shall commence. Please contact me at 734-483-9646 or ckochanek@cityofypsilanti.com with any questions or concerns.

Sincerely,

Cynthia Kochanek, Preservation Planner
Community & Economic Development Department

Cc:  File
Building Department



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SEP 11 2018

CITY OF YPSILANTI
BUILDING DEPARTMENT

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

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Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

R24592
VISA
PHDC-18-0089

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).
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INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

16 E. Cross St. Ypsilanti

Applicant

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

Name

City Body

Address

20 E. Body

City

Yps.

State

MI.

Zip

48197

Phone / Fax

(734) 482-4737

E-Mail

info@citybody.com

Contractor

Contractor Name & Contact Info

A.H. Construction Co.

5417 Dayton - Yps. MI 48197
cell # (734) 216-6455

Type of work

☒ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

We are removing ^{an Existing} Rubber Roof. And install new Duro-Last Roof. Color white. All work should meet code requirements & manufacture specification

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:

\$ 47,450.05

Permit fee:

\$35 + _____ =

Signature

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Signature

[Redacted Signature]

Date:

9-11-18

Print Name:

ALI HAWIO

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.



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- Reinforced
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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
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INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

208 Olive St.

Applicant

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

Name

Matthew Waldsmith

Address

208 Olive St.

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-323-4561

E-Mail

Mwaldsmith@A2GOV.ORG

Contractor

Contractor Name & Contact Info

Burke's Roofing, P.O. Box 532, Hamburg MI 734-662-5556

Type of work

☒ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Tear off old roof (entire structure) Install new shingles (30yr. Tamko Heritage Thunderstorm Grey) Install ridge vents.

Detailed Proposal Attached.

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

Tamko 30yr. Style: Heritage Color: Thunderstorm Grey

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:

\$4,200

Permit fee:

\$35 + 5 = \$40

Signature

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

Signature:

Date:

9-18-18

Print Name:

Matthew J Waldsmith

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.



PROPOSAL

P.O. Box 532, Hamburg, MI 48139 Ph: 734-662-5556 Fax: 734-648-0239

Name:	Mr. Matt Waldsmith	Phone:	Date: 9-17-2018
Street:	208 Olive Street	Job Name:	
City, State & Zip:	Ypsilanti, MI 48197	Job Location:	
License #:2101159838		mwaldsmith@a2gov.org	Cell:
We hereby propose to furnish materials & labor necessary for the completion of: The tear-off & re-roof of your home.			
■ Tear off old roof, place in dump trailer and clean the grounds upon completion. ■ Replace rotted or damaged wood at \$50.00 per sheet or \$6.00 per lineal foot of 1 X 6 lumber. ■ Remove and replace roof ventilation with new ridge vents. ■ Install 2 courses of Ice Shield on the bottom eave edges. ■ Install Ice Shield along all walls and in all valleys. ■ Install Rhino synthetic underlayment on the remaining exposed roof decking. ■ Fasten 1.5" Heavy Duty Aluminum Drip Edge to all roof edges. White ■ Replace all plumbing flashings with new matching flashings. ■ Install shingles: Year: 30 year Style: Heritage Brand: Tamko Color: Thunderstorm Grey ■ Install Ice & Watershield around skylights. ■ Chimneys: Remove and re-set flashing & counter flashing and install new Ice Shield. ■ Protect Landscaping. ■ One day roofing job +/-. ■ Ten year labor warranty. ■ Manufacturers' warranty: 30 year. ■ Clean gutters and run a magnet around the grounds. ■ Install GAF Liberty Modified Roofing on low pitched roof. ■			
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All material is guaranteed to be as specified. All work to be completed in a substantial workman like manner according to specification submitted, per standard practices. Any alteration or deviation from above specification involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.		Authorized by: Paul Scowley 734-674-5625 p_scowley@hotmail.com Note: This Proposal may be withdrawn by us if not accepted within 10 days from the date listed at the top.	
ACCEPTANCE OF PROPOSAL – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as follows: The deposit check & upgrades upon commencement of construction, balance due upon completion. Date of acceptance: _____		Signature _____ Signature _____	

Image/Sketch for Parcel: 11-11-40-107-008



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*Printer
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302 N. Normal has same shingle installed
by some contractor
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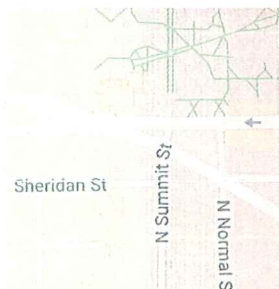
Shingle Color
(Thunderstorm Grey)

Image capture: Oct 2016 © 2018 Google

Ypsilanti, Michigan

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CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF SEPTEMBER 11, 2018

CALL TO ORDER AND ROLL CALL

Mike Davis, Jr. Chair 7:06 PM

Meeting Location: Ypsilanti Historical Society Archives, 220 N Huron, Ypsilanti,
MI 48197

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

Commissioners Absent: Alex Pettit

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

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS

206 N Huron

**Application is for fence installation*

Applicant: Ian Greenlee, owner—Present

Discussion: Davis: Stated that the application was tabled at the August 28th meeting to
provide the Commission an opportunity to visit the site.

 Schmiedeke: Stated that the two drawings do not agree [*referencing
materials*].

 Greenlee: Stated that the fence installation is only for the back yard.

Prebys: Asked if the fence is to be painted with paint or with an opaque stain.

Greenlee: Indicated no preference *[referencing a color pallet]*, being open to what the Commission deems appropriate. Stated that the plan is to not paint until the spring.

Schmiedeke: Stated that a dark color is appropriate.

Prebys/Davis: Agreed.

Prebys: Asked about the height.

Greenlee: Stated 6 foot.

Rupert: Asked if this is going to be the inside *[referencing materials of the internal fence framing]*.

Greenlee: Confirmed.

Motion: Lindsay (second: Stevenson) moved 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 6 foot tall 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 of a dark color.

Secretary of the Interior Standards:

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

Approval: Unanimous. Motion carries.

56 E Cross

**Application is for awning installation*

Applicant: Linda French, owner–Present

Discussion: Davis: Stated that the application was tabled at the August 28th meeting for more information on the lighting and to verify if the framework on the awning could be painted.

French: Stated that she has the lighting spec sheet, which is under 3,000k *[referencing materials]*. Stated that she has the picture of the metal awning painted black *[referencing materials]*. Stated that here are what the lights look like and that they are under the required limit *[referencing materials]*.

Motion: Prebys (second: Schmiedeke) moved 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 and the acknowledgment that the lighting is below 3000k.

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.

Davis: Reminded applicant that planned ideas may be brought to the Commission for review as a study item before work/installation is begun.

NEW BUSINESS

418 Oak

**The application for siding, gutter & window installation; modification of window openings, and painting was moved to the end of the meeting as the applicant had not arrived.*

112 W Michigan

**Application is for window removal, door installation, painting & lighting*

Applicant: Anthony Nitsos, owner – Present

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

Nitsos: Stated that the plan is to remove the deteriorated display case off the back of the property and replace it with a wall and door so that the retail space has its own separate door, which would be a convenience to the retail space and a security enhancement to the upstairs apartment. Stated that there would be a build-out of the interior walls in order to create a hallway to use as a front and back for commercial purposes rather than just as an entry.

Prebys: Asked about the door.

Nitsos: Stated that it is fiberglass.

Davis: Stated that the color indicated is the white prime.

Nitsos: Confirmed. Stated that the door on the back is currently white. Stated that the plan is to trim the door out and give it a more professional look.

Schmiedeke: Asked if the proposed new door matches, in style, the current

existing door.

Nitsos: Asked if Commissioner Schmiedeke's question refers to the other door next to the apartment *[referencing materials]*.

Schmiedeke: Confirmed.

Nitsos: Stated that it is a solid door; that he did not want a completely steel door because of energy concerns.

Davis: Asked if the lights are as indicated on the cut sheet.

Nitsos: Confirmed. Stated that the lights are purchased as a pair and that they are dark sky compatible.

Davis: Stated that the bulb temperature rating is to be 3000k or less.

Nitsos: Confirmed compliance.

Rupert: Asked where the other door will be installed when the window is removed.

Nitsos: Stated, right there *[referencing materials]* -- 36-inches across, about 18-24 inches off the existing door.

Rupert: Asked what will happen with the remaining.

Nitsos: Stated that it will all become wall.

Rupert: Asked what this is going to be consisting of *[referencing material]*.

Nitsos: Stated that it will be the same texture, consistency and color as the existing wall; that a color match will be done with whatever the picture shows *[referencing material]*.

Rupert: Asked if that is stucco over the top *[referencing material]*.

Nitsos: Stated that it looks like a kind of plaster *[referencing material]* but that they will make sure to recreate it so that it does not look different from what is there now.

Motion: Stevenson (second: Prebys) moved to approve and issue a certificate of appropriateness for work at 112 W Michigan to include the removal of an old burglar alarm box and boxed window at the rear of the building. The wall is to be in-filled with matching/similar materials to that on the existing wall. A new 36" fiberglass full lite glass door per spec sheet 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.

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.

302 E Cross

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

Applicant: Max Ziebarth, owner – Present

Discussion: Davis: Explained that the job of the Historic District is the protection of the properties within the District -- making sure that resources are taken care of and maintained. Stated that demolition by neglect, as defined in Chapter 54 of the Code of Ordinances, means *"neglect in maintaining, repairing or securing a resource"* – resource being a property – *"that results in deterioration of an external feature of the resource or the loss of structural integrity of the resource"*. Stated that, at this meeting, the Commission is to determine if the property is found to be under the HDC classification of in danger of demolition by neglect. Stated that, procedurally, the Commission will discuss with owner the status of the property, next steps and a timeline for repairs. Asked owner about his repair plans and timeline for such repairs.

Ziebarth: Stated that he has had plans of doing repairs for 2-3 years and ran into financial problems. Stated that he had intentions to begin repairs earlier this year but got wrapped up in other work which became overwhelming. Stated that he has the funds to get started. Stated that the structure of the house is sound, that he has good intentions on salvaging and just got a little bit behind on a few things.

Prebys: Stated that owner is very far behind rather than a little bit behind. Stated that if something is not immediately done, the house may be a total disaster.

Ziebarth: Stated that he would start with the roof. Stated that with each step, he would have a meeting with the Commission regarding windows and siding. Stated that his idea of siding is replacement with cedar lap siding because trying to remove siding or sandblasting is not going to work.

Rupert: Stated, no sandblasting or power washing.

Ziebarth: Confirmed. Stated that he would just replace the siding. Stated that there is not much siding on the structure.

Stevenson: Stated that the structure is on the dangerous buildings list. Asked staff about background and procedural information.

Kochanek: Stated that owner has not received documents from the Building Department due to an address discrepancy. Stated that owner has since updated his address with the City. Advised that the Commission allow time for the Building Department to get in and take a look at the structure before moving forward with a repair timeline. Stated that the focus tonight is for the Commission to determine if the structure is in danger of demolition by neglect.

Davis: Asked if owner would be requested to return for a second meeting if the Commission determines that the structure is in danger of demolition by neglect.

Kochanek: Confirmed. Advised that the Commission would want to first wait until the Building Department has a chance to enter the structure and prepare a report, at which time the Commission would then review the report and meet with owner regarding a timeline for repairs.

Davis: Asked, in clarification, if, tonight, the Commission needed to determine whether it is demolition by neglect or if the Commission should table that item until information is received from the Building Department.

Kochanek: Responded that the Commission finding of demo by neglect does not have to be dependent on the Building Department. But that the Commission may want to wait to finalize their list of concerns/timeline until after the Building Department has a chance to take a look at the building, since that could affect the timeline and list for repairs. Stated that the Commission could potentially determine, tonight, if the structure is in danger of demolition by neglect, if comfortable in doing so.

Stevenson: Confirmed the understanding that a motion can be made to determine if the property is in danger of demolition by neglect. Stated that the Commission can make that motion, which can be approved or denied, and then move forward and allow the Building Department to go through the structure for their review before further determination.

Motion: Stevenson (second: Lindsay) moved to determine that the property at 302 E Cross is in danger of demolition by neglect.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

Davis: Explained that the Commission made the first determination that the

property is in danger of demolition by neglect. Explained that the next steps are for Mr. Ziebarth to receive the information from the Building Department and work with them to be able to enter and review the property. Explained that after information is received from the Building Department, that Mr. Ziebarth would return to meet with the Commission so that a timeline can be set up for repairs.

Prebys: Asked how the owner will be contacted to allow access to the building.

Kochanek: Stated that contact will be via letter, which will be sent to the corrected address.

Ziebarth: Confirmed that he submitted an address change.

Davis: Explained that upon the Commission finding that the property is threatened with demolition by neglect, that the Commission may take one of three actions – 1. Require that owner make the necessary repairs. 2. May bring an action in circuit court to have the City make the necessary repairs and then charge owner for those repairs. 3. Recommend that City Council take public ownership of the property.

Ziebarth: Acknowledged.

Davis: Expressed that the Commission's desire and intention is to work with Mr. Ziebarth for repairs to be made in a timely manner so that the house is not in the demolition by neglect or the dangerous buildings category.

Ziebarth: Stated appreciation. Stated that he will immediately apply for a roof permit.

Kochanek: Stated that HDC and building permit approvals would be needed prior to the start of work.

Ziebarth: Asked about a time frame.

Kochanek: Stated that staff will request that the Building Department resend the letter. Stated that Mr. Ziebarth would need to make arrangements for the Building Department to enter the house. Explained that a 15-day notice would be required for owner to be requested to reappear before the Commission.

Ziebarth: Asked what could be done to speed up the process.

Kochanek: Stated that Mr. Ziebarth could contact the Building Department directly about their process.

Ziebarth: Acknowledged.

418 Oak

**The application for siding, gutter & window installation; modification of window openings, and painting.*

Applicant: Todd Scholes, contractor with Belfor – Present

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

Scholes: Stated that there was exterior damage to the roof, the front porch overhang and the side of the house due to a tree falling on the house.

[Mr. Scholes explained the damage and the steps taken to organize the repairs]

Stated that the plan is to correct the issues and reframe the areas that are damaged; i.e., the fascia, the entire soffit area and damaged sheeting on the garage. Stated that the owner would like to paint the main house a purplish color - #M560-7 *[referencing paint color sheet]*, Bleached Linen for the trim, Cracked Pepper for the shutters and that the shingle color will be the same.

[Mr. Scholes provided and discussed a preliminary schedule for the proposed work]

Stated that the owner would like to resize this kitchen window *[referencing material]* where the window height from the floor to the sill is very low. Stated that the window has a stove in front of it and that the idea is to have the window turned long-ways so that you cannot see the back of the stove. Stated that if the window is covered up and this one goes that way *[referencing material]*, that another window could be made to match here *[referencing material]* and have it equal so that it is symmetrical instead of having just the one window. Stated that this is the side of the house that faces Prospect.

Davis: Asked about the dimensions of the new versions of both windows.

Scholes: Stated that the new window would be 36-inches by 60-inches.

Prebys: Asked what type of windows would be installed.

Scholes: Stated a wood frame window wrapped in aluminum.

Davis: Asked about the brand or model of the windows.

Scholes: Stated that he would have to confirm.

[Discussion re: window types and appropriateness]

Davis: Asked about the window color.

Scholes: Stated that windows would be white or painted to match the linen color of the trim.

[Commission reviewed and discussed paint swatches]

Schmiedeke: Stated that no shutters are on the house.

Scholes: Confirmed. Stated that the owner would like to place some on the front.

Stevenson: Stated that shutters are not on the application; that the Commission would like to first see a spec sheet.

Schmiedeke: Stated that shutters would have to be wood and would have to fit as though they were going to close over the window.

Kochanek: Stated that a separate application would be required.

Davis: Asked Mr. Scholes to relay the discussion comments to the owner.

Scholes: Confirmed.

Stevenson: Asked for clarification -- that the application reads that the new window for the front, north side, will be a double hung but that the drawing shows a slider window *[referencing material]*.

Scholes: Stated that the owner would like to center the window and resize it from the current 36 x 48 inches to 72 x 48 inches.

Davis: Asked about the size of the other windows.

Scholes: Stated 36 x 48 inches.

[Discussion continued re: window dimensions; historical references; appropriateness of proposed window changes]

Davis: Stated that if the owner wishes to go forward with shutters before being ready to talk about the window resizing, that a separate application should be submitted for the shutters first and then a separate application to talk about enlarging the window. Stated that it might be helpful for the owner to first do some research on whether or not this size window is appropriate for his style house before coming in to discuss it with the Commission.

Stevenson: Asked if gutters and downspouts are being repaired or replaced to match what was already there.

Scholes: Confirmed.

Rupert: Asked if the brackets will be a bolt bracket.

Scholes: Confirmed.

Prebys: Asked about the color.

Scholes: Stated Bleached Linen, the same as the trim. Stated that the gutters, windows, and fascia will be the same color.

Kochanek: Asked for clarification of the Cracked Pepper color.

Scholes: Stated that Cracked Pepper is for the shutters and any accent.

Kochanek: Asked for color clarification on the downspouts -- the purple or the white.

Scholes: Stated that Bleached Linen is for the gutters. Asked if the downspouts need to be the color of the actual house.

Stevenson: Confirmed. Stated, so that they blend in.

Rupert: Confirmed.

Motion: Stevenson (second: Rupert) moved 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 will be installed as well as downspouts. Two windows will be added to the east side to match the drawing submitted on 9-11-18, the existing centered window will be closed and covered with aluminum siding. The new windows will be aluminum-clad wood casement windows. The house will be painted in the following colors; the body of the house will be in Behr M560-7, Muscat Grape, the trim/window color will be Bleached Linen Behr PPU5-09, and an accent color and door color to be Cracked Pepper-PPU18-01. The size of the windows on the east side will be 34" x 60". Downspouts will be painted to match the body of the house and the gutters will be the trim color.

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.

651 Rice

**The application for demolition of the recycling center buildings and fence.*

Applicant: Cynthia Kochanek, representative for the City – Present

Discussion: Kochanek: Stated that the City would like to demolish the recycling center, consisting of two structures, which are both modern, having wood frames and metal exterior; and remove the fencing after a waste product assessment of the land is completed. Stated that staff was able to date the larger building to 1987, with a 1989 addition. The smaller, oil shed building was built in 1992 and there have been a few fence replacements.

[Discussion re: amount and type of potential work for improvements to the site]

Davis: Stated that any changes to the site would need to come before the HDC.

Kochanek: Clarified that the current application is only regarding a notice to proceed with demolition for the buildings and the fence.

[Discussion clarifying what a Notice to Proceed entails and reviewing the wording of the two motions]

Motion: Prebys (second: Schmiedeke) moved to find that the structures at 651 Rice St have no historical or architectural significance in the historic district and for the commission to proceed with consideration of the demolition permit application at this time.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

Motion: Prebys (second: Rupert) 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 historical 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.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

STUDY ITEM—none

ADMINISTRATIVE APPROVALS

314 N Hamilton

**Application is for reroofing.*

115 N Adams

**Application is for reroofing.*

418 Oak

**Application is for reroofing.*

Motion: Prebys (second: Rupert) moved to approve the administrative approvals for 314 N Hamilton, 115 N Adams and 418 Oak for reroofing.

Approval: Unanimous. Motion Carries.

OTHER BUSINESS

Administrative approvals discussion

Kochanek: Provided and briefly discussed a list of what municipal staff administratively approve in Ann Arbor, Kalamazoo, Grand Rapids, and Detroit. Also, discussed administrative approval procedure when a full-time preservation planner is not on staff.

Demolition process/application discussion

Lindsay/Kochanek: Discussed their continued work reviewing application language and legalese; invited further feedback from commissioners.

Property Monitoring

206-210 N Washington

Kochanek: Indicated that staff posted demolition by neglect notices on Friday.

220 N Park

Kochanek: Provided a brief update regarding the purchase agreement.

LED lighting strips resolution/policy

Davis: Indicated having nothing new to discuss.

CLG SHPO Evaluation Report

Kochanek: Provided an overview of the Certified Local Government evaluation which was recently completed by the State Historic Preservation Office. Discussed the findings of the report and outlined strategies to obtain compliance with SHPO corrective actions and suggested improvement items.

Alternative Materials Discussion

Rupert: Provided various product samples, which the Commission reviewed and discussed for possible use appropriateness.

Lindsay: Suggested that the Commission porch fact sheet be updated to explain manufacturer guidelines and images for best use of a proposed product.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of August 28, 2018

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

MEETING ADJOURNED at 9:05 p.m.



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DP-329 CAPPUCCINO	DP-329 CAPPUCCINO	DP-307 CHAMOIS	DP-307 CHAMOIS
DP-319 QUESTNUT	DP-319 QUESTNUT	DP-315 GOLDEN BICE	DP-315 GOLDEN BICE
DP-318 SAUZE	DP-318 SAUZE	DP-321 CEDAR	DP-321 CEDAR
DP-327 CHOCOLATE	DP-327 CHOCOLATE	DP-314 RED CEDAR	DP-314 RED CEDAR
DP-331 MAIZE	DP-331 MAIZE	DP-382 CURRY	DP-382 CURRY
DP-320 REDWOOD	DP-320 REDWOOD	DP-328 BRIGHT TAMBA	DP-328 BRIGHT TAMBA
DP-327 ROYAL HAVEN	DP-327 ROYAL HAVEN	DP-374 ANDREWS BRASS	DP-374 ANDREWS BRASS
DP-311 BARN RED	DP-311 BARN RED	DP-389 MANGLER BROWN	DP-389 MANGLER BROWN
DP-316 EMERALD COAST	DP-316 EMERALD COAST	DP-381 MANTERY	DP-381 MANTERY

SOLID	SEMI ON CEDAR	SEMI ON PRESSURE TREATED GREEN	SEMI ON PINE	SEMI ON REDWOOD
CA-301 CALIFORNIA BUD	CA-301 CALIFORNIA BUD	CA-301 CALIFORNIA BUD	CA-301 CALIFORNIA BUD	CA-301 CALIFORNIA BUD
CA-302 CEDAR NATURAL	CA-302 CEDAR NATURAL	CA-302 CEDAR NATURAL	CA-302 CEDAR NATURAL	CA-302 CEDAR NATURAL
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CA-305 CEDAR NATURAL	CA-305 CEDAR NATURAL	CA-305 CEDAR NATURAL	CA-305 CEDAR NATURAL	CA-305 CEDAR NATURAL

SOLID	SEMI	SOLID	SEMI
DP-387 AQUA BROWN	DP-387 AQUA BROWN	DP-342 CHISHAM EGG	DP-342 CHISHAM EGG
DP-344 DUSKY BROWN	DP-344 DUSKY BROWN	DP-386 BOON HILL GREY	DP-386 BOON HILL GREY
DP-352 DARK GRAY	DP-352 DARK GRAY	DP-311 HARBOR GRAY	DP-311 HARBOR GRAY
DP-353 DARK GRAY	DP-353 DARK GRAY	DP-312 HARBOR GRAY	DP-312 HARBOR GRAY

(No Subject)

Yahoo/Inbox


Vince Falahee <vfalahee@marygrove.com>

To: jessicajane@french@yahoo.com

Cc: Jim Bailey, Savannah Peltier



Sep 4 at 1:12 PM

Jessica,

Thank you for taking my call and the conversation today. Per our discussion we are absolutely here for you in whatever you may need from us to help with the approval from the historic district. As I mentioned the lighting on the arms of your awning can of course be turned on and off with the push of a button on your remote control and this is a standard feature on the premium model you purchased, hopefully the city will understand that this was not an option you chose but actually comes with the awning. Further more the lights are not dimmable but when they are on their **maximum light output is 2700k**. Also as to your question of the ability to paint the frame it is in no way recommended to paint the frame as it already has a powder coated paint finish applied, if it comes down to it and I hope that it does not we can certainly help contract a company to paint the awning for you. The process would include removing the awning from its installed area dismantling all assembled metal components stripping them of their original paint finish and sending them out to be re coated. This process never yields a perfect finish as it does during the manufacturing process and obviously can get very costly by the time it's finished. I believe we are on the same page that this should be the absolute last resort if the city is not at all flexible with our situation. Thanks again Jessica and below is all of my contact info if you or anyone at the city has any further questions or concerns. Thank you again!

Vincent Falahee
 Marygrove Awning Co.
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 (734) 320 5144 Cell
vfalahee@marygrove.com
www.marygrove.com





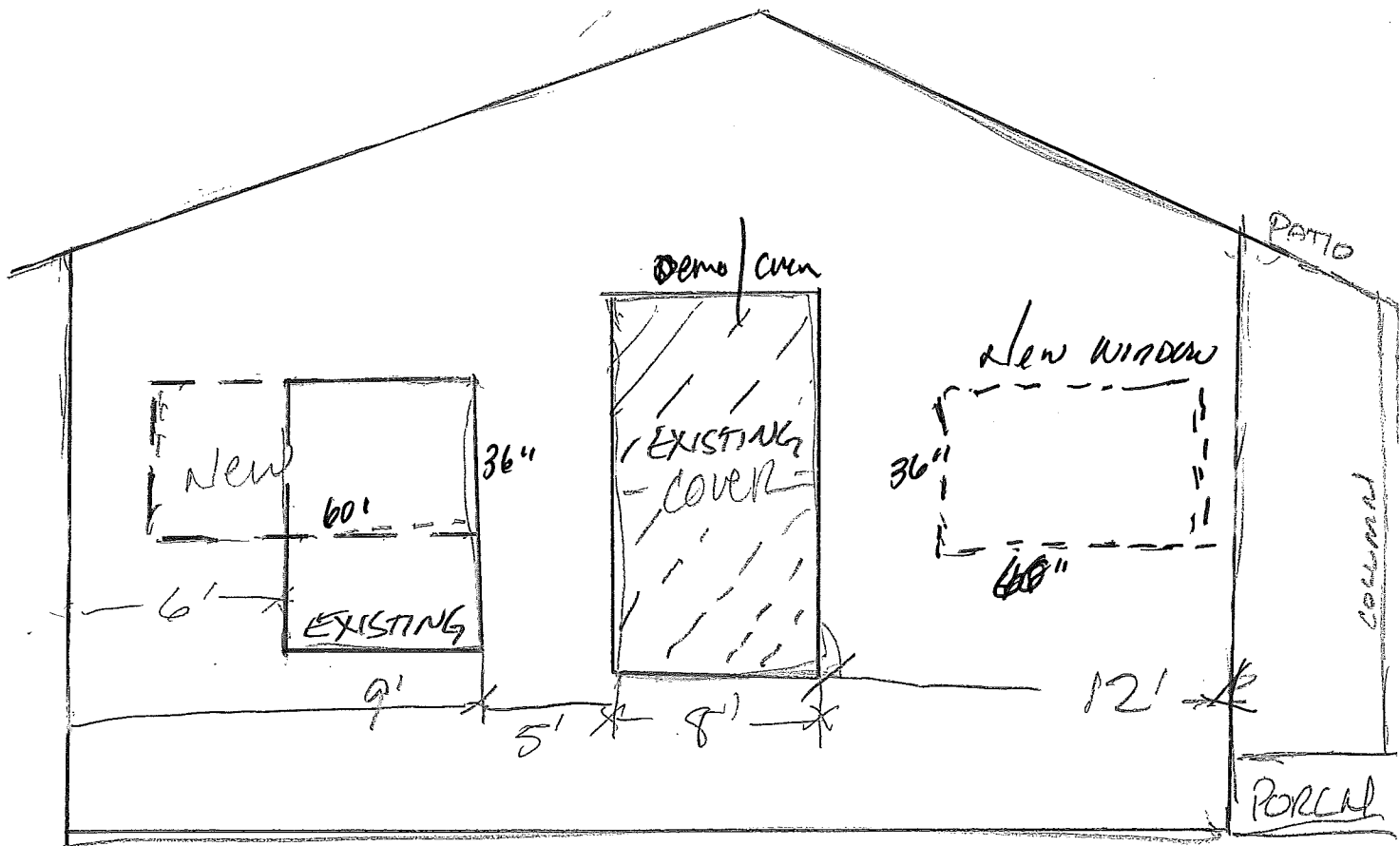


418 Oak

418 OAK

9.11.18

PROSPECT SIDE VIEW, #2

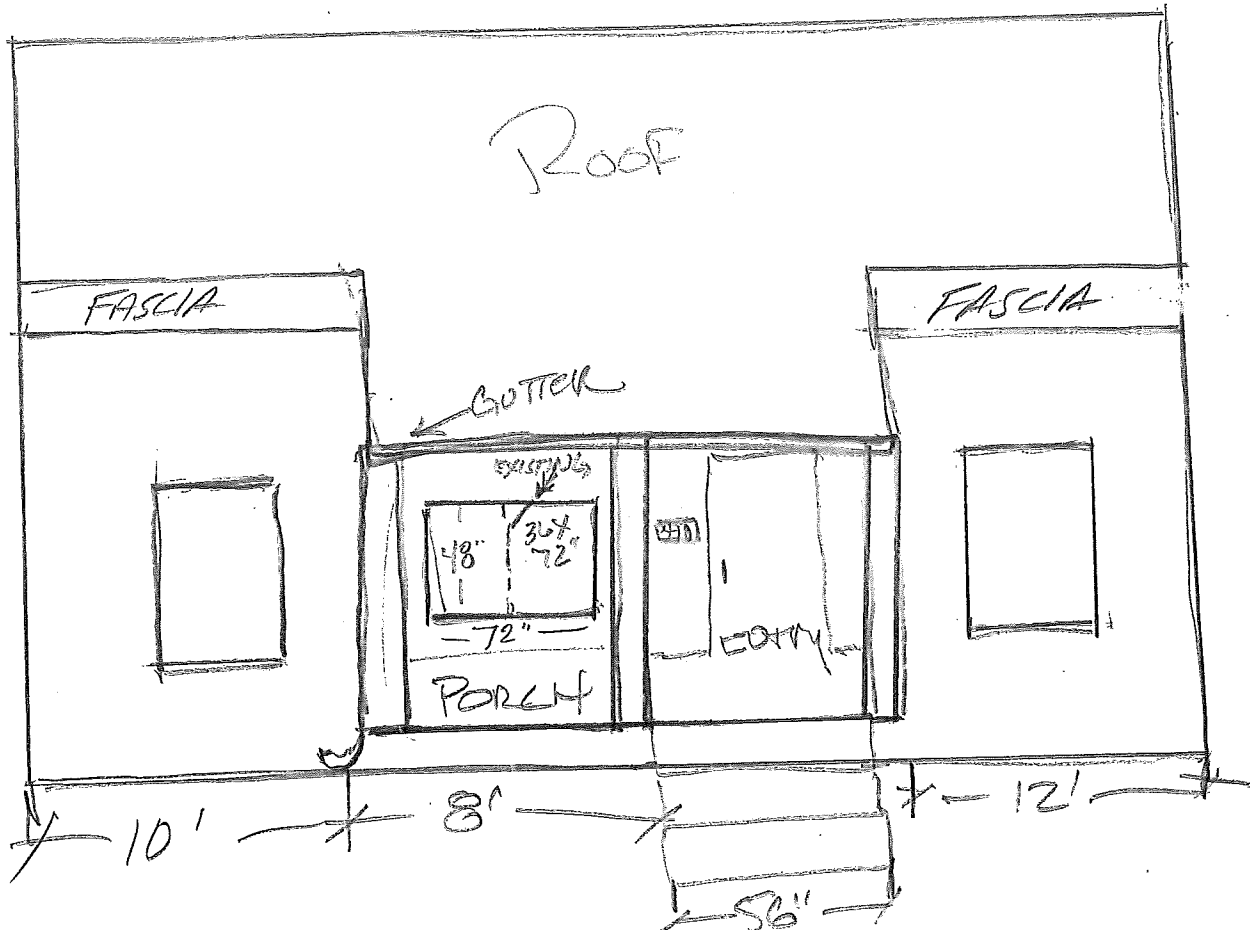


EAST

N →

418 Oak

OAK ST. FRONT view # 1



SIDE ELEVATION

-FLIP-

	Thurs	Fri	Sat	Sun	Mon	Tues	Wed	Thur	Fri	Sat	Sun	Mon	Tue	Wed	Thur	Fri
Phase/Date	9/27	9/28	9/29	9/30	10/1	10/2	10/3	10/4	10/5	10/6	10/7	10/8	10/9	10/10	10/11	10/12
Permits																
On Site meeting																
HDC Meeting																
Demo Overhang																
Exterior Framing																
Demo Roof																
Roof Installation																
Siding/Gutters																
Interior Demo																
Interior Framing																
Windows																
Trim/Casing																
Stainkill / Paint																
Rough Inspections																
Drywall																
Trim Carpentry																
Finish Carpentry																
Paint																
Final Clean																
Final Inspection																
General Conditions																

	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Mon	Tues	Wed
Phase/Date	9/3	9/4	9/5	9/6	9/7	9/8	9/9	9/10	9/11	9/12	9/13	9/14	9/15	9/16	9/17	9/18	9/19	9/20	9/21	9/22	9/23	9/24	9/25	9/26
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