

1. Historic District Commission Regular Meeting

Documents:

[HDC MARCH 12, 2019 FULL PACKET.PDF](#)

**CITY OF YPSILANTI**  
**Agenda**  
**Historic District Commission**  
**Tuesday, March 12, 2019 - 7:00 p.m.**  
**Riverside Arts Center, 76 N Huron St.**  
**Ypsilanti, MI 48197**

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

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

**I. CALL TO ORDER AND ROLL CALL**

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

**II. APPROVAL OF AGENDA**

**III. PUBLIC COMMENTS ON AGENDA ITEMS**

**IV. PUBLIC HEARING—none**

**V. BUSINESS SESSION**

A. OLD BUSINESS – None

B. NEW BUSINESS

|                          |                                             |
|--------------------------|---------------------------------------------|
| <b>1. 301 Maple</b>      | <b>Window replacement</b>                   |
| <b>2. 29 E Cross</b>     | <b>Repaint and repair of fire escape</b>    |
| <b>3. 32-42 N Huron</b>  | <b>Replacement of parapet coping stones</b> |
| <b>4. 330 E Forest</b>   | <b>Window replacement and porch repair</b>  |
| <b>5. 512 N Hamilton</b> | <b>Roof replacement</b>                     |

C. STUDY ITEMS

|                        |                          |
|------------------------|--------------------------|
| <b>1. 312 N. River</b> | <b>Door replacements</b> |
|------------------------|--------------------------|

D. ADMINISTRATIVE APPROVALS—none

E. OTHER BUSINESS

**VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS**

**VII. HOUSEKEEPING BUSINESS**

**1. Approval of the minutes of February 26, 2019**

**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:* 301 Maple Street

*Property History:* The property includes a house that is contributing to the historic district. The house is a mid-nineteenth century Gabled-ell type structure with some Victorian Era stylistic features; including an open porch across the façade with a spindle frieze and brackets; and wood shingles in the gable ends.

*Date of Application:* February 20, 2019

*Date of Review:* March 5, 2019

*Date of Meeting:* March 12, 2019

*Proposed work:* Window replacement and installation of a new window

*Materials:* Marvin Integrity fiberglass-clad double hung windows.

*Staff review:*

1. Applicant lists removal and replacement of 14 windows and their aluminum storms. Current windows are one-over-one double hung wood sashes. Applicant believes the windows could be original, but is not sure. Applicant states that the extant windows are in disrepair and inefficient.
2. Replacement windows are to be double-hung two-over-two Marvin Integrity windows that match the size of the current openings. Replacement windows are fiberglass clad with aluminum trim. Extant moldings surrounding the windows will remain in place.
  - a. Aluminum trim of this type was used at 114 North River Street. Staff photo is attached for reference.
3. The applicant also proposes adding a new window on the building's east elevation. The applicant says there is no evidence of a window having been in this location previously.

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.

4. Staff conducted research in attempt to determine 1) if two-over-two windows had ever been used on the building and 2) if there had ever been a window at the proposed location on the east elevation. The only historical photo identified was from May 1968 (attached). The image shows the house with one-over-one windows and does not show the full east elevation.
5. Staff also conducted a site visit to document the current windows and determine the visibility of the proposed new window location on the east elevation. The east elevation faces to a public alley primarily used by local traffic. The site visit also identified six-over-six window used on the second story of the north elevation; indicating that it is possible that the extant one-over-one windows are historic-period replacements.
6. Before proceeding with work, applicant must seek the appropriate building department permits.

*Relevant Secretary of the Interior's Standards:*

#2, #6, #9.

*Recommended Motions:*

Move to issue a certificate of appropriateness for the work at 301 Maple for the replacement of 14 windows as proposed in the application dated February 20, 2019 with Marvin Integrity windows in white. Motion also approves installation of a new window on the east elevation as specified in the application. The new window is to match the size, alignment, and spacing of the existing windows so as not to interrupt the rhythm of the elevation's openings.

\*\*\*

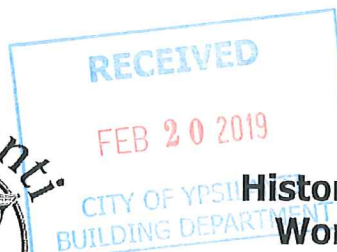
Move to table the application for work at 301 Maple Street so that the applicant can demonstrate to the commission that the extant windows are beyond repair and require replacement.

\*\*\*

Move to deny the application for work at 301 Maple as extant historic windows should be repaired rather than replaced, and deny installation of a new window opening on the east elevation of the building, as it is altering a space where previously there was no opening.

*Prepared by:*

Scott E. Slagor, 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

PHDC-19-0007  
R25704  
VISA

**OFFICE USE ONLY**

Date Filed:

Meeting Date:

3/12/2019

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

301 MAPLE ST.

**Applicant**

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

Name

ADRIAAN + PAULA VAN VELDEN

Address

301 MAPLE ST.

City

YPSILANTI

State

MI

Zip

48198

Phone / Fax

734 604 9843

E-Mail

AVANVELDEN@LORDAECK  
SARGENT.COM

**Contractor**

Contractor Name & Contact Info

PAUL MANION - paul@windowanddoorcenter.com  
LSD OPERATING CO; 3605 S. HURON, BAY CITY, MI 48706 810 922 0797

**Type of work**

☐ Roofing

☒ Window/Door  
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

**Complete Description of Proposed Work:**

REMOVE + REPLACE 14 EXISTING WINDOWS USING MARVIN INTEGRITY INSERT DOUBLE HUNG WINDOWS. INTERIOR + EXTERIOR TRIM TO REMAIN PLACE. EXTERIOR TO BE TRIMMED IN ALUMINUM. EXTENT OF EXTERIOR TRIM NOT TO EXCEED EXTENTS OF EXISTING ALUMINUM STORMS (ALSO BEING REMOVED.) INTEGRITY WINDOWS ARE FIBERGLASS CLAD EXTERIOR. EXTERIOR TRIM EXAMPLE MAY BE SEEN AT 114 N. RIVER ST. WE COMPLETED THIS INSTALLATION IN 2017. ALSO, WE PROPOSE TO ADD A NEW WINDOW TO MATCH ON THE RIGHT ELEVATION.

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

I WILL BRING A FUNCTIONING WINDOW SAMPLE AND WILL ALSO HAVE EXTERIOR COLOR CHAIN.

**Permit Application Fee (action items only)**

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

Construction Cost:

\$16,856.79

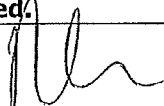
Permit fee:

\$35 + 25 = \$60<sup>00</sup>**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:

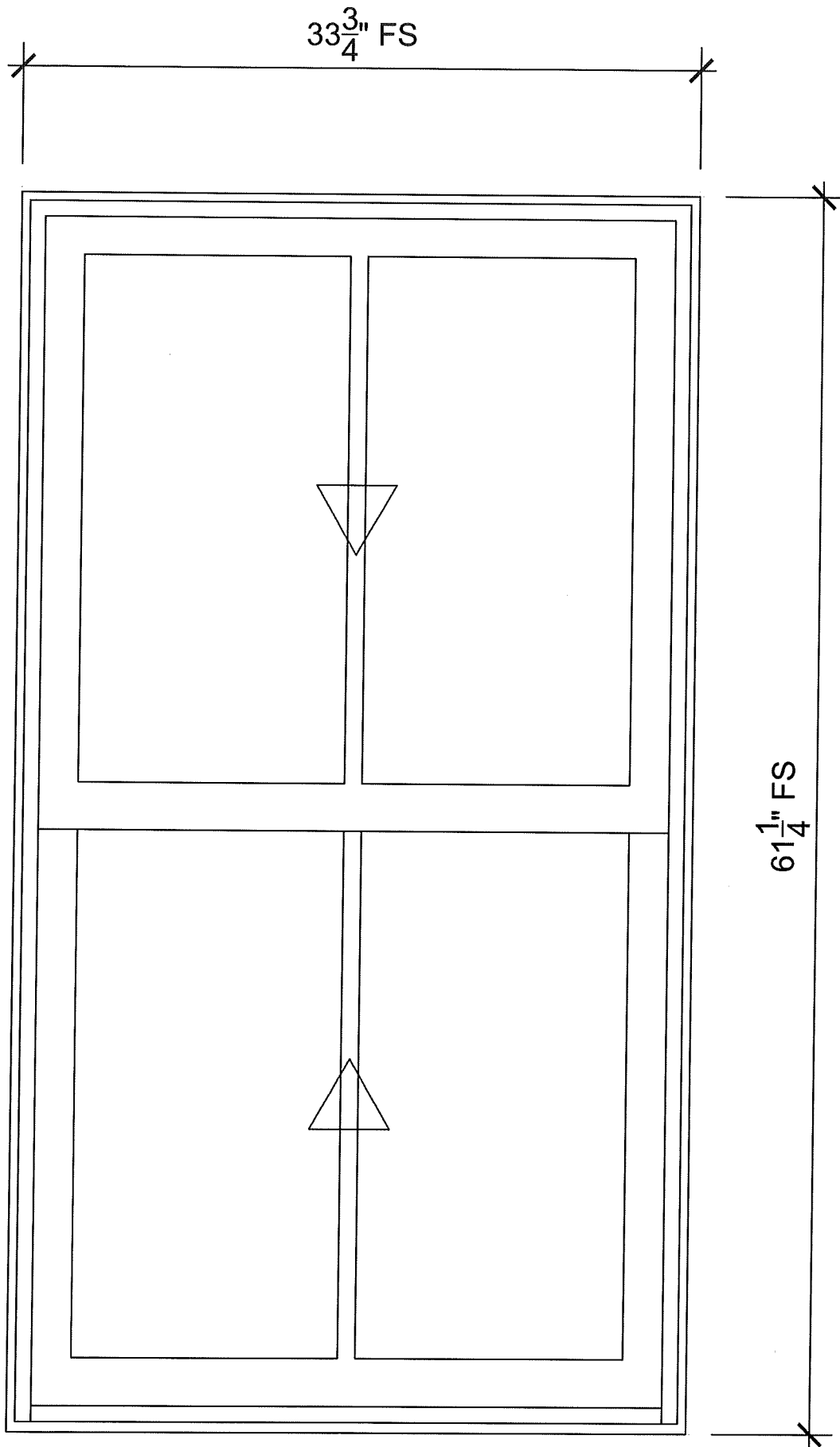
2/19/2019

Print Name:

PAUL MANION.

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 or view our factsheets online at [cityofypsilanti.com/hd](http://cityofypsilanti.com/hd).

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



KITCHEN

# MARVIN

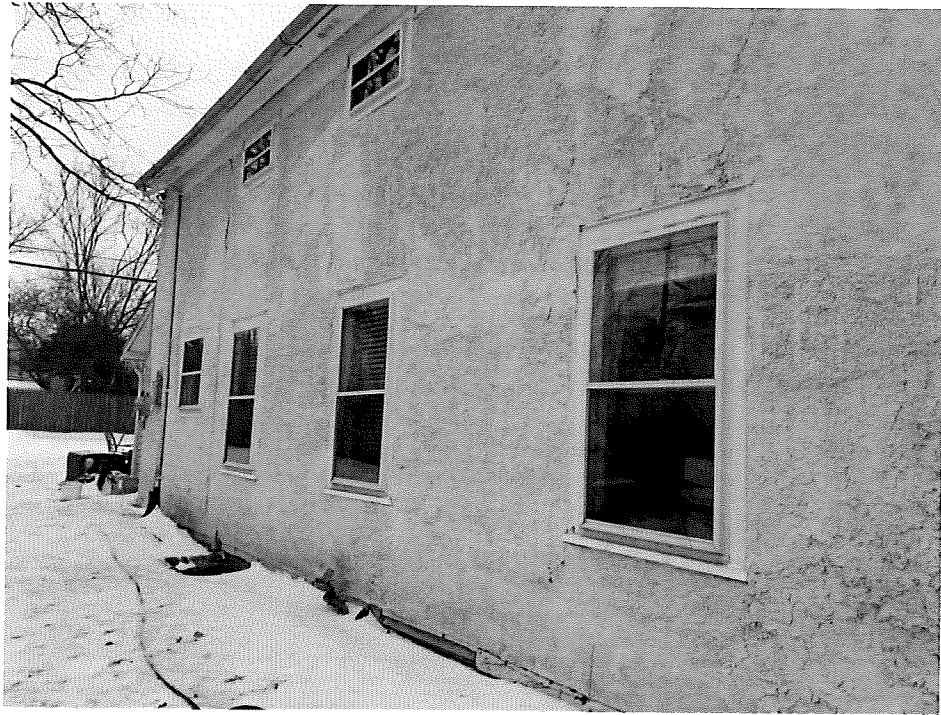
## DESIGN GALLERY

a complete window and door showroom  
by Laurence Smith



New window to be located in space between far left window and the center window.

February 19, 2019



PHDC-19-0007





## INTEGRITY INSERT

### REPLACEMENT DOUBLE HUNG

This window's frame-in-frame design is precision your unique window opening, allowing for a replacement without disturbing the existing interior trim of your home. Rich pine interior complemented by Ultrex® pultruded fiberglass and a wide array of options for superior performance and durability that blend seamlessly with your home

Find a Dealer

View All Double Hung Windows

Features & Options

Features

Features How It Works



Example of Aluminum Framing at 114 N. River Street



301 Maple Street, Facing Northwest to Facade and East Elevation



301 Maple Street, Facing Northwest to View of Facade and East Elevation from Sidewalk



301 Maple Street, Facing Northwest to East Elevation. Proposed New Window Location at Center



301 Maple Street, Facing West-Southwest to East Elevation. Proposed New Window Location Left of Center



301 Maple Street, Facing Northeast to Facade and West Elevation



• MAY • 68

301 Maple Street, May 1968, Courtesy of Ypsilanti Historical Society Archives



# HDC Work Permit Staff Review

*Property address:* 29 East Cross Street

*Property History:* The property includes a commercial that is contributing to the historic district. The building is a mid-nineteenth century brick commercial structure. It is described as "Greek Revival-inspired" in the district's National Register form.

*Date of Application:* February 22, 2019

*Date of Review:* March 5, 2019

*Date of Meeting:* March 12, 2019

*Proposed work:* Repair and repaint fire escape

*Materials:* Paint and treated lumber

## *Staff review:*

1. Applicant lists repainting of the building's fire escape staircase on the north elevation, matching the current color, which is dark green.
2. Applicant also proposes replacing deteriorated structural components of the staircase, including a vertical post between the second and third level, handrails, and any other wood elements discovered during construction. Replacement wood is to be in-kind.
  - a. This includes dimensional lumber- Micronized Copper Azole (MCA) pressure treated wood. Metal connectors used will be appropriate for this type of wood.
  - b. If balustrades need to be replaced, that will be done with 2x2 balustrades with no more than a 4" gap to provide a screening between the rail and stair to prevent falls.
  - c. A 2x6 rail will be applied to the top of all perimeter railings to secure the existing top rail and prevent falls.
3. The applicant has provided drawings of the proposed work.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

4. Staff conducted a site visit to document the current appearance and condition of the building
5. Before proceeding with work, applicant must seek the appropriate building department permits.

*Relevant Secretary of the Interior's Standards:*  
#6, #10.

*Recommended Motions:*

Move to issue a notice to proceed for the work at 29 East Cross Street for the repainting of the fire escape staircase on the north elevation in dark green and replacement of deteriorated structural materials with in-kind treated lumber as needed.

*Prepared by:*  
Scott E. Slagor, Preservation Planner

RECEIVED

R25171  
8789

FEB 22 2019



**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:

3/12/2019  
Action Item/Study Item

**To complete this application:**

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

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

**Property**

Address

29 E. Cross

**Applicant**

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

Name

Gary McKeever

Address

1721 Cliffs Landing #1

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

734-483-4256

E-Mail

gmckeeve@aol.com

**Contractor**

Contractor Name & Contact Info

**Type of work**

- ☐ Roofing
- ☐ Window/Door Replacement

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

- ☐ Painting
- ☒ Other *fire escape*
- ☐ Application Amendment

**Complete Description of Proposed Work:**

Replace deteriorating wood plus paint  
Same color

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

Same color as on there now  
treated lumber

**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:

\$ 1500 - 2000

Permit fee:

\$35 +  $\emptyset$  = 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:

Gary McKeever

Date:

2/22/19

Print Name:

GARY MCKEEVER

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](mailto:ckochanek@cityofypsilanti.com), or view our factsheets at [cityofypsilanti.com/hd](http://cityofypsilanti.com/hd).

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

**From:** Tom Fitzpatrick <trf\_pe@comcast.net>

**To:** gmckeeve@aol.com <gmckeeve@aol.com>

**Subject:** Re: Fire escape

**Date:** Tue, Feb 5, 2019 9:41 am

**Attachments:** S1 29 Cross.pdf (71K), S2 29 Cross.pdf (71K)

The two drawings are attached in a protected pdf form. They are sealed. I checked the stair framing for the code live load for two living units. Most framing was adequate. We did not notice any signs of serious wet rot in the framing members contrary to the previous MacMullin drawings. That should simplify the work somewhat. We did notice rotted stair railings and one rotted post base.

You can take a jump drive with these pdf's to any place like Kinko's or Staples and they can run copies for you. The sheet size is 11" x 17". I can run copies if you want. Pass them along to the City and good luck. Please call, text, email if you have any questions.

Tom Fitzpatrick PE, Life M.ASCE/SEI

Fitzpatrick Structural Engineering, PC

3971 Fox Glen Drive

Ann Arbor, MI 48108

734-769-0320 [www.fseps.net](http://www.fseps.net)

"To engineers who seek to apply the laws of nature.."

On 2/1/2019 7:34 PM, [gmckeeve@aol.com](mailto:gmckeeve@aol.com) wrote:

Thank you very much. How many copies do I get?

The Historic District Committee requires at least one 11X17.

If the HDC will accept copies, I can have them made at Standard Printing.

Gary

-----Original Message-----

From: Tom Fitzpatrick <trf\_pe@comcast.net>

To: [gmckeeve@aol.com](mailto:gmckeeve@aol.com) <[gmckeeve@aol.com](mailto:gmckeeve@aol.com)>

Sent: Thu, Jan 31, 2019 9:04 am

Subject: Re: Fire escape

Markups went to Dennis late yesterday. I will get it to you sealed as soon as I get it back unless there needs to be corrections.



On 1/30/2019 1:32 PM, [gmckeeve@aol.com](mailto:gmckeeve@aol.com) wrote:

Two units only use these stairs (three residents). they are not accessible from the other unit.

When do you expect to be finished? I need to appear before the Historic District Committee, obtain a contractor and complete the repairs then paint before the end of May.

Gary

-----Original Message-----

From: Tom Fitzpatrick <trf\_pe@comcast.net>

To: [gmckeeve@aol.com](mailto:gmckeeve@aol.com) <[Gmckeeve@aol.com](mailto:Gmckeeve@aol.com)>

Sent: Tue, Jan 29, 2019 3:25 pm

Subject: Fire escape

PHDC-19-0008

Fitzpatrick  
Structural  
Engineering,  
P.C.

PO BOX 1506  
Ann Arbor, MI 48106  
734-769-0320

Client:  
Gary McKeever

FSE Project No. 18013

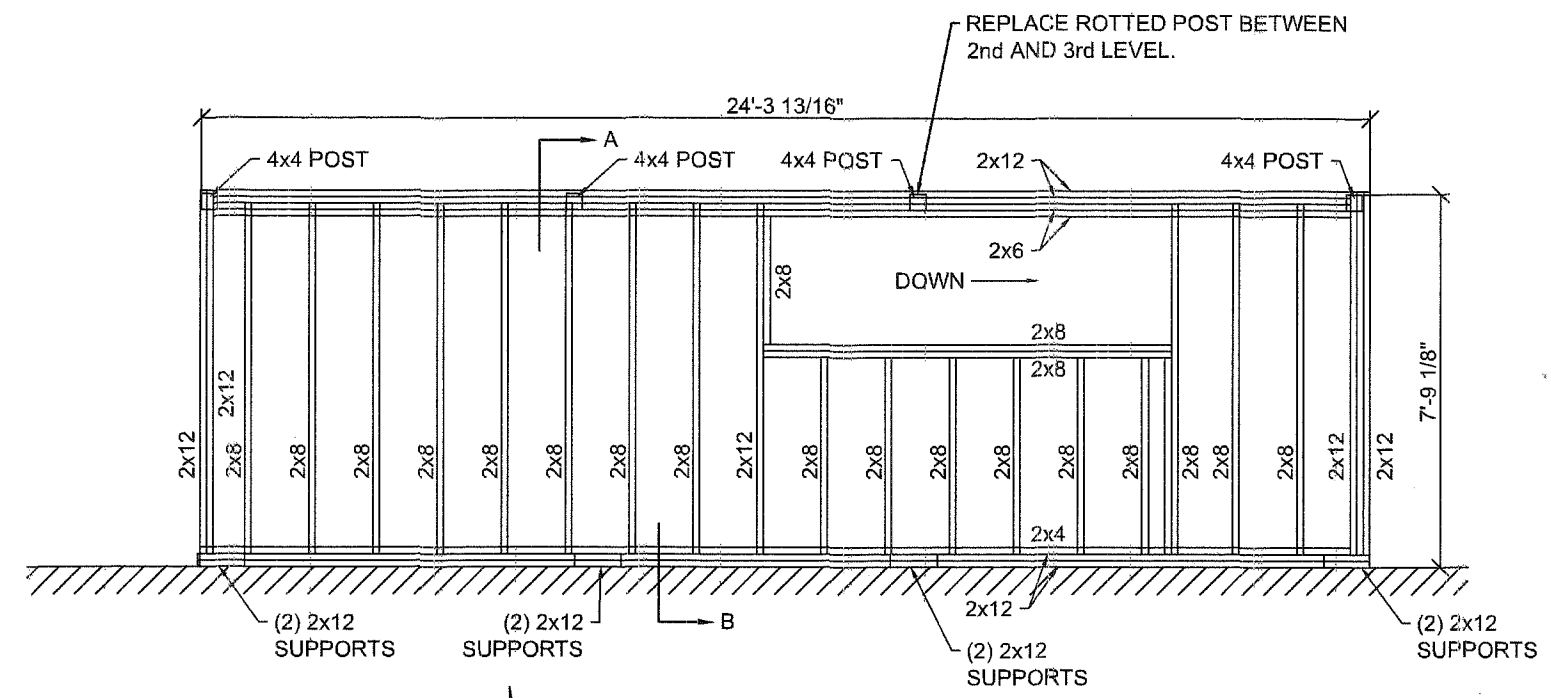
Floor Framing  
29 Cross St.  
Ypsilanti, MI.  
48198

S1

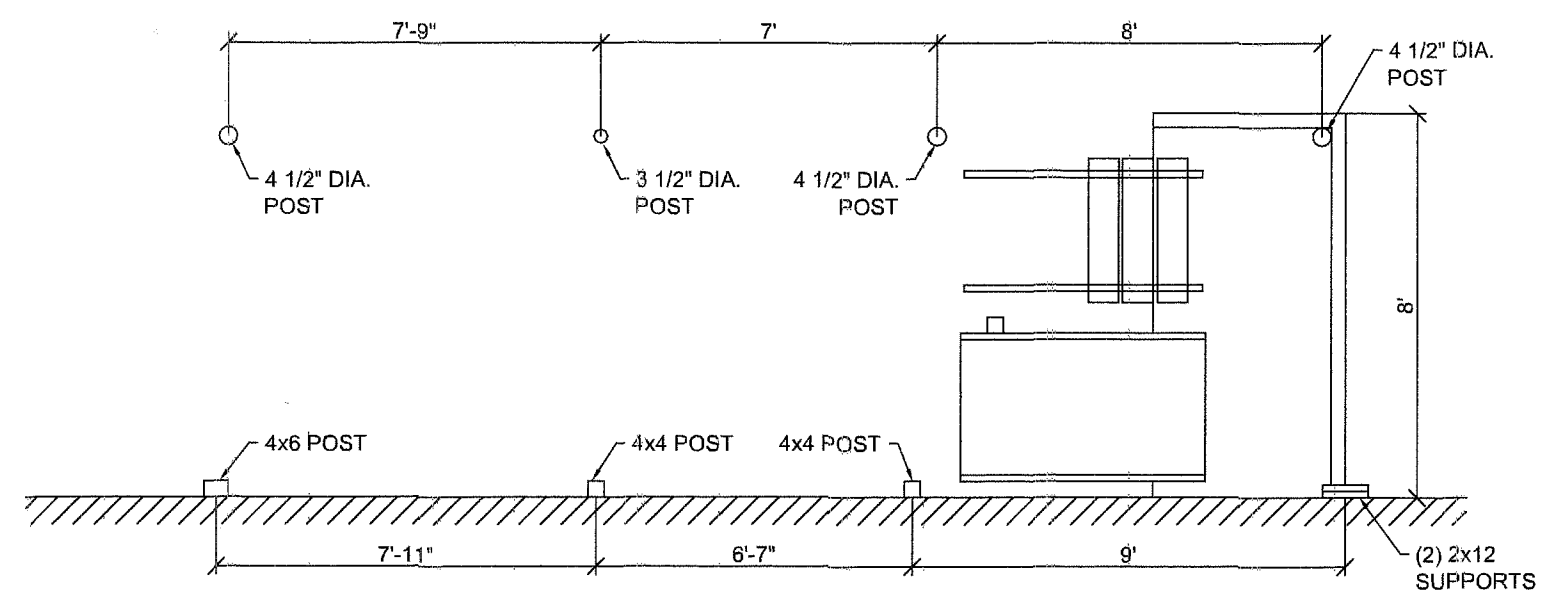
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NOTES:

1. ALL NEW DIMENSION LUMBER TO BE MCA (MICRONIZED COPPER AZOLE) PRESSURE TREATED WOOD AND METAL CONNECTORS SHALL BE COMPATIBLE WITH THE TREATMENT USED. NEW LUMBER TO BE SYP #2 OR EQUAL.
2. PROVIDE SIMPSON STRONG TIE CONNECTORS FOR ALL WOOD CONNECTIONS. PROVIDE STRAP TIE DOWNS BETWEEN FACIA BEAMS AND POSTS AT EACH LEVEL.
3. WET ROTTED HANDRAILS ON STAIRS. REPLACE ANY WET ROTTED LUMBER DISCOVERED DURING THE CONSTRUCTION IN KIND.
4. PROVIDE 2x2 WOOD BALUSTRADES WITH NO MORE THAN A 4" CLEAR GAP AT SIDES OF ALL STAIRS OR PROVIDE A SCREENING BETWEEN THE RAIL AND STAIR TO PREVENT FALLS.
5. PROVIDE A 2x6 RAIL ON TOP OF ALL PERIMETER RAILINGS. SECURE TO EXISTING TOP RAIL AND TO POSTS AT EACH END FOR 200 LB LATERAL CONNECTION LOAD.



**SECOND LEVEL**  
SCALE: 1/4" = 1'-0"  
PROJECT NORTH



**GROUND LEVEL**  
SCALE: 1/4" = 1'-0"  
PROJECT NORTH

STATE OF MICHIGAN  
THOMAS R. FITZPATRICK  
REGISTERED PROFESSIONAL ENGINEER  
NO. 22583  
2/4/19

PH DC-19-0008

Fitzpatrick  
Structural  
Engineering,  
P.C.

PO BOX 1506  
Ann Arbor, MI 48106  
734-769-0320

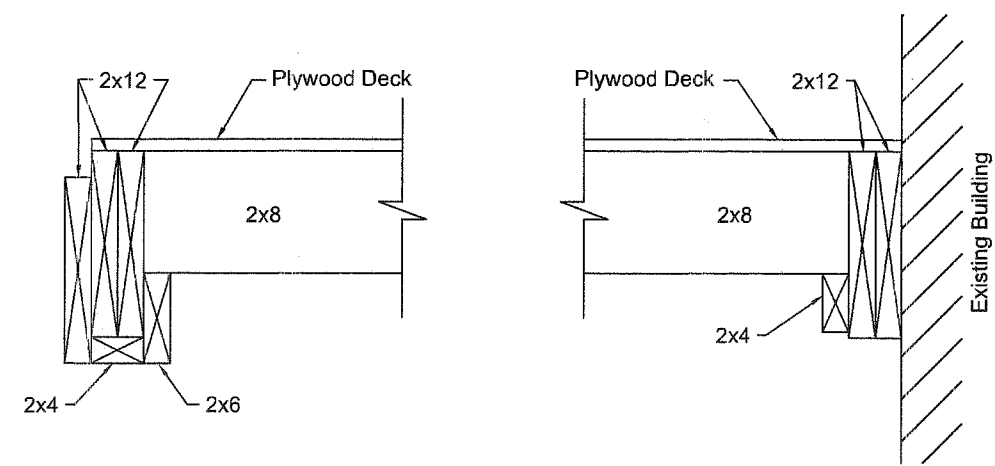
Client:  
Gary McKeever

FSE Project No. 18013

Floor Framing  
29 Cross St.  
Ypsilanti, MI.  
48198

S2

| TITLE | DATE |
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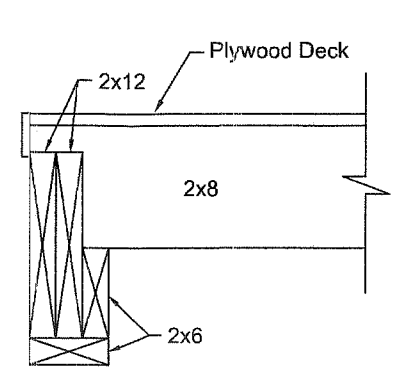


SECTION A

SCALE: 1" = 1'-0"

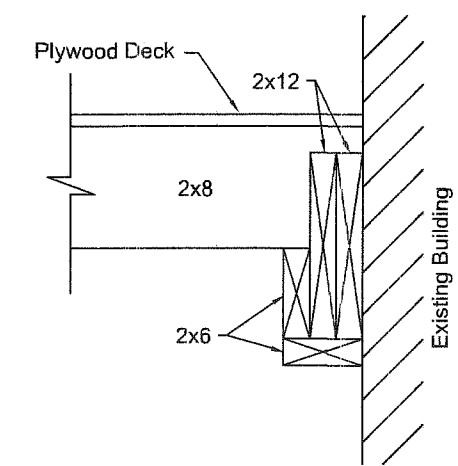
SECTION B

SCALE: 1" = 1'-0"



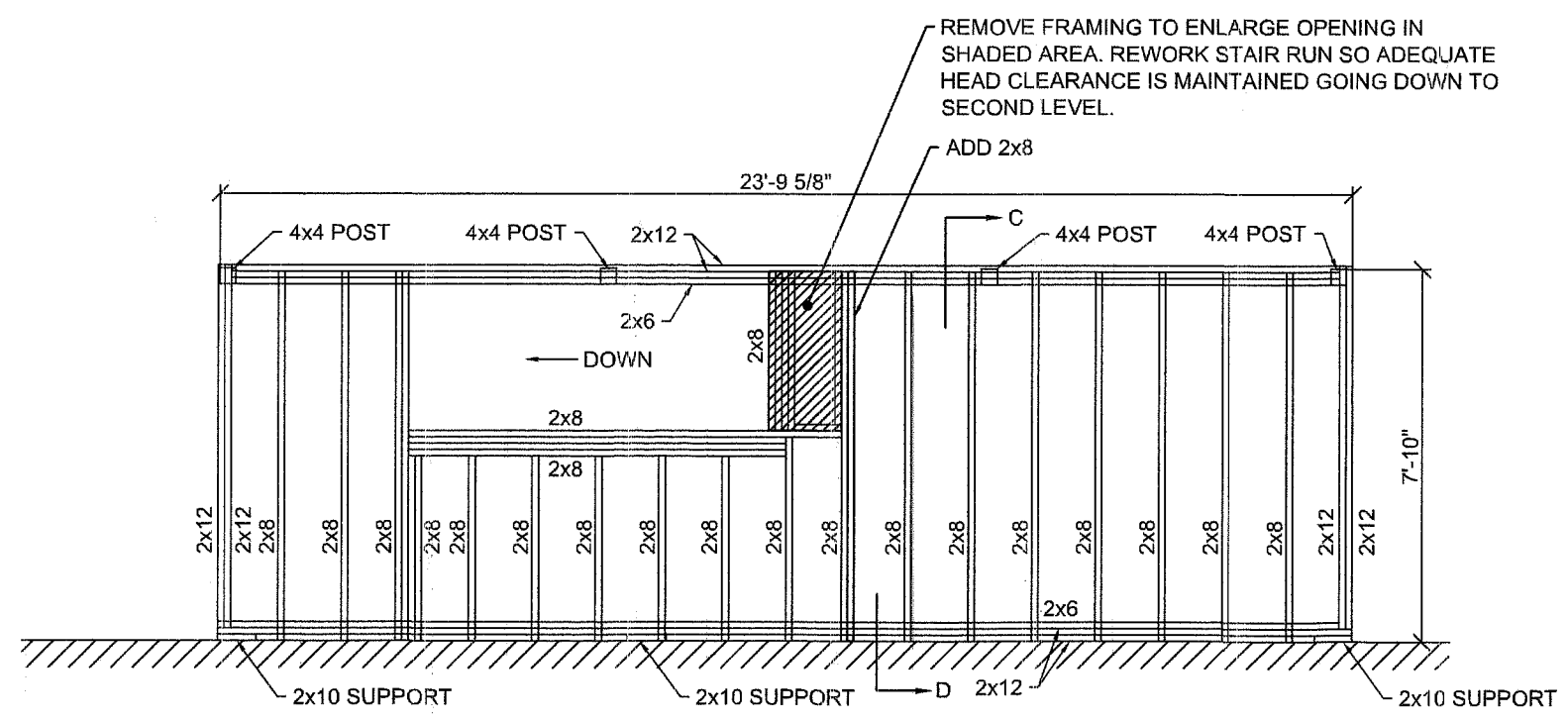
SECTION C

SCALE: 1" = 1'-0"



SECTION D

SCALE: 1" = 1'-0"



THIRD LEVEL

SCALE: 1/4" = 1'-0"

PROJECT  
NORTH

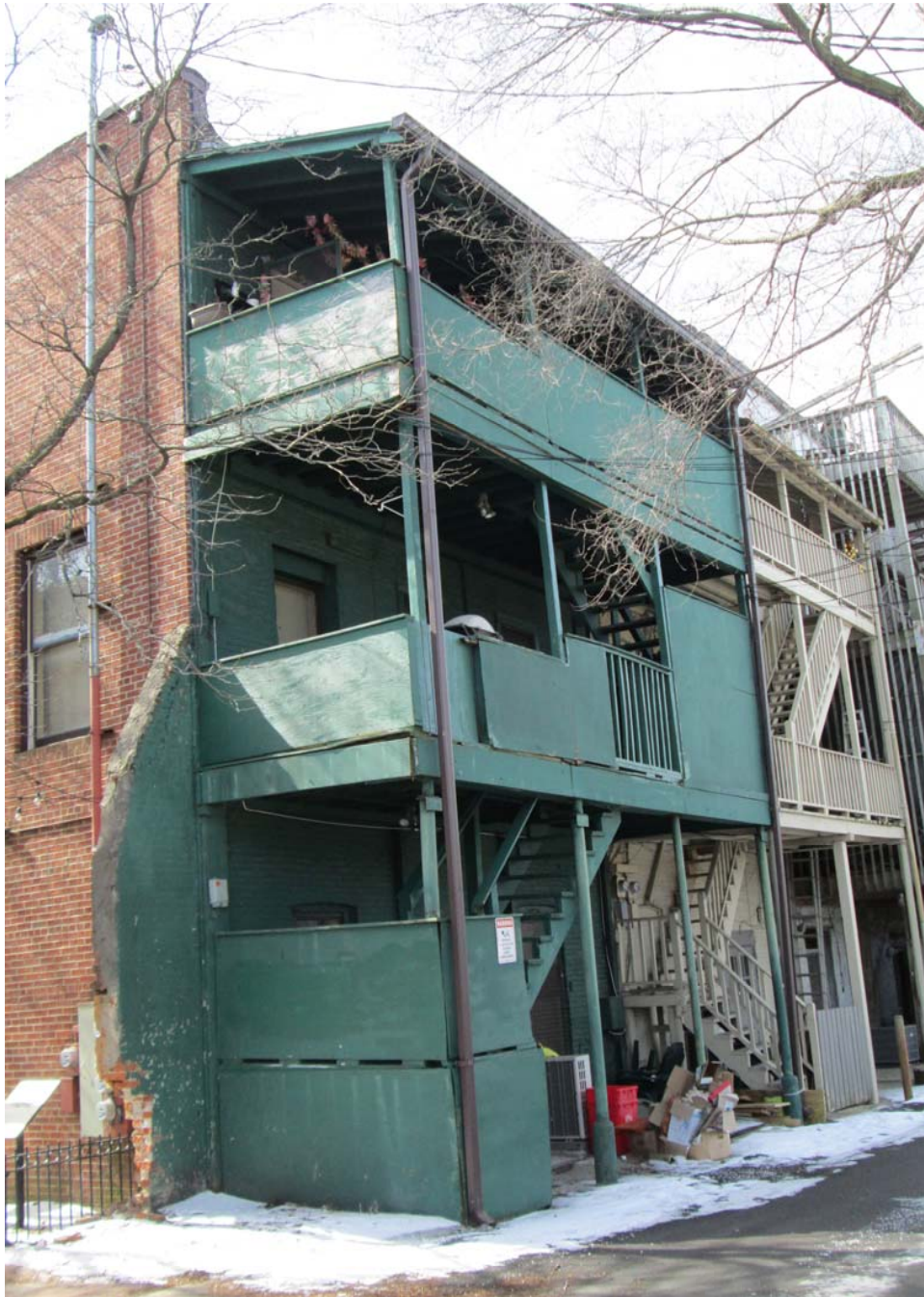
STATE OF MICHIGAN  
THOMAS  
R.  
FITZPATRICK  
ENGINEER  
NO.  
22563  
REGISTERED PROFESSIONAL ENGINEER  
*Thomas R. Fitzpatrick*  
2/4/19



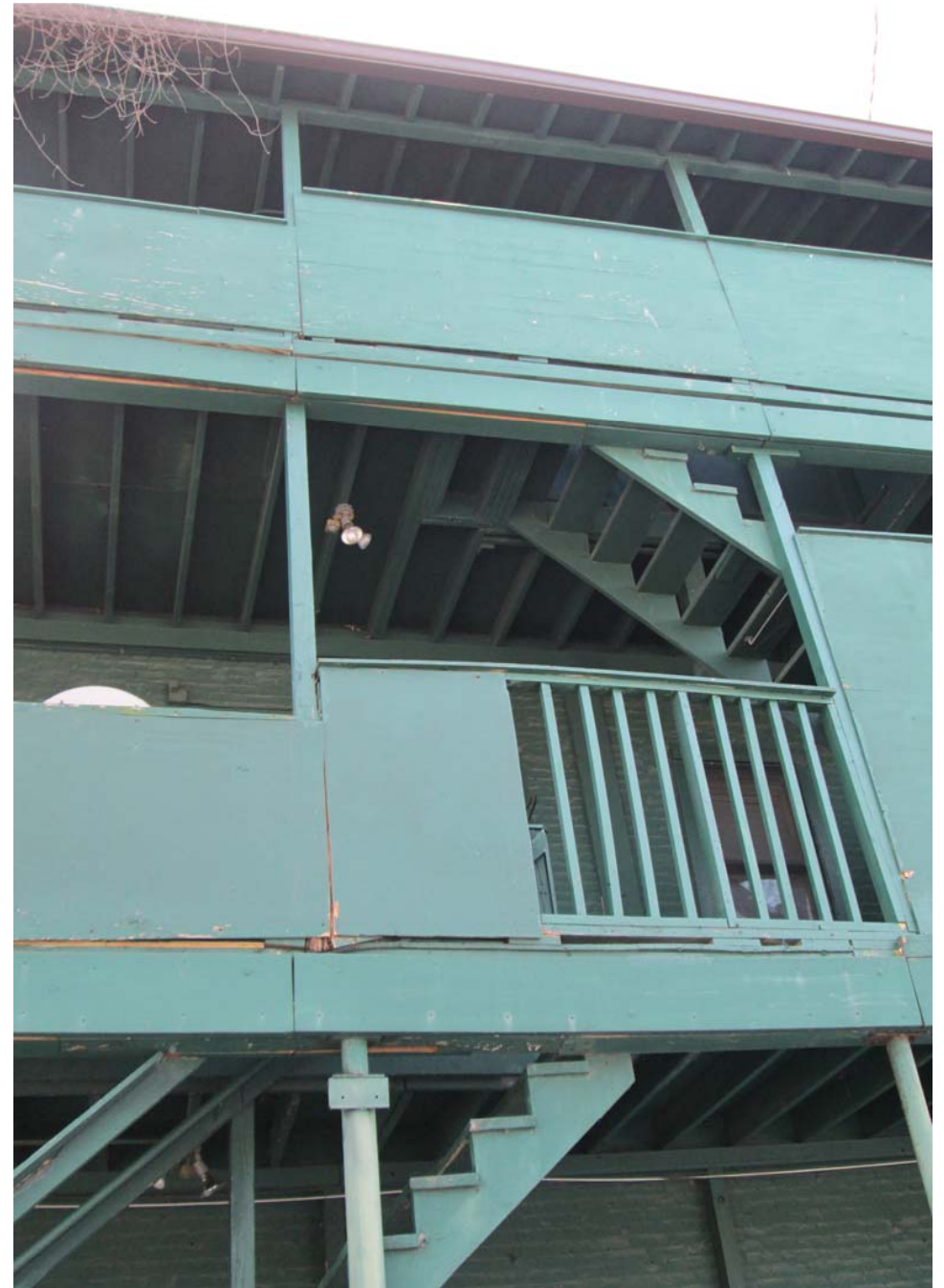
29 E Cross, Facing North to Facade (for reference)



29 E Cross, Facing Southeast to North Elevation



29 E Cross, Facing Southwest to North Elevation



29 E Cross Street, Facing South to Staircase Detail



29 E Cross Street, Facing Southwest to Staricase Detail



## HDC Work Permit Staff Review

*Property address:* 32-42 North Huron Street

*Property History:* The property includes a two-story modest Colonial Revival commercial building that is contributing to the historic district.

*Date of Application:* March 1, 2019

*Date of Review:* March 5, 2019

*Date of Meeting:* March 12, 2019

*Proposed work:* Replacement of coping on parapet cap.

*Materials:* Precast coping.

*Staff review:*

1. Applicant lists replacing existing parapet coping with precast concrete coping, as the current parapet cap has deteriorated, and according to the owner, a hazard on windy days. The new parapet coping will match the size and dimension of the original.
2. Applicant has provide photos of the building's current condition (attached).
3. Before proceeding with work, applicant must seek the appropriate building department permits.

*Relevant Secretary of the Interior's Standards:*  
#5, #6.

*Recommended Motions:*

Move to issue a certificate of appropriateness for the work at 32-42 North Huron Street for the replacement of the façade parapet coping with a precast concrete coping that matches the original in size and dimension.

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.

*Prepared by:*  
Scott E. Slagor, Preservation Planner



RECEIVED

MAR 01 2019

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.25705  
PHDC-19-0005**OFFICE USE ONLY**

Date Filed:

Meeting Date:

Action Item/Study Item  
*(Handwritten circle around "Action Item")***To complete this application:**

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

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

Address

32-42 N. Huron

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

Name

Ypsilanti Restoration L.L.C.

Address

313 Maple St.

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

734-485-2653

E-Mail

mike@ypsilantirestoration.com

**Contractor**

Contractor Name &amp; Contact Info

same as applicant

**Type of work**☐ Roofing☒ Window/Door  
Replacement☒ Porches☐ Sign☐ Fence (or other sitework)☐ Painting☐ Other☐ Application Amendment

**Complete Description of Proposed Work:**

Replace existing precast parapet coping stones with new to match profile and dimension of existing.

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

~~Split wood sash replacement kits, matching wood to repair areas, cedar porch railing, composite or wood tongue and groove decking.~~

Precast Coping Stone

- Applicant Confirmed via phone 3/16/2019 - SES

**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:

8500

Permit fee:

10

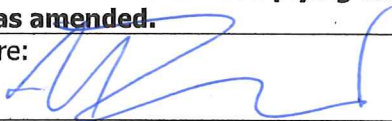
\$35 + \_\_\_\_\_ =45

**Signature**

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

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

Signature:



Date:

2/28/2019

Print Name:

Michael Condon, Ypsilanti Restoration L.L.C.

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 or view our factsheets online at [cityofypsilanti.com/hd](http://cityofypsilanti.com/hd).

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

Applicant Photos 32-42 N Huron



32-42 N Huron, facing east to facade parapet. Photo showing damage to the coping.



32-42 N Huron, facing east to facade, showing full parapet.

10+20 L, F spml N\_p\_ncr Bcr\_gj Nfmrmq+ R\_icl `w Qr\_dd 1,4,0./7







# HDC Work Permit Staff Review

*Property address:* 330 East Forest Street

*Property History:* The property includes a late nineteenth-century Gabled-ell type house with modest ornamentation. The building is contributing to the historic district.

*Date of Application:* March 1, 2019

*Date of Review:* March 5, 2019

*Date of Meeting:* March 12, 2019

*Proposed work:* Window replacement and porch repair.

*Materials:* Jeld-Wen wood replacement windows, cedar porch railing, composite or wood tongue-and-groove decking.

*Staff review:*

1. Applicant lists replacing windows in nine locations with Jeld-Wen solid wood sash windows. Work also includes repairing exterior wood sills. Current windows are one-over-one double-hung wood sashes. Replacement windows will be Jeld-Wen wood sashes.
2. Applicant also proposes replacing deteriorated porch components. Porch decking, either in composite or tongue-and-groove. Porch skirting will be replaced. Porch column bases will be repaired and replaced with in-kind materials if necessary. Other materials will be repaired as needed, such as porch framing.
3. Porch railing will be replaced with a cedar railing that is "code compliant."
4. The applicant has not provided drawings with the proposed replacement windows or new porch balustrade. The applicant also has not indicated the dimensions or style of the porch balustrade or the style of new porch skirting.
5. The applicant has provided photos of the current window conditions.
6. Before proceeding with work, applicant must seek the appropriate building department permits.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

**5. Preserve distinctive features.**

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

*Relevant Secretary of the Interior's Standards:*  
#2, #5, #6.

*Recommended Motions:*

Motion to issue a certificate of appropriateness for the work at 330 E Forest Street for the replacement of nine windows with Jeld-Wen solid wood sash double-hung sashes, repair of sills, replace porch railing with code-compliant cedar railing that is compatible with the original, and replacement of tongue-and-groove porch decking, skirting, columns, and other structural components as necessary.

\*\*\*

Motion to table the application for the work at 330 E Forest Street for the replacement of nine windows and porch components, and request the applicant submit drawings and with specifications of work to be completed.

*Prepared by:*  
Scott E. Slagor, Preservation Planner



RECEIVED

MAR 01 2019

**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

330 East Forest Ave.

**Applicant**

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

Name

Ypsilanti Restoration L.L.C.

Address

313 Maple St.

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

**Contractor**

Contractor Name &amp; Contact Info

same as applicant

**Type of work**☐ Roofing☒ Window/Door  
Replacement☒ Porches☐ Sign☐ Fence (or other sitework)☐ Painting☐ Other☐ Application Amendment

**Complete Description of Proposed Work:**

Replace existing window sashes in 9 locations with Jeld-Wen solid wood sash replacement windows. Repair existing exterior sills. Replace existing tongue and groove porch decking. Replace porch railing with code compliant railing. Replace porch skirting. Repair or replace damaged porch column bases. Repair other various wood elements of porch framing and finish structure as needed.

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

Solid wood sash replacement kits, matching wood to repair areas, cedar porch railing, composite or wood tongue and groove decking.

**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:<br>18,900 | Permit fee:<br>\$35 + 30 = 65 |
|------------------------------|-------------------------------|

**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:

2/28/2019

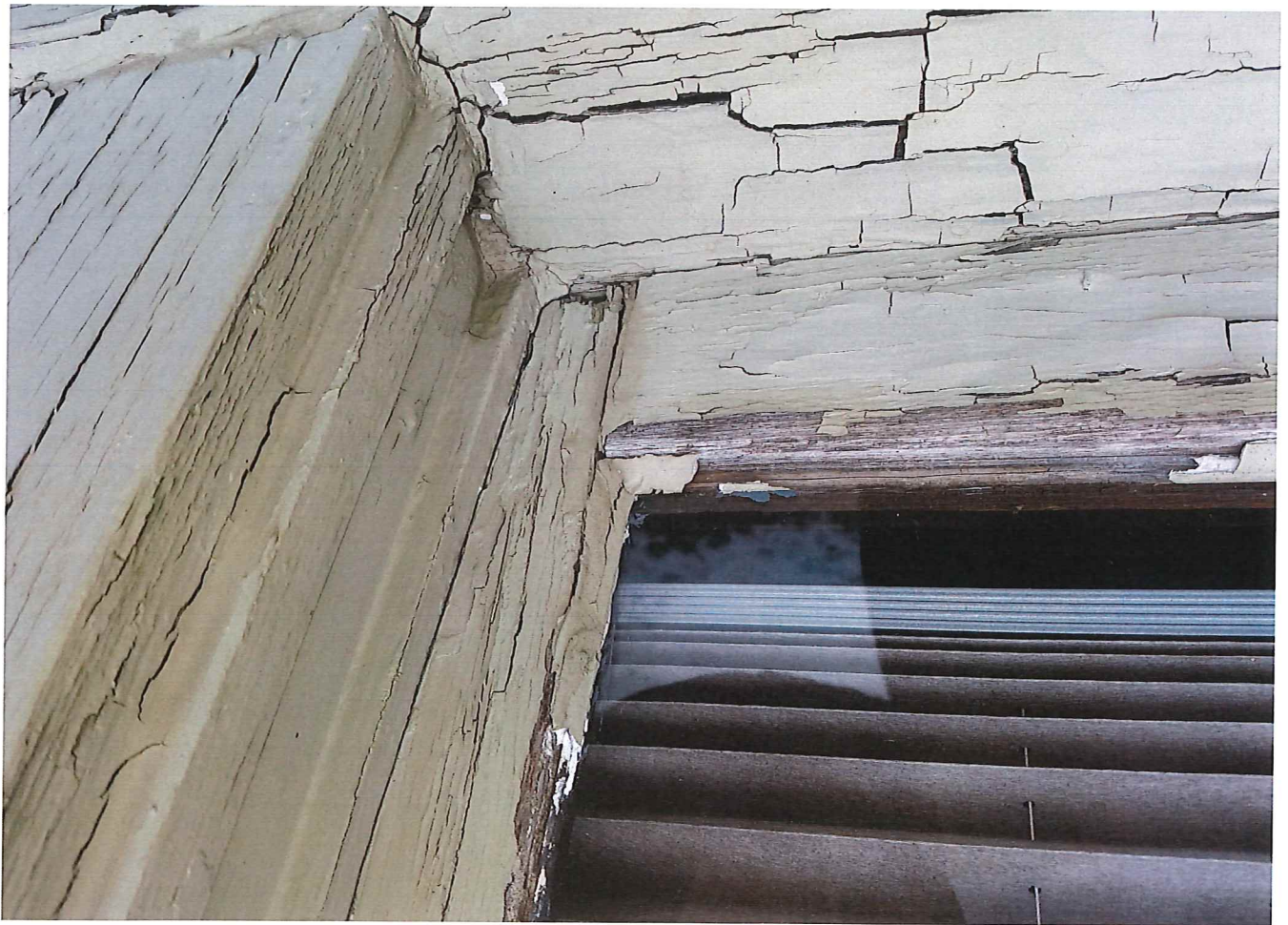
Print Name:

Michael Condon, Ypsilanti Restoration L.L.C.

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 or view our factsheets online at [cityofypsilanti.com/hd](http://cityofypsilanti.com/hd).

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







330 E Forest, Facing South to Facade



330 E Forest, Facing Southwest to Facade and East Elevation



330 E Forest, Facing Southwest to Facade and West Elevation



330 E Forest, Facing Southwest to Detail of Windows on West Elevation



330 E Forest, Porch Detail, Facing East



330 E Forest, Porch Detail. Facing Southeast



# HDC Work Permit Staff Review

*Property address:* 512 North Hamilton Street

*Property History:* The property includes a modest two-story front-gable house with Greek Revival elements. The building is contributing to the historic district.

*Date of Application:* March 5, 2019

*Date of Review:* March 5, 2019

*Date of Meeting:* March 12, 2019

*Proposed work:* Roof replacement.

*Materials:* Thunderguard Imperial Black shingles, white drip edge, black flashing, and Thunder vents.

*Staff review:*

1. Applicant lists replacing roof sheathing with Thunderguard shingles in Imperial Black. Flashing will be black to match the roof, and the drip edge will be white to match the current gutters. Thunder vents will be installed in the fascia.
2. Staff conducted a site visit. The current roof is sheathed in brown shingles. Trim on the house is tan.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

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

*Recommended Motions:*

Motion to issue a Certificate of Appropriateness for the work at 512 North Hamilton Street for the replacement of the roof with Imperial Black Thunderguard shingles, black flashing, white drip edge, and fascia Thunder vents.

\*\*\*

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.**

Motion to issue a Certificate of Appropriateness the application for the work at 512 North Hamilton Street for the replacement of the roof with Imperial Black Thunderguard shingles and black flashing, and condition that the vents must be ridge vents rather than fascia vents, and that the drip edge should be tan to match the trim of the house.

\*\*\*

Motion to table the application for work at 512 North Washington Street for the applicant to provide more information on the design of the Thunder vents to be installed in the fascia.

\*\*\*

*Prepared by:*

Scott E. Slagor, Preservation Planner



PHOC-19-0011

**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:

3/12/2019

Action Item/Study Item

R25710  
visa

**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

512 N. Hamilton 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

Alexandra Mrozek ; Grant Dybdahl

Address

512 N. Hamilton St.

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

(734) 330-4884 / (734) 431-4417

E-Mail

amrozek2447@gmail.com

**Contractor**

Contractor Name & Contact Info

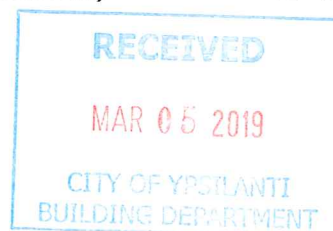
Mr. Roof - David Skeans (586) 255-8085

**Type of work**

- ☒ Roofing  
☐ Window/Door Replacement

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

- ☐ Painting  
☐ Other  
☐ Application Amendment



**Complete Description of Proposed Work:**

PHDC-19-0011

Mr. Roof is going to remove the current roof on 512 N Hamilton St., and replace it with a new roof that has black shingles and it is the same architectural style shingle. This will include the installation of thunder vents and will be in the fascia. Flashing will be black to match the roof and dripping will be white to match the current gutters. The shingles are Thunderguard shingles.

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

New shingles (black), thunder vents, flashing and dripping.

**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:

\$7,995

Permit fee:

\$35 + \$10 = \$45.00

**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:

03/04/2019

Print Name:

Alexandra Mrozek

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 or view our factsheets online at [cityofypsilanti.com/hd](http://cityofypsilanti.com/hd).

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

PHDC-19-0011



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Name Alexandra Mrozek & Grant Dybdahl Date 02/26/19 Twp. Washburn  
 Street 512 N. Hamilton St. City Ypsilanti Zip 48197  
 Telephone Number 734-330-4884 Telephone Number 734-431-4413 E-mail amrozek2447@gmail.com  
 Inspector Name DAVE SKEANS Inspector Phone Number 586-255-8085

1. Prepare house to have roof removed, (tarp, etc.) to ensure debris does not damage any siding, shrubs, lawn, etc. Remove all old roofing material to original roof decking, secure any problem areas, remove and replace any rotten wood decking.
2. The first 50' of 1" x 6" boards or 2 - 4' x 8' sheets of O.S.B. is included. Thereafter, a charge of \$2.00 per foot of 1" x 6" (not fascia) and \$45.00 per each 4' x 8' sheet of O.S.B. will be added to the subtotal. Please initial X
3. Install **KOOLDECK ENERGY PLUS** leak proof peel and stick underlayment on entire roof surface. The noncombustible surface provides a thermal break and the **RUBBERIZED** bottom seals all penetrations and gaps in your roof decking.
4. All shingles to be nailed using galvanized, high-wind barbed, **TRIDENT-3 HOOK NAILS**. (Level 7)
5. Install **THUNDEREDGE** heavy duty 1.75" edging to all rake edges and non-heated eaves. (Level 7)
6. Install **THUNDERFASCIA STREAM** high efficiency venting system along all heated eaves. This specialized product is used to create the necessary fresh air intake ventilation you must have to deter mold growth and reduce moisture in insulation, thus making it more energy efficient and creating a healthier, more comfortable environment. (Level 7)
7. Install        **THUNDERVENTS**. This is the only vent that pulls the air from the top of the vent using the Venturi effect and is guaranteed to be waterproof, not just water resistant. (Level 7) and/or        of low profile ridge system.
8. Install a multiple layer high-wind sealant strip perimeter system on all outside edges. (Level 7) Install commercial grade neoprene vent collars to all stack pipes to ensure a watertight seal. (Level 7)
9. Install closed cut, **RUBBERIZED** multiple layer valley system. We use a SBS granulated roof membrane, not a 90 lb. paper valley.
10. Flash and counter flash chimneys and walls where necessary. **FLASHING TO BE SAW CUT INTO THE BRICK**. This process binds the heavy gauge aluminum to the brick and guarantees zero water penetration. (Level 7)
11. Install **THUNDERGUARD** high definition non-prorated lifetime warranted **RUBBERIZED** shingle system. Compared to any shingle made, there is no better product or warranty. This shingle rates so high that it carries a Dade County hurricane rating, class "4" hail rating, and insurance S.W.B. approved. Additionally, many insurance companies will discount your policy if installed on your home. (Level 7)
12. Job to include thorough clean up and proper disposal of all debris that day. All permits, fees and taxes are included in this proposal. Permits pulled by **MR. ROOF, NOT A SUBCONTRACTOR**.
13. After the roof has settled, a quality control manager will re-inspect the roofing system to ensure the roof has settled correctly.
14. **MR. ROOF EXCLUSIVE PROACTIVE SERVICE PLAN**. This 5 year re-inspection maintenance program will insure the integrity of all roofing components. (After all, the best warranty is one you never need to use.)
15. Lifetime, 100% coverage, written no-leak guarantee and full waiver of lien. Because **MR. ROOF** is the only single source company. **Only MR. ROOF can provide a NO GAP, 100% UNDIVIDED RESPONSIBILITY GUARANTEE.**

|                             |                |             |       |                |                                                                                       |              |                                                                                                            |                          |
|-----------------------------|----------------|-------------|-------|----------------|---------------------------------------------------------------------------------------|--------------|------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>ROOF PRICE</b>           | \$ <u>7995</u> | Squares     | _____ | Sh. Color      | <u>Graystone</u>                                                                      | House Only   | <input checked="" type="radio"/> Yes                                                                       | <input type="radio"/> No |
|                             | \$ _____       | Layers      | _____ | Flash          | <input checked="" type="radio"/> Bl <input type="radio"/> Br <input type="radio"/> Wh | Garage       | <input checked="" type="radio"/> Yes                                                                       | <input type="radio"/> No |
|                             | \$ _____       | Pitch       | _____ | Drip           | <input type="radio"/> Bl <input type="radio"/> Br <input checked="" type="radio"/> Wh | Stories      | <input type="radio"/> 1 <input checked="" type="radio"/> 2 <input type="radio"/> 3                         |                          |
|                             | \$ _____       | S.S. Rake   | _____ | Chimney        | <input type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3               | Bath Vents   | <input type="radio"/> 0 <input type="radio"/> 1 <input checked="" type="radio"/> 2 <input type="radio"/> 3 |                          |
|                             | \$ _____       | S.S. Edge   | _____ | Ant./Dish      | <input type="radio"/> Stay <input type="radio"/> Toss                                 | Ridge Vent   | <input checked="" type="radio"/> Yes <input type="radio"/> No                                              | Ft. _____                |
|                             | \$ _____       | Cap Feet    | _____ | Remove Gutters | <input type="radio"/> Yes <input checked="" type="radio"/> No                         | Flash Feet   | _____                                                                                                      |                          |
| <b>DEPOSIT</b>              | \$ ( _____ )   | Vented Edge | _____ | Gut. Color     | _____                                                                                 | Rubber Color | _____                                                                                                      | Sq. _____                |
| <b>SUBTOTAL</b>             | \$ _____       | Drip Edge   | _____ | Insulation     | <input type="radio"/> Yes <input checked="" type="radio"/> No                         | Redeck       | <input type="radio"/> Yes <input type="radio"/> No                                                         |                          |
| <b>EST. MONTHLY PAYMENT</b> | \$ _____       | Valley Feet | _____ | Add R-Value    | _____                                                                                 | Mold Kill    | <input type="radio"/> Yes <input type="radio"/> No                                                         |                          |
|                             |                |             |       |                |                                                                                       | Gutter Prot. | <input type="radio"/> Yes <input type="radio"/> No                                                         |                          |

1. Prepare house to have roof removed, (tarp, etc.) to ensure debris does not damage any siding, shrubs, lawn, etc. Remove all old roofing material to original roof decking, secure any problem areas, remove and replace any rotten wood decking.
2. The first 50' of 1" x 6" boards or 2 - 4' x 8' sheets of O.S.B. is included. Thereafter, a charge of \$2.00 per foot of 1" x 6" (not fascia) and \$45.00 per each 4' x 8' sheet of O.S.B. will be added to the subtotal. Please initial X
3. Install **KOOLDECK ENERGY PLUS** leak proof peel and stick underlayment on entire roof surface. The noncombustible surface provides a thermal break and the **RUBBERIZED** bottom seals all penetrations and gaps in your roof decking.
4. All shingles to be nailed using galvanized, high-wind barbed, **TRIDENT-3 HOOK NAILS**. (Level 7)
5. Install **THUNDEREDGE** heavy duty 1.75" edging to all rake edges and non-heated eaves. (Level 7)
6. Install **THUNDERFASCIA STREAM** high efficiency venting system along all heated eaves. This specialized product is used to create the necessary fresh air intake ventilation you must have to deter mold growth and reduce moisture in insulation, thus making it more energy efficient and creating a healthier, more comfortable environment. (Level 7)
7. Install        **THUNDERVENTS**. This is the only vent that pulls the air from the top of the vent using the Venturi effect and is guaranteed to be waterproof, not just water resistant. (Level 7) and/or        of low profile ridge system.
8. Install a multiple layer high-wind sealant strip perimeter system on all outside edges. (Level 7) Install commercial grade neoprene vent collars to all stack pipes to ensure a watertight seal. (Level 7)
9. Install closed cut, **RUBBERIZED** multiple layer valley system. We use a SBS granulated roof membrane, not a 90 lb. paper valley.
10. Flash and counter flash chimneys and walls where necessary. **FLASHING TO BE SAW CUT INTO THE BRICK**. This process binds the heavy gauge aluminum to the brick and guarantees zero water penetration. (Level 7)
11. Install **THUNDERGUARD** high definition non-prorated lifetime warranted **RUBBERIZED** shingle system. Compared to any shingle made, there is no better product or warranty. This shingle rates so high that it carries a Dade County hurricane rating, class "4" hail rating, and insurance S.W.B. approved. Additionally, many insurance companies will discount your policy if installed on your home. (Level 7)
12. Job to include thorough clean up and proper disposal of all debris that day. All permits, fees and taxes are included in this proposal. Permits pulled by **MR. ROOF, NOT A SUBCONTRACTOR**.
13. After the roof has settled, a quality control manager will re-inspect the roofing system to ensure the roof has settled correctly.
14. **MR. ROOF EXCLUSIVE PROACTIVE SERVICE PLAN**. This 5 year re-inspection maintenance program will insure the integrity of all roofing components. (After all, the best warranty is one you never need to use.)
15. Lifetime, 100% coverage, written no-leak guarantee and full waiver of lien. Because **MR. ROOF** is the only single source company. **Only MR. ROOF can provide a NO GAP, 100% UNDIVIDED RESPONSIBILITY GUARANTEE.**

|                             |                |             |                                                                                       |                                                              |                                                                                                                             |              |                                                                                      |                          |
|-----------------------------|----------------|-------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|--------------|--------------------------------------------------------------------------------------|--------------------------|
| <b>ROOF PRICE</b>           | \$ <u>7995</u> | Squares     | _____                                                                                 | Sh. Color                                                    | <u>Graystone</u>                                                                                                            | House Only   | <input checked="" type="radio"/> Yes                                                 | <input type="radio"/> No |
|                             | \$ _____       | Layers      | _____                                                                                 | Flash                                                        | <input checked="" type="radio"/> BI <input type="radio"/> Br <input type="radio"/> Wh                                       | Garage       | <input checked="" type="radio"/> Yes                                                 | <input type="radio"/> No |
|                             | \$ _____       | Pitch       | _____                                                                                 | Drip                                                         | <input checked="" type="radio"/> BI <input type="radio"/> Br <input checked="" type="radio"/> Wh <input type="radio"/> Wick | Stories      | 1 <input checked="" type="radio"/> 2 <input type="radio"/> 3                         |                          |
|                             | \$ _____       | S.S. Rake   | _____                                                                                 | Chimney                                                      | 1 <input type="radio"/> 2 <input type="radio"/> 3                                                                           | Bath Vents   | 0 <input type="radio"/> 1 <input checked="" type="radio"/> 2 <input type="radio"/> 3 |                          |
|                             | \$ _____       | S.S. Edge   | _____                                                                                 | Ant./Dish                                                    | Stay <input type="radio"/> Toss <input type="radio"/>                                                                       | Ridge Vent   | Yes <input type="radio"/> No <input checked="" type="radio"/> Ft. _____              |                          |
| <b>DEPOSIT</b>              | \$ ( _____ )   | Cap Feet    | _____                                                                                 | Remove Gutters                                               | Yes <input type="radio"/> No <input checked="" type="radio"/>                                                               | Flash Feet   | _____                                                                                |                          |
| <b>SUBTOTAL</b>             | \$ _____       | Vented Edge | _____                                                                                 | Gut. Color                                                   | _____                                                                                                                       | Rubber Color | _____                                                                                | Sq. _____                |
| <b>EST. MONTHLY PAYMENT</b> | \$ _____       | Drip Edge   | _____                                                                                 | Insulation                                                   | Yes <input type="radio"/> No <input checked="" type="radio"/>                                                               | Redeck       | Yes <input type="radio"/> No <input type="radio"/>                                   |                          |
| <b>Added info:</b>          | _____          | Valley Feet | _____                                                                                 | Add R-Value                                                  | _____                                                                                                                       | Mold Kill    | Yes <input type="radio"/> No <input type="radio"/>                                   |                          |
|                             |                | Thun. Vent  | _____                                                                                 | Solar Fan(s)                                                 | 0 <input checked="" type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3                                        | Gutter Prot. | Yes <input type="radio"/> No <input type="radio"/>                                   |                          |
|                             |                | Vent Color  | <input checked="" type="radio"/> BI <input type="radio"/> Br <input type="radio"/> Ww | <b>Additional Work Will Only Be Performed If In Writing.</b> |                                                                                                                             |              |                                                                                      |                          |

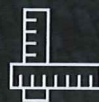
Will let me know when insulation is going for roof to be scheduled.

**Notice of Right to Cancel - You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the back of this contract for the notice of cancellation form for an explanation of this right.**

Owners X Alexandria J. Mizek Owners X [Signature] Date 2-26-19

Inspector [Signature] **Circle Method of Final Payment** **FINAL PAYMENT DUE UPON COMPLETION** Finance Cash/Check Other       

PRICE GIVEN IS THE CASH OR CHECK PRICE. IF PAYING BY CREDIT CARD, PLEASE ADD 3%. ADDITIONAL TERMS & CONDITIONS ON BACK.



Graystone



Heatherwood



Homestead



Imperial Black

#### **PRO TIP** - CHOOSING COLORS

Colors may vary from screen to screen. When



512 N Hamilton, Facing Southeast to Facade and North Elevation



512 N Hamilton, Facing Northeast to Facade and South Elevation



**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:

3/12/2019

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

308, 310, 312 North River

**Applicant**

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

Name

Corinne Sikorski

Address

312 N. River

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734 483 1354

E-Mail

corinne@ypsifoodcoop.org

**Contractor**

Contractor Name & Contact Info

TBD

**Type of work**

☐ Roofing

☐ Window/Door  
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

**Complete Description of Proposed Work:**

Study item:

Replacing existing wood doors and transoms at 308, 310, 312 N. River with Marvin custom primed wood doors, to be field painted.

We are proposing full height doors in the 310 & 312 openings. This enables equipment to be brought into the building. Attached are several historical photographs, an elevation of the existing buildings and three options. The building has multiple mullion configurations. We are looking for some input on the new door configurations.

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

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

Construction Cost:

Permit fee:

\$35 + \_\_\_\_\_ =

**Signature**

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

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

Signature:

Date:

Print Name:

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at [cityofypsilanti.com/hd](http://cityofypsilanti.com/hd).

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



EE01

HISTORICAL EXTERIOR ELEVATION PHOTOS | 3



EE01

EXISTING EXTERIOR ELEVATION PHOTOS | 2



308

310

312

EE01

EXISTING EXTERIOR ELEVATION | 1

SCALE

PROJECT NUMBER 15042

YPSILANTI  
FOOD CO-OP

Exterior Door  
Replacement Study

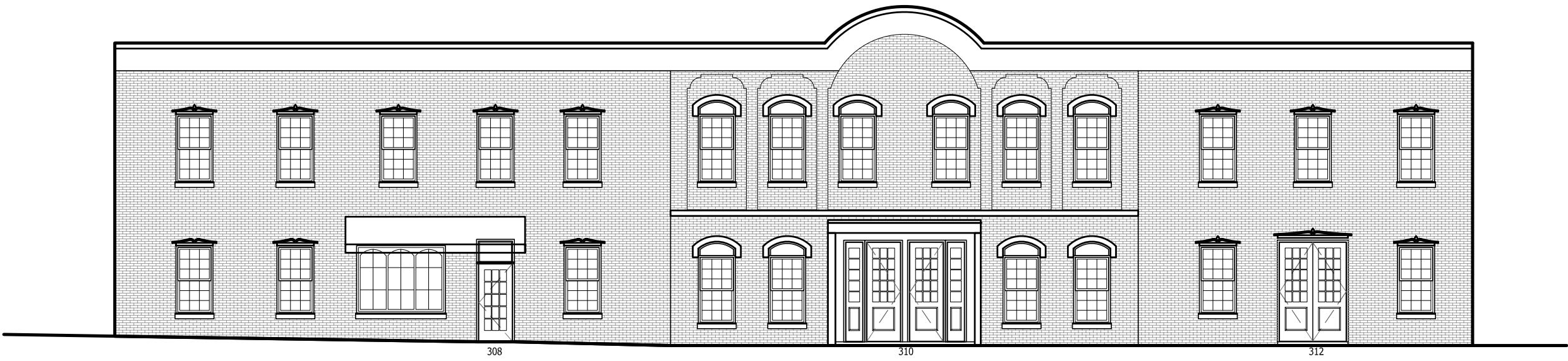
Exterior Elevation  
03/07/19

A3C

115 1/2 E. LIBERTY STREET  
ANN ARBOR, MI 48104  
T: (734) 663 - 1910  
F: (866) 732 - 2168  
www.a3c.com

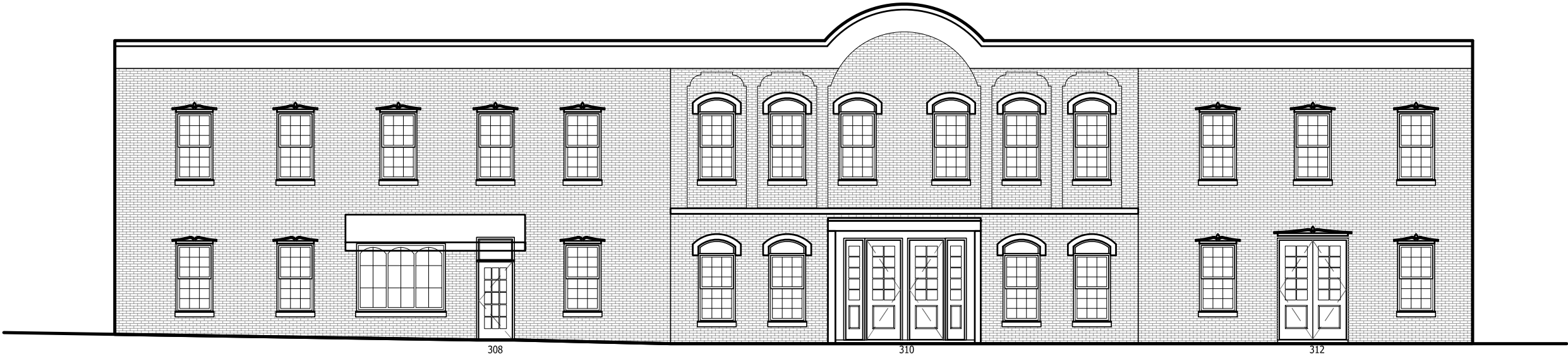
COLLABORATIVE ARCHITECTURE

SHEET A1



EE01

EXTERIOR ELEVATION - FULL HEIGHT DOORS WITH TRIPLE MULLION 2



EE01

EXTERIOR ELEVATION - FULL HEIGHT DOORS WITH DOUBLE MULLION 1

SCALE

PROJECT NUMBER 15042

YPSILANTI  
FOOD CO-OP  
Exterior Door  
Replacement Study

Exterior Elevation  
03/07/19

A3C

115 1/2 E. LIBERTY STREET  
ANN ARBOR, MI 48104  
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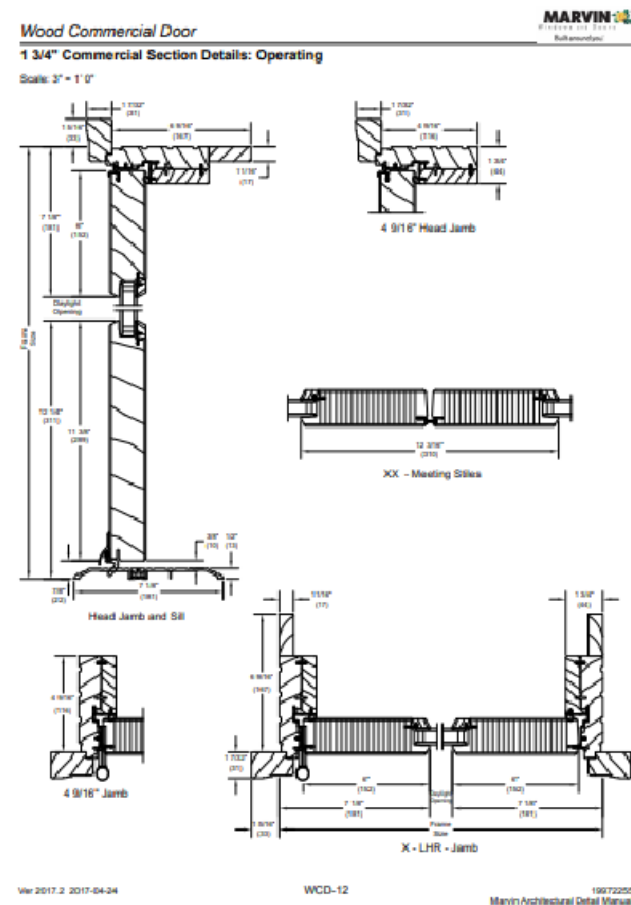
COLLABORATIVE ARCHITECTURE

SHEET A2



EE01

|                                                                        |   |
|------------------------------------------------------------------------|---|
| EXTERIOR ELEVATION - FULL HEIGHT DOORS WITH FULL HEIGHT TRIPLE MULLION | 1 |
|------------------------------------------------------------------------|---|



SCALE

|                |       |
|----------------|-------|
| PROJECT NUMBER | 15042 |
|----------------|-------|

YPSILANTI  
FOOD CO-OP

Exterior Door  
Replacement Study

Exterior Elevation  
03/07/19



115 1/2 E. LIBERTY STREET  
ANN ARBOR, MI 48104  
T: (734) 663 - 1910  
F: (866) 732 - 2168

www.a3c.com

COLLABORATIVE ARCHITECTURE

SHEET

A3

**CITY OF YPSILANTI**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES OF FEBRUARY 26, 2019**

**CALL TO ORDER AND ROLL CALL**

Mike Davis, Jr.                      Chair    7:00 PM

Meeting Location:                  Ypsilanti City Hall, 1 S Huron St, Ypsilanti, MI 48197

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

Commissioners Absent:          Erika Lindsay

Staff Present:                      Joe Meyers, Economic Development Director  
Scott Slagor, Preservation Planner  
Nancy Hare-Dickerson, Commission Recording Secretary

**APPROVAL OF AGENDA**

Slagor:                      Staff indicated that an "HDC Staff Review" for 315 Washtenaw was erroneously inserted into the application packet for the 317 S Huron property address, which is on the agenda for review.

Motion:                      Rupert (second: Schmiedeke) moved to approve the agenda as submitted, noting the erroneous insertion of the "HDC Work Permit - Staff Review" for 315 Washtenaw Avenue, into the application packet materials for 317 S Huron.

Approval:                      Unanimous. Motion carried.

**PUBLIC COMMENT ON AGENDA ITEMS**—none

**PUBLIC HEARING**—none

**OLD BUSINESS** —none

**NEW BUSINESS**

**10 N Adams**

*\*Application is for sign face replacement.*

Applicant: Shanta Adhikari, business owner – Present

Discussion: Adhikari: Stated that he and his wife are opening a restaurant at the 10 N Adams location which was previously also a restaurant space.

Davis: Asked if the application is to only replace the sign face.

Adhikari: Confirmed.

Prebys: Asked if backlighting is proposed.

Adhikari: Confirmed, no. Stated that just around the frames is where it is going to be lighted.

Davis: Asked for clarification.

Adhikari: Stated that he believes the frames that are already there were lighted. Stated that anything else is not going to be lighted.

Davis: Stated that the sign did not have previous lighting that was approved by the HDC.

Adhikari: Stated that if there was no previous sign lighting, that there are no plans to change anything. Stated that the application is just to replace the face.

Prebys: Stated that the goose neck lamps shown *[reference materials]* may be what is being referred to.

Adhikari: Acknowledged.

Davis: Stated that the HDC has special regulations for signage and that if lighting is desired, more information is required. Advised applicant not to add lighting on the sign without first bringing it before the Commission.

Asked if there was a canvas awning over the door at one point.

Adhikari: Confirmed. Stated that there still is. Stated that no other cosmetic part is being changed beside the sign.

Motion: Stevenson (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for the application at 10 N Adams for the face change replacement of the sign as submitted on February 5 2019. The application and motion do not include lighting.

Secretary of the Interior Standards:

- #9 - Contemporary designs shall be compatible and shall not destroy significant original material.
- #10- New work shall be removable.

Approval: Unanimous. Motion Carried.

### **317 S Huron**

*\*The application, which is for window repair following a vehicle collision with the building, was moved to the end of the meeting, as the applicant was not present.*

### **302 E Cross Street**

*\*Application is for roof replacement - determination of "danger of demolition by neglect" in progress.*

Applicant: Maxwell A. Ziebarth, owner – Present

Discussion: Davis: Stated that the application is for reroofing. Asked applicant to provide an overview of what is proposed.

Ziebarth: Stated that the original roof is pretty much original. Stated that following some initial wood repairs along the eaves, the existing deck would be re-sheathed with seven-sixteenths oriented strand board or one-half inch plywood over the complete deck surface. Stated that there would be very little cornice work. Stated that the proposal is to use a metal W-style valley. Applicant stated having brought two different styles of shingles for review – Grand Manor and CertainTeed *[reference samples]*. Stated that in the future, applicant would like to do some additional work on the east elevation where a bannister stair had run up the wall and kind of cut into the overhang.

Prebys: Asked about the color of the shingle.

Ziebarth: Stated that the proposed color is Gatehouse Slate. Stated that the preference is to keep white as the house color.

*[Discussion re: aesthetics, longevity and application of the shingle product]*

Rupert: Asked if the color of the drip edge would be white.

Ziebarth: Confirmed.

*[Discussion re: reasoning for color decisions]*

Rupert: Asked if gutters would be installed.

Ziebarth: Confirmed. Stated that half round gutters are proposed.

Davis: Asked if there is a plan to install gutters with this project.

Ziebarth: Confirmed, no. Stated that it would be afterwards – possibly spring.

*[Discussion re: "danger of demo by neglect" HDC determination; future repair considerations and applicant acknowledgement of the volume of work needed]*

Davis: Stated that with the process of demolition by neglect in progress, that applicant will receive more correspondence from the HDC as the summer approaches. Advised applicant to expect to return and provide an overall timeline of repairs.

Asked if there is a ridge vent on the house.

Ziebarth: Confirmed, no – that there is no ventilation.

Davis: Asked if applicant proposes to install ridge vents.

Ziebarth: Confirmed.

Rupert: *[Discussed installation re: can type vents]*

Stated that applicant should call and/or return as a study item for any questions that may arise.

Schmiedeke: *[Initiated discussion re: the roof shingle samples provided – comparables/consideration]*

Motion: Prebys (second: Pettit) moved to approve and issue a certificate of appropriateness for reroofing work at 302 E Cross to include underlayment, Grand Manor shingles in the Gatehouse Slate color, replacement drip edge in white, and new ventilation. If more ventilation is required other than the proposed ridge vents, can type vents may be used on the east side of the building.

Secretary of the Interior Standards:  
#5 – Preserve distinctive features.

Approval: Unanimous. Motion Carried.

### **317 S Huron**

*\* Recalled after all other business items were addressed.*

*\*\*The application is for window repair following a vehicle collision with the building.*

Applicant: Adam Jaskolski, Vision Restoration Project Manager – Not present

Discussion: Davis: Asked if the commissioners have enough information to review the application without the presence of the applicant.

Schmiedeke: Asked for clarification on where the damage is.

Rupert: Stated that it is on the south side of the building.

*[Discussion ensued re: the location of and type of building damage]*

*[Discussion re: window replacement installation considerations, reference materials]*

Slagor: Clarified that the photo included in the packet shows the current existing windows. Stated that new windows have not yet been installed.

Prebys: Stated that the grille work would need to be on the exterior for HDC approval.

*[Discussion ensued re: grille work, grid color]*

Meyers: Explained that the insurance company is the applicant proposing repair. Stated that the insurance company was aware that the application was being reviewed tonight and is amenable to what HDC determines is appropriate.

Motion: Stevenson (second: Rupert) moved to approve and issue a certificate of appropriateness for work at 317 S Huron to include four replacement windows as specified and described in the spec sheet, noting that muntins must have an exterior reveal, and that the window exterior should be painted black to match the original windows.

Secretary of the Interior Standards:

#5 – Preserve distinctive features.

Rupert: Asked if it was specified that the windows are to be wood and could have a metal exterior coating.

Stevenson: Stated that the motion included “as specified and described in the spec sheet”, which spec sheet includes that it is a Siteline wood double hung window. Stated that she will amend the motion to include that it may be aluminum-clad.

Stevenson (second: Rupert) moved to amend the motion to include that the windows may be aluminum-clad.

Approval: Unanimous. Motion Carried.

**STUDY ITEMS**—none

**ADMINISTRATIVE APPROVALS**—none

**OTHER BUSINESS**

**HDC Fact Sheet Updates (Demolition, Porches, Signs, and Windows)**-none

**Property Monitoring**- none

**AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS** —none

**HOUSEKEEPING BUSINESS**

**Approval of the minutes of January 22, 2019**

Prebys: Noted that a correction is needed. Stated that the motion for 206-210 N Washington incorrectly lists "Prebys", who was absent, as the maker of the motion to table the application.

Motion: Rupert (second: Pettit) moved to approve the minutes of January 22, 2019, as amended to show "Rupert" as the maker of the motion to table the application for 206-210 N Washington.

Approval: Unanimous. Motion carried.

**Scott Slagor – newly hired Historic Preservation Planner**

Mr. Slagor introduced himself and shared some personal, education and previous work history. He was heartily welcomed by the Commission.

The commissioners, in turn, introduced themselves, shared a bit of background information, as well as history outlining their involvement with the Historic District Commission. Commissioner Davis offered introduction of Commissioner Lindsay in her absence. Commissioner Davis also provided a brief summary about the general workings of the Commission.

**National Alliance of Preservation Commissions (NAPC) CAMP Training**

Mr. Meyers: Discussed the upcoming National Alliance of Preservation Commissions CAMP training, being held on March 15<sup>th</sup>, that the City is hosting; and urged commissioners to register for the event.

**ADJOURNMENT**

Chairperson Davis adjourned the meeting, citing the end of the agenda with no further items to discuss.

**MEETING ADJOURNED at 7:56 p.m.**