

1. Historic District Commission Regular Meeting

Documents:

[00-HDC AUGUST 27, 2019 AGENDA.PDF](#)  
[FULL PACKET-HDC AUGUST 27, 2019.PDF](#)  
[MEETING LOCATION CHANGE YHS-PUBLIC NOTICE.PDF](#)

**CITY OF YPSILANTI**  
**Agenda**  
**Historic District Commission**  
**Tuesday, August 27, 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. | 103 N Adams  | Porch deck and stair replacement |
| 2. | 311 W Forest | Roof and chimney removal         |
| 3. | 313 Olive    | Fence                            |
| 4. | 226 N River  | Paint                            |

C. STUDY ITEMS

- |    |                    |                        |
|----|--------------------|------------------------|
| 1. | 102 N Hamilton     | Porch enclosure        |
| 2. | 116-118 W Michigan | Windows                |
| 3. | 100-102 W Michigan | Exterior panel removal |

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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B. NEW BUSINESS

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|------------------------|-----------------------------------------|
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| <b>3. 313 Olive</b>    | <b>Fence</b>                            |
| <b>4. 226 N River</b>  | <b>Paint</b>                            |

C. STUDY ITEMS

- |                              |                               |
|------------------------------|-------------------------------|
| <b>1. 102 N Hamilton</b>     | <b>Porch enclosure</b>        |
| <b>2. 116-118 W Michigan</b> | <b>Windows</b>                |
| <b>3. 100-102 W Michigan</b> | <b>Exterior panel removal</b> |

D. ADMINISTRATIVE APPROVALS- none

E. OTHER BUSINESS

- |                                 |
|---------------------------------|
| <b>1. Property monitoring</b>   |
| <b>2. Commissioner comments</b> |

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### **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:* 103 N Adams

*Property History:* The property includes the Millington-King-Longnecker house, a Gothic Revival-style residence erected ca.1956-1859 that is contributing to the historic district.<sup>i</sup> The building was constructed for the Millington family. Sources vary on whether the original owner was Cicero Millington, a local merchant, or Abel Millington, a physician and Ypsilanti Township supervisor.<sup>ii</sup> The building was designed with a central two-story gable and three connecting wings. Each wing included a wood-framed porch.<sup>iii</sup> The Millingtons sold the house in 1866 to a grocer named Charles King.<sup>iv</sup> In 1919 the house was sold out of King's family to Ellen W. Havilland Longnecker, who resided there until her death in 1976.<sup>v</sup> The building has been owned by several individuals since then and has been subdivided into multiple apartments.

*Date of Application:* August 14, 2019

*Date of Review:* August 19, 2019

*Date of Meeting:* August 27, 2019

*Proposed work:* Partial rebuild of the porch steps and deck.

*Materials:* Treated lumber and exterior grade cedar.

*Staff review:*

1. On August 13, 2019, a car crashed into the south porch on the façade.
2. The porch foundation, steps, and deck were all damaged.
3. The owner repaired the porch immediately so tenants could safely access the building.
4. Treated lumber was used for the sub structure, and exterior-grade cedar for the floorboards and steps.
5. The original porch deck is not tongue-and-groove, but narrow boards placed side-by-side. The new cedar boards are at least twice as wide as the originals.
  - a. The owner stated that this original material is not available.

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.

- b. The new cedar boards match the original floor boards in thickness, and there will not be a noticeable distinction from the street.
  - c. Once on the porch, the differing widths of the deck boards is noticeable.
  - d. Staff suggested cutting the cedar boards in half lengthwise so they are closer to the width of the original deck boards. The applicant stated this approach would be feasible.
6. The new porch components will be painted to match the original.

*Recommended Motions:*

Move to issue a notice to proceed for the work already completed at 103 N Adams as specified in the application, dated August 13, 2019, including rebuilding part of the façade's south porch with a substructure of treated lumber and flooring in exterior grade cedar. The new porch components shall be painted to match the rest of the structure. The new deck boards shall be cut to match the width of the originals, as closely as possible.

*Relevant Secretary of the Interior's Standards:*

#6

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Move to issue a notice to proceed for the work already completed at 103 N Adams as specified in the application, dated August 13, 2019, including rebuilding part of the façade's south porch with a substructure of treated lumber and flooring in exterior grade cedar. The new porch components shall be painted to match the rest of the structure.

*Relevant Secretary of the Interior's Standards:*

#9

*Prepared by:*

Scott E. Slagor, Preservation Planner

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<sup>i</sup> Ypsilanti Heritage Foundation, "Ypsilanti Historical House Tour," 1980, on file City of Ypsilanti Planning Department.

<sup>ii</sup> Ibid.; Bird, et al., *Preliminary Report of the Historic District Study Committee for the City of Ypsilanti*, (Ypsilanti, MI: December 1972) 19.

<sup>iii</sup> The Millington-King-Longnecker Home, 103 North Adams, Ypsilanti, Michigan," on file City of Ypsilanti Planning Department.

<sup>iv</sup> Ibid.

<sup>v</sup> Ibid.



RECEIVED

AUG 14 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.

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

Address

103 N. Adams, Ypsilanti, MI

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

Name

Beal Properties, LLC

Address

13 N. Washington

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail

**Contractor**

Contractor Name &amp; Contact Info

Beal Properties, LLC

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

**Complete Description of Proposed Work:**

A car crashed into the porch, we are putting porch floor and stairs back the way it was. Same materials, same paint color.

See before picture

See car crash picture

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

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

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

1,500

Permit fee:

\$45 + \_\_\_\_\_ = \$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:

8/14/19

Print Name:

Stewart Penl

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

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

PHDC 19-0082



Rebuild the porch

Staff Photos: 103 N Adams.









## HDC Work Permit Staff Review

*Property address:* 311 W Forest

*Property History:* The property includes a late nineteenth century cross-gable house with Queen Anne distinctive decorative features on the faced porch and gable. The house is contributing to the historic district.

*Date of Application:* August 15, 2019

*Date of Review:* August 20, 2019

*Date of Meeting:* August 27, 2019

*Proposed work:* Roof replacement and removal of chimney.

*Materials:* Rolled roofing and architectural shingles in "Estate Black."

*Staff review:*

1. The applicant proposes removing the current roof cladding and replacing with architectural shingles in "estate black" on the core of the house and rolled roofing in black on the low slope of the house.
2. The flashing and drip-edge will be black.
3. Staff spoke with the applicant who volunteered to change ventilation from box vents to ridge vents.
4. The applicant proposes removing an obsolete chimney above the roofline on the east elevation, which has been sealed.
5. In staff opinion, the chimney is minimally visible from the right-of-way, has lost historic integrity from being sealed, and is not a distinctive feature of the house. Therefore, it can be removed without diminishing the historic integrity of the building.

*Recommended Motions:*

Move to approve and issue a certificate of appropriateness for the work at 311 W Forest as specified in the application, dated August 15, 2019, including reroofing of the house with

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3. Do not imitate earlier styles.

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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.**

architectural shingles in “estate black,” rolled roofing on the rear low slope of the building, and installation of a black drip edge and ridge vents.

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

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



RECEIVED

AUG 15 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. 26042  
#7932  
PHDC 19-0304

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

311 W. Forest St.

## Applicant

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

Name

~~Judy Weinburger~~ Mr. Roof

Address

3511 E. Ellsworth Rd.

City

Ann Arbor

State

MI

Zip

48108

Phone / Fax

800-949-0009

E-Mail

office@mrroof.com

## Contractor

Contractor Name &amp; Contact Info

Mr. Roof - Ann Arbor

Contact person:

## Type of work

- ☒ Roofing  
☐ Window/Door  
Replacement

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

- ☐ Painting  
☐ Other  
☐ Application Amendment

**Complete Description of Proposed Work:**

Tear off & reroof - approx.  
17 squares  
(House only)

We will install rolled roofing  
to low slope (black color)

See attached copy of contract which also includes:

- throw antenna away
- tear down & throw away small chimney

- Only ridge vents to be used - 8-20-2019 ~~SEB~~

**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:

\$ 7981.00

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.**

Date:

S [redacted] for Mr. Roof 8-14-19

Print Name:

~~Krista Malinczak~~ Krista Malinczak

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MASONRY - SIDING - WINDOWS

# ECONOMY LIFETIME SYSTEM FIBERGLASS CONTRACT

Fax 880-711-7755

800-949-0009

1-800-4-MR-ROOF

SELF

1-DAY  
INSTALLATIONROOFING  
CONTRACTOR  
OF THE YEAR

Year After Year, Nobody Installs More New Roofs... Nobody!

Name Judy Weinberger Date 8/8/19 Top 48197  
 Street 311 W Forest St City Ypsilanti Zip 48197  
 Telephone Number 734-260-3229 Telephone Number \_\_\_\_\_ Email judy@judyweinberger.com  
 Inspector Name Mike Inspector Phone Number 810-360-9160

1. Prepare house to have roof removed, (tarp, etc.) to ensure debris does not damage any siding, shrubs, lawn, etc. Remove all old roofing material to original roof decking, secure any problem areas, remove and replace any rotten wood decking.
2. The first 25' of 1" x 6" boards or 1 - 4' x 8' sheets of O.S.B. is included. Thereafter, a charge of \$2.00 per foot of 1" x 6" (not fascia) and \$45.00 per each 4' x 8' sheet of O.S.B. will be added to the subtotal. Please Initial X initial confirmed
3. Install standard ice guard to code up all eaves including valleys, flashing, chimneys, as needed. This provides a weather tight seal that defers water caused from ice dams from penetrating the roofing system.
4. Install code rated asphalt or standard grade synthetic underlayment, on remainder of roof deck. Tar paper / Synthetic
5. All shingles to be nailed using diamond cut, galvanized roofing nails.
6. Install 1.5" aluminum drip edge on all outside edges. This will create a clean smooth appearance on the entire perimeter and will make a positive transfer of water from all outside edges.
7. Install 10 leak resistant roof louvers or ridge vent. Homeowner assumes all responsibility and expense for intake ventilation.
8. Install standard grade neoprene vent stack collars to all stack pipes to ensure a watertight seal. X initial confirmed
9. Install 90 lb. multiple layer paper valley system. Mr. Roof will pull any permits needed from the city and schedule inspection when work is completed.
10. Flash all chimneys, walls, and vents where needed.
11. Install limited LIFETIME MANUFACTURERS WARRANTED fiberglass architectural shingle. Estate Black
12. All installers have completed MR. ROOF MASTER QUALITY SHINGLER PROGRAM.
13. Job to include thorough clean up and proper disposal of all debris that day. All permits, fees and taxes are included in this proposal. Permits pulled by MR. ROOF, NOT A SUBCONTRACTOR.
14. After the roof has settled, a quality control manager will re-inspect the roofing system to ensure the roof has settled correctly.
15. Limited lifetime warranty, 5 year 100% coverage, no-leak guarantee and full waiver of lien. Because MR. ROOF is the only single source company. Only MR. ROOF can provide a NO GAP, 100% UNDIVIDED RESPONSIBILITY GUARANTEE.

|                      |                 |             |                 |             |                      |              |                            |           |
|----------------------|-----------------|-------------|-----------------|-------------|----------------------|--------------|----------------------------|-----------|
| ROOF PRICE           | \$ <u>10415</u> | Squares     | <u>17</u>       | Sh. Color   | <u>Estate Black</u>  | House Only   | <u>Yes</u>                 | No        |
| All                  | \$              | Layers      | <u>2L</u>       | Flash       | <u>BI</u> Br Wh      | Garage       | Yes                        | <u>No</u> |
| Discounts            | \$              | Pitch       | <u>12/12</u>    | Drip        | <u>BI</u> Br Wh Wick | Stories      | <u>1</u> <u>2</u> <u>3</u> |           |
| Included             | \$              | S.S. Rake   | <u>200</u>      | Chimney     | <u>1</u> 2 3         | Bath Vents   | 0 <u>1</u> 2 3             |           |
| Cash Price           | <u>1981</u>     | S.S. Edge   | <u>180</u>      | Ant/Dish    | Stay <u>Loss</u>     | Ridge Vent   | Yes <u>No</u> Ft. _____    |           |
| DEPOSIT              | \$ <u>( 0 )</u> | Cap Foot    | <u>90</u>       | Remove      | Yes <u>No</u>        | Flash Feet   | <u>160</u>                 |           |
| SUBTOTAL             | \$ <u>7981</u>  | Vented Edge | <u>0</u>        | Gutters     | Yes <u>No</u>        | Rubber Color | <u>Black</u> Sq. <u>2</u>  |           |
| EST. MONTHLY PAYMENT | \$ <u>0</u>     | Drip Edge   | <u>300</u>      | Gut Color   | ____                 | Redeck       | Yes <u>No</u>              |           |
| Added info:          |                 | Valley Feet | <u>100</u>      | Insulation  | Yes <u>No</u>        | Mold Kill    | Yes <u>No</u>              |           |
|                      |                 | Thun. Vent  | <u>10</u>       | Add R-Value | ____                 | Gutter Prot. | Yes <u>No</u>              |           |
|                      |                 | Vent Color  | <u>BI</u> Br Ww | Solar Fan   | Yes <u>No</u>        | Other Trade  | ____                       |           |

Additional Work Will Only Be Performed If In Writing.

All discounts Included Throw Antenna Away  
Install Rolled Roofing to low slope (Black Chn)  
Tear down & throw away small chimney.  
Additional Work not to exceed \$2000



GET A FREE ESTIMATE!



## ABOUT THE PROJECT

## PROJECT INFO

CATEGORIES : ROOFGUARD  
, SHINGLE ROOFING

## RELATED PROJECTS

## LINE MEASUREMENTS

|                      |         |
|----------------------|---------|
| <b>Eaves:</b>        | 113 Ft. |
| <b>Rakes:</b>        | 166 Ft. |
| <b>Ridges:</b>       | 53 Ft.  |
| <b>Hips:</b>         | 16 Ft.  |
| <b>Valleys:</b>      | 74 Ft.  |
| <b>Step:</b>         | 17 Ft.  |
| <b>Wall:</b>         | 18 Ft.  |
| <b>Pitch Change:</b> | 0 Ft.   |

## CATEGORY MEASUREMENTS

|                                |       |
|--------------------------------|-------|
| <b>Ice &amp; Water Shield:</b> | 0 Ft. |
| <b>Ridge Vent:</b>             | 0 Ft. |
| <b>Rake Edge:</b>              | 0 Ft. |
| <b>Eave Edge:</b>              | 0 Ft. |
| <b>Step Flashing:</b>          | 0 Ft. |
| <b>Apron Flashing:</b>         | 0 Ft. |
| <b>Gutters:</b>                | 0 Ft. |
| <b>Gutter Toppers:</b>         | 0 Ft. |
| <b>Down Spouts:</b>            | 0 Ft. |



Judy Weinberger  
311 west forest st •  
Ypsilanti, MI 48197

Fri, Jul 26, 2019 12:06  
PM  
by MIKE RINTA  
(810)-360-9160



Judy Weinberger  
311 west forest st •  
Ypsilanti, MI 48197

Fri, Jul 26, 2019 12:07  
PM  
by MIKE RINTA  
(810)-360-9160







Judy Weinberger  
311 west forest st • Ypsilanti, MI  
48197

Fri, Jul 26, 2019 12:19 PM  
by MIKE RINTA (810)-360-9160



Facing south to facade. Chimny to be removed at left.



Facing west to east elevation



Facing northeast to west and south elevations.



Facing northwest to south elevation.



Facing west to east elevation. Chimney to be removed at right.



Facing southwest to east elevation, view from the right-of-way.



# HDC Work Permit Staff Review

*Property address:* 313 Olive

*Property History:* The property includes Colonial Revival-style house, erected in 1913, which is contributing to the historic district.

*Date of Application:* August 20, 2019

*Date of Review:* August 20, 2019

*Date of Meeting:* August 27, 2019

*Proposed work:* Fence removal and installation.

*Materials:* 6' tall wood shadow box fence.

*Staff review:*

1. The applicant proposes partially removing a chain-link fence south and east of the house and replacing it with a 6' tall wood shadow box fence.
  - a. A specific brand of fence has not been identified.
2. The applicant states the fence will be painted or stained per HDC regulation once it has been cured (one year).
  - a. No color has been selected.
  - b. The HDC may consider allowing the color to be administratively approved once selected.

*Recommended Motions:*

Move to approve and issue a certificate of appropriateness for the work at 313 Olive as specified in the application, dated August 20, 2019, for the partial removal of a chain-link fence and installation of a wood shadow box fence. The fence is to be coated or stained an opaque color within one year.

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

*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.**

R26104 VISA  
PHDC-19-0085



**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

313 Olive St.

**Applicant**

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

Name

CHRISTOPHER CARYL

Address

1086 LOUISE ST.

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

E-Mail

**Contractor**

Contractor Name & Contact Info

Applicant

**Type of work**

- |                                                  |                                                               |                                                |
|--------------------------------------------------|---------------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Roofing                 | <input type="checkbox"/> Porches                              | <input type="checkbox"/> Painting              |
| <input type="checkbox"/> Window/Door Replacement | <input type="checkbox"/> Sign                                 | <input type="checkbox"/> Other                 |
|                                                  | <input checked="" type="checkbox"/> Fence (or other sitework) | <input type="checkbox"/> Application Amendment |

**Complete Description of Proposed Work:**

- Remove & replace sections of existing chain link fence with 6ft. tall wooden shadowbox fencing. To be painted or stained by owner after installation by owner.
- Remove chain link fencing from front of property to comply with historical codes.

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

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

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$ 2500

Permit fee:

\$45 + 0 = \$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:

8/20/19

Print Name:

CHRISTOPHER CARYL

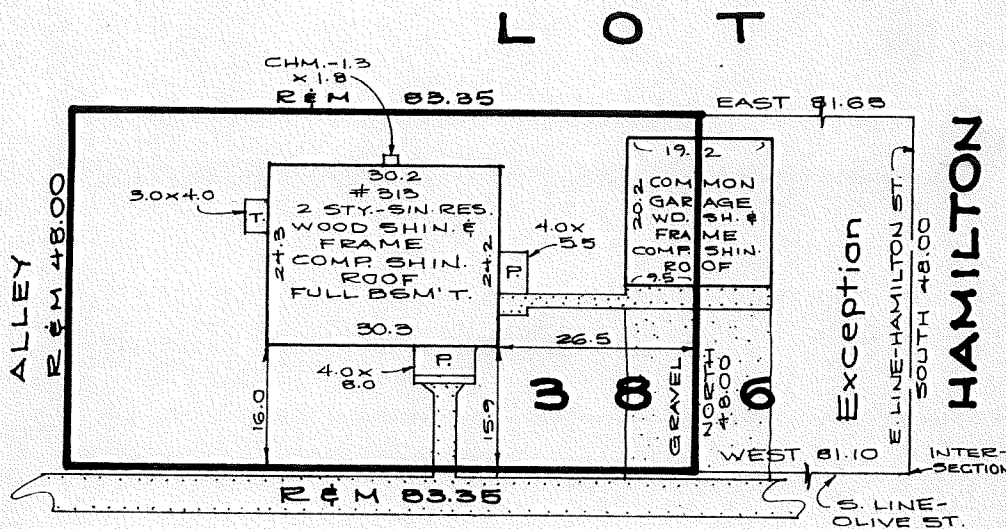
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at [cityofypsilanti.com/hd](http://cityofypsilanti.com/hd).

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

SY DRAFT

MORTGAGE SURVEY OF the North 48 feet in width of Lot 386 of Norris and Cross Addition to the Village (now City) of Ypsilanti, excepting therefrom that portion thereof heretofore conveyed by Carl F. Alban and Minnie B. Alban, his wife, to Olen Pepper by warranty deed dated October 22, 1926 and recorded October 22, 1926 in Liber 265, Page 209, Washtenaw County Records described as: Commencing at a point where the South line of Olive Street intersects the East line of Hamilton Street and running thence South along the East line of Hamilton Street 48 feet to a iron pipe; thence East 81.65 feet to an iron pipe; thence North 48 feet to an iron pipe set in the South line of Olive Street; thence West along the South line of Olive Street 81.10 feet to the place of beginning, being a part of Lot 386 in Norris and Cross Addition to the Village (now City) of Ypsilanti. Subject to easements and restrictions of record, if any.

COPY



OLIVE

23' ASPHALT PAVE. / CONC. CURBS

RECEIVED  
JUL 27 1977  
ANN ARBOR FEDERAL  
SAVINGS AND LOAN

Made in State of Michigan  
By Robert P. Roskelly, Assoc.  
Registered Land Surveyor  
18663

We hereby certify that the building or buildings shown are located entirely on said described property and do not encroach on adjoining lands or do adjacent buildings encroach on said described property except as shown. This survey is for mortgage purposes only and no property corners have been set by us. Distances shown are not to be used for building of structures or fences.

OUR NO. 77-7-283

CUSTOMER'S NO.

NAME

Ann Arbor Federal

Mtg: Julie Ann Brown

J C.M. Concrete Monument L.L. Lot Line P.C. Point of Curve T. Terrace  
Enc. Encroachment M. Measured P.L. Property Line W.S. Wood Stake  
Encl. Enclosed P. Porch R. Recorded ± More or Less  
I.P. Iron Pipe P.B. Planting Box S.B. Steel Bar SCALE 1"= CHK'D



OLIVE ST.

SIDEWALK

11'-8"

Existing Chain Link Fence  
(TO BE REMOVED) ②

NEW FENCE

ALLEY

46'-8"

28'-2"

24'-8" REPLACE FENCE

313 OLIVE ST.

EXISTING HOME

75'

TIE CHAIN LINK TO NEW FENCE HERE

REPLACE FENCE

④

③

①

75' Existing Chain Link Fence

- Remove Ground Cover and Bushes  
Leave trees in place
- Remove old chain link
- Tie old chain link to new privacy fence
- Access Gate to match new fence

313 OLIVE ST.

428 HAMILTON

Garage  
(Existing)

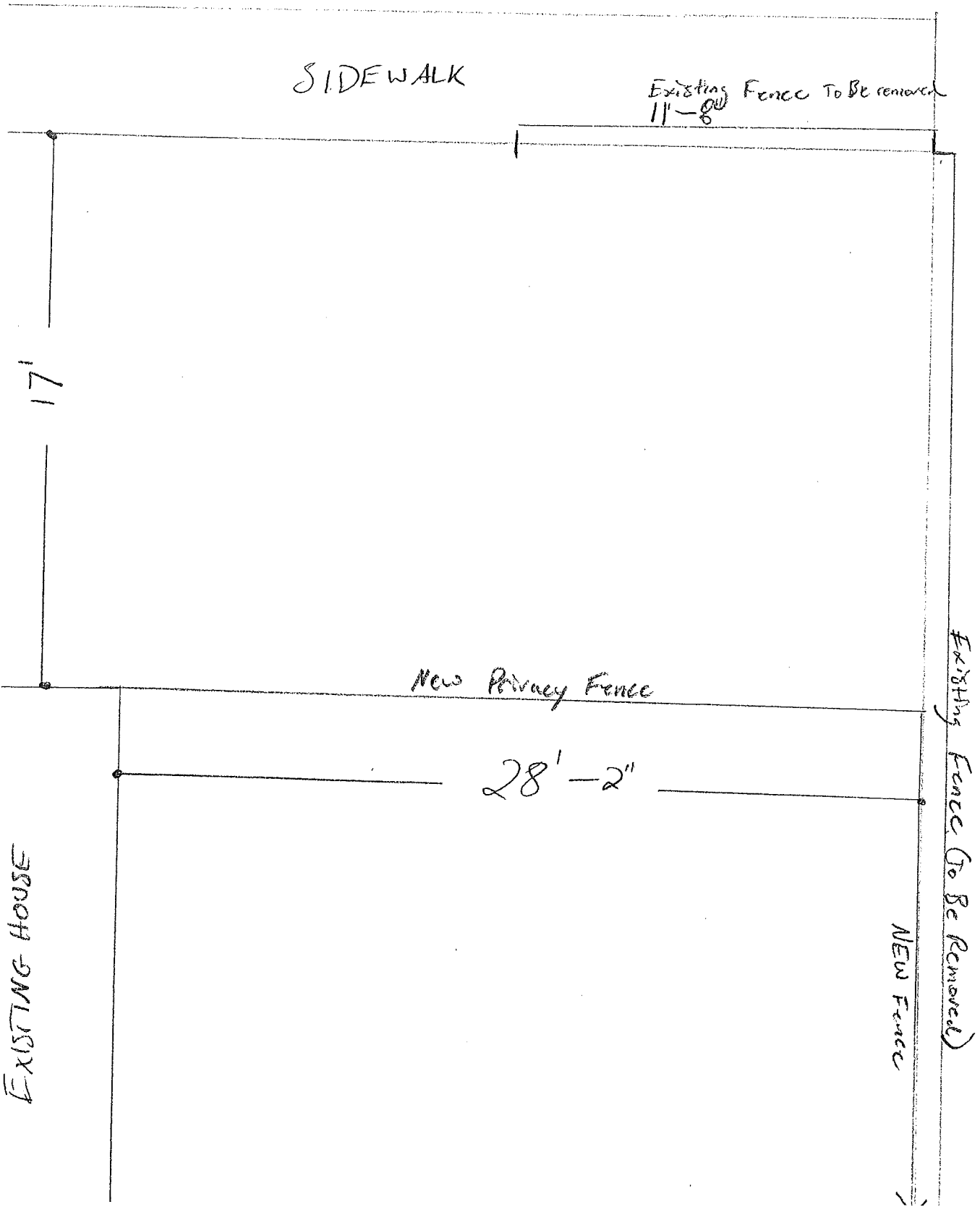
A2

A1

PHDC-19-0085

313 OLIVE ST.

OLIVE ST.





Royal Fence and Design



## Shadow Box Fence | Royal Fence and Design | Wood Fence Styles

Images may be subject to copyright. [Learn More](#)

RELATED IMAGES

[SEE MORE](#)



**Katherine Layton**  
chris@c2contract.com

1:37 PM



Hello-

I give you authorization to complete the work. When do you need a notarized letter from my neighbors?

Katherine Layton, LLMSW  
[512-653-8991](tel:512-653-8991)

...



Facing southeast to facade and west elevation. Chain Linke Fence located along alley east of house.



Facing south to chain link fence. Fence in foreground to remain. Fence in background to be replaced.



Facing southwest to facade and east elevation. Highlighted fence to be replaced.



Facing northwest from southeast property corner to overgrown brush and fence to be replaced.



Facing east along south property line. Fence to be replaced circled.



# HDC Work Permit Staff Review

*Property address:* 226 N River

*Property History:* The property includes a vernacular nineteenth-century front-gable residence. Much of the building's original materials have been obscured by aluminum siding.

*Date of Application:* August 15, 2019

*Date of Review:* August 20, 2019

*Date of Meeting:* August 27, 2019

*Proposed work:* Repaint the siding and trim.

*Materials:* Sherwin Williams "Mindful Gray" and "Marea Baja."

*Staff review:*

1. The applicant proposes repainting the exterior of the house in body of "Mindful Gray" and trim in "Marea Baja."
2. These colors are similar to the house's current appearance, which is a body of beige with pink undertones and trim in blue.
3. Staff has advised the applicant that no pressure washing is to be used.
4. The applicant told staff they would be unable to make the HDC meeting due to a family commitment.

*Recommended Motions:*

Move to approve and issue a certificate of appropriateness for the work at 226 N River as specified in the application, dated August 15, 2019, repainting the exterior in a base of "Mindful Gray" and trim in "Marea Baja." No pressure washing shall be used to prepare the exterior for painting.

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

*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 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.**

R26100 cash  
PHDC-19-0084



**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

RECEIVED

AUG 16 2019

CITY OF YPSILANTI  
BUT 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

226 N. River St

**Applicant**

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

Name

Christine Chic

Address

10115 Willow Rd.

City

Willis

State

MI

Zip

48191

Phone / Fax

E-Mail

**Contractor**

**Type of work**

- ☐ Roofing  
☐ Window/Door Replacement

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

- ☒ Painting  
☐ Other  
☐ Application Amendment

**Complete Description of Proposed Work:**

house painting-



Trim



body of house

**Materials (for paint)** **Colors with application**

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

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

Permit fee:

\$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:

8-16-2019

Print Name:

Christine Chie

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

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

PHDC-19-0084





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

**Property**

Address

Ozone House Drop-In Center 102 N. Hamilton Ypsilanti, MI

**Applicant**

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

Name

Ozone House Krista Girty, Executive Director

Address

1705 Washtenaw Ave

City

Ann Arbor

State

MI

Zip

48104

Phone / Fax

E-Mail

**Contractor**

Contractor Name & Contact Info

Marygrove Awning Dale

**Type of work**

☐ Roofing

☐ Window/Door  
Replacement

☒ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

**Complete Description of Proposed Work:**

This is proposed as a study item.

Install a clear vinyl weather barrier on the inside of the existing front porch to enable it to be used as a transition space for youth before they enter the Drop-In Center. It will be framed in 1x2 and 2x2 removeable millfinish aluminum framing. The area at the top of the stairs will remain open. The existing sign will remain.

We have the option of the lower panels to be clear or a yellow, close to the trim color. The yellow fabric is more durable for the portion below the top of the railing.

See attached for photographs and a concept sketch of what is proposed.

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

To be provided at the time of 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:

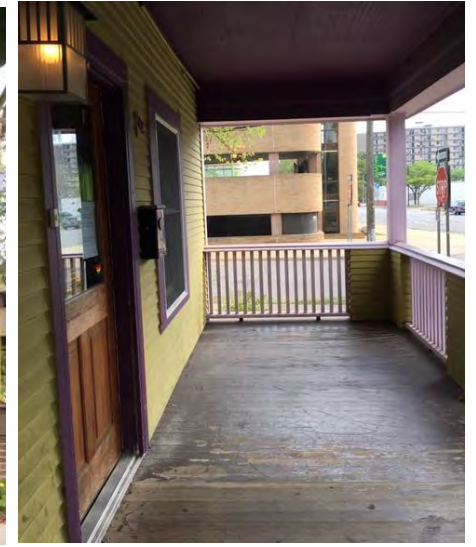
8.19.19

Print Name:

Krista Girty

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

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



Ozone House Drop In Center

102 N. Hamilton

**8/27/2019: STAFF COMPILED A COMPREHENSIVE LIST OF APPLICATIONS, DISCUSSIONS, AND APPROVALS FOR 116-118 W MICHIGAN. MEETINGS WHERE ACTION WAS TABLED ARE EXCLUDED FROM THIS LIST.**



## **HDC Work Permit** **Staff Review**

*Property address:* 116-118 W Michigan Ave

*Date of Application:* February 16, 2018

*Date of Review:* February 22, 2018

*Date of Meeting:* February 27, 2018

*Proposed work:* Font & rear façade work; window & door replacement & window reopening, roof deck & balcony installation, rear expansion, painting & cleaning, awning/sun shade installation

*Materials:* concrete sill, storefront systems with 1" low-e insulated glass and 4" wood framing, 4' projected metal sun screen, 4'x18' steel balcony w/ cable railing, 3" exp. corrugated metal siding, treated wood, planter box railing, composite beadboard, steel, brick infill, 3' deep arched metal canopy

*Staff review:*

1. The applicant was seen as a study item at both HDC meetings in February 2017. At that time the HDC discussed options regarding the planned work.
2. The applicant was issued a building department permit for interior work. Once work started it became evident that the storefronts would need to be removed.
3. When the storefronts were removed staff sent a letter to the owner regarding the need for an HDC permit prior to any work commencing on the exterior of the building.
4. The engineer requires that the signage area and possibly some additional framing and areas of the storefront be removed to further evaluate the structure, staff advised that an application would need to be made prior to any more work/demolition occurring on the exterior. Staff advised of the possibility of applying in phases.
5. The application does not include any details on the windows, paint colors, signage, exterior flooring material, planter box railing nor lighting specs. Other

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.**

smaller details are missing as well. The applicant will need to return with a second application for these items.

6. An additional building department permit will be required for this work and should be obtained prior to the start of any further work.

*Relevant Secretary of the Interior's Standards:*

#5, #9, #10

*Recommended Motion:*

Move to table the application for work at 116-118 W Michigan due to incompleteness of the application. The applicant may start demolition work on the exterior storefronts and signage areas for the purposes of engineering review.



**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

REC # 23358

OFFICE USE ONLY

Date Filed:

Meeting Date: 2/27

Action Item/Study Item

**To complete this application:**

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

**INCOMPLETE APPLICATIONS WILL BE REJECTED**

**Property**

Address

116-118 MICHIGAN AVE.

**Applicant**

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

Name

VAN HUNSBROOKER / VANARCHITECTS PLLC

Address

2000 HOGBACK RD, SUITE 3

City

ANN ARBOR

State

MI

Zip

48105

Phone / Fax

Contractor Name & Contact Info

DONOVAN CONSTRUCTION INC

BRUCE DONOVAN, 7

**Type of work**

☒ Roofing

☒ Window/Door Replacement

☒ Porches

☒ Sign

☐ Fence (or other sitework)

☒ Other

**Complete Description of Proposed Work:**

**SOUTH FACADE.**

- STONEFRONT ALTERATION
- NEW SIGNAGE AWNING (METAL)
- NEW WINDOWS
- NEW PAINT
- REPAIR OF PARAPET

**NORTH FACADE.**

- EXTENDING 1ST FLOOR RECESS OUT TO MATCH REST OF FACADE.
- REPLACE EXISTING WINDOWS
- INSTALL WINDOWS IN BOARDED OPENINGS
- ENLARGE WINDOWS IN BRICK INFILL OPENINGS.
- NEW ENTRY POOR & CANOPY
- NEW SUSPENDED BALCONY
- NEW STAIR/ELEVATOR TOWER
- NEW ROOF-TOP DECK w/ PLANKER RAILING & SUN TRILLS.
- CLEAN BRICK (NO PAINT)

**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:

\$ 228,000

Permit fee:

\$35 + 375 = \$410

**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:

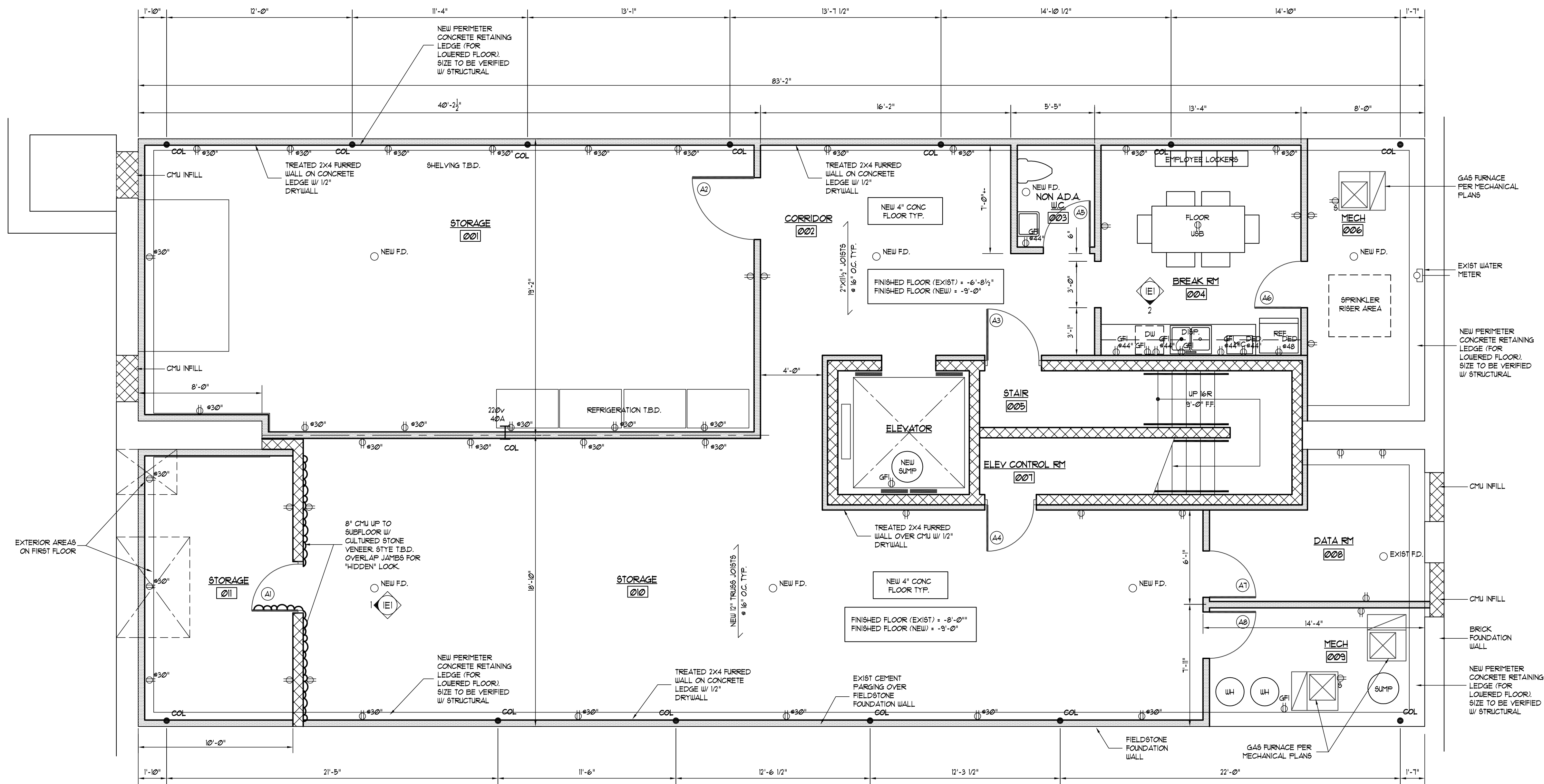
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Print Name:

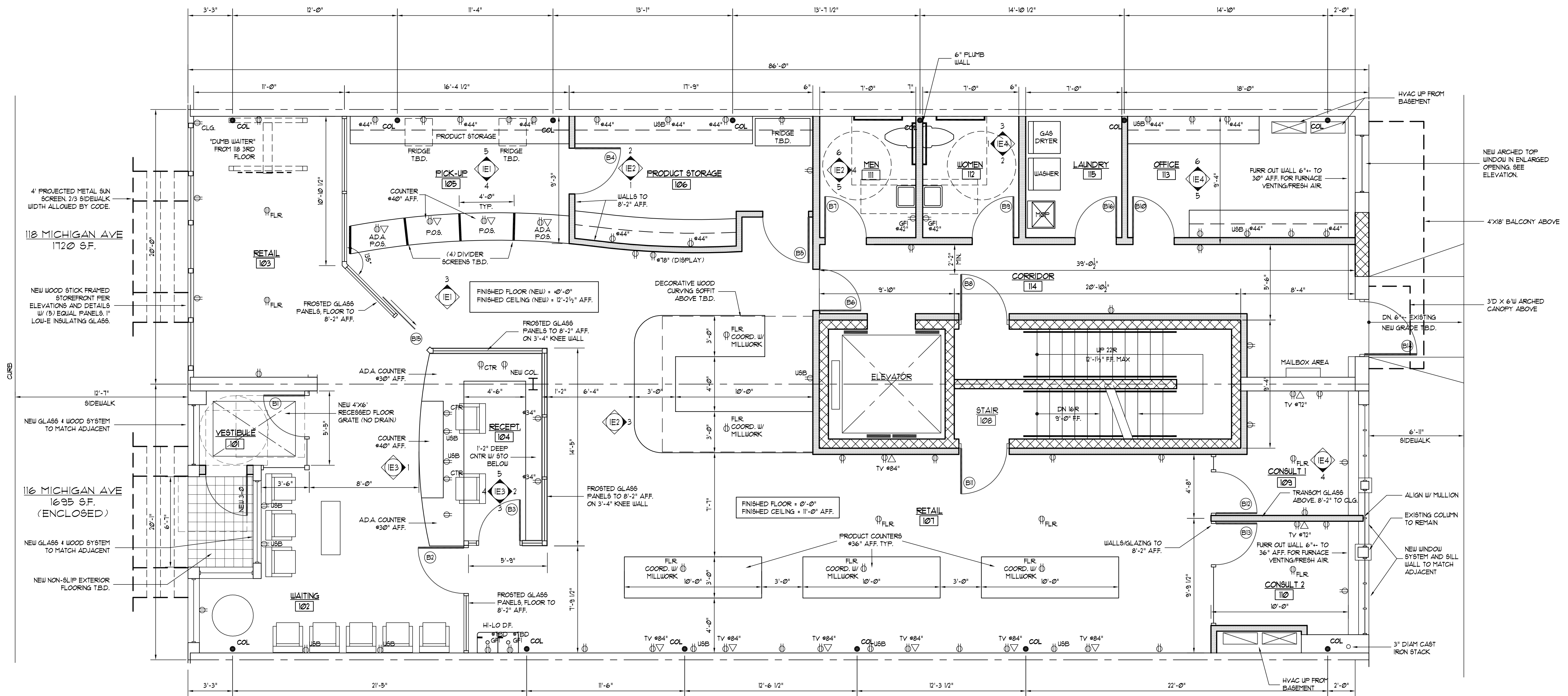
VAN HUNSBERGER

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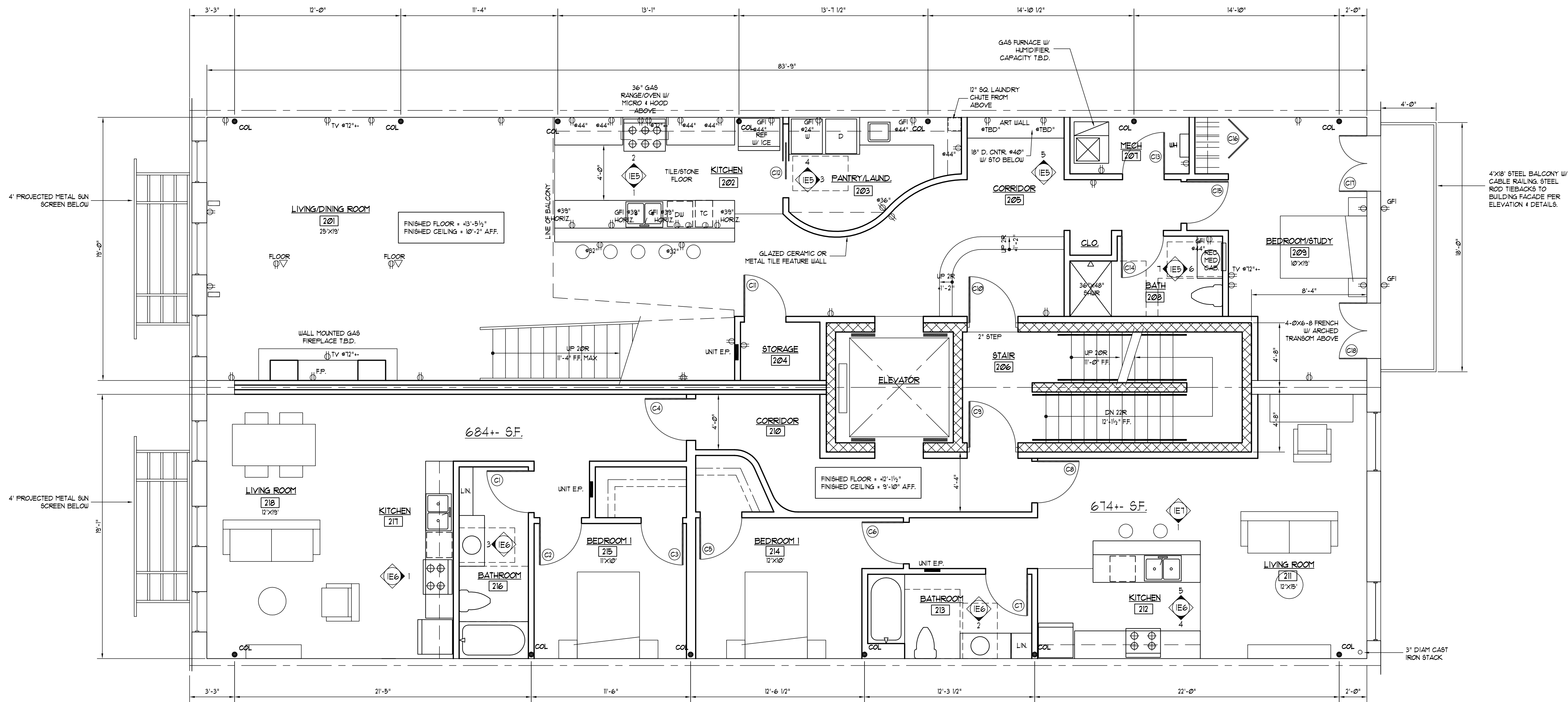
**All other necessary Building Permits must be acquired before beginning work.**



**BASEMENT FLOOR PLAN**  
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

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

NOTE: ALL GENERAL PURPOSE (NON  
DEVICE SPECIFIC) OUTLETS IN OWNER  
OCCUPIED UNIT SHALL HAVE USB PORTS.  
ALL OUTLETS @18" AFF. UNLESS NOTED.

HERBAL SOLUTIONS  
118 MICHIGAN AVE • YPSILANTI, MI 48197

2000 HOBBACK RD. SUITE 3  
ANN ARBOR, MI 48105  
734.971.4000 P  
734.971.9450 F

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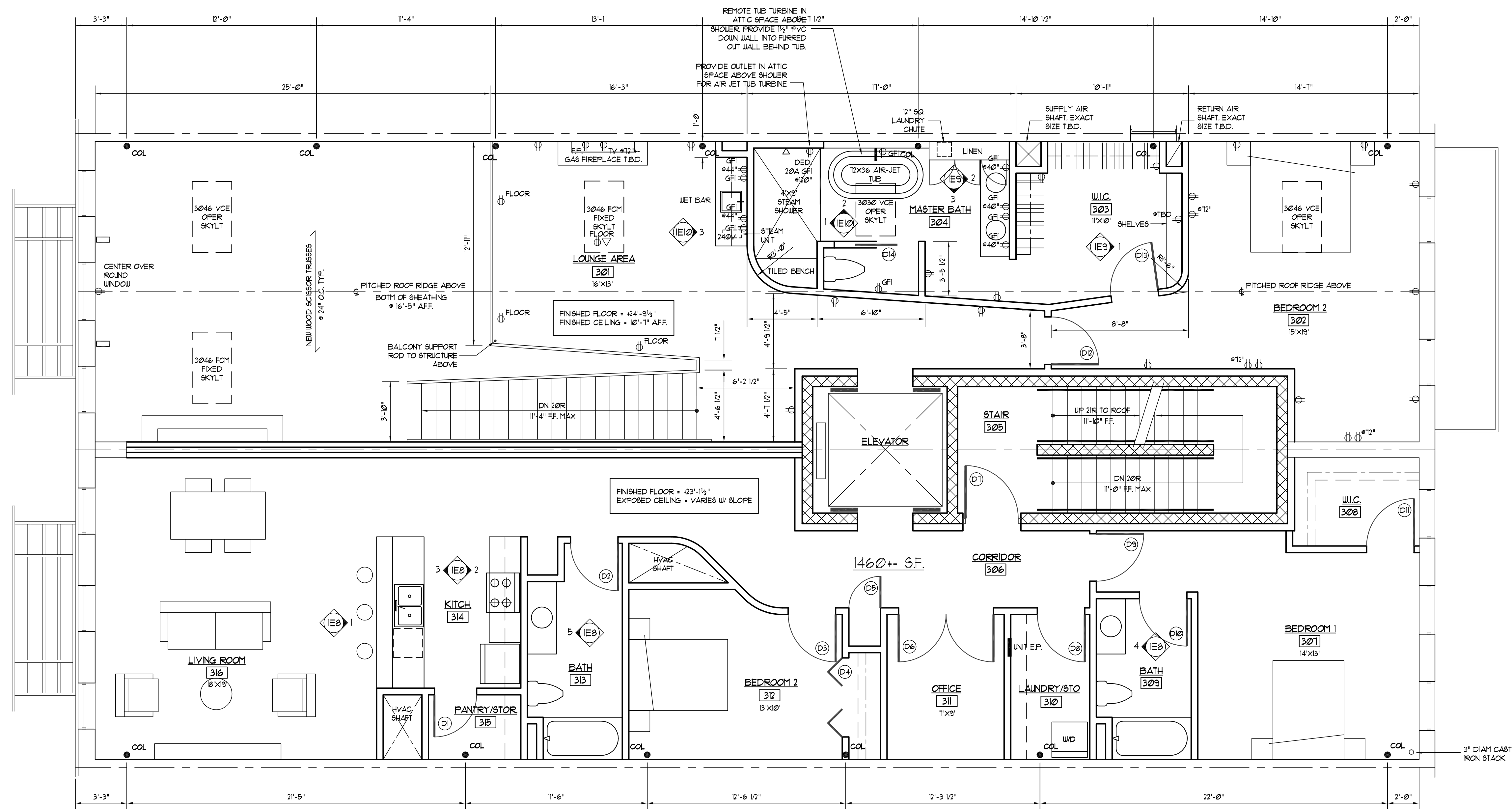
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REVISIONS

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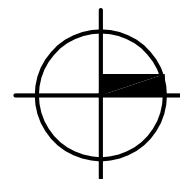
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SHEET NO.

A3

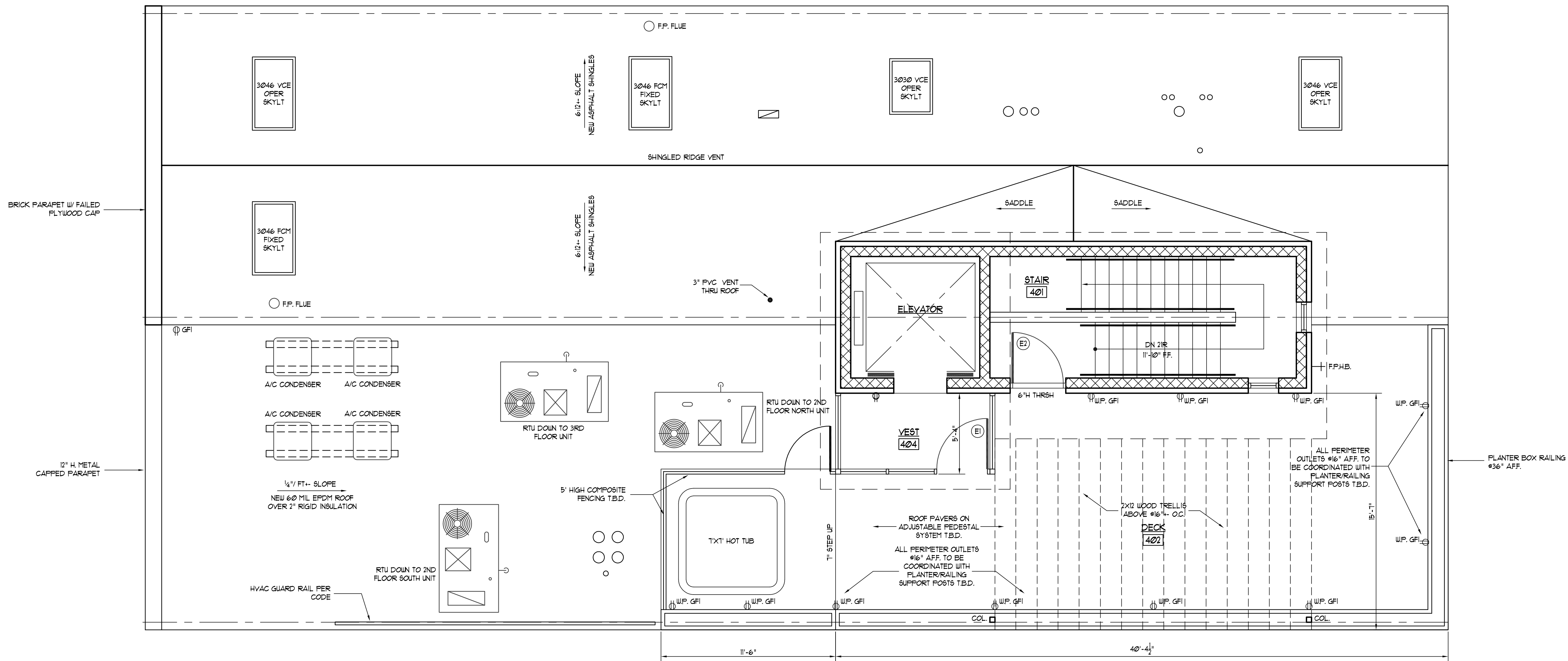


# THIRD FLOOR PLAN

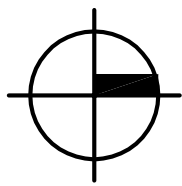
SCALE: 1/4"=1'-0"



NOTE: ALL GENERAL PURPOSE (NON  
DEVICE SPECIFIC) OUTLETS IN OWNER  
OCCUPIED UNIT SHALL HAVE USB PORTS.  
ALL OUTLETS AT 18" AFF. UNLESS NOTED.



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

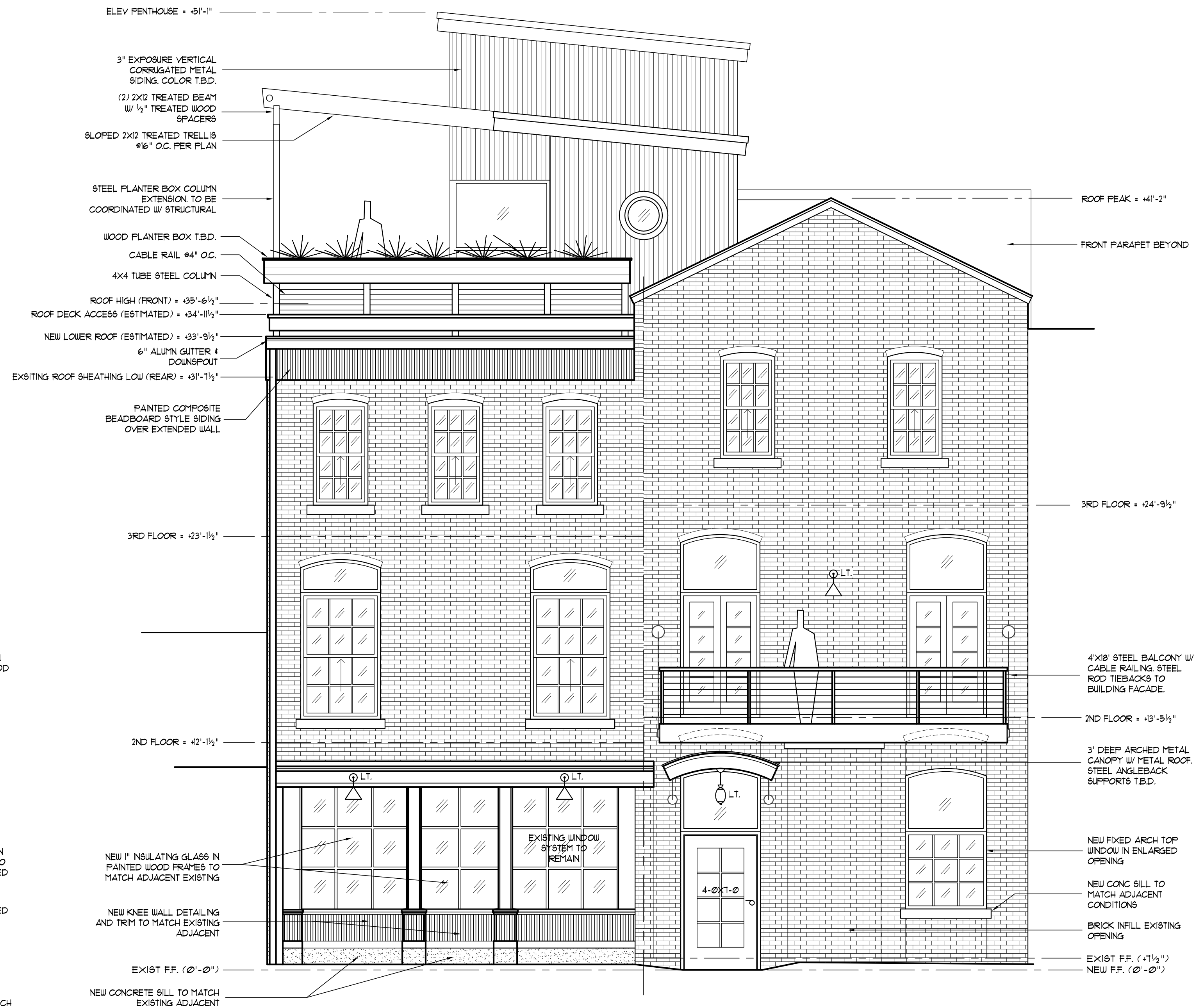




**SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"

ALL 2ND & 3RD FLOOR WINDOWS TO BE REMOVED AND REPLACED WITH NEW ALUMN CLAD W/ INSULATING GLASS. FRAME & MULLION PROFILES TO BE APPROVED BY HDC PRIOR TO INSTALLATION.

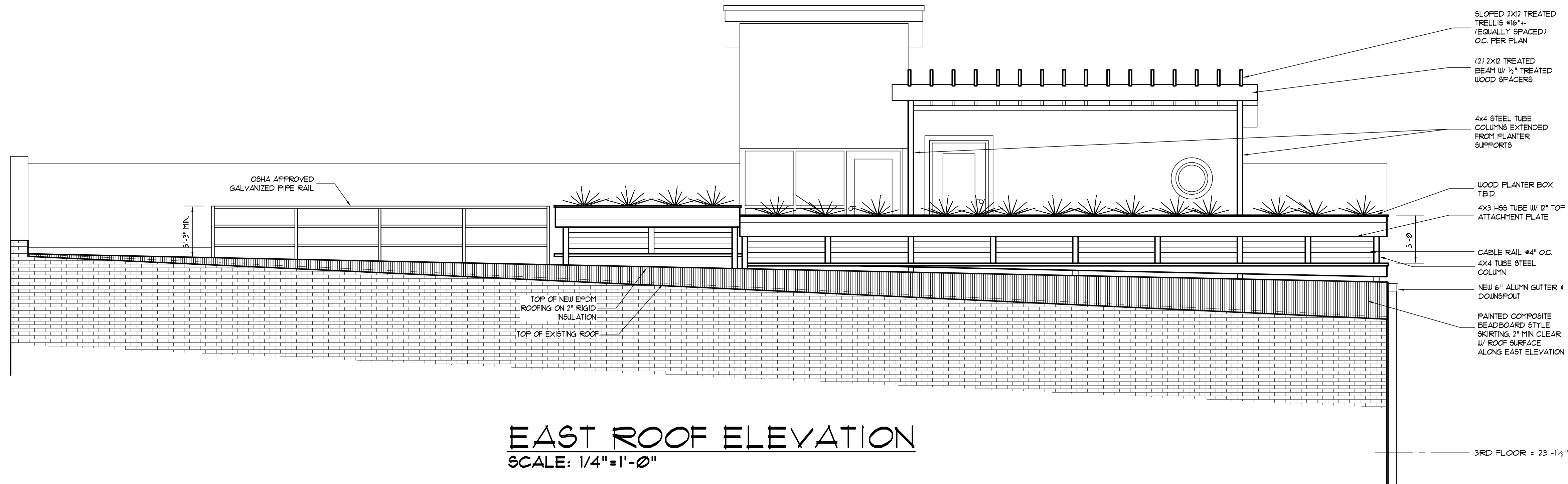
ALL BRICK AND WOOD SURFACES ON SOUTH ELEVATION TO BE PAINTED. COLOR T.B.D.



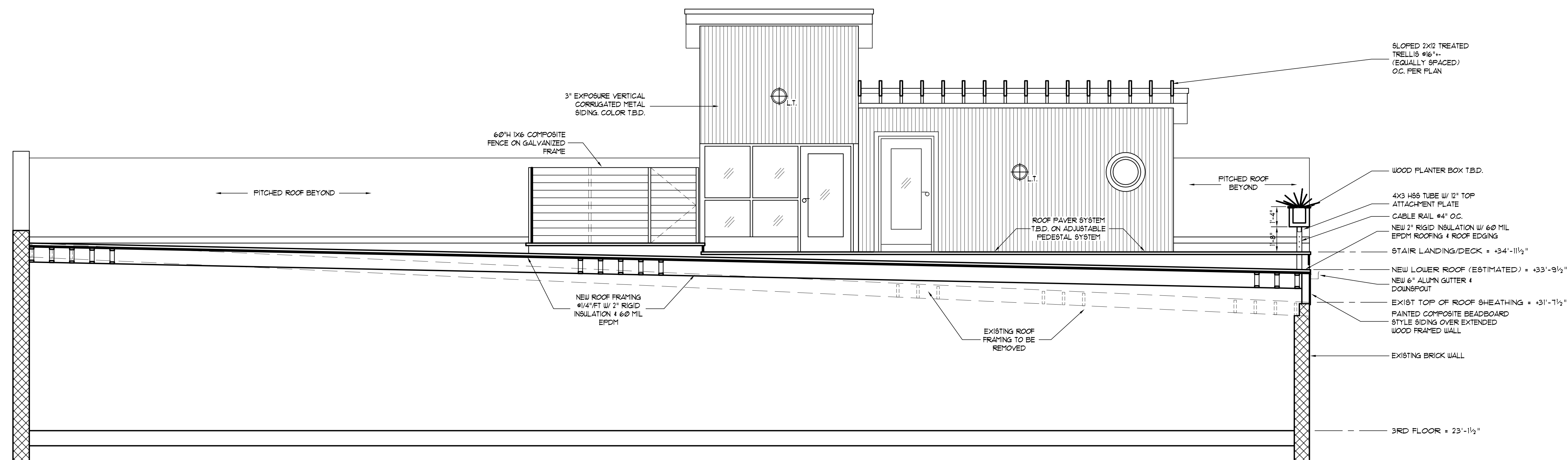
**NORTH ELEVATION**  
SCALE: 1/4"=1'-0"

ALL 2ND & 3RD FLOOR WINDOWS TO BE REMOVED AND REPLACED WITH NEW ALUMN CLAD W/ INSULATING GLASS. FRAME & MULLION PROFILES TO BE APPROVED BY HDC PRIOR TO INSTALLATION.

ALL BRICK ON ELEVATION TO BE CLEANED BUT NOT PAINTED. ALL WOOD AND COMPOSITE SURFACES TO BE PAINTED.



**EAST ROOF ELEVATION**  
SCALE: 1/4" = 1'-0"



**ROOF SECTION LOOKING WEST**  
SCALE: 1/4" = 1'-0"





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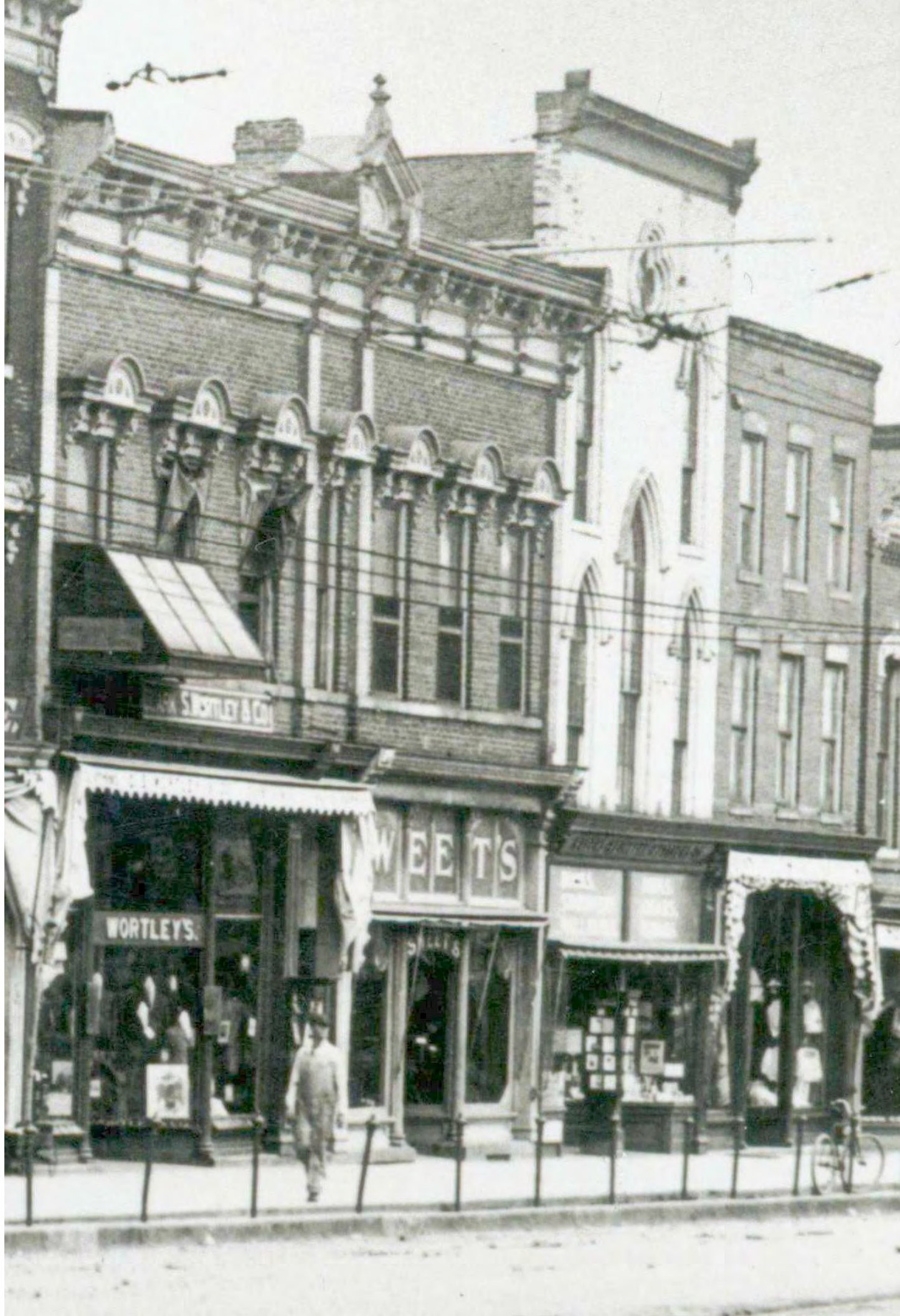
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## MINUTES 2/27/2018

Schmiedeke: Mentioned that the color match for the mortar may be a concern.

*[Staff provided the HDC Masonry Repair and Cleaning fact sheet to the applicant]*

Motion: Lindsay (second: Pettit) moved to approve the application for work at 9 S Adams to include the removal of the existing window on the west side of the building. The opening will be in-filled with brick, set back an inch, and not toothed in with an appropriate mortar to match per the fact sheet provided. The existing lintel and sill will remain in place as discussed.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Approval: Unanimous approval. Motion carries.

### **116-118 W Michigan**

*\*Application is for front & rear façade work; window & door replacement & window reopening, roof deck & balcony installation, rear expansion, painting & cleaning*

Applicant: Van Hunsberger, architect and Adam Tasselmyer, owner- Present

Discussion: Hunsberger: Stated they are lowering the basement floors, and originally all the work would have occurred at the back. They were denied by DPS to set up facilities at the back. That left taking construction debris out through the front. They need to repair the brick façade in the front. The floor in the front is settling a bit. They want to remove the a portion or all of the painted plywood sign panel on the front façade so they can investigate the structure, reinforce the façade, and put the panels back as they were.

Prebys: Clarified that they are requesting approval to remove the panels of the façade.

Davis: Asked how the scope of the work will affect the ability to complete the project, and what the timeline is for having everything done on the exterior.

Hunsberger: Responded that summer is the goal, that June 15 is the date that they are shooting for.

Lindsay: Suggested having the demolition piece separate from the work.

Schmiedeke: Asked where the entrance is.

Hunsberger: [*Showed using an image*]

Schmiedeke: Stated her concern is with the lack of entrance for each of the buildings, since these are two different buildings from two different periods.

Hunsberger: Stated that if one was put on the 118 W Michigan storefront, that it would need to be a non-functioning entrance because of the slope of the sidewalk.

Pettit: Asked if Commissioner Schmiedeke's concern is a lack of a door or the lack of an actual entrance.

Schmiedeke: Responded that she wants the appearance of a door, that her concern is more visual.

Pettit: Stated that the Corner Health building is three buildings together, but they have only one entrance. Stated that if both storefronts looked exactly the same or were uniform, he would then be concerned. But the storefronts are different and that differentiates them from each other.

Davis: Asked if the entrance for 118 W Michigan will be a flush entrance, or will it have dimensionality like the other storefront.

Hunsberger: Stated the entrance will be flush, not dimensional but that the awnings that they have proposed for above the storefronts will give the entrance dimensionality.

Davis: Asked if the applicant can bring back an option with a non-functioning door for the HDC to consider.

Prebys: Clarified that the purpose of this application is permission to remove the panels for investigation purposes.

Motion: Davis (second: Lindsay) moved to table the application for work at 116-118 W Michigan due to incompleteness of the application. Applicant may

start demolition work on exterior storefronts and the signage areas for the purpose of engineering review.

Approval: Unanimous approval. Motion carries.

Hunsberger: Stated they have the opportunity to raise the roof slightly on the north end of the building. Stated the material on the side can either be a composite vertical beadboard or brick. Asked what would be best for the side.

Prebys: Responded the HDC is in favor of new or different materials for additions to buildings so that there is a clear differentiation between the old and new.

Hunsberger: Added that it would wrap around the side.

Pettit: Stated he does not have a problem with that material.

## **15 S Washington**

Applicants: David Esau, architect and Bob Gillett, owner- Present

Discussion: Esau: Stated the first thing is an amendment to a previous approval. They are proposing to reorganize the three windows on the center of the second floor on the east side into six smaller windows. States that this is required since the structural studs are right in the center of the area where they planned to install the three windows. The second item is about the plaster. They want to repair the plaster and have come up with sample [*he indicates the sample that he brought with him on the table*]. He offers to pass around the sample so that the commission can get a closer look. They plan to paint the existing and new plaster in the same color, an off-white that was included with the application. The third item is a scupper on the roof to prevent water from standing on the roof if the drainage system is clogged. The fourth item is for exterior lighting under the canopies. On the west side, hanging cylinders would be installed and ceiling mounted cylinders would be installed on the east side. Lighting would also include one wall-mounted light for above the double metal doors on the east wall.

Davis: Asked if all the lights will be in bronze and in the same finish.

Esau: Confirmed that is the case. The fifth item is about signage. They propose to install address signs over the doors and tenant signage on the glass on either side of the west doors. Stated that he hopes that the



# HDC Work Permit Staff Review

*Property address:* 116-118 W Michigan Ave

*Date of Application:* February 16, 2018

*Date of Review:* April 20, 2018

*Date of Meeting:* April 24, 2018

*Proposed work:* Front & rear façade work; window & door replacement & window re-opening, roof deck & balcony installation, rear expansion, painting & cleaning, awning/sun shade installation

*Materials:* concrete sill, storefront systems with 1" low-e insulated glass and 4" wood framing, 4' projected metal sun screen, 4'x18' steel balcony w/ cable railing, 3" exp. corrugated metal siding, treated wood, planter box railing, composite beadboard, steel, brick infill, 3' deep arched metal canopy

*Staff review:*

1. The application was tabled at the last four HDC meetings, and was granted an application timeline extension by the HDC at the April 10, 2018 meeting. The extension is through May 22, 2018.
2. The applicant has contacted staff to advise that they would like to come in to discuss some changes prior to the final application consideration, thus they are planning on attending the April 24, 2018 HDC meeting.
3. The applicant was issued a building department permit for interior work. Once work started it became evident that the storefronts would need to be removed.
4. When the storefronts were removed staff sent a letter to the owner regarding the need for an HDC permit prior to any work commencing on the exterior of the building.
5. The application does not include any details in the application on the windows, paint colors, signage, exterior flooring material, planter box railing nor lighting specs. Other smaller details are missing as well.
6. An additional building department permit will be required for this work and should be obtained prior to the start of any further work.

*Relevant Secretary of the Interior's Standards:*

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.**

~~#5, #9, #10~~, not applicable

*Recommended Motion:*

Move to table the application for work at 116-118 W Michigan due to the need for further details on the project.

## HDC MEETING MINUTES 4/24/2018

neighbor has been contentious, confrontational and unwilling to compromise in any way. At most she has 2 cars in her spacious lot with easy access and will not let them use 4 square feet on the unused corner of her lot so that they can safely access their lot. Stated that she has a personal vendetta against their property owner. Stated that this will end up resulting in more possible damage to the building. He stated that the needs of their growing strip of businesses are small and asked that the commission deny this individual's request to add dangerous hazards to their tiny driveway. He asked that the fencing be denied which has the sole malicious purpose of keeping essential utility vehicles from reaching their properties.

### **Jeannie Odonie- 36 N Huron**

Stated that she does not have much more to add but that she has scraped her car within in 2 weeks of starting there. It is almost impossible to pass in the winter and she echoes all the sentiments of the previous statements.

### **Alex Munro- 56 N Huron**

Stated that this is an obstacle for him to renting and remodeling his property. That it is an impediment to emergency vehicles accessing the buildings at the rear.

**PUBLIC HEARING**—none

## **OLD BUSINESS**

### **116-118 W Michigan**

*\*Application is for front & rear façade work; window & door replacement & window reopening, roof deck & balcony installation, rear expansion, painting & cleaning*

Applicant: Van Hunsberger, architect and Adam Tasselmeyer, owner- present

Discussion: Davis: Asked for an update on the progress.

Hunsberger: [*Provided handouts of storefront elevations for the commission*]  
Stated that he is looking to study the front of the building. Stated that they would like to try something a little different. That one of the commissioners was looking for a door or storefront presence on the west side. Stated that they are now looking to place a functioning door on the west storefront. Stated that they are now planning turning the door on the east side to the front and are no longer planning on recessing that door. He explained the differences between the storefront elevations that were in the handouts and stated that they are looking for feedback from the commission.

Davis: Stated that there was more information that the commission was looking for in order to make a decision on this application. Asked what the applicants are looking for from the commission today.

Hunsberger: Stated that they are strictly looking for direction on the storefronts.

Rupert: Stated that instead of the concrete on the front, why not use brick to replicate what is above.

Hunsberger: Stated that they shied away from brick while comparing this storefront to other gothic storefronts.

Prebys: Stated that he liked option C. He likes the differentiation on this option. Stated that he stumbled on the oval door since it is inappropriate. Stated that he does not mind the precast concrete base, which it may hold up better than brick in this area.

Rupert: Stated that a hard fired brick will hold up just as good as concrete.

Tasslemeyer: Stated that when he looked at other Gothic buildings, they all seemed to have that concrete base.

Lindsay: Stated that the proportions seem to be a little off.

Hunsberger: Stated that he spent hours trying to get the proportions to work with the upper levels to no avail.

Schmiedeke: Stated she likes option E and option C; but that option C is probably more appropriate for the two buildings without the oval door.

Tasselmeyer: Asked if they are looking for the differentiation in the transom areas.

Prebys: Agreed, that is what he believes is appropriate.

Davis: Stated that he prefers the concrete to the brick, but would also be open to a stone option. Recapped that option C is the better option and that the oval glass door was not appropriate.

Hunsberger: Wanted to know if the western storefront would be ok with aluminum clad wood framing and composite trim. The right hand side would be stick framed.

Lindsay: Stated that the preference is for wood rather than composite.

Prebys: Stated that composite makes sense from a durability standpoint. Stated that modern wood might be a maintenance issue.

Rupert: Agreed with that the composite would be ok the right hand side as well.

Davis: Asked about what was found after the signboard was removed.

Hunsberger: Stated that some 4 x 4s were being crushed between steel beams and that they will need to shore that up.

Schmiedeke: Asked about the awning and where the sign will be located.

Hunsberger: Stated that it is more of a trellis or sunshade and it is needed for shading due to the direction of the building. The sign will be at the end of the awning.

Davis: Asked if they had any other questions.

[ *The applicants indicated none.*]

Motion: Prebys (second: Pettit) moved to table the application for 116-118 W Michigan pending further information.

Approval: Unanimous. Motion carries.

## **NEW BUSINESS**

### **412 N Washington**

*\*Application is for the installation of an egress window*

Applicant: James Barnes, applicant –Present

Discussion: Barnes: Stated that they are seeking permission to install an egress window at 412 N Washington.

Prebys: Asked what size the new window will be.

Barnes: Stated that it would be a 29" x 47" casement aluminum clad window by Pella.

Prebys: Asked what width the current window is.

Barnes: Stated that it is about 4' wide.

Prebys: Asked what the 6 x 6 refers to.

Barnes: Stated that that is for the wooden frame for the well.

Pettit: Asked if the width of the window is same as what exists there.

Barnes: Stated that they are similar but that he actually didn't measure that.

Pettit: Asked if he is using the same opening but then going down.

Barnes: Stated that is correct, that he would need to go about 2' feet below grade.

Davis: Asked what the configuration of the window will be.



## City of Ypsilanti

Community and Economic Development

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April 30, 2018

VANARCHITECTS PLLC  
2000 HOGBACK RD, SUITE 3  
ANN ARBOR, MI 48105

### **RE: HDC Work Permit Application for 116-118 W MICHIGAN**

Dear VANARCHITECTS PLLC,

At its regular meeting on Tuesday, April 24, 2018 the Historic District Commission (HDC) reviewed your request for work at 116-118 W MICHIGAN. Your application was **tabled** pending further information. The commission requests the following in order to render a decision:

Further details on the project. *(This includes details on the windows, paint colors, signage, exterior flooring, planter box railing and lighting.)*

Your application will be considered again at the next regular HDC meeting on Tuesday, May 8, 2018 at 7:00 p.m. *It is strongly encouraged that you or your representative attends the meeting if possible in order to ensure a prompt and accurate review of your submitted materials.* **The application will be denied on procedural grounds by May 22, 2018 if no action is taken.**

Please contact me at 734-483-9646 or [ckochanek@cityofypsilanti.com](mailto:ckochanek@cityofypsilanti.com) with any questions.

Sincerely,

Cynthia Kochanek, Preservation Planner  
Community & Economic Development Department

CC: Property Owner - REXALL PROPERTIES LLC 124 W MICHIGAN APT 204 YPSILANTI MI 48197  
File  
Building Department



## City of Ypsilanti

Community and Economic Development

May 23, 2018

VANARCHITECTS PLLC  
2000 HOGBACK RD, SUITE 3  
ANN ARBOR, MI 48105

### RE: HDC Work Permit Application for 116-118 W MICHIGAN

Dear VANARCHITECTS PLLC,

On Tuesday, May 22, 2018 the Historic District Commission (HDC) reviewed your request for work at 116-118 W MICHIGAN. Your application was **approved** to include:

Work as depicted in the elevations dated May 22, 2018 as well as the storefront details from May 15, 2018. The composite beadboard will be finished in sage, the rooftop decking in IPE wood color and the window trim and storefront systems in sage green light. The awnings and canopies in galvanized steel. The cornice will be finished in Nebulous White along with the trim around the porch. Gutters are to be finished in Intellectual Grey. The box column on the rear in galvanized steel and the tower to be finished in Sandstone with the planter boxes in Wheat Penny as well as the trellis. The storefront will be finished in Sage green light and the backing of the signboard to be Roycroft Bronze Green. The brick on the upper south elevation will be finished in Intellectual Grey. The infill on the railing is to be a wire mesh in a stainless steel finish. The lights will be as submitted in the application finished in weathered zinc. The cladding of the windows to be in the color Fossil. A smooth finish will be used for the composite trim. The light pattern on the windows are to match the submitted elevations along with the window details as included in the application. As preparation for painting; no power washing or sandblasting is permitted.

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

- #5 - Preserve distinctive features.
- #7 - Clean building gently—no sandblasting.
- #9 - Contemporary designs shall be compatible and shall not destroy significant original material.
- #10 - New work shall be removable.

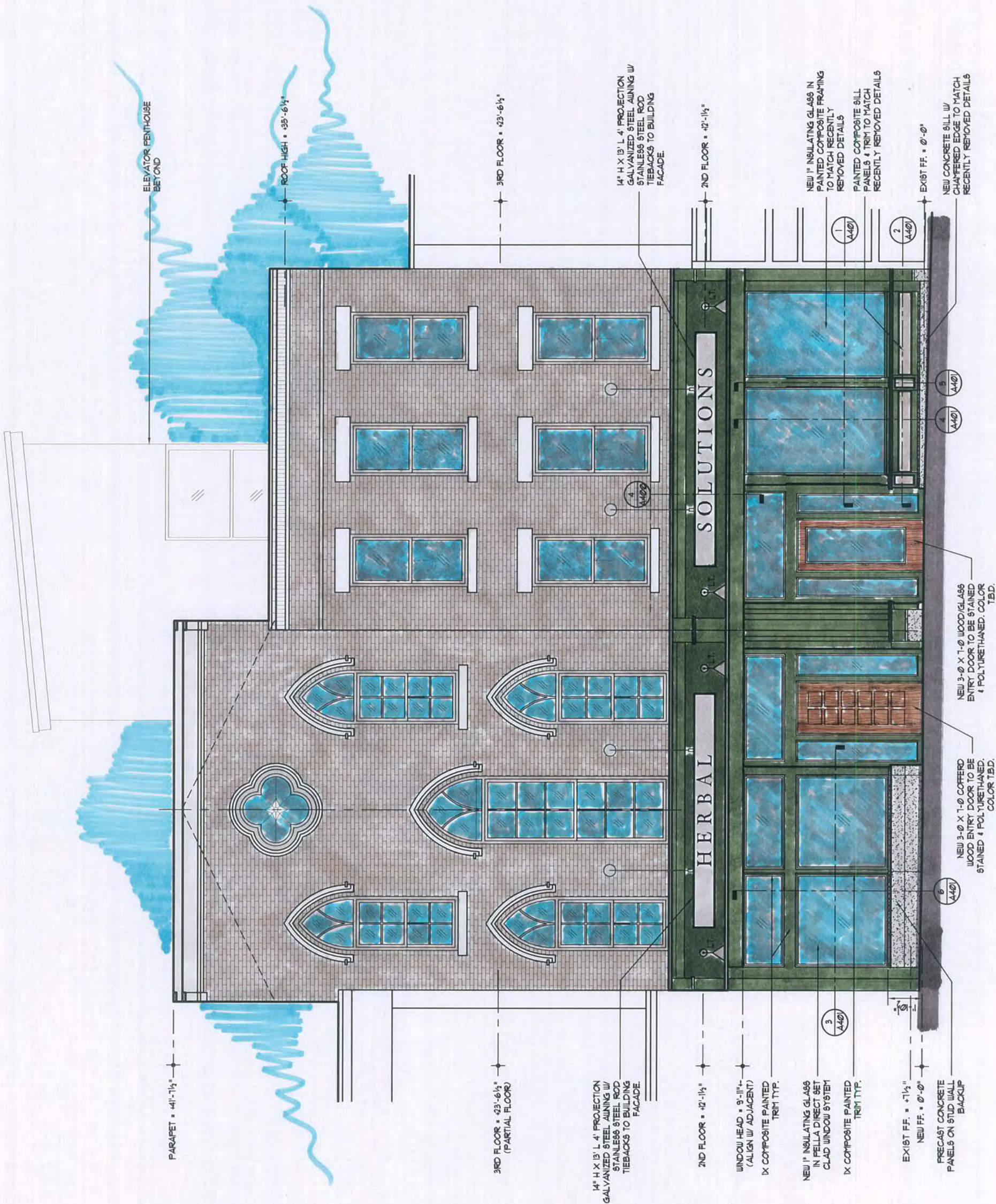
**Approval by the Historic District Commission does not guarantee approval by the zoning, building and/or other necessary departments.** Before proceeding with the project it is the responsibility of the applicant to have obtained all approvals necessary. You must apply for and receive all applicable permits within six months of this date for your HDC approval to remain valid.

Please contact me at 734-483-9646 or [ckochanek@cityofypsilanti.com](mailto:ckochanek@cityofypsilanti.com) with any questions.

Sincerely,

Cynthia Kochanek, Preservation Planner  
Community & Economic Development Department

CC: Property Owner - REXALL PROPERTIES LLC 124 W MICHIGAN APT 204 YPSILANTI MI 48197  
File  
Building Department



**SOUTH ELEVATION (L2)**  
SCALE: 1/4"=1'-0"



**NORTH ELEVATION**  
**SCALE: 1/4" = 1'-0"**

## HDC MINUTES 5/22/2018

installed but he plans to do it at some point in the future; that that would just be the upper two segments of the logo area on the sign.

Lindsay: Asked what the materials are on the new sign board – not the actual sign but the back.

Ploof: Stated that it is a standard sign board material, available from Fingerle.

Kochanek: Asked if it was possibly MDO.

Ploof: Stated that he thinks that is what it is.

Davis: Stated that he originally had concerns about the lighting and was not clear if, when the sign was installed, the lighting was operational or not.

Ploof: Stated that the lighting is not.

Davis: Stated that he does not have any problems with that and that if he wanted to light it in the future, submitting an application would be preferred so that the Commission can understand exactly what is going to be lighted. Stated that this application, would not include the lighting.

Kochanek: Advised that if the Commission approves it now, it becomes an issue if it has not been installed within six months or one year with an extension. Advised that if it is not going to happen within a year, then it is probably better to come back.

Motion: Prebys (second: Pettit) moved to approve the work at 216 W Michigan to include the installation of a powder coated steel sign on a MDO signboard with stainless steel standoffs and a fully transparent acrylic material in the logo area that allows the blue paint behind the logo to be visible as depicted in the drawing submitted with the application dated April 20, 2018. Work to also include the painting as shown in the rendering with the application.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

### **116-118 W Michigan**

*\*Application is for front & rear façade work; window & door replacement & window reopening, roof deck & balcony installation, rear expansion, painting & cleaning*

Applicant: Van Hunsberger, architect and Adam Tasselmeyer, owner- Present

Discussion: Davis: Indicated that the Commission has been given some new materials. Stated that staff has prepared a few different types of motions that can be made; asked for the applicant to talk through the items on the agenda for today.

Hunsberger: Stated that the last time they were here, they talked about the south storefront design; that they came to a resolution on that as far as the arrangement of the windows, which is represented in the drawings that were submitted. Stated that it does a fairly good job of making the storefronts harmonious but not identical. Stated that this is the composite they propose to use [*referencing materials*], which is used in a majority of storefront applications. Stated that the company is called Boral; that it is a fly ash composite, cuts just like wood and is much more resistant to expansion and contraction than the other products.

Pettit: Stated that he has used Boral with some grade level work, i.e., on porches and that he thinks it is possibly the way to go.

Hunsberger: Stated that it is supposed to be waterproof, not just water resistant, and that the great thing about it is that it comes in a variety of sizes, so it is versatile. Stated that it can be used everywhere on the storefront, even with the sloped sills on the east side.

Davis: Stated that the trim piece has that wood texture.

Hunsberger: Stated that they would use the smooth side; that it is reversible. Stated that they propose to use the lap siding on the planter boxes well as on the elevation.

Davis: Stated that the Commission seems pretty comfortable with the materials, so we can move on.

Hunsberger: Stated that this is all Pella window and door products; this is the color they will be going with [*referencing sample materials*] regarding all of the second and third floor windows, front and back and the three doors on the north side which would be commercial doors. Stated that they are proposing the corrugated metal product for the elevator penthouse on the roof and that this is the color they propose that it be in. Stated originally, they had proposed the cable rail for the upper balcony under the planter boxes but that the owner had some concerns about his small dogs. Stated that they decided to use a stainless steel product, with a 3 x 3 grid, that is represented on the updated drawings instead. Stated that there is also a photo of a similar installation on another building just for reference.

Davis: Asked if it would remain the stainless steel color.

Hunsberger: Stated, yes. Stated that the trellis in front, the sun screen, is essentially galvanized metal which would be 2 inches thick by 14 inches deep. Stated that he also has a reference picture of some buildings that were done in years past; that two were on a bank. Stated that then all tie-backs and mounted plates on the face of the metal would be stainless steel, so it would be extremely close to the galvanized. Stated that they have not picked a specific front door; that there is a picture that he submitted which is his gothic inspiration for the east side. Stated that the intent on that front door is somewhat dungeon-ish looking, coffers, thick, simple profiling and that he was picturing probably a darkish mahogany finish like in the picture. Stated that the east side, with the glass panel in it, would possibly also have a mahogany door to match in color but obviously different.

Davis: Stated that they might have to talk a little more about the door, but to continue.

Prebys: Asked about the lighting.

Hunsberger: Stated that there is a cut sheet in the packet.

Prebys: Stated it is a gooseneck.

Hunsberger: Stated that the Commission had asked for information about the upper deck and that it is basically a floating paver system that mounts on top of the EPDM roofing – its an IPE wood which is an extremely hard, dense wood.

Pettit: Asked if it is actual wood.

Hunsberger: Confirmed it is actual wood and that it weathers a bit over age.

Davis: Stated that he is good with the lighting the decking. Stated that there were a couple of comments about the door. Asked for thoughts from the commissioners about this style for this secondary door which the Commission requested they put in.

Hunsberger: Stated that it ended up making sense with Adam's design.

Tasselmyer: Stated one thing to keep in mind is that they have their facility inspection and that they are being extremely detailed on entryways. Stated that when he leaves the Commission meeting, he has to go meet with the security firm and go over some of the things they are going to be looking for; that they might have to put in a metal door instead and that they will have that information in the next two weeks.

Davis: Stated they might want a plainer door.

Lindsay: Agreed.

Pettit: Stated that he thought that initially but then looked at it in relation to the building; that although it is not necessarily a commercial door, he liked the way it harmonized with the light pattern in the windows.

Davis: Stated that everything does not necessarily have to be approved tonight, especially given that the door choice may change. Stated that it might be better to wait to have fuller discussion about the doors once the final decision is made.

Hunsberger: Stated that it is the first he has heard of it.

Tasselmyer: Stated he was told at about 5:30 today.

Pettit: Stated that if there was feedback about it, it might be worth sharing it anyway so that the applicant knows.

Prebys: Stated that it is a modern front, the street side, and it has some style to it. Stated that it is not 19<sup>th</sup> century but a modern interpretation; that he goes along with Commissioner Pettit in thinking that it has some pizzazz to it and that it stands out nicely.

Lindsay: Stated she thinks it is inspired by both the existing building as well as what the existing building is harkening back to.

Davis: Stated that he wonders if this is running too much up against Standard #3, "do not imitate earlier styles", in that in the submitted photograph looks like it is from a church.

Prebys: Stated that it looks like a steel grating and that he is sure that, in reality, it would not look like that.

Hunsberger: Stated that if it ends up being a steel door, our options may change but that knowing that you would potentially accept something that is slightly more of a focal point than just disappearing, is helpful.

Davis: Stated that he thinks there is flexibility with the design for the door.

Lindsay: Stated that if there were pointed arches at the top of the door, then she might start to really say that they are imitating earlier styles.

Kochanek: Advised that if the Commission is comfortable with it, they could approve this door and then if the applicant has to change it, they would have to come back to amend their application.

Davis: Stated that he would like the Commission to take a look at our possible motions; and to verify if staff concerns about colors were addressed.

Hunsberger: Stated that they all are referenced in the rendering.

Davis: Stated that the beadboard would be in sage green light.

Hunsberger: Stated that the only thing that is the really dark green is the sign board behind the front awning. Stated that the reddish tone is for the planter boxes on the north side and that that is somewhat variable because we have to wash that brick on the back. Stated that the idea is to match the brick as close as possible and that until it is washed, the exact color is unknown.

Davis: Asked the Commission if we are at the level where we are comfortable approving everything that we discussed tonight or are we comfortable approving the extension on the work to June 12<sup>th</sup>.

Prebys: Stated that he is comfortable to approve everything that was discussed tonight.

Schmiedeke: Asked what color the upper floor windows are.

Kochanek: Stated that they are that fossil color.

Schmiedeke: Asked for the color of the cornice on each building.

Hunsberger: Stated that it is the white paint color.

Lindsay: Stated that it is the lightest one, the nebulous white.

Hunsberger: Confirmed.

Schmiedeke: Asked if they would consider one of the darker colors.

Prebys: Asked if this was maybe to pick out the color of the headers on the windows.

Hunsberger: Stated that that would all be painted that same color – the window headers, the arch trim around the windows; that anything that gets that light color would be the nebulous white.

Schmiedeke: Asked what color is the brick building itself.

Hunsberger: Stated, Intellectual gray.

Davis: Asked if they had gone into what color the awnings and canopies would be.

Hunsberger: Stated that the sign canopy is the galvanized steel.

Davis: Stated that we are going through this very carefully because we do not want to approve you for something now that you actually do not want to do; that we want to make sure we get it all correct now. Asked, regarding the cornices that Jane had asked about being a darker color versus the nebulous white, how the commissioners felt about the nebulous white that they have depicted it as.

Pettit and Prebys: Stated that it would be fine with them.

Hunsberger: Stated that his personal preference is to have lighter colors on top; that it just does not feel top heavy that way.

Pettit: Asked if the color of the exposed gutter matches something that you already have.

Hunsberger: Stated that he believes it would be the Matcha green.

Prebys: Asked for the description of the lighting fixture.

Pettit: Stated that it is Vintage Vent Farmhouse Ensconced.

Hunsberger: Stated Weathered Zinc is the color.

Pettit: Stated it looks like there are different sizes.

Hunsberger: Stated that they are going to use the 14 inch.

Prebys: Stated that that is fine; that they may have different sizes for different places.

Kochanek: Asked if there were any questions about the grills in the windows; that it looks like they are all exterior.

Hunsberger: Confirmed.

Kochanek: Asked if all the upper windows are wood with aluminum clad.

Hunsberger: Confirmed.

Kochanek: Asked about signage.

Davis: Stated that signage is not going to be included and that doors probably should not be included either until they are sure this is the design they are going to go with. Asked if the applicant is okay with that.

Hunsberger: Stated, yes.

Tasselmyer: Stated that a lighted sign was previously brought up; that they were under the impression that it was not allowed. Asked if a lighted sign is allowed.

Prebys: Stated that, generally, the Commission will approve a lighted sign if it is front lighted; i.e., a gooseneck lamp or something that comes down. Stated that the Commission generally prefers not to approve backlit signs and if it is approved, we only approve the verbiage to be transparent and showing light; that the rest of the sign would be opaque.

Hunsberger: Asked if the Commission could again describe how it is possible to light the lettering.

Prebys: Stated, if the lettering alone is translucent.

Pettit: Stated, as opposed to where the field is emitting light; that they would just want the letters emitting light.

Hunsberger: Stated that obviously their sign sticks way out and there is no way to front light it.

Davis: Stated that he wondered if it would actually be cut into the awning.

Hunsberger: Stated that it would. Stated that since they do not want to punch a ton of holes in the galvanized awning, that he is figuring an aluminum or galvanized raceway that would be as small as possible, attached in a couple of spots on the face of that and then individual letters mounted to that; that the individual letters could be wired individually.

Davis: Asked how deep the awning would be.

Hunsberger: Stated four feet.

Davis: Stated that he is not comfortable with a lit sign because the Commission is trying to adhere to minimizing our light pollution. Stated that illuminating it would probably not be appropriate with this awning. Stated that if the applicant was going to do something different where it was going to be on the signboard, no awning, then we could have a discussion about light for the signage. Stated that that is his personal feeling; that others may feel differently.

Hunsberger: Stated that he thinks the sign that they choose will probably have to be a reasonably bold color so you can actually pick it out and read it since it is not lighted and does not have any front lighting on it. Stated that there is the potential, if it was lit, that it could just be a white light.

Davis: Stated that what the Commission discussed with a couple of other applicants is having smaller directional lighting actually on the sign coming

over or from the side. Stated that that may be something to discuss with your sign manufacturer because you are going to have a bit of a tricky sign to begin with, so that could be something that would be possible. Stated that when it comes to the lighting, the Commission is trying to be very careful.

Hunsberger: Stated that that is fine; that it was surprising to hear the word "lighted sign" come up in the last review.

Kochanek: Advised applicant that when they come back with a sign, to have dimensions, how it is handled, and obviously all the questions asked by the Commission. Stated that if they are not including the door tonight, then to just basically give her a rendering of the doors.

Lindsay: Asked if there are plans for window signs.

Tasselmyer: Stated, he does not think so.

Lindsay: Asked if the precast concrete panels are going to be just raw concrete or if they are going to be finished and painted.

Hunsberger: Stated that they will not be painted; that it will just be a natural concrete color, smooth with reveals as shown.

Pettit: Asked if the store front is in the sage green.

Lindsay: Stated, yes, sage green; that the sign board is the only dark green.

Motion: Pettit (second: Lindsay) moved to approve the application for work at 116-118 W Michigan as depicted in the elevations dated May 22, 2018 as well as the storefront details from May 15, 2018. The composite beadboard will be finished in sage, the rooftop decking in IPE wood color and the window trim and storefront systems in sage green light. The awnings and canopies in galvanized steel. The cornice will be finished in Nebulous White along with the trim around the porch. Gutters are to be finished in Intellectual Grey. The box column on the rear in galvanized steel and the tower to be finished in Sandstone with the planter boxes in Wheat Penny as well as the trellis. The storefront will be finished in Sage green light and the backing of the signboard to be Roycroft Bronze Green. The brick on the upper south elevation will be finished in Intellectual Grey. The infill on the railing is to be a wire mesh in a stainless steel finish. The lights will be as submitted in the application finished in weathered zinc. The cladding of the windows to be in the color Fossil. A smooth finish will be used for the composite trim. The light pattern on the windows are to match the submitted elevations along with the window details as included in the application. As preparation for painting; no power washing or sandblasting is permitted.

# **STUDY ITEM MINUTES FROM 3/26/2019- STAFF HAS COPY OF OVERSIZED DRAWINGS THAT WERE TOO BIG TO SCAN.**

*[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

## **329 E Cross**      **STUDY ITEM MINUTES FROM 6/25/2019**

*\*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]*

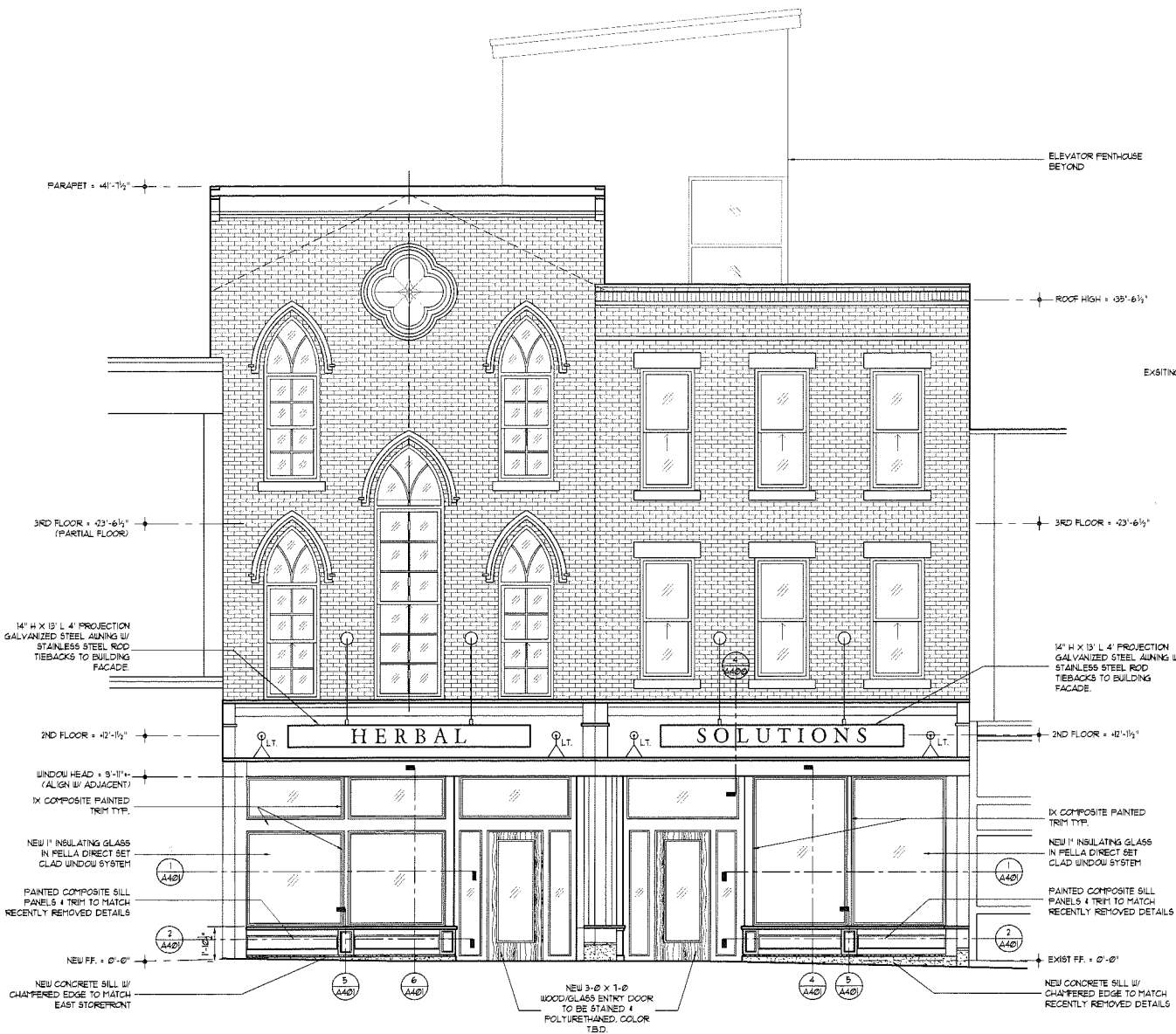
Stevenson: *[Discussion re: window eyebrow hoods]*

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

### **15 E Cross**

Applicant: Patrick Echlin

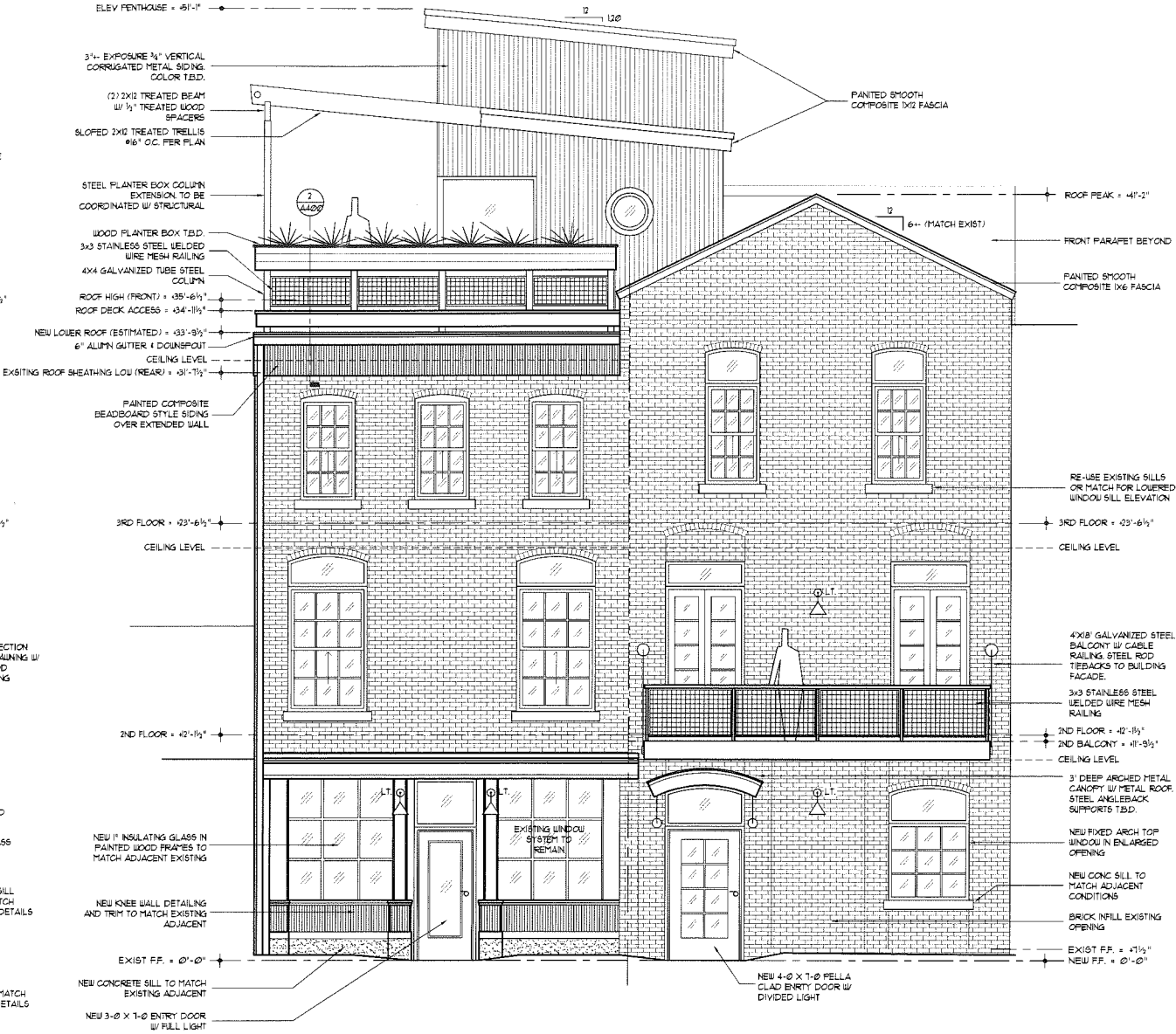
Discussion: Echlin: *[Discussion re: proposed installation of posts for patio sails]*



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

ALL 2ND & 3RD FLOOR WINDOWS TO BE REMOVED AND REPLACED WITH NEW ALUM CLAD W/ INSULATING GLASS. FRAME & MULLION PROFILES TO BE APPROVED BY HDC PRIOR TO INSTALLATION.

ALL BRICK ON ELEVATION TO BE CLEANED BUT NOT PAINTED. ALL WOOD AND COMPOSITE SURFACES TO BE PAINTED.



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

ALL 2ND & 3RD FLOOR WINDOWS TO BE REMOVED AND REPLACED WITH NEW ALUM CLAD W/ INSULATING GLASS. FRAME & MULLION PROFILES TO BE APPROVED BY HDC PRIOR TO INSTALLATION.

ALL BRICK ON ELEVATION TO BE CLEANED BUT NOT PAINTED. ALL WOOD AND COMPOSITE SURFACES TO BE PAINTED.

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DATE  
6-25-19  
CHKD.  
APPVD.

JOB NO.  
16-14  
CAD ID:  
ELEV-SECT3  
SHEET NO.

A200



# MINUTES

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

Tuesday, August 13, 2019  
7:00 P.M.

## CALL TO ORDER AND ROLL CALL

Mike Davis, Jr., Chair 7:11 PM

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

Commissioners Absent: Anne Stevenson, Alex Pettit

Also Present: Mayor Beth Bashert  
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—none

## NEW BUSINESS

### Presentation - Highland Cemetery Nomination to the National Register of Historic Places

Bob Christensen, retired National Register Coordinator at the State Historic Preservation Office, presented a photographic and verbal summary of the rich history of Highland Cemetery. He spoke about Highland's key historic features, architectural significance, rural characteristics and landscape design, all of which were criteria for the nomination.

Barry LaRue, Secretary of the Highland Cemetery Association, expressed, as a representative of the owner, that the Cemetery Association is very happy to be submitting the recommendation for National Register nomination.

Mr. LaRue stated that the Board is unanimously in favor of having the Cemetery on the National Register and is very pleased with the work of Mr. Christensen.

Motion: Prebys (second: Lindsay) moved to **Resolve by The Historic District Commission of the City of Ypsilanti:**

**WHEREAS,** the City of Ypsilanti is a Certified Local Government (CLG), and is responsible for supporting the National Register of Historic Places (National Register) nomination process; and

**WHEREAS,** each commissioner has read the draft National Register nomination for Highland Cemetery, and visited the site;

**NOW THEREFORE BE IT RESOLVED THAT,** the Ypsilanti Historic District Commission finds that Highland Cemetery is significant under National Register Criteria A and C, and meets the National Register standards of integrity, as defined in National Register Bulletin 15.

**BE IT FURTHER RESOLVED THAT,** the Ypsilanti Historic District Commission supports listing Highland Cemetery in the National Register of Historic Places.

Approval: Unanimous. Motion carried.

### **213 Pearl**

*\*Exterior renovations - including paint, siding, trim, and door.*

Applicant: Gerald Evans, owner- present; Bill Lucas, contractor- present

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

Lucas: Indicated that the proposed work is for the rear and the side of the building which is across the street from the bus station and that the street side is not affected. Indicated that the plan is to replace and paint the door and to repair and replace the trim.

*[Discussion clarifying the application language as to proposed work]*

*[Commission reviewed paint swatches; discussion to clarify paint color and paint manufacturer]*

Lindsay: Asked if the blue will be the trim and if the grey is the primary.

Lucas: Stated that the door and the trim will be blue, with the building itself being grey.

Motion: Prebys (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for the work at 213 Pearl for the work as specified in the application, dated May 1, 2019, including replacement of the door on the west elevation, repair and replacement of trim, and painting in "Soulful Grey" and "Cosmic Blue" as identified by Valspar paints.

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.

## 216 S Washington

*\*Window replacement.*

Applicant: Brett Mahaffey, contractor- present.

Discussion: Davis: Summarized the study item discussion which took place at the July 13<sup>th</sup> HDC meeting. Stated that the Commission had opportunity to look at the "test window" by the kitchen area that was replaced.

*[Discussion ensued to clarify the current application]*

Mahaffey: Indicated that the homeowner was unable to attend due to a personal emergency. Stated that he would like to first talk about the eleven windows *[reference materials]*.

Davis: Acknowledged. Asked applicant to talk about the eleven windows, not including these two *[reference photo materials]*.

Mahaffey: Stated that the two top upper attic bedroom windows *[reference photo materials]* would be the exact same grille pattern, same one-over-one ratio. Stated that the second-floor windows which are two-over-three would be kept the same with no grilles on the bottom. Stated that the upper grilles would be three-wide x two-high to match exactly. Stated that the windows over on the side would be matched that are in this bedroom here. Stated that they are one-over-one. Stated that they do not match the front but that they are in the same bedroom. Stated that they would do the same on the bottom left. Stated that it is a two-over-three grille pattern in the top sash only – nothing in the bottom. Stated that they would make everything look the same. Stated that they would not touch the exterior trim board, as was previously discussed. Stated that what was done at the test windows worked fine.

Prebys: Asked if the windows in the attic are going to be with low ends on top and bottom.

Mahaffey: Stated that they will look exactly like they do now, six-over-six.

Davis: Asked applicant to move to the lower left *[reference photo materials]*.

Mahaffey: Stated that the homeowner was quoted \$1,500 per opening for repair, and that there are two openings. Stated that one of the things that also came up is because they in-swing, there are storm windows on the outside. Stated that the homeowner would like to be able to open the windows. Stated that if they open the windows and they did get them repaired, there are still storm windows on the outside that they would not necessarily pull off. Stated that one of the storm windows shattered over the winter which is why there is plywood down there. Stated, so there's no storm window in that one *[reference photo materials]*. Stated that a gliding window could be an option to make it look similar. Stated that the same grille pattern could be done. Stated that another option could be a double casement window and then they would just swing outwards.

Rupert: Asked if the screen would be on the inside.

Mahaffey: Confirmed. Stated that there is no screen there now, just a storm window. Stated - so it would look the same now as well.

Lindsay: Stated that the casement might be more appropriate.

Rupert/Prebys: Acknowledged agreement.

Mahaffey: Stated that the glider window does open all the way and slides all the way in front of the other when you open it. Stated that you would not see multiple panes.

Lindsay: Stated that the grille pattern can be seen on the exterior on the casements and they open all the way.

*[Discussion continued re: casement glider window options]*

Davis: Asked if the mullion would stay the same.

Mahaffey: Confirmed. Stated that it would look almost exactly with double casements. Stated - and with the gliders, too, except that you would have that dimensional about one-inch off.

Davis: Stated that it appears that the casement is the most appropriate option. Stated that the staff notes were helpful in noting "spoke with the owners in May and they are looking to replace these windows and not repair them...". Stated that a lot of back and forth has taken place about repair versus replacement. Stated that it is in the best interest of the property to think holistically and to do something that the homeowner is going to maintain and is going to want. Stated that he feels the material would be appropriate to the District.

Prebys/Schmiedeke/Lindsay/Rupert: Indicated agreement.

Motion: Prebys (second: Rupert) moved to approve and issue a certificate of appropriateness for work at 216 S Washington for the replacement of 13 windows, as identified in the application, with Renewal by Anderson in Red Rock brown, with the condition that glass area and grille patterns remain identical to the original windows. That includes replacement of the casements on the façade first story with similar casements.

Secretary of the Interior Standards:

#5 – Preserve distinctive features.

#6 – Replacements shall match original.

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

Approval: Unanimous. Motion carried.

## **217 N River**

*\*Rear addition, new roof, solar array, and replacement of garage windows.*

Applicant: Gary Turner, under contract by owner- present; Dave Strenski, SolarYpsi

Discussion: Turner: Stated that an initial rough first draft is included in his application, trying to resolve all of the things that he would like to do with the property. Stated that the plan would be for a twenty-four by twenty-six-foot addition on the rear of the building, a two-story addition essentially extruding the roof line over that new addition in the back *[reference materials]* but stepping in the wall as it faces the existing house to create a reveal to differentiate. Stated that he would like to address an alternate floor plan to the first plan that he created, where he extended the main level bathroom to the south and created a small bump-out that is different than the elevations that have been presented. Stated that he has new elevation drawings to show what he would like to do and also show the solar array that is being proposed on the south side.

*[Passed out new materials to commissioners; discussion as to the details of the drawings and reason for the changes]*

Davis: Asked if this window here on the bottom is eliminated *[reference materials]*.

Turner: Stated that it has been eliminated on the south and moved to the west, same window.

*[Discussion continued as to the details of applicant's drawings and reasoning for changes]*

Davis: Asked if on the west elevation, the entirety would be smooth.

Turner: Stated that just the small part on the left and then return the two feet against the clapboard side would be differentiated. Stated - so that piece and the little bathroom bump-out would be the two pieces. Stated - I am just running that idea by you now. Stated that for his application, he would like to proceed with the clapboard everywhere except for that bathroom extension.

*[Discussion and review of reference materials continued]*

Davis: Summarized the study item discussion which took place at the July 13<sup>th</sup> HDC meeting. Asked to set aside the discussion involving the proposed smooth siding and start with windows. Asked - so on the west elevation, we have the one-over-one double hung Andersen Woodwright and then Andersen 400 series for the casement.

Turner: Stated that that would be in the attic. Stated that it is an awning window.

Davis: Stated that there is a note here that the 400-series is Fibrex. Asked if applicant wanted the Fibrex material or the vinyl.

Turner: Stated that he thinks it is the vinyl. Stated that it is a window he already owns. Stated that he thought that up in the attic in the back of the house, that it would maybe be okay; that it cannot be seen from the park.

Lindsay: Asked if it is vinyl clad wood or completely vinyl.

Turner: Stated that he is not sure.

Slagor: Stated that when staff looked it up, it was listed as vinyl clad.

*[Discussion and review of reference materials continued]*

Davis: Asked for commissioner thoughts as to the half-round galvanized gutters and downspouts.

Prebys: Stated - no problem.

Davis: Stated that that brings us to the roof. Stated that the Commission does not really have issues with the solar array, but more with the metal versus non-metal. *[Commissioners acknowledged agreement]*

Stated that the staff review notes indicate - "In polling other historic district commissions, staff found that generally, standing seam metal roofs were allowed only when 1) there was historic evidence of one being present, 2) the building has a shallow pitched roof that may require one, and 3) if there are numerous other buildings of the same age that show metal roofs were common. In staff's opinion, a standing-seam metal roof would not be appropriate for this house. However, because the building's roof is a front-gable, a metal roof may not have as great of an impact as it would on a hipped or side-gable building. If the HDC supports a metal roof on this building, staff recommends the applicant follow the guidelines established by the City of San Antonio, Texas (attached):

- i. Use panels that are 18-21" wide.
  - ii. Seams may be no more than 1-2" high.
  - iii. A crimped ridge seam should be used to be consistent with the historic appearances of metal roofs.
  - iv. A low-profile ridge cap with no vent or edge cap shall be used when a crimped ridge seam is not used.
  - v. The historic roof color or a standard galvalume roof color shall be used.
- Modern manufactured colors are not recommended. The HDC and applicant is to agree on the color."

*[Applicant provided a metal roof scrap sample for commissioner review – discussion: reference 405 Maple]*

Strenski: Stated that with the solar, you do not need rails with metal roofs. Stated that the blocks clamp right on to standing seam.

Turner: Stated - as opposed to the rail.

Davis: Asked - if I am out there standing looking at your house, which side.

Turner: Stated - left. Stated that on River when you are going north on River past the house, that you will see the south side but you are on the other side of the boulevard, kind of looking through the boulevard at the house, so it is not real visible. Stated that it is also very tall. Stated that as you are going southbound when you are next to the house, you would not see the solar panels.

*[Discussion re: metal roof appropriateness – precedence, roof protection/longevity]*

Prebys: Asked if applicant is looking for approval of all this now.

Turner: Confirmed. Stated that he would like to start demo and go right into building permits. Stated that he can always revisit some aspects; i.e., the smooth panel idea, which could be developed further and represented later.

Prebys: Asked - smooth panels on the sides, you mean.

Turner: Confirmed. Stated that right now for this application, he is hoping for approval tonight for the smooth panel on the bump-up for the bathroom.

Davis: Asked if the whole house would be metal roofed, not just the addition.

Turner: Confirmed.

Davis: Stated that he possibly would not have a problem approving the metal roof on the addition.

Prebys: Acknowledged agreement.

*[Discussion continued re: metal roof appropriateness for the house; discussion re: materials]*

Davis: Asked to move on to the siding.

Turner: Stated that he shows both the four-inch and six-inch bevel siding on the entire addition. Stated that he prefers the six-inch due to appearance and it is more economical to install.

Lindsay: Stated that the vertical panels, just the scale of them, as much as it may distinguish contemporary from historic, does not feel like they are relating back to anything that already exists.

*[Discussion continued - thoughts re: panel array, metal roof, window openings, differentiation, modern vs historic]*

Turner: Asked - so are you saying that you might consider it if it was all a panel system.

Lindsay: Stated that the preference would be to see a few different options.

Rupert: Stated that the tying in of the solar panels with the clapboards do not seem to be compatible.

*[Discussion continued – reference 412 High Street]*

Davis: Asked about just considering approval for the roof and then waiting for applicant to look into it more and decide on the siding.

Turner: Asked if approval could be considered on the six-inch clapboard siding, the window

proposed and the roof.

Davis: Asked if there had been agreement on the roof.

Turner: Stated that to have two different kinds of roofing would be challenging to interface and especially with the solar array plane.

Lindsay: Stated that if applicant were coming in wanting to match existing and bring the clapboard all the way exactly as it was and take this roof and extend it exactly all the way, we would no longer see the difference between the original and new addition.

*[Discussion continued re: roofing considerations]*

Davis: Stated that the siding which would be appropriate would be the six-inch Hardie board clapboard siding.

Rupert/Prebys: Acknowledged agreement.

Rupert: Stated – smooth side out.

Turner: Acknowledged.

Davis: Asked – all in white, not changing the color.

Turner: Stated - everything is white until I know -- I might come back with an amended color and that might affect the windows and those colors.

Schmiedeke: Stated that this is a Queen Anne house. Stated that it would never have been white.

*[Discussion continued re: color considerations]*

Turner: Stated that there will also be a discussion about restoration of the existing home at a later time. Stated that on his revised elevations, he shows proposing to remove the aluminum on the front porch, soffit, fascia, post, beams and around the front door. Stated that there are structural issues on the beams. Stated that he is proposing to remove that aluminum and nothing else and restore that on the front porch. Stated that if that is too much to amend right now, that he could come back with that.

Davis: Stated that applicant's drawings will be submitted.

*[Procedural discussion ensued]*

Turner: Stated that on the site plan, he noted the windows that he would like to replace on the garage. Stated that they are proposed to be casements, non-operable.

*[Discussion re: garage replacement windows]*

Motion: Lindsay (second: Rupert) moved to approve and issue a certificate of appropriateness for work at 217 N River for a 26'x26' addition to the west elevation, new roof, and solar panels. The addition is to be built per spec from the drawings submitted August 13, 2019; including a grey parged foundation, HardiePanel siding, half round gutters, a standing-seam metal roof, Woodwright windows, Velux skylights, vertically oriented glass panels, and Douglas fir doors. The standing-seam metal roof shall be 16" wide panels, crimped seams no more than 2" high, a low-profile ridge cap with no vent or edge cap, and finished in galvalume. The solar array is to be placed on the south slope and built to spec. Garage windows to be replaced as cited in the original site plan. The removal of aluminum cladding on the front porch and door is allowed per the drawings submitted August 13, 2019.

Secretary of the Interior Standards:

#3 – Do not imitate earlier styles.

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

Approval: Yea: Lindsay, Rupert, Prebys  
Nay: Schmiedeke, Davis  
Motion carried.

## **STUDY ITEMS**

**116-118 W Michigan**- Applicant left before end of the meeting. Project not discussed.

## **ADMINISTRATIVE APPROVALS**

**8 N River**  
**208 Olive**

Motion: Rupert (second: Prebys) moved to accept the administrative approvals for 8 N River and 208 Olive, both for roof replacement.

Approval: Unanimous. Motion carried.

## **OTHER BUSINESS**

### **Property Monitoring**

#### **302 E Cross**

Schmiedeke: Discussed lack of repair progress. Staff will make contact.

#### **206-210 N Washington**

Davis: Discussed the City's acquirement of the property.

#### **400 N River**

Rupert: Acknowledged and discussed the progress of the work.

**Commissioner Comments**- none

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

## **HOUSEKEEPING BUSINESS**

### **Approval of the minutes of July 23, 2019**

Motion: Rupert (second: Schmiedeke) moved to approve the minutes of July 23, 2019 as submitted.

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 8:57 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, August 27, 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: August 22, 2019

