

1. Historic District Commission Agenda 11-13-18

Documents:

[00-HDC NOVEMBER 13, 2018 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 11-13-18

Documents:

[HDC MEETING PACKET 11-13-18.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, November 13, 2018 - 7:00 p.m.
Ypsilanti Historical Society Archives, 220 N Huron
Ypsilanti, MI 48197

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

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

I. CALL TO ORDER AND ROLL CALL

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

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING—none

V. BUSINESS SESSION

A. OLD BUSINESS

1. 306 N River, Suite D	Window installation
2. 56 N Huron	Storefront renovation

B. NEW BUSINESS

3. 305 Maple	Fence installation
4. 418 Maple	Fence installation
5. 426 N Huron	Accessory structure installation
6. 406 E Forest	Gutter installation
7. 401 E Forest	Demolition by Neglect

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

8. 115 W Michigan	Window replacement
9. 207 W Forest	Reroof

E. OTHER BUSINESS

10. Administrative approvals discussion
11. Property monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

12. Approval of the minutes of October 23, 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.

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, November 13, 2018 - 7:00 p.m.
Ypsilanti Historical Society Archives, 220 N Huron
Ypsilanti, MI 48197

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

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

I. CALL TO ORDER AND ROLL CALL

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

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING—none

V. BUSINESS SESSION

A. OLD BUSINESS

1. 306 N River, Suite D	Window installation
2. 56 N Huron	Storefront renovation

B. NEW BUSINESS

3. 305 Maple	Fence installation
4. 418 Maple	Fence installation
5. 426 N Huron	Accessory structure installation
6. 406 E Forest	Gutter installation
7. 401 E Forest	Demolition by Neglect

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

8. 115 W Michigan	Window replacement
9. 207 W Forest	Reroof

E. OTHER BUSINESS

10. Administrative approvals discussion
11. Property monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

12. Approval of the minutes of October 23, 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.



HDC Work Permit Staff Review

Property address: 306 N River, Suite D

Date of Application: October 4, 2018

Date of Review: November 8, 2018

Date of Meeting: November 13, 2018

Proposed work: window replacement

Materials: Marvin Clad Ultimate Double Hung-Next Generation 2.0 1-over-1 windows in evergreen clad exterior and pine interior with aluminum screens

Staff review:

1. This application was tabled at the October 23, 2018 HDC meeting for the applicant to finalize the window brand/material and possibly get a sample of a new material. No response has been received from the applicant at this time to staff's request for additional info for this HDC meeting.
2. The applicant was previously approved for window replacement at the October 13, 2015 HDC meeting. The windows were never installed and when staff was contacted, the applicant was advised that a new application would be required.
3. The applicant originally applied for the Anderson 400 series windows, however after staff researched the windows it was verified that this type of windows is vinyl-clad. The applicant then provided a new quote for the Marvin aluminum clad windows.
4. The applicant is proposing to install windows in openings that were previously blocked in with cinderblocks and bricks.
5. The Evergreen exterior color matches the current trim color.
6. A building department permit will be required and should be obtained prior to the start of work.

Relevant Secretary of the Interior's Standards:

N/A

Recommended Motion:

Move to table the application for 306 N River, Suite D for a final determination from the applicant of the window brand and cladding materials.

Prepared by: Cynthia Kochanek, Preservation Planner

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

R.24171 #112
PHDC-18-0103



RECEIVED

SEPT 05 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

306 N River St Suite D

Applicant

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

Name

Eric Mullins (not owner)

Address

306 N River St Suite D

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

734-547-5329

E-Mail

hyperioncoffeeco@gmail.com

Contractor

Contractor Name & Contact Info

Daniel Wheeler

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Replacing cinderblocked up windows with windows that match the upstairs unit of our building.

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

Windows will be made of wood and come pre painted to pine green to match the windows upstairs

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:

9000

Permit fee:

\$35 + 10 = 45

Signature

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

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

Signature

Date:

10/4/2018

Print Name:

Eric G Mullins

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

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

PHDC-18-0103

NORTH RIVER ST. LLC.

734-417-1451
coachcak@me.com

306 North River St.
Ypsilanti, MI
48197

October 4, 2018

Dear DDA and HDC members,

As the owner of 306 North River St. I approve the project to install windows in our building. I look forward to this renovation and the improvements it will make.

Sincerely yours,

Claudia Kretschmer

Owner North River St. LLC



Andersen Windows - Abbreviated Quote Report
Project Name: WHEELER, DANIEL - HYPERION

Quote #: 817 Print Date: 09/24/2018 Quote Date: 09/24/2018 iQ Version: 18.1

Dealer:

Sales Rep: DIANA STANFORD (734) 741-4222
Created By:

Customer: FLC HOUSE
Billing Address:
Phone:
Contact:
Trade ID: 041027

Fax:

Promotion Code:

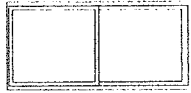
Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0001	3	TW21062 (AA)		\$ 584.38	\$ 1753.14

RO Size = 3' 0 1/8" W x 6' 4 7/8" H Unit Size = 2' 11 5/8" W x 6' 4 7/8" H

400 Series

Unit, Equal Sash, Forest Green/Clear Pine, High Performance Low-E4 Tempered Glass (Each Sash)
Insect Screen, Forest Green

Viewed from Exterior



Zone: Northern
U-Factor: 0.30, SHGC: 0.31, ENERGY STAR® Certified: No

Subtotal	\$ 1,753.14
Tax (6.000%)	\$ 105.19
Grand Total	\$ 1,858.33

Total Load Factor
0.912

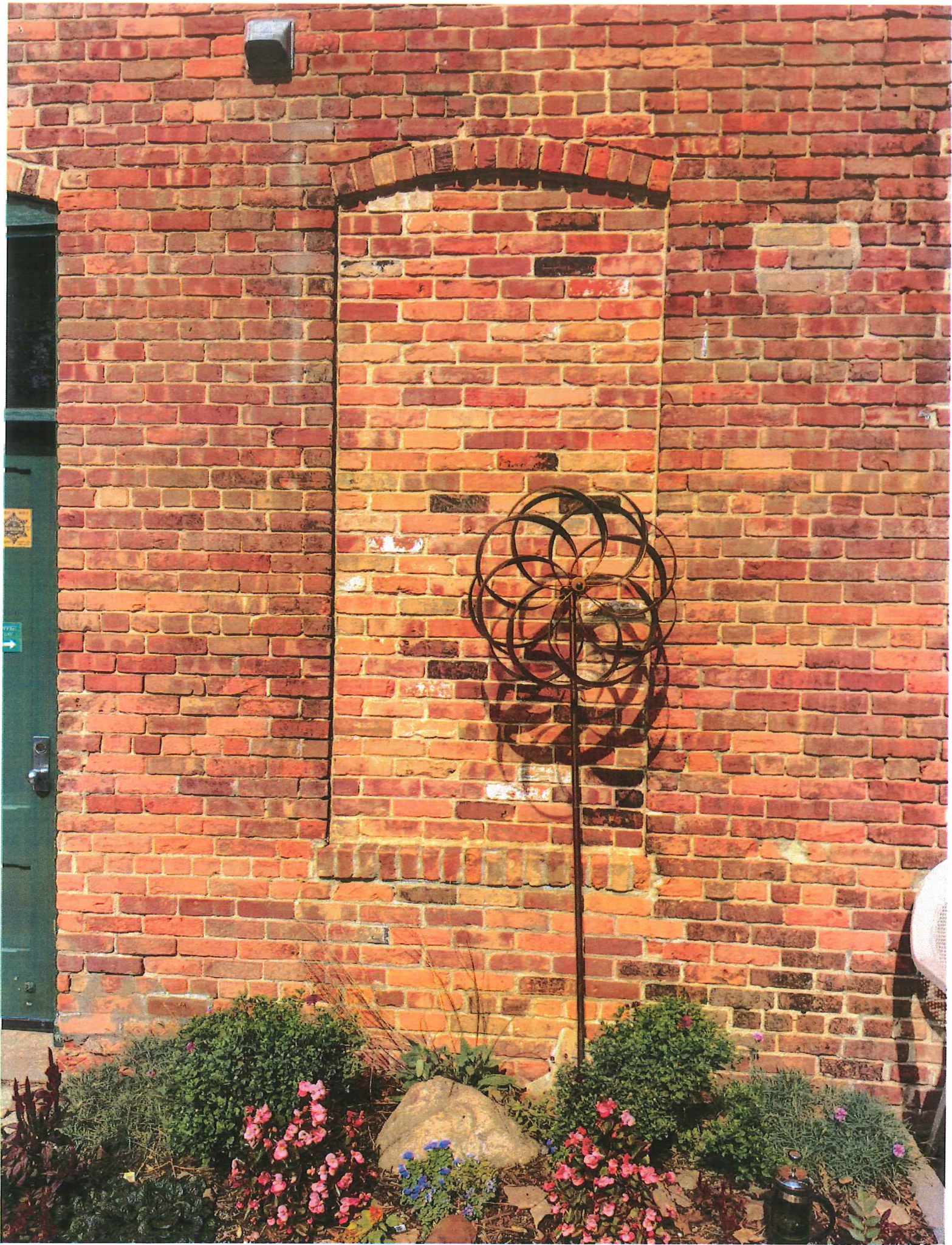
Customer Signature

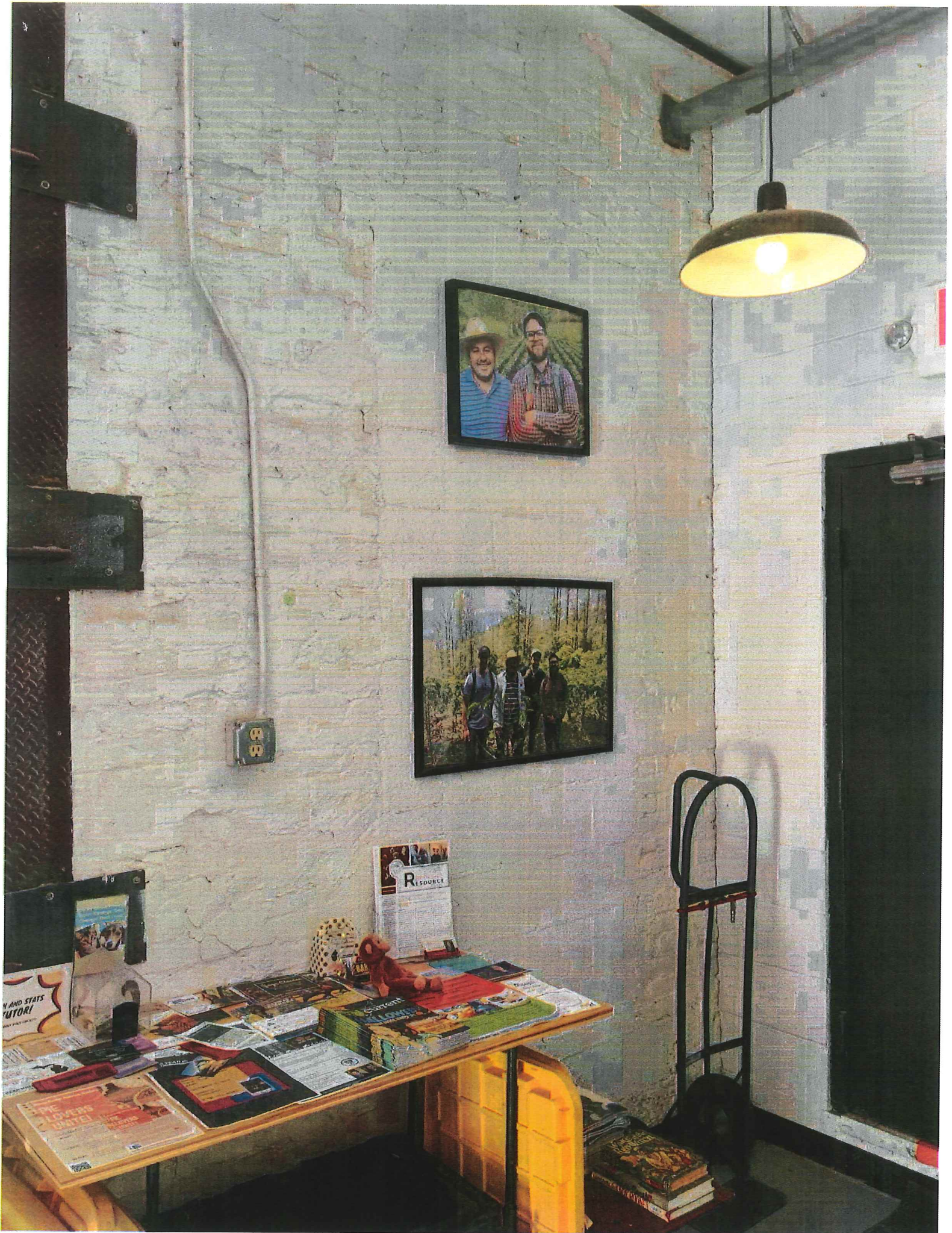
Dealer Signature

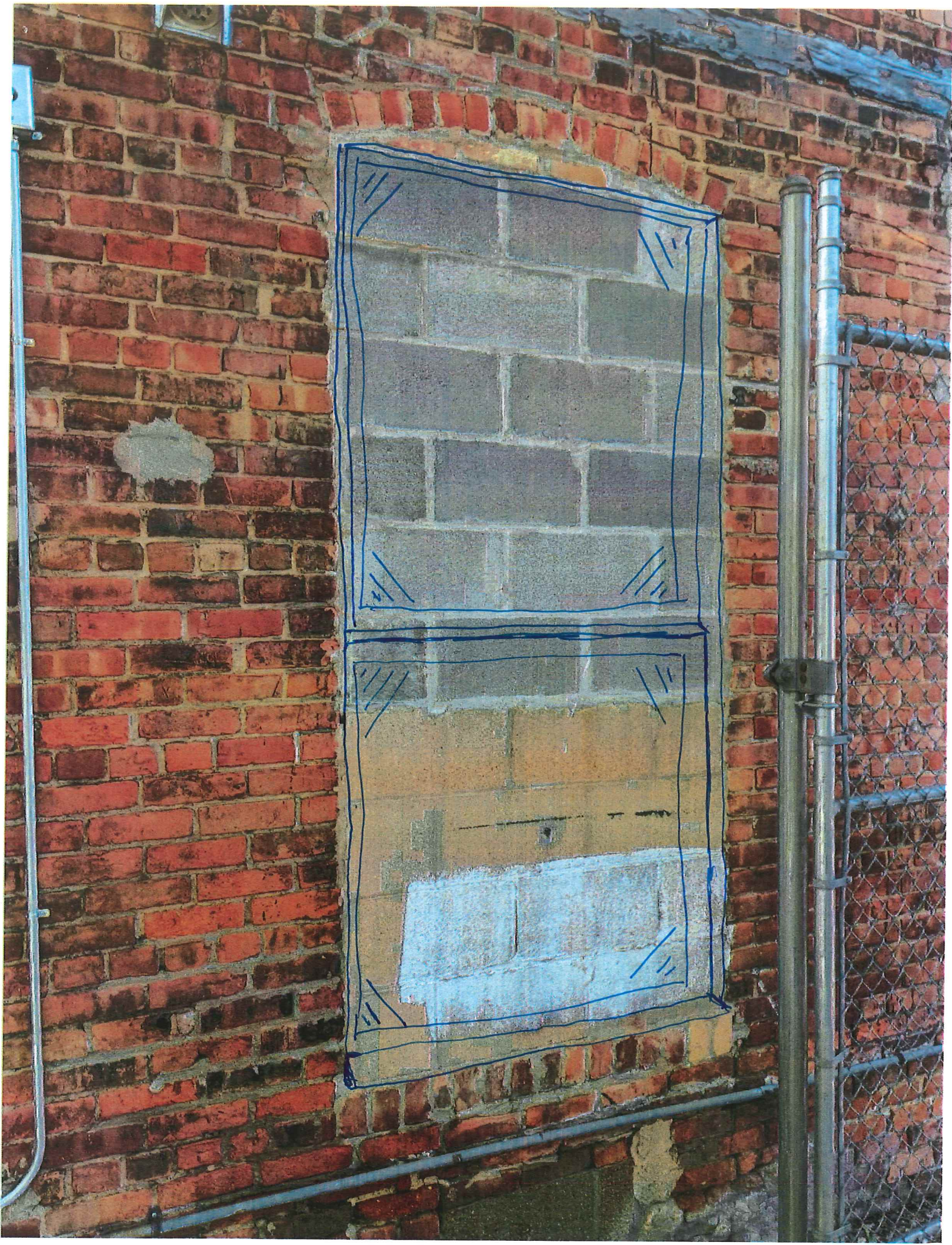
** All graphics viewed from the exterior

** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.



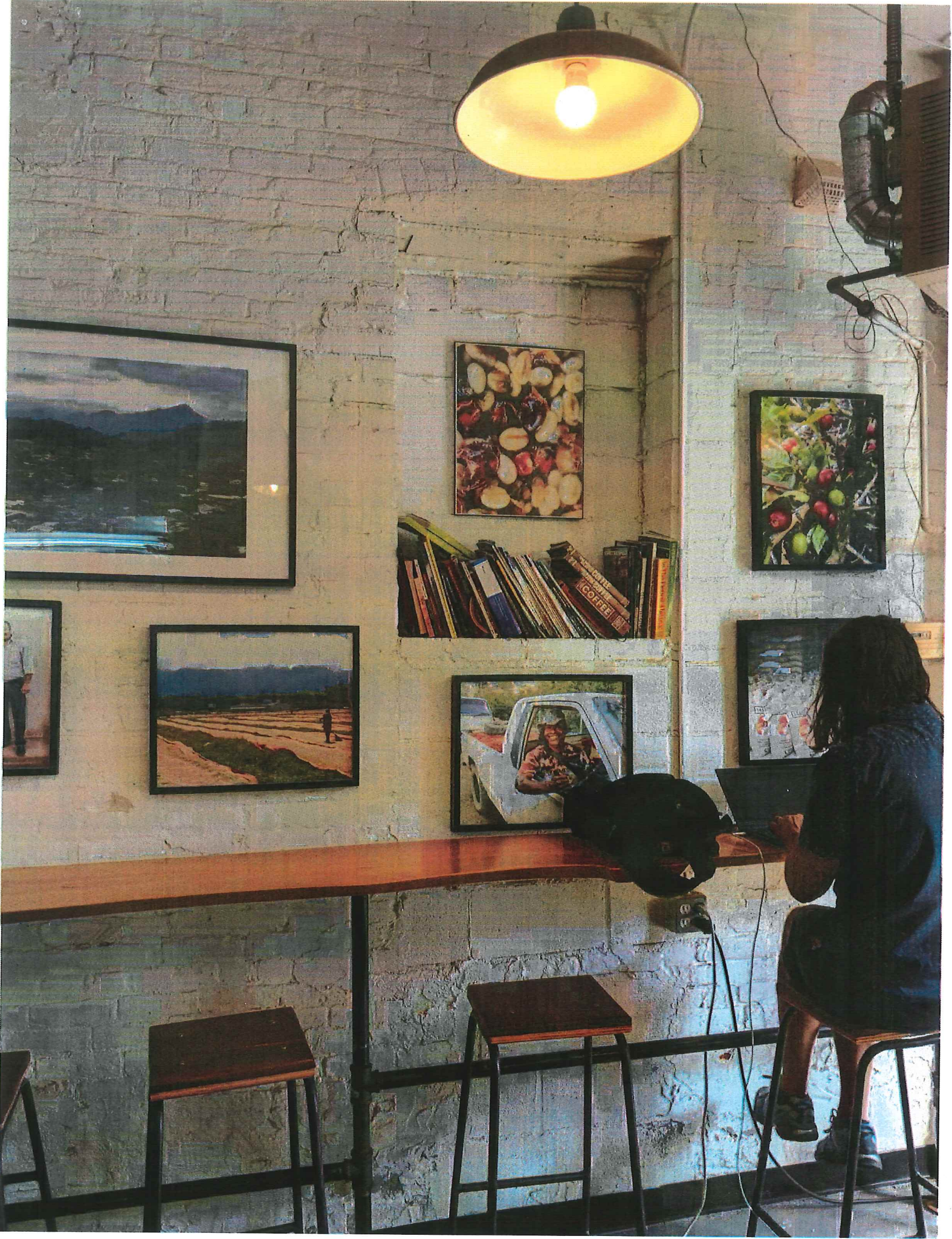








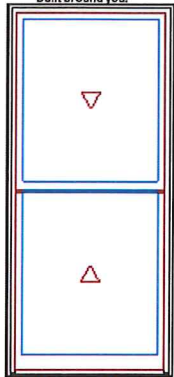




LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:		1,365.70
Qty: 3		Ext. Net Price:	USD	4,097.10



As Viewed From The Exterior

FS 35 5/8" X 78 7/8"

Egress Information

Width: 32 1/32" Height: 34 5/64"

Net Clear Opening: 7.58 SqFt

Performance Information

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.3

Visible Light Transmittance: 0.52

Condensation Resistance: 56

CPD Number: MAR-N-425-17154-00001

ENERGY STAR: NC

Performance Grade

Licensee #1127

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG50 1149X2223 mm (45.3X87.5 in)

LC-PG50 DP +50/-50

FL17635

Evergreen Clad Exterior	
Clear Interior Finish Pine Interior	114.10
Clad Ultimate Double Hung - Next Generation 2.0	912.80
Frame Size 35 5/8" X 78 7/8"	
Rough Opening 36 5/8" X 79 3/8"	
Glass Add For All Sash/Panels	309.40
Top Sash	
Evergreen Clad Sash Exterior	
Clear Interior Finish Pine Sash Interior	
IG - 1 Lite	
Tempered Low E2 w/Argon	
Stainless Perimeter Bar	
Ogee Interior Glazing Profile	
Bottom Sash	
Evergreen Clad Sash Exterior	
Clear Interior Finish Pine Sash Interior	
IG - 1 Lite	
Tempered Low E2 w/Argon	
Stainless Perimeter Bar	
Ogee Interior Glazing Profile	
Beige Interior Weather Strip Package	
Beige Exterior Weather Strip Package	
Bronze Sash Lock	
Bronze Top Sash Strike Plate Assembly Color	
Aluminum Screen	
Evergreen Surround	
Charcoal Hi-Transparency Fbgrls Mesh	29.40
***Screen/Combo Ship Loose	
4 9/16" Jamb	
Nailing Fin	

Project Subtotal Net Price: USD	4,097.10
6.000% Sales Tax: USD	245.83
Project Total Net Price: USD	4,342.93

Cynthia Kochanek

From: Hyperion Coffee Co <hyperioncoffeeco@gmail.com>
Sent: Friday, October 05, 2018 10:41 PM
To: Cynthia Kochanek
Subject: Re: DDA grant and HDC approval
Attachments: WHEELER.pdf

Hey there, contractor just forwarded the attached windows. These are to spec.

Thanks,

Eric-

On Fri, Oct 5, 2018, 11:01 AM Hyperion Coffee Co <hyperioncoffeeco@gmail.com> wrote:
Just got off the phone with him again. He said they don't offer the Andersen without the vinyl. He will requote for the aluminum clad style and will send over the info. Can I just email it to this email for the update?

Thanks,

Eric-

On Fri, Oct 5, 2018, 11:56 AM Hyperion Coffee Co <hyperioncoffeeco@gmail.com> wrote:
According to my contractor it comes in multiple types. The one he quoted for was full wood framing. Hope that helps.

Thanks,

Eric

On Fri, Oct 5, 2018, 11:39 AM Cynthia Kochanek <CKochanek@cityofypsilanti.com> wrote:

Hello,

I took a quick look at the application and looked up the Anderson 400 series windows, the traditional 400 series double hung by Anderson is typically a vinyl clad window according to their website. Vinyl-clad is not something that the HDC permits, if the windows that you proposed are indeed aluminum-clad then the HDC will need to see that verification in writing.

The 400 Series Woodwright double hung window is made with a Fibrex composite material that may be found acceptable by the HDC. Generally the HDC only permits a full wood window or an aluminum clad wood window for replacement.

Please let me know if you have any questions or concerns.

Thanks,

Cynthia Kochanek

Preservation Planner

Community Development Division, City of Ypsilanti

734-483-9646

ckochanek@cityofypsilanti.com

From: Hyperion Coffee Co [mailto:hyperioncoffeeco@gmail.com]

Sent: Wednesday, October 03, 2018 9:42 AM

To: Cynthia Kochanek <CKochanek@cityofypsilanti.com>

Subject: RE: DDA grant and HDC approval

Awesome, thanks for the update. I will get with my contractor to get all the details for the job and will try to get on the next hdc meeting if possible.

Thanks,

Eric-

On Oct 3, 2018 9:14 AM, "Cynthia Kochanek" <CKochanek@cityofypsilanti.com> wrote:

Hello,

That approval was from 2015 and has since expired along with the building permit for that work. You will need to pull new permits for the windows from both the HDC and the building department. The DDA will contact me about the status of the HDC permit and in the past they have been fine knowing that the permit is in the works.

Please let me know if you have any questions or concerns.

Thanks,

Cynthia Kochanek

Preservation Planner

Community Development Division, City of Ypsilanti

734-483-9646

ckochanek@cityofypsilanti.com

From: Hyperion Coffee Co [mailto:hyperioncoffeeco@gmail.com]

Sent: Tuesday, October 02, 2018 2:04 PM

To: Cynthia Kochanek <CKochanek@cityofypsilanti.com>

Subject: DDA grant and HDC approval

Hey Cynthia,

We are going to apply for the upcoming DDA grant to complete out a project that we had started a few years back when we initially got our ADA bathroom put in place. When we started our project we had gotten approval from the HDC for the bathroom, putting in an ADA approved entrance and windows on the exterior of our building where previous windows and doors had once been. With the grant money at the time however, the DDA only covered the bathroom and the ADA door for the building. We are told now however that the current grants that are offered will cover the remainder of the project for the windows, which never got completed the first time around. I still have the letter approval from the HDC approving the ADA entrance and the windows from a few years back. I am wondering if i need to have the letter reissued with current date and revised info to just address the windows at this point or if the old letter will suffice for the project since we are technically still in progress with everything. The DDA grant stuff is due this Friday, so I am sorry about the such short notice on the email and what not, but I was just informed the other day about the existence of the current grant situation by Ben over at Spark. Any help and info on the topic would be much appreciated.

Thanks,

Eric-

--



HDC Work Permit Staff Review

Property address: 56 N Huron

Date of Application: October 10, 2018 (original), October 23, 2018 (amended)

Date of Review: November 8, 2018

Date of Meeting: November 13, 2018

Proposed work: storefront renovation

Materials: Pella aluminum-clad wood double hung windows, stained glass window, brown paint, aluminum metal panels

Staff review:

1. The applicant was previously approved for door replacement on the front and the back of the store.
2. The applicant is looking to replace the windows on the front upper level with Pella aluminum clad wood double hung windows with the exterior dividers.
3. At the October 23, 2018 HDC meeting the HDC confirmed that the windows will be in the same configuration as the existing and painted in brown.
4. The applicant is proposing the stained glass window for above the door; the HDC considered this approvable at the previous HDC meeting.
5. At the previous HDC meeting the applicant submitted an amended application to remove the installation of tile on the storefront above and below the large plate glass storefront window as the HDC did not believe that was an appropriate material for usage on the storefront. The applicant has now proposed to match what is on the Riverside Art Center's facade with a copper anodized metal trim with an off white/ivory color painted panel sections inside the trim above and below the plate glass window.
6. A building department permit will be required and should be obtained prior to the start of work.

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

Recommended Motion:

Move to approve and issue a certificate of appropriateness for work at 56 N Huron for the replacement of the three upper story windows with Pella 6-over-1 aluminum clad wood windows in brown. The window above the door will be replaced with the

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

proposed stained glass window pictured in the submitted materials. A brown paint will be used for around the upper windows and front door and a copper color aluminum trim with ivory inset panels will replace the sections of the deteriorated pasteboard above and below the large plate glass window on the storefront.

Prepared by: 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

56 N. Huron St.

Applicant

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

Name

Amarie Gaytan

Address

56 N. Huron St.

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734 657 7576

E-Mail

amariegaytan@gmail.com

Contractor

Contractor Name & Contact Info

MR Remodeling & Construction Co

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Other
☒ Application Amendment

10/9

Complete Description of Proposed Work:

Replacement of 3 windows Pelham Double Pane to case work
Wood to Glass Case work inside to out

Trason window repair/chny stained glass window from the same
ere as the building
repair of rotted wood crown door to Trason
paint the particle board until can be replaced dark brown to match

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:

9300⁰⁰

Permit fee:

\$35 + 15 = 50⁰⁰

Signature

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

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

Signature:

Date:

10/23/2018

Print Name:

AMANDA GRAY

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.

Cynthia Kochanek

From: Amanda Gaytan <amariegaytan@gmail.com>
Sent: Friday, November 09, 2018 11:11 AM
To: Cynthia Kochanek
Subject: Re: 56 N Huron

Hi Cynthia, I confirm Mike's statement that the windows are aluminum clad wood windows.

Amanda M. Gaytan

On Fri, Nov 9, 2018 at 11:02 AM Cynthia Kochanek <CKochanek@cityofypsilanti.com> wrote:

Hello,

Mike just came in and gave me a sample. If you have anything else please bring it to the HDC meeting. I will print and include this email so that we can add this work to your amended application.

Also, Mike states that you did aluminum-clad wood windows for the upper story, please confirm that via email so that I can make sure that you get the correct approval.

Thanks and have a good weekend.

Cynthia Kochanek

Preservation Planner

Community Development Division, City of Ypsilanti

734-483-9646

ckochanek@cityofypsilanti.com

From: Amanda Gaytan [mailto:amariegaytan@gmail.com]
Sent: Friday, November 09, 2018 10:05 AM
To: Cynthia Kochanek <CKochanek@cityofypsilanti.com>
Subject: Re: 56 N Huron

Hi Cynthia, Mike should have come in with the new sample of trim for the facade. I am looking to match Riverside Art Center's facade with the copper anodized metal trim with an off white/ivory color painted panel sections inside the trim framed areas and the strip above where I had originally suggested tile. Do I need to bring anything with me or do the original documents suffice?

Amanda M. Gaytan

On Thu, Nov 8, 2018 at 3:51 PM Cynthia Kochanek <CKochanek@cityofypsilanti.com> wrote:

Hello,

Your tabled item has been added to the agenda for the HDC meeting on Tuesday, November 13, 2018 at 7 pm at **Ypsilanti Historical Society Archives, 220 N Huron, Ypsilanti, MI 48197.** The entrance is on the north side of the building. We recommend that the applicant, owner or someone familiar with the project attend the meeting.

Did you have anything that you wanted to add to the amended application at this time?

If you have any questions please feel free to contact me.

Thanks,

Cynthia Kochanek

Preservation Planner

Community Development Division, City of Ypsilanti

734-483-9646

ckochanek@cityofypsilanti.com

rec # 24664
phdc-18-0105RECEIVED
OCT 10 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

56 N. Huron Ypsilanti Mi. 48197

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

Name

Amanda Gaytan

Address

56 N. Huron

City

Ypsilanti

State

Michigan

Zip

48197

Phone / Fax

734 657 7576

E-Mail

AmaMegaytan@gmail.com

Contractor

Contractor Name & Contact Info

MR Remodeling and construction Co.

Type of work

- ☐ Roofing
☒ Window/Door Replacement

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

- ☒ Painting T n i m
☒ Other facade repair
☐ Application Amendment

Complete Description of Proposed Work:

1. Demolition of old upper windows
replace with new pella double windows
case work inside and out \$7,100
(these are triple windows)
2. Change the transom above front door
replace with a colored glass window...
this window is (to my best belief)
of the same period as the building circa
1920.
3. Place ceramic tile above and below the
large plate glass window next to front door
area which is about 70 square feet
the window will be restored

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

Brown paint
around upper windows and front door

Permit Application Fee (action items only)

Penny tiles can be a good replacement
tile included

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:

\$9300.00

Permit fee:

\$35 + 15.00 = 50.00

Signature

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

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

Signature:

Date:

Oct. 9 2018

Print Name:

AMANDA MAXTAN

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.



MR Remodeling & Construction

407 E. Race Rd, Leslie MI, 49251
Phone 517.909.0120

To Priscilla Gaytan
56 Huron st.
Ypsilanti MI, 48198

QUOTE

INVOICE # 2453
DATE: 09/28/2018

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
L.K.		Due on receipt	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	Demolition of old windows, replace with new pella double hung windows, case work inside and out.		\$7100.00
	Install stained glass window above existing door (transom). Stained glass supplied by owner and meets dimensions of 56 x 33 1/4 inches as I will be using old frame and rehinging it.		\$500
	70 square ft of ceramic tile on façade (owner supplies tile) Merola Tile Quasar Penny Round Orange 11-1/4 in. x 11-3/4 in. x 9 mm Porcelain Mosaic Tile penny-round mosaic tile. Frost resistant for outdoor applications.		\$700
	Site conditions (debris removal, man lift)		\$1000
SUBTOTAL			
SALES TAX			
TOTAL			\$9300.00

Quotation prepared by: Mike Rabideau

This is a quotation on the goods named, subject to the conditions noted below: Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.

To accept this quotation, sign here and return:

THANK YOU FOR YOUR BUSINESS!

Current



(X) Very old
Particle Board

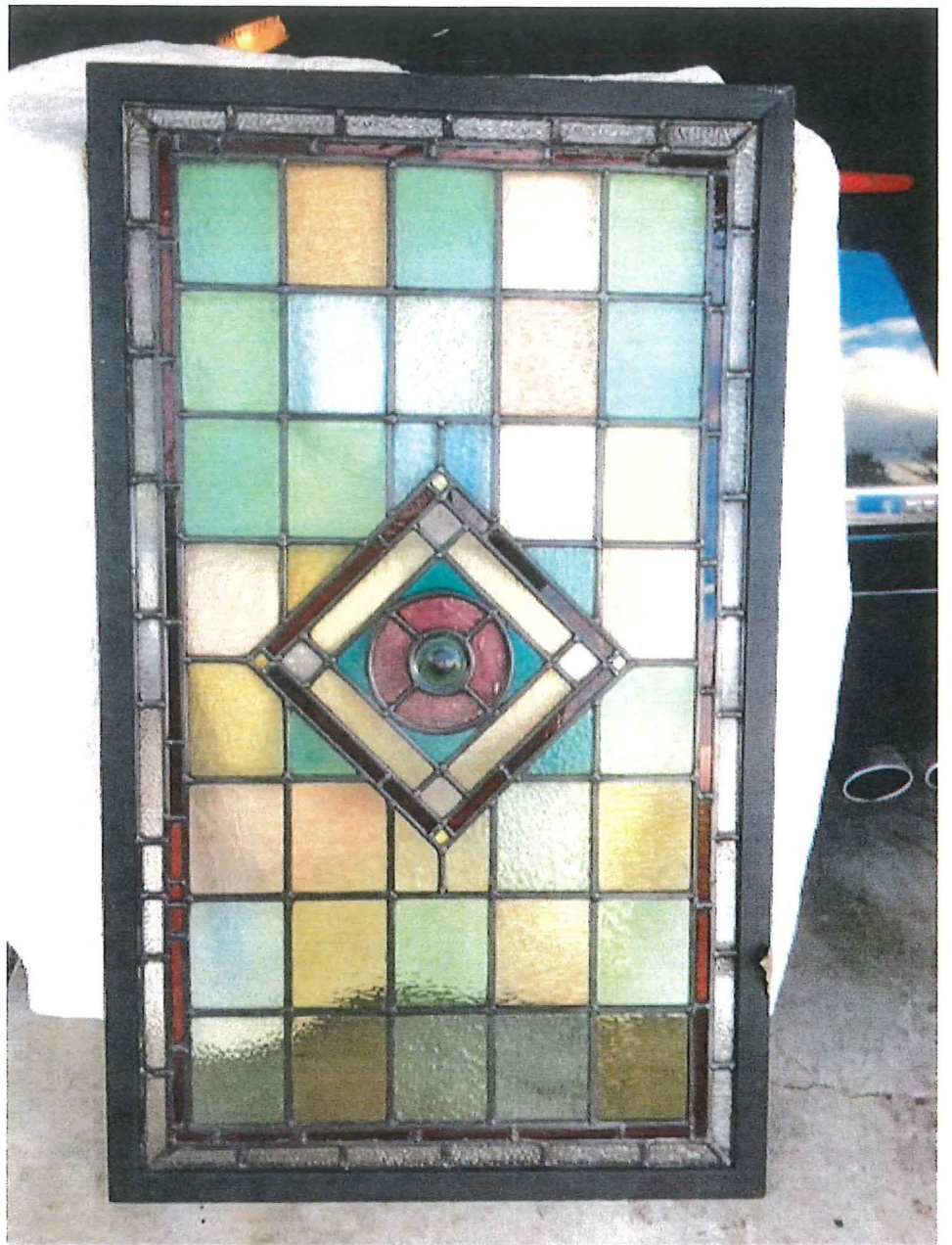
↑ 3 Newly replaced Windows ↑

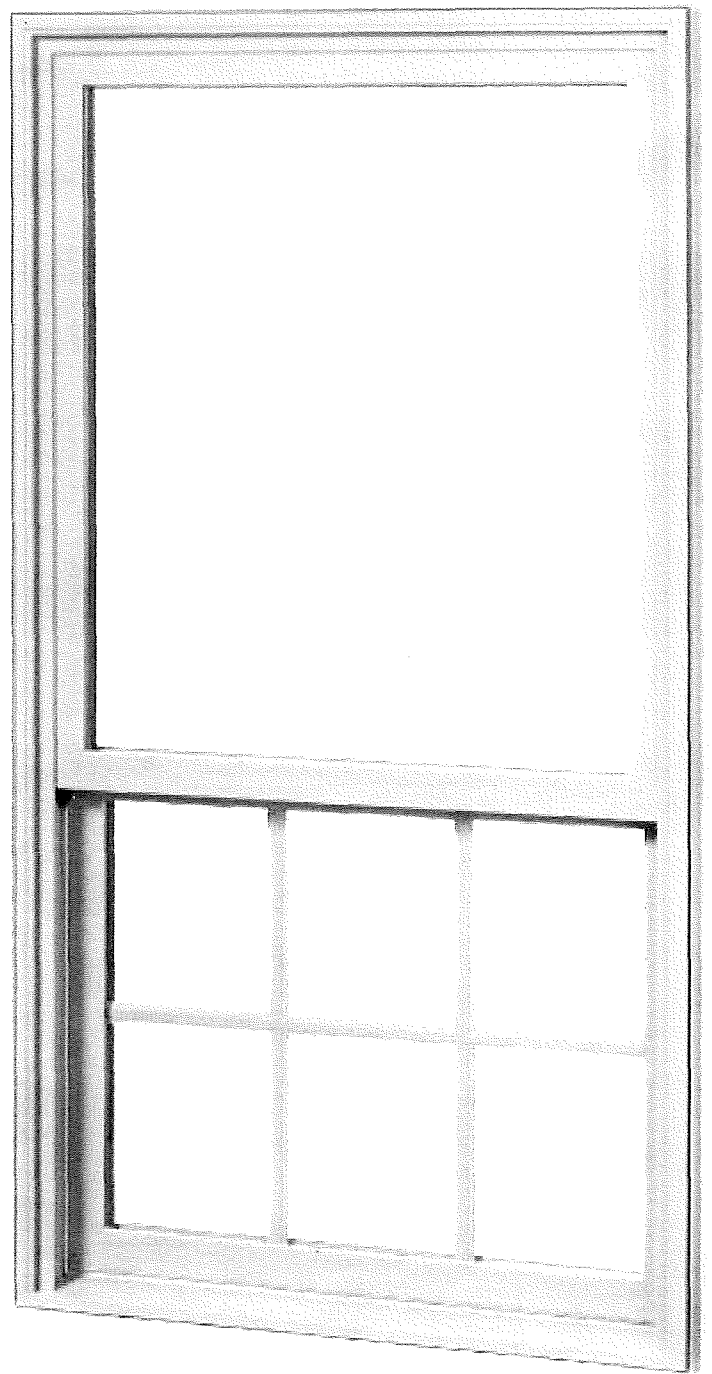
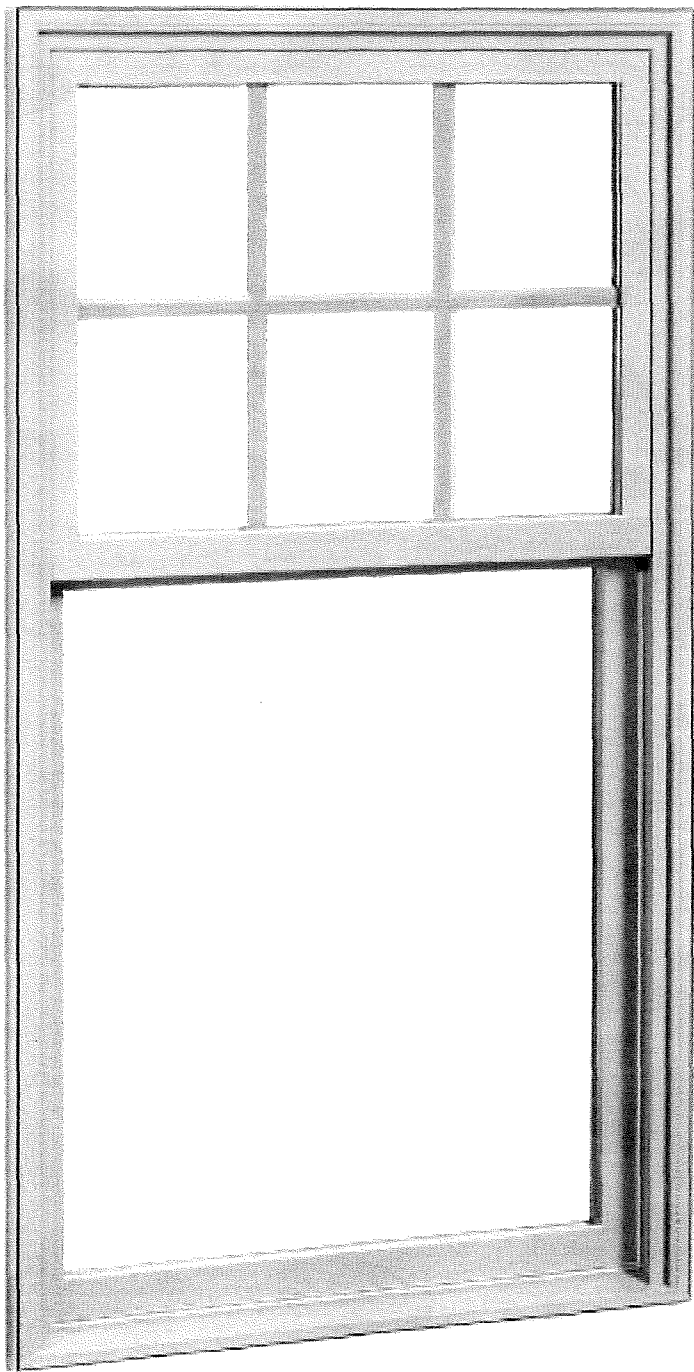
Tile Facade
Waterproof Ceramic (X)

Tile Facade
Waterproof Ceramic (X)

Stained glass window
transom
has diamond center
matching diamond design
in the brick (see picture)

Sent from my iPhone

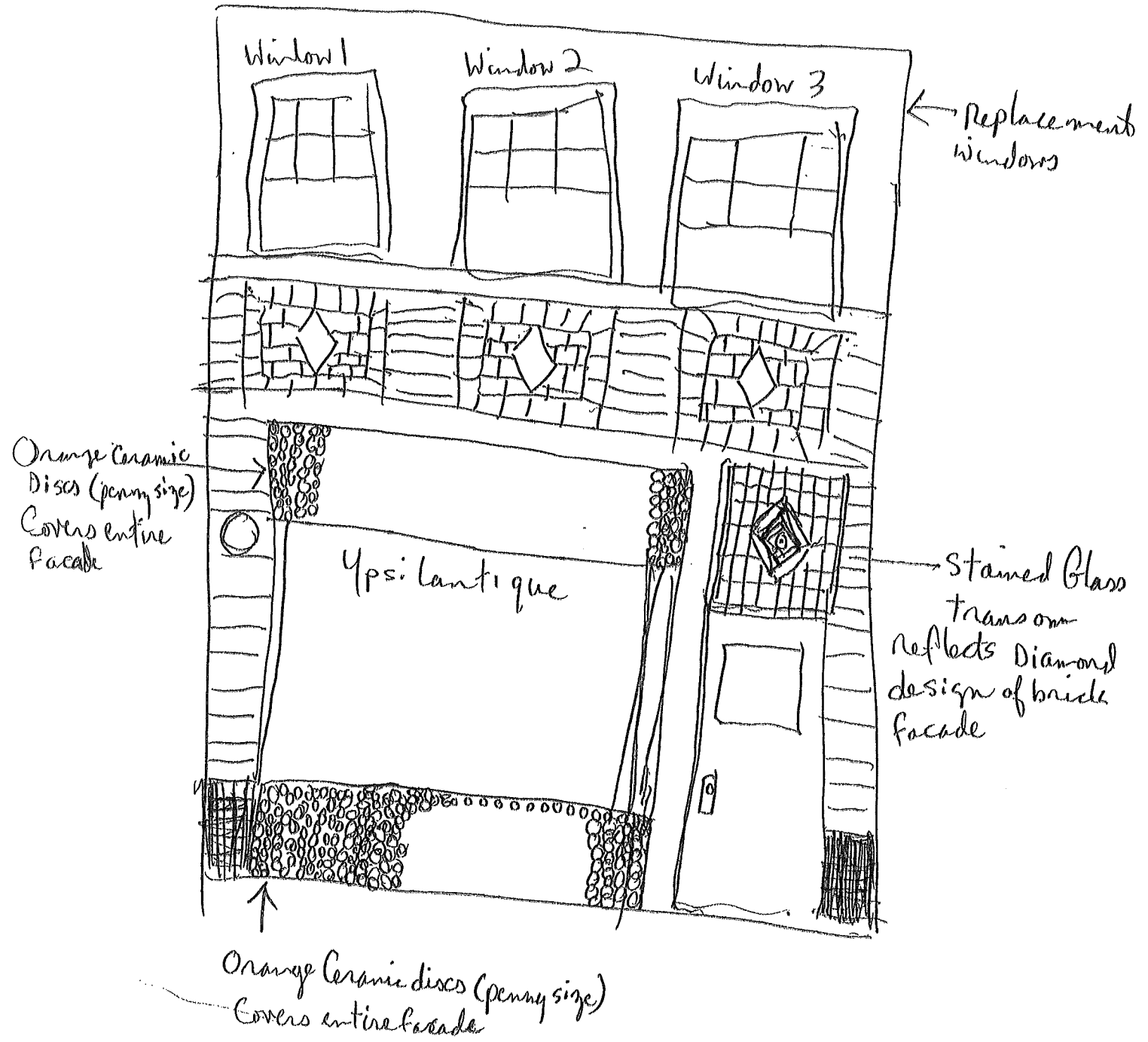




List of Exhibits

Exhibit A – The Project Site 56 N. Huron St.

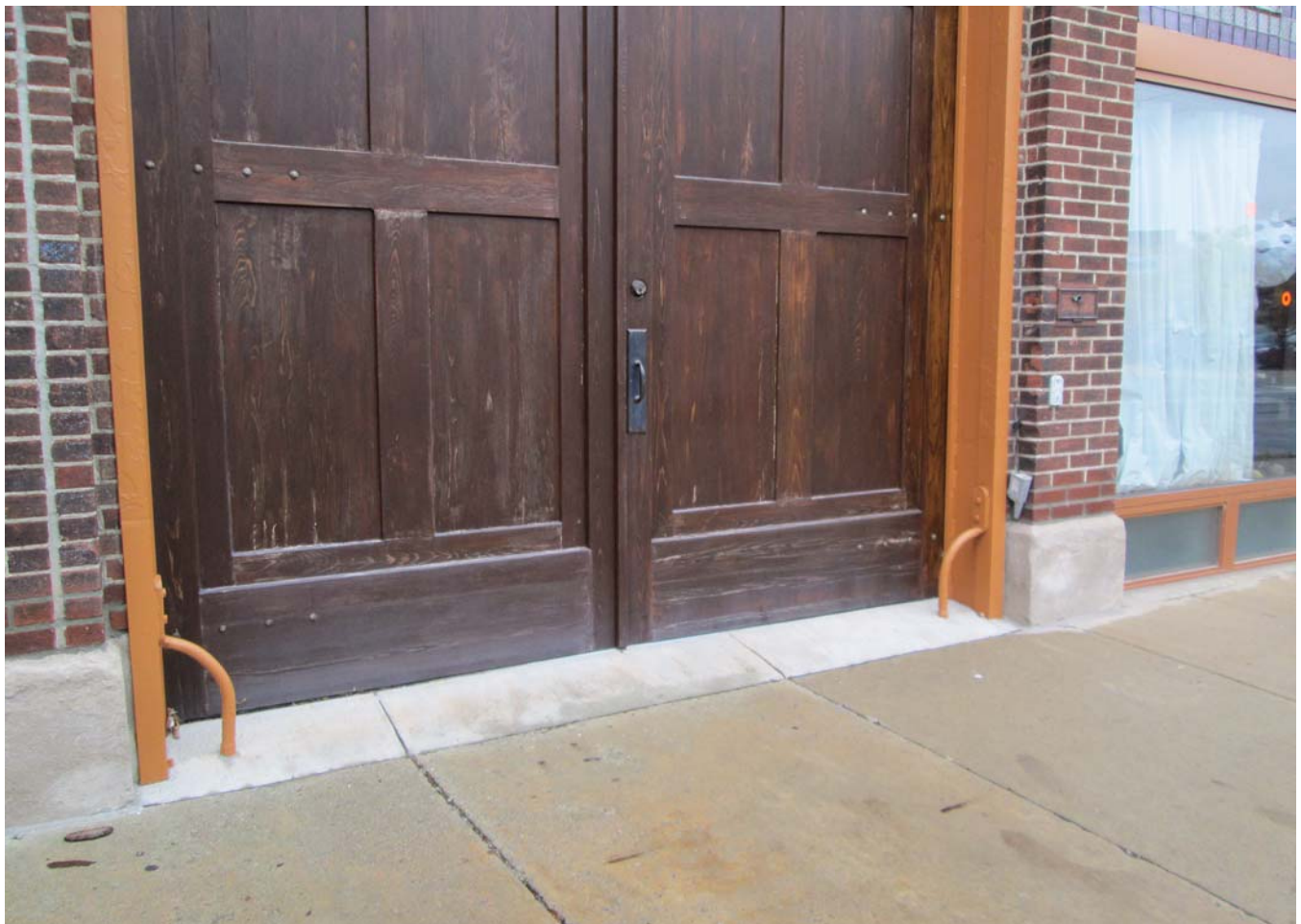
Exhibit B – Design, Description and Cost of Project







RAC example for 56 N Huron





HDC Work Permit Staff Review

Property address: 305 Maple

Date of Application: September 27, 2018

Date of Review: November 8, 2018

Date of Meeting: November 13, 2018

Proposed work: wood privacy fence, already installed

Materials: Wolmanized wood

Staff review:

1. Staff sent a letter to the owner regarding a fence installed without a permit back in July 2018. The applicant installed a wood privacy fence between house and garage on the west side of the lot.
2. The fence matches the privacy fence installed by neighbors on the east side of the lot.
3. Fence is a dog-ear style which is generally permitted; however, posts and rails are installed facing outward.
4. HDC to advise fence must be painted according to HDC guidelines: "All wooden fences must be painted or opaque-stained in a color to complement the adjacent structure. Pressure-treated wood must be cleaned and dried or aged before painting or staining."
5. A building permit is required for this work and should also be obtained.

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

Recommended Motion:

Move to approve and issue a notice to proceed for work at 305 Maple to include the already installed fence on the condition that the fence is to be finished in a paint or opaque stain.

Prepared by:

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

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.



\$ 35-
+ 50-
85-
Admission?

RECEIVED

SEP 27 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

305 Maple Street, Ypsilanti, MI 48198

Applicant

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

Name

Tom + Suzanne McLinden owners

Address

305 Maple St.

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

734-395-5583

E-Mail

Suem@msfs.com

Contractor

Contractor Name & Contact Info

NONE

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

install wood privacy fence* between house & garage on west side of lot - to match exactly with the privacy fence along the east side of our lot which was already installed by that neighbor.

* fence = wolmanized Pine, dog-eared style (like neighbors fence on east side of our lot.)

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

wolmanized wood privacy fence - will NOT be painted - it's wolmanized

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 +

0 = *\$35.00*

Signature

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

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

Signature:

Date:

Print Name:

Suzanne L. McLinden

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.

RECEIVED

SEP 27 2018

CITY OF YPSILANTI
BUILDING DEPARTMENT

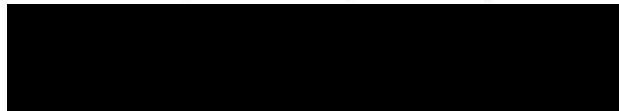
Thomas & Suzanne McLinden
305 Maple Street
Ypsilanti, MI 48197
734-645-1905/734-395-5583

City of Ypsilanti
Building Department

Enclosed are requested permit applications for a partial fence we added to our backyard in June of this year. We recently received your request as we were out of town from July thru Labor Day and use a different mailing address for that reason.

I have filled the form out and included the required permit fees. I calculated \$120 for the building permit and \$85 for the HDC permit. Not sure why we would need the permit from HDC as our neighbors already have the exact same fence in their yards. We have spent the past 35 years living on 10 acres in Lodi Township so this is all new to us and apparently we have a lot to learn.

Please call if you have any further questions.



Suzanne McLinden

our portion of
fence recently
installed

Garage

Newly installed
5' x 50'±
w/lanized
privacy fence
along alley side

we matched the
fence the neighbor had
on the
east side
of our
yard.

Alley

Our
House

↑
305 Maple

PHDC-18-0099
R24809, 2296

our portion of
fence recently
installed
(in red)

we matched the
fence the neighbor
already installed
on the
east side
of our
yard

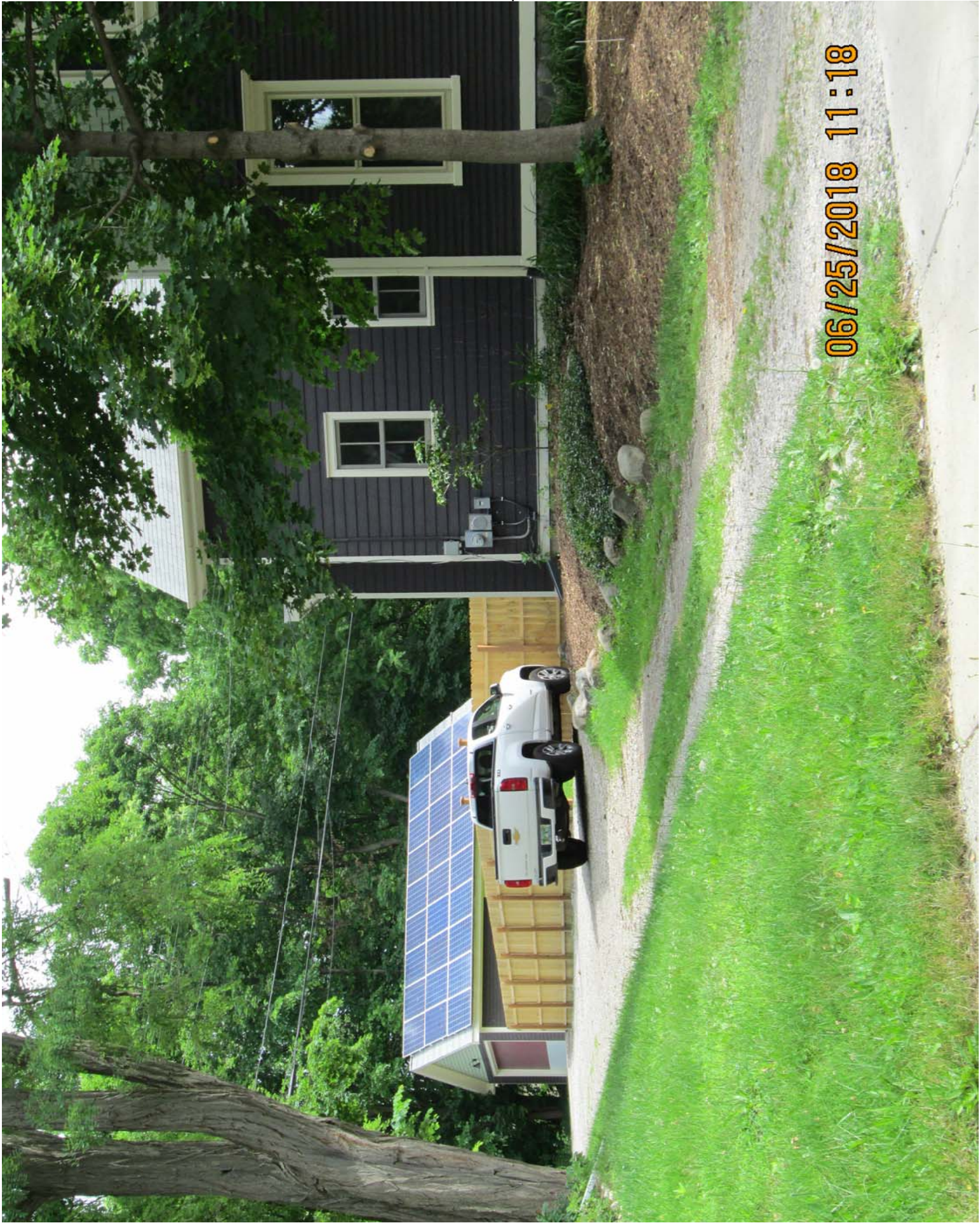
Alley

our
Garage

Newly installed
5' x 50' ±
w/lanized
privacy fence
along alley side

door
Our
House

↑
305 Maple





HDC Work Permit Staff Review

Property address: 418 Maple

Date of Application: November 6, 2018

Date of Review: November 9, 2018

Date of Meeting: November 13, 2018

Proposed work: fence installation

Materials: wood-look vinyl dog-ear privacy fence with gates

Staff review:

1. Staff has advised the applicant that typically a vinyl fence would not be approved by the commission and that the wood-look vinyl is a material that is imitative and against the Secretary of the Interior's Standards.
2. The house is a post-war construction and dates to the 1950s.
3. The applicant is planning to submit an amended application with a different type of fencing.
4. Staff has advised that the applicant needs to provide more details on the location, height, etc. for the fence.
5. A building department permit will be required and should be obtained prior to the start of work.

Relevant Secretary of the Interior's Standards:

N/A

Recommended Motion:

Move to deny the application for 418 Maple for fence installation with the finding that the material is inappropriate and the wood-look vinyl is imitative of another material in conflict with the Secretary of the Interior's Standards for Rehabilitation.

Prepared by: Cynthia Kochanek, Preservation Planner

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

R.24780 #384
PHSE-18-0114



RECEIVED

NOV 06 2018

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

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

418 MAPLE STREET YPSILANTI MI 48198

Applicant

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

Name

CHRISTINA SEARS - ETTER

Address

Christina Sears
418 Maple Street
Ypsilanti MI
USA 48198-3048

City

State

Zip

Phone / Fax

734-216-1375

E-Mail

christina.sears.etter@gmail.com

Contractor

Contractor Name & Contact Info

Tyler Kramer 1048 Avery, St. John's MI 48879

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Exterior fencing will be installed to improve the residence by providing additional security and privacy.

There will be a total of 3 gates. Two pedestrian gates and one automotive gate.

All gates will swing outward.

The fencing will be in a dog-ear style, made of dark brown wood - look like vinyl. Will match existing

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

(will be emailed shortly.)

fencing in style and color.

Permit Application Fee (action items only)

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

Construction Cost:

\$3,000

Permit fee:

\$35 + 5 = \$40

Signature

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

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

Signature:

Date:

11/6/18

Print Name:

Christina Sears-Etter

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: 426 N Huron

Date of Application: October 25, 2018

Date of Review: November 9, 2018

Date of Meeting: November 13, 2018

Proposed work: addition of an accessory structure on site

Materials: concrete foundation, wood frame, pre-painted pro-rib panels (metal) for building exterior

Staff review:

1. Work on this building has already begun but was halted after a building inspector visited the site and issued a stop work order as no permits were pulled prior to the start of work.
2. The applicant is proposing a similar structure to the one that was approved recently for 32 Photo St. The structure will be wood framed with metal cladding with five 4' doors on the front. The drawings do not indicate any windows on the structure.
3. The applicant is proposing the structure to be finished in green and brown and it will be at the rear of the lot.
4. **The applicant will also need to request a lot combination for the two lots so that the two accessory structures (the new one and an existing structure) can conform to the City's zoning ordinance.**
5. 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 notice to proceed for work at 426 N Huron to include the addition of an accessory structure at the rear of the site as indicated in the materials submitted with the application dated 10-25-18. The accessory structure will be wood framed with a metal exterior and five 4' doors. The sides will be finished in green pro-rib panels and the roof will be the same panels in brown.

Prepared by: Cynthia Kochanek, Preservation Planner

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

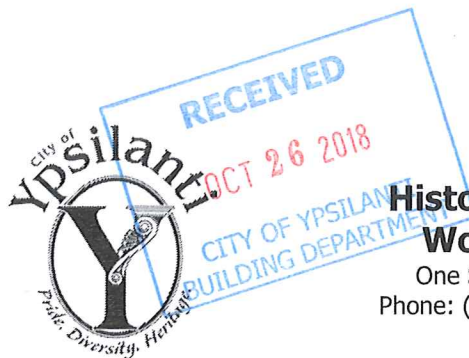
6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



R.24755
PHDC 18-0112

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

426 N. Huron St. Ypsilanti, MI 48197

Applicant

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

Name

Elizabeth and Steven Darnell (owner); Ben Darnell (son, engineer)

Address

426 N. Huron St.

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-262-1262

E-Mail

beth.darnell@yahoo.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:

Building a garage to house recreational vehicles, lawn mowers and garden supplies out of site on the property at the back of Lot 11. An 18 x 24 foot structure. Concrete foundation, dirt floor. Walls with standard 2x4 stud construction. 18 foot trusses set on walls, cross supported with furring. 5, 4 foot doors in front, with 2x10 beams across span. Pre painted Pro-rib panels cover the roof, walls and doors. See attached color examples for color reference.

We are requesting to re-zone and combine Lot 10 and Lot 11 to allow for 2 out buildings with one house to be located on the property. Please see attached plans and assessor's Plat diagrams from Washtenaw County.

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:

2,500.00

Permit fee:

\$35 + _____ = 35⁰⁰

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:

10/25/18

Print Name:

Elizabeth R. Darnell

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.

MATERIALS LIST

PHDC-18-0112

Boards	2 x 3 x 6'
	2 x 3 x 8'
	2 x 4 x 6'
	2 x 4 x 92"
	2 x 4 x 10'
	2 x 4 x 12'
	2 x 4 x 18'
	2 x 6 x 20'
	2 x 10 x 10'
	2 x 10 x 14'
Foundation	60# Concrete
	1/2" x 20' Rebar
Sheet Metal	3' x 12'6" Brown Sheet Metal
	3' x 7'4" Brown Sheet Metal
	3' x 8' Green Sheet Metal
	3' x 6'11" Green Sheet Metal
	Corner Trim 8'
	Corner Trim 12'
Other Stuff	Shipping
	Cement Mixer
For Pickup	
	4' x 8' x 1/2" Ply
	1" Sealing Hex Screw
	2" Sealing Hex Screw
	Sheet Metal Outside Closure
	4 x 4 x 8'
	Hinges
	Latches
	Chalk Line
	Borrow Miter saw
	New circular saw blade
	3" wood screws
	1-5/8" wood screws
	1/2 - 5" Bolt
	Washer
	Lock washer
	Nut
	Hinges

"ASSESSOR'S PLAT NO. 3"-CITY OF YPSILANTI,

BEING

PART OF FRENCH CLAIM No. 691,
WASHTENAW COUNTY-MICHIGAN.

Examined and Approved

Scale 1 inch = 100 feet

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That I, Donald F. Constock, City Assessor of the City of Ypsilanti, Washtenaw County, State of Michigan, by virtue of authority in me vested by Section 51, Act 172 of 1929, having been duly authorized by the Common Council of the City of Ypsilanti, Washtenaw County, Michigan, have caused the land described in the annexed plat to be surveyed, laid out and platted to be known as "ASSESSOR'S PLAT NO. 3", in the City of Ypsilanti, Washtenaw County, Michigan, and that the streets and alleys as shown on said plat are now being used for such purposes.

Witnesses:

Arturo Chablain
Arturo Chablain

Donald F. Constock
Assessor of the City of
Ypsilanti, Washtenaw County,
Michigan.

ACKNOWLEDGMENT

STATE OF MICHIGAN)
COUNTY OF WASHTENAW) ss

On this 16th day of February A.D. 1934, before me, a Notary Public in and for said County, personally came the above named Donald F. Constock, Assessor of the City of Ypsilanti, Washtenaw County, Michigan, known to me to be the person who executed the above dedication, and acknowledged the same to be his free act and deed as such assessor.

Arturo Chablain
Notary Public in and for
Washtenaw County, Michigan.

My Commission expires April 16, 1934.

CERTIFICATE OF MUNICIPAL APPROVAL

This plat was approved by the Common Council of the City of Ypsilanti, Washtenaw County, Michigan at a meeting held Feb 5 1934.

Henry C. McHenry
City Clerk

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY AUDITORS

Approved by the Board of County Auditors of Washtenaw County, Michigan, this 3rd day of March 1934.

Chairman
Charles L. Burton
City Clerk

DESCRIPTION OF LAND PLATTED

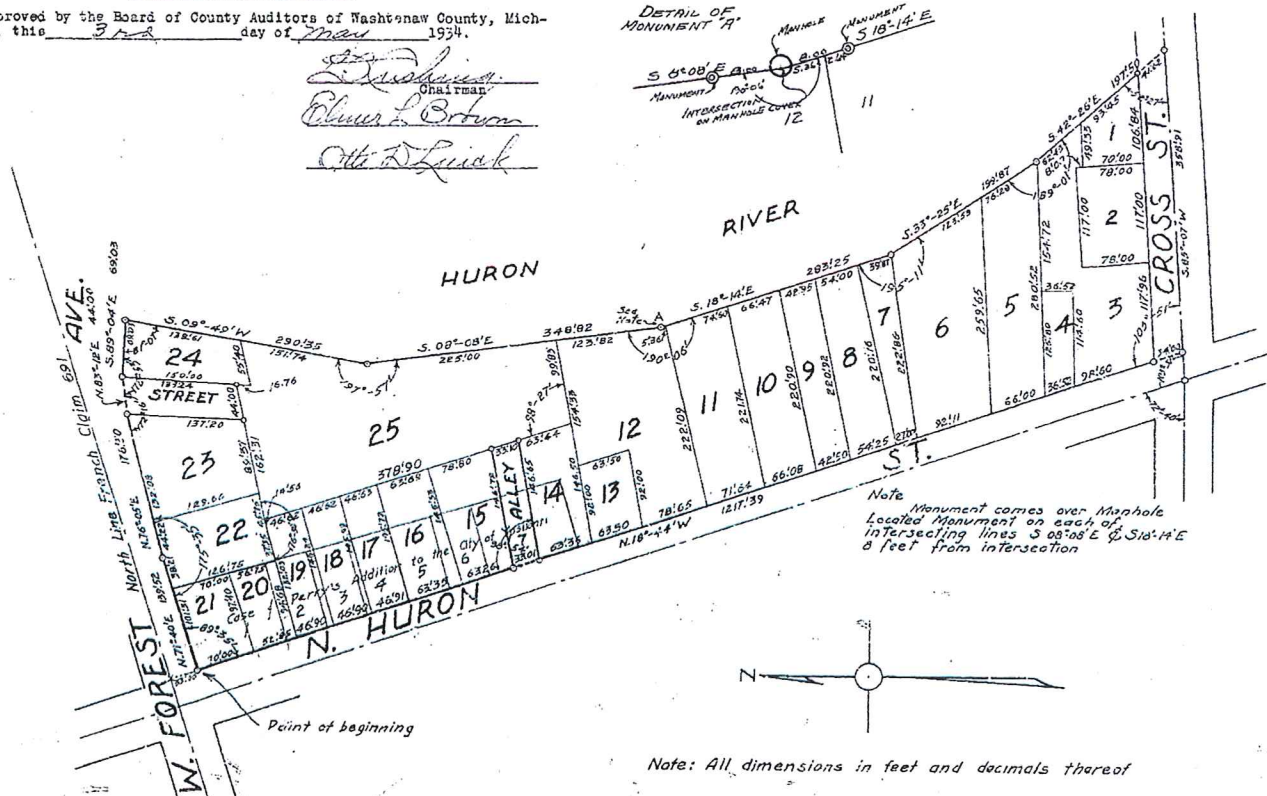
The land embraced in the annexed plat of "Assessor's Plat No. 3" of the City of Ypsilanti, being a part of French Claim No. 691, Washtenaw County, Michigan, is described as follows:

Beginning at a point 33.00 feet, S. 16° 44' E. from the intersection of north line of French Claim line number 691 and the east line of Huron Street, said point also being the intersection of the east line of Huron Street and the south line of Forest Avenue which is the north west corner of lot number 1, Case & Perry's Addition to the City of Ypsilanti, Washtenaw County, Michigan and running thence N. 71° 40' E. 139.52 feet along the south line of Forest Avenue; thence N. 76° 05' E. 176.50 feet along the south line of Forest Avenue; thence N. 85° 12' E. 44.00 feet along the south line of Forest Avenue; thence S. 85° 04' E. 69.03 feet along the south line of Forest Avenue; thence S. 09° 49' W. 290.35 feet; thence S. 08° 08' E. 348.62 feet; thence S. 18° 14' E. 283.25 feet; thence S. 33° 25' E. 199.87 feet; thence S. 42° 26' E. 197.50 feet to center line of Cross street; thence S. 65° 07' W. 358.51 feet along center line of Cross street to the east line of Huron street; thence N. 18° 44' W. 1217.39 feet along the east line of Huron street to the place of beginning, being part of French Claim number 691, City of Ypsilanti, Washtenaw County, Michigan.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent metal monuments of not less than one inch in diameter and fifteen inches in length set in a concrete base at least four inches in diameter and forty eight inches in depth have been placed at all points marked thus: o as shown at all angles in the boundaries of the land platted, at all the intersections of streets, intersections of alleys, or of streets and alleys with the boundaries of the plat as shown on said plat.

Herbert S. Hieber
Registered Civil Engineer.

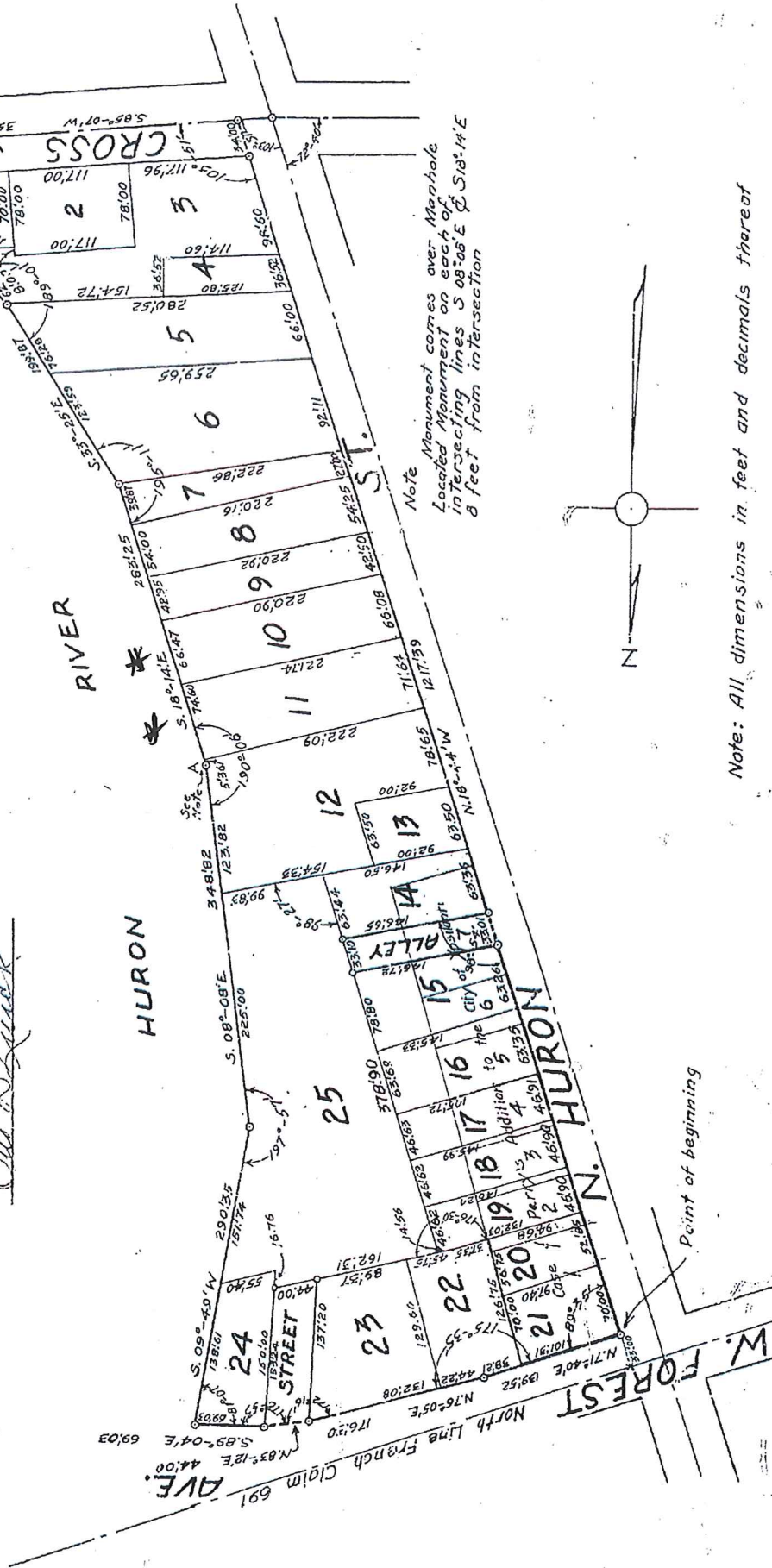
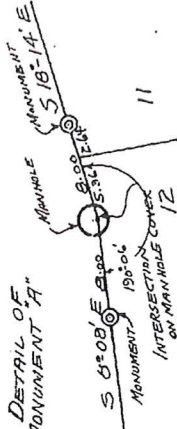


BOARD OF COUNTY AUDITORS

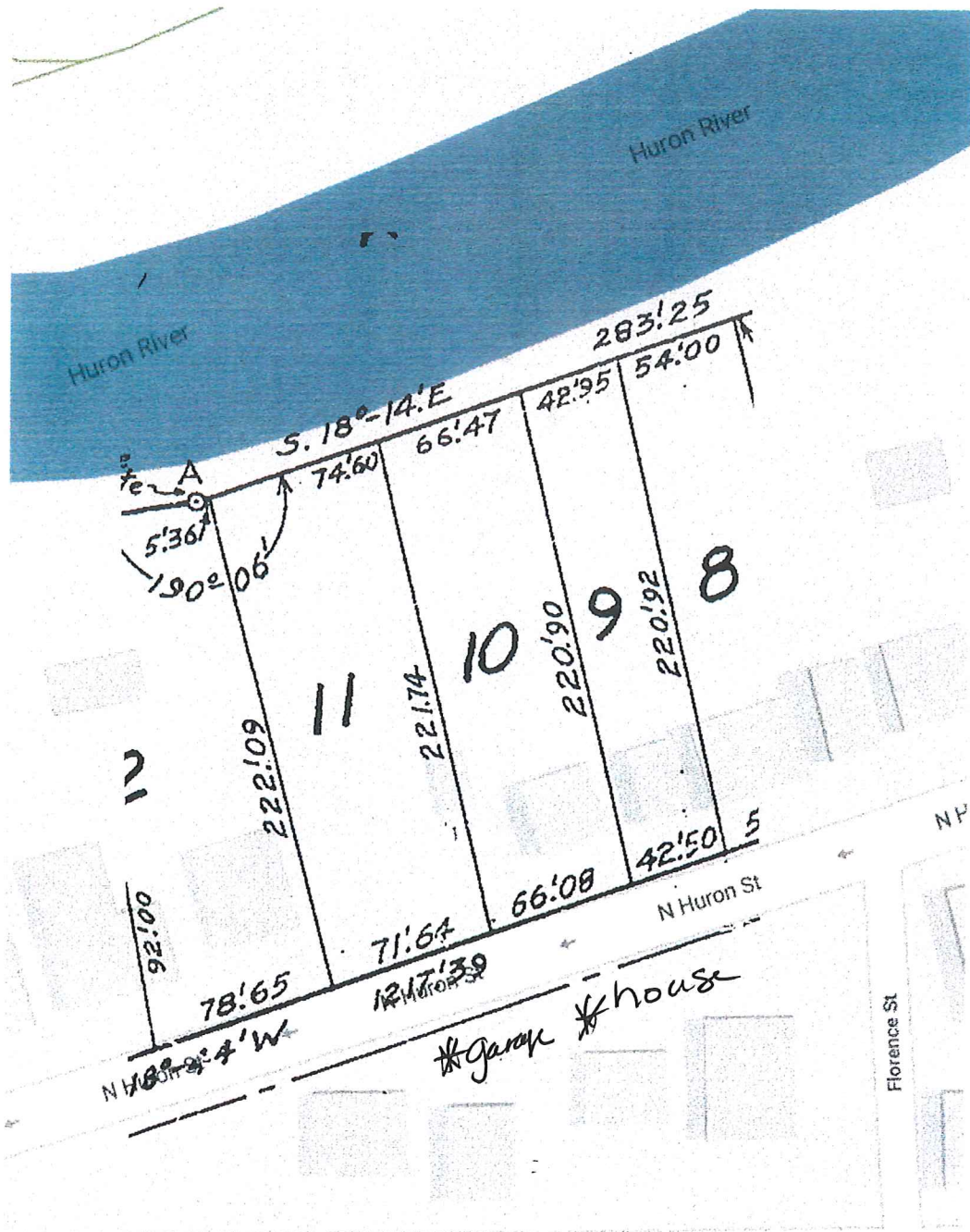
Approved by the Board of County Auditors of Washtenaw County, Michigan, this 3rd day of May 1934.

Chairman
Oliver L. Brown
Otto R. Lusk

DETAIL OF
MONUMENT "A"

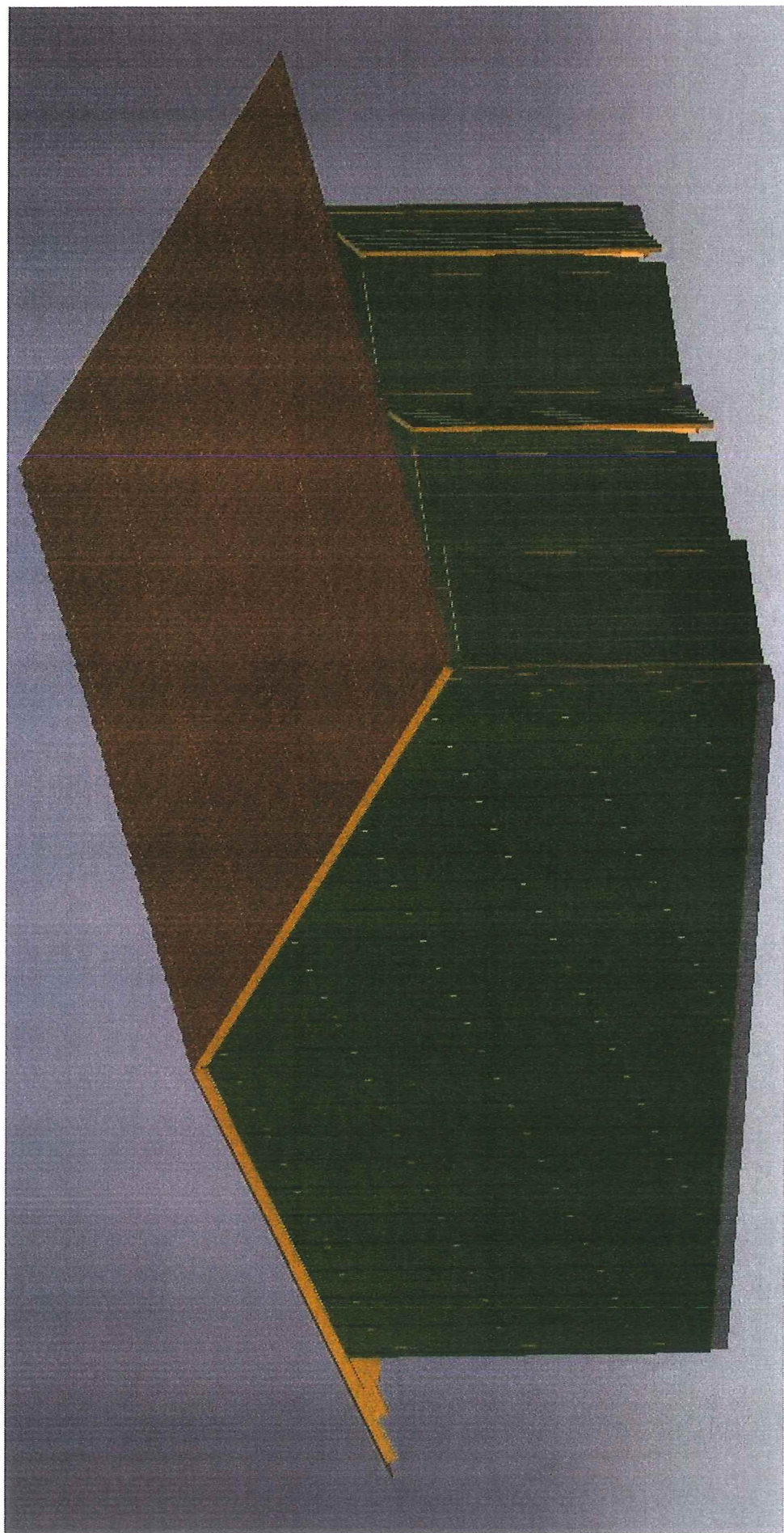


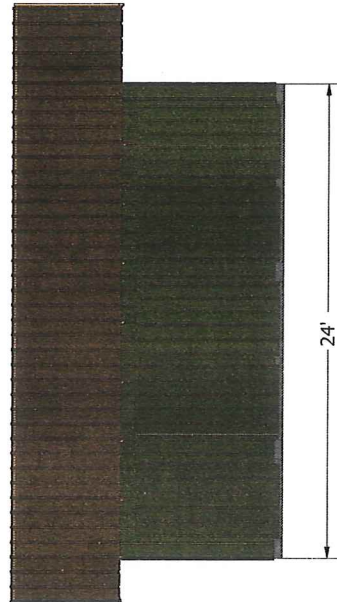
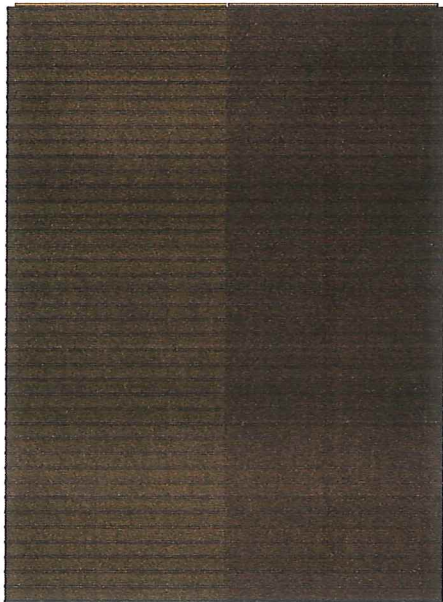
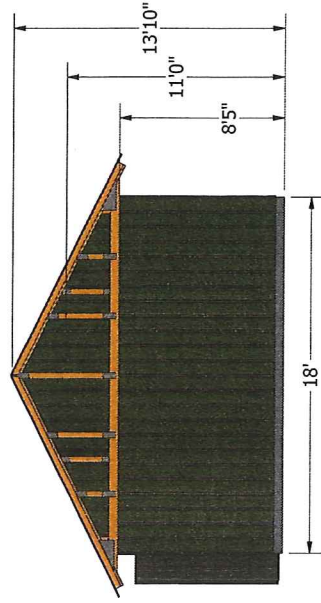
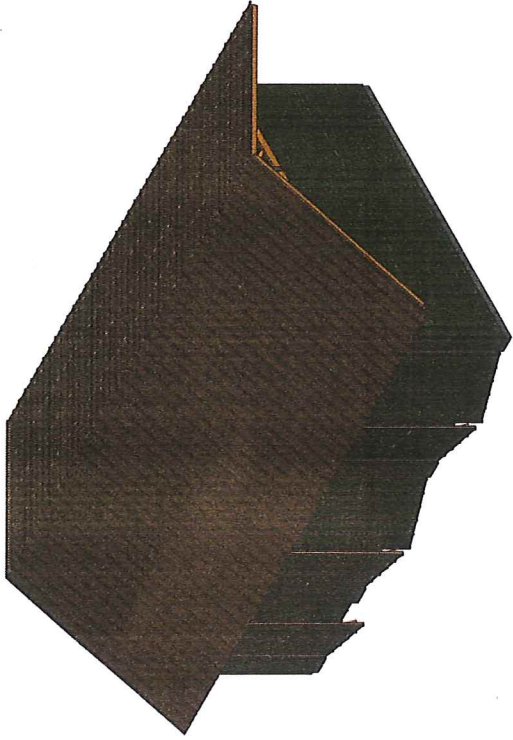
Note: All dimensions in feet and decimals thereof





New Garage







roof



Garage Location : Beyond Black Walnut tree
to the left





HDC Work Permit Staff Review

Property address: 406 E Forest

Date of Application: November 6, 2018

Date of Review: November 8, 2018

Date of Meeting: November 13, 2018

Proposed work: gutter installation

Materials: 5" Seamless K-Style Gutter & 2" x 3" downspouts, as well as XTREME Guard with Stainless Steel Micro-Mesh, Color: 250 Musket Brown

Staff review:

1. The applicant is looking to add gutters to their home to prevent water damage.
2. HDC to advise that "straps used to hang gutters must be placed under the roof shingles. Downspouts must be installed where they will be as inconspicuous as possible."
3. Staff contacted the contractor and verified that the straps will be installed under the shingles and that the downspouts will generally be installed at the corners and other locations as needed.
4. A building permit may be required for this work and should be obtained prior to the start of this work.

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

Recommended Motion:

Move to approve and issue a certificate of appropriateness for work at 406 E Forest to include the installation of 5" Seamless K-Style Gutter & 2" x 3" downspouts with XTREME Guard Stainless Steel Micro-Mesh. The gutters and downspouts will be installed in the color Musket Brown. A condition of approval is that any straps used for the installation of the gutters will be installed under the roof shingles.

Prepared by:

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

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.



RECEIVED

NOV 06 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

R. 24779 Amy
PHDC-18-0115

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

406 E Forest Ave

Applicant

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

Name

Kelly McRae

Address

406 E Forest Ave

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

734-389-6341

E-Mail

mcrae.colleen@gmail.com

Contractor

Contractor Name & Contact Info

Great Lakes Gutter 734-953-4067

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☒ Other

☐ Application Amendment

Complete Description of Proposed Work:

I would like to add gutters to my home to prevent water damage.

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

5" Seamless K-Style Gutter & 2" x 3" Downspouts, as well as XTREME Guard with Stainless Steel Micro-Mesh

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:

\$2,382.00

Permit fee:

\$35 + \$0 = \$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:

11/5/18

Print Name:

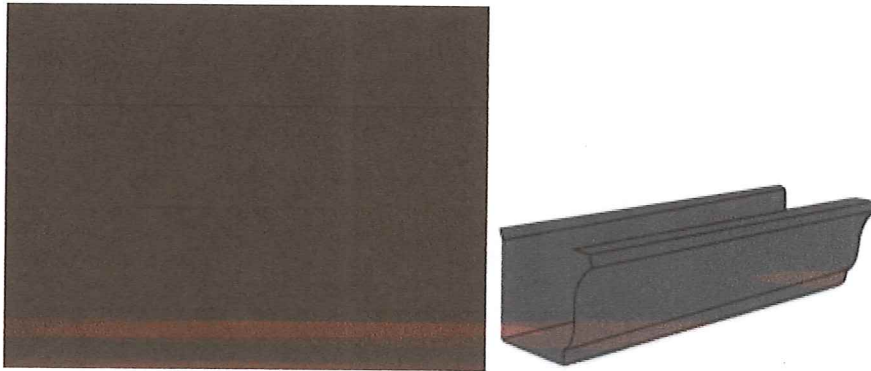
Kelly McRae

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

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

PHDC-18-0115

<https://www.allguttersystems.com/color-filter/index.html>









HDC Demo by Neglect Staff Review

Property address: 401 E Forest

Date of Demo by Neglect Letter: October 25, 2018

Date of Review: November 9, 2018

Date of Meeting: November 13, 2018

Staff review:

1. A demolition by neglect consideration for this property was tabled at the September 12, 2017 HDC meeting in order to provide the property owner time to work on the porch repairs. At that time the applicant stated that the porch repairs would take 60 days to complete.
2. More than one year has passed since the porch work was approved by the HDC. An amendment was approved in January 2018 for a substitute material for the porch ceiling.
3. Photos of the property show that the porch ceiling has not been completed and there are issues with missing drip edge/fascia, trim and siding. Porch posts and railings are deteriorating, the chimney has a noticeable bulge and there appears to be a gap between the flashing and west side of the porch roof.
4. Staff has discussed the demo by neglect process and verified with the City Attorney's office that the owner does not need to be in attendance at the meeting in order for the HDC to determine that a property is a demolition by neglect.
5. The property is also listed on the building department's dangerous buildings list.
6. HDC to review the attached documentation and photos and make a determination of whether the property is being demolished by neglect.
7. If the property is determined to be a demo by neglect the HDC will need to work with the applicant on a timeline for repair.

Staff Recommended Motion:

Move to determine that the property at 401 E Forest is in the process of demolition by neglect.

Prepared by:

Cynthia Kochanek, Preservation Planner

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



City of Ypsilanti

Community and Economic Development

October 25, 2018

Curtis L Mullins & Kay F Morgan
401 E Forest
Ypsilanti, MI 48198

NOTICE TO APPEAR

RE: Potential finding of Demolition by Neglect at 401 E Forest

Dear Mr. Mullins & Ms. Morgan,

The Historic District Commission (HDC) is charged with protection of properties in the historic district. It has come to the attention of the HDC that the structure at 401 E Forest 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 November 13, 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/263. Please contact me at (734) 483-9646 or through email at ckochanek@cityofypsilanti.com with any questions.

Sincerely,


Cynthia Kochanek, Preservation Planner
Community & Economic Development Department

CC: File
Building Department















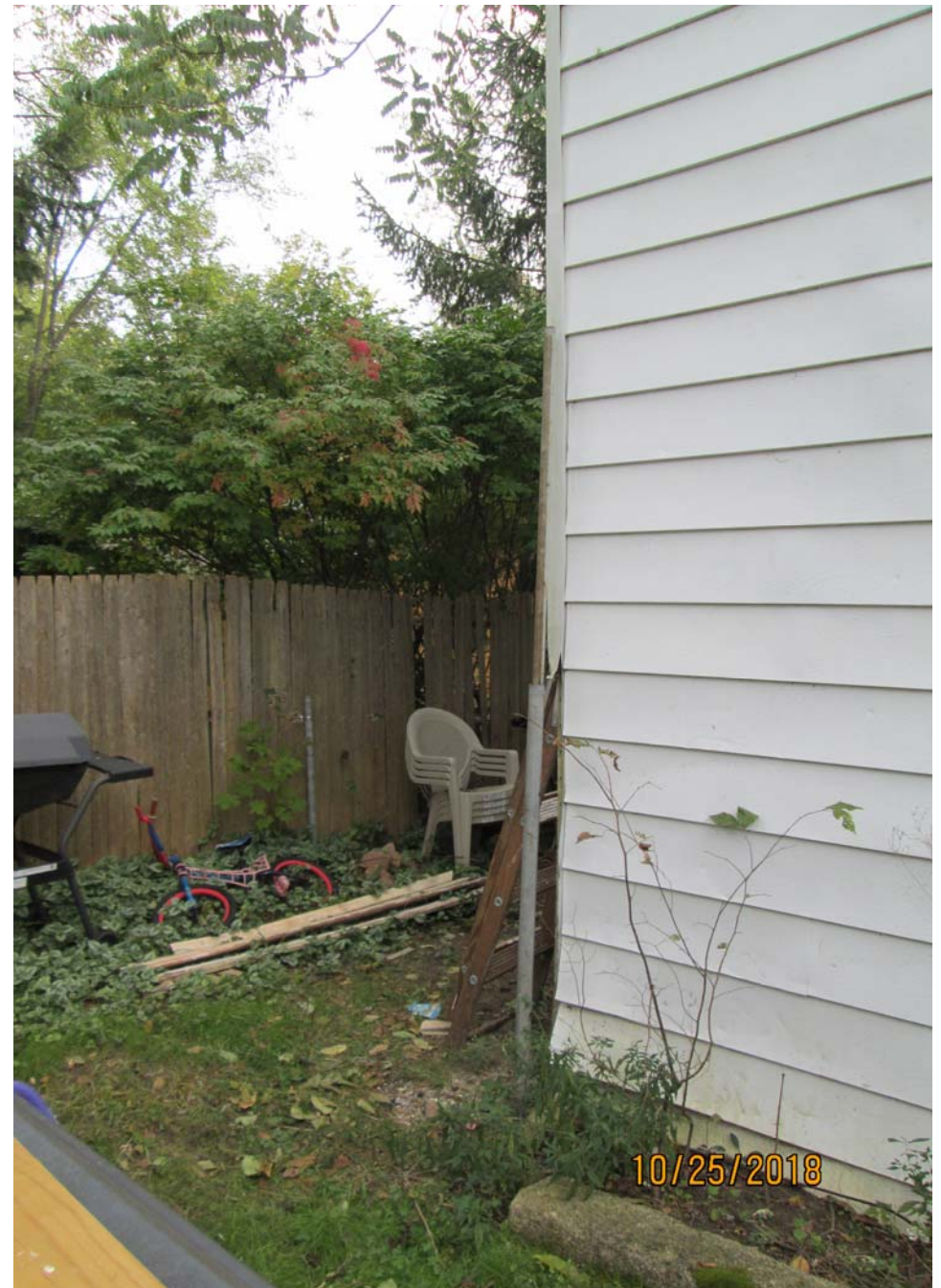
















**City of Ypsilanti
Historic District Commission
Work Permit Application**

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

115 W. Michigan Ave, Ypsilanti, MI. 48198

Applicant

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

Name

#1 FRENCH Michigan LLC LINDA FRENCH

Address

115 W. Michigan Ave

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

734-358-6954

E-Mail

LADYFRENCH@AOC.COM

Contractor

Contractor Name & Contact Info

MIKE RABIDEAU LLC

Type of work

- ☐ Roofing
☒ Window/Door
Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment



Complete Description of Proposed Work:

Tear out old windows & Replace with new ones

ALL window Are The Same

PLACE upper 4 window
w/ Double Hung ALUMINA
CLAD window

REPLACE GLASS in
FRONT window where
SEAL is BROKEN

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

SEE ATTACHED PIC
SAME COLOR on upper WINDS
CLEAR GLASS ON 1ST FLOOR

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:

10-9-18

Print Name:

LINDA FRENCH

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

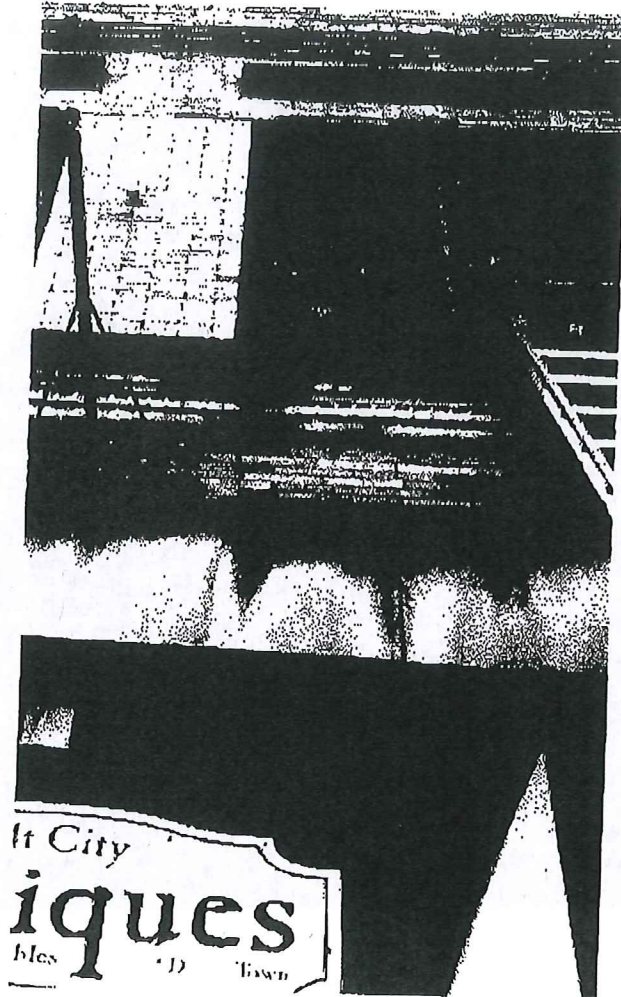
All other necessary approvals and permits must be acquired before beginning work.

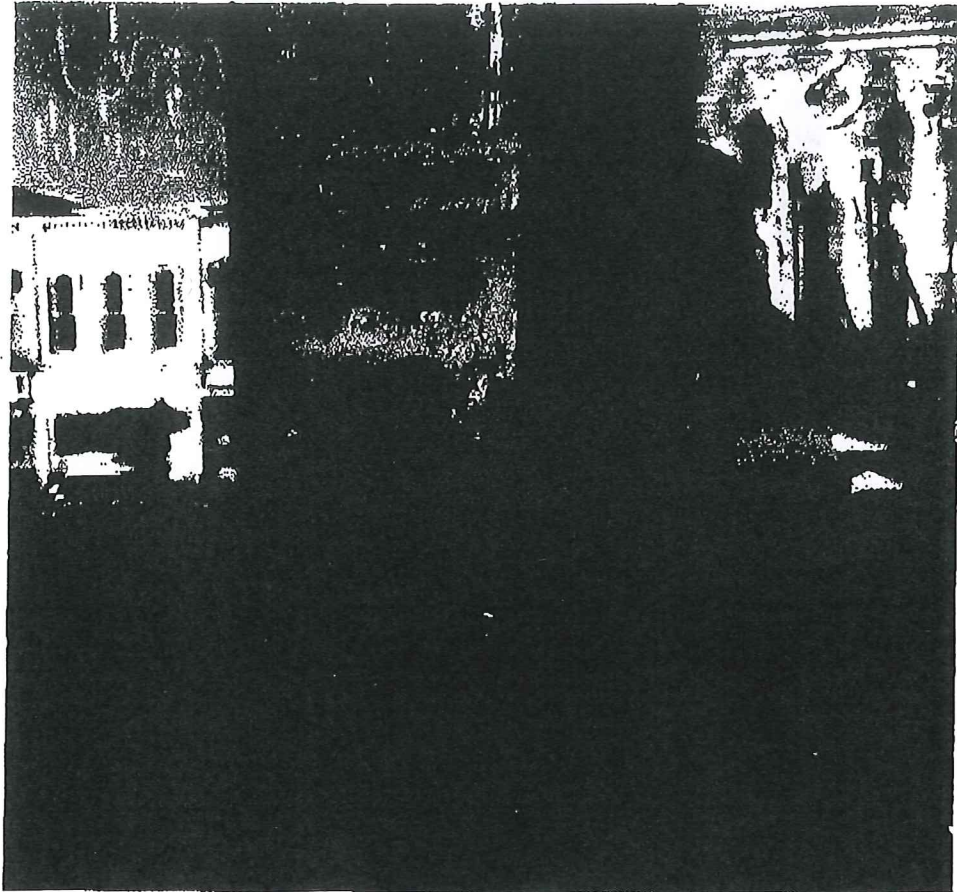
2:55 7

pt LVE 0

Done

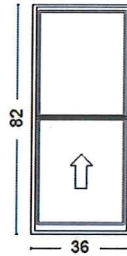
3 of 4





Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 10693117

Line Number: 10

Quote Qty: 4

Scaling: 1/2" = 1'

Description: Architect Reserve, Single Hung, 36 X 82, Brown

Rough Opening: 36.75" X 82.5"

Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-00253-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08|11, Egress Meets Typical 5.7 sqft (E) (United States Only)

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.

** building owner, architect, contractor, installer and/or consumer



Quote Name: Arch reserve double wide

Project Name: Salt City Antiques & collec

Jobsite Location: Ypsilanti, MI

Room Location: None Assigned

Sales Branch Location: 18900 PWD, Inc



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-18-0111
R 24813
#18829

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

207 W. Forest

Applicant

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

Name

R.D. Kleinschmidt, Inc.

Address

19860 Sharon Valley Rd.

City

Manchester

State

MI

Zip

48158

Phone / Fax

734-428-8836 / 734-428-1030

E-Mail

Sheiley@rdkleinschmidtinc.com

Contractor

Contractor Name & Contact Info

R.D. Kleinschmidt, Inc.

734-428-8836

Type of work

- ☒ Roofing
☒ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

2nd Story Only:
Tear off existing roofing
Install new white aluminum drip, ice guard, felt,
Rustic Black Tamko Heritage 30 yr shingles, ridge
vent & flashings

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

Permit Application Fee (action items only)

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

Construction Cost:

\$3,465.00

Permit fee:

\$35 + 5 = 40.00

Signature

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

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

Signature:



Date:

10-23-18

Print Name:

Michelle L. Stace

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.



R.D. Kleinschmidt, Inc.

We Build Our Reputation Around Your Home.

19860 Sharon Valley Road
Manchester, Michigan 48158

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

E-MAILED

Page No.

of

Pages.

PROPOSAL

207 W Forest
W0:
63150

Fax (734) 428-1030

Proposal #

68989

TO Jim Fielder
16943 English Rd.
Manchester, MI 48158
Salesman: Chad Provencher

PHONE
428-7150

DATE
8/27/2018

JOB NAME / LOCATION
207 W. Forest
Ypsilanti

JOB NUMBER

JOB PHONE

We hereby submit specifications and estimates for:

Work Area: 2nd Story Only

- ** Tear off all existing roofing material
- ** Provide and install 1-1/2" faced aluminum drip metal on all roof edges
- ** Provide and install ice & water shield up 72" from the eaves around entire house
- ** Provide and install ice and water shield around chimney
- ** Provide and install synthetic underlayment over remainder of roof area
- ** Provide and install Tamko Heritage 30 dimensional shingles (hand nailed) over entire roof area
- ** Provide and install 3 roof vents to replace existing
- ** Install new flashing boots on all vent pipes
- ** Provide and install new aluminum counter flashing on chimney
- ** Clean up and dispose of all job related debris upon completion of work
- ** Price: \$3,465.00

NOTE: Any rotten or weakened plywood that needs replacement will be done at a rate of \$45.00 per 4 x 8 sheet.

A 30 Year Warranty on Material from Manufacturer-10 Year Warranty on Workmanship by Installer. Any Rotted roof boards needing replacement will be charged as an extra on a time and material basis.

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of: Three Thousand Four Hundred Sixty-five and 00/100***** dollars (\$) \$3,465.00).

Payment to be made as follows:

One Third Down When Job Begins
Balance Upon Completion

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

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

Authorized
Signature _____

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

days.

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

Signature _____

Signature _____

Date of Acceptance: 8/27/2018

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF OCTOBER 23, 2018

CALL TO ORDER AND ROLL CALL

Mike Davis, Jr. Chair 7:03 PM

Meeting Location: City Hall, Council Chambers, 1 S Huron, Ypsilanti

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

Commissioners Absent: Erika Lindsay, Anne Stevenson

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

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

309 S Washington

**Application is for painting.*

Applicant: Niles Johnson, contractor & Bounthanh Katmanivong, owner— Present

Discussion: Johnson: *[Provided cell phone pictures of the home]* Stated that the color scheme is in tune with the neighborhood - grey as the main color, white trim and burgundy accent.

 Davis: Asked where the burgundy color will be located.

Johnson: *[Referencing cell phone pictures]* Stated that the burgundy color will highlight over the windows and go up to the peaks. Stated that the overhang roof above the door on the right-hand side of the house will be trimmed in burgundy and white. Stated that the color scheme is a burgundy and white trim around the whole house.

Davis: Asked if it would be mainly burgundy on the window.

Johnson: Stated that one strip on top and one strip on the bottom of the window will be burgundy. Stated that it is white in between, accented with the grey behind it.

[Referencing packet materials, discussion ensued to clarify the location for the proposed colors]

Johnson: *[Referencing cell phone pictures]* Stated that this is the house before it was painted. All these accents in white will remain white.

Pettit: Asked if the corner board and this bottom board will remain white *[referencing materials]*.

Johnson: Confirmed. *[Referencing materials]* Stated that all that you see that is white will remain white. Stated that this triangle here *[referencing materials]* coming up the house to the peak and coming back down this side will be burgundy. Stated that there is a small piece of trim here going to this peak, about an inch and a half wide coming down, which will be burgundy *[referencing materials]*. Stated that the rest of it is going to be white.

Davis: Asked if the trim around the windows will still be white.

Johnson: Stated that burgundy will be on the top and bottom and that the sides will be white. *[Referencing materials]* Stated that this whole area in here is going to be white.

Rupert: Asked applicant if he is referring to the window frame, the top board and the sill.

Johnson: Confirmed. Stated that it will be similar to the corner house on Buffalo and Washington, with the exception that the 309 S Washington window sill is thicker.

Prebys: Asked if it is a line, essentially.

Johnson: Confirmed. Stated just like a pin stripe around the house. Stated that the whole top will be burgundy; that it will be white coming down and these will be burgundy *[referencing materials]*.

Rupert/Pettit: Stated that the entire horizontal frame of the horizontal casing

is going to be burgundy and the vertical casing will remain white.

Johnson: Confirmed. Stated over the top of the windows. *[Applicant provided cell phone picture of an example of a home to show what the proposed color scheme would look like].*

Motion: Pettit (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for the exterior painting of 309 S Washington with Dark Pewter #PPU18-04 and Ultra-Pure White #PPU18-06 and Formal Maroon #PPU1-14. The white and maroon are to be the trim colors; the maroon to highlight the gable ends and the horizontal trim pieces as discussed and the white to be the vertical casing members and other components as discussed.

Secretary of the Interior Standards:
#7- Clean building gently—no sandblasting.
#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

306 N River, Suite D

**Application is for window replacement/installation.*

Applicant: Eric Mullins, occupant representative— Present

Discussion: Davis: Stated that the application is for window installation that was previously approved by the Commission.

Mullins: Stated that applicant was unable to install the windows previously approved by the Commission in 2015. Stated that applicant submitted a new application for Andersen 400 series windows which he was advised by staff are vinyl-clad and would not be appropriate. Stated that he provided a new quote and is before the Commission to discuss consideration of an A-series aluminum clad window which is similar to the previously approved Andersen window, with the exception that the cladding is Fibrex —a fiberglass wood composite. Stated that the next window option with wood cladding on the outside would be twice the price of the Andersen series windows and cost prohibitive.

Davis: Stated that the Commission has not previously seen or considered Fibrex material.

Pettit: Asked if the Fibrex is just the cladding.

Mullins: Confirmed. Stated that it is just the cladding on the outside --the material that keeps the moisture off the wood itself.

[Discussion ensued re: material appropriateness/warranty; option possibilities/cost differences]

Mullins: Stated that Andersen has an E-series which is aluminum clad. Stated that he could talk to his contractor about what the cost would be.

Davis: Stated that a sample of the Fibrex material would need to be submitted to the Commission for its review before approval could be considered.

Mullins: Acknowledged.

Motion: Prebys (second: Pettit) moved to table the application for 306 N River, Suite D pending information on the various cladding possibilities for the windows.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

115 W Michigan

**The application for window replacement was moved to the end of the meeting as the applicant was not in attendance.*

33-35 E Cross

**Application is for window replacement.*

Applicant: Chad Seward, owner representative– Present

Discussion: Davis: Asked applicant to provide a run-down of what is proposed.

Seward: Stated that window replacement is needed on the second story of the building, as well as tuck pointing on the corners and by the fuse panels in the back-meter area.

Davis: Asked if there are any proposed changes in window dimensions.

Seward: Stated that there are no window dimension changes and no painting proposed. Stated that the reason for the replacement is due to deterioration on the inside of the windows *[referencing overhead materials]*. Stated that down there *[referencing photo materials]*, you can see where the grout has been removed by one of the frame points and there is no mortar left.

Prebys: Asked what the mortar mix will be.

Seward: Stated that it is 60/10/10.

Schmiedeke: Asked what the custom clad is, in reference to the specification sheet from Mans Lumber.

Seward: Stated that he does not know at this time.

Schmiedeke: Stated that the Commission would need to know that.

Prebys: Stated that an aluminum clad wood window would be the condition for approval.

Seward: Acknowledged.

Rupert: Stated that it should match the existing color.

Seward: Confirmed. Stated that the color will match the original, which is a dark brown on the interior portion of the framework. Stated that no painting is proposed. *[Applicant referred the Commission to an updated photo of what the building would look like after the new window installation].*

Motion: Prebys (second: Rupert) moved to approve and issue a certificate of appropriateness for work at 33-35 E Cross for the replacement of the seven upper story windows with Jeld-Wen 1-over-1 aluminum clad double hung arched top windows in Luxury Champagne exterior color with aluminum half screens. Work also to include tuck-pointing that meets the mortar mix requirements listed in the HDC masonry repair and cleaning fact sheet.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion Carries.

56 N Huron

**Application is for storefront renovation.*

Applicant: Amanda Gaytan, owner– Present

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

Gaytan: Stated that, most importantly, she would like to replace the damaged upstairs windows with Pella standard wood and glass windows to match the original style of the building. Stated that the exterior window paint color will match the existing, which is a dark chocolate brown. Stated that the damaged transom window would be replaced with a 1920s era stained-glass window. Stated that the transom trim would be cleaned up, painted and properly sealed. Stated that the rotted wood around the door would be replaced. Stated that the cleanup of the area would be to repaint

the trim and add tile to the façade that matches the era and style of the building.

Davis: Asked applicant to talk more about the tile.

Gaytan: Stated that the rotted particle board areas would be replaced with tile which would preserve the building, keep it from any more damage and be aesthetically pleasing and representative to the era of the building.

Davis: Asked if the tile is going to be where this white part is here *[referencing materials]*.

Gaytan: Confirmed. Stated that tile would be wherever there are the white parts *[referencing materials]*. Stated that where your pen is *[referencing materials]*, is concrete – that that part right there and on the other side of the door will be cleaned up. Stated that under and over the window and then that little strip up there *[referencing materials]* would be what would be tiled just to keep the water out.

Davis: Asked how the tile would be installed.

Gaytan: Stated that the contractor would mason it and would be doing a standard tile with a standard grey colored grout. Stated that applicant would be comfortable with any of the 1920s deco era tile selections provided *[referencing photocopies of tile samples]*.

Davis: Asked about the window model and type.

Gaytan: Stated that the windows are wood frame.

Davis: Asked if it is aluminum or wood cladding.

Gaytan: Confirmed wood.

Schmiedeke: Asked about the color.

Gaytan: Stated dark chocolate brown, matching the existing.

Rupert: Asked if the windows are double pane.

Gaytan: Stated that they are double hung windows.

Rupert: Asked if the windows are insulated.

Gaytan: Confirmed.

[Discussion continued re: the configuration of the window glass]

Prebys: Asked about the arrangement of the glass in the windows.

Gaytan: Stated that these are solid panes that have a decorative cross here *[referencing materials]*. Stated that it is designed to represent the existing window.

Davis: Referred to a staff note that the existing windows are 50/50 and that the pictures provided of the proposed windows appear to be a different configuration.

Kochanek: Clarified that the existing windows on the building appear to be a 50/50 split. Stated that the windows in the photos that were included with the application appear to be 60/40 or 70/30.

Rupert: Stated that it is the upper and lower sash.

Gaytan: Stated that applicant wanted it to be the exact same as it was before.

Prebys: Asked if the muntin dividers would be on the outside of the window.

Gaytan: Stated that the muntin dividers would be on the inside.

Prebys: Stated that they would need to be on the outside as well.

Rupert: Confirmed.

Gaytan: Acknowledged.

Kochanek: Stated that muntins on the exterior of the window could be listed as a condition of approval.

[Discussion re: possible cladding/sash pack options]

Davis: Asked to talk about the stained glass above the door.

Prebys: Asked about the dimension.

Gaytan: Stated that they are the same; that no adjustment is needed in the transom frame.

[Discussion re: thoughts on swinging/fixed windows]

Davis: Asked if the Commission is comfortable with the stained-glass window *[Commission consensus]*. Asked to talk about the tile.

Schmiedeke: Stated that the tile would need to be compatible with the stained-glass window.

[Discussion re: tile considerations/color & style compatibility, referencing materials]

Davis: Stated that one of the HDC standards is to not imitate earlier styles and to not create history where there may not have been. Stated that the Commission would want to safeguard against putting too much onto the building that would not have previously been there.

Rupert: Asked if there was particle board below and above.

Gaytan: Stated that all of the negative spaces are particle board.

Schmiedeke: Asked if the plan is to put the tile over the particle board.

Gaytan: Stated that the particle board would be sealed, the tile installed over it and then the tile grouted.

[Discussion re: possible alternative recommendations]

Davis: Stated that the Commission is settled on the upper windows and the stained-glass window but not on the tile. Suggested a table on the application to allow for further research on possible other tile types and a return with an amended application.

Gaytan: Stated that applicant is hoping to get the work done at the same time. Stated that the tile portion of the application can be removed if the tile is not appropriate.

[Discussion re: the most efficient way to proceed]

Davis: Suggested an option of approving the application without the tile. Stated that if the contractor is doing repair work and can see that there is cement material underneath, for example, that that might provide applicant with some different ideas.

Pettit: Stated that taking the particle board off might provide information in terms of what is still there and what is not there. Stated that it would be important for the Commission to know what the contractor would propose to do in terms of how he would build that out.

Davis: Stated that for the top and bottom of this window *[referencing materials]*, that there are too many unknowns for the Commission to make an appropriate decision. Stated that the Commission would need to know what is behind the particle board, what is going to be underneath and behind the tile, how the tile is going to be installed and how it will be maintained weather wise. Stated that clarity is also needed about the compatibility of the tile with the stained glass.

Pettit: Stated that it would be helpful for the Commission to know how the overall look is going to be. Stated that although the tile is drawn down to the sidewalk in the drawing, for example, that the discussion seemed to indicate something different.

Gaytan: Stated that there is like a strip.

Pettit: Stated that it would be helpful if the contractor would sketch out or mock-up what he is proposing so the Commission could see how the area will look.

[Clarifying discussion continued re: appropriate steps to move forward with the application]

Prebys: Asked if applicant would prefer that the Commission table the application or, with her permission, alter the application.

Gaytan: Stated that her preference would be to alter the application and be able to order and install the windows. Stated that replacement of the windows are more important than working on the façade aesthetics, which can be done at another time.

Davis: Clarified that the Commission will, tonight, verbally approve the wood windows, 50/50, six-over-one, with exterior muntins in the dark brown, as well as the stained glass and trim work.

Gaytan: Agreed.

Davis: Stated that the current application would be tabled and that the applicant can fill out an amended application excluding the tile portion. Stated that the formal approval of the amended application would occur at the next Commission meeting.

Gaytan: Asked if the contractor can now begin the process of ordering and preparing for installation of the windows.

Davis: Confirmed.

Motion: Rupert (second: Prebys) moved to table the application for 56 N Huron for an amended application.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

101 W Michigan

**Application is for window & storefront replacement, a stair addition, and painting.*

Applicant: Richard Muszynski, owner & Cody Newman, architect– Present

Discussion: Davis: Stated that the application is for a total building renovation/restoration.

Muszynski/Newman: Confirmed.

Davis: Asked that applicant walk the Commission through the application.

Newman: Stated that the building has a 1950/60s façade that was modernized during that period *[referencing materials]*. Stated that all of the proposed exterior masonry work would be tuckpointing, using type K mortar and historic color to match. Stated that all of the window trim is going to be cleaned, repainted and all of the windows replaced. Stated that the windows will be a replica of what is there. Stated that the main street façade is going to be removed and replaced with a replica based off of the photos here *[referencing materials]*. Stated that two different late 1800s window options are being looked at.

Davis: Asked if there is a cut sheet for the two different storefront designs.

Newman: *[Referred the Commission to Plan materials - 500 and 501]*.

Davis: Asked applicant to continue.

Newman: Stated that looking at the exterior palate, on the backside *[referencing materials]*, a stair is going to be added for egress up to the third floor. Stated that it is a Tubelite 400T curtain wall system.

Prebys: Asked if there is a passage there currently.

Muszynski: Confirmed.

Newman: Stated that there is a stair from grade to the second level. Stated that the proposal is to add a new egress stair up to the third floor. Stated that a small glass modern canopy would be added over the door to delineate the difference between what is new and what is old.

Davis: Asked if the building is being painted.

Newman: Stated that the building is not painted.

[Discussion re: building history]

Pettit: Asked about the existing sky door on the second floor *[referencing materials]*.

Newman: Stated that the glass panels up above there may be replaced *[referencing materials]* but not the door itself.

[Discussion re: possible proposed hanging signage/separate application being needed]

Prebys: Asked what the material would be under the store windows, the panels.

Newman: Stated that they would be MDO plywood painted.

[Discussion continued re: the specifics of the proposed material and options]

Rupert: Asked how far off the floor are the windows.

Newman: Stated 24-inches.

Davis: Asked about the material for the doors.

Newman: Stated that for the two doors existing on Huron Street, one is going to be a hollow metal painted service door, similar to the existing. Stated that the other door will be more ornate, similar to the existing second floor door, matching it in style, and in either wood or hollow metal.

Davis: Asked about the front doors.

Newman: Stated either a wood historic replica door with glass in it, matching the photos there *[referencing materials]* or an aluminum door.

Davis: Stated that there are two different options for the windows.

[Discussion re: the window options]

Davis: Asked if signage and lighting information is in the documents.

Newman: Stated that the signage is currently shown schematically, as the specific sign has not been selected. Stated that two lights are proposed – recessed lighting at the entry and also in the canopy over the new entry.

Pettit: Asked if the door schedule includes interior and exterior doors.

Newman: Confirmed. Stated that this is the full set of drawings that you are looking at *[referencing materials]*.

[Discussion re: identifying the exterior doors and types relevant to the application]

[Discussion re: the history of the doors]

Schmiedeke: Asked if the building is going to be cleaned.

Newman: Stated that if the exterior is cleaned, it would be a wash. Stated that it would not be power washed.

Schmiedeke: Asked about the colors.

Newman: *[Referred Commission to the labelled color materials. Also provided physical samples for review].*

Davis: Stated that based on a staff note and the Commission's review of the drawings, that the lighting and the signage should be submitted on a separate application.

Pettit: Asked if the windows are a fixed single window as opposed to a sash offset look. Asked if there is an upper and lower sash, a simple single pane.

Newman: Stated that it used to be operable but the new ones would not be. Stated it would replicate the old ones.

Rupert: Clarified that there are four sashes in one window unit. Clarified that this is a separate sash and this is a separate sash *[referencing materials]*.

Newman: Confirmed. Stated that all the site lines will match existing.

Rupert: Asked if the lower sashes for this window unit on the other set are recessed so that they go up and down.

Newman: Confirmed. Stated that they were historically operable and, in the future, they will not be. Stated that the site lines will be the same.

Rupert: Clarified that the bottom sash will be recessed from the top sash.

Newman: Confirmed. Stated that it will not be operable.

[Further clarifying discussion re: window glass/panes/sashes/muntins]

Kochanek: *[Referenced the staff note regarding aluminum versus clad wood window material].*

Newman: *[Referencing the last page of the window report materials]* Stated that it would either be an aluminum replica window or a wood clad replica window.

Prebys: Asked what the replica window would be made of.

Newman: Stated that it is an aluminum panning system. *[Applicant explained the meaning of an aluminum panning system].*

[Further clarifying discussion re: motion language]

Motion: Pettit (second: Rupert) moved to approve and issue a certificate of appropriateness for work at 101 W Michigan. Work to include the building restoration and rear stair addition as indicated in the plans dated 10-11-2018 with the windows to be the aluminum replica windows and the storefront restoration to be completed as indicated in either plan page A500 or A501, as decided by the property owner. A condition of the approval is that this approval does not include any work regarding exterior lighting or exterior signage.

Secretary of the Interior Standards:

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

#7 - Clean building gently—no sandblasting.

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

#10 – New work shall be removable.

Approval: Unanimous. Motion Carries.

Davis: Reminded applicants that they can come before the Commission as a study item at no charge for any future work or plan changes.

206-210 N Washington

**The demolition by neglect consideration was moved to the end of the meeting as the owner was not in attendance.*

Depot Town-E Cross

**The application for signage was moved to the end of the meeting as it was a City presentation.*

STUDY ITEM

501 N Adams

Applicant: Patricia Harroun

Discussion: Harroun: Stated that the Commission previously approved the front door replacement. Stated that she would like to stain the door and then solid stain the door next to it in brown *[referencing materials]*.

[Discussion referencing materials]

Prebys: Stated that an opaque stain would be appropriate.

NEW BUSINESS

** Returned to new business after all other business items for those in attendance were handled.*

115 W Michigan

**The application is for window replacement.*

Applicant: Linda French, owner– Not present

Discussion: Davis: Stated that applicant proposes to replace four one-over-one windows on the second floor and replace the glass in the front window.

Pettit: Asked if the Commission has enough details about the windows at this point.

Davis: Agreed that more information is needed.

[Discussion re: the most efficient way to proceed]

[Clarifying discussion re: allowance of administrative approval for windows]

Motion: Rupert (second: Prebys) moved to table 115 W Michigan for more information regarding the windows.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

Motion: Prebys (second: Rupert) moved to allow an administrative approval for the permit for windows at 115 W Michigan if the application is like-for-like in terms of size, color and for aluminum clad wood windows.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

206-210 N Washington

**Demolition by neglect consideration.*

Owner: Balmoral Holdings, LLC– Not present

Discussion: Kochanek: *[Outlined email and photo attachments received from owner Tuesday 10-23-18, 2:53 pm]*

[Commission discussion re: best way to proceed; possible ramifications of an "in danger of demolition by neglect" or "table" decision]

Motion: Prebys (second: Schmiedeke) moved to determine that the property at 206-210 N Washington is in danger of demolition by neglect.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

Depot Town-E Cross

**Application is for signage.*

Applicant: Cynthia Kochanek, representative for the City– Present

Discussion: Kochanek: *[Referencing materials]* Stated that the City proposes to install up to six historical markers detailing Ypsilanti's Black History, with the materials being similar to the Motor City sign at the Corner Brewery.

Davis: Asked if the installation would destroy the planting bed.

Kochanek: Confirmed not. Stated that it would also not block the Freighthouse sign *[referencing materials]*.

Pettit: Asked how a pedestrian would access the markers.

Kochanek: Stated that it would be up against the landscape wall and low enough for it to be read.

Motion: Prebys (second: Rupert) moved to approve and issue a certificate of appropriateness for the historical marker in the landscaping area behind the bus stop on East Cross as submitted in the documents with the application dated 10-16-2018.

Secretary of the Interior Standards:
#9 - Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion Carries.

ADMINISTRATIVE APPROVALS

1 S Huron

**Application is for reroofing.*

Motion: Prebys (second: Schmiedeke) moved to approve the administrative approval for 1 S Huron for reroofing.

Approval: Unanimous. Motion Carries.

STUDY ITEM

100 Market Place

Applicant: Ron Rupert

Discussion: Rupert: Stated that the Freighthouse Board would like to more strongly identify the parking for Maple Street. Stated that the proposal would be to replace the existing sign with a larger sign that reads "Maple Street Parking", with an arrow.

[Discussion re: reasons for the proposal/possible alternatives/sign details/sign location logistics]

OTHER BUSINESS

Administrative approvals discussion

[No new items for discussion]

CLG Grant discussion / resolution / support

Kochanek: Staff advised of and provided details on the CLG grant.

Motion: Prebys (second: Rupert) offered the resolution dated October 23, 2018 in support of the CLG grant. *[See attached resolution dated October 23, 2018]*

Approval: Motion Carried.

Property Monitoring

227 N Grove

Prebys discussed the appearance of high intensity security lighting on the north side of the building.

220 N Park

Prebys discussed HDC involvement in reviewing plans and proposals.

426 N Huron

Kochanek: Staff discussed a boat shed being built on the property and indicated that a Building Department Stop Work Order was initiated.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of October 9, 2018

Motion: Pettit (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 further items to discuss.

MEETING ADJOURNED at 9:29 p.m.

DRAFT



October 23, 2018

RESOLVED BY THE HISTORIC DISTRICT COMMISSION OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti is a Certified Local Government (CLG), eligible to apply for Michigan Historic Preservation Fund grant dollars to support the city's historic preservation program; and

WHEREAS, the Ypsilanti Historic District Commission supports promoting historic preservation through partnerships and training; and

WHEREAS, the Michigan State Housing Development Authority, State Historic Preservation Office (SHPO) has asked the City to host a National Alliance of Preservation Commissions (NAPC) training for historic district commissions; and

WHEREAS, SHPO has proposed that the City of Ypsilanti apply for a CLG grant to administer a contract with the NAPC, a historic preservation training agency, to provide this training.

NOW THEREFORE BE IT RESOLVED THAT, the Ypsilanti Historic District Commission supports the application for a grant from the SHPO CLG Grant Program to be used to contract with NAPC for training.

OFFERED BY: Hank Prebys

SUPPORTED BY: Ron Rupert

YES: 5 NO: 0 ABSENT: 2 VOTE: Carried

CITY OF YPSILANTI
Historic District Commission
Tuesday, October 23, 2018 - 7:00 p.m.

Supplemental Materials

Alternate tile options for 56 N Huron

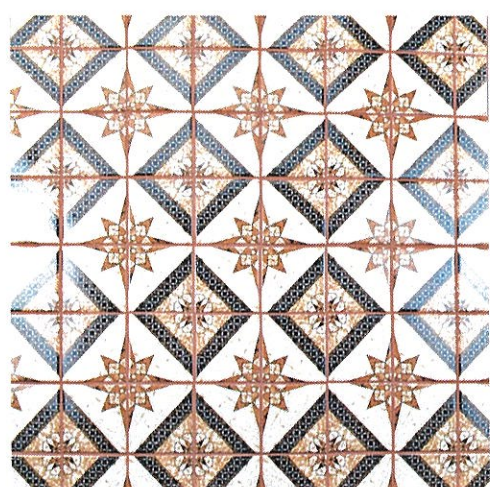
Wayfair.com | Home Improvement | Tiles | Outdoor Tiles | Outdoor Tiles | Outdoor Tiles | SKU: 48052016



12" x 12"

Tile Design	Handmade
Surface Treatment	Glossy
Shade Variation	V3 - Moderate variation
Mosaic Pattern	Grid
Outdoor Use	Yes
PEI Rating	0 - Wall use only
Water Absorption	0.3%
Submersible	Yes
Sealing Required	No
Mesh Mounted	Yes
Water Resistant	Yes
Frost Resistant	Yes
Weather Resistant	Yes
Stain Resistant	Yes
Mildew Resistant	Yes
Rust Resistant	Yes
Fade Resistant	Yes
Fire Resistant	Yes
UV Resistant	Yes
Scratch Resistant	Yes
Eco-Friendly	Yes
Country of Origin	China
Pieces per Carton	20

Wayfair.com | Home Improvement | Tiles | Outdoor Tiles | Outdoor Tiles | Outdoor Tiles | SKU: EML5593



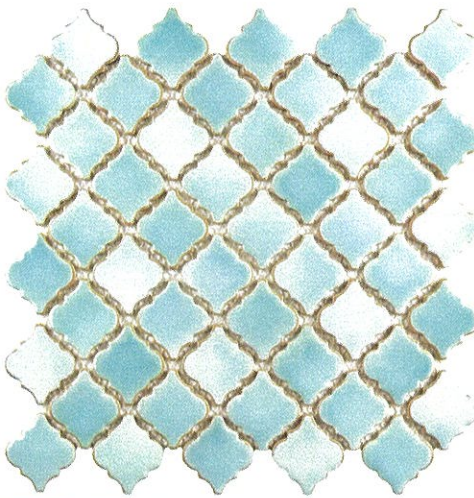
3.83" x 3.83"

Material	Outdoor, Patio
Color	Porcelain
Tile Design	Marble
Surface Treatment	Patterned
Shade Variation	Semi-Gloss
Mosaic Pattern	V2 - Slight variation
Outdoor Use	Grid
PEI Rating	Yes
Water Absorption	4 - Heavy traffic
Submersible	Impervious
Sealing Required	No
Mesh Mounted	Yes
Water Resistant	Yes
Frost Resistant	Yes
Weather Resistant	Yes
Slip Resistant	Yes
Stain Resistant	Yes
Mildew Resistant	Yes
Rust Resistant	Yes
Product Care	Use a non-abrasive, neutral cleaner
Country of Origin	China
Pieces per Carton	10

Wood Look Tile That WOWS! Shop Now. MSI

Alternate tile options for 56 N Huron

Home Improvement / Flooring / Floor Tiles / Tile / Outdoor Tile / SKU: EML3064



Wood Look Tile That WOWS! **MSI** 12.36" x 12.5"

Shop Now.

Material	Accent, Outdoor
Color	Porcelain
Surface Treatment	Smooth
Shade Variation	Glossy
Outdoor Use	V2-Slight variation
PEI Rating	Yes
Water Absorption	4 - Heavy traffic
DCOF Rating	Impervious
Submersible	0-10
Sealing Required	Yes
Mech Mounted	No
Water Resistant	Yes
Frost Resistant	Yes
Weather Resistant	Yes
Weather Resistant Details	Frost resistant
Stain Resistant	Yes
Mildew Resistant	Yes
Rust Resistant	Yes
Product Care	Use a non-abrasive, neutral cleaner
Country of Origin	Indonesia
Pieces per Carton	10

Assembly

Home Improvement / Flooring / Floor Tiles / Tile / Outdoor Tile / SKU: GWS403



Wood Look Tile That WOWS! **MSI** 22.85" x 28.5"

Shop Now.

Material	Porcelain
Color <td>Diva Blue</td>	Diva Blue
Tile Design <td>Patterned</td>	Patterned
Surface Treatment <td>Glossed</td>	Glossed
Shade Variation <td>V2-Slight variation</td>	V2-Slight variation
Mosaic Pattern <td>Grid</td>	Grid
Outdoor Use <td>Yes</td>	Yes
PEI Rating <td>2 - Light traffic</td>	2 - Light traffic
Water Absorption <td>Impervious</td>	Impervious
DCOF Rating <td>50</td>	50
Submersible <td>Yes</td>	Yes
Sealing Required <td>No</td>	No
Mech Mounted <td>Yes</td>	Yes
Water Resistant <td>Yes</td>	Yes
Frost Resistant <td>Yes</td>	Yes
Weather Resistant <td>Yes</td>	Yes
Weather Resistant Details <td>Frost resistant</td>	Frost resistant
Stain Resistant <td>Yes</td>	Yes
Mildew Resistant <td>Yes</td>	Yes
Product Care <td>Use a non-abrasive, neutral cleaner</td>	Use a non-abrasive, neutral cleaner
Country of Origin <td>Indonesia</td>	Indonesia
Pieces per Carton <td>10</td>	10

Alternate tile options for 56 N Huron

Wayfair.com | Home Improvement | Outdoor Tile | Penny 0.8" x 0.8" Porcelain Tile | SKU: DV51077

0.8" x 0.8"

Specifications:

Material	Outdoor Porcelain
Color	Moss green
Surface Treatment	Glazed, Glossy
Shade Variation	VI-Uniform appearance
Mosaic Pattern	Penny round
Outdoor Use	Yes
PEI Rating	4 - Heavy traffic
Water Absorption	Impervious
DCOF Rating	0.21
Submersible	No
Sealing Required	No
Mesh Mounted	Yes
Water Resistant	Yes
Frost Resistant	Yes
Weather Resistant	Yes
Weather Resistant Details	Frost resistant
Product Care	Use a non-abrasive, neutral cleaner
Country of Origin	Indonesia
Pieces per Carton	10

Assembly

Installation Required	Yes
-----------------------	-----

Restore Your Floors. Shop Now.

KRANTON

6:18 PM 10/22/2018

Alternate tile options for 56 N Huron

Wayfair.com

0.71" x 0.71" Porcelain Mosaic Tile - Glossy Marine

SKU: EMLP85

Material: Porcelain
Color: Marine
Surface Treatment: Glossy
Shade Variation: V2 - Slight variation
Mosaic Pattern: Grid
Outdoor Use: Yes
PEI Rating: 2 - Light traffic
Water Absorption: Impervious
Submersible: Yes
Sealing Required: No
Mesh Mounted: Yes
Water Resistant: Yes
Frost Resistant: Yes
Weather Resistant: Yes
Weather Resistant Details: Frost resistant
Slain Resistant: Yes
Mildew Resistant: Yes
Product Care: Use a non-abrasive, neutral cleaner, should be installed correctly with grout to not allow any moisture to get in between when used in a steam sauna room

0.71" x 0.71"

Restore Your Floors. Shop Now.

BRANTON



101 W. MICHIGAN

101 WEST MICHIGAN AVE., YPSILANTI, MI



EXISTING BUILDING

PT-3

PT-4

PT-5

PT-6

GLASS WALL

Slate Gray

METAL PANEL WALL

NEW METAL PANEL WALL (BEYOND)

NEW GLASS WALL FOR STAIRWAY

PT-6

EXTERIOR SIGN

NEW CANOPY W/EXT. LIGHT

PT-4

PT-3

PT-5

EXTERIOR LIGHT IN CEILING

A 3D architectural rendering of the building's exterior after renovation. The rendering shows the brick facade, the new glass and metal panel walls, and the new canopy over the entrance. Callout lines point to various features and material points (PT-3, PT-4, PT-5, PT-6).

RENOVATED BUILDING



EXTERIOR PALATE

SCALE

Cynthia Kochanek

From: Greg Davel <balmoralholdingsllc@gmail.com>
Sent: Tuesday, October 23, 2018 2:53 PM
To: Cynthia Kochanek
Subject: 206 -210 N. Washington St

Hello Cindy,

I came Ypsi last week to take care of some issues with my buildings and to get the property at 206 -210 N. Washington cleaned up.

I was planning to stay through the weekend and attend the HDC meeting this evening but unfortunately I had to leave Michigan and will not be able to attend this evening. However, I am attaching pics of the property now and you can see that we have cleaned it up considerably and we have also boarded up any broken windows and open air-conditioning holes in the walls.

I do take exception to the "Demolition by Neglect" notice since I have spent more than \$100,000 on the clean up and other things related to the building since the fire on Jan 1, 2017. We removed enough debris after the fire to fill between 40 and 50, 30-yard dumpsters.

Having cleaned up the buildings, removed the debris and added structural reinforcements in the basement of the building to prevent collapse after the fire, my plan was to completely restore the building and develop it into 15 mid to high- end apartments. However, to restore both buildings as I had envisioned will cost upwards of \$1 million and I don't have those funds available to me so I have decided to sell the building and pay the taxes owing. I know that a contractor can take it off my hands and restore it to its original condition or better for a lot less than I can and turn a profit on it, whereas I am starting from a \$900,000 deficit and will never be able to recover my losses by investing more money into this property.

It is my hope that the HDC will recognize the time and effort that has been put into saving this building and providing a clean slate for somebody else to start with and restore to its original beauty and some. The building and surrounds have been cleaned up with the grass cut, weeds removed, bushes trimmed and broken windows covered with plywood. The windows that can still open have been closed and we will use these windows to allow air flow on warmer days.

Please let me know if you will be able to present these photos to the HDC this evening on my behalf and please keep me apprised of any feedback from the HDC meeting.

I have a couple of interested parties who have looked at the building and I will let you know once I find a suitable buyer

Thank you Cindy.

Regards

Greg Davel
Balmoral Holdings LLC


BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER





PICS OF BOARDED UP WINDOWS AND A/C UNITS





