

1. Historic District Commission Regular Meeting

Documents:

[HDC SEPTEMBER 10, 2019 FULL PACKET.PDF](#)
[MEETING LOCATION CHANGE YHS-PUBLIC NOTICE.PDF](#)
[00-HDC SEPTEMBER 10, 2019 AGENDA.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, September 10, 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

Alex Pettit, Interim-Chair	P	A
Erika Lindsay	P	A
Hank Prebys	P	A
Ron Rupert	P	A
Jane Schmiedeke	P	A
Anne Stevenson	P	A
VACANT	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. 310 Florence | Street-side flowerbed |
| 2. 9-11 S Washington | Intensive maintenance |
| 3. 206 N Huron | Fence installation |
| 4. 616 Norris | Balcony and egress stair replacement |
| 5. 133 W Michigan | Window replacement |

C. STUDY ITEMS

- | | |
|------------------------|---------------------|
| 1. 504 N River | Solar array |
| 2. 504 N Huron | Solar array |
| 3. 406 E Forest | Solar array |
| 4. 412 Maple | Porch repair |

D. ADMINISTRATIVE APPROVALS- none

- | | |
|-------------------------|----------------------------|
| 1. 40-44 E Cross | Balcony replacement |
| 2. 326 E Forest | Reroof |
| 3. 326 Maple | Paint |

E. OTHER BUSINESS

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

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

1. **Approval of meeting minutes, August 26, 2019**
2. **Approval of meeting minutes, August 27, 2019**

VIII. ADJOURNMENT

Secretary of the Interior's Standards for the Rehabilitation of Historic Structures

Developed by the U.S. Department of the Interior, the Standards provide a framework that guides protective decisions regarding historic structures. The Historic District Commission is required to cite applicable Standards with each formal decision it renders. It may also cite HDC Fact Sheets as part of its decision-making process.

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

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

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

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Do not imitate earlier styles.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Preserve significant changes acquired over time.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Preserve distinctive features.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Clean building gently—no sandblasting.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Preserve archaeological resources.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New work shall be removable.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



HDC Work Permit Staff Review

Property address: 310 Florence

Property History: The property includes an English Cottage-style house, erected ca. 1930, which is contributing to the historic district.

Date of Application: August 22, 2019

Date of Review: September 4, 2019

Date of Meeting: September 10, 2019

Proposed work: Installation of a street-side flowerbed.

Materials: Rocks, junipers, and yews.

Staff review:

1. The applicant proposes creating a flowerbed along property's Florence Street (south) boundary to discourage vehicular traffic cutting into the lawn from the adjacent alley.
2. The bed will be lined by rocks that are 1-2' tall, to protect the landscaping from vehicles.
3. Low shrubbery including yews and junipers will be planted.
4. Staff decided the application should be reviewed by the HDC because the rocks and plantings will be essentially acting as a low natural fence in front of the house; and rocks, while removable, are more permanent than just shrubbery.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at 310 Florence as specified in the application, dated August 22, 2019, for the installation of a rock-lined flowerbed along the south property boundary. The rocks are to be no more than 2' tall.

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

1. Use property for original purpose or provide compatible use with minimal alteration.
2. Do not destroy original character. Do not remove or alter historic material or features.
3. Do not imitate earlier styles.
4. Preserve significant changes acquired over time.
5. Preserve distinctive features.
6. Repair, don't replace. Replacements shall match original.
7. Clean building gently—no sandblasting.
8. Preserve archaeological resources.
- 9. Contemporary designs shall be compatible and shall not destroy significant original material.**
- 10. New work shall be removable.**

Prepared by:

Scott E. Slagor, Preservation Planner

R-26113 Disc
PHDC-19-0080



RECEIVED
AUG 22 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

310 FLORENCE ST YPSILANTI, MI 48197

Applicant

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

Name

MELISSA BLOCK

Address

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

SUPERIOR LAWN CARE & SNOW REMOVAL 734-913-5296

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

INSTALLING A BED ALONG FLORENCE ST AT THE FRONT OF THE PROPERTY OF 310 FLORENCE. THIS BED WILL CONTAIN A ROW OF JUNIPERS AND DENSE YEW. THE BED WILL (HOPEFULLY!) BE SEPARATED FROM THE STREET BY A BORDER OF 1'-2' BOULDERS. THE BOULDERS WILL EXTEND AROUND THE CORNER ON THE ALLEY SIDE TO PROTECT THE PERENNIAL BED. ~~THAT~~ (THAT CORNER CURRENTLY GETS DRIVEN OVER 1-2 TIMES PER WEEK BY DRIVERS WHO DON'T SEEM TO BE PAYING ATTENTION WHEN THEY TURN, AND I WOULD REALLY LIKE TO PROTECT MY LANDSCAPING.) ALSO ADDING A ROW OF ARBOR VITAE BEHIND THE HOUSE FOR PRIVACY.

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

PROPOSED LIST OF MATERIALS AND MOCK-UP PHOTO* OF THE PROPOSED WORK ARE ATTACHED.

* ROAD EASEMENT WILL BE LEFT UNTOUCHED + 10' CORNER RULE WILL BE FOLLOWED

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:

6970.00

Permit fee:

\$45 + 5 = 50

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:

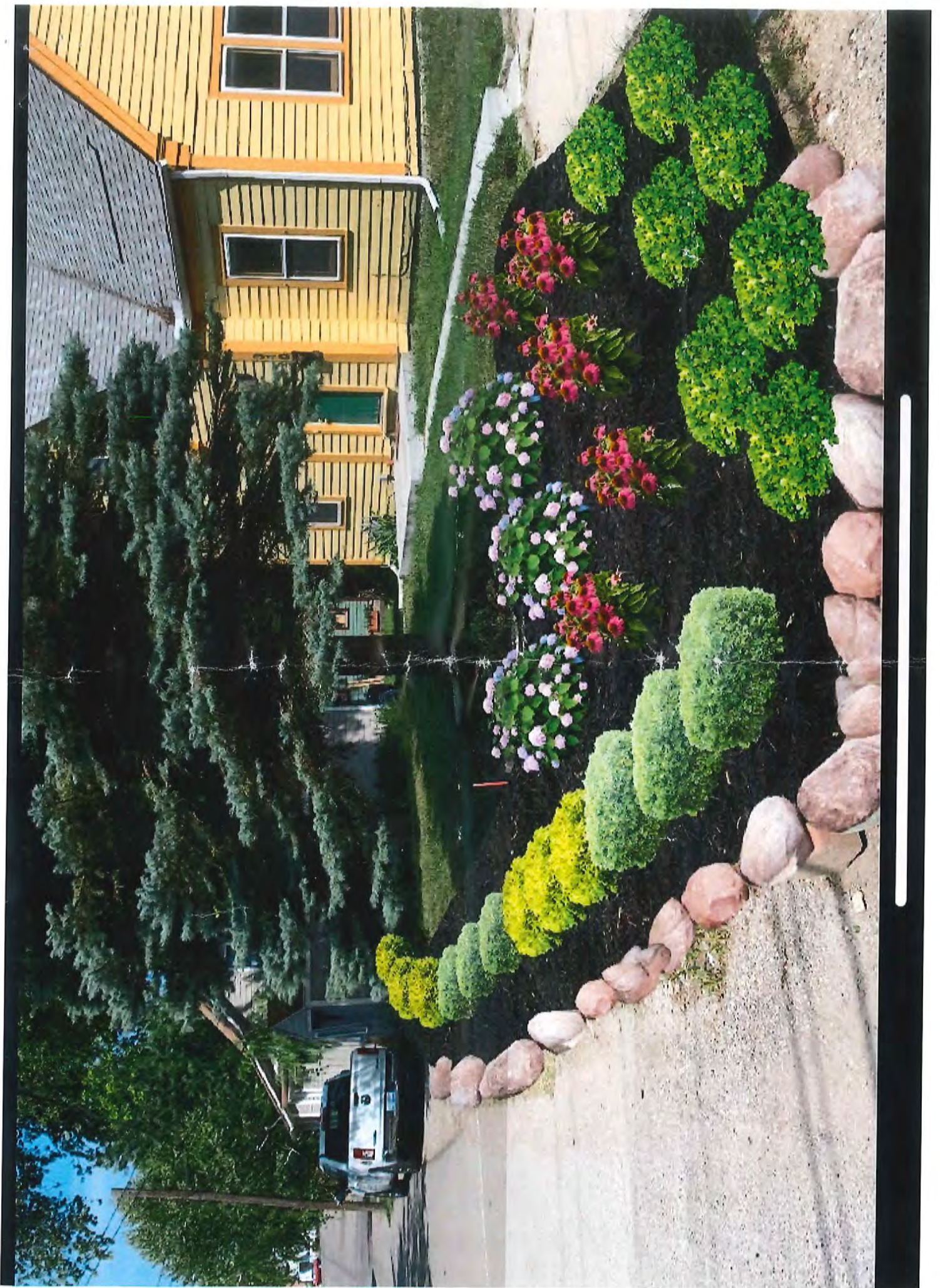
8/21/19

Print Name:

MELISSA M. BLOCK

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

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



Superior Lawn Care & Snow Removal
4197 Carpenter Road
Ypsilanti, MI 48197

Sales Order

Date	S.O. No.
8/13/2019	1002

Melissa Block
310 Florence St.
Ypsilanti, Michigan 48197

734-604-0901	
Estimator	NK

Item	Description	Ordered	Rate	Amount
Landscaping Reno..	Landscape Renovation -- Front Bed Renovation -- \$3,015.00 -- Provide and install 12 CY 50/50 Mix @ \$60/CY -- \$720.00 -- Provide and install 6 CY Black Mulch @ \$70/CY -- \$420.00 -- Provide and install 12'-24' Boulders -- \$675.00 -- Provide and install 12 x Perennials, including soil -- \$300.00 (5x Sedum Autumn Joy 7x Sedum Ground Cover w Red Pop of Color -- Provide and install 19 x Shrubs -- \$900.00 (4x Blue Pointe Junipers 15x Dense Yews) Back Bed Renovation -- \$3,455.00 -- Provide clean up of landscape bed and disposal of all debris -- \$1215.00 -- Provide and install 50/50 Mix -- \$210.00 -- Provide and install 4 CY Black Mulch @ \$70/CY -- \$280.00 -- Provide and install 14 x Arbor Vitae, 5-6' Tall -- \$1750.00 Side Bed Renovation -- \$500.00 -- Includes Natural Edging-- -- Includes 50/50 Plant Mix-- -- Includes Black Mulch-- Stump Removal for backyard- \$100/ EACH- TBD-		6,970.00	6,970.00
			Total	\$6,970.00



Facing west-northwest to southeast corner of property; Florence at alley.



Facing northeast to yard along Florence Street



Facing northwest to alley and Florence Street



HDC Work Permit Staff Review

Property address: 9-11 S Washington

Property History: The property includes two storefront bays of an 1874 Italianate commercial building that is contributing to the historic district. According to the local district nomination, a cigar manufacturer, Seth D. Pew, was once located in one of the bays from the late nineteenth through early twentieth centuries.

Date of Application: August 27, 2019

Date of Review: September 4, 2019

Date of Meeting: September 10, 2019

Proposed work: Storefront window repair and paint.

Materials: Cedar plank, paint, mortar, and caulk.

Staff review:

1. The applicant proposes numerous repairs to the exterior of the building. Individually, these repairs may be considered ordinary maintenance, however cumulatively, staff felt the project was large enough that it should be reviewed by the HDC.
2. The windows will be hand-scraped, reglazed, and repainted in Sherwin Williams emerald-grade "Iconic White."
3. Seams surrounding windows will be caulked where failing.
4. Deteriorated trim and storefront panels will be filled with epoxy and replaced by cedar planks where necessary.
5. Masonry to be repointed on the lower 5% of the building.
 - a. Staff informed the applicant that the mortar must be a historically appropriate texture for the longevity of the building and provided them a Masonry Fact Sheet.

Recommended Motions:

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.

Move to approve and issue a certificate of appropriateness for the work at 9-11 S Washington as specified in the application, dated August 27, 2019, for the reglazing and repainting of windows, repair of wood trim, and repointing masonry. The mortar shall be an appropriate composition for the building, as specified in the Masonry Fact Sheet.

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

Prepared by:

Scott E. Slagor, Preservation Planner



PHDC-19-0093 R26145 74-1439/24

**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

9-11 S Washington St Ypsilanti MI 48197

Applicant

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

Name

Sim Sethi

Address

City

Ann Arbor

State

Michigan

Zip

48108

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Majid Al-Awar * Pinnacle house painters * 734-564-1186/734-222-9966

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Painting

☒ Other

☐ Application Amendment

Complete Description of Proposed Work:

- Lead paint test was conducted and came back negative for lead paint
- Hand scrape windows and store front. Remove all loose and peeling paint, Rent scaffolding.
- Re-glaze historic windows where failing
- caulk all seems where failing
- replace all rotten boards with matching cedar plank. Fill in minor rot with epoxy filler where possible
- apply (2) coats of matching color sherwin williams emerald to trim, windows, Store front
- mortar between bricks

Materials (for paint include color chips or samples with ap

ICONIC WHITE
HCSW4004

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:

\$6,000.00

Permit fee:

\$45 + \$5 = \$50.00

Signature

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

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

Signature

Date:

08/19/19

Print Name:

Sim Sethi

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

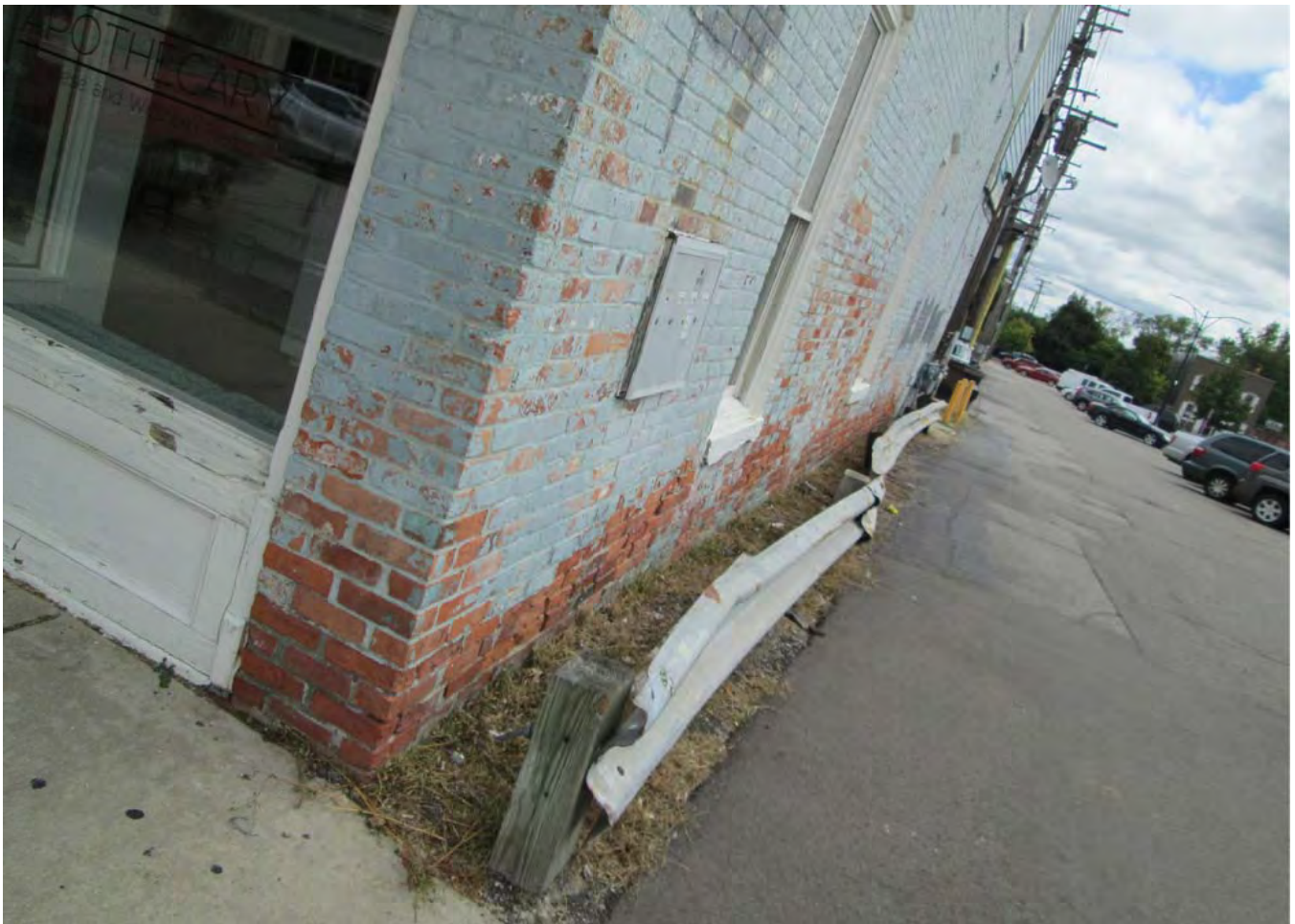
All other necessary approvals and permits must be acquired before beginning work.



Facing east to facade.



Facing northeast to facade and south elevation.



Facing east-northeast to deteriorated mortar.



Facing northeast to storefront.



Facing northeast to facade second story windows.



HDC Work Permit Staff Review

Property address: 206 N Huron

Property History: The property includes a ca. 1875 Italianate-style house, known as the "Quirk Mansion," which is contributing to the historic district. The house was erected for William Deubel, owner of a flour mill at Cross Street and the Huron River.ⁱ It was purchased by D. L. Quirk, Jr. ca. 1904. He remodeled the building in 1927-1928 by adding the north wing, a two-story Colonial Revival structure that contained a ballroom and exercise room.ⁱⁱ Historically, the property had expansive gardens that extended east of the house, into what is today Riverside Park.

Date of Application: August 29, 2019

Date of Review: September 5, 2019

Date of Meeting: September 10, 2019

Proposed work: Fence installation.

Materials: Aluminum fencing.

Staff review:

1. The applicant came as a study item on August 27, 2019 to get feedback on the style and location of an appropriate fence for the front yard of the property. The applicant stated that security concerns have caused need for a barrier along N Huron. See the minutes included in this packet for a summary of the discussion.
2. The applicant proposes a 4' tall aluminum fence, in black, to enclose the front yard and south driveway/parking area. The driveway, pedestrian path to the front door, and access to the north side yard will be gated. See spec sheets for design.
 - a. The proposed gates have spiked finials, which are against the Zoning Ordinance 122-635 (a). Staff informed the applicant that if they are unable to obtain a variance, then replacement gates would have to be approved by the HDC with an amended application.

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.

3. Staff researched the property to see if there was ever historically a fence at this location. Staff found no evidence of a traditional fence, however at one time low shrubbery extended across the front of the property, and large brick piers were placed on the property's northwest and southwest corners. Staff informed the applicant that vegetation and brick piers would be an option to consider.
4. As a study item, some commissioners had concerns about the juncture between the aluminum fence and wood fence. The wood fence is set deep within the property and painted a dark charcoal color. In staff opinion, the juncture would minimally visible from the right-of-way. Additionally, there are already modern guardrails encircling the parking area south of the house that are a greater impact to setting and distract from the existing fence.
5. The proposed fence appears to meet the standards established by the Fence Fact Sheet.
6. Although the front yard was never historically enclosed, the fence retains some level of transparency, thereby minimally affecting the viewshed of N Huron.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at 206 N Huron as specified in the application dated August 29, 2019 for installation of a 4' tall aluminum fence, in black. The fence shall be black and include gates at pedestrian and vehicular access points.

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

Prepared by:

Scott E. Slagor, Preservation Planner

ⁱ Ypsilanti Historical Society, Location File.

ⁱⁱ Ibid.



RECEIVED

AUG 28 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

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Property

Address

206 N Huron St, Ypsilanti MI 48197

Applicant

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

Name

Ian Greenlee

Address

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Jeremy (734) 833-1192

Type of work

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

Complete Description of Proposed Work:

Fence in entire front of property, including parking lot for safety purposes. Drive Way would be accessible with gates that open inward.

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

Aluminum fencing ⁴ Ft

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:

\$9,000

Permit fee:

\$35 + \$10 = \$45

Signature

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

Signature



Date:

8-27-19

Print Name:

Ira Greenlee

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

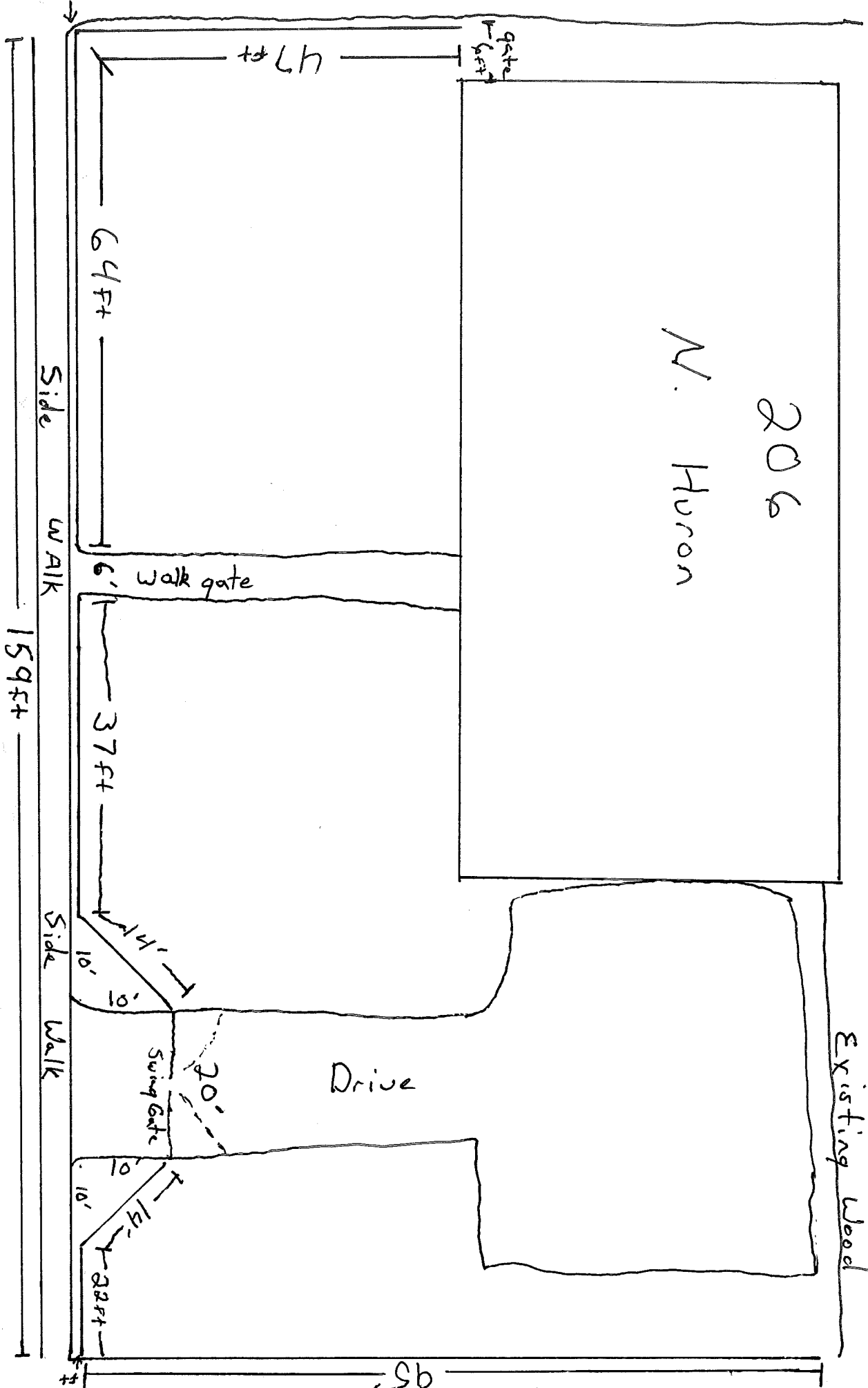
1 ft = 1/4 in.

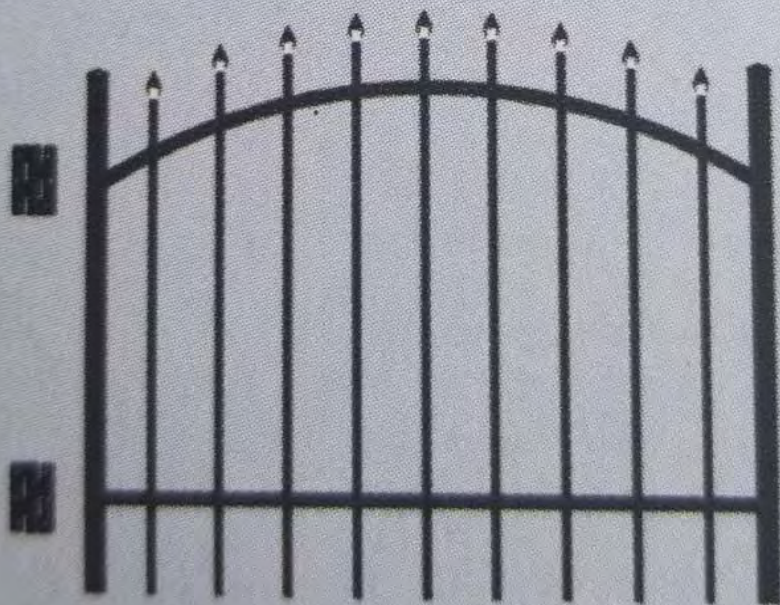
Parcel # 11-11-40-402-023

PHD 190090

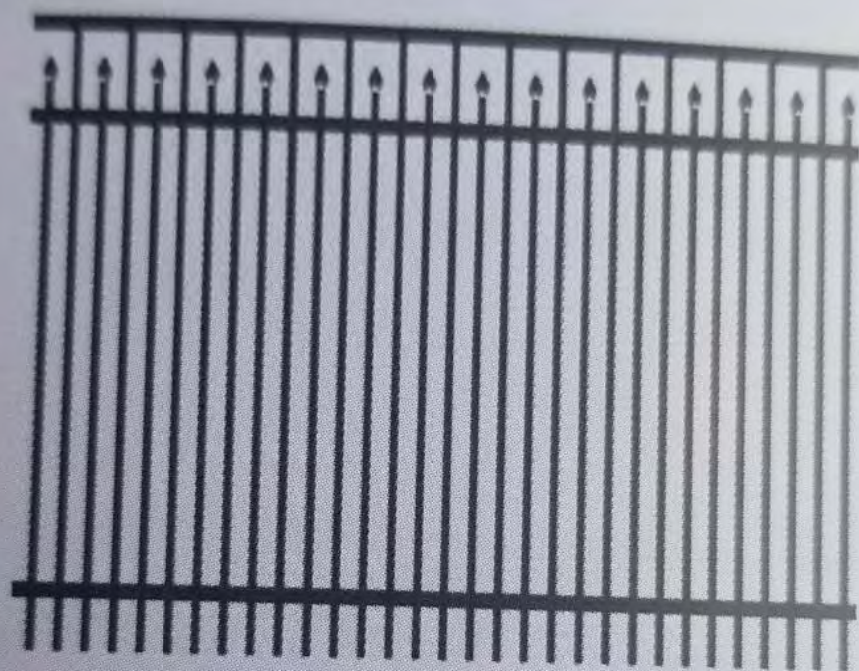
Drive Way

1 ft off sidewalk





ARCHED WALK GATE



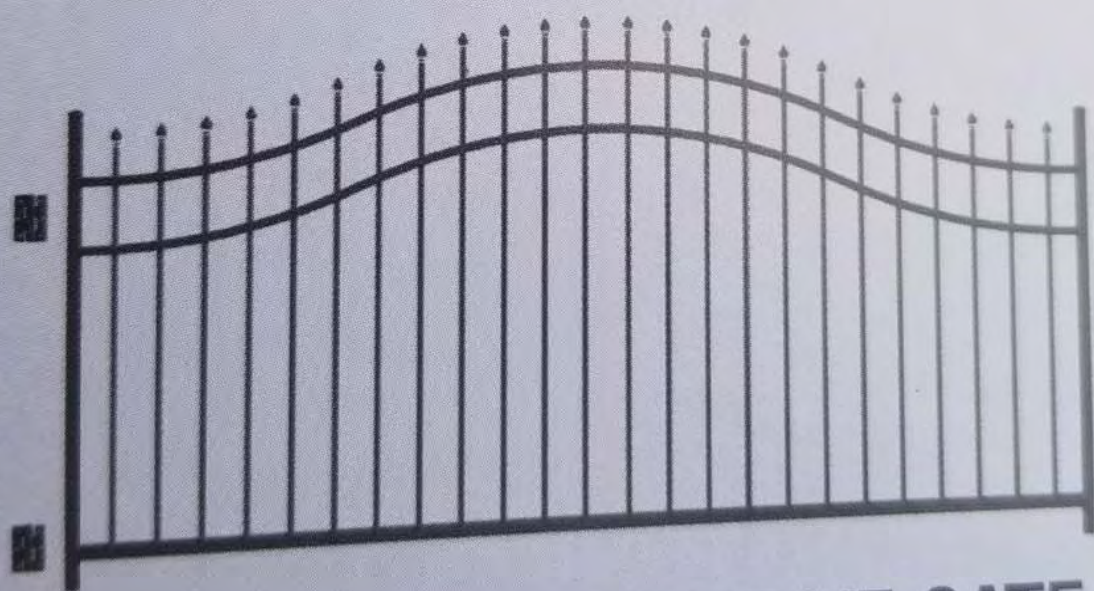
**UNIVERSAL SPEAR TOP
DOUBLE PICKET**

3', 4', 5' and 6' TALL

6' panel features 4 rails



**UNIV
DOU
(FLU
54" T**



ESTATE SINGLE DRIVE GATE

Historical Photos of 206 N Huron, showing vegetation and brick piers.



Ca. 1910



Ca. 1955



Ca. 1930



Ca. 1960



Facing southeast to property.



Facing northeast to house.



Facing east-northeast to parking area.



Facing northeast to parking area and existing fence.



Facing north-northeast along N Huron.



Facing southeast to parking area.



Facing south-southeast to south property boundary.



Facing southeast along N Huron.



Facing east-southeast to northern fence boundary on south edge of driveway.



HDC Work Permit Staff Review

Property address: 616 Norris

Property History: The property includes mid-nineteenth century vernacular residence that has lost much of its historic integrity.

Date of Application: August 30, 2019

Date of Review: September 5, 2019

Date of Meeting: September 10, 2019

Proposed work: Remove egress staircase and construct a new egress stair and balcony.

Materials: Treated lumber and Trex decking.

Staff review:

1. The applicant proposes removal of a second story egress staircase on the rear (east) elevation and replacement with a new stair and balcony.
2. The project will be minimally visible from the right-of-way.
3. The egress stairs will be reoriented, extending parallel to the south elevation of a one-story rear ell. The stairs will connect to an L-plan balcony, covering an area of approximately 12'x12'.
4. The balcony deck will be placed over an existing patio.
5. The structure will be supported by 6"x6' posts, with 4"x4" posts supporting the staircase. The applicant desires to use Trex composite flooring for the deck of the balcony; as well as a composite railing and balustrade.
6. The deck and staircase will be encircled by a continuous guardrail/handrail to look similar to the photo provided.
7. Composite materials have been permitted in the Historic District on a case-by-case basis. Staff suggested that the applicant may want to consider wood as well.
 - a. The HDC may consider that the siding and windows of the house are already clad in synthetic materials, and a composite non-

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.

historic rear balcony would not be a substantial impact.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at 616 Norris as specified in the application, dated August 30, 2019, for the installation of a new balcony and egress stair. The structure is to be built to spec. The wood components of the structure shall be painted or stained an opaque color.

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

Prepared by:

Scott E. Slagor, Preservation Planner



RECEIVED

AUG 9 11 2019

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

616 Norriss

Applicant

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

Name

Timothy Woods

Address

[Redacted]

[Redacted]

City

Ann Arbor

State

MI

Zip

48108

Phone / Fax

[Redacted]

E-Mail

Contractor

Contractor Name & Contact Info

Same as applicant

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

Remove Broken down deck
and replace with a new
12' x 12' x 10' high composite deck

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

We hoped to use trex transcends
composite decking.

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:

\$8140.00

Permit fee:

\$45 + 10 = 55

Signature

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

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

Signature

[Redacted Signature]

Date:

8-29-19

Print Name:

Timothy P Woods

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

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

66'-0"

PHDC 19-0091

Keaton Lewis
734-368-0831
616. Nom's.
Ypsi. 48198

10

* Proposed deck

#295
lot 101

165'-0"

100'-8"

22'-8"

16'-6"

12'-0"

Stairs

16'-6"

Deck *

12'-0"

18'-2"

4'-6"

5'-4"

14'-4"

House

30'-4"

20'-7"

27'-6"

66'

Norris rd, Ypsilanti.

ledger attached
and flashed
at the house
1/2" lag
equivalent
structural
screws.
16" O.C.
altered
heights
2x10 joists
16" O.C.
Trex
Transcends
1" Decking
I = 6"x6"
supports
12" below
grade in
concrete

X = 4" x 4" support
posts 42" below
Grade in concrete

2" x 10" Doubled and hangered
where needed
2" x 12" stair stringers
16" O.C

Continuous Guardrail +
Handrail System throughout
w/ graspable handrail on one
side of stairs

616 Norm's rd
Ypsilanti, MI 48198
734-368-0831

- * Overhang
- + Gutter area *

Horse

Artistic Construction

License # 2101147610

5712 Willis Rd

Ypsilanti, MI 48197

734-355-1372

Deck Contract

I Tim Woods will design and build Keaton Lewis of 616 Norris rd. a deck. This deck will be approximately 12'x12'x 10' high. The frame will be treated Pine and thew decking and rails will be Trex transcends composite. According the plans submitted. It will be completed in a timely fashion or started on an agreed upon date. Some factors which could delay the projects start/Completion date are weather, changes made to the existing plan as well as waiting on a permit or zoning approval. The typical payment schedule is \$200 nonrefundable deposit due if a permit is required at the contract signing. For jobs under \$10000.00the first half the estimated total is due at the start of the job. The remaining balance due when the local building department approves the final project. If changes are made to the proposed job they will be reflected in the final payment.

Total cost of Deck if Homeowner
Removes his old deck. \$ 8140.00 (TPW)
KL

Please sign and return to accept this estimate or call to discuss any necessary changes

Owner

Date

8-26-19

Builder

Date

8-24-19

Thank you for allowing us to handle all of your homeowner needs

1" Trex Composite Decking
 Continuous Guardrail
 2"x8" Joists
 16" O.C.
 2"x10" Beams
 Doubled
 6"x6" Posts in concrete
 42" Below Grade

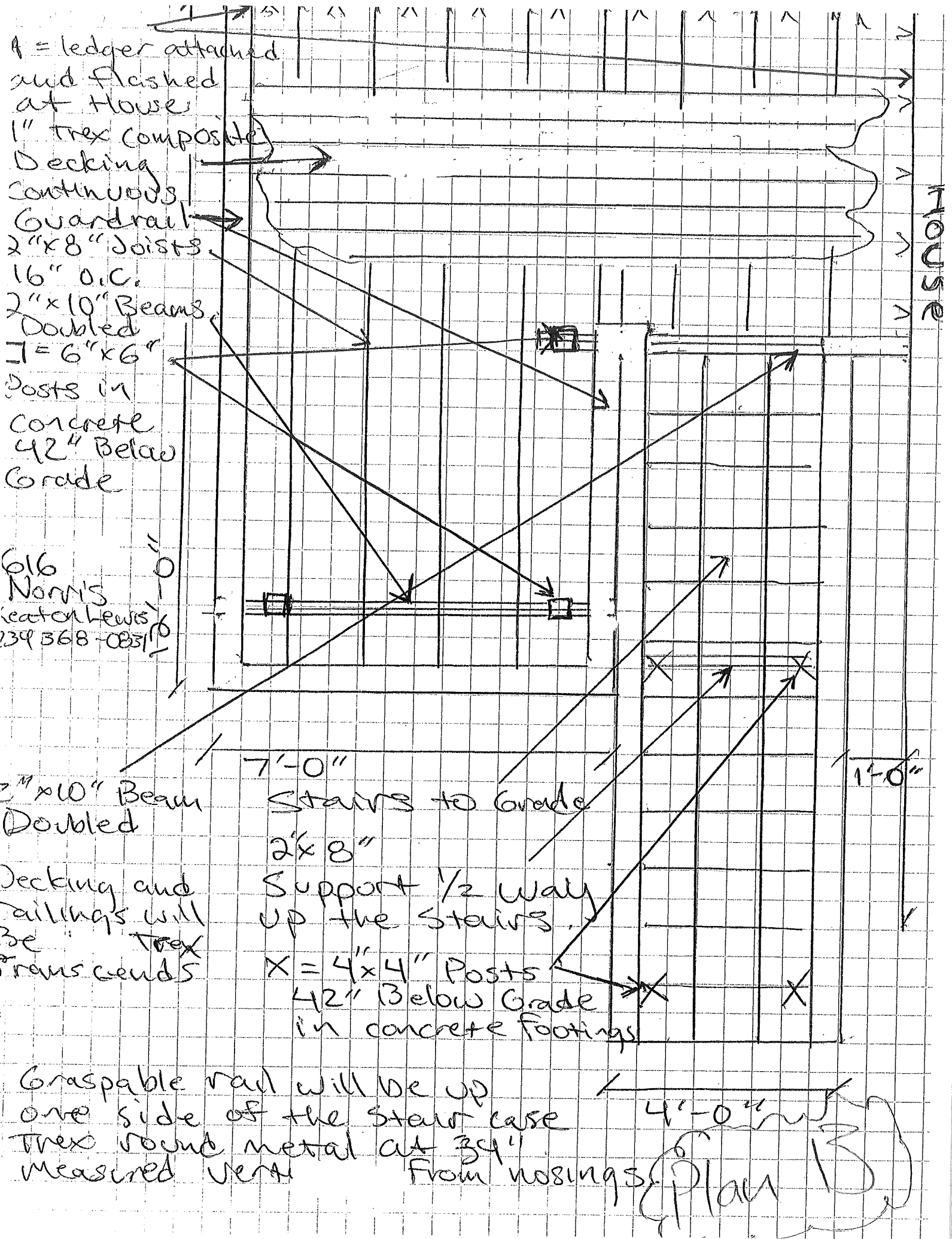
616
 Norris
 Lection Lewis
 239 368-0831

2"x10" Beam
 Doubled
 Decking and railings will be Trex Transcends

7'-0" Stairs to Grade
 2"x8" Support 1/2 way up the stairs
 X = 4"x4" Posts 42" Below Grade in concrete footings

Graspable rail will be up one side of the stair case
 Trex round metal at 34" measured vertically from nosings

4'-0"
 Plan B



3°
[google.com/search?client=ms-android-att-us&sxsrf=ACYBG](https://www.google.com/search?client=ms-android-att-us&sxsrf=ACYBG)





Facing northeast to facade and south elevation



Facing northeast to facade and south elevation from right-of-way, staircase to be replaced at right.



Facing north to stairs and balcony.



Facing northwest.



Facing west to rear east elevation and existing stair/balcony.



HDC Work Permit Staff Review

Property address: 133 W Michigan

Property History: The property includes the ca. 1907 Neoclassical-style building that was erected to house the First National Bank of Ypsilanti. In 1963 the bank exterior was “modernized” with a marbled first floor and “cheese grater” metal screened second floor. The original exterior was revealed in 1985, with restoration funds coming from a Downtown Façade Improvement Grant.

Date of Application: September 3, 2019

Date of Review: September 5, 2019

Date of Meeting: September 10, 2019

Proposed work: Replace 14 windows on the south elevation second story.

Materials: Weathershield Premium Series wood-framed aluminum-clad windows.

Staff review:

1. The applicant is the recipient of a Downtown Development Authority Façade Rehabilitation Grant, and requires HDC approval to receive grant funding.
2. The applicant proposes replacing 14 wood-framed double-hung one-over-one windows on the second story of the south elevation.
3. Proposed replacements are Weathershield Premium Series wood sashes with aluminum cladding.
 - a. The new windows will be colored to match the others on the building.
4. The applicant is requesting insert replacement so that the exterior window trim, that features a distinctive Toros (rounded) molding, can remain intact.
 - a. The contractor estimates a slight loss in glass area, totaling 1”, on the width of the windows, and ¼” on the height.

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 upper trim, may be removed ¼" on the upper and lower sashes to meet the height of the windows.
5. The contractor estimates that the average person would not notice the change in glass area.
6. The applicant states that the windows are so badly rotted that some have been boarded over to prevent their falling.
7. The applicant investigated restoring the windows over replacing, and the cost was \$3,900 per window for \$54,600 total, with a six-month time-frame to completion. Restoration is estimated at twice as much as replacement, which is \$26,000.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at 133 W Michigan as specified in the application, dated September 3, 2019, for the installation of 14 Weathershield Premium Series aluminum-clad wood windows on the second story of the south elevation. The distinctive rounded window molding is to be preserved as much as possible.

Relevant Secretary of the Interior's Standards:

#2, #6

Move to table the application for work at 133 W Michigan so the applicant may explore other window options that result in no reduction of glass area.

Prepared by:

Scott E. Slagor, Preservation Planner



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Property

Address

133 W MICHIGAN AVE

Applicant

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

Name

MICHIGAN HERITAGE, LLC./OWNER: RANDALL FABER

Address

City

ANN ARBOR

State

MI

Zip

48106

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Arbor Glass& Mirror LLC/Ryan@arborglassandmirror.com

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

Complete Description of Proposed Work:

Replace 14 second floor windows on the west side of the building facing Washington Street, paint exterior wood trim. The windows have rotted frames and old interior hardware is not functional.

Windows selected by the contractor are Weathershield Premium Series aluminum wood clad windows. This was selected due to the size of the windows. Weathershield makes a window that is tall enough to fit the current window openings. Color selected will be a match to what is currently on the building.

1" less day light in total. Weather @ most. 1/4" = height

Profiles different need allows to keep trim on outside

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:

\$26,000

Permit fee:

\$45 + 38.5 = 83.50

Signature

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

Signature:

Date:

8/27/2019

Print Name:

Randall S. Faber

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

Arbor Glass & Mirror, LLC
1271 Industrial Dr.
Suite 1
Saline, MI 48176 US
ryan@arborglassandmirror.com
http://www.arborglassandmirror.com

Estimate



ADDRESS

Michigan Heritage, LLC
PO Box 3393
Ann Arbor, MI 48106

SHIP TO

Michigan Heritage, LLC
Michigan Heritage
133 W. Michigan Ave
Ypsilanti, 48197
Ann Arbor, MI 48106

ESTIMATE #	DATE	
1443	02/14/2019	

ACTIVITY	QTY	RATE	AMOUNT
Labor Replace 14 second floor existing wood windows with Weathershield insert windows sandtone exterior to match existing and clear pine interior includes all labor and trim necessary to complete the project.	1	26,000.00	26,000.00
TOTAL			\$26,000.00

Accepted By

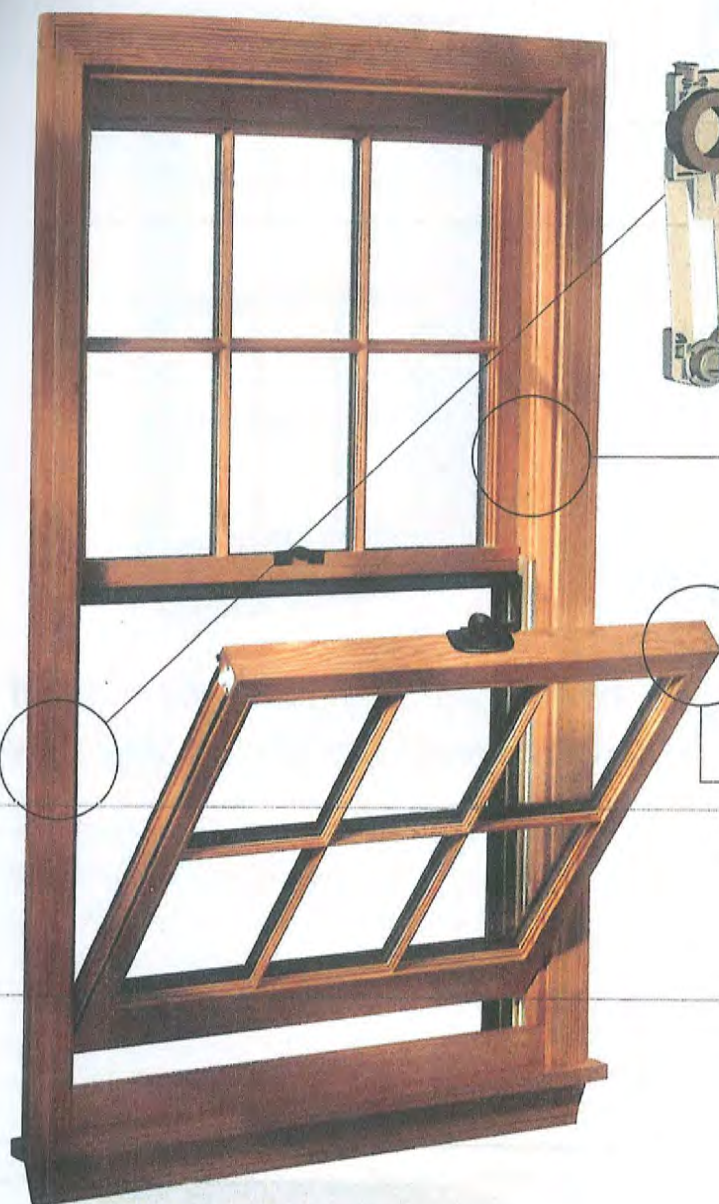
Accepted Date

Weather Shield Premium Series®

DOUBLE HUNG

Architecturally Inspired

TECHNOLOGICALLY ADVANCED



The **Symmetry Balance System®** takes all the work out of lifting the sash by eliminating the need for tension or balance adjustments. The result is a window that opens quietly, smoothly, and with very little effort.



Concealed Wood Jamb

The concealed jamb liner offers clean sightlines and is color matched to the unit; keeping the view beautiful both inside and out.



Concealed Tilt Release Latch

Tilt release latches recess into the lock rail leaving the sash clear of all visible latch hardware.

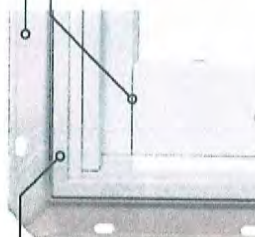


Integral Lock / Latch

The dual-action lock allows the sash to be unlocked and tilted with one hand.

Rigid, Integral Nailing makes installation easier and provides more durability than flimsy screw-in or fold-out fins found with other windows.

Butt-Jointed Cladding accurately mimics traditional wood windows.



3-1/2" Bottom Rail gives proper architectural proportions.

Extruded Aluminum Exteriors are very durable and virtually maintenance free. They stand up to the harshest elements, resist dents, dings, and scratches and will not rot.

Premium Series Double Hung

Shown with Douglas Fir interior and 5/8" Simulated Divided Lites (SDL)



OTHER STYLES IN THE FAMILY OF PREMIUM SERIES PRODUCTS



Casement



Awning



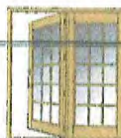
Double Hung



Double Slider



Special Shape



Hinged Patio Door



Sliding Patio Door



DOUBLE HUNG

Weather Shield Premium Series®

Aluminum Clad Wood Windows & Doors



Innovative designs matched with old world craftsmanship.

Weather Shield Premium Series® Double Hung Windows feature all the details of a historic wood windows, but with the latest in advanced innovations. From the architecturally correct proportions, to the flawless sightlines created by the wood jamb liner and hidden tilt latches, these double hungs are made for today's fine homes.

Discriminating homeowners, custom builders and architects also desire distinctive choices. Our Premium Series windows can be customized with many choices in interior wood species and factory finishes, exteriors colors, performance glass options, and accessories such as grilles and exterior trim.

From top to bottom, inside and out, the Premium Series offers unmatched style and options.

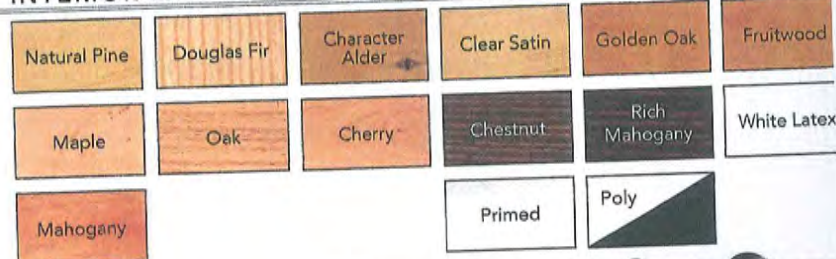


EXTERIOR FINISH OPTIONS*

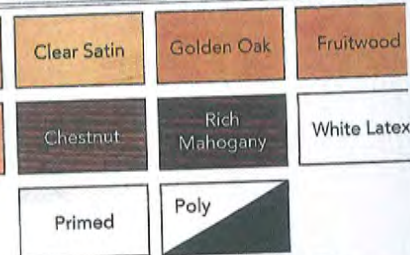
High-Performance AAMA 2605 paint is standard on all Weather Shield Premium Series® Products



INTERIOR WOOD OPTIONS**



FACTORY FINISH OPTIONS**



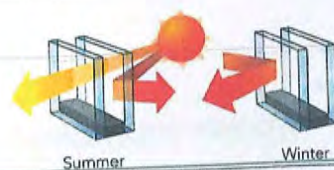
WINDOW HARDWARE OPTIONS

Premium Series Double Hung windows feature durable hardware and are available in your choice of five finishes.



GLAZING OPTIONS

Premium Series offers a multitude of glazing options designed to perform in any climate. From our standard insulated Low-e glass to our triple insulated Zo-e-shield® 7 glass, we have the performance you are looking for.



All Weather Performance

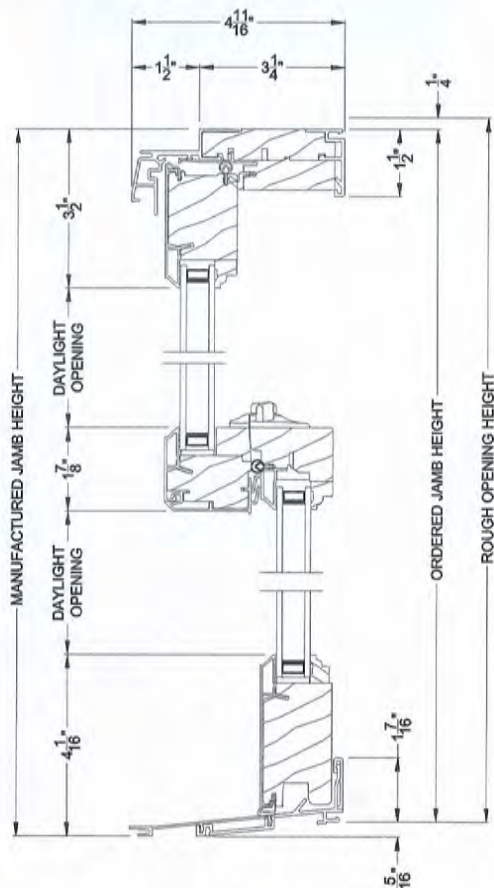
* Exterior finish options shown above may not be accurate representations. Actual color samples are available upon request.
** Interior finish options shown above are on pine wood species and may not be accurate representations.

Weather Shield®

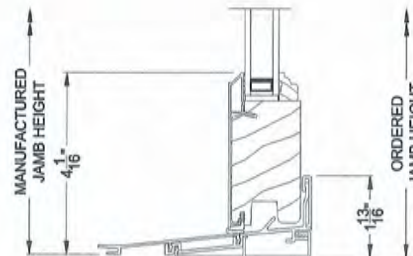
Premium Series™

Pocket Double Hung Windows

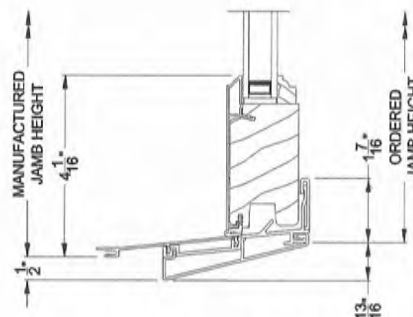
CROSS SECTION DETAILS



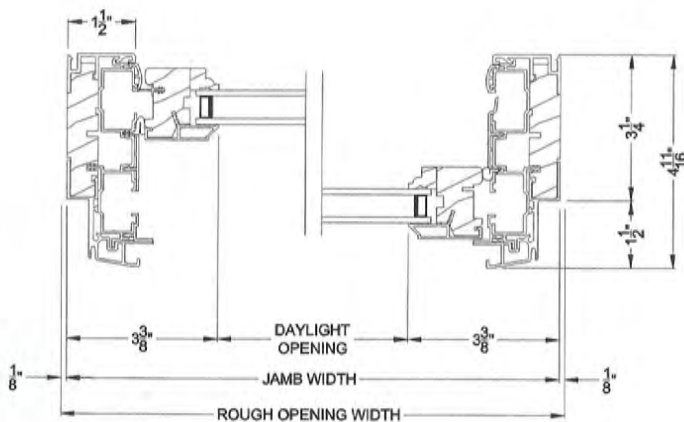
PREMIUM POCKET DOUBLE HUNG (8118)
Vertical Section - 0°-4° SILL



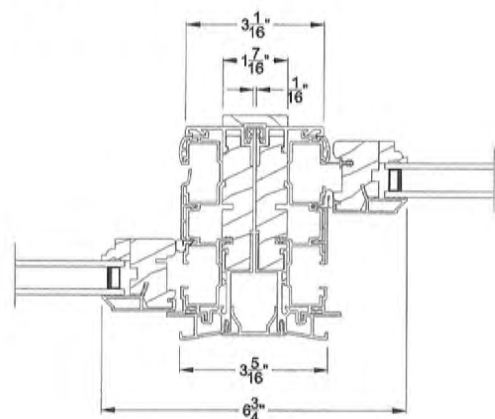
PREMIUM POCKET DOUBLE HUNG (8118)
Vertical Section - 0°-4° SILL



PREMIUM POCKET DOUBLE HUNG (8118)
Vertical Section - 10°-14° SILL



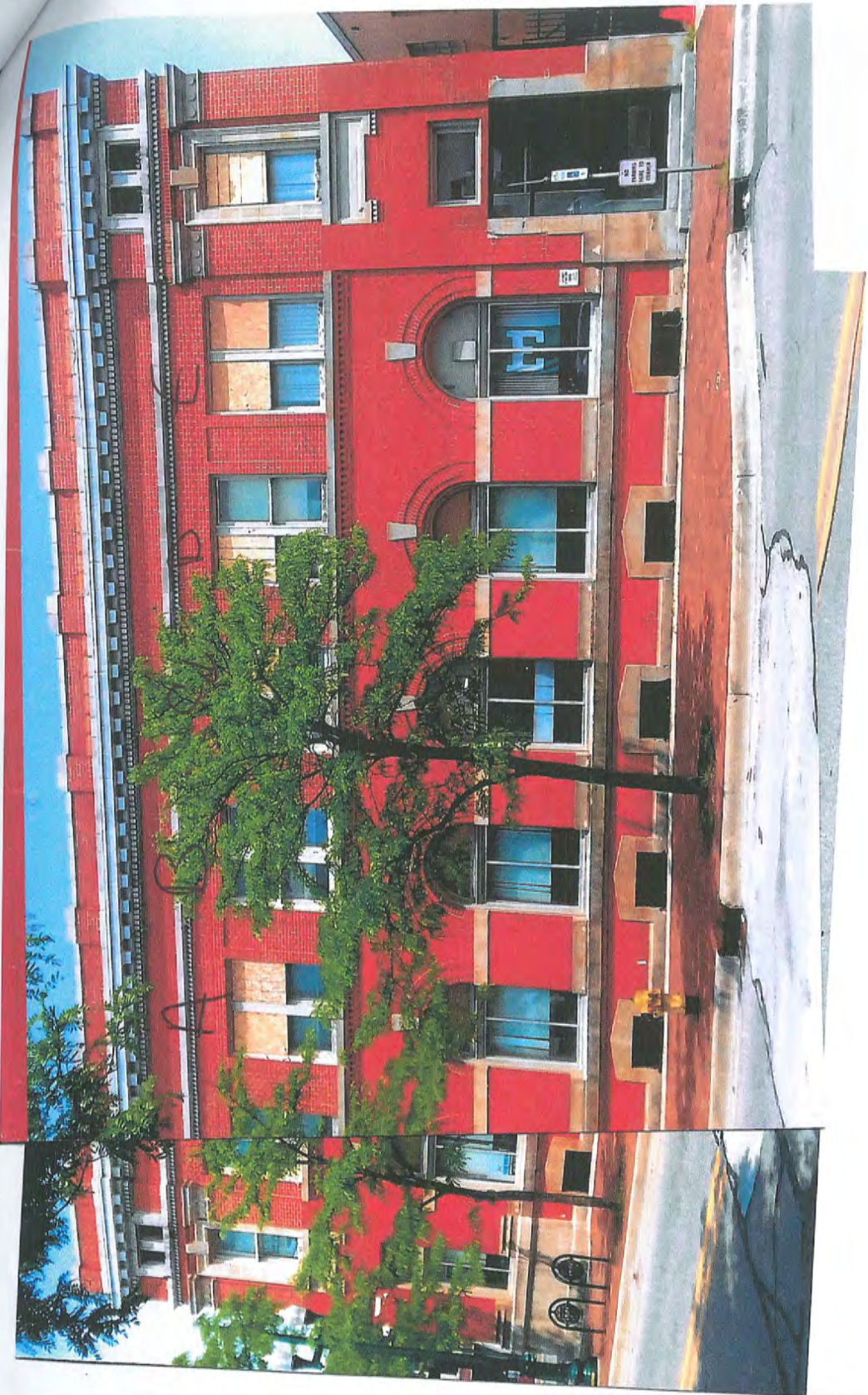
PREMIUM POCKET DOUBLE HUNG (8118)
Horizontal Section



PREMIUM POCKET DOUBLE HUNG WINDOW
Vertical Mull Section

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.



















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Property

Address

504 N River St, Ypsilanti, MI 48198

Applicant

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

Name

Grace Sweeney

Address

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Amy Stutz - A J Leo Electric & Solar

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

Solar PV installation

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:

Permit fee:

\$45 + _____ =

Signature

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Signature:

Date:

09/03/19

Print Name:

Amy Strutz

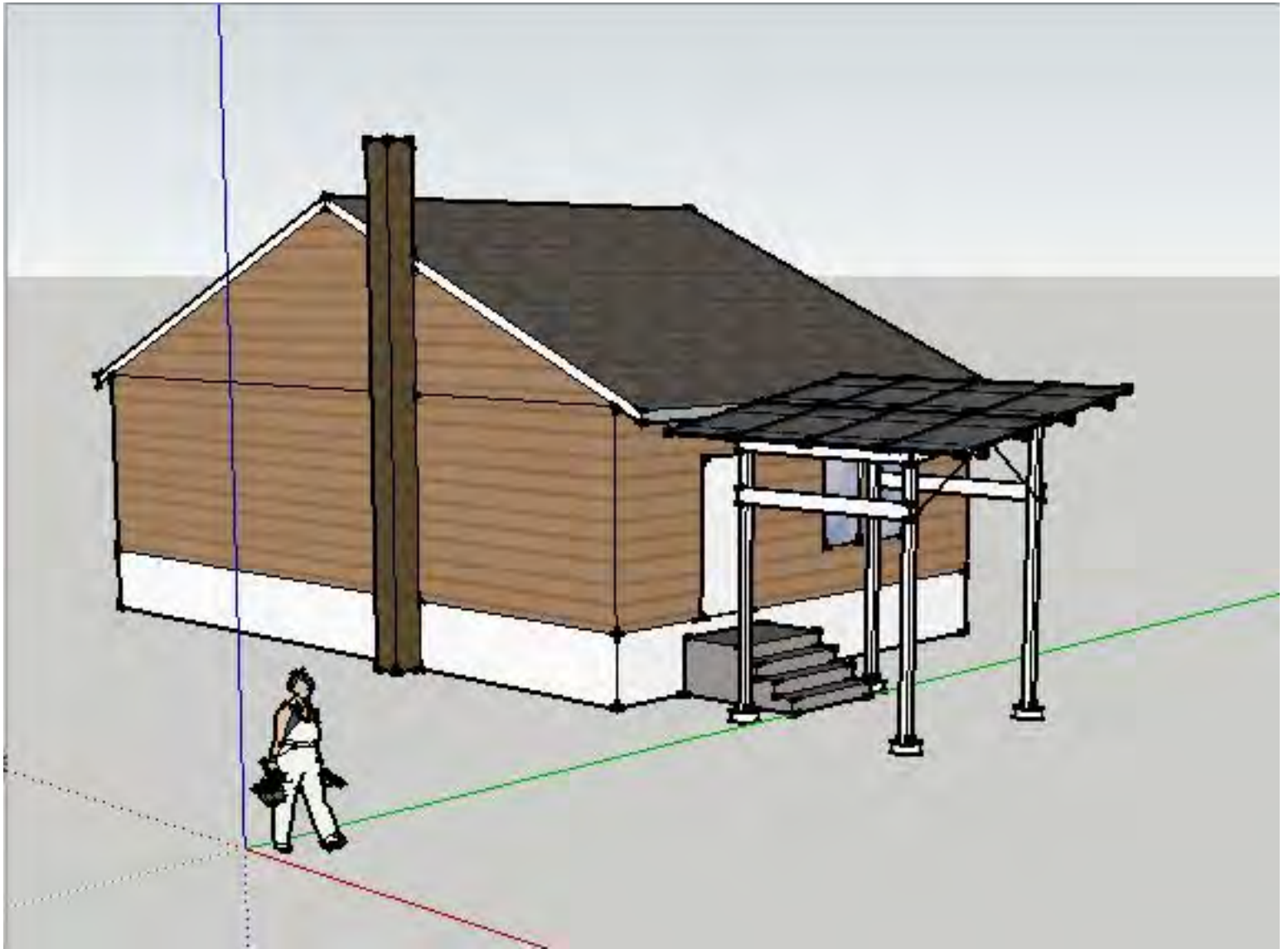
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Back yard is not visible from house front.



Sweeney
504 N River St
Ypsilanti, MI 48197



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Name

Address

504 N Huron

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Amy Stutz - A J Leo Electric & Solar

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

Solar PV installation

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

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Construction Cost:

Permit fee:

\$45 + _____ =

Signature

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Signature:

Date:

09/03/19

Print Name:

Amy Strutz

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French
504 N Huron
Ypsilanti, MI 48197





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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

406 E Forest Ave,

Applicant

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

Name

Kelly McRae

Address

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Amy Stutz - A J Leo Electric & Solar

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

Solar PV installation

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:

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:

09/03/19

Print Name:

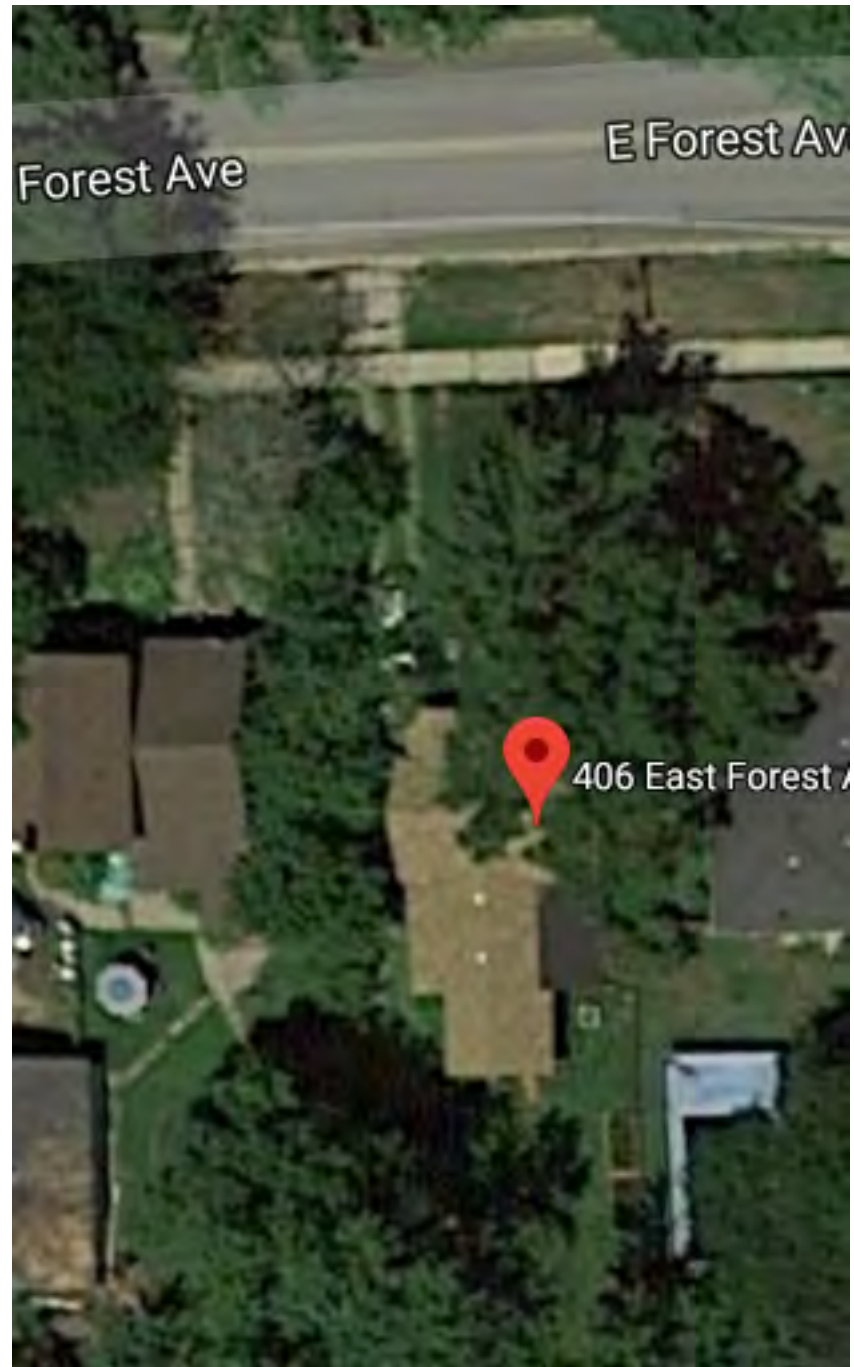
Amy Strutz

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

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



McRae
406 E Forest
Ypsilanti, MI 48198







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

410 & 412 MAPLE ST.

Applicant

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

Name

MICHAEL KOZURA

Address

323 MAPLE ST.

City

YPSILANTI

State

MI

Zip

48198

Contractor Name & Contact Info

GARY TURNER

COMMUNITY BUILDERS LLC
GARY@CBTBUILDS.COM

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☒ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

REMOVE & REPLACE ROTTED/COMPROMISED
ROOFING, FASCIA/SOFFIT TRIM, AND
POSSIBLY STRUCTURAL REPAIRS TO
SOUTH EAST CORNER COWN, BEAM,
RAFTERS, FLOOR JOISTS.
ALL REPAIRS & MATERIALS TO BE
SAME FOR SAME

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

MATCH ALL EXISTING FINISHES EXCEPT
REPLACING ROLL ROOFING W/ POLY MEMBRANE GRAY.

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:

\$ 2,500

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:

8/20/19

Print Name:

MICHAEL KOZURA

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

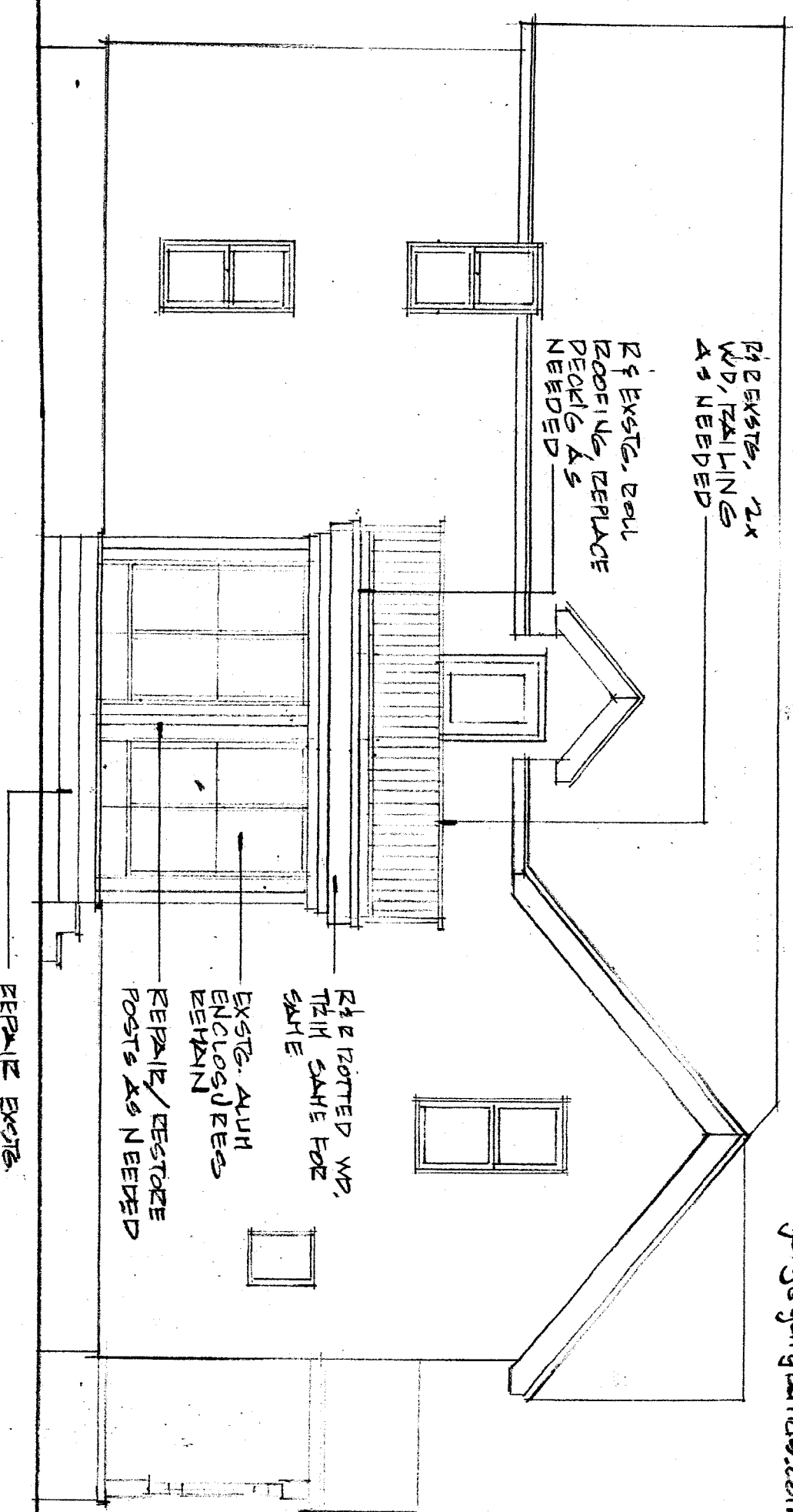
All other necessary approvals and permits must be acquired before beginning work.

410 - 412 MAPLE ST. 3 SEASON SOUTH POECH REPAIRS

OWNER: MICHAEL KOZUBA
323 MAPLE ST.
YPSI MI 48198

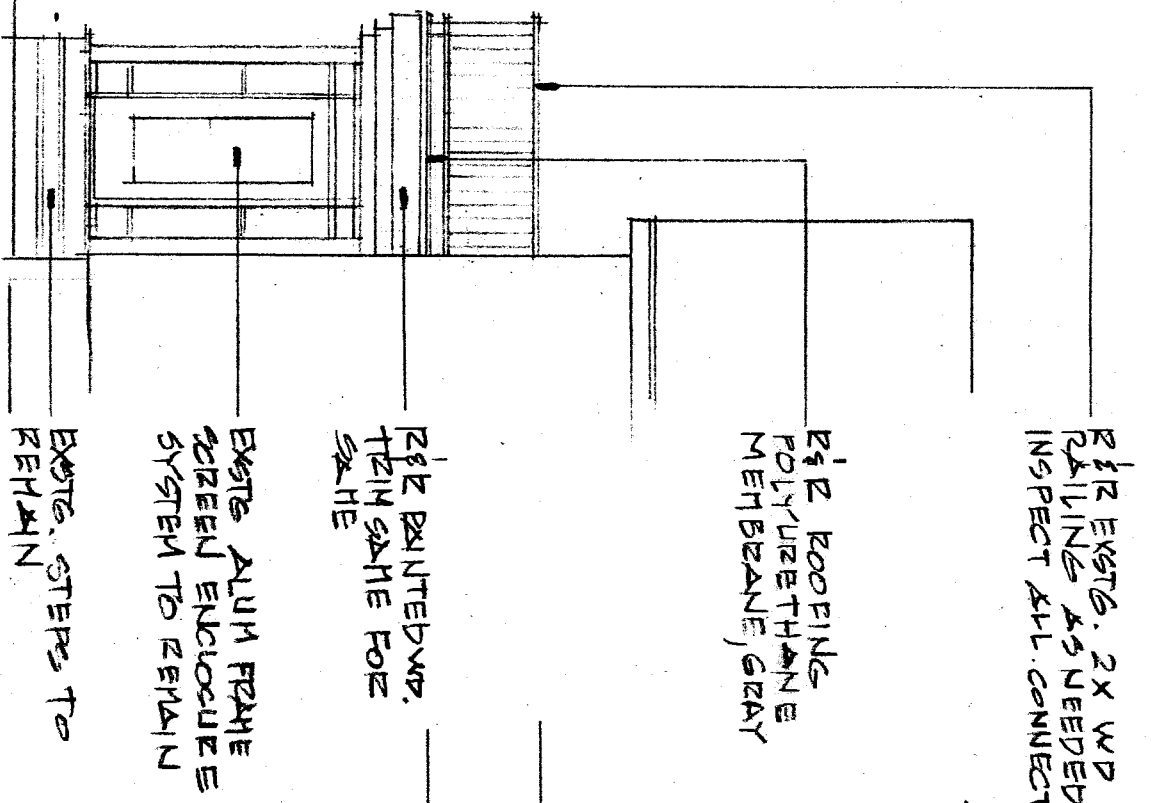
BUILDER: COMMUNITY BUILDERS LC
412 MAPLE ST
YPSI MI 48198

CONTACT: GARY TURNER
(734) 216-6575
gary@garthbuilds.com



EAST ELEVATION

3/16" = 1'-0"



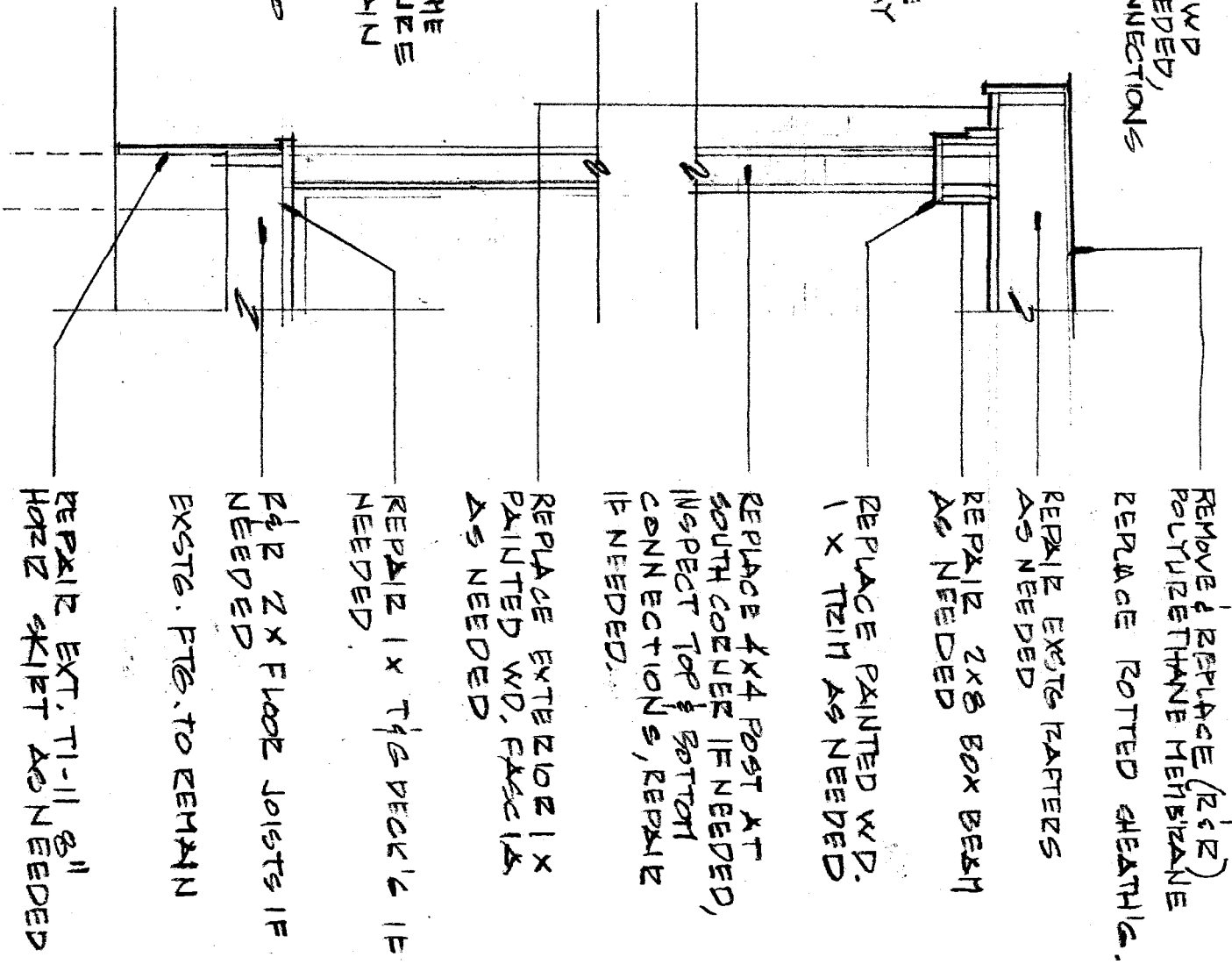
RIP EXIST. 2X WD RAILING AS NEEDED, INSPECT ALL CONNECTIONS

RIP ROOFING POLYURETHANE MEMBRANE, GRAY

RIP PAINTED WD. TRIM SAME FOR SAME

EXIST. ALUM FRAME SCREEN ENCLOSURE SYSTEM TO REMAIN

EXIST. STEPS TO REMAIN



REMOVE & REPLACE (RIP) POLYURETHANE MEMBRANE. REPLACE ROTTED SHEATHING.

REPAIR EXIST. RAFTERS AS NEEDED

REPAIR 2X8 BOX BEAM AS NEEDED

REPLACE PAINTED WD. 1 X TRIM AS NEEDED

REPLACE 4X4 POST AT SOUTH CORNER IF NEEDED, INSPECT TOP & BOTTOM CONNECTIONS, REPAIR IF NEEDED.

REPLACE EXISTING 1 X PAINTED WD. FASCIA AS NEEDED

REPAIR 1 X T&G DECKING IF NEEDED

RIP 2X FLOOR JOISTS IF NEEDED

EXIST. FTS. TO REMAIN

REPAIR EXT. T1-11 8" HORIZ SKIRT AS NEEDED

B NORTH ELEVATION
3/16" = 1'-0"

C DETAIL SECTION
1/2" = 1'-0"



The Chemical Company

Technical Data Guide

7 | 07 18 00
Traffic
Coatings

MasterSeal® Traffic 1500

Polyurethane waterproofing, traffic-bearing membrane systems for vehicular and pedestrian areas

FORMERLY SONO GUARD®

PACKAGING

- MasterSeal P 222:
 - 5 gallon (18.93 L) pails
- MasterSeal P 220:
 - 4 gallon (15.14 L) units in
 - 5 gallon pails (18.93 L)
- MasterSeal M 200,
(self-leveling and slope-grade):
 - 5 gallon (18.93 L) pails
 - 55 gallon (208 L) drums
- MasterSeal TC 225:
 - 5 gallon (18.93 L) pails
 - 55 gallon (208 L) drums
- MasterSeal 914: 1 pint (473 mL) cans
- MasterSeal 915 (for recoat applications):
0.5 pint (236 mL) cans

YIELD

See chart on page 3

COLORS

Gray, Charcoal, Tan

STORAGE

Store in unopened containers in a cool, clean, dry area

SHELF LIFE

- MasterSeal M 200 and TC 225:
 - 5 gal pails, 1 year when properly stored
 - 55 gal drums, 9 months when properly stored
- MasterSeal 914, pint cans:
 - 2 years when properly stored
- MasterSeal 915:
 - 1 year when properly stored

DESCRIPTION

MasterSeal Traffic 1500 waterproofing systems are composed of:

- MasterSeal M 200, a one-component, moisture-curing polyurethane,
- MasterSeal TC 225, a one-component aliphatic moisture-curing polyurethane,
- MasterSeal TC 225 Tint Base, consisting of 40 standard colors, (see Form No. 1017936).

For projects requiring primer, two choices are available:

- MasterSeal P 222, a one-component solvent-based primer and sealer,
- MasterSeal P 220, a two-component waterborne epoxy primer and sealer.

PRODUCT HIGHLIGHTS

- * Primer coat not typically required which helps to reduce labor and material costs
- * Waterproof which helps to protect concrete from freeze/thaw damage; protects occupied areas below from water damage
- * Excellent chloride resistance provides protection against chloride intrusion; extends the life of reinforcing steel
- * Seamless elastomeric membrane offers excellent durability and superior abrasion resistance, has no seams that may result in leaks
- * Skid resistant to increase safety
- * Multiple systems available, making MasterSeal Traffic 1500 ideal for various vehicular or pedestrian traffic solutions
- * Repairable and recoatable to extend the useful life of the system

VOC CONTENT

- * MasterSeal M 200:
 - Self-leveling grade:
 - 196 g/L less water and exempt solvents
 - Flash/slope grade: 203.3 g/L less water and exempt solvents
- * MasterSeal TC 225: 209 g/L less water and exempt solvents.

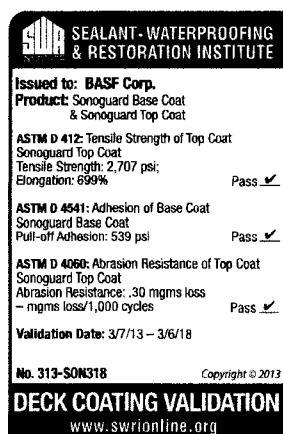
Technical Data

Composition

MasterSeal Traffic 1500 is a moisture-curing polyurethane membrane.

Compliances

- UL 790 Class A Fire Rating
- ASTM C 957
- ASTM E 108
- ASTM E 84



Test Data

PROPERTY*	RESULTS		TEST METHOD
	M 200	TC 225	
Weight per gallon, lbs (kg)	9.9 (4.5)	9.1 (4.1)	ASTM D 1475
Specific gravity, kg/L	1.19	1.09	
Solids			ASTM D 1259
	By weight, %	84	77
	By volume, %	81	75
Viscosity, cps	4,000 – 9,000	2,000 – 4,000	ASTM D 2393
Flash Point, ° F (° C)	104 (40)	105 (40.5)	ASTM D 56

*Uncured material

PROPERTIES OF CURED MEMBRANES

PROPERTY	RESULTS		TEST METHOD/ REQUIREMENTS
	M 200	TC 225	
Hardness, Shore A	60	89	ASTM D 2240
Tensile strength, psi (MPa)	752 (5.2)	2,500 (17.2)	ASTM D 412
Elongation, %	595	502	ASTM D 412
Tear strength, PIT	74	199	ASTM D 1004
Weight loss, %	16	17	Max: 40
Low temperature flexibility and crack bridging	No Cracking	No Cracking	No Cracking
Adhesion in peel after water immersion, pli,			
Primed mortar	43	N/A	5
Plywood	34	N/A	5
Adhesion (Pull-off), psi			
Base Coat	275		ASTM D 4541

CHEMICAL RESISTANCE TENSILE RETENTION (ASTM C 957)

CHEMICAL	RESULTS		REQUIREMENTS
	M 200	TC 225	
Ethylene glycol	88	92	Min: 70
Mineral spirits	47	60	Min: 45
Water	96	83	Min: 70

Test results are averages obtained under laboratory conditions. Reasonable variations can be expected.

MASTERSEAL TRAFFIC 1500 SYSTEM WEATHERING RESISTANCE AND ELONGATION RECOVERY (ASTM C 957)

CHEMICAL	RESULTS	REQUIREMENTS
Elongation recovery, %	94	Min: 90
Tensile retention, %	151	Min: 80
Elongation retention, %	94	Min: 90
Abrasion resistance, mg lost; (ASTM D 4060) CS-17 Wheel, 1,000 g load, 1,000 cycles	1 — system passes	Max: 50
Crack bridging, 1,000 cycles	System passes	—

Test Data, cont.

	LIGHT TO MEDIUM TRAFFIC & PEDESTRIAN	HEAVY DUTY (REFUSAL METHOD)	EXTRA HEAVY DUTY (REFUSAL METHOD)
Weight per gallon, lbs (kg)	9.9 (4.5)	9.1 (4.1)	ASTM D 1475
Base coat			
Wet mils (mm)	25 (0.6)	25 (0.6)	25 (0.6)
Dry mils (mm)	20 (0.5)	20 (0.5)	20 (0.5)
Coverage ¹	60 (1.5)	60 (1.5)	60 (1.5)
Mid coat			
Wet mils (mm)	None	20 (0.5)	25 (0.6)
Dry mils (mm)	None	15 (0.4)	20 (0.5)
Coverage ¹	None	80 (2.0)	60 (1.5)
Finish coat			
Wet mils (mm)	25 (0.6)	20 (0.5)	20 (0.5)
Dry mils (mm)	20 (0.5)	15 (0.4)	15 (0.4)
Coverage ¹	60 (1.5)	80 (2.0)	80 (2.0)
Aggregate²			
lbs per 100 ft ²	10–15	30–50	50–70
(kg/m ²)	(0.5–0.7)	(1.5–2.5)	(2.5–3.4)

Coverage rates are approximate and may vary due to the application technique used.

Actual coverage rate will also depend on finish and porosity of the substrate.

¹ Coverage is ft²/gal (m²/L)

² (16–30 mesh rounded silica sand or proportional equivalent)

INDUSTRIES/SECTORS

- * Stadiums
- * Balconies
- * Parking Garages
- * Commercial Construction
- * Building and Restoration

HOW TO APPLY

SURFACE PREPARATION

CONCRETE

1. Concrete must be fully cured (28 days), structurally sound, clean and dry (ASTM D 4263). All concrete surfaces (new and old) must be shot blasted to remove previous coatings, laitance and all miscellaneous surface contamination and to provide profile for proper adhesion. Abrasive shot blasting must occur after concrete repair has taken place. Acid-etching is not permitted. Proper profile should be a minimum of ICRI CSP-3 (as described in ICRI document 03732.)

2. Repair voids and delaminated areas with BASF branded cementitious and epoxy patching materials. For application when fast-turn repairs are required, MasterSeal M 265 can be used to repair patches up to 1" (25 mm) in depth. Please refer to Technical Service for proper application techniques.

3. All units must be applied within the specified pot life.

SURFACE PRE-STRIPING AND DETAILING

1. For nonmoving joints and cracks less than 1/16" (1.6 mm) wide, apply primer when required, followed by 25 wet mils (0.6 mm) pre-striping of MasterSeal M 200. MasterSeal M 200 must be applied to fill and overlap the joint or crack 3" (76 mm) on each side. Feather the edges.

2. Dynamic cracks and joints 1/16" (1.6 mm) and greater wide must be routed to a minimum of 1/4 by 1/4" (6 by 6 mm) and cleaned. Install bond breaker tape to prevent adhesion of sealants to the bottom of joint. Prime joint faces only with MasterSeal P 173 (see Form No. 1017962). Fill joints deeper than 1/4" (6 mm) with appropriate backer rod and MasterSeal SL 1"/SL 2" (slope grade or self-leveling) or MasterSeal NP 1"/NP 1" sealants (see Form Nos. 1017903 and 1017911). For cracks, sealant should be flush with the adjacent concrete surface. For expansion joints, sealant should be slightly concave.

3. Sealed joints 1" (25 mm) or less can be coated over with MasterSeal Traffic 1500. Expansion joints exceeding 1" (25 mm) wide should not be coated over with MasterSeal Traffic 1500 so that they can perform independently of the deck coating system.

4. Cut a ¼ by ¼" (6 by 6 mm) keyway into the concrete where the coating system will be terminated if no wall, joint, or other appropriate break exists. Fill according to instructions on cracks and joints over ⅛" (1.6 mm) wide.
5. Form a sealant cant into the corner at the junction of all horizontal and vertical surfaces (wall sections, curbs, columns). Prime with MasterSeal P 173 and apply a ½–1" (13–25 mm) wide bead of MasterSeal NP 1 or MasterSeal NP 2 sealants. Tool to form a 45° cant.
6. In locations of potential high movement, such as wall and slab intersections, apply 25 wet mils (0.6 mm) of MasterSeal M 200 and embed MasterSeal 955.

METAL SURFACES

1. Remove dust, debris, and any other contaminants from vent, drain-pipe and post penetrations, reglets and other metal surfaces.
2. Clean these surfaces to bright metal and prime immediately with MasterSeal P 173.
3. Provide appropriate cant with MasterSeal NP 1, NP 2 or CR 195 sealant to eliminate 90° angles.

PLYWOOD

1. All plywood must be smooth-faced, APA-stamped and exterior grade. Construction must conform to code, but plywood must not be less than ½" (12 mm) thick. Plywood spacing and deck construction must follow APA guidelines.
2. Surfaces must be free of contaminants. Priming is not necessary on clean, dry plywood.
3. All seams must be caulked with MasterSeal NP 1 or MasterSeal NP 2 sealants (see Form Nos. 1017906 and 1017911). Pre-stripe 4–6" (102–152 mm) wide with 25 wet mils (0.6 mm) of M 200. Reinforce all seams between plywood sheets and between flashing and the plywood deck by embedding MasterSeal 995 into the pre-stripping.

APPLICATION OF PRIMER

PRIMER

NOTE: When primer is required on a job, follow these steps. When applying Traffic 1500 without using a primer, proceed to Application.

1. After thoroughly vacuuming the surface, apply MasterSeal P 222 or P 220 to all the properly prepared deck surfaces at the rate of 200–250 ft²/gal (4.9–6.1 m²/L). Using a roller pan and a short- to medium-nap roller cover, force the primer into pores and voids to eliminate pinholes. Do not apply over pre-stripping. Use only solvent-resistant tools and equipment.
2. Allow primer to dry until tack-free. M 200 must be applied the same working day.

MASTERSEAL M 200

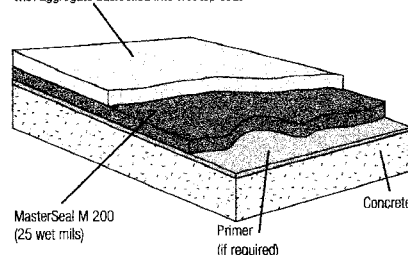
1. All preparatory work must be completed before application begins. Be certain the substrate is clean, dry, stable and properly profiled. Sealants and pre-stripping should be properly cured. Apply the base, mid and finish coats with a properly sized squeegee to arrive at the required mil thicknesses.
2. The best method to ensure the proper wet film thickness is the use of a grid system. Divide the surface to be coated into grids and calculate the square footage of each. Refer to the coverage chart to determine the quantity of MasterSeal Traffic 1500 needed for each grid to arrive at the required mil thicknesses. For example, one pail of MasterSeal M 200 will cover an area approximately 300 ft² (28 m²), or a grid 30 by 10 ft (9 by 3 m) at 25 wet mils (0.6 mm). The mil thickness of all coats can also be verified by the use of a wet-mil thickness gauge.
3. Apply MasterSeal M 200 25 wet mils thick (0.6 mm) using a proper notched squeegee to entire deck surface, and back roll, overcoating the properly prepared cracks, joints and flashings. For sloped areas, use slope-grade MasterSeal M 200. Do not coat expansion joints over 1" (25 mm) wide.
4. Allow curing time of overnight (16 hour minimum). Slightly extend the curing time in cool or dry weather conditions. The surface of MasterSeal M 200 should have a slight tack. If the coating has been exposed for a prolonged period, consult Technical Service for recommendations.

APPLICATION METHODS OF SYSTEMS

MasterSeal Traffic 1500 can be installed in several configurations, depending upon the degree of traffic to which the system is exposed. In areas of extreme traffic (turning lanes, pay booths, entrances and exits), apply the Extra Heavy-Duty Traffic System. The following summary briefly describes each configuration. All coverage rates are approximate.

LIGHT TO MEDIUM DUTY TRAFFIC AND PEDESTRIAN SYSTEM

MasterSeal TC 225 (25 wet mils)
with aggregate backrolled into wet top coat

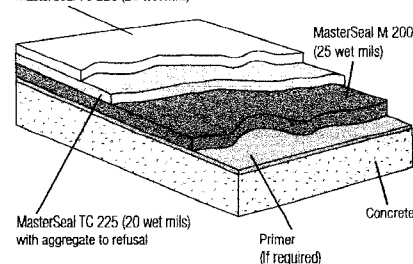


LIGHT- TO MEDIUM- DUTY TRAFFIC & PEDESTRIAN SYSTEM

1. Prime concrete substrate (if required).
2. Apply 25 wet mils (0.6 mm) MasterSeal M 200 using a proper notched squeegee at 60 ft²/gal (1.5 m²/L). Immediately backroll to level MasterSeal M 200. Allow to cure overnight.
3. Apply 25 wet mils (0.6 mm) MasterSeal TC 225 using a proper notched squeegee at 60 ft²/gal (1.5 m²/L). Immediately backroll to level MasterSeal TC 225 material. While the coating is still wet, broadcast MasterSeal 941 or equivalent 16–30 rounded silica sand at 10–15 lbs/100 ft² (0.5–0.7 kg/m²), then backroll into the coating to fully encapsulate.

HEAVY DUTY TRAFFIC SYSTEM (Aggregate to refusal method)

MasterSeal TC 225 (20 wet mils)



HEAVY-DUTY TRAFFIC SYSTEM

1. Prime concrete substrate (if required).
2. Apply 25 wet mils (0.6 mm) MasterSeal M 200 using a proper notched squeegee at 60 ft²/gal (1.5 m²/L). Immediately backroll to level MasterSeal M 200. Allow to cure overnight.
3. Apply 20 wet mils (0.5 mm) MasterSeal TC 225 using a notched squeegee at 80 ft²/gallon (2.0 m²/L). Immediately backroll to level MasterSeal TC 225. The next step, #4, can utilize either method described in 4A or 4B.

4A. AGGREGATE TO REFUSAL METHOD

Immediately broadcast MasterSeal 941 or equivalent 16–30 mesh, rounded silica sand into the wet coating at the rate of 30–50 lbs per 100 ft² (1.0–1.25 kg/m²). Immediately after the aggregate broadcast and while the coating is still wet, blow any excess aggregate via a portable blower forward into the wet coating. Do not over apply aggregate; it is acceptable to have localized wet spots in the aggregate surface after completion of this method. This process requires coordination between all of the members in the work crew. The blower operator, wearing clean spiked shoes, should blow the excess aggregate forward towards the freshly applied and back rolled topcoat. In this method, the coating should not accept additional sand, minimal excess aggregate is on the surface, less aggregate is used and the textured appearance should be fairly uniform.

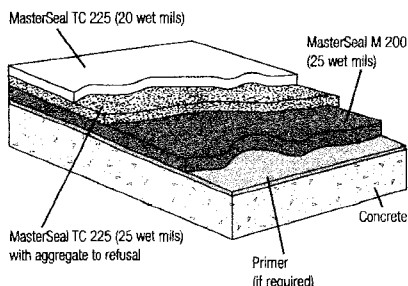
4B. BROADCAST AND BACKROLL METHOD

Immediately broadcast MasterSeal 941 or equivalent 16–30 mesh, rounded silica sand into the wet coating and backroll to encapsulate the aggregate. Evenly broadcast aggregate at the rate of 10–15 lbs per 100 ft² (0.5–0.75 kg/m²). Allow to cure overnight.

5. Remove all loose aggregate, then apply 20 mils (0.5 mm) MasterSeal TC 225 using a flat squeegee at 80 ft² per gallon (2.0 m²/L). Immediately backroll to level MasterSeal TC 225.

6. For additional slip resistance, immediately broadcast MasterSeal 941 or equivalent 16–30 rounded silica sand at a rate of 7–10 lbs per 100 ft² (.34–.49 kg/m²) and backroll to encapsulate.

EXTRA HEAVY-DUTY SYSTEM (Aggregate to refusal method)



EXTRA-HEAVY DUTY SYSTEM

1. Prime concrete substrate (if required).
2. Apply 25 wet mils (0.6 mm) MasterSeal M 200 using a proper notched squeegee at 60 ft²/gal (1.5 m²/L). Immediately backroll to level MasterSeal M 200. Allow to cure overnight.
3. Apply 25 wet mils (0.6 mm) MasterSeal TC 225 using a proper notched squeegee at 50 ft²/gal (1.2 m²/L). Immediately backroll to level MasterSeal TC 225. The next step, #4, can utilize either method described in 4A or 4B.

4A. AGGREGATE TO REFUSAL METHOD

Immediately broadcast MasterSeal 941 or equivalent 16–30 mesh, rounded silica sand into the wet coating at the rate of 20–25 lbs per 100 ft² (1.0–1.25 kg/m²). Immediately after the aggregate broadcast and while the coating is still wet, blow any excess aggregate via a portable blower forward into the wet coating. Do not over apply aggregate; it is acceptable to have localized wet spots in the aggregate surface after completion of this method. This process requires coordination between all of the members in the work crew. The blower operator, wearing clean spiked shoes, should blow the excess aggregate forward towards the freshly applied and back rolled topcoat. In this method, the coating should not accept additional sand, minimal excess aggregate is on the surface, less aggregate is used and the textured appearance should be fairly uniform.

4B. BROADCAST AND BACKROLL METHOD

Immediately broadcast MasterSeal 941 or equivalent 16–30 mesh, rounded silica sand into the wet coating and backroll to encapsulate the aggregate. Evenly broadcast aggregate at the rate of 10–15 lbs per 100 ft² (0.5–0.75 kg/m²). Allow to cure overnight.

5. Remove all loose aggregate, then apply 20 wet mils (0.5 mm) MasterSeal TC 225 using a flat squeegee at 80 ft²/gallon (2.0 m²/L). Immediately backroll to evenly level MasterSeal TC 225.

6. For additional slip resistance, immediately broadcast MasterSeal 941 or equivalent at a rate of 7–10 lbs per 100 ft² (.34–.49 kg/m²) and backroll to encapsulate.

MOCKUP

Provide mockup of at least 100 ft² (9.3 m²) to include surface profile, sealant joint, crack, flashing and juncture details and allow for evaluation of slip resistance and appearance of MasterSeal Traffic 1500 system.

1. Install mockup with specified coating types and with other components noted.
2. Locate where directed by architect.
3. Mockup may remain as part of work if acceptable to architect. For recoat applications, see MasterSeal Traffic 1500 technical bulletin #24.

CURING TIME

Allow curing time of 72 hours before vehicular use and 48 hours before pedestrian use. Extend the curing time in cool-weather conditions. To reduce the time period in which MasterSeal Traffic 1500 might be vulnerable to inclement weather or to reduce the time between coats, use MasterSeal 914.

MAINTENANCE

1. Portions of the membrane that exhibit wear are considered a maintenance item, and are not considered a warrantable item.
2. Surfaces may be cleaned with commercial detergents. BASF recommends that a maintenance agreement be established between the owner and applicator.
3. Periodic inspection and repair of damaged surfaces will greatly prolong the performance and life of the system.
4. Remove all sharp debris such as sand, gravel and metal on a regular basis to avoid damage to the coating.
5. When removing snow, avoid the use of metal blades or buckets that may damage the coating.

CLEAN UP

Clean all tools and equipment with MasterSeal 990 or xylene.

FOR BEST PERFORMANCE

- * Concrete should have a minimum compressive strength of 3,000 psi (20.7 MPa) and be cured for a minimum of 28 days.
- * For slab on grade applications please contact BASF representative.
- * Be sure to allow for movement in the deck by the proper design and use of expansion and control joints.
- * When applying sealants, use backing materials according to industry standards.
- * Do not apply when substrates are over 110° F (32° C) or under 40° F (4° C).
- * When used indoors, provide adequate ventilation with a minimum of six air changes per hour.
- * When adequate ventilation for use of MasterSeal Traffic 1500 cannot be maintained, refer to product data sheet for MasterSeal Traffic 2500 (Form No. 1017917).
- * Be certain that all aggregate not properly encapsulated is thoroughly removed.
- * On steep ramps in excess of 15%, contact your local BASF representative.
- * MasterSeal 941 1%₀, rounded select silica sand is recommended.
- * When applying to metal pan decks or decks containing between-slab membranes, contact Technical Service.
- * Select the proper amount of aggregate to promote slip resistance.
- * Pre-stripe to level out recessed sealant joints (less than 1" [25 mm]) for optimal aesthetic appearance.
- * Avoid application of MasterSeal Traffic 1500 when inclement weather is present or imminent.
- * Do not apply MasterSeal Traffic 1500 to damp, wet, or contaminated surfaces.
- * MasterSeal Traffic 1500 is not suitable for use where chained or metal-studded tires will be used.
- * Proper application is the responsibility of the user. Field visits by BASF personnel are for the purpose of making technical recommendations only and not for supervising or providing quality control on the jobsite.

HEALTH, SAFETY AND ENVIRONMENTAL

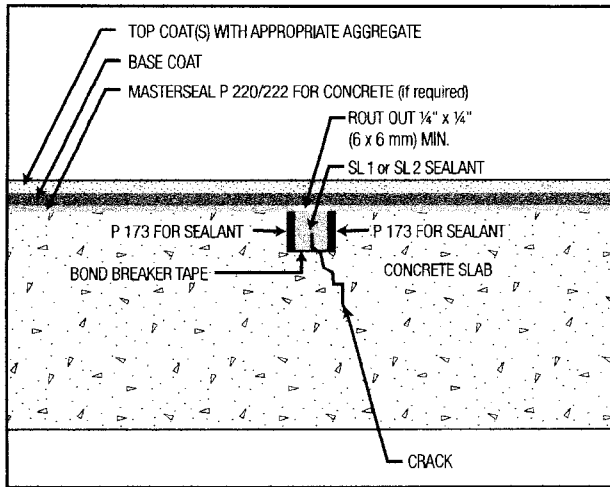
Read, understand and follow all Safety Data Sheets and product label information for this product prior to use. The SDS can be obtained by visiting www.master-builders-solutions.basf.com, e-mailing your request to basfbcsst@basf.com or calling 1(800)433-9517. Use only as directed.

**For medical emergencies only,
call ChemTrec® 1(800)424-9300.**

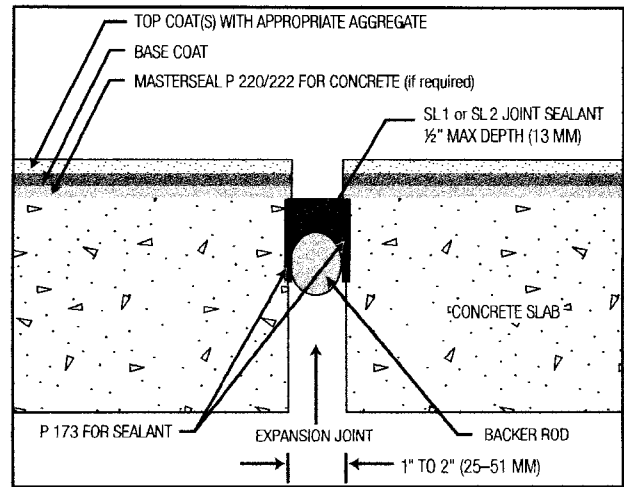
LIMITED WARRANTY NOTICE

BASF warrants this product to be free from manufacturing defects and to meet the technical properties on the current Technical Data Guide, if used as directed within shelf life. Satisfactory results depend not only on quality products but also upon many factors beyond our control. BASF MAKES NO OTHER WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO ITS PRODUCTS. The sole and exclusive remedy of Purchaser for any claim concerning this product, including but not limited to, claims alleging breach of warranty, negligence, strict liability or otherwise, is the replacement of product or refund of the purchase price, at the sole option of BASF. Any claims concerning this product must be received in writing within one (1) year from the date of shipment and any claims not presented within that period are waived by Purchaser. BASF WILL NOT BE RESPONSIBLE FOR ANY SPECIAL, INCIDENTAL, CONSEQUENTIAL (INCLUDING LOST PROFITS) OR PUNITIVE DAMAGES OF ANY KIND.

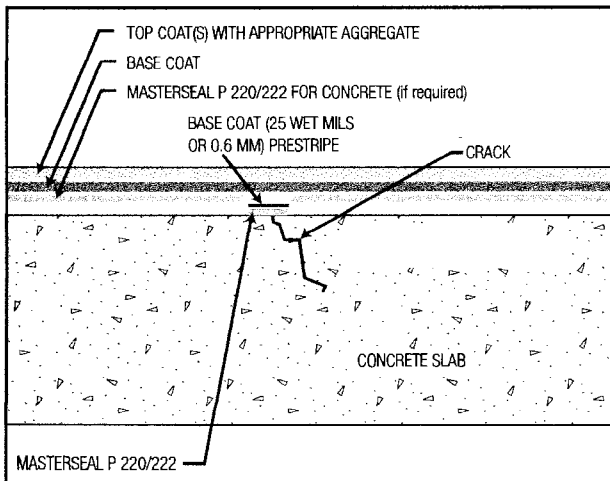
Purchaser must determine the suitability of the products for the intended use and assumes all risks and liabilities in connection therewith. This information and all further technical advice are based on BASF's present knowledge and experience. However, BASF assumes no liability for providing such information and advice including the extent to which such information and advice may relate to existing third party intellectual property rights, especially patent rights, nor shall any legal relationship be created by or arise from the provision of such information and advice. BASF reserves the right to make any changes according to technological progress or further developments. The Purchaser of the Product(s) must test the product(s) for suitability for the intended application and purpose before proceeding with a full application of the product(s). Performance of the product described herein should be verified by testing and carried out by qualified experts.



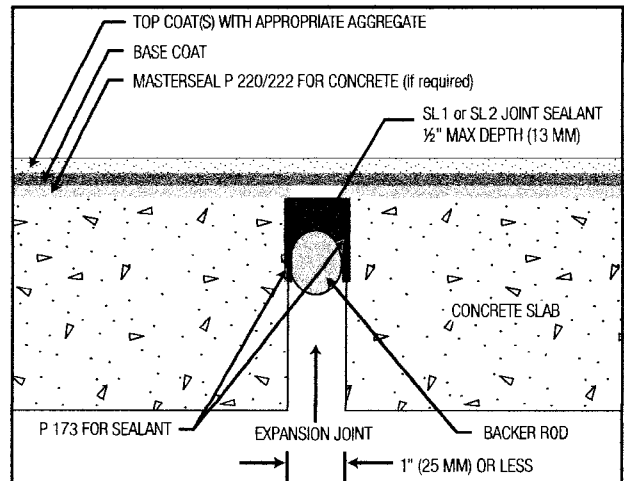
Crack Detail (Dynamic)



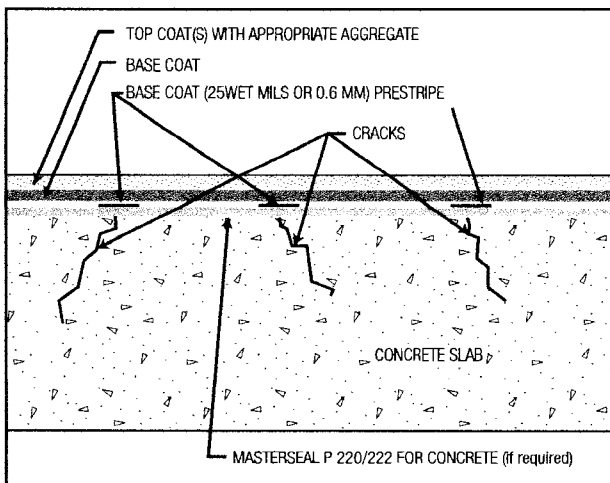
Expansion Joint Detail (Greater Than 1")



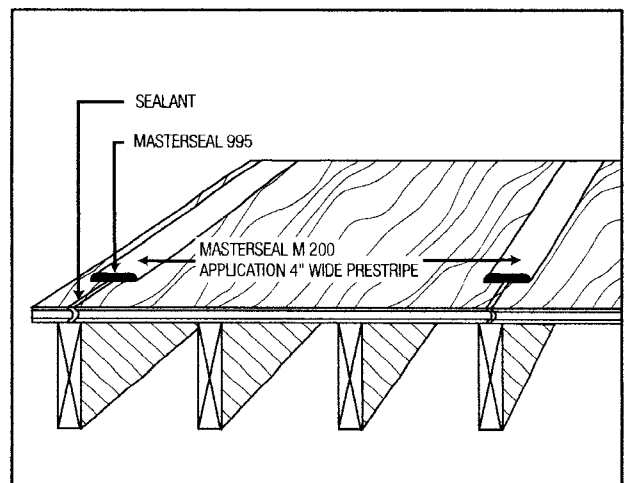
Crack Detail (Static)—Sporadic Cracking



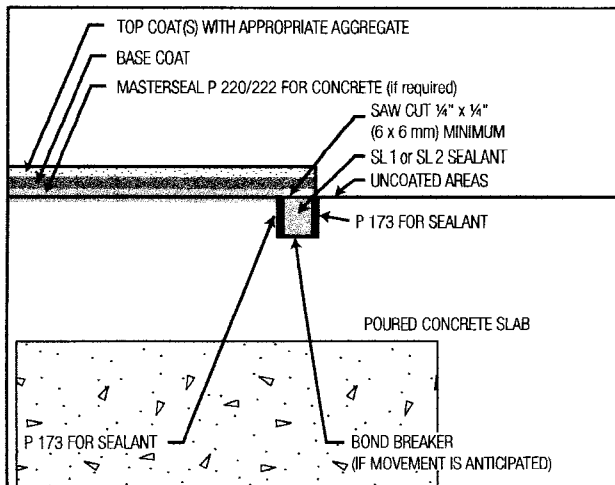
Expansion Joint Detail (Less Than 1")



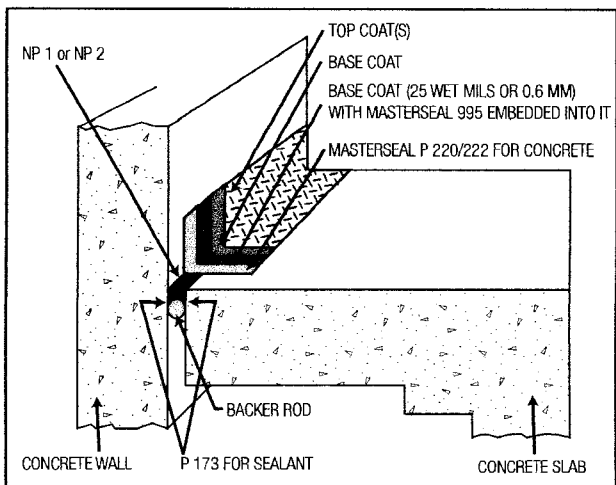
Crack Detail (Static)—Alternate Option for Widespread Cracking



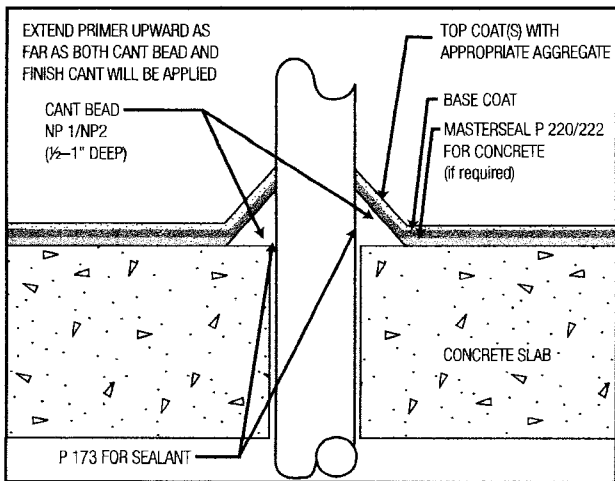
Plywood Application (Seam Detail)



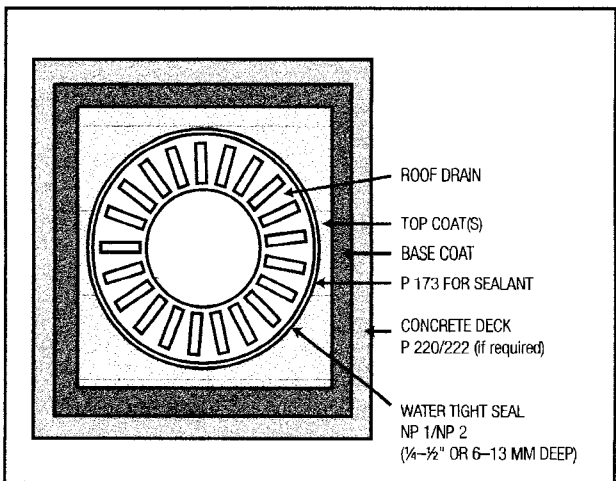
Key-Way or Termination Detail



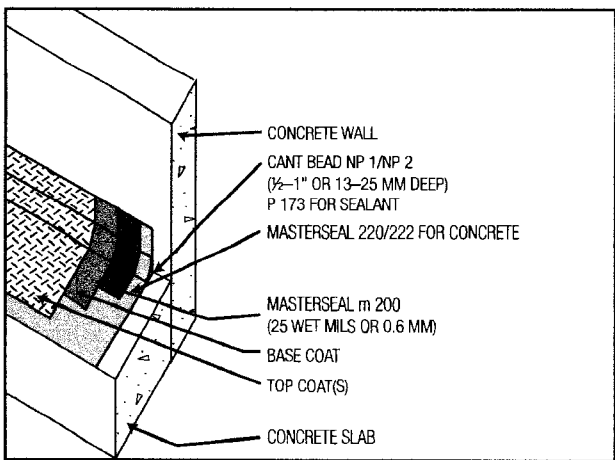
Joint at Wall/Slab



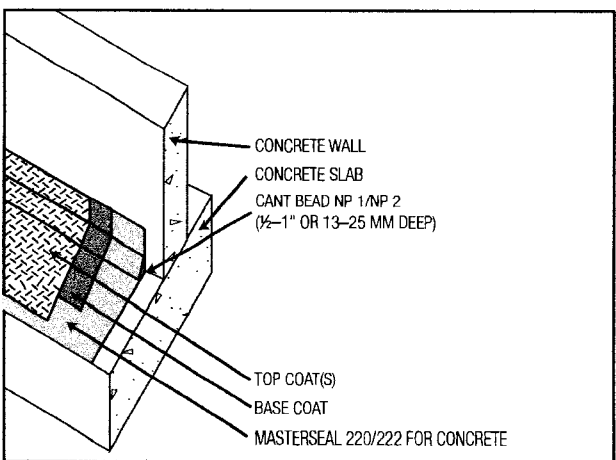
Penetration Detail



Roof Drain



Slab Abutting Wall



Wall Bearing on Slab



City of Ypsilanti

Community and Economic Development

September 04, 2019

RICHIE REX & SALLY
1065 MAPLEWOOD
YPSILANTI, MI 48198

CONDITIONAL NOTICE TO PROCEED

RE: Work Permit Application (PHDC-19-0089) for Balcony Replacement at 40 E CROSS

Dear RICHIE REX & SALLY,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application for work already completed, including reconstruction of the balcony on the second story of the east elevation, has been issued a **notice to proceed**.

Notice to proceed is granted with the following conditions:

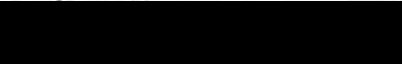
1. **The new balcony shall be painted to match the original as closely as possible.**
2. **Any changes required by the Building Department must be approved by the Historic District Commission (HDC) with an amended application.** The Building Department may require design changes to meet current building code. An amended HDC Work Permit application must be submitted to reflect those changes.

The following Secretary of Interior Standards were considered in approving your application:

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

This list takes the place of your presence at a HDC meeting. Therefore, it is important that you read carefully and follow **all** guidelines. This notice to proceed is for reconstruction of the east elevation balcony only, which according to your application is the only work being performed at this time. Any additional work must be reviewed by the HDC. If you have any questions regarding this information please contact me at (734) 483-9646. **Approval by the Historic District Commission does not exempt you from nor can it be substituted for zoning or building department approval.**

Sincerely,


Scott E. Slagor, Preservation Planner
Community & Economic Development Department
CC: File and Building Department



After reconstruction.



Before reconstruction.



RECEIVED

AUG 28 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

40 E. Cross ST. Ypsilanti, MI

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

Name

Rex Ritchie

Address

40 E. Cross ST

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Rex Ritchie

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Replace deck that has been hit by
truck

- Treated lumber - SES 9-4-2019

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:

\$4100*

Permit fee:

\$45 +

=

50⁰⁰

Signature

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

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

Signature:

Date:

8-27-19

Print Name:

Rex Ritchie

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

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



**City of Ypsilanti
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 BE REJECTED

Property

Address

326 E Forest, Ypsilanti

Applicant

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

Name

Neighborhood Roofing

Address

832 phoenix Rd

City

Ann Arbor

State

MI

Zip

48108

Phone / Fax

734-994-6500

E-Mail

Cabrina@neighborhoodroofing.com

Contractor

Contractor Name & Contact Info

Same

Type of work



Roofing



Window/Door
Replacement



Porches



Sign



Fence (or other sitework)



Other

Complete Description of Proposed Work:

- Tear off and replace roof using Dimensional Owen's Corning Duration Shingles. Color: Aged copper
- Ridge Vents
- All Flashings and T-Drip to be Bronze
- Replace metal valleys w/ shingles.

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:

10,240.00

Permit fee:

\$35 + 15 = \$50.00

Signature

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

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

Signature:

Date:

8/22/19

Print Name:

Tom Meadows

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

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



QUALITY ALUMINUM PRODUCTS, INC.

"Make Sure It's *Quality Aluminum Made Products*"

Color Selection



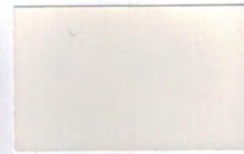
01 - COLONIAL WHITE



102 - PEARL GRAY



112 - TUXEDO GRAY



138 - BONE



200 - BLACK



202 - ROYAL BROWN



204 - GRECIAN GREEN



214 - WOODLAND GREEN



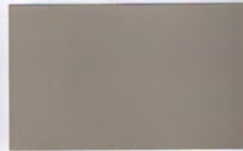
215 - AUTUMN RED
335 - BARN RED



223 - IMPERIAL BROWN



224 - WOODSTOCK TAN



238 - HICKORY
336 - NATURAL CLAY



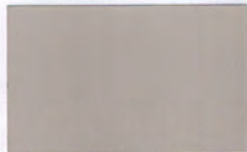
248 - SAGE



250 - MUSKET BROWN



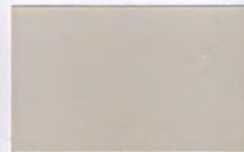
280 - WHITE



318 - SILVER ASH



325 - SANDSTONE BEIGE
827 - CHAMPAGNE



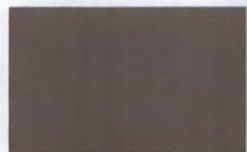
327 - DESERT TAN



332 - FOREST GREEN /
331 - ANDERSEN WHITE



355 - LIGHT MAPLE



360 - TERRATONE



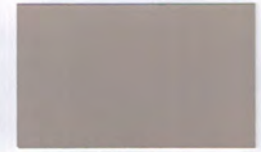
713 - WICKER
334 - PRAIRIE SAND



780 - COPPERTONE



791 - NORWEGIAN WOOD
350 - SANDTONE



792 - HEATHER



793 - SANDCASTLE



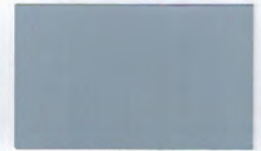
799 - MOCHA



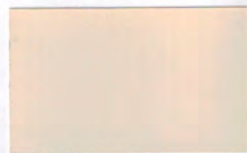
801 - ALMOND



805 - PEWTER
397 - STERLING GRAY



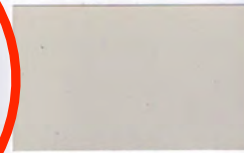
810 - SHALE
396 - OXFORD BLUE



817 - CREAM
326 - HERITAGE CREAM



818 - BRONZE



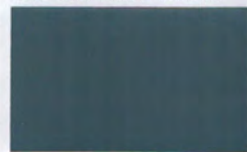
819 - HERRINGBONE



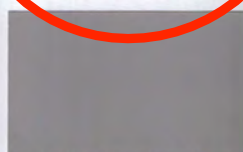
820 - CRANBERRY



821 - IVY



822 - PACIFIC BLUE



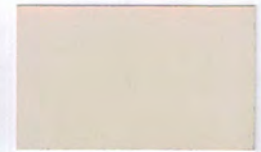
837 - GRANITE GRAY



841 - BUCKSKIN



842 - CYPRESS



901 - IVORY

See reverse side and catalog for color/product matches.

www.qualityaluminum.com

These color samples are as close as possible to actual colors offered, within the limits of color chip reproduction.



Sample.













City of Ypsilanti

Community and Economic Development

September 04, 2019

KOHLMANN, KURT
326 MAPLE
YPSILANTI, MI 48198

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-19-0088) for Painting at 326 MAPLE

Dear KOHLMANN, KURT,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to repaint the exterior of the house has been **approved**. Specifically, approved work includes hand-scraping and priming the exterior in an oil-based primer; and painting with in Sherwin Williams exterior grade paint with a satin finish. Approved colors include a base of "Dignity," soffits, windows and trim in "Concord Grape," and sashes and moldings in "Sunflower."

The following Historic District conditions must be followed in all painting projects:

1. **The exterior surfaces shall be prepared in the gentlest means possible; no pressure washing or sandblasting.** If the building is to be washed, no greater pressure than that of a garden hose should be used.
2. **Historic unpainted surfaces shall not be painted.** Natural unpainted brick, stone, or wood shingle shall not be painted.

The following Secretary of Interior Standards were considered in approving your application:

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

This letter takes the place of your required presence at a Historic District Commission (HDC) meeting. Therefore, it is important that you read carefully and follow **all** of the above guidelines. This approval is for repainting only, which according to your application is the only work being performed at this time. Any additional work or change in scope must be reviewed by the HDC. If you have any questions regarding this information please contact me at (734) 483-9646. **Approval by the Historic District Commission does not exempt you from nor can it be substituted for zoning or building department approval.**

Sincerely,



Scott E. Slagor, Preservation Planner
Community & Economic Development Department

CC: Property Owner - KOHLMANN, KURT 326 MAPLE YPSILANTI MI 48198
File
Building Department



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

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

PHDC-19-0088

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

326 Maple, Ypsilanti, Michigan 48198

Applicant

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

Name

Mordee and Kurt Kohlmann

Address

[Redacted]

City

Ypsilanti

State

Michigan

Zip

48198

Phone / Fax

[Redacted]

E-Mail

Contractor

Contractor Name & Contact Info

Home Services LTD

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☒ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Prime and paint entire home, no power washing or sand blasting. Colors to be on body SW-6539 Dignity Soffit & - SW-6559 Concord Grape windows Sable molding - SW-6678 Sunflower

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

oil Base Primer
Sherwin Williams Satin Paint

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:

colour

Permit fee:

\$45 + \$10 =

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:

8/24/2019

Print Name:

RON RUPERT / HOME SERVICES LTD

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

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

326 Maple







MINUTES

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

Monday, August 26, 2019
7:00 P.M.

CALL TO ORDER

In the absence of Chairperson Davis and Vice Chairperson Pettit, Commissioner Prebys called the meeting to order at 7:02 pm.

SELECTION OF CHAIRPERSON

Motion: Schmiedeke (second: Stevenson) moved to nominate Hank Prebys as Acting Chairperson.

Approval: Unanimous. Motion carried.

ROLL CALL

Hank Prebys Acting Chair 7:03 PM

Commissioners Present: Anne Stevenson, Hank Prebys, Jane Schmiedeke, Ron Rupert

Commissioners Absent: Mike Davis, Jr., Alex Pettit, Erika Lindsay

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

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS

Slagor: Read comments emailed to staff from Larry Yapp, owner of 32-42 N Huron.

Motion: Stevenson (second: Schmiedeke) moved to approve the agenda as submitted with the emailed comments from the property owner of 32-42 N Huron (attached).

Approval: Unanimous. Motion carried.

NEW BUSINESS

Planning discussion on historic districts in Ypsilanti

**Staff led a discussion on historic preservation in Ypsilanti based on Sec. 54-32 of the Historical Preservation Ordinance, Purpose and Intent.*

[Discussion clarifying the Certified Local Government (CLG) program/State Historic Preservation Office (SHPO) requirements - Local perspective/National Register perspective]

[Discussion re: multiple resources in the City worthy of designation locally or in the National Register of Historic Places; such as Peninsular Park, the Tucker house, and the College Heights and Normal Park neighborhood]

[Discussion re: looking back at what is already listed and determining if there are other areas of significance that should be considered within the current designated districts, such as significant individuals, World War II-era history, and how the district has changed]

[Discussion re: additional means of promoting the economic benefits of preservation that are currently underutilized, such as conducting a property value study]

[Discussion re: the topic of maintaining properties - what is working well with the current work permit application system and measures that can be taken to increase compliance. Discussed placards to show Certificate of Appropriateness, increasing awareness that a property is in the district, and the City's efforts to increase compliance across areas.]

[Discussion re: the topic of providing citizen information for the appropriate preservation of resources - additional educational opportunities the HDC could utilize; such as trainings, conducting a survey of Ypsilanti residents for what trainings/lectures they would like; the use of social media, and additional Fact Sheets]

[Discussion re: additional or better ways the City/HDC could promote preservation/heritage tourism through partner organizations; such as the Historic Preservation Program with Eastern Michigan University]

[Discussion re: whether the current Design Criteria is sufficient for evaluating new construction in the Historic District. In general the Commission found the standards appropriate, however they considered revising or eliminating Standard #8. Staff agreed to provide the HDC with example of good infill construction in other cities.]

[Discussion re: areas/items used in the HDC decision-making process; i.e., staff reviews, fact sheets, trainings. Online trainings were favorably received.]

[Discussion re: tools, resources or process changes that would help the HDC make decisions. Discussed utilizing the TV screens in the Council Chamber room more.]

Discussion on Administrative Approvals

**Staff presented a report on proposed changes to permitted administrative approvals.*

Slagor: After first explaining the administrative approvals currently allowed by the HDC, staff stated that he prepared the report for the HDC to discuss and consider possible options for additional administrative approvals in an effort to promote increased efficiency of the process.

Proposed additional administrative approvals include:

- Asphalt shingle roofs, regardless of color.
- Rear fencing applications.
- Installation of barrier-free ramps.
- Minor amendments to previously approved work.
- Extensions of approved work.
- Minor landscape features.
- In-kind replacements, particularly for non-historic features.
- Paint color review.

Discussion ensued as to the following proposed administrative approvals:

Roofing and Gutters

"Staff recommends expanding reroofing admin approvals to include all asphalt shingle or in-kind roof replacements, regardless of color. Historically, wood shingle and metal roofs varied in color as they could be painted, stained, or natural. Staff can ensure that drip edges will match the trim of the house. In-kind replacement of slate or tile roofs may be approved by staff as well. The HDC would continue to review applications for new roof materials, such as synthetic slate or faux clay tile; roof applications concerning decorative features; and roof applications with new ventilation. In-kind gutter replacements may also be approved administratively; however, a change in gutter type would go before the Commission".

Schmiedeke/Stevenson/Prebys: Indicated agreement.

Rupert: Stated – except for white roofs.

[Further discussion re: reasons for past restrictions on roof color]

Prebys/Schmiedeke: Indicated agreement.

Rupert: Asked about metal roofs.

Slagor: Stated that the only time that staff would suggest administrative approval is if there is an existing metal roof on the building. Stated that there is a lot to consider with a metal roof.

Rear Fencing Applications

"Currently, all fencing applications go to the HDC for review. Staff recommends allowing approval of rear fence enclosures when the fence complies with the guidelines in the HDC Fence Fact Sheet as well as the City's Zoning Code. Fencing at the front of properties would still go before the Commission".

Prebys: Asked if that would also mean that if it were a wooden fence, it would be painted or stained.

Slagor: Stated that that is a requirement, so it would be in there.

Stevenson/Prebys: Indicated agreement.

Rupert: Asked -- if they have a fence that was going to go on the rear and then also on the sides, that would not be administratively approved.

Slagor: Stated that if it was a backyard fence, you may be able to see some of the front. But if it came all the way up to the front yard, then, no, that would not be administratively approved.

Meyers: Stated – basically, enclosing a back yard.

Slagor: Stated – yes, back yard enclosures essentially.

Rupert: Indicated agreement.

Schmiedeke/Stevenson: Indicated agreement.

Meyers: Indicated that the administrative approval changes can always be revisited if it turns out not to be a good idea.

Installation of Barrier-Free Ramps on Residential Buildings

"Typically, ramps on residential buildings are requested because the resident requires one to access their home. Time is critical with these approvals as often a resident cannot go for a prolonged period without access to their building. The State Historic Preservation Office typically approves ramp applications on the basis that they are removable features that allow residents to remain in their homes. Accommodating accessibility issues is one way the HDC can promote the City's vision of building a diverse community. Staff will approve ramps if they are easily removed and not damaging to the historic fabric of the building. Commercial properties that are altering their egress will still be reviewed by the HDC".

Schmiedeke/Prebys/Rupert: Indicated agreement.

Stevenson: Stated that in talking about temporary ramps and removeable features, that they oftentimes become permanent features.

[Continued discussion re: temporary becoming permanent; re: metal/wood ramps – more discussion may be needed]

Slagor: Asked -- so maybe approval of the prefabricated metal ramps but permanent wood structures that are part of the porch, if they do not fit with our Porch guidelines, bring it to the HDC.

Prebys/Rupert: Indicated agreement.

Stevenson: Sometimes they may start with a metal ramp and then realize that it will be a longstanding feature and will want to build a wooden structure. That point may be the time to bring it to the HDC.

Minor Amendments to Previously Approved Work

"Staff recommends admin approvals of minor revisions to approved work that meet the Secretary of the Interior Standards for Rehabilitation. Such admin approvals may include: a change in product brand, paint color, choosing to repair rather than replace historic fabric, or minor changes to landscape features".

Prebys: Stated that it seems like a useful thing.

[Discussion re: examples of possible types of minor amendments]

[Discussion re: administrative approvals being made only by professional staff]

Storm Windows and Doors

"Storm windows and doors are typically installed to protect the historic fenestration of the building. Staff recommends admin approval of storm units if they are an appropriate material; such as wood, aluminum, or fiberglass; and do not obscure distinctive historic features, such as the window glazing pattern".

Schmiedeke: Stated – and so the doors are not decorative in their right; as simple as possible.

Slagor: Acknowledged. Clarified that these are just storm windows and doors, not the actual original sash.

Prebys/Schmiedeke/Stevenson/Rupert: Indicated agreement.

Minor Landscape Features

"The Historical Preservation ordinance allows for the HDC to regulate landscape features; however, the Design Criteria for landscaping is vague. Additionally, the National Register and local district nominations do not specify which aspects of landscape and setting are historically significant to the district. This makes it difficult to determine when landscaping requires an application. Staff recommends administratively approving minor removable landscape features such as lampposts, flag poles, rear patios/decks, driveways, and new garden beds. Large landscape projects that accompany a site plan would be approved by the HDC".

Prebys/Schmiedeke: Indicated agreement.

Stevenson: Stated a concern about lampposts because they are sometimes part of the overall design of the lighting of the house. *[Discussion as to examples]*.

Slagor: Stated that that can be stricken. Stated that he will remove the word "lampposts".

Rupert: Indicated agreement.

In-Kind Replacements of Rear and Non-Historic Features

"Staff recommends allowing admin approval for repair and/or replacement of in-kind non-historic features, such as detached HVAC units, rear egress stairs, non-historic gutters and other in-kind items".

Slagor: Stated that he has been using his discretion with this the most – things that are not critical to the integrity of the building and are not especially visible. *[Discussion as to examples]*.

Stevenson: Asked if an application is needed for a repair that is an in-kind replacement.

Slagor: Confirmed that an application is not needed for an in-kind replacement repair. Stated that sometimes there is a full rebuild of stairs, for example.

Stevenson: Indicated agreement. Stated – like HVAC units, especially if they are in the same locations.

[Rupert initiated discussion re: a past application for stairs brought in for approval, as an example]

Rupert/Prebys/Schmiedeke: Indicated agreement.

Paint Color

"Staff recommends reconsidering the level of review given to paint color for multiple reasons:

1. The Michigan State Historic Preservation Office discourages regulating color unless there is a historically documented color palette, such as the Indian Village Historic District in Detroit. See enclosed email from Amy Arnold, Preservation Planner for the State of Michigan.

2. The City does not have well documented sources that detail the historic colors of buildings in Ypsilanti historic districts.
3. Determining historical color palettes can be difficult. There are some historical paint analysis studies and written historical descriptions of building colors. For instance, Greek Revivals were generally white or ivory with green or dark trim, Italianates favored earth tones, and Queen Anne's utilized a variety of bold colors. However, color vibrancy can fade on old buildings and the published historical color palette books are subject to discoloration as well.
4. The Ypsilanti Historic District period of significance (based on the National Register listing) is 1830-1932. With a 102-year time frame, nearly any historical color scheme is feasible, which make deciphering an appropriate palette difficult and less defensible.
5. Paint schemes change over time as exterior color is a removable feature that reflects the personal taste of the property owner.
6. Appropriate paint color can be subjective as color is experienced differently by each person.
7. Ultimately, paint is one of the ways a property owner can easily maintain their building to protect the historic siding. Some residents are intimidated by the HDC and have expressed reluctance to make changes that would require attending a meeting. Additionally, flexibility with paint schemes allows the owner discretion to "update" or personalize their buildings, and encourages regular maintenance.
8. Paint color regulation is one of the least popular aspects of any historic district. For the Historic District to continue to have popular support and eventually expand to other parts of the city, the HDC should be flexible on such aspects of buildings that are not critical to their historic integrity.
9. It is the professional opinion of staff that there is no scenario where an HDC decision on paint color would successfully stand to an appeal for the reasons stated above. The HDC should avoid making decisions that can be appealed easily, so as not to weaken the district.

The ultimate goal of a painting permit should be to ensure that the resource is being appropriately prepared, i.e. no pressure washing. Staff recommends allowing exterior painting to be approved administratively. This would streamline the process so property owners do not have to wait an extended period before beginning their projects. Staff would recommend the applicant choose colors that highlight distinctive features and to have multiple colors on a resource; i.e. a base, trim, and sash; however, it would ultimately be the decision of the applicant. Painting of previously unpainted surfaces, such as brick, stone or natural wood shingles, would be discouraged. Proposals to paint unpainted surfaces would go before the HDC as an action item. The HDC may continue to regulate color in appropriate areas, such as requiring new fenestration or trim pieces to match the existing colors of the building, thereby ensuring the changes are compatible under standards #6 and #9".

[Discussion re: staff recommendation and staff research on appropriateness of approving paint colors in historic districts]

Stevenson: Stated that the HDC is to uphold the Standards for Rehabilitation. Stated that there are a couple of Standards that can be pointed to to say that a particular feature or finish is not something that a particular building would ever have; therefore, is inappropriate for that building. Stated that there should be at least possibly a limitations/restrictions list *[Discussed examples]*. Stated that we do know that there are certain palettes that are acceptable and some that really are not, for reasons such as they may be more modern materials or paint colors that were never used historically. Stated that it is the Historic District as a resource, not just the individual resource.

[Further discussion continued reference SHPO policy, City attorney opinion, guidelines in other Michigan communities]

[Discussion re: idea of possibly a suggested paint list/appropriate paint palette for the time period and style made available for consideration]

Slagor: Stated that part of staff's recommendation is that we should still look at color so that replacements match originals and are compatible.

Schmiedeke: Indicated agreement of not prohibiting color choice. Stated that there should still be a way to deal with the occasional outrageous color choice *[Discussed examples]*.

Rupert: Stated that that is the reason he would like to review it beforehand.

[Further discussion continued]

Slagor: Stated that staff's suggestion was that for simple jobs where people are repainting already painted surfaces, that those could be administratively approved. Stated that if something is being painted that was not painted historically, like brick or stonework, that that would be discouraged but brought before the HDC. Stated that staff could also work with encouraging applicants to choose appropriate colors and having a different color for the base and the trim.

Prebys/Schmiedeke: Indicated agreement.

Rupert: Asked how that determination would be made.

Slagor: Stated that, traditionally, we have said that if you are repainting with the existing colors, then it is ordinary maintenance. Stated that what staff has been saying is that if you have a new color, then that requires a permit.

Meyers: Stated that the permits are not going to go away. Stated that when there is painting, we want to make sure it is prepped properly.

Rupert: Asked if chips would be seen first.

Slagor: Stated yes, because that is something they include in their application.

Stevenson: Indicated agreement to staff discretion for administrative approval. Stated that it would not hurt to pull together a palette of recommendations of colors that would be approvable and appropriate. Stated that it could become a fact sheet that staff could give to property owners.

Rupert: Indicated agreement with a fact sheet and color palette of recommendations.

[Discussion continued as to possible fact sheet language]

Additional Discussion

Schmiedeke: Asked if the fact sheet for porch decking requires tongue and groove.

Slagor: Confirmed.

Schmiedeke: Stated that tongue and groove should be removed because composite materials are being allowed. Also stated that the HDC requires fences to be painted or stained if they are visible from the street. Stated that there needs to be a way to deal with those who do not comply.

[Discussion re: possible ways to monitor compliance; discussion re: reviewing the fence painting requirement]

Prebys: Suggested possibly continuing the fact sheet discussion at a future meeting.
[Commission consensus]

Motion: Stevenson (second: Rupert) moved to adopt the proposed administrative approvals for staff as presented in the HDC Staff Proposal Report on August 26, 2019.

Approval: Unanimous. Motion carried.

OTHER BUSINESS

Commissioner Comments- none

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

ADJOURNMENT

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

MEETING ADJOURNED at 8:52 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson

Scott Slagor

From: [REDACTED]
Sent: Wednesday, August 21, 2019 7:35 PM
To: Scott Slagor
Cc: Beth Bashert
Subject: HDC Special meeting

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Scott - Greetings.

I own the building know as 32 – 42 North Huron.

I am reading through the agenda of the August 26 special meeting. The proposed changes make sense but the Agenda omits what I consider a critical topic.

To accomplish the HDC goal “to stabilize and improve property values, ..., and to develop the Ypsilanti Historic District as a vital living area the existing’, the existing ordinances need to be followed by property owners.

I & my tenants are confronted daily by the adverse impact of those that flaunt the existing HDC ordinances. My property’s visual appeal and value have been adversely impacted by City’s failure to enforce existing HDC requirements.

My comment for the meeting is, I would like to see more consistent enforcement of the existing HDC requirements.

3242 N Huron LLC
Larry Yapp

[REDACTED]



MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION MEETING
Ypsilanti Historical Society – 220 N Huron Street
Ypsilanti, Michigan 48197

Tuesday, August 27, 2019
7:00 P.M.

CALL TO ORDER

In the absence of Chairperson Davis and Vice Chairperson Pettit, Commissioner Prebys called the meeting to order at 7:01 pm.

SELECTION OF CHAIRPERSON

Motion: Rupert (second: Schmiedeke) moved to nominate Anne Stevenson as Acting Chairperson.

Approval: Unanimous. Motion carried.

ROLL CALL

Anne Stevenson Acting Chair 7:02 PM

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

Commissioners Absent: Mike Davis, Jr., Alex Pettit

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

APPROVAL OF AGENDA

Audience: Request to add 206 N Huron as a study item.

Motion: Rupert (second: Prebys) moved to approve the agenda as amended to add 206 N Huron as a study item.

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

103 N Adams

**The application for porch deck and stair replacement was moved to the end of the New Business portion of the agenda as the applicant was not present.*

311 W Forest

**Roof replacement; chimney removal.*

Applicant: Judy Weinburger, owner- present.

Discussion: Stevenson: Asked if applicant proposed to do a re-roofing and removal of a chimney.

Weinburger: Confirmed. Stated that there are two chimneys on the house. Stated that one is a dead chimney that has been sealed off for years and which has long been out of use. Stated that the other is the usable chimney to the furnace. Stated that the older dead chimney is a smaller one and it has been completely tarred over. Stated that it would be necessary to remove all the shingles and do a lot of new decking.

Stevenson: Asked if this is the one being referred to *[reference photo materials]*.

Weinburger: Confirmed.

Rupert: Asked what type of venting is being installed.

Weinburger: Stated – ridge vents.

Motion: Prebys (second: Rupert) moved to approve and issue a certificate of appropriateness for the work at 311 W Forest as specified in the application, dated August 15, 2019, which includes reroofing of the house with 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.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried.

313 Olive

**Fence Installation.*

Applicant: Chris Caryl, contractor- present.

Discussion: Stevenson: Asked if the application is for removal of a chain link fence and then an installation of

a six-foot wood shadow box fence.

Caryl: Confirmed.

Stevenson: Asked if there is a specific brand of fence.

Caryl: Stated that there is no brand. Stated that the plan is to custom build a fence out of one-by-six rough sawn planks with dog ears. Stated that it would be the standard that you would buy pre-assembled. Stated that it would be built by hand with a nicely finished complete look.

Stevenson: Asked if it would be similar to the spec sheet included in the application.

Caryl: Stated that it would be very similar to that. Stated that the spacing may be a little bit tighter to provide more privacy but it will still have a nicely finished look. Indicated that the owner will be painting it once it has seasoned.

Stevenson: Asked if the paint color is known.

Caryl: Indicated that the paint color is not yet known. Stated that the owner will be making the decision soon.

[Discussion re: seasoned wood/storage and timing of painting]

Rupert: Suggested that owner choose a solid color stain for the fence instead of paint because it absorbs into it and does not peel as does paint.

Caryl: Acknowledged. Indicated that in discussions with owner, the plan is to use stain.

Motion: Lindsay (second: Prebys) moved 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.

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.

226 N River

**Painting.*

Applicant: Christine Chie, owner- present.

Discussion: Stevenson: Indicated that the application is for painting. Asked if applicant had the original paint chip.

Chie: Confirmed. *[Paint chip was passed to commissioners to review and discuss]*

Stevenson: Asked if applicant was informed that no pressure washing is to be used on the property.

Chie: Confirmed.

Stevenson: Asked if the painting is of the aluminum siding.

Chie: Confirmed.

Motion: Prebys (second: Schmiedeke) moved 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.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried.

103 N Adams

**The application for porch deck and stair replacement was moved to the end of the agenda as the applicant was not present.*

STUDY ITEMS

102 N Hamilton

Applicant: Krista Girty, Ozone House Executive Director; Sharonda Simmons, Ozone House Education, Outreach & Welcoming Director; Jan Culbertson, A3C Architect – present.

Discussion: Stevenson: Indicated that based on the materials presented, the study item is to look at putting in a type of weather barrier on the front porch in order to be able to use it as an outdoor/indoor space. Asked applicant to discuss what is proposed.

Girty: *[Presented a brief overview of the background of Ozone House and its services]*
[Discussed the reasons for the proposed work - safety related and need for more space]

Culbertson: Stated that the top photos are of the existing porch *[reference photo materials]*. Stated that they met with Marygrove Awning about what type of temporary enclosure could be done that is the least intrusive. Stated that it is difficult to fully enclose the space, so the entry would stay open. Stated that the weather barrier will help block the elements. Stated that the installation of lockers that could also be used for seats are being looked at.
[Re: materials - referenced photo of Detroit Street Filling Station restaurant in Ann Arbor].

Stated that it would have a one-by-two and, in the corner, a two-by-two mill finish aluminum frame. Stated that the vinyl would be over it. Stated that there would probably be a small horizontal seam because of the height. Stated that the plan is to use the durable solid color below that *[reference photo materials]* which would be on the inside of that rail, so you would only see it where the spindles are on the porch. Stated that the clear vinyl would be used above.

[Discussion continued as to the potential appearance of the vinyl barrier]

Culbertson: Stated that the aluminum would be screwed in so it could be taken out. Stated that no materials are being altered, just added to.

[Discussion as to framing/sturdiness; transparent rather than opaque barrier; longevity]

116-118 W Michigan

Applicant: Adam Tasselmeyer, owner

Discussion: Stevenson: Indicated that the study item is for windows.

Tasselmeyer: Indicated that he seeks approval on the transom layout and where the aluminum is going to go. Stated that he would like to get the south facing store front windows ordered. Stated that on the east building, it would be the three windows with the transoms above it. Stated that on the west side, it would be the three windows with no transoms; not the double doors. Stated that it would be that style door on that as well, with the side lights *[reference materials]*.

Rupert: Asked what happens to this door *[reference materials]*.

Tasselmeyer: Stated that it will be a single door with the side lights.

[Commission review and discussion of reference materials]

Tasselmeyer: Stated that the plan would be to paint the windows on the back of the building.

Lindsay: Asked if the color would be black.

Tasselmeyer: Stated that the color would be extra dark brown.

Lindsay: Asked for clarification – these doors would not be in this gothic arch.

Tasselmeyer: Confirmed, no. Stated that it would be a single door with the side lights.

Lindsay: Asked – so, much like this one *[reference materials]*.

Tasselmeyer: Confirmed.

[Further Commission review and discussion of reference materials]

Motion: Rupert (second: Lindsay) moved to approve and allow for an administrative approval for 116-118 W Michigan Avenue for the windows and doors on the south elevation revision, as presented as a study item on 8/27/2019.

Approval: Unanimous. Motion carried.

100-102 W Michigan

Applicant: Timothy Stout, O'Neil Construction

Discussion: Stout: Stated that O'Neil Construction is the general contractor doing an interior renovation in the building. Stated that when the dry wall on the east wall was removed, that a secondary structural wall was discovered that had been built inside of the original masonry wall that was sandwiched with the gray metal panels on the outside and that is holding the masonry in place. Stated that the on-site engineer indicated that the wall, in its current construction, for the south side and for about half of the east side, is unsafe to remain in its condition. Stated that they are looking at needing to remove the south wall and approximately half of the east wall down to the grade level. Stated that they do not yet have engineering complete for a new construction. Stated that the desire of the building owner is to begin dialogue with the Commission as to what that wall should look like.

Schmiedeke: Stated that there are many old photographs of the building.

[Further discussion as to reconstruction thoughts]

Prebys: Asked if the panels that are being talked about are the exterior metal panels.

Stout: Confirmed.

Slagor: Stated that the east elevation that is being talked about is the one that fronts on Huron and the south would be the façade.

[Discussion continued re: reconstruction thoughts]

[Discussion re: utilizing the Ypsilanti Historical Society for historical information]

[Discussion re: the salvageability of architectural elements/decorative features]

Prebys: Stated that in terms of decorative elements, if we knew that something was there and it could be replaced, then that makes sense. Stated that the storefront has gone through many changes over the last hundred years but the general look of the building needs to be maintained.
[Commission acknowledgement].

Stevenson: Recommended looking for historic photos to use as a guideline. Stated that in considering budgets, work could possibly begin with a simpler thing and then more historic details could be added at a later time.

[Clarifying discussion as to possibly utilizing a multi-phase process for reconstruction]

[Discussion re: reclaiming brick, where possible, that is being pulled down]

[Discussion re: foundation stabilization work needing to be done]

Stout: Asked if the desire of the Commission is to have as many window openings at the end of the project as there were originally.

Schmiedeke: Stated that that would be ideal.

Prebys: Stated that if there is a rationale for doing something else, to let the Commission know.

Slagor: Suggested that it would be most important to retain the window openings on the façade. Stated that the east elevation, although it is street facing, is not the primary view. Stated that there may be more flexibility.

Schmiedeke: Asked if the upper floors will be apartments.

Stout: Stated that the upper floors will be office.

Rupert: Asked if there is an elevator.

Stout: Confirmed.

206 N Huron

Applicant: Ian Greenlee, owner

Discussion: Stated that he would like to add a full fence around the front of the building and have a gate for the parking lot for security reasons. *[Discussed details of the security issues]*. Stated that he is here to discuss the height of the materials. Stated that he was told that four-foot is the limit. Stated that he would prefer to go taller.

Prebys: Indicated that Zoning guidelines would prohibit higher than four feet.

[Discussion continued as to fence height restrictions and Zoning guidelines]

[Discussion re: appropriate/non-appropriate fence materials]

Stevenson: Recommended that when the application is brought in, that owner come in with a site plan, with photos of the property and with a spec sheet for fence options that he would like to use. Stated that the site plan should be marked to show all the places where the proposed fence will be installed and where the proposed gate will be located. Indicated that as to owner's inquiry about different materials being used for the front and back of the fence, photos and a site plan would need to be brought in for the Commission to first review before approval could be given.

Prebys: *[Initiated discussion re: pillar in need of repair]*

NEW BUSINESS

****Returned to New Business – applicant present for:***

103 N Adams

**Porch deck and stair replacement.*

Applicant: Stewart Beal, owner- not present. Richard McCauley, present on behalf of owner.

Discussion: Stevenson: Stated that the application is for a rebuild of the porch steps and deck that were damaged by an automobile accident at the site.

McCauley: Confirmed.

Stevenson: Stated that there is work that has already been done.

McCauley: Confirmed.

Stevenson: Asked applicant to walk the Commission through the application.

McCauley: Stated that the owner previously submitted various photographs and other information of what has been done. Stated that owner is asking for Commission approval.

Stevenson: Asked, in order to clarify, if this is the new rebuild here and this is the old existing porch here *[reference materials]*.

McCauley: Confirmed.

Stevenson: Stated that there is now this odd intersection of the two porches together here *[reference materials]*.

McCauley: Confirmed. Stated that they originally were going to do all one-by, same width, but that one-by nowadays does not come with a full inch. Stated that the existing porch deck is the full inch. Stated that his carpenter decided to go with decking boards which are a full inch, the five-and-a-quarter.

Stevenson: Stated that this is the new and then this is the existing decking *[reference materials]*.

McCauley: Confirmed.

Prebys: Asked if the existing is tongue and groove.

McCauley: Confirmed, no. Stated that what is there now is not tongue and groove.

Prebys: Stated that there was concern about the front edge of the replaced porch that does not match the rest of the porch.

[Clarifying discussion as to the front edge of the replaced porch]

Lindsay: Stated that the other issue is, in general, right here *[reference materials]*, that you have this thickness change and the jump.

McCauley: Stated that the thickness difference on the left of the porch was just the trim that

already existed around that side of the porch. Stated that the one to the right is just the stairway. Stated that that is the same size as what it was before the accident.

[Further clarifying discussion as to inquiry re: flush transition between the porches]

Stevenson: Stated that a concern is as to the two now very different deckings that are coming together.

Rupert: Stated that it looks like there is a trip hazard between the height of the red and that the new wood is lower *[reference materials]*.

McCauley: Stated that he could double check but is pretty sure it is the same height.

Slagor: Stated that staff did walk up on the porch and there did not appear to be that big of a difference. Stated that because the new boards are so much wider than the old ones, that staff asked the owner if it is possible to cut the new ones in half so they would get closer to the width of the original ones. Stated that owner indicated that that would be feasible.

McCauley: Stated that because the decking boards are kind of rounded on the edge as well, that he could remove that rounded edge and do a square, same width as the rest of it, to match the existing. Stated that it will be the same once it is painted. Stated that when they get to the end where the overhang is, that they will also round that off and match that part as well.

Stevenson: Asked about the paint.

McCauley: Stated that it would be the same paint.

Motion: Prebys (second: Lindsay) moved 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. The front edge of the new boards shall be milled into a bullnose, similar to that on the rest of the porch.

Secretary of the Interior Standards:

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

Approval: Unanimous. Motion carried.

ADMINISTRATIVE APPROVALS- none

OTHER BUSINESS

Property Monitoring

40 – 44 E Cross

Prebys: Discussed the balcony that was installed.

Slagor: Indicated that they have been notified.

119 N Huron

Prebys: Discussed the boarded up south side window.

Slagor: Explained the reason and indicated that it was previously approved, administratively, for repairs.

302 E Cross

Lindsay: Discussed the increase of work movement on the property.

401 E Forest

Rupert: Discussed work activity that is going on.

Slagor: Indicated that the appropriate City personnel were notified.

Commissioner Comments

Commissioner Schmiedeke initiated discussion regarding voting on a permanent Chair. Staff will double check the procedure, for certainty.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of August 13, 2019

Motion: Schmiedeke (second: Prebys) moved to approve the minutes of August 13, 2019 as submitted.

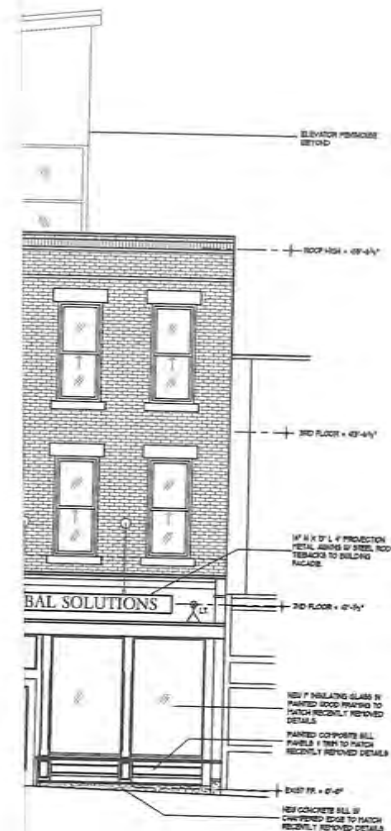
Approval: Unanimous. Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:19 p.m.

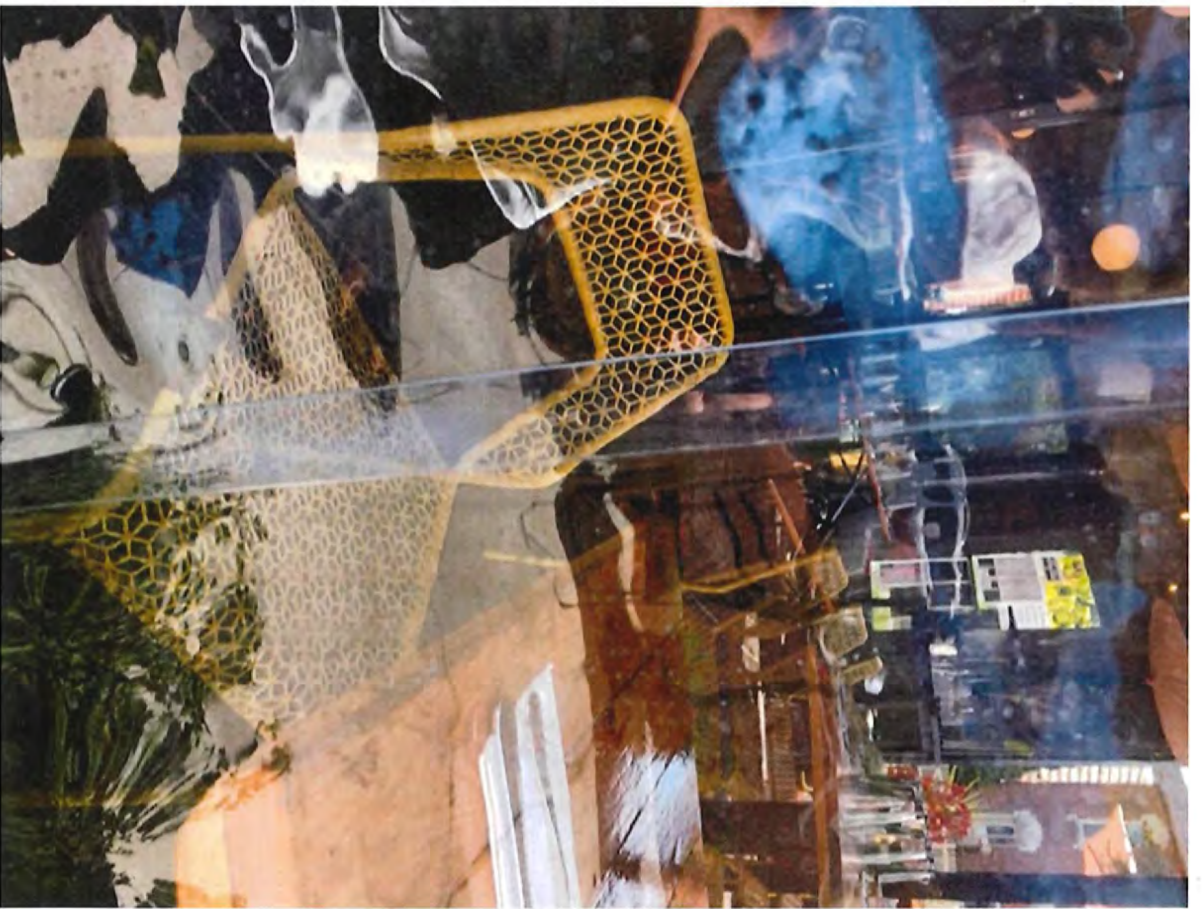
Full Minutes Prepared By: Nancy Hare-Dickerson



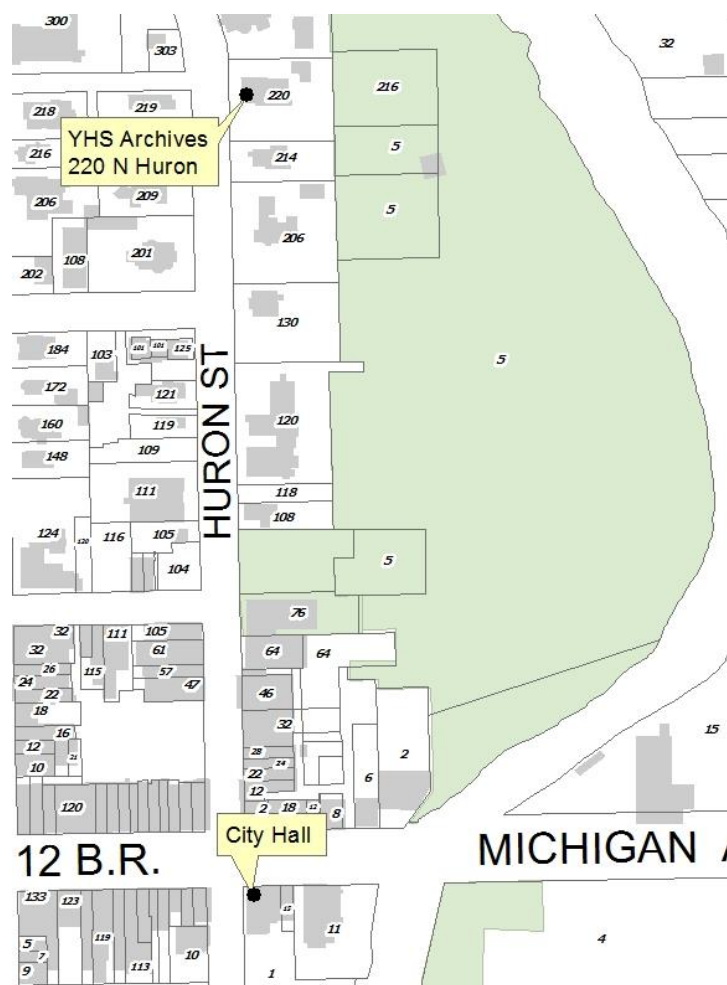
ON G



Clear Vinyl with gray panels



Vinyl material at a seam



CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, September 10, 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

Alex Pettit, Interim-Chair	P	A
Erika Lindsay	P	A
Hank Prebys	P	A
Ron Rupert	P	A
Jane Schmiedeke	P	A
Anne Stevenson	P	A
VACANT	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. 310 Florence	Street-side flowerbed
2. 9-11 S Washington	Intensive maintenance
3. 206 N Huron	Fence installation
4. 616 Norris	Balcony and egress stair replacement
5. 133 W Michigan	Window replacement

C. STUDY ITEMS

1. 504 N River	Solar array
2. 504 N Huron	Solar array
3. 406 E Forest	Solar array
4. 412 Maple	Porch repair

D. ADMINISTRATIVE APPROVALS- none

1. 40-44 E Cross	Balcony replacement
2. 326 E Forest	Reroof
3. 326 Maple	Paint

E. OTHER BUSINESS

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

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

1. **Approval of meeting minutes, August 26, 2019**
2. **Approval of meeting minutes, August 27, 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.