

1. 7:00 P.M. Historic District Commission Regular Meeting

Documents:

[APRIL 9, 2019 PACKET_FINAL.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, April 9, 2019 - 7:00 p.m.
Ypsilanti City Hall, 1 S 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

1. 422 N River Repaint

B. NEW BUSINESS

1. 211 N Washington Gutter replacement without permit

2. 317 W Cross Mural

3. 306 N River Amendment to window replacement application

C. STUDY ITEMS

1. 206 S Huron Porch deck replacement

D. ADMINISTRATIVE APPROVALS

1. 116 N Hamilton Roof replacement

E. OTHER BUSINESS-

1. State of Michigan Historic Preservation Plan

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

8. Approval of the minutes of March 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: 422 N River

Property History: The property includes a house that is contributing to the historic district. The house is a mid-nineteenth century Greek Revival-style building. Among its distinctive features are a classical door surround with sidelights and a transom. The porch features decorative brackets on its columns, which appears to be an Italianate-era change.

Date of Application: March 19, 2019

Date of Review: March 20/April 2, 2019

Date of Meeting: April 9, 2019

Proposed work: Scraping and painting the exterior.

Materials: Valspar Paint

Staff review:

1. This item was tabled from the last meeting so the HDC could consult the owner on color choices of the building's distinctive features, such as porch brackets and trim.
2. The HDC deadline for review is April 23, 2019.
3. Applicant lists removing the current paint with scraping tools.
4. Applicant will repaint the exterior with a base of Stone Mason Gray, trim of Cool Gray, and exterior doors in Golden Meadow (yellow). A sample card is included in the packet. See staff for the original.
5. Staff spoke to applicant who stated that the brackets and trim will be painted Cool Gray.
6. Current colors are a base of light blue; trim in purple and lavender; and fenestration and porch columns in cream.
7. Staff did not identify historic-period color photos for the property.

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.

- a. The earliest color photo available of the building dates to 1999 and shows a dark gray exterior with white trim (attached).
8. The HDC may recommend that the applicant consider painting the windows to match the doors, so that there are three colors consistently displayed on the exterior; base, trim, and sash.

Relevant Secretary of the Interior's Standards:

#7, #9, #10.

Recommended Motions:

Move to issue a certificate of appropriateness for the work at 422 N River as submitted in the application dated March 19, 2019 for removal of the painted exterior using standard scraping tools, and repainting with Valspar paint with a base of Mason Gray, trim of Cool Gray, and doors in Golden Meadow.

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

OFFICE USE ONLY

Date Filed:

3/19

Meeting Date:

3/26

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

422 North River, Ypsilanti, MI 48198

Applicant

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

Name

Kristin Perkins

Address

217 Woodward St.

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-904-9362

E-Mail

Kristin@kristinperkins.com

Contractor

Contractor Name & Contact Info

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☒ Painting
☐ Other
☐ Application Amendment

RECEIVED

Complete Description of Proposed Work:

Paint exterior of house - body and trim.
House will be prepared using scraping tools.

Siding →			Valspar
	4008-1C Stone Mason Gray		
trim →	7006-10 Cool Gray		doors ←
	3008-3B Golden Meadow		

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:

3-18-2019

Print Name:

Kristin Perkins

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.

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



7100-51-2014

Photos on file at the Planning Office Showing 422 N River in 1999





HDC Work Permit Staff Review

Property address: 211 N Washington

Property History: The property includes an apartment building that is non-contributing to the district. City records indicate the original building was erected in 1933 and expanded with a front addition in 1942.

Date of Application: March 26, 2019

Date of Review: April 2, 2019

Date of Meeting: April 9, 2019

Proposed work: Gutter replacement.

Materials: K-style gutters in white.

Staff review:

1. This project was completed without an HDC Work Permit application. The owner was notified by the Building Department that an HDC approval was required and a permit was subsequently filed.
2. The applicant removed original gutters on a one-story component on the building's north elevation. The gutters appear to have originally been some type of rounded K-style, painted in a dark color.
3. The gutters were replaced with modern white K-style gutters.
4. Staff visited the site and the gutters are minimally visible from the right-of-way.

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

Recommended Motions:

Move to issue a certificate of appropriateness for the work already completed at 211 N Washington as submitted in the application dated March 26, 2019 for the replacement of gutters on the one-story ell on the north elevation.

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 26 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.comR. 25768 #2344
PHDC-19-0015**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

211 N WASHINGTON ST

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

Name

211 N WASHINGTON LLC

Address

23 N WASHINGTON ST

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

734 662 6133

E-Mail

jsastre@gobeal.com

Contractor

Contractor Name & Contact Info

Beal Properties LLC - (734) 662-6133 - Done by our maintenance staff.

Type of work

- ☐
- Roofing
-
- ☐
- Window/Door Replacement

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

- ☐
- Painting
-
- ☒
- Other
-
- ☐
- Application Amendment

Complete Description of Proposed Work:

REPLACED RUSTED OUT GUTTERS ON NORTH SIDE OF THE BUILDING, ONLY ON LOWER LEVEL.
NO GUTTERS ON THE TOP FLOOR WERE REPLACED.
32' OF NEW GUTTERS WAS INSTALLED BY OUR MAINTENANCE STAFF.
WORK WAS DONE TO PASS C&O INSPECTION.

\$130.00 materials + Markup
6 hrs Labor at \$35.18
Total Cost: \$354.08

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 + \$50.00 = \$85.00

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:

03/26/2019

Print Name:

Javier Sastre

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.

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

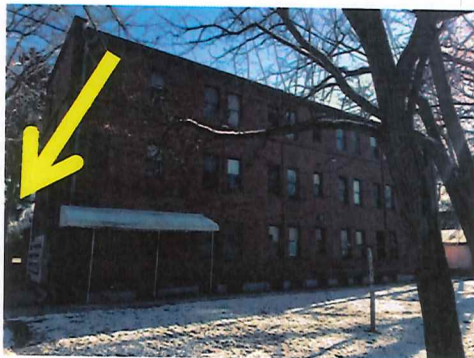
PHDC 19.0015

211 N Washington

Location of work performed



Front view from sidewalk



Back view from the church's parking lot

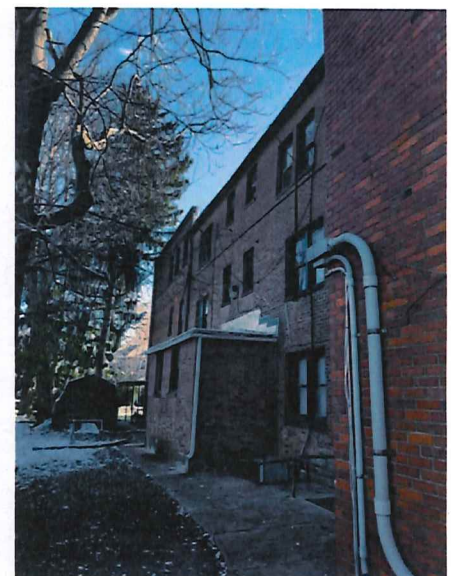


Google Maps View

Pictures of the gutters
before the were
replaced.



Pictures of the
gutters before the
were replaced.



Staff Photos: 211 N Washington from the Right-of-Way





HDC Work Permit Staff Review

Property address: 317 W Cross

Property History: The property includes a former gas station, erected ca.1950-1970 that is non-contributing to the district.

Date of Application: March 27, 2019

Date of Review: April 2, 2019

Date of Meeting: April 9, 2019

Proposed work: Mural.

Materials: Sherwin Williams paint.

Staff review:

1. Applicant proposes painting a mural on the east elevation of the building.
2. The elevation is currently concrete block, painted in dark gray/green.
3. Applicant will prepare the surface for paint by scraping and sanding by hand and applying primer where necessary.

Relevant Secretary of the Interior's Standards:
#7 #10.

Recommended Motions:

Move to issue a Certificate of Appropriateness for the work at 317 W Cross as submitted in the application dated March 27, 2019 for wall preparation and painting of a mural on the east elevation.

Prepared by:

Scott E. Slagor, 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
MAR 27 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.25776 Cash
PHDC 19-0016

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

317 W. Cross 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

Akanni Hayes

Address

[Redacted Address]

City

Ypsilanti

Phone / Fax

[Redacted Phone/Fax]

Contractor

Contractor Name & Contact Info

N/A

Type of work

- | | | |
|--|--|--|
| ☐ Roofing | ☐ Porches | ☒ Painting |
| ☐ Window/Door Replacement | ☐ Sign | ☐ Other |
| | ☐ Fence (or other sitework) | ☐ Application Amendment |

Complete Description of Proposed Work:

- A mural will be painted on the east-facing wall of Cross Street Coffee -
(full-color image included with application)
- Wall will be prepped by hand -
(loose paint will be chipped off and hand-sanded; primer will be used for touch-ups)

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

*Paint

Sherwin-Williams

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:

N/A

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:

[Redacted Signature]

Date:

3-26-19

Print Name:

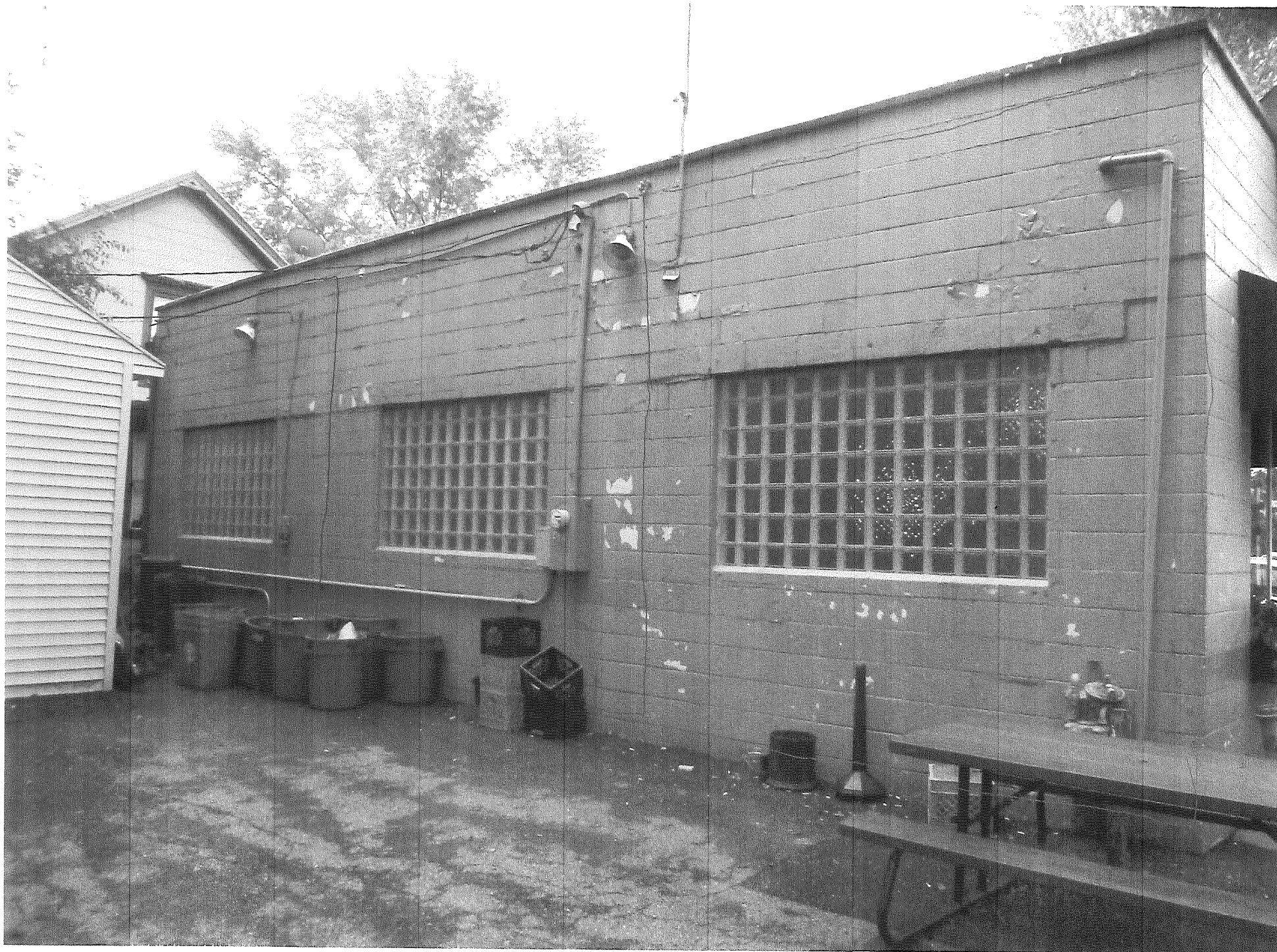
Ahanni Hayes

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.

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

317 W Cross
PHDC-19-0014





SW 6991

Black Magic

251-C3

SW 6425
Relentless Olive

Staff photos showing current conditions of 317 W Cross. Photos facing southwest to facade and west elevation





HDC Work Permit Staff Review

Property address: 306 N River, Suite D

Property History: The property includes a former industrial brick building erected ca. 1860.

Date of Application: March 29, 2019

Date of Review: April 2, 2019

Date of Meeting: April 9, 2019

Proposed work: Amendment window replacement.

Materials: Anderson 400 Series windows

Staff review:

1. On November 13, 2018, the HDC approved HDC work permit application for
"The installation of JELD-WEN series 2500 wood windows or similar JELD-WEN windows in aluminum-clad wood. The work is to install windows in the openings previously blocked with cinder blocks and bricks with a total of three windows in the color evergreen to match the existing windows above. The screen trim is to match."
2. Based on the meeting packet from November 13, the approved windows were one-over-one sashes with aluminum screens.
3. Applicant wishes to change the proposed JELD-WEN windows to Anderson 400 Series double-hung windows in forest green, in an identical size to the windows approved on November 13, 2018.
4. Applicant has not specified the materials of the new windows.
5. Applicant has not provided photos of the new windows.

Relevant Secretary of the Interior's Standards:
#9

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.

Recommended Motions:

Move to issue a certificate of appropriateness for the amended work at 306 N River, Suite D as submitted in the application dated March 29, 2019 for the installation of Anderson 400 Series windows, with the condition that the new windows be wood-framed and can be fiberglass or aluminum clad.

Move to table the application for the amended work at 306 N River, Suite D, so that the applicant may provide additional information, such as a photo or drawing of Anderson 400 Series windows.

Prepared by:

Scott E. Slagor, Preservation Planner



RECEIVED

MAR 29 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**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.

AMENDMENT!

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

Address

306 N. RIVER 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

Address

306 N RIVER STREET

City

YPS

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

GARY TURNER/COMMUNITY BUILDERS LC

GARY@GARYBUILDERS.COM
734 216 6575**Type of work**☐ Roofing☒ Window/Door
Replacement☐ Porches☐ Sign☐ Fence (or other sitework)☐ Painting☐ Other☐ Application Amendment

Complete Description of Proposed Work:

AMEND EXSTG WORK PERMIT

PHDC-18-0103

NEW WINDOW SPECIFICATION,

SAME SIZE

ANDERSON 400 SERIES DOUBLE HUNG
FOREST GREEN EXTERIOR

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:

3/29/19

Print Name:

GARY D. TURNER

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.

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



City of Ypsilanti

Community and Economic Development

November 15, 2018

ERIC MULLINS
306 N RIVER STE D
YPSILANTI, MI 48198

CERTIFICATE OF APPROPRIATENESS

RE: HDC Work Permit Application (PHDC-18-0103) for 306 N RIVER, Suite D

Dear ERIC MULLINS,

On Tuesday, November 13, 2018 the Historic District Commission (HDC) reviewed your request for work at 306 N RIVER, Suite D. Your application was **approved** to include:

The installation of JELD-WEN series 2500 wood windows per the application or similar JELD-WEN windows in aluminum-clad wood. The work is to install windows in the openings previously blocked with cinder blocks and bricks with a total of three windows in the color evergreen to match the existing windows above. The screen trim is to match.

In the commission's decision, the following Secretary of the Interior Standards were cited:

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

Approval by the Historic District Commission does not guarantee approval by the zoning, building and/or other necessary departments. Before proceeding with the project it is the responsibility of the applicant to have obtained all approvals necessary. You must start work or apply for and receive all applicable permits within six months of this date for your HDC approval to remain valid. **Any change in the work listed above needs to be reviewed by the HDC using an amended application.**

Please contact me at 734-483-9646 or ckochanek@cityofypsilanti.com with any questions.

Sincerely,

Cynthia Kochanek, Preservation Planner
Community & Economic Development Department

CC: Property Owner - NORTH RIVER ST LLC 5555 HINES DRIVE ANN ARBOR MI 48105
File
Building Department



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



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 | ☐ Porches | ☐ Painting |
| ☒ Window/Door Replacement | ☐ Sign | ☐ Other |
| | ☐ Fence (or other sitework) | ☐ <u>Application Amendment</u> |

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, as amended.

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:

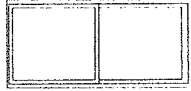
Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0001	3	TW21062 (AA)		\$ 584.38	\$ 1753.14

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

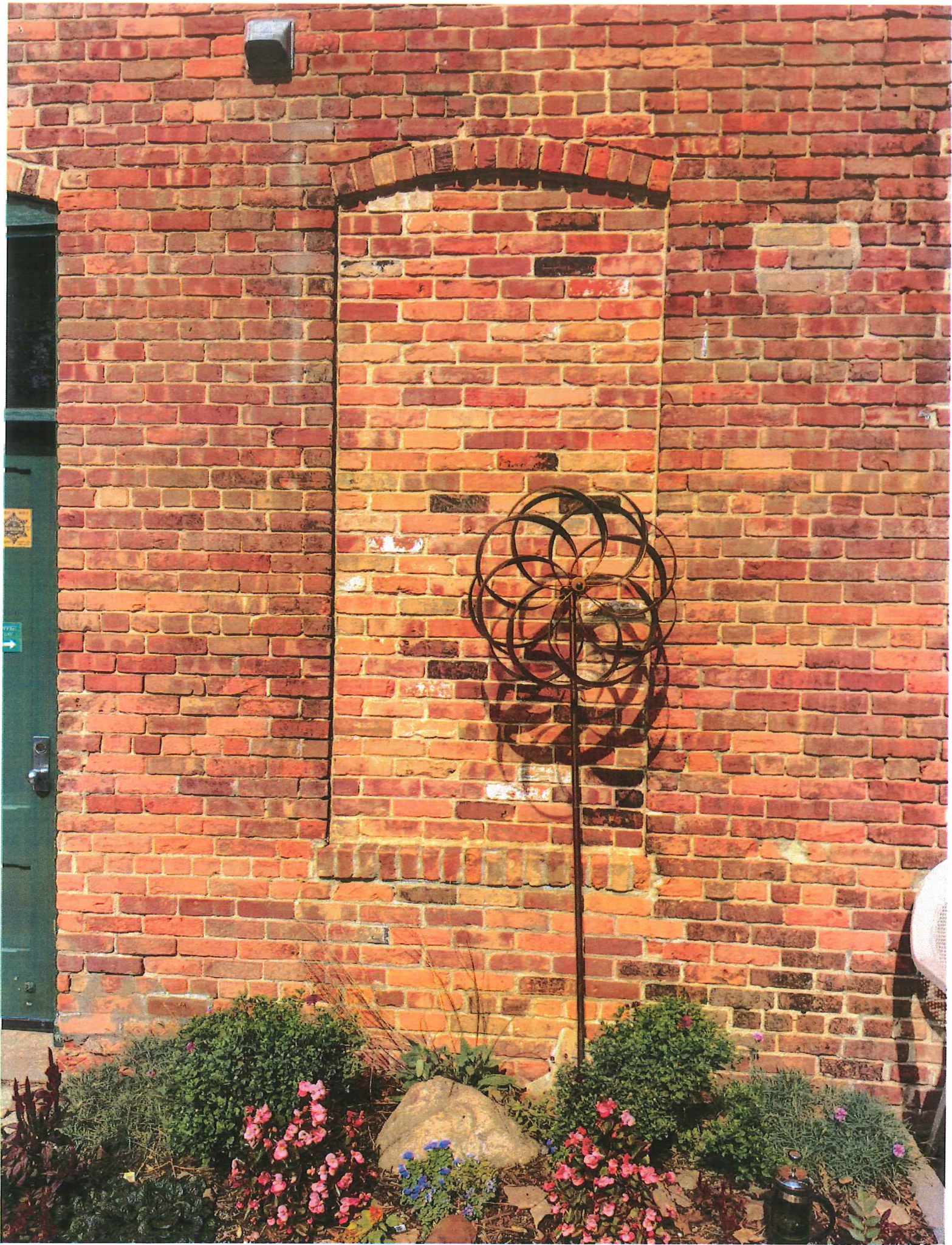
Customer Signature

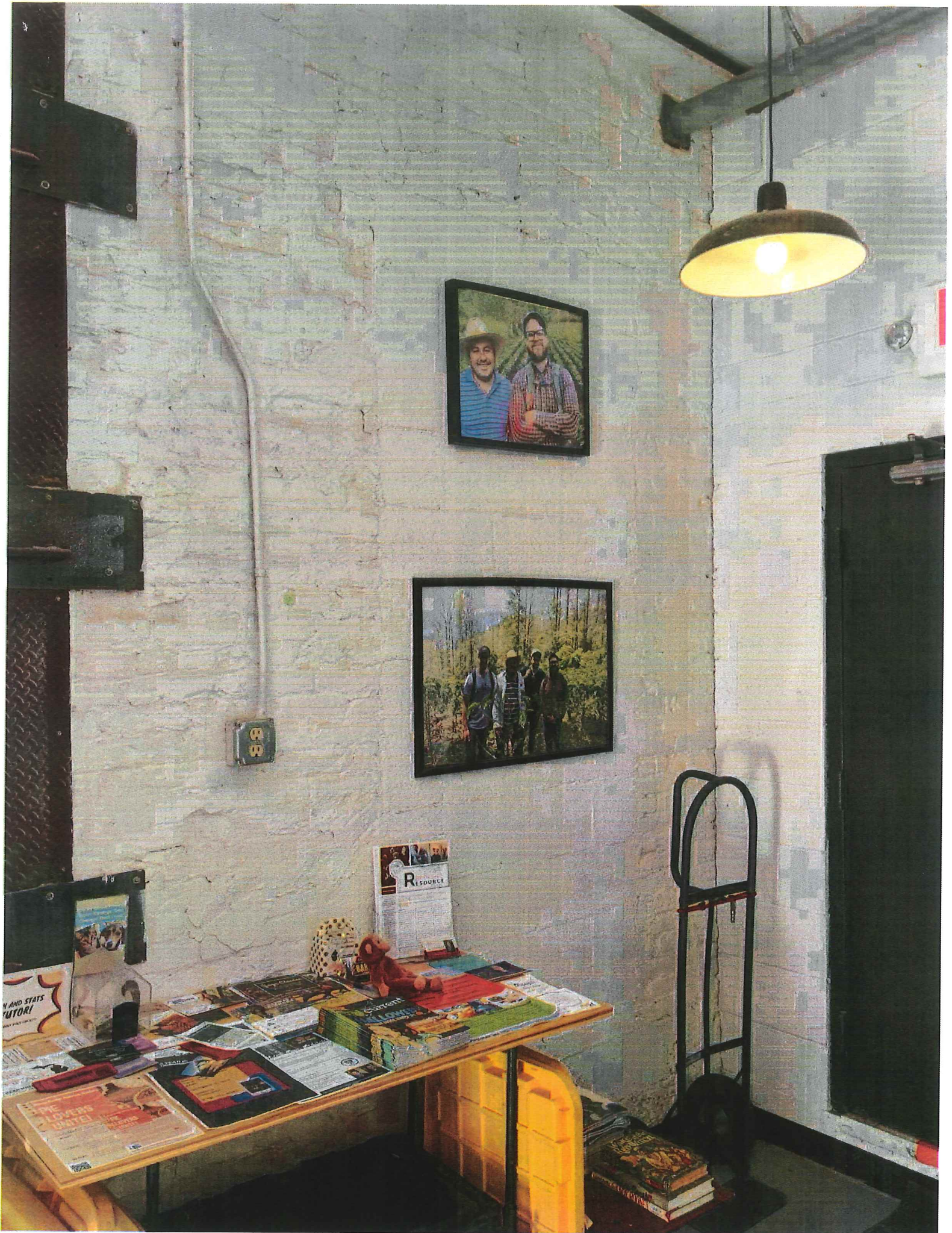
Dealer Signature

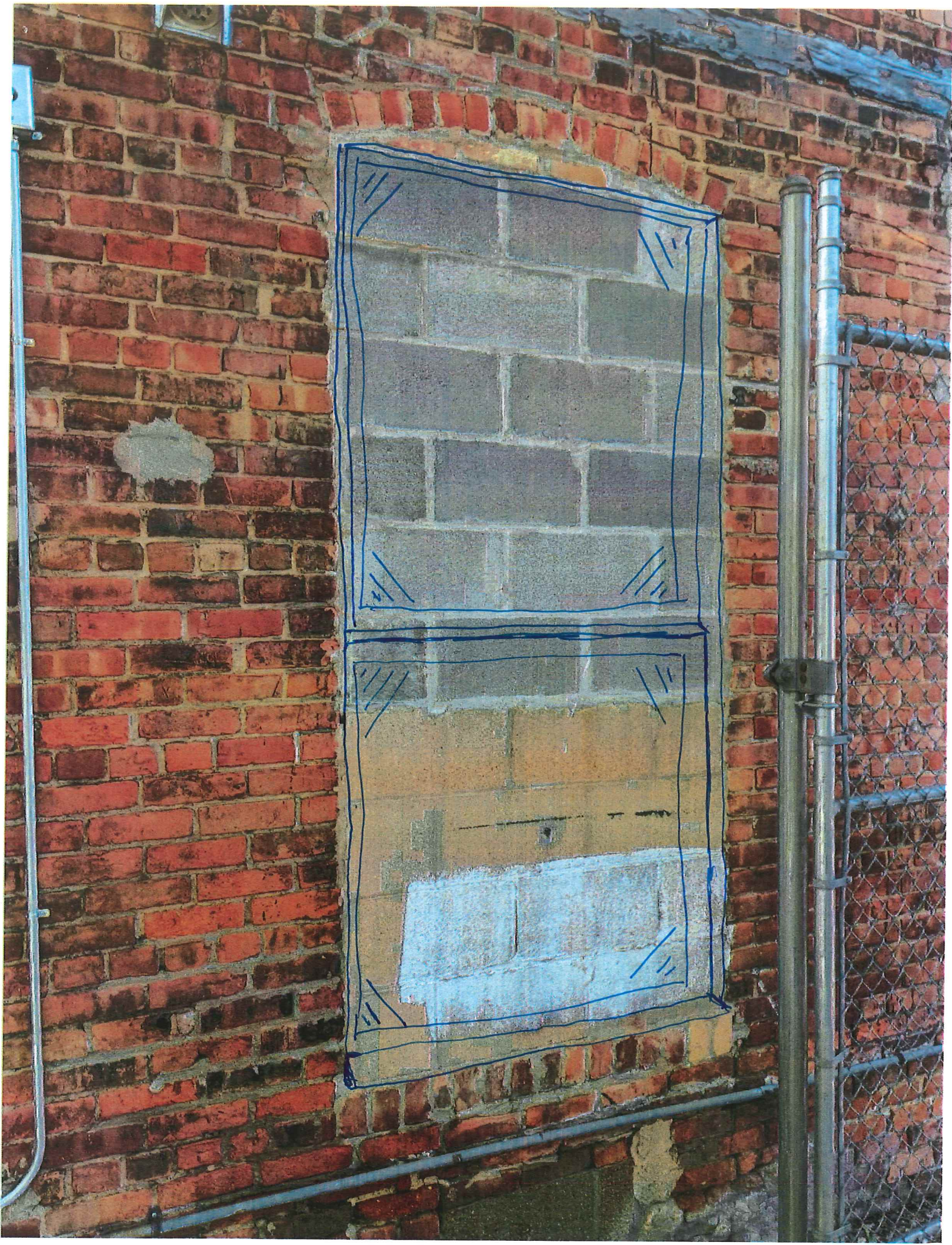
** All graphics viewed from the exterior

** 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.



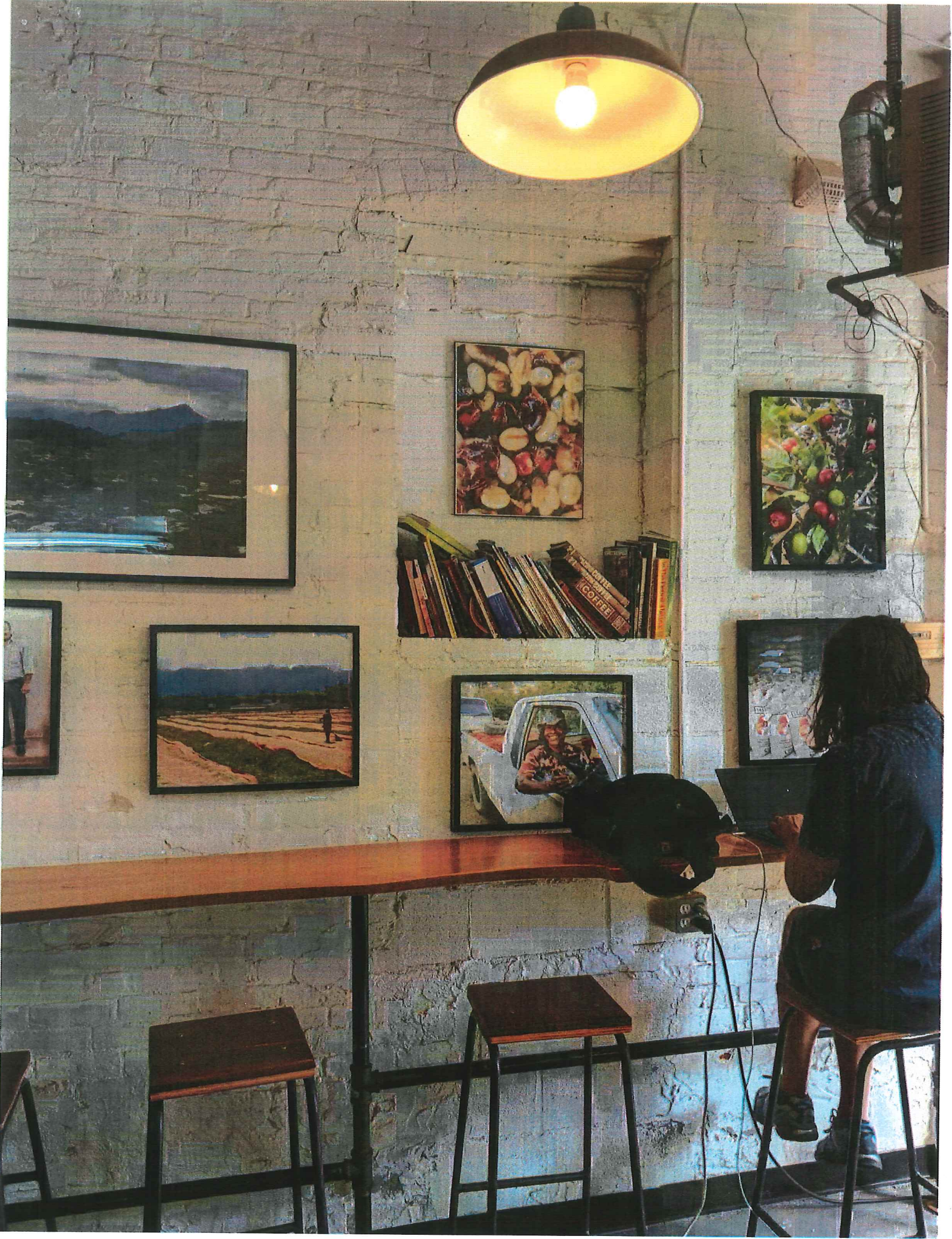








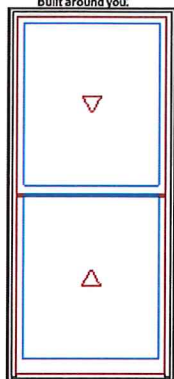




LINE ITEM QUOTES

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-

--

STUDY ITEM ONLY



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

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
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3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

206 SOUTH HURON STREET

Applicant

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

Name

JOSEPH D. LAWRENCE

Address

212 SOUTH HURON STREET

City

YPSILANTI

State

MI

Zip

48197-8402

Phone / Fax

734/482-8388

E-Mail

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:

WILL DISCUSS AT MEETING

Porch deck replacement only, South facing porch.

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

MATERIALS TBD

COLOR-EXACT MATCH WITH EXISTING COLOR - DARK GREEN / BLACK MIXTURE - CUSTOM 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:

\$900.00

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:

Joseph D. Lawrence

Date:

APRIL 1, 2019

Print Name:

JOSEPH D. LAWRENCE

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.

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

Staff Photos of 206 S Huron



View to porch from right-of-way, facing northwest to facade and south elevation



South elevation porch with deck to be replaced.



Photos showing deterioration and current conditions of porch deck











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:

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 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

116 North Hamilton

Applicant

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

Name

ERIC U MAMBA

Address

35 S. Summit

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

734-487-7182

E-Mail

VICTOR.MAMBA@YAHOO.COM

Contractor

Contractor Name & Contact Info

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

New roof

Owens Corning, 30 yr

Sierra Grey 3 WPM

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

Permit Application Fee (action items only)

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

Construction Cost:

\$ 6500.00

Permit fee:

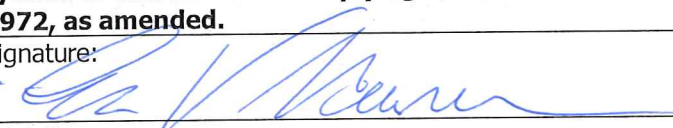
\$35 + _____ =

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: 1 APRIL 2019



Print Name:

ERIC V. MAUN

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

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

Scott Slagor

From: eric maurer <victormaurer@yahoo.com>
Sent: Wednesday, April 03, 2019 4:54 PM
To: Scott Slagor
Subject: RE: HDC Work Permit Application 116 N Hamilton

Hi Scott,

Ridge vents.

Ty
-E

Eric Maurer President Maurer Management & Properties INC. 35 South Summit Street Ypsilanti, MI 48197 office 734 487-7182 fax 734 487-2644 cell 734 637-2208
<https://gcc01.safelinks.protection.outlook.com/?url=www.maurermanagement.com&data=02%7C01%7Csslakor%40cityofypsilanti.com%7C9673665283be41ec785f08d6b87671bf%7C940f79927c85414e8cb10632dd3a5282%7C0%7C636899216191367716&data=KXFWC%2BXMhx18uhspRGAsPlwsort7sVCnTqLixN9UuNs%3D&reserved=0>

On Wed, 4/3/19, Scott Slagor <sslakor@cityofypsilanti.com> wrote:

Subject: RE: HDC Work Permit Application 116 N Hamilton
To: "eric maurer" <victormaurer@yahoo.com>
Date: Wednesday, April 3, 2019, 4:00 PM

Thank you, Eric. One more question, what will the ventilation system be? Ridge vents?

Scott Slagor
Preservation Planner
City of
Ypsilanti
734.483.9646 Office
sslakor@cityofypsilanti.com

<https://gcc01.safelinks.protection.outlook.com/?url=www.cityofypsilanti.com&data=02%7C01%7Csslakor%40cityofypsilanti.com%7C9673665283be41ec785f08d6b87671bf%7C940f79927c85414e8cb10632dd3a5282%7C0%7C0%7C636899216191377721&data=PMXGO%2B50MXoJHSxHYkobp2NyLmbqraZoisYg4BGzwd0%3D&reserved=0>

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

From: eric maurer [mailto:victormaurer@yahoo.com]

Sent: Wednesday, April 03, 2019 3:51 PM
To: Scott Slagor <sslakor@cityofypsilanti.com>
Subject: Re: HDC Work Permit Application 116 N Hamilton

Hi Scott,

Gutters stay the same. Drip edge is the same, kind of a grayish color. Yes, that is the shingle. No work on the roof deck.

Thank-you!

Eric

Eric Maurer President Maurer Management & Properties INC. 35 South Summit Street Ypsilanti, MI 48197 office 734 487-7182 fax 734 487-2644 cell 734 637-2208
<https://gcc01.safelinks.protection.outlook.com/?url=www.maurermanagement.com&data=02%7C01%7Csslakor%40cityofypsilanti.com%7C9673665283be41ec785f08d6b87671bf%7C940f79927c85414e8cb10632dd3a5282%7C0%7C0%7C636899216191377721&data=wdCT%2FaxLlcejuFtWyqozr%2FDkOReP56kP49mgQGRmxE%3D&reserved=0>

On Wed, 4/3/19, Scott Slagor <sslakor@cityofypsilanti.com>
wrote:

Subject: HDC Work
Permit Application 116 N Hamilton
To:
"victormaurer@yahoo.com"
<victormaurer@yahoo.com>
Date: Wednesday, April 3, 2019, 8:57 AM

Hello Mr. Maurer,

I am working on the staff

review of your roof replacement project for 116 N Hamilton and had a couple of questions.

1.
Is
this the shingle you are proposing using?

There were no photos attached, so I want to be sure.

<https://gcc01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.lowes.com%2Fpd%2FOwens-Corning-Oakridge-32-8-Sq-Ft-Sierra-Gray-Laminated-Architectural-Roof-Shingles%2F3010313&data=02%7C01%7Csslakor%40cityofypsilanti.com%7C9673665283be41ec785f08d6b87671bf>

%7C940f79927c85414e8cb10632dd3a5282%7C0%7C0%7C636899216191377721&data=AFM0YDaIBCJBE8WoyfFP
xUihjm8yylAsnDU5m2sB9Vk%3D&reserved=0

2.

Will there be any changes
to the drip edge, and if so, what color?

3.

Is
there any proposed repair to the roof deck or changes to the gutters?

Thank you

Scott Slagor
Preservation Planner
City of
Ypsilanti
734.483.9646 Office
sslagor@cityofypsilanti.com

<https://gcc01.safelinks.protection.outlook.com/?url=www.cityofypsilanti.com&data=02%7C01%7Csslagor%40cityofypsilanti.com%7C9673665283be41ec785f08d6b87671bf%7C940f79927c85414e8cb10632dd3a5282%7C0%7C0%7C636899216191377721&data=PMXGO%2B50MXoJHSxHYkobp2NyLmbqraZoisYg4BGzwd0%3D&reserved=0>

SPRING BLACK FRIDAY SALE + FREE PARCEL SHIPPING WITH MYLOWE'S. SHOP NOW >



Open until 10PM!

Ann Arbor Lowe's ▾

Prices, promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

Item # 124402 Model # HL1T

Owens Corning Oakridge 32.8 Sq Ft Sierra Gray Laminated Architectural Roof Shingles

4 Ratings



5.0 Average

100%

Recommend
this
productCommunity
Q&A
[View Now](#)


Buy 39, Get 20% Off

\$30.00

- A more sophisticated alternative to traditional shingles, Oakridge shingles feature subtle...
- Durable, dimensional laminate shingles
- Soft, blended appearance in a wide range of popular colors

Manufacturer Color/Finish



Sierra Gray ▾

Feedback

**FREE Store
Pickup**Unavailable for
Pickup at Ann
Arbor Lowe's**Delivery**

Delivery available

Staff Photos showing 116 N Hamilton roof current conditions.



Michigan's State Historic Preservation 5-Year Plan



View Michigan's current State Historic Preservation Plan, 2014-2019

The creation of a five-year statewide historic preservation plan is a federal requirement for state historic preservation offices. The staff of the Michigan State Historic Preservation Office (SHPO) is constantly assessing the opportunities and threats facing historic preservation in Michigan and looking for ways to address them.

The public is always welcome to provide insight and comment via the SHPO website at www.michigan.gov/SHPO, by sending an email to preservation@michigan.gov, or by written mail to: SHPO-MSHDA, PO Box 30044, Lansing, Michigan 48909.

PUBLIC WORKSHOPS SCHEDULED

Michigan's next five-year statewide historic preservation plan will extend from 2020 through 2025. In spring 2019, the SHPO will hold five regional workshops across Michigan to give residents a chance to share their vision for historic preservation as part of the historic preservation planning process. Participants will help to identify the threats and opportunities

facing Michigan's historic resources, determine goals and objectives, and set the direction for historic preservation activities throughout the state for the next five years.

The workshops are free and open to the public. They will be held from 5:30 to 8:30 PM. Advance registration is requested, using the links below.

- April 23 **Bay City** Register to attend
- April 30 **Grand Rapids** Register to attend
- May 21 **Detroit** Register to attend
- June 11 **Traverse City** Register to attend
- June 12 **Escanaba** Register to attend

The State Historic Preservation Office is part of the Michigan State Housing Development Authority (MSHDA), which provides financial and technical assistance through public and private partnerships to create and preserve decent, affordable housing for low- and moderate-income residents and to engage in community economic development activities to revitalize urban and rural communities.*

*MSHDA's loans and operating expenses are financed through the sale of tax-exempt and taxable bonds as well as notes to private investors, not from state tax revenues. Proceeds are loaned at below-market interest rates to developers of rental housing, and help fund mortgages and home improvement loans. MSHDA also administers several federal housing programs. For more information, visit www.michigan.gov/mshda

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CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF March 26, 2019

CALL TO ORDER AND ROLL CALL

Mike Davis, Jr. Chair 7:04 PM

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

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

Commissioners Absent: Erika Lindsay

Staff Present: Scott Slagor, Preservation Planner

APPROVAL OF AGENDA

Slagor: Noted the correct date for the agenda should be March 26, not March 12 as it was written. Two study items were also added to the agenda, 220 N Huron and 208 Emmet.

Motion: Schmiedke (second: Prebys) moved to approve the agenda, amended to include the correct date and with the addition of 220 N Huron and 208 Emmet to the study items.

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS - None

NEW BUSINESS

104 S Huron
**Solar Array Installation.*

Applicant: Gail Wolkoff, Educate Youth–Not present
Katie Bertcher, Contractor/University of Michigan Student -Present
Dhruv Tatke, Contractor/University of Michigan Student -Present
Dave Strenski, Contractor/Solar Ypsi –Present

Discussion: Bertcher: Stated that nothing had changed from the study item application. The solar array would be on a rear roof slope, out of view from the right-of-way, only visible to the neighboring property. Work would include the installation of a 12-panel solar array with four rails. The array would be noninvasive, easily removed if future owners did not want it. It would produce 3.2KW hours per years and .8 KW hours per day.

Davis: Asked to confirm that the photo with the blue circle is the location of the solar inverter

Bertcher: Confirmed.

Motion: Prebys (second: Stevenson) moved to approve and issue a certificate of appropriateness for the work at 104 S Huron as submitted in the application dated March 11, 2019 for the installation of 12 300W SolarWorld panels on the south roof slope on the rear west ell, and installation of a SolarEdge inverter on the west elevation.

Secretary of the Interior Standards:
#2- Do not destroy original character.
#10 – New work shall be removable.

Approval: Unanimous. Motion Carried.

422 N River

** Repaint exterior of the house*

Applicant: Kristen Perkins, owner – Not Present

Discussion: Schmiedke: Asked for clarification of where the colors are going.

[Discussion re: colors scheme.]

Slagor: Provided original color samples submitted with the application.

[Discussion re: continues colors scheme.]

Davis: Porch pieces [brackets] below the roof are currently blue but it is not directly stated in the application what color they would be.

[Discussion re: colors and washing.]

Rupert: Application did not specify if the porch deck and steps would be painted. Steps and deck should be a darker color.

Stevenson: Stated concern that the house was going from essentially three colors to essentially two, since the yellow was only being used on the doors. Contrasting colors on the decorative features are being lost.

[Discussion re: colors of distinctive features]

Motion: Rupert (second: Schmiedeke) moved to table discussion for the work at 422 N River for an opportunity to consult with the applicant and gain more information on the color of the corbels [brackets] and trim of the house.

Approval: 5 approved. 1 opposed. Motion Carried.

STUDY ITEMS—

116-118 W Michigan

Applicant: Adam Tasselmyer, owner- Present
Bruce Donovan, contractor- Present

Discussion: Tasselmyer and Donovan: Provided drawings of the proposed amendments to the rehabilitation of the storefront facades at 116-118 West Michigan.

414 N River

Applicant: Irmgard Gelletly, owner- Present

Discussion: Plans to remove present siding and restore materials below. Also discussed window repairs and weatherization.

220 N Huron

Applicant: Alvin Rudisill, Ypsilanti Historical Society
Millie Latack, Ypsilanti Historical Society

Discussion: Applicants provided photos and schematics of proposed basement expansion of the Ypsilanti Historical Society.

208 Emmet

Applicant: Amy Strutz, contractor AJ Leo Electric & Solar- Present

Steve Pierce, Neighbor –Present.
Dave Strenski, Contractor/Solar Ypsi –Present

Discussion: Applicants provided photos and renderings of a proposed solar roof on the house at 208 Emmet.

ADMINISTRATIVE APPROVALS—

520 N Hamilton

**Reroof*

Applicant: Marty Nyrkkanen, owner – Not Present

Motion: Schmiedke (second: Prebys) moved to accept the administrative approval of the reroofing application for 520 H Huron.

Approval: Unanimous. Motion Carried.

OTHER BUSINESS

Memo: Lighting in Historic Districts

Davis: Noted that up lighting is no longer permitted because they had adopted the dark sky standards. Do we regulate lighting placed interior of windows that is designed to be viewed from the outside?

Prebys: An example is the LED lighting placed in storefront windows.

[Discussion re: lighting]

Slagor: Staff will look into it based on the ordinance and professional standards.

[Discussion re: lighting, and Zoning enforcement officers for property monitoring, and what types of interior work requires HDC approval per our ordinance]

Davis: An opinion from the City Attorney would be helpful with this issue if the ordinance is unclear.

Resolution to support the Michigan Historic Tax Credit

Motion: Davis (second: Schmiedke) moved to support the resolution in support of the Michigan State Historic Tax Credit Senate bill 54, House bill 4100

Approval: Unanimous. Motion Carried.

[Discussion re: HDC resolutions]

HDC Fact Sheet Updates (Demolition, Porches, Signs, and Windows)

None.

Property Monitoring

East Cross St. Flag Pole- Staff will investigate

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of March 12, 2019

Motion: Prebys (second: Stevenson) moved to approve the minutes of March 12, 2019.

Approval: Unanimous. Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 9:05 p.m.