

1. Historic District Commission Regular Meeting

Documents:

[HDC JULY 23, 2019 AGENDA.PDF](#)

[HDC JULY 23, 2019_FULL PACKET.PDF](#)

[MEETING LOCATION CHANGE YHS-PUBLIC NOTICE.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, July 23, 2019 - 7:00 p.m.
Ypsilanti Historical Society, 220 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

1. 509 N River	Rear egress stair replacement
2. 315 N Adams	Paint
3. 53 E Forest	Deck replacement
4. 216 N Grove	Window replacement

C. STUDY ITEMS

1. 302 E Cross	Porch
2. 216 S Washington	Window replacement

D. ADMINISTRATIVE APPROVALS- none

E. OTHER BUSINESS

1. Property monitoring
2. Commissioner comments

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

8. Approval of the minutes of July 9, 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.

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IV. PUBLIC HEARING—none

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- 1. Property monitoring**
- 2. Commissioner comments**

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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.

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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: 509 N River

Property History: The property includes a mid-nineteenth century Upright-and-Wing house that features distinctive Queen Anne-style features, as well as elements of the earlier Greek Revival style. Between 1874 and 1894 it was home to the Stephen and Loretta Hutchinson family, and is where Shelley Byron Hutchinson, who is responsible for the mansion at 600 N River, spent much of his childhood.ⁱ The house is contributing to the historic district.

Date of Application: June 28, 2019

Date of Review: July 15, 2019

Date of Meeting: July 23, 2019

Proposed work: Replacement of rear egress stairs on south elevation.

Materials: To be decided, likely treated lumber for the vertical members and untreated lumber for the steps.

Staff review:

1. The applicant has expressed to staff that the stairs have deteriorated and become dangers. At least one of the steps has broken under-foot.
2. The applicant stated the staircase would be rebuilt exactly as it is currently, with no visible changes.
3. Staff informed the applicant that for the HDC to make a decision, and to receive a building permit, a measured drawing and materials list would need to be submitted.
4. The applicant is to provide those at the July 23 meeting.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at 509 N River as submitted in the application dated June 28, 2019 for replacement of the exterior staircase on the

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting or pressure washing.

8. Preserve archaeological resources.

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

10. New work shall be removable.

south elevation. Approval is contingent that the new staircase match the dimensions and color of the existing staircase.

Relevant Secretary of the Interior's Standards:

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

#10 New work shall be removable.

Move to table discussion of the work at 509 N River to gain more information on the design of the replacement staircase.

Prepared by:

Scott E. Slagor, Preservation Planner

ⁱ Janice Anschuetz, "River Street Neighbors' Gossip and the Hutchinson Marriage," *Ypsilanti Gleanings* (Ypsilanti: Fall 2010), 11.



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

509 N. River St Ypsilanti 48198

Applicant

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

Name

Karen C GNAGI

Address

509 N River St

City

Ypsilanti

State

MI

Zip

48198

Phone

E-Mail

NONE

Contractor

Contractor Name & Contact Info

NA

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

Replace deteriorating outdoor steps to
second floor bedroom.

All - posts in ground. stringer to hold
new steps roof - to be replaced
for not rotten materials

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

UNKNOWN need learn if womanized ^(SP)
or rottable wood is to be used. Block or step stringers
also

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:

unknown at this time

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.

will get approved before work is started.
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:

28 June 2019

Print Name:

Karen C GNAKI

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.



509 N River, Facing Southwest to Facade and North Elevation (for reference).



Facing northwest to staircase on south elevation. Staircase is entirely obscured from the right-of-way by large evergreen trees.



HDC Work Permit Staff Review

Property address: 315 N Adams

Property History: The property includes an early-twentieth century Craftsman Bungalow that is contributing to the district.

Date of Application: July 5, 2019

Date of Review: July 15, 2019

Date of Meeting: July 23, 2019

Proposed work: Repainting the exterior.

Materials: Oil-based primer and Sherwin-Williams paint.

Staff review:

1. The applicant proposes to repaint the exterior of the house and garage.
2. The exterior will be hand-scraped and primed in an oil-based primer prior to painting.
3. The first story of the house will be painted "Sky High" white as it is currently, the shingled second story will be painted "Sky Fall" light blue to match the porch, and the window trim, porch deck, and band above the porch will be painted "Blue Chip" dark blue.
4. The garage will be painted "Sky High" white with "Sky Fall" light blue doors and "Blue Chip" dark blue trim.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at 315 N Adams as submitted in the application dated July 5, 2019 for repainting the house and garage in "Sky High," "Sky Fall," and "Blue Chip." No pressure washing shall be used in preparation.

Relevant Secretary of the Interior's Standards:

- #9 Clean building gently—no sandblasting or pressure washing.
- #10 New work shall be removable.

Prepared by: Scott E. Slagor, Preservation Planner

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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 or pressure washing.

8. Preserve archaeological resources.

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

10. New work shall be removable.



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

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

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
 315 N Adams 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 Robert Burmeister & James Goebel		
Address 315 N Adams st Ypsilanti Mi 48197		
City Ypsilanti	State Mi	Zip 48197
Phone / Fax [REDACTED]		E-Mail [REDACTED]

Contractor

Contractor Name & Contact Info
 Always Painting 46331 Willis Rd Belleville Mi 48111-8973

Type of work

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

Complete Description of Proposed Work:

Paint house and garage
Scrape and prime with oil based primer
paint first story white, second story Light blue
and paint trim dark blue
Color samples enclosed.

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

Paint, color samples enclosed.
from 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:

Permit fee:

\$35 + _____ =

Signature

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

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

Signature:

Date:

7/4/19

Print Name:

Robert John Burmeister

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.

Painting house 315 N Adams Street, Ypsilanti Michigan 48197.

The painting scheme will remain the same, with some color changes:

The white first story will remain white.

The brown second story will be painted light blue to match the porch.

The red trim around windows and doors will be painted dark blue.

The yellow band above the porch will be painted dark blue.

The pink porch deck will be painted dark blue.

The carriage house will be painted white, with light blue doors with dark blue trim.

Surface prep will be done by hand scraping.

Paint will be applied by brush with oil based primer applied first.

Paint will be highest quality Sherwin-Williams latex:

White = SW 6504 Sky High

Light Blue = SW 9049 Sky Fall

Dark Blue = SW 6959 Blue Chip

Painting contractor information:

Always Painting

46331 Willis Rd

Belleville, Michigan 48111-8973

SW 6504
Sky High

272-C1

SW 9049
Sky Fall

168-C3

SW 6959
Blue Chip

168-C3

Brown to light BLUE matching porch

Red trim to Dark Blue

White stays White





HDC Work Permit Staff Review

Property address: 53 E Forest

Property History: The property includes a house that was erected in 1991 that is non-contributing to the historic district.

Date of Application: July 10, 2019

Date of Review: July 15, 2019

Date of Meeting: July 23, 2019

Proposed work: Replacement of deck on north (rear) elevation

Materials: Jasper No. 2 Lumber, Behr Premium stain.

Staff review:

1. The application is for work already partially completed.
2. The applicant has replaced an existing deck.
 - a. The new deck includes a wrap-around bench in lieu of a balustrade, and features a pergola.
3. The entire structure will be stained in Behr Premium "Russet," a reddish brown color that closely matches the deck on the front porch.
4. The deck skirting will be white.
5. The existing deck skirting is a plastic material. The applicant has committed to framing the deck skirt in wood per the Porch Fact Sheet.
 - a. Staff advised the applicant that the plastic lattice generally does not meet the HDC material requirements.
 - b. The applicant requests permission to retain the current plastic skirting, citing lack of visibility as the deck is on the back of the house.

Recommended Motions:

Move to approve and issue a notice to proceed for the work at 53 E Forest as submitted in the application dated July 10, 2019 for the construction of a deck and pergola on the south elevation. The deck and pergola structure shall be built to spec.

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 or pressure washing.

8. Preserve archaeological resources.

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

10. New work shall be removable.

The new deck structure shall be stained an opaque brown. Deck skirting shall have an exterior frame.

* * *

Move to approve and issue a notice to proceed for the work at 53 E Forest as submitted in the application dated July 10, 2019 for the construction of a deck and pergola on the south elevation. The deck and pergola structure shall be built to spec., with the condition that the current plastic skirt be replaced with wood or a compatible composite material. Deck skirting shall have an exterior frame. The structure shall be stained an opaque brown.

Relevant Secretary of the Interior's Standards:

#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



City of Ypsilanti
Historic District Commission
Work Permit Application

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OFFICE USE ONLY

Date Filed:

7-10-19

Meeting Date:

Action Item/Study Item

PHDC-19-0075

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 - a. Photo(s) showing all locations where work is proposed (can be emailed).
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Property

Address

53 E Forest Ave Ypsilanti MI 48198

Applicant

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

Name

Lauren Ahearn

Address

53 E Forest Ave Ypsilanti MI 48198

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Dan Sutherby

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

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

- ☐ Painting
- ☒ Other
- ☐ Application Amendment

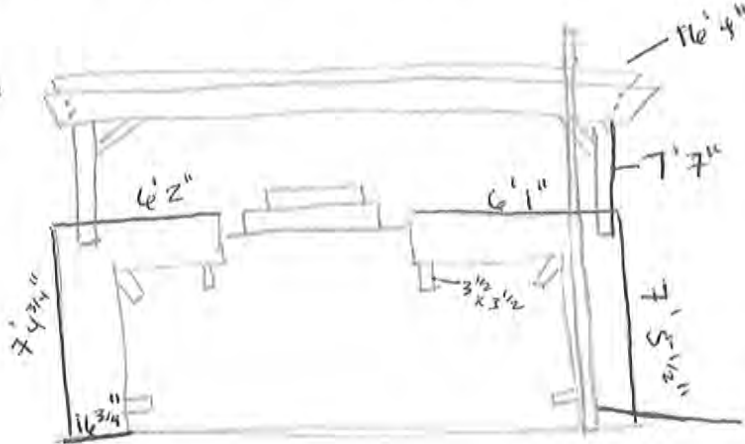
Complete Description of Proposed Work:

replacing the wood deck and adding a pergola topper that will be attached to the house. replacing the railing of the deck with benches.

base of deck is 8'11" x 16'3 1/2"

top of bench to deck 2'2 1/2"

bottom of bench to deck 1'9"



stair measurements
length 2'10"
width 11"
depth to next stair 6'1/2"

(1 1/2" thick)
11 beams total 5 1/2" wide

8'1" in length
1'7" spaced between
each fastened to 1 mounted
board that has been
screwed to the house w/
PSS bolts and each
individual beam is attached
to the 16'4" long board with
a Simpson strong tie

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

- lumber (jasper lumber NO.2, SGRNHT SYP 4x1)
- Simpson strong ties
- CPB bolts
- BG3 bolts
- screws
- nails

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Construction Cost:

≈ 2000

Permit fee:

\$35 + — = 35 \$45

\$45

Signature

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

Signature

[Redacted Signature]

Date:

7/1/19

Print Name:

Lauren Alcorn

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.



53 E Forest. Applicant wishes to use this color stain, but the opaque version.



Facing south to deck prior to reconstruction.



Facing south to newly constructed deck- to be stained and added framing on deck skirting.

Applicant photos: 53 E Forest- showing deck and pergola details.







Facing northeast to the facade and west elevation. Showing the deck/pergola view from the right-of-way.



Facing southeast to deck/pergola showing the north and west elevations.



HDC Work Permit Staff Review

Property address: 216 N Grove

Property History: The property includes a late nineteenth-century T-plan house with Queen Anne stylistic elements. The house is contributing to the historic district.

Date of Application: July 10, 2019

Date of Review: July 18, 2019

Date of Meeting: July 23, 2019

Proposed work: Replacement of first story façade window.

Materials: Pella 250 Series vinyl window.

Staff review:

1. The applicant proposes to replace the current window on the façade first story with a Pella 250 Series vinyl window.
2. The applicant notes it as a like-for-like replacement.
3. The current window is a vinyl-clad sash that appears to pre-date the historic district.
4. Staff informed the applicant that per the 2016 resolution, the Historic District Commission no longer approves replacement vinyl windows.
5. Staff advised the applicant consider a wood or fiberglass Pella window.

Recommended Motions:

Move to table discussion of work at 216 N Grove to allow the applicant to amend the application to an appropriate window choice.

Move to deny the proposed work at 216 N Grove as submitted in the application dated July 10, 2019, as vinyl-clad windows are not appropriate in the Ypsilanti Historic District; per the HDC resolution passed October 11, 2016.

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- 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:

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

Prepared by:

Scott E. Slagor, Preservation Planner



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Historic District Commission
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Meeting Date:

Action Item/Study Item

PHDC - 19-0076

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

216 N Grove St., Ypsilanti MI 48198

Applicant

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

Name

Pella Windows and Doors, Inc.

Address

1920 Opdyke Court, Suite 100

City

Auburn Hills

State

MI

Zip

48326

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Pella Windows and Doors, Inc.

248-292-5000

Type of work

- ☐ Roofing
☒ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Replacement of 1 window like for like. Job cost: \$2,186.00

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:
2,186.00

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:

Tzippy Schuster

Date:

6-26-2019

Print Name:

Tzippy Schuster

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.



Contract - Detailed

Sales Rep Name: Walkley, Harry
Sales Rep Phone: 734-369-1053
Sales Rep Fax: 248-292-5041
Sales Rep E-Mail: walkleyht@pella.com

Phone: Fax:

Customer Information	Project/Delivery Address	Order Information
Sean Thompson 216 N Grove St YPSILANTI, MI 48198-2952 Primary Phone: [REDACTED] Mobile Phone: [REDACTED] Fax Num: [REDACTED] E-Mail: [REDACTED] Great Plains #: [REDACTED] Customer Number: 1009200044 Customer Account: 1005273926	Thompson, Sean, 2328355 216 N Grove St Lot # Ypsilanti, MI 48198-2952 County:	Quote Name: Thompson, Sean, 2328355 Order Number: 742VHW047 Quote Number: 11477216 Order Type: Installed Sales Payment Terms: INSTALL TAX Tax Code: 6/13/2019 Quoted Date:

Line #	Location:	Attributes	Qty
10	Admin. Fee	ADPPRRDETR010010 - Administration & Processing Fee	1

216 N. Grove
PHDC-19-0076

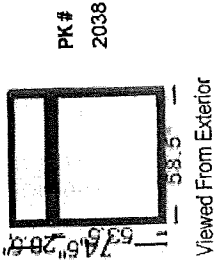
Customer: Sean Thompson Project Name: Thompson, Sean, 2328355 Order Number: 742VHW047 Quote Number: 11477216

Line #	Location:	Attributes	Qty
15	Lead Test		1

ADDPREDTR010006 - Presumed Positive Lead Test

Line #	Location:	Attributes	Qty
20	Front Room		1

Pella 250 Series, Direct Set Fixed Frame Rectangle, Pella 250 Series, Direct Set Fixed Frame Rectangle, 58.5 X 74.5, White



1: Non-Standard Size Non-Standard Size Fixed Frame Direct Set
Frame Size: 58 1/2 X 53 1/2
General Information: Standard, Vinyl, Block, No Foam Insulated, 3 1/4", 3 1/4", Sill Adapter Included, Head Expander Included
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.26, SHGC 0.31, VLT 0.59, CPD PEL-N-209-00049-00004
Grille: No Grille,
Horizontal Mull 1: Factory Mull, 1/2" Integral Mullion
2: Non-Standard Size Non-Standard Size Fixed Frame Direct Set
Frame Size: 58 1/2 X 20 1/2
General Information: Standard, Vinyl, Block, No Foam Insulated, 3 1/4", 3 1/4", Sill Adapter Included, Head Expander Included
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.26, SHGC 0.31, VLT 0.59, CPD PEL-N-209-00049-00004
Grille: No Grille,
Wrapping Information: Pella Recommended Clearance, Perimeter Length = 266".

QUOMATDETM040100 - Coil (LF)	Qty	23
INSTARDETR020001 - Non-Wood Window FF LF Installation - Standard	Qty	23
QUOMATDETM010074 - PF Cove/Stop Pine or Oak	Qty	23
QUOMATDETM010201 - PF Interior Trim - Non Wood FF (LF)	Qty	23
QUOMATDETM010250 - PF JE (LF)	Qty	23
INSTARDETR900009 - Additional Labor (Per Hour)	Qty	1

Customer: Sean Thompson

Project Name: Thompson, Sean, 2328355

Order Number: 742VHW047

Quote Number: 11477216

Line #	Location:	Attributes	Qty
25	Branch Discount	PROMOTDETR010004 - Branch Promotion	1

Line #	Location:	Attributes	Qty
30	Time Saver Discount	PROMOTDETR010005 - Buy Today Promotion	1

Thank You For Purchasing Pella® Products

Customer: Sean Thompson

Project Name: Thompson, Sean, 2328355

Order Number: 742VHW047

Quote Number: 11477216

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at Insynctive.pella.com. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

Pella General Installation Review

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella.com website at www.pella.com

Order Number: 742VHW047 Quote Number: 11477216

Project Name: Thompson, Sean, 2328355

Customer: Sean Thompson

Pella Will:

- ☒ Deliver and unload products purchased per contract
- ☒ Place drop cloths on work area flooring
- ☒ Remove interior and exterior trim
- ☒ Provide all equipment and materials necessary to install new products
- ☒ Inspect all products purchased per contract
- ☒ Install all products per contract
- ☒ Insulate and caulk around products
- ☒ Verify that all products installed are in good working order
- ☒ Remove drop clothes, vacuum, and remove all debris
- ☒ Remove all old products from premises upon completion
- ☒ All work to be performed during normal working hours of 8:00 a.m. to 5:00 pm Monday-Friday, unless other arrangements are made.
- ☒ Installation and prefinish is warranted for the period of two years on materials and workmanship. Warranty time frame begins at date of completion.

Homeowner Will:

- ☒ Secure building permit if needed
- ☒ Remove existing shutters and awnings
- ☒ Reinstall shutters and awnings
- ☒ Cut back or tie trees, bushes and shrubs two feet from exterior wall
- ☒ Arrange to have alarm system disconnected and reinstalled
- ☒ Arrange to have any plumbing and/or electrical repairs or changes made by appropriate licensed contractor prior to install date
- ☒ Provide site electricity for power tools
- ☒ All blinds and interior window treatments need to be removed prior to your installation date.
- ☒ All furniture needs to be moved at least 6 feet away from any window or door begin replaced.
- ☒ All personal items, wall hangings and collectibles must be removed prior to your installation date.
- ☒ Any non-movable furniture (example: pianos, built in cabinets, etc.) must be cleared of items and be surface dusted prior to installation.
- ☒ Have pets controlled so they do not get loose
- ☒ Remove all stickers from products installed
- ☒ Wash all interior and exterior glass surfaces

PWD, LLC ("Seller")

1920 Opdyke Ct. Suite 100

Auburn Hills, Michigan 48326

Michigan Builder License #: 2102182819

This sales agreement consists of and is subject to the Terms and Conditions set forth on subsequent pages of this document as well as the terms and conditions of the Pella Product Warranties available at www.pella.com and Seller's Installation Warranty and Seller's Finish Warranty (if Seller is providing finishing services) and referred to collectively as the "Contract". Contract must be signed within Fourteen (14) days of Quote Date for pricing to remain firm. Contract becomes binding only upon written acceptance PWD, LLC ("Pella Windows and Doors" or "Seller") management.

Customer: Sean Thompson

Project Name: Thompson, Sean, 2328355

Order Number: 742VHW047

Quote Number: 11477216

* Customer certifies that their home was built in: 1891 : (int.) 1891

* If the home was built prior to 1978, the Customer(s) has been provided with a "Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools" pamphlet: (int.) 1891

* Buyer understands the Pella Care Guarantee is the Seller's Installation Limited Warranty and Service Agreement and Pella product limited Warranty(ies) (int.) 1891

* Buyer(s) has received the Seller's Installation Limited Warranty and Service Agreement for Pella products (int.) 1891

* Buyer(s) has received the Pella product Limited warranty or reviewed at pella.com/warranty(int.) 1891

* Seller is doing finishing and Buyer(s) has received the Seller's Finish Warranty (int.) N/A ; Product is finished by Pella and the finish is covered as set forth in the Pella product warranty (int.) 1891 ; Product is not finished by Seller or Pella and Buyer(s) will undertake prompt finishing in accordance with applicable instructions (int.) N/A

* Customer authorizes Seller to charge on the credit of the customer the balance immediately upon substantial completion (int.) 1891

* Customer has reviewed and approved all pre-finish selections (int.) 1891

* Pella Windows and Doors is not responsible for the removal or reinstallation of existing alarm contacts. It is the responsibility of the customer to have the alarm contacts re-installed by the alarm company of choice. The installers can remove the existing contacts - if you choose, but are not responsible for replacing them in the event that they are damaged during removal. 1891

* Customer is aware that the clear oak threshold doesn't match the color/stain of the Impervia/Designer/Architect sliding & hinged doors & fiberglass entry door systems. 1891

* I hereby authorize Pella Corporation, its affiliates and/or subsidiaries to use, reproduce, and/or publish photographs and/or video that may pertain to me and my project, including materials described below, without compensation. I understand that this material may be used in various communications (e.g. Website, e-newsletters, promotional materials, etc).
Consequently, the Corporation may publish materials, photographs, and/or make reference to the project in a manner that the Corporation or project sponsor deems appropriate. 1891

Sean Thompson

Customer Name (Please Print)

Harry Wakley

Pella Windows and Doors Sales Representative

Date: 6-14-19

Customer Signature

Customer Signature

Customer: Sean Thompson

Project Name: Thompson, Sean, 2328355

Order Number: 742VHW047

Quote Number: 11477216

TERMS AND CONDITIONS

ARTICLE 1 - SCOPE OF WORK. PWD, LLC ("Pella Windows and Doors" or "Seller") is a wholly-owned subsidiary of Pella Corporation ("Pella"). Seller shall provide and install the products and accessories and provide the services described above on premises of the Buyer(s) identified as the Project/Delivery Address (the "Property").

All work to be performed during normal working hours of 7:00 a.m. to 5:00 pm Monday-Friday, unless other arrangements are made. Depending on the Buyers' product choice and the required installation method, Seller cannot guarantee that the newly installed Pella product will line up with the original paint line or wallpaper, and the new Pella product may result in less visible glass area than that of the original product.

ARTICLE 2 - PRICE AND PAYMENT TERMS. Buyer(s) agrees to pay Seller the amount set forth in this Contract (the "Contract Price") and any sums due in addition for taxes or other charges expressly allowed under the Contract. The Contract Price does not include any taxes, including sales, consumer, use and similar taxes. Taxes shall be added to the Contract Price. Buyer(s) shall deposit (the "Deposit") with Seller immediately upon execution of this Contract the amount set forth on the first page of this Contract. If installation services are deferred at Buyer(s)' request beyond 7 days of the scheduled date set forth in this Contract, the Contract Price shall be subject to a 2% of Contract Price or \$25 a month warehousing charge, whichever is greater. The Buyer(s) shall pay the remainder of the Contract Price immediately upon substantial completion of the services provided under this Contract. If the Buyer(s) fails to pay all amounts when due, the Buyer(s) agrees to pay a finance charge on the unpaid balance at the lesser of 1% per month or the maximum rate allowed by state and local law upon the earliest date allowed by state and local law. If the Buyer(s) fails to pay any amount due under this Contract, the Buyer(s) agrees to pay reasonable attorneys' fees and collection costs and expenses that Seller incurs in enforcing its rights to payment under this Contract. Seller hereby gives notice of its lien rights as a provider of goods and services to the improvement of Buyer(s)' real property and of its intention to assert those rights in the event Buyers fail to make payment for the goods and services furnished as required by this Contract.

ARTICLE 3 - CANCELLATION. BUYER(S) MAY CANCEL THIS CONTRACT BY GIVING SELLER WRITTEN NOTICE TO SELLER PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS CONTRACT. If Buyer(s) cancels the Contract after the third business day, the Buyer(s) forfeits the entire Deposit. Furthermore, if this Contract provides for product specially made or the product has been delivered to the job site, the Buyer(s) agrees to pay the entire Contract Price and taxes attributable to the products as liquidated damages. In such event, Buyer(s) will be entitled to keep the products.

ARTICLE 4 - CHANGES. Any notice or instruction from Buyer(s) received after execution of this Contract, which has the effect of changing the terms or scope of this Contract will be effective only upon an appropriate adjustment in the price and/or delivery date, and acceptance of the change by Seller in writing.

ARTICLE 5 - ACCEPTANCE OF WORK. All work performed and materials supplied under this Contract shall be deemed in full compliance unless Seller is notified by Buyer(s) in writing to the contrary within five (5) days following substantial completion of installation.

ARTICLE 6 - TIME FOR COMPLETION. The work described under the terms of this Contract shall begin on or about the date indicated. Seller shall provide Buyer(s) with at least seventy-two (72) hours notice of the commencement of work on the Project. Seller shall make reasonable effort to complete the Project in a timely manner but there is no guarantee that shipment and installation will occur on the proposed date. Seller, installer and Pella shall not be liable for any direct, indirect or consequential damage or loss caused by delay in shipment or delay in installation for any reason.

ARTICLE 7 - PROBLEMATIC SITE CONDITIONS. If Seller is aware of conditions that make installation difficult, inefficient, or otherwise compromise the performance of the Products, including such conditions as water infiltration, mold, damaged or rotted framing or structural members, termites, wiring, or plumbing that must be moved, construction defects, lead paint, or asbestos, Seller shall have no obligation under this agreement to repair such conditions, but Seller may notify Buyer(s) of such conditions and the Contract Price shall be amended for any cost increases resulting from such conditions. If, in Seller's opinion, site conditions render performance hazardous or impracticable, it shall so notify Buyer(s) and the Contract may be terminated pursuant to Article 8 of this Contract. Seller may become aware of such conditions but is not responsible for discovering such conditions, determining the extent of such conditions, and warranty of all Pella® products, visit the Pella® website at www.pella.com

Order Number: 742VHW047 Quote Number: 11477216

Project Name: Thompson, Sean, 2328355

Customer: Sean Thompson

repairing such conditions or notifying Buyer(s) of such conditions.

ARTICLE 8 - SELLER'S TERMINATION. Seller, in its sole discretion, may terminate this Contract if the work is stopped for a period of thirty (30) consecutive days through no fault of Seller; or for conditions described in Article 7 above or if Buyer(s) defaults on any of its obligations contained in this Contract and does not cure said defaults within a reasonable period of time. In the event of such termination, Seller is entitled to recover from Buyer(s) such remedies as set forth under the cancellation provision (Article 3) contained in this Contract and any sums owed under the Contract, including the recovery of reasonable attorneys' fees incurred in the exercise of Seller's rights under this Contract.

ARTICLE 9 - WARRANTY AND LIMITATIONS. Seller warrants the installation services only as set forth in the Seller's Installation Limited Warranty and Service Agreement, which is made a part of this Contract. The Seller's Installation Limited Warranty and Service Agreement, is available from Seller upon request and may (but need not) be attached hereto or enclosed herewith. All product warranties for products manufactured by Pella or others are direct from Pella or others, respectively. Seller also agrees to service the Pella products purchased by Buyer for an 8-year period starting from the date of the expiration of the Installation Limited Warranty pursuant to the conditions and limitations set forth in the Service Agreement, which is made a part of this Contract. Pella warrants its products only as set forth in Pella's separate product limited warranties, which are made a part of this Contract. The product limited warranties for Pella products are available from Pella upon request and at pella.com/warranty, and may (but need not) be attached hereto or enclosed herewith. Other manufacturer warranties can be obtained directly from such manufacturer. Certain Pella products contain a factory finish. If the products purchased by Buyer(s) contain a factory finish, this finishing will be warranted as part of Pella's Product Warranties. These warranties are available at pella.com/warranty. If the Buyer(s) elects finishing by the Seller, Seller warrants the finishing only as set forth in the separate 2-Year Finishing Warranty. The 2-Year Finishing Warranty is available from Seller upon request and may (but need not) be attached hereto or enclosed herewith. Where applicable, all terms and limitations of the 2-Year Finishing Warranty are made a part of this Contract as if expressly set forth herein. If finishing is not selected from the Seller or from the factory, Buyer(s) is responsible for finishing. **THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT SHALL SELLER OR PELLA OR ITS SUBSIDIARIES BE LIABLE FOR ANY INDIRECT, SPECIAL, CONSEQUENTIAL, OR INCIDENTAL DAMAGES ARISING OUT OF OR RELATED TO THE PRODUCT OR WORK.**

ARTICLE 10 - WAIVER OF SUBROGATION. Buyer(s) waives all rights to recover against Seller any losses covered by Buyer(s)' property insurance and waives all rights of subrogation for losses to the extent covered by insurance.

ARTICLE 11 - LIMITATION OF SUITS. Any controversy or claim arising out of, or relating to, the sale and/or installation of Products must be commenced within one (1) year after the cause of action has accrued. Buyer(s) authorizes Seller to

ARTICLE 12 - SUBCONTRACTORS. Seller may contract with subcontractors to perform some or all of the installation work. Buyer(s) accepts them, subject to the foregoing conditions of utilize subcontractors for all or any portion of the work.

ARTICLE 13 - MISCELLANEOUS PROVISIONS. Seller offers this service and products, and Buyer(s) signed by a duly authorized representative of Seller. This Contract sale and limitations of warranty and liability, which may be modified only by written contract signed by a duly authorized representative of Seller. Whether oral or contains the entire understanding of the parties concerning the subject matter hereof and supersedes all previous understandings relating thereto, whether oral or written. If any one or more of the provisions of this Contract shall be held to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions of the Contract shall not be affected. Buyer(s) may not assign this Contract, in whole or in part, without prior written consent of Seller. This Contract shall be governed by and construed in accordance with the laws of the state where the Project is located.

The customer represents that they have reviewed the local building codes and ordinances as well as any homeowner and/or condominium association rules and restrictions and that the materials and products they are ordering and their intended use, comply with all local building codes and ordinances and homeowner and/or condominium association rules and restrictions. The customer also acknowledges that they have secured all the proper approvals from their homeowner association, condominium association and/or historical society prior to executing this purchase contract.

Customer: Sean Thompson

Project Name: Thompson, Sean, 2328355

Order Number: 742VHW047 Quote Number: 11477216

☒ Project Checklist has been reviewed

Sean Thompson

[Redacted Signature]

Customer Signature

6-14-19

Heather Walker

[Redacted Signature]

Pella Sales Rep Signature

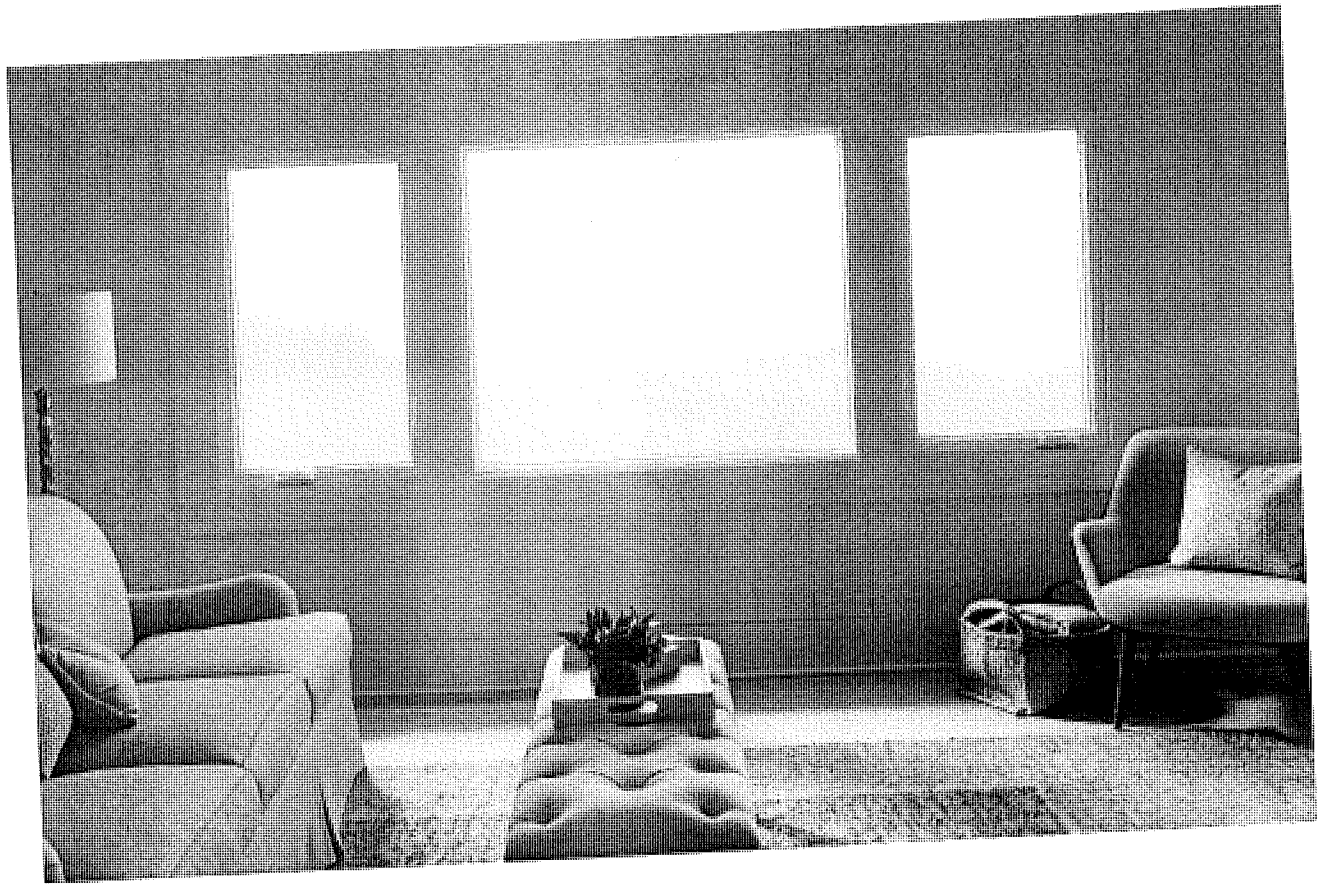
6-14-19

Date

Credit Card Approval Signature

[Redacted Signature]

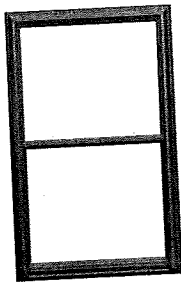
Order Totals	
Taxable Subtotal	\$1,105.22
Sales Tax @ 0%	\$0.00
Non-taxable Subtotal	\$1,080.90
Total	\$2,186.12
Deposit Received	\$1,093.06
Amount Due	\$1,093.06



VINYL

Pella® 250 Series

\$\$



Pella 250 Series
double-hung window

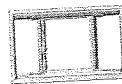
FEATURES

Smooth, clean lines for a higher quality look than ordinary vinyl
Exceptional energy efficiency with double- and triple-pane glass options
Popular colors and features and Pella's exclusive weather repel system

WINDOW STYLES



AWNING



BAY OR BOW



CASEMENT



DOUBLE-HUNG



SINGLE-HUNG



SLIDING



SLIDING

PATIO DOOR STYLES*



*Sliding patio door available Summer 2019. See your Pella sales representative for availability.

Colors & Finishes PELLA® 250 SERIES

FRAME COLORS

Create a signature look with solid-color and dual-color frames. Dual-color frames allow you to choose a different color for the exterior with a white interior.

SOLID-COLOR:

WHITE

ALMOND

FOSSIL

DUAL-COLOR FRAMES:

POPLAR
WHITE

TAN

FOSSIL

BROWN

PORTOBELLO

MORNING
SKY GRAY

HARTFORD
GREEN

BRICK RED

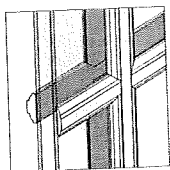
BLACK

Grilles PELLA® 250 SERIES

GRILLES

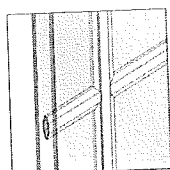
Choose the look of simulated divided light or make cleaning easier by selecting grilles-between-the-glass.

COLOR-MATCHED SIMULATED-DIVIDED-LIGHT:¹

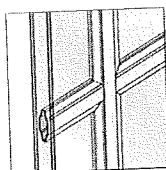


CONTOUR 7/8"

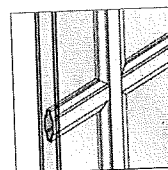
GRILLES-BETWEEN-THE-GLASS:²



CONTOUR 3/4"
Color-Matched Interior
and 11 Exterior Colors



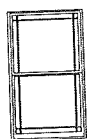
CONTOUR 1"
White or Almond Only



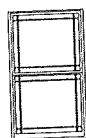
FLAT 5/8"
White or Almond Only

GRILLE PATTERNS

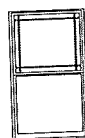
Choose from a variety of grille patterns for the traditional look of divided light.³



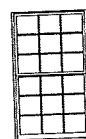
6-LITE PRAIRIE



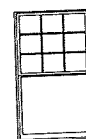
9-LITE PRAIRIE



9-LITE PRAIRIE
Top Sash Only



TRADITIONAL



TRADITIONAL
Top Sash Only



TOP ROW



CUSTOM
Equally Divided



STARBURST⁴



SUNBURST⁴



PERIMETER⁴



TRADITIONAL



PRAIRIE

¹ Available on dual-pane products only

² Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

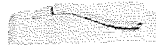
³ Grille patterns offered may vary per product. See specific product information for availability.

⁴ Only available with a curved product or curved glass.

Window Hardware PELLA® 250 SERIES

FOLD-AWAY CRANK

Folds neatly out of the way so it won't interfere with roomside window treatments.
Finishes match frame colors.



**FOLD-AWAY
CRANK**

COLOR-MATCHED FINISHES:

WHITE

ALMOND

FOSSIL

CAM-ACTION LOCK

Pella's cam-action locks pull the sashes against the weatherstripping for a tighter seal.
Optional AutoLock hardware automatically locks the window when it is shut, simply close the sash and confirm it latches.



**CAM-ACTION
LOCK**



AUTOLOCK

COLOR-MATCHED FINISHES:

WHITE

ALMOND

FOSSIL

INTEGRATED SASH LIFT

Make raising and lowering single- and double-hung window sashes easy with a standard, integrated sash lift.



**WINDOW INTEGRATED
SASH LIFT**

COLOR-MATCHED FINISHES:

WHITE

ALMOND

FOSSIL

WINDOW LIMITED OPENING DEVICES

A vent stop can be engaged or disengaged manually and restricts how far the bottom sash of a double-hung window can open. A window opening control device (WOCD) complies with a safety standard and allows for ventilation, emergency escape and rescue when released. A WOCD automatically limits the sash opening to less than four inches, unless it is intentionally disengaged, enabling the sash to fully open.



**VENT
STOP**



**OPENING
CONTROL
DEVICE**

COLOR-MATCHED FINISHES:

WHITE

ALMOND

FOSSIL

Glass PELLA® 250 SERIES

INSULSHIELD® LOW-E GLASS

Advanced Low-E insulating dual- or triple-pane glass with argon¹
NaturalSun Low-E insulating dual- or triple-pane glass with argon¹
SunDefense™ Low-E insulating dual-pane glass with argon¹

ADDITIONAL GLASS OPTIONS

Bronze-tinted Advanced Low-E insulating glass with argon¹
High-altitude InsulShield Low-E insulating glass¹
Obscure insulating glass^{1,2}
Tempered glass

Screens³

FLAT

Durable and functional, conventional fiberglass screens are available on all venting vinyl windows.

¹ InsulShield Low-E insulating glass is available without argon in most products.

² Available in both dual-pane and triple-pane glass.

³ Warning: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

Want to learn more? Call us at 833-44-PELLA or visit pella.com



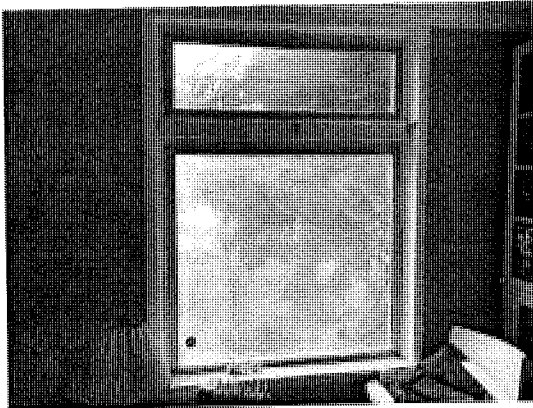
The confidence of Pella's warranty.

Pella® products are backed by some of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.



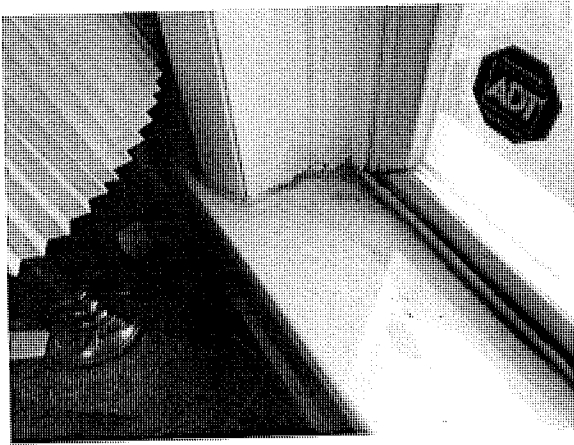
Connect with Pella:



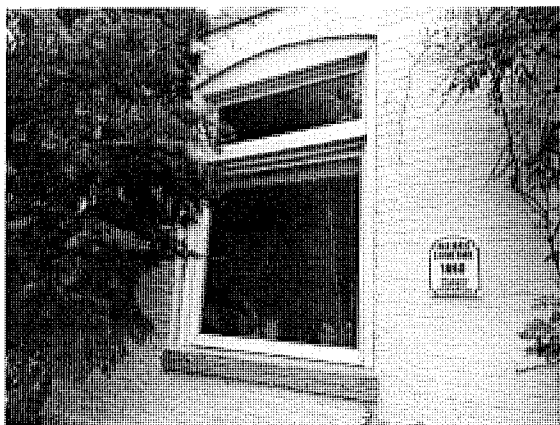


front window --- interior

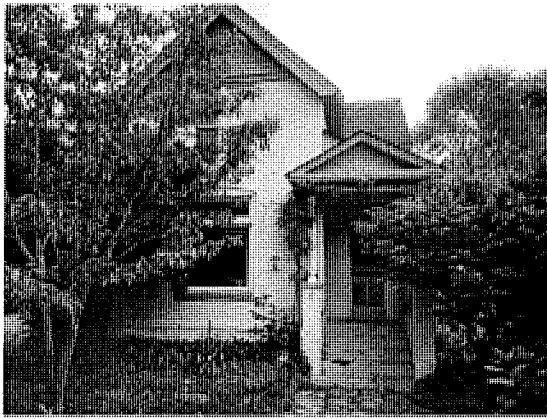
Customer Name: Thompson, Sean
Address: 216 N Grove St Ypsilanti, MI 48198-2552 US
Preferred Phone: 810-5695197
PQM Quote: 11477216
PSI SR/Customer Event: 16104260



replacing marbleite sill, tear drop casing, jambs and apron.



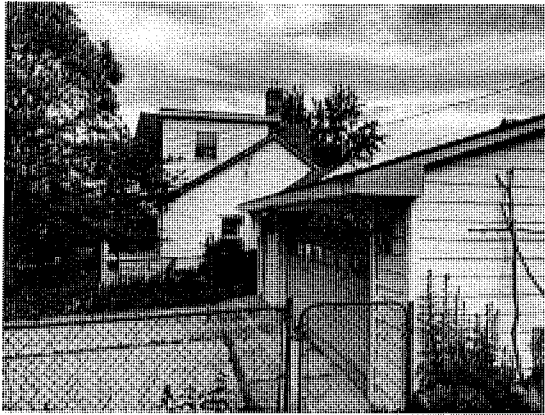
front window --- exterior



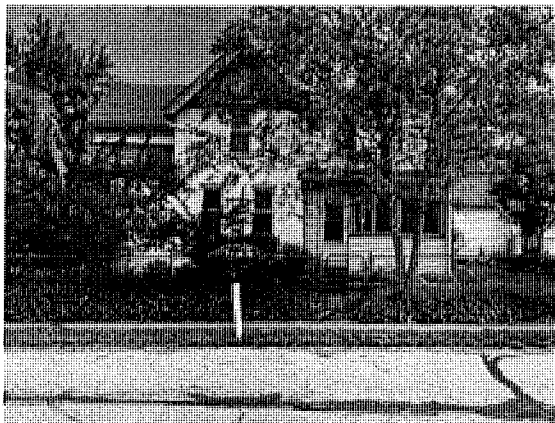
front elevation west side



side elevation north side



back elevation east side



side elevation south side

Staff photos: 216 N Grove, facing east to facade showing window to be replaced.





October 11, 2016

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

WHEREAS the Ypsilanti Historic District Commission recognizes that vinyl has an undesirably high expansion and contraction coefficient as compared to wood, that vinyl is not environmentally or historically appropriate, that vinyl has a relatively short life span, and that vinyl lacks repair potential once deterioration begins;

WHEREAS the Commission affirms that the installation of vinyl replacement windows will no longer be considered appropriate in the Ypsilanti Historic District for the above stated reasons;

WHEREAS the Ypsilanti Historic District Commission recognizes the necessity to formalize its position regarding the installation of vinyl replacement windows;

NOW, THEREFORE BE IT RESOLVED, THAT with this resolution the Historic District Commission will no longer deem appropriate the installation of vinyl replacement windows within the Ypsilanti Historic District; that upon receipt of an application for a building permit to install vinyl windows within the Ypsilanti Historic District, the Ypsilanti Historic District Commission will, except under the most extreme circumstances, deny the application and will not issue a certificate of appropriateness; and that this resolution will be in effect from this day forward.

OFFERED BY: Commissioner Hank Prebys

SUPPORTED BY: Commissioner Ron Rupert

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



City of Ypsilanti

Community and Economic Development

May 15, 2019

MAXWELL ZIEBARTH
P.O. Box 970683
YPSILANTI MI 48197

RE: Demolition by Neglect Repair Timeline for 302 E Cross -Approved

Dear MR. ZIEBARTH,

On Tuesday, May 14, 2019, the Historic District Commission (HDC) approved the proposed timeline for repair for the property listed above. The timeline stipulates:

The approved roof replacement will be completed by the HDC meeting scheduled for May 28, 2019; the HDC will also receive an update on the condition of the foundation at the May 28 meeting with foundation work to be complete by June 8, 2019; porch repair to be submitted as a study item at the June 11 or June 25, 2019 meeting; repair of windows, doors, and siding to be submitted as a study item at the July 9 or July 25, 2019 meeting. All proposed repairs to be completed by October 1, 2019.

All HDC study items must be subsequently submitted with official applications as action items in order to be approved.

The timeline and proposed work may be amended to accommodate for unforeseen circumstances. Once work is completed, the property will no longer be considered a case of Demolition by Neglect.

In the event you fail to adhere to the above timeline, the City may take legal action against you and the property in order to achieve compliance.

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

[Redacted Signature]
Scott E. Slagor, Preservation Planner
Community & Economic Development Department

CC: File
Building Department



Facing southwest to facade and east elevation.



Facing northeast to west and south elevations.



Facing southeast to facade and west elevation



MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION MEETING
Ypsilanti City Hall – 1 S Huron Street
Ypsilanti, Michigan 48197

Tuesday, July 9, 2019
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Mike Davis, Jr., Chair 7:00 PM

Commissioners Present: Mike Davis, Jr., Hank Prebys, Jane Schmiedeke, Anne Stevenson

Commissioners Absent: Erika Lindsay, Alex Pettit, Ron Rupert

Staff Present: Scott Slagor, Preservation Planner
Nancy Hare-Dickerson, Commission Recording Secretary

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS

401 E Forest

**Demolition by neglect legal action.*

Owner: Curtis Mullins and Kay Morgan – not present

Discussion: Davis: Explained that this is for a demolition by neglect motion.

Slagor: Stated that although the Building Department is planning to take these steps, the City Attorney would also like a formal resolution from the Historic District Commission.

Motion: Stevenson (second: Davis) moved to approve the resolution as submitted to the HDC.

Approval: Unanimous. Motion carried.

NEW BUSINESS

232 N River

**Fence Installation.*

Applicant: Stefan Szumko, owner –present.

Discussion: Davis: Stated that the application is for fencing.

Szumko: Stated that applicant has owned the property for over twenty years. Indicated that with the parking lot of the Hyperion Coffee Company next door abutting to the front of the property, applicant would like to install a privacy fence. Stated that the proposed privacy fence would be wood, dog-eared and painted with "Granite Ridge" opaque stain. Stated that the proposed privacy fence would be installed at the same level as the coffee house next door. Indicated that on the applicant side of the fence, the plan is to build a retaining wall due to an elevation difference between the property and the business. Stated that 16-inch garden stones will be added. Stated that applicant also proposes to replace the existing front picket fence with a new picket fence and gate. Stated that the front picket fence will be gray to match the house and privacy fence. Stated that the rear picket fence will continue to be white.

Davis: Asked about the height of the retaining wall.

Szumko: Stated that it will be 27-inches.

[Continued discussion re: the appearance of dog-eared fencing]

Davis: Asked for clarification of the paint colors.

Szumko: Stated that the front and privacy fence will be painted gray. Stated that the rear will be white.

Motion: Stevenson (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for the work at 232 N River as submitted in the application dated July 2, 2019 for installation of a retaining wall and privacy fence on the north property boundary, painted in gray; a picket fence extending east of the retaining wall along the same property boundary; repair and installation of a gate on the west length of fence, painted in gray; installation of a gate on the fence behind the house; and installation of a 6x6 wood hammock/clothes line post with concrete footing- location to be determined. The west and north length of fences shall be stained/painted in opaque gray. The fences at the rear of the house shall remain white.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

15 E Cross

**Patio sun shade sail support structure.*

Applicant: Patrick Echlin, business owner- present.

Discussion: Davis: Stated that applicant appeared as a study item at the last meeting and has now returned as an action item.

Echlin: Confirmed.

Davis: Stated that the main concerns of the Commission are the way the sails would be constructed and possible vertical lifting of the posts. Asked applicant to talk about any possible changes that may have been made since the last discussion.

Echlin: Stated that applicant proposes to build a rectangular cube inside of the existing fence and attached to the existing fence. Stated that the sail lift is not a concern, as just the lumber of the existing fence weighs over 1700 pounds. Stated that 12-foot four-by-fours would be added, each of which weighs approximately forty pounds.

Prebys: Asked how the sails would be attached to the structure.

Echlin: Stated that they would be attached with eye hooks to the four-by-four posts.

Prebys: Asked if the attachment would be only at the corners.

Echlin: Stated that three different sails are proposed to cover the large area. Stated that the eye hooks would be at the corners of the sails, so that at all the four-by-four posts would be another attaching point.

Prebys: Asked about the whiteness of the color.

Davis: Stated that when the Commission approved the patio area, it appears that an actual color was not specified. Stated that after having seen the current, it would be appropriate to have any additions be in a darker color. Stated that the rationale is that with newer structures on the old buildings, the building itself should stand out more than the accessory structure. Stated that the darker color would lend more to that end.

Echlin: Asked if the Commission had any colors in mind.

Stevenson: Suggested possibly a dark brown color to match the trim at the top of the structure.

[Discussion continued re: color options]

Schmiedeke: Asked about the color of the awning.

Echlin: Stated that they are sand colored sails.

[Commission review and discussion of reference materials]

Slagor: Asked if more of a glare issue will be created with the new being a darker color than the existing enclosure.

Prebys: Stated that the things that are in the mid-range of the eye will be dark, which will tend to minimize it.

Stevenson: Stated that she would not be opposed to applicant deciding to paint the existing fencing to match the darker brown.

Prebys: Asked about what happens in the winter.

Echlin: Stated that it is still there. Stated that thoughts to build an enclosure have proven to be cost prohibitive. Stated that the vertical posts will be darker. Asked, what about when they are in the same height range as the existing.

Davis: Clarified -- when they are down.

Prebys: Stated that darker makes as much sense there as it does up.

Echlin: Acknowledged.

Motion: Stevenson (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for the work at 15 E Cross as submitted in the application dated July 2, 2019 for construction of a support structure for sun shade sails over the patio enclosed area, which is existing. The application is contingent on approval from the Building Department. The sun shade sails will be sand-colored canvas, as in the submitted example. The support structure will be painted a dark color to match the trim of the building. Property owner can choose to paint the existing structure a dark color to match, if desired.

Secretary of the Interior Standards:

#9 – Contemporary designs shall be compatible and shall not destroy significant original materials.

#10 – New work shall be removable.

Davis: Stated that the possible type of the material of the sun shade was mentioned in some of the notes.

Stevenson: Asked applicant to clarify if the canvas material is what is proposed *[reference materials]*.

Echlin: Confirmed.

Approval: Unanimous. Motion carried

STUDY ITEMS

302 E Cross

**Update on work in compliance with demolition by neglect timeline for repair.*

Applicant: Maxwell Ziebarth, owner- present, with contractor

Discussion: Davis: Stated that this is for a progress update.

Ziebarth: Stated that there are a lot of issues. Stated that he is waiting on trim to finish up the roof. Stated that a lot of the wood trim is in poor condition. Stated that the foundation and the basement work is going along well.

Davis: Asked if the majority of the roof is done.

Ziebarth: Asked -- as far as the install of the actual shingle.

Prebys: Stated -- the underlayment.

Ziebarth: Stated – yes, the new deck. Stated that due to a fire, the elevation that comes off the back of the house has been leaking. Stated that there are some structural issues going on. Stated that the one porch on the park side had to be removed in order to work on the roof. Stated that three or four pieces of wood that were left were salvageable.

Davis: Asked about protocol.

Slagor: Stated that the Commission has not approved any kind of specific porch repair. Stated that because all of the project, per the agreed timeline, would be done sometime in October, study items were set rather than action items. Stated that ideally, owner would eventually come in with an action item for the porch.

[Discussion as to appropriate material that can be used for the porch deck; i.e., composite]

[Discussion as to Standards and not replicating things that may be of the period but not of the structure]

Ziebarth: Stated that he is talking about going back to using some of the original material on the porches that can be salvaged.

Davis: Stated that in the Porch Fact Sheet, there are also examples of composite material approved by the HDC.

Ziebarth: Stated that he has salvaged everything, as far as the columns on the park side.

[Owner continued to discuss repair issues]

Prebys: Stated that rather than redesigning or redeveloping, that owner think of replacing like with like unless it can be shown how it is inefficient in the way it was done and creates damage in some way.

Schmiedeke: Asked about the removal of the existing columns.

Ziebarth: Stated that he had to remove them to be able to do the roof repair.

Schmiedeke: Stated that they need to be replicated.

Ziebarth: Acknowledged.

Prebys: Stated -- like for like.

Davis: Stated that it sounds like progress is being made and on track for the timeline discussed. Stated that the Commission understands that some things have to get taken down temporarily in order to do the work.

Ziebarth: Stated that although the front porch is in a lot of disrepair, it does not have to totally be dismantled like the side porch.

Davis: Asked if it is reasonable to ask that owner return in two weeks, on July 23rd, with material samples, framing of the skirting and basically with plans of what is proposed for the porch.

Ziebarth: Stated -- yes.

[Discussion re: skirting and owner referring to the Porch Fact for guidance]

Davis: Stated that if owner is not ready to come in as an action item on July 23rd, then to bring in what he has at that time and the Commission will review as much as possible as a study item.

Depot Town Signage

**Replacement of sign faces*

Slagor: Stated that the DDA would like to reface the Depot Town wayfinding signs. Stated that the plan is to do wayfinding signs that help brand each commercial district. Stated that the process will begin with Depot Town but the plan is to eventually reface the signs in the same style in the Downtown and in the W Cross areas. Stated that, for Depot Town, the plan is to do a black support pole with orange trim around the sign, with the font and background as shown *[reference packet materials]*. Stated that it is unknown at this time what material will be used because the current signs are welded together. Stated that he did share with the DDA a concern as to whether the faux woodgrain material would be appropriate in the Historic District.

[Commission review and discussion of reference packet materials as to proposed signage materials and colors]

Slagor: Stated that staff will relay the Commission's thoughts to the DDA regarding the faux woodgrain sign material and color considerations.

ADMINISTRATIVE APPROVALS

309 Maple

**Garage roof replacement.*

Motion: Prebys (second: Stevenson) moved to accept the administrative approval for 309 Maple for garage roof replacement.

Approval: Unanimous. Motion carried.

OTHER BUSINESS

Property Monitoring

422 N Hamilton

Schmiedeke: Discussed the barn that was to be demolished by neglect.

Slagor: Indicated that staff will review and update.

110 W Cross – Michigan Firehouse Museum

Prebys: Discussed the trees that were to be along the side of the building, four of which have died and have just been cut down. Inquired as to the purview of the HDC.

Slagor: Indicated that staff will review and update.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of June 25, 2019

Discussion: Stevenson: Asked to have clearer language for 313 High Street as to the recusal of commissioners/property owners involved in the discussion of their application.

Motion: Prebys (second: Stevenson) moved to approve the minutes of June 11, 2019 as amended.

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 7:47 p.m.



MINUTES-**AMENDED**

City of Ypsilanti
HISTORIC DISTRICT COMMISSION MEETING
Ypsilanti City Hall – 1 S Huron Street
Ypsilanti, Michigan 48197

Tuesday, June 25, 2019
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Alex Pettit, Vice Chair 7:03 PM

Commissioners Present: Hank Prebys, Erika Lindsay, Jane Schmiedeke, Alex Pettit, Ron Rupert, Anne Stevenson

Commissioners Absent: Mike Davis, Jr.

Staff Present: Scott Slagor, Preservation Planner
Nancy Hare-Dickerson, Commission Recording Secretary

APPROVAL OF AGENDA

Discussion: 15 E Cross was added to the agenda as a study item.

Motion: Prebys (second: Stevenson) moved to approve the agenda as amended.

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS

208 E Cross

**Siding replacement without a permit*

Applicant: Carrie Taylor, owner- present

Discussion: Pettit: Stated that the application before the Commission is for siding replacement work which has already been completed.

Taylor: Confirmed. Indicated that repairs were done, directed by the insurance company, due to tree damage to the home from a storm *[referencing materials]*.

Prebys: Asked how long it took for the repair.

Taylor: Stated that, originally, the work was on the roof. Stated that even after the side repair was done, that some boards had to be replaced again.

Prebys: Asked if it took a month.

Taylor: Stated that it took longer than a month.

Prebys: Stated that a concern of the Commission is that applicant had ample time to request a building permit which would have been sent over to the Historic District Commission. Stated that, at that point, applicant could have talked to the Commission about the work that was proposed.

[Discussion re: appropriateness/compatibility of replacement materials used]

Slagor: *[Based on research, staff walked the Commission through a timeline re: siding that was on the house]. [Discussion re: most appropriate way to proceed].*

Motion: Prebys (second: Schmiedeke) moved to deny the siding replacement work already completed at 208 E Cross as submitted in the application dated June 3, 2019, as the work is incompatible with the character of the building and does not match the replacement siding previously approved.

Lindsay: *[Further discussion re: materials used and installation technique]*

Denial: Unanimous. Motion carried.

Pettit: Indicated that applicant could review other possible options and then bring the proposed ideas before the Commission as a study item before proceeding with any work.

Lindsay: Explained that the denial is not to create difficulty. Stated that the Commission is charged with the responsibility of following the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures when making decisions.

NEW BUSINESS

10 N Washington

**Mural.*

Applicant: Rob Hess, business owner –present.

Discussion: Pettit: Asked applicant to explain what is proposed.

Hess: Stated that the applicant, with approval of the building owner, would like to have a mural painted along the wall facing the alley. Stated that applicant reached out to a local artist to create a centering sort of image for the alley. Stated that the mural would just be over top of this portion that is painted *[referencing materials]* and would not touch any of the windows.
[Explained the background and professional experience of the artist].

[Commission reviewed and discussed proposed work referencing photo materials]

Motion: Stevenson (second: Lindsay) moved to approve and issue a certificate of appropriateness for the work at 10 N Washington as submitted in the application dated June 6, 2019 for painting a mural on the south elevation as per the drawings. The elevation shall be hand washed prior to painting and no window sill or trim will be painted as a result of the project.

Secretary of the Interior Standards:

#7 – Clean building gently—no sandblasting or pressure washing.

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

35 Photo

**Application for painting was moved to the end of the agenda as the applicant was not present.*

306 E Cross

**Gutter installation.*

Applicant: Susan Brokaw, owner- present

Discussion: Pettit: Asked applicant to talk the Commission through what is planned.

Brokaw: Stated that applicant proposes to install gutters along the front porch and then along the west side of the house, just as far as the basement extends *[referencing materials]*.

Schmiedeke: Asked if there are gutters, currently, on the house.

Brokaw: Stated that, originally, there were gutters. Indicated that when previous work was done, the gutters were taken down and not replaced at that time.

[Discussion re: gutter styles]

Motion: Prebys (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for the work at 306 E Cross as submitted in the application dated June 13, 2019 for installation of All Seasons K-style gutters in white on the façade porch and west elevation. Downspouts will be located on the outside corners of the house and not on the façade porch.

Secretary of the Interior Standards:

#9 – Contemporary designs shall be compatible and shall not destroy significant original materials.

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

313 High

**Application for gutter installation was moved to the end of the agenda.*

329 E Cross

**Application for gutter installation was moved to the end of the agenda as the applicant was not present.*

508 N River

**Air conditioning installation.*

Applicant: Vanessa Elms, owner- present

Discussion: Pettit: Asked applicant to walk the Commission through what is proposed.

Elms: Stated that applicant would like to install an air conditioner on the north side of the house.

[Commission review and discussion of packet reference materials]

Motion: Prebys (second: Lindsay) moved to approve and issue a certificate of appropriateness for the work at 508 N River as submitted in the application dated June 18, 2019 for installation of an air conditioning unit on the north elevation. The unit shall be placed on a 2'x2' plastic composite pad and be located 18" from the elevation. Natural screening shall be used, if appropriate.

Secretary of the Interior Standards:
#10 – New work shall be removable.

Approval: Unanimous. Motion carried

STUDY ITEMS

302 E Cross

**Update on work in compliance with demolition by neglect timeline for repair was moved to the end of the agenda as the applicant was not present.*

116-118 W Michigan

Applicant: Adam Tasselmeyer, Van Hunsberger-architect

Discussion: Tasselmeyer: *[Discussion re: proposed change in material for the previously approved galvanized steel siding for elevator shaft and stairwell on roof – reference cell phone photos and product sample] [Discussed proposed changes for windows – reference photocopy materials] [Discussion re: proposed metal roof]*

[Discussion re: differentiation of the two property facades]

Stevenson: *[Discussion re: window eyebrow hoods]*

Lindsay: *[Discussion re: storefront color in relation to window color]*

15 E Cross

Applicant: Patrick Echlin

Discussion: Echlin: *[Discussion re: proposed installation of posts for patio sails]*

[Commission discussion re: patio sail design/color appropriateness]

302 E Cross

**Update on work in compliance with demolition by neglect timeline for repair.*

Applicant: Maxwell Ziebarth, owner- not present

Discussion: Slagor: Indicated that per agreement, owner was expected to be present to discuss porch repairs. *[Staff provided brief update re: text received from owner earlier in the week]*. Stated that staff will follow up with owner.

NEW BUSINESS

**Returned to New Business.*

35 Photo

**Painting.*

Applicant: Heidi Jugenitz, owner- not present.

Discussion: *[Commission reviewed and discussed packet reference materials]*

Motion: Prebys (second: Rupert) moved to approve and issue a certificate of appropriateness for the work at 35 Photo as submitted in the application dated June 6, 2019 for painting the exterior. The surfaces shall be sanded and painted in a base of "Caribbean Coral" and trim of "Classical White." No power washing shall be done.

Secretary of the Interior Standards:

#7 – Clean building gently—no sandblasting or pressure washing.

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

329 E Cross

**Gutter installation.*

Applicant: Cheryl Clifton, representative for the owner- not present

Discussion: *[Commission reviewed and discussed packet reference materials]*

Motion: Lindsay (second: Stevenson) moved to approve and issue a certificate of appropriateness for the work at 329 E Cross as submitted in the application dated June 21, 2019 for installation of seamless K-style aluminum gutters and downspouts, painted to match the trim.

Secretary of the Interior Standards:

#9 – Contemporary designs shall be compatible and shall not destroy significant original materials.

#10 – New work shall be removable.

Rupert: Indicated that the Commission's decision to approve the installation of K-style gutters rather than half-rounds is because the majority of the existing gutters are K-style.

Approval: Unanimous. Motion carried

ADMINISTRATIVE APPROVALS

312 Oak

**Roof and skylight replacement*

308-312 N River

**Door handles*

128-130 W Michigan

**Roof and coping metal*

306 N Grove

**Roof replacement*

Motion: Stevenson (second: Prebys) moved to accept the administrative approvals for 312 Oak, roof and skylight replacement; 308-312 N River, door handles; 128-130 W Michigan, roof and coping metal; and 306 N Grove, roof replacement.

Approval: Unanimous. Motion carried.

OTHER BUSINESS

Property Monitoring

418 Oak

Slagor: Discussed porch railings per inquiry from Commissioner Schmiedeke.

206 N Huron

Slagor: Discussed staff contact with owner regarding the treated wood fence being painted. Staff recommended to owner that painting be completed by Fall.

29 E Cross

Rupert: Discussed railing installation that is not painted. Staff will follow up.

NEW BUSINESS

**Returned to New Business.*

313 High

**Gutter Installation.*

*****Commissioners Schmiedeke and Rupert recused themselves as commissioners and moved from their position as commissioners at the table to the applicant seat.***

Applicant: Jane Schmiedeke, owner- present; Ron Rupert, contractor- present

Discussion: Rupert: Stated that applicant would like to have gutters installed right above the door in order to

stop rain water from entering the house through the front door *[referencing materials]*. Stated that the proposal is for a copper half-round gutter to run the width of the porch on the east side of the building, attached to the roof. Stated that the copper color will match the color scheme of the building.

Pettit: Asked about the gutter ends.

Rupert: Stated that one end will be blocked and it will be an eighth of an inch per foot slope. Stated that it will drain around the foundation area.

Stevenson: Asked if there will be a downspout.

Rupert: Confirmed no.

Stevenson: Asked about concerns of water at the foundation.

Schmiedeke: Stated that there are no gutters. Stated that there are French drains that the water goes down into.

Rupert: Stated that there is a 24-inch overhang.

[Discussion continued re: planning for future erosion concerns]

*****Commissioners Schmiedeke and Rupert excused themselves from the meeting and left the room for deliberation by the commission.***

[Commissioners reviewed and discussed reference material].

Motion: Stevenson (second: Prebys) moved to approve and issue a certificate of appropriateness for the work at 313 High as submitted in the application dated June 13, 2019 for installation of a copper half-round gutter on the east elevation to cover just the area above the porch. Property owner has been advised to observe the area where the gutter expels water to monitor for erosion.

Secretary of the Interior Standards:

#9 – Contemporary designs shall be compatible and shall not destroy significant original materials.

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of June 11, 2019

Motion: Rupert (second: Prebys) moved to approve the minutes of June 11, 2019 as submitted.

Approval: Unanimous. Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:56 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson



PUBLIC NOTICE City of Ypsilanti

Historic District Commission Meeting Location Change

The Ypsilanti Historic District Commission meeting scheduled for **Tuesday, July 23, 2019** at 7:00 p.m. has been **RELOCATED** to the Ypsilanti Historical Society Archives, 220 N. Huron, Ypsilanti, MI 48197.

Andrew Hellenga
City Clerk

Posted: July 18, 2019

