

1. Historic District Commission Regular Meeting

Documents:

[HDC NOVEMBER 12, 2019 AGENDA.PDF](#)
[HDC NOVEMBER 12, 2019 FULL PACKET.PDF](#)
[MEETING LOCATION CHANGE YHS-PUBLIC NOTICE.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, November 12, 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
Amy Swift	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. 224 N River | New front porch |
| 2. 305 N Hamilton | Roof and Gutters |
| 3. 311 E Forest | Garage door |
| 4. 422 N Hamilton | Roof and structural repairs for carriage barn |
| 5. 422 N Hamilton | Demolition by Neglect determination |

C. STUDY ITEMS

- | | |
|----------------|-------------------------------------|
| 1. 302 E Cross | Progress update and window proposal |
|----------------|-------------------------------------|

D. ADMINISTRATIVE APPROVALS

- | | |
|-------------------|------------------|
| 1. 207 Olive | Roof replacement |
| 2. 516 N Hamilton | Roof replacement |

E. OTHER BUSINESS

1. Property monitoring
2. Staff updates for HDC in 2020
3. Commissioner comments

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

1. Vote on Vice Chair- Anne Stevenson nominee, unopposed.
2. Approval of meeting minutes, October 22, 2019

VIII. ADJOURNMENT

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

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

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

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

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

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

3. Do not imitate earlier styles.

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

4. Preserve significant changes acquired over time.

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

5. Preserve distinctive features.

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

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

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

7. Clean building gently—no sandblasting.

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

8. Preserve archaeological resources.

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

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

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

10. New work shall be removable.

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

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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: 224 N River

Property History: The property includes a house erected in 1999 that is non-contributing to the historic district.

Date of Application: October 28, 2019

Date of Review: October 31, 2019

Date of Meeting: November 12, 2019

Proposed work: Replace front porch deck and balustrade.

Materials: Ultra Deck Low-Maintenance Composite.

Staff review:

1. The applicant proposes to remove the existing wood decking, railing, and stair treads.
2. The wood-framing will be repaired in-kind as needed.
3. The deck and treads will be replaced by Ultra Deck Low-Maintenance Composite Decking in "Rosewood."
4. The balustrade will be replaced by a composite balustrade of the same brand, in white.
5. The exterior of the house is clad in fiber cement siding with new fiber cement trim, as the old trim and windows were subject to carpenter bee infestations.
6. In staff opinion, composite decking and balustrades on a non-historic house would not diminish the integrity of the district.
7. The applicant was approved for replacement windows and new exterior paint earlier this year.

Recommended Motions:

Move to issue a certificate of appropriateness for work at 224 N River as submitted in the application dated October 31, 2019, for replacing the front porch exterior wood components with Ultra Deck Low-Maintenance Composite materials; including a deck and treads in "Rosewood" and a balustrade in white.

Relevant Secretary of the Interior's Standards:

1. Use property for original purpose or provide compatible use with minimal alteration.
2. Do not destroy original character. Do not remove or alter historic material or features.
3. Do not imitate earlier styles.
4. Preserve significant changes acquired over time.
5. Preserve distinctive features.
6. Repair, don't replace. Replacements shall match original.
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- 9. Contemporary designs shall be compatible and shall not destroy significant original material.**
10. New work shall be removable.

#9

Prepared by:

Scott E. Slagor, Preservation Planner

R. 26235 #1330
PA DE 19-0144



**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

224 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 Judy Weinburger		
Address [REDACTED]		
City Ypsilanti	State MI	Zip 48198
Phone / Fax [REDACTED]	E-Mail [REDACTED]	

Contractor

Contractor Name & Contact Info

Schlenker Solutions / Jerry and Jeff Schlenker

Type of work

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

Complete Description of Proposed Work:

Remove wood decking, railing, and stair treads.
Repair framing as necessary.
Install Ultra Deck Low-Maintenance Composite Decking and Railing.
To match current style.

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

Ultra Deck Low-Maintenance Composite Decking and Railing
Color Rosewood.

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:

\$5148

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:



dotloop verified
10/22/19 7:07 AM EDT
N0EZ-SR1Z-ZJDH-IQSD

Date:

10/22/2019

Print Name:

Judy Weinburger

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.

0 21-25 #1237
PHDC-19-0144

Gerald M Schlenker
Jeffrey M Schlenker

5444 Crane Rd
Ypsilanti, MI 48197
734-320-5648
Builder's license # 2101179221

Date: October 15, 2019

Judy Weinburger

[REDACTED]
Ypsilanti, MI

Remove wood decking, railing, and stair treads
Repair framing as necessary
Install UltraDeck Low-Maintenance Composite Decking and Railing
Style FUSION color ROSEWOOD

Materials and Labor

\$5148.00

Thank You,
Jerry and Jeff



COLOR CHOICE
←



Hickory Rustic® Deck with QuickRail® White Rail Kit

RAILING STYLE — COLOR WILL MATCH DECK.

Staff photos of 224 N River, facing east-southeast to facade and facade porch.





HDC Work Permit Staff Review

Property address: 305 N Hamilton

Property History: The property includes a Prairie-style house erected in 1914 that is contributing to the historic district.

Date of Application: October 31, 2019

Date of Review: November 5, 2019

Date of Meeting: November 12, 2019

Proposed work: Replace roof and fascia boards; add gutters and downspouts.

Materials: Wood, shingles, K-style gutters.

Staff review:

1. The applicant proposes to reroof the house and porch with RoofGuard shingles in "American Walnut."
2. The house has a hipped roof with a low-pitch. According to the contractor, there is not enough of a ridge to achieve sufficient ventilation from a ridge vent. Ventilation therefore will be achieved with five can vents, "Thunder vents;" two on the side slopes and one on the rear. The contractor stated that the existing can vent on the façade slope shall be removed.
 - a. In staff opinion, due to the pitch of the roof and proximity to adjacent buildings, can vents on this house, as proposed, would be minimally visible and not adversely impact the historic integrity of the building.
3. The application also includes installation of K-style gutters and downspouts in "Imperial Brown."
4. The application also includes replacing the fascia boards on the house and porch. Replacements will be made in-kind and painted to match the existing trim.

Recommended Motions:

Move to issue a certificate of appropriateness for work at 305 N Hamilton as submitted in the application dated October 31,

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.

2019, for reroofing the house with RoofGuard dimensional shingles in "American Walnut." The existing can vent on the façade slope shall be removed and new can vents shall only be added to the side and rear slopes. New K-style gutters in "Imperial Brown" shall be added to the house and porch, with the condition that the downspouts are to be placed at the corners of the building. New fascia boards are to be replace in-kind and painted to match the existing trim.

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

Prepared by:
Scott E. Slagor, Preservation Planner

RECEIVED

PHDC-19-015

R-26295
C-8255



OCT 31 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

305 N. Hamilton

Applicant

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

Name

Jack Sofia, Jr.

Address

[Redacted Address]

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

[Redacted Phone/Fax]

E-Mail

Contractor

Contractor Name & Contact Info

Mr. Roof, Ann Arbor

Jeff - operations mgr.
800-949-0009

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Tear off & reroof

House only

23 squares

K-Style Gutters

Same Size

Fabric

Painted to match
by house owner

(see attached copy of
contract for
more details)

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:

\$15,838.00

Permit fee:

\$45 + _____ = \$70

Signature

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

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

Signature:

Date:

10-31-19

Print:

Krista Malinczak

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

48868
MR. ROOF

MASONRY - SIDING - WINDOWS

ENGINEERED LIFETIME SYSTEM
HIGH DEFINITION S.B.S. RUBBER SHINGLE WITH
A LIFETIME PROACTIVE SERVICE AGREEMENT

Fax 866-711-7755

800-949-0009

1-800-4-MR-ROOF

PH DC - 19-0115
GUARANTEED
1-DAY
INSTALLATION

ROOFING CONTRACTOR
OF THE YEAR

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

Name JACK SOFIA JR. Date 10-23-19 Twp. _____
Street 305 N. Hamilton City Ypsilanti Zip 48197
Telephone Number _____ Telephone Number _____ E-mail _____
Inspector Name Brett Allen Inspector Phone Number _____

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

ROOF PRICE	\$ <u>11,378</u>	Squares	<u>23</u>	Sh. Color	<u>American Walnut</u>	House Only	<u>Yes</u>	No
	\$	Layers	<u>1</u>	Flash	Bl <u>Br</u> Wh	Garage	Yes	<u>No</u>
<u>1x6 fascia</u>	\$ <u>1,880</u>	Pitch	<u>7</u>	Drip	Bl <u>Br</u> Wh Wick	Stories	1 <u>2</u> 3	
<u>boards</u>	\$	S.S. Rake	<u>-</u>	Chimney	<u>1</u> 2 3	Bath Vents	<u>0</u> 1 2 3	
<u>gutters down</u>	\$ <u>2,580</u>	S.S. Edge	<u>210</u>	Ant./Dish	<u>Stay</u> Toss	Ridge Vent	Yes <u>No</u> Ft.	
DEPOSIT	\$ <u>(15,838)</u>	Cap Feet	<u>160</u>	Remove Gutters	Yes <u>No</u>	Flash Feet	<u>-</u>	
SUBTOTAL	\$ <u>0</u>	Vented Edge	<u>155</u>	Gut. Color	<u>Imperial Brown</u>	Rubber Color	<u>-</u>	Sq. <u>-</u>
EST. MONTHLY PAYMENT	\$ <u>0</u>	Drip Edge	<u>55</u>	Insulation	Yes <u>No</u>	Redeck	Yes <u>No</u>	
Added info:		Valley Feet	<u>25</u>	Add R-Value		Mold Kill	Yes <u>No</u>	
		Thun. Vent	<u>5</u>	Solar Fan(s)	<u>0</u> 1 2 3	Gutter Prot.	Yes <u>No</u>	
		Vent Color	Bl <u>Br</u> Ww	Additional Work Will Only Be Performed If In Writing.				

New fascia boards on house + porch = 210 ft.

All discounts included

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

Owners X _____ Owners X _____ Date 10/23/19

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

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



American-Walnut-RoofGuard+



Facing southwest to facade and north elevation.



Facing west to facade.



HDC Work Permit Staff Review

Property address: 311 E Forest

Property History: The property includes a Cape Cod Colonial Revival house and detached garage, both erected 1941.

Date of Application: November 5, 2019

Date of Review: November 6, 2019

Date of Meeting: November 12, 2019

Proposed work: Replace garage door.

Materials: Clopay Value Series T50S short panel overhead door.

Staff review:

1. The applicant proposed replacing the overhead door on the vehicular bay of their detached garage.
2. The existing door appears to be original, however the owner stated that the springs and operating mechanisms are rusted and unsafe- as identified in a recent inspection.
3. The applicant proposes replacing the door with a Clopay Value Series T50S short panel door in white, with single-light windows.
4. Staff identified that the HDC has allowed similar garage door replacements in recent projects.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for work at 311 E Forest as submitted in the application dated November 5, 2019, for replacement of the overhead garage door with a Clopay Value Series T50S short panel door with two single-light windows.

Relevant Secretary of the Interior's Standards:
#9

Prepared by:
Scott E. Slagor, Preservation Planner

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

PHX-19-0119

R-26520

C-304



**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

311 E Forest

Applicant

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

Name

Nikki Nabozny

Address

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Crawford Doors, 734-483-4563

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

Complete Description of Proposed Work:

Home inspection prior to sale found the garage door to be in poor condition, with rusty springs that appeared unsafe. Existing door and springs will be removed and replaced with a Clopay Value Series T50S short panel door, in standard white. Plain windows will be installed on the top door panel.

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:

\$1400

Permit fee:

\$45 + 0 = \$45

Signature

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

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

Signature:

Date:

11/4/2019

Print Name:

Nikki Nabozny

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.

Proposal

Page No.

of

Pages



Crawford Door Sales

www.crawforddoorpsi.com

334 E. Michigan Ave.

Ypsilanti, MI 48198

734-483-4563 Fax 734-483-7916

AM.
11:20 Oct 23
Wednesday

PROPOSAL SUBMITTED TO Nikki Nabors ZNY		PHONE [REDACTED]	DATE
STREET [REDACTED]		JOB NAME	
CITY, STATE AND ZIP CODE 48198 48198		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

FURNISH + INSTALL 1-8x7 T-505 WITH
PLAIN WINDOWS AT TOP. REMOVE + HAIL AWAY
OLD DOOR. 1-KEY DISCONNECT

TOTAL: 975⁰⁰

FURNISH + INSTALL 1- LIFT-MASTER 836SV-267
WITH 2-REMOTES + KEY PAD.

PAID 700⁰⁰ DEPOSIT 10-25-19
CK # 6553. BALANCE DUE
WHEN COMPLETE.

TOTAL: 425⁰⁰

JIM 11/9/19

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

dollars (\$ _____).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above

Date of Acceptance: _____

Signature _____

Signature _____



CLASSIC™ COLLECTION

VALUE

series



America's Favorite Garage Doors®



Model T40L, Long Traditional Panel with Plain Long Windows

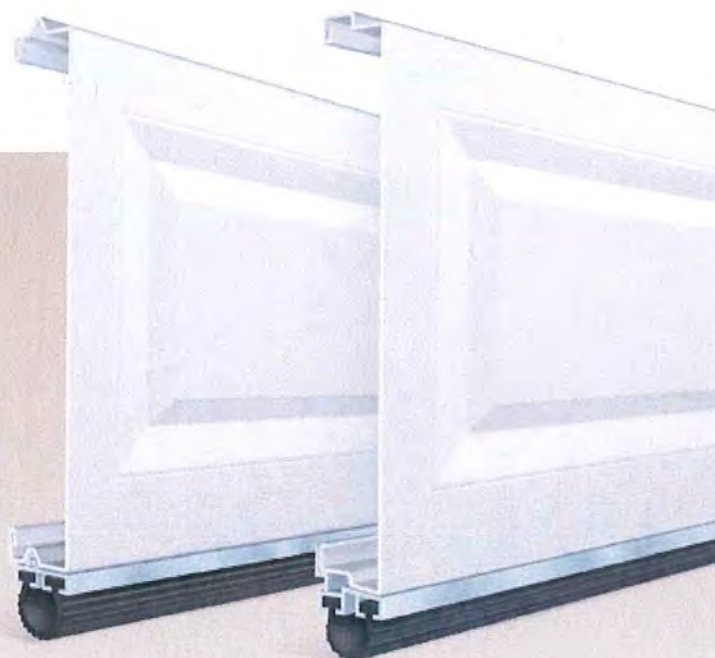
VALUE series

Improve your home's appearance with a Clopay Value Series garage door. Available in 24 or 25 gauge steel with a durable 2" steel frame construction, Value Series models are designed for beautiful, long-lasting performance. Choose from multiple panel styles, many color options and a wide range of window options to create a door that fits your budget and enhances your home's curb appeal.

1-LAYER CONSTRUCTION

Heavy 24 or 25 gauge steel construction ensures durability, security and classic style at an affordable price.

- Tongue-and-groove/shi lap section joints help seal out wind, rain and snow.
- Replaceable bottom weatherseal in a rust-resistant aluminum retainer helps prevent elements from entering garage.
- Patented Safe-T-Bracket® helps prevent serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Long-life nylon rollers are smooth and quiet.
- Galvanized steel hinges are durable, reliable and secure.
- Inside/outside step plates and grip handles make doors easy and safe to manually operate.



Tongue-and-Groove
Section Joints

24
GAUGE
STEEL

T40S short panel
T40L long panel

25
GAUGE
STEEL

T50S short panel
T50L long panel
70B ribbed panel

Shi lap
Section Joints

24
GAUGE
STEEL

94 short panel

25
GAUGE
STEEL

73 short panel
76 long panel



*Model T50S, Short Traditional Panel
with Optional Colonial 509 Window Design*

DETAIL



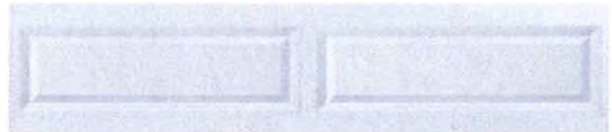
Deep panel edging and natural embossed woodgrain texture improve appearance close-up and from the curb.

STYLE



Traditional Short

Complements homes with traditional styling. Models T40S, T50S, 94 and 73.



Traditional Long

Ideal for ranch style homes. Models T40L, T50L and 76.



Ribbed

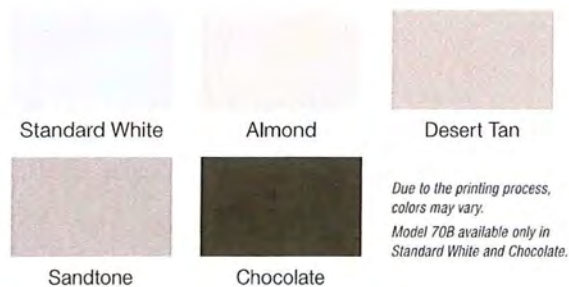
Good option for transitional style homes or utility structures. Model 70B.

*Doors range from 6' to 16' high and 6' to 20' wide. Consult your Clopay Dealer for size options.
WindCore® doors available to meet most regional wind load requirements.
Consult your local dealer for specific information.*



Model 94, Short Traditional Panel

COLORS



- Exterior steel on standard color doors has a natural woodgrain texture.
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

STEP PLATE/LIFT HANDLE



Color-matched exterior step plate/lift handles are durable, attractive and allow for safe opening and closing of your door.

CUSTOM PAINT OPTION



Color Blast® offers more than 1,500 Sherwin-Williams® color options to complement your home. Clopay's durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.

RUST-PREVENTION SYSTEM



Steel skins are protected through a tough, layered coating system, including a hot-dipped galvanized layer, a protective metal oxide pretreatment and a baked-on primer and top coat.



Model 73, Short Traditional Panel Design

WARRANTIES

PAINT SYSTEM	PAINT SYSTEM	PAINT SYSTEM
LIMITED LIFE WARRANTY	LIMITED 15YR WARRANTY	LIMITED 10YR WARRANTY
Models T40, 94	Models T50, 73, 76	Model 70B

WINDOWS	HARDWARE
LIMITED 10YR WARRANTY	LIMITED 3YR WARRANTY
All Models	All Models



Model 70B, Ribbed Panel

A FOCUS ON *green*



Clopay is committed to designing, manufacturing and distributing garage doors that enhance the beauty, safety and value of your home while minimizing the impact on the environment.

The Value Series helps conserve natural resources by providing a durable, reliable, low-maintenance door. Steel doors and hardware are impervious to moisture and will not rot, warp or crack, and the steel used in Clopay's doors is made from over 75% recycled content.

All Clopay doors are made in the U.S., minimizing shipping, damage and handling. For more details on Clopay's green practices, visit our website at clopaydoor.com/green

WINDOW OPTIONS

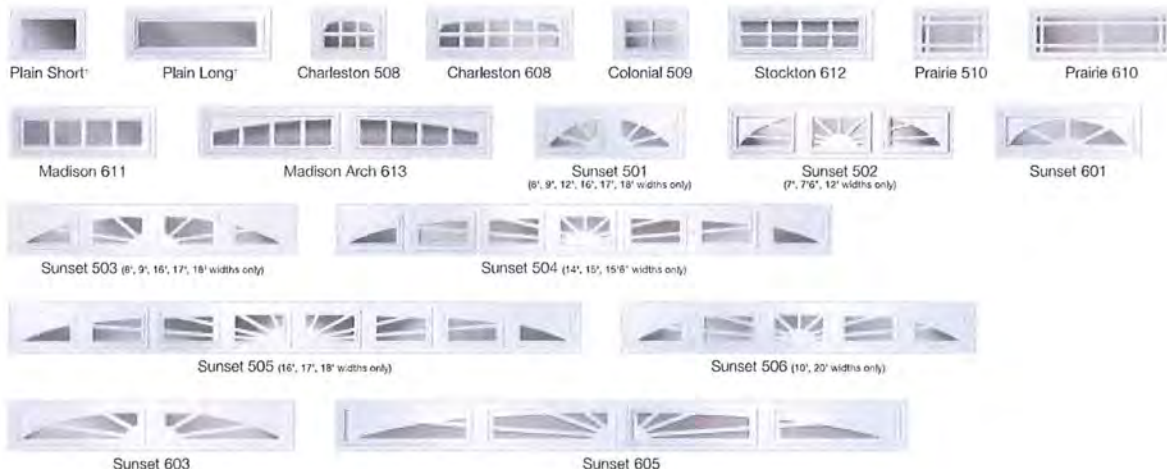
Our windows add natural light to your garage while adding curb appeal to your home. All Clopay window frames are UV-protected and are color matched to our prefinished door colors. Window frames screw in from the inside for easy glass replacement or to change designs.

DECORATIVE INSERT SERIES WINDOWS

UV-protected cellular plastic insert designs snap into either the inside or outside of the window frame for easy cleaning or to change designs. Windows are offered in single strength, double strength, acrylic or obscure glass. Short windows are 19-1/2" x 12" and long windows are 40-1/2" x 12".

Available
on These
Models

T40S* 94*
T40L 73*
T50S* 76
T50L



Short windows not available on long panel doors.

* Panel emboss may not align on long window with short panels. Some size limitations apply.

† Shown with clear glass. Acrylic and obscure glass optional.

Additional charges for optional glass apply.

Acrylic windows require special cleaning. Never use products that contain ammonia or petroleum products to clean acrylic. Please visit clopaydoor.com/acrylic for complete details.

Ribbed Panel Window (Model 70B Only)



Standard Window

Windows are available single pane in clear, frosted, obscure and rain designs. Clear acrylic also available.



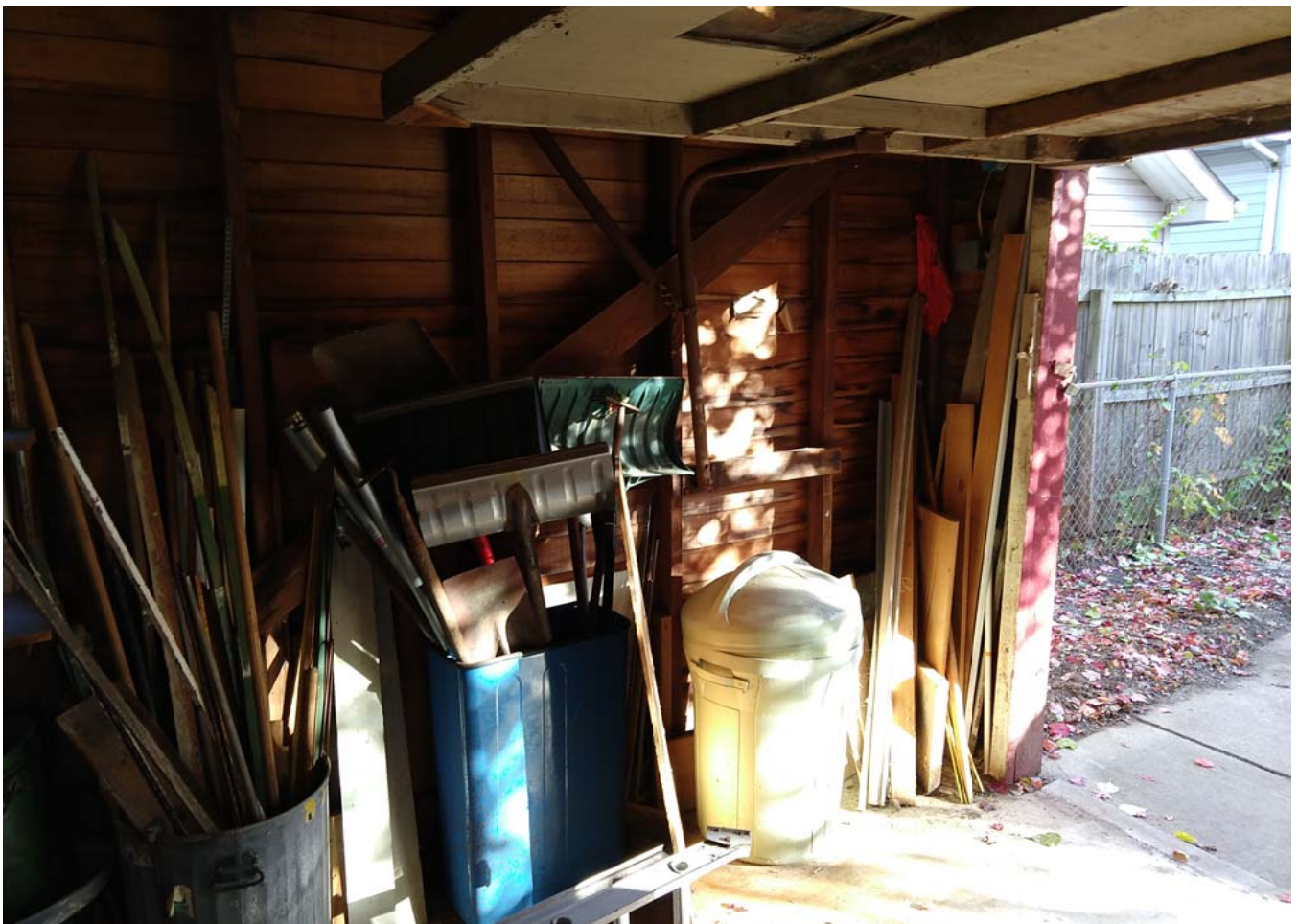
Visit clopay.com or call 1-800-2CLOPAY (800-225-6729) for more information on Clopay, America's Favorite Garage Doors. Follow us on



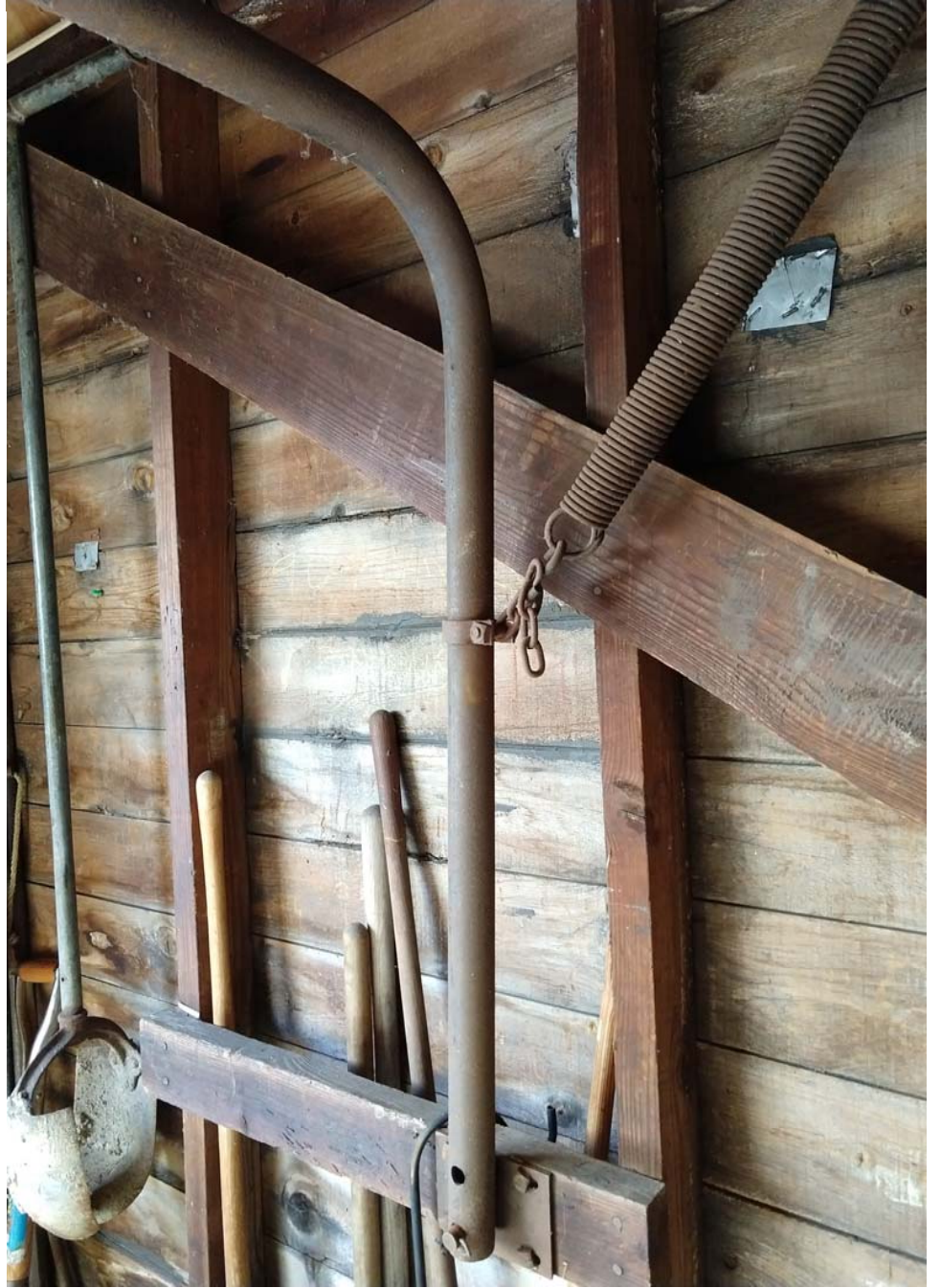
MADE IN USA ©2019 Clopay Corporation, a Grifon company.

RSDR-VALUESS-12_REV0619













311 E Forest- Staff Photo





HDC Work Permit Staff Review

Property address: 422 N Hamilton

Property History: The property includes a Queen Anne-style house with a detached carriage barn. The buildings were erected 1892 by local carpenter, Joseph Hutting. The property remained in the Hutting family through the mid-twentieth century. See the Demolition by Neglect Staff Report for a full history of the property.

Date of Application: November 5, 2019

Date of Review: November 6, 2019

Date of Meeting: November 12, 2019

Proposed work: Improve the structural stability of the carriage barn and reroof it.

Materials: Wood, and Tamko dimensional shingles in "Weathered Wood."

Staff review:

1. The applicant proposes to straighten and secure the exterior walls.
 - a. The applicant has not provided a method in writing. The HDC is to confirm that the method of straightening the structure is appropriate.
2. The current roof is failing and the applicant proposes some interior work to secure it. This includes installing a king post truss and new rafters.
3. The old roof shingles will be removed and a 7/16" OSB underlayment will be applied. The roof will then be sheathed in Heritage Tamko dimensional shingles in "Weathered Wood," to match the roof of the house.
4. Flashing and drip edges will be dark brown to match the house.
5. Ventilation shall be achieved through a continuous ridge vent and deck vents above the eaves.

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 work at 422 N River as submitted in the application dated November 5, 2019, for stabilizing the carriage barn structure, and reroofing with an OSB underlayment and Heritage Tamko dimensional shingles in "Weathered Wood." Flashing and drip edges shall be dark brown. Ventilation shall be achieved through ridge and deck vents.

Relevant Secretary of the Interior's Standards:
#2 #9

Prepared by:
Scott E. Slagor, Preservation Planner



City of Ypsilanti
Historic District Commission
Work Permit Application

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Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

R26521 #448
PHOC-19-0116
PBLDG 19-0435

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

422 North Hamilton, Ypsilanti, Michigan 48197

Applicant

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

Name

Karl Staffeld

Address

City

Ann Arbor

State

Zip

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Karl Staffeld, 3

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Straighten and secure exterior walls of garage. Install reinforcement to roof rafters to create king post type roof trusses. See attached drawing A-1. Complete tear-off of shingles and sheeting. Install new 7/16" OSB sheeting over entire roof. Install shingles, continuous ridge vent, deck venting above eave, and 3" sanitary vent penetration with flashing. Shingles to be Heritage Tamko dimensional shingles. Shingle color to be Weathered Wood to match the main house. See attached cut sheet. All flashing and drip edges shall be dark brown to match the main house.

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:

\$6,000

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:

11/4/19

Print Name:

Karl Staffeld

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.

ELITE GLASS-SEAL®

3-TAB FIBERGLASS ASPHALT SHINGLES

MANUFACTURED IN FREDERICK, MD

PRODUCT DATA

DESCRIPTION

Information included in this product data sheet was current at time of printing.

To obtain a copy of the most current version of this product data sheet, visit us online at tamko.com or call us at 800-641-4691.

ELITE GLASS-SEAL® self-sealing 3-tab shingles are made from fiberglass mat, that has been coated on both sides with a layer of weathering-grade asphalt, and surfaced with ceramic granules.

- 25-year Limited Warranty & Arbitration Agreement
- 5-year Full Start™ Period
- 10-year Algae Cleaning Limited Warranty

USES: For application to roof decks with inclines of 2 inches per foot or greater.

- For slopes between 2-4 inches per foot—see “Low Slope Application” section of the Application Instructions.
- For slopes greater than 21 inches per foot—see “Mansard Roof or Steep Slope Roof” section of the Application Instructions.

SHINGLES BEGIN TO AGE AS SOON AS THEY ARE EXPOSED TO NATURE. BUILDINGS EXPERIENCE AGING FACTORS DIFFERENTLY, SO IT IS DIFFICULT TO PREDICT HOW LONG SHINGLES WILL LAST. THAT'S WHY TAMKO PROVIDES A LIMITED WARRANTY FOR MANY PRODUCTS, THAT INCLUDES A BINDING ARBITRATION CLAUSE AND OTHER TERMS AND CONDITIONS WHICH ARE INCORPORATED HEREIN BY REFERENCE. YOU MAY OBTAIN A COPY OF THE LIMITED WARRANTY AT TAMKO.COM OR BY CALLING 1-800-641-4691.

COLORS

- Antique Slate
- Empire Green Blend
- Pastel Green
- Grey Blend
- Rustic Black
- Rustic Cedar
- Rustic Redwood
- Slatetone Grey
- Tweed Blend
- Weathered Wood
- White*



*White is
ENERGY STAR qualified.



*White is rated by the
Cool Roof Rating Council.

TECHNICAL INFORMATION

UL Listed for Class A Fire Rating:	UL 790/ASTM E108, Class A
UL Classified for Wind Resistance:	ASTM D7158, Class H and ASTM D3161, Class F
UL Classified in accordance with:	ASTM D3462 and ICC-ES Acceptance Criteria AC438
UL Evaluation Reports:	UL ER2919-01 and UL ER2919-02
Florida Building Code Approved:	FL18355
Miami-Dade County Florida Approved:	NOA 18-0207.04
	Expiration Date: 04/11/2023

(CONTINUED ON NEXT PAGE)

WARNING: Use of this product in an assembly that includes polyurethane foam insulation (including without limitation an application directly to the underside of a roof deck or within a wall assembly) may cause premature degradation or failure of this product. We are investigating compatibility of polyurethane foams with our asphalt building products. Chemical incompatibility, off-gassing after application and excess heat during and after application of polyurethane foams may affect the performance of asphalt and modified asphalt building products and metal fasteners used with those products.



IMPORTANT SAFETY INFORMATION: Do not install until all appropriate safety precautions have been read and understood. The TAMKO Safety Data Sheet (SDS) is available at tamko.com/sds. Always use appropriate fall protection equipment and wear appropriate personal protective equipment (PPE) when working with this product. Moisture, frost, debris or other material will decrease the traction and can cause slippery conditions when walking on the product. **Applicator safety is of utmost importance.**

WARNING: This product contains crystalline silica and formaldehyde. Crystalline silica and formaldehyde have been classified as “known human carcinogens” by the International Agency for Research on Cancer (IARC) and the National Toxicology Program. This product also contains oxidized asphalt. Occupational exposure to oxidized asphalt and its emissions during roofing have been classified by IARC as a “probable human carcinogen”. Oxidized asphalt also contains Polycyclic Aromatic Hydrocarbons some of which have been classified by IARC as “known” or “probable human carcinogen”. The physical nature of this product may help limit any inhalation or dermal hazard during application and/or removal. However, physical forces such as sawing, grinding or drilling during demolition work and heating or burning may increase the inhalation or dermal exposure hazard of this product. Take precautions to prevent breathing and contact with skin.



P.O. Box 1404
Joplin, MO 64802-1404
800-641-4691
tamko.com

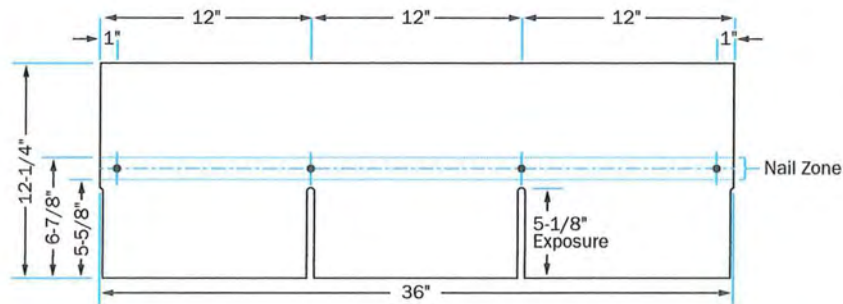
ELITE GLASS-SEAL®

3-TAB FIBERGLASS ASPHALT SHINGLES

MANUFACTURED IN FREDERICK, MD

PRODUCT DATA

PRODUCT DATA



Shingle size†	12-1/4" x 36"
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Exposure	5-1/8"
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Each bundle contains	26 shingles
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26 shingles covers††	33.31 sq. ft.
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One Sales Square covers††	100 sq. ft.
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Bundles per Sales Square	3
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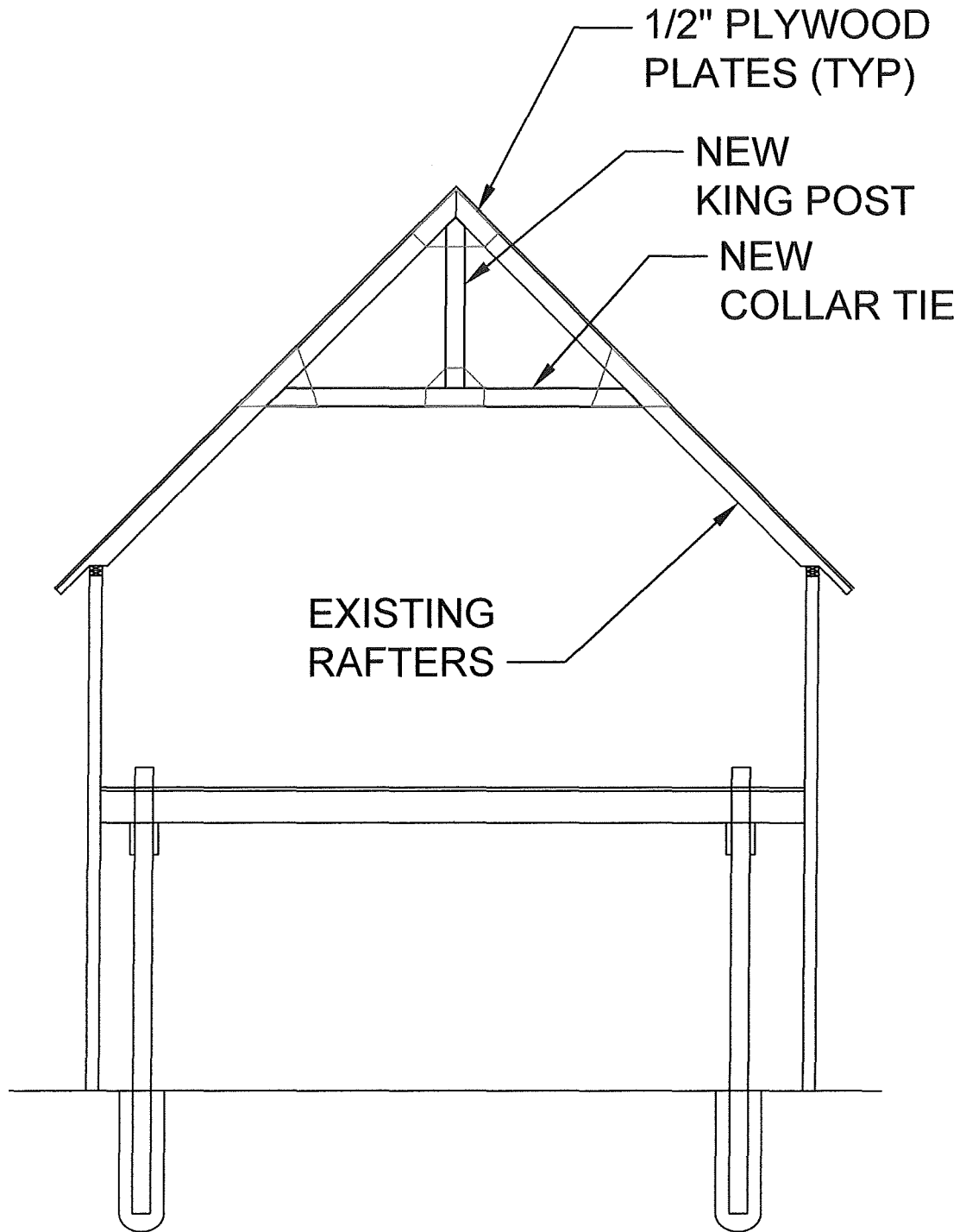
Shingles per Sales Square	78
---------------------------	----

† Subject to manufacturing variation

†† When applied according to application instructions



P.O. Box 1404
Joplin, MO 64802-1404
800-641-4691
tamko.com



ELEVATION LOOKING EAST

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



HDC Demolition by Neglect Staff Report

Property Address: 422 N Hamilton

Property History

Resident History

The property served as the Hutting family home for over sixty years. The house, and presumably carriage barn, were built by Joseph Hutting in 1892.¹ Hutting was a carpenter and millwright. He was born in 1862 in Ida, Michigan (Monroe County).² He married Frances Miller from Maybee, Michigan (Monroe County) in 1888.³ It is unclear when the couple moved to Ypsilanti. Joseph Hutting is listed as residing on Ballard Street prior to the construction of his house.⁴ The couple raised four children in the house, Eleonora, Edna, Harriet, and Bernard.⁵ Three additional children did not survive infancy.⁶

Joseph Hutting worked as a carpenter through the mid-1910s before becoming a millwright for Peninsular Paper; a career he retained for twenty-five years. While at home, the Hutting children held a variety of jobs. Eleonora worked as clerk and telephone operator for Michigan Bell, from 1910 through the 1930s. Edna was also a telephone operator- eventually “chief operator” before going back to school in the 1930s to become a nurse at St. Joseph hospital. By 1958 she had achieved a role as supervisor at St. Joseph. Harriet Hutting worked as a phone operator and supervisor for Michigan Bell before marrying George Max and moving out of the house.⁷ Like his father, Bernard Hutting became a millwright for Peninsular Paper.

Frances Hutting died September 1, 1930.⁸ By then most of the children had moved out of the house except for Eleonora and Edna. Joseph Hutting remained in the house until his death in May 1941. Edna

¹ *Ypsilanti Commercial*, “Joseph Hutting has his new house on...” April 15, 1892, 8.

² “Joseph Hutting.” Obituary Files Pre-1980, Ypsilanti Historical Society.

³ Ibid.

⁴ Ypsilanti City Directory 1892, p. 289.

⁵ “Joseph Hutting.” Obituary Files Pre-1980, Ypsilanti Historical Society.

⁶ *Ypsilanti Commercial*, “Theresa, the infant daughter of...” March 10, 1898, 3; S. Luck-Billhart, “Joseph Hutting,” last edited May 9, 2015, <https://www.findagrave.com/memorial/121857499/joseph-hutting>; *Ypsilanti Daily Argus*, “Little Louise Ruth Hutting...” March 12, 1903.

⁷ Ypsilanti City Directory 1920, p.660; 1926 p. 784; “Joseph Hutting.” Obituary Files Pre-1980, Ypsilanti Historical Society.

⁸ Joseph Hutting.” Obituary Files Pre-1980, Ypsilanti Historical Society.

and Eleonora remained in the house into the 1950s. Eleonora died in 1954 and Edna in 1959.⁹ The house was subsequently divided into multiple apartments, which has remained to the present day.

Building History

The property was first depicted on a Sanborn map in 1899. The map shows the footprint of the house had a similar footprint to the present day, however the wrap-around porch had not been installed. The carriage barn was shown as an unlabeled outbuilding with a small one-story attachment on the southwest corner, which is not extant. Between the house and stable was a one-story building that served as Joseph Hutting's carpenter shop that is also not extant. By 1909, the wrap-around porch had been added, the carpenter shop was no longer labeled as such, and the one-story section of the carriage barn appears to have been moved to east of the carpenter shop. This pattern remained as late as 1916. As of 1927 the carriage barn had been converted to a garage; the smallest of the three outbuildings had been removed, and the north side of the carpenter shop appears to have been opened; perhaps being used as open storage. By the mid-1960s the carpenter shop had been removed and the house had been converted to apartments. The carriage barn is the only outbuilding extant.

Property Significance

The property is contributing to the district under Criterion C, for significance in architecture. The Queen Anne-style house was erected by a local carpenter for his family home. The carriage house on the property was one of several outbuilding the family used in their daily lives and contributes to the setting and context of the property.

Demolition by Neglect Timeline

- 9/18/2017 The HDC approved work for the house and carriage barn. Plans for the carriage barn called for its conversion to an accessory dwelling unit.
 - To-date, work has been completed on the house but not the carriage barn.
 - Work approved in 2017 is now considered expired. The applicant should reapply for HDC approval before completing work on the carriage barn.
- 7/9/2019 Commissioner Schmiedke stated during the Property Monitoring section of the HDC meeting that the carriage barn appears to be a case of demolition by neglect.
 - Staff monitored the property for deterioration over the summer months.
 - Notable deterioration included the leaning structure and signs of weakness in the roof.
- 10/9/2019 Staff observed severe sagging in the roof, opening to full holes. The deterioration of the roof combined with the leaning of the structure indicate that if changes were not made, the building may be demolished by neglect.
- 10/11/2019 Staff sent the owners a Notice to Appear at the HDC meeting on November 12, 2019 where the HDC would make a determination if the property is a case of Demolition by Neglect. The notice was sent via certified mail.
- 10/17/2019 Notice was delivered to property owner.

⁹ Old Bones, "Eleonora C. Hutting," last modified May 15, 2011, <https://www.findagrave.com/memorial/69857354/eleonora-c-hutting>; "Edna M. Hutting," last modified May 15, 2011, <https://www.findagrave.com/memorial/69857460/edna-m-hutting>.

- 11/5/2019 The property owner applied for work on the building that appears to potentially resolve the structural and deterioration issues of the building.

Next Steps

The HDC must make a determination if the resource is threatened with demolition by neglect. The HDC may request an official from the Building Department inspect the resource to gain more information about its condition. If the resource is found to be a case of demolition by neglect, then the owners must appear at an HDC meeting to discuss a timeline for repair. If the owners fail to adhere to the timeline, the HDC may take legal action to ensure the repairs are made.

Items to be Addressed

These items were identified by staff observation as having potential to demolish the resource by neglect

- A leaning structure.
- Sagging roof with large holes forming.

Recommended Motions:

Move to determine that the outbuilding at 422 N Hamilton is in danger of demolition by neglect and to require the owner to appear before the Historic District Commission on November 26, 2019 to determine a timeline for repair.

Move to table the discussion of demolition by neglect for the outbuilding at 422 N Hamilton and request that an official from the Building Department inspect the resource. The property owner will be notified to appear at the meeting where the official's report is discussed.

Move to determine that the outbuilding at 422 N Hamilton is not in danger of demolition by neglect.

420² N. Hamilton
barn, 8-21-01



YPSILANTI MICHIGAN HISTORIC ARCHITECTURE SURVEY

Sheet# _____

SURVEY NAME YPSILANTI ARCHITECTURAL SURVEY

SURVEY DATE Fall 1982 SURVEYED BY Resource Design Group

ADDRESS 422 NORTH Hamilton (near Alley)

HISTORIC NAME _____

CURRENT NAME _____

TYPE OF USAGE: ☒ Residential, ☐ Multi-residential, ☐ Commercial,
☐ Mixed commercial & residential.

Zoning _____

NUMBER OF FLOORS 2 FRONT DIRECTION EAST

SURFACE MATERIAL: WOOD ROOF MATERIAL: Asphalt

GRADED ITEMS - PLACE A CHECK OR "X" IN THE APPROPRIATE SPACE

STRUCTURAL CONDITION: Excellent () Good () Fair ☒ Poor ()
 MAINTENANCE QUALITY: Excellent () Good () Fair ☒ Poor ()
 ALTERATIONS: None ☒ Minor () Moderate () Extensive ()
 ARE ALTERATIONS: Appropriate () Inappropriate ()



Style or Period

vernacular

Date of Construction

ARCHITECTURAL MERIT

National Importance	
Local Excellence	
Notable	
Worthy of Mention	
Poor	
Other	

INCIDENCE

Rare	
Moderate	
Common	

Date of Photograph Fall 1982

Photo by Resource Design Group



1992

422 North Hamilton

September 2006

422 n hamilton.jpg (640x480x256 jpeg)



1987 photo ↓

BARN on alley





Facing northwest to south and east elevations.



Roof detail- south slope.



Facing southwest to north and east elevations.



Roof detail- north slope.



Facing west-northwest to show building leaning



Facing west to east elevation.



City of Ypsilanti

Community and Economic Development

October 23, 2019

MAXWELL ZIEBARTH

[REDACTED]

YPSILANTI MI 48197

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

Dear MR. ZIEBARTH,

On Tuesday, October 22, 2019 the Historic District Commission (HDC) approved the proposed amended timeline for repair to resolve a case of demolition by neglect for the property listed above. The timeline stipulated:

Temporary boarding, roof repairs, and a study item for window repair shall be completed and/or presented at the November 12, 2019 meeting; the property owner may use siding as presented at the October 22, 2019 meeting to clad the open wall areas on the west side of the house. Repairs to the east elevation foundation will be completed by the end of December, 2019 and foundation repairs on the west (Park Street) elevation shall be complete by the end of March, 2020. The property owner will meet with the HDC at the first meeting in April to reevaluate the timeline.

You are expected to come to the HDC with study items for the remaining outstanding repair items during the intervening months. This includes: repair of the porches, windows, doors, and siding. The first HDC meeting in April is tentatively scheduled for April 14, 2020. You will receive an official letter of this date once the 2020 HDC schedule is finalized.

Once the approved work is completed within the amended timeline, the property will no longer be considered a case of demolition by neglect. In the event you fail to adhere to the amended timeline, the City may take legal action against you and the property in order to achieve compliance.

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

Sincerely,

[REDACTED]

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

CC: 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

R26527 9194
PHDC-19-0117
PRDG-19-0436

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

207 olive

Applicant

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

Name

Scott Klaassen

Address

[Redacted Address]

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

[Redacted Phone/Fax]

E-Mail

[Redacted E-Mail]

Contractor

Contractor Name & Contact Info

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Replace shingles w/ new dimensional
shingles

Certainteed Landmark dimensional

Remove old shingles

- White drip edge
- Ridge vent

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

Asphalt dimensional shingles, black

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:

6,500

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



Date:

11/5/19

Print Name:

Scott Klaassen

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.

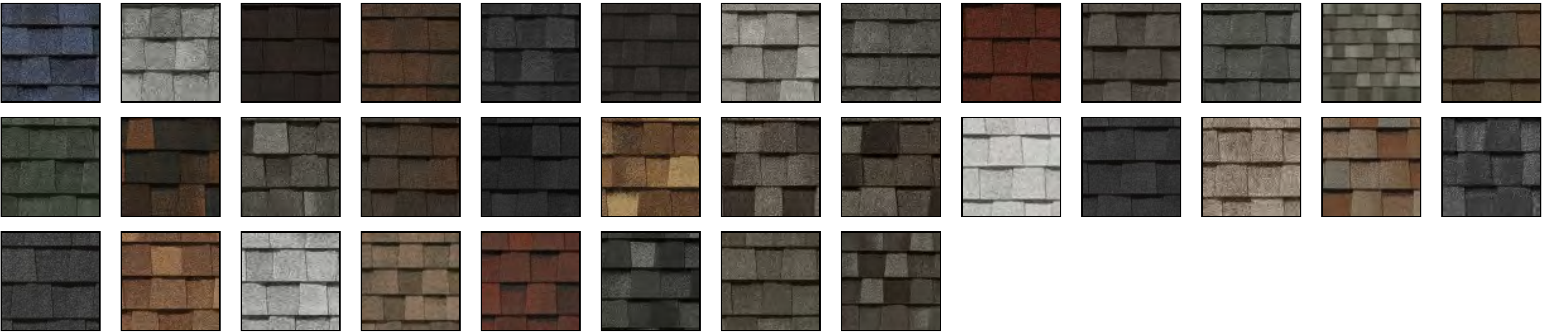
All other necessary approvals and permits must be acquired before beginning work.

Scott Slagor

From: Cheryl Deluca [REDACTED]
Sent: Wednesday, November 06, 2019 1:06 PM
To: Scott Slagor
Subject: I am authorizing Scott Klaassen to act on my behalf to apply for a HDC permit application for the roof replacement at 207 Olive Street.

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.

Sent from my iPhone



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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

R26525 VERBA-1194
PHDC-19-0118
PBLD6-19-0437

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

516 N HAMILTON

Applicant

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

Name

Scott Klaassen

Address

[REDACTED]

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

[REDACTED]

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Replace Shingles with new dimensional
shingles
Certainted Landmark Dimensional
Remove old shingles

White Drip Edge
Ridge Vents- SES 11/6/2019

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

Asphalt dimensional shingles, black

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:

3,000

Permit fee:

\$45 + 0 = 45

Signature

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

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

Signature:



Date:

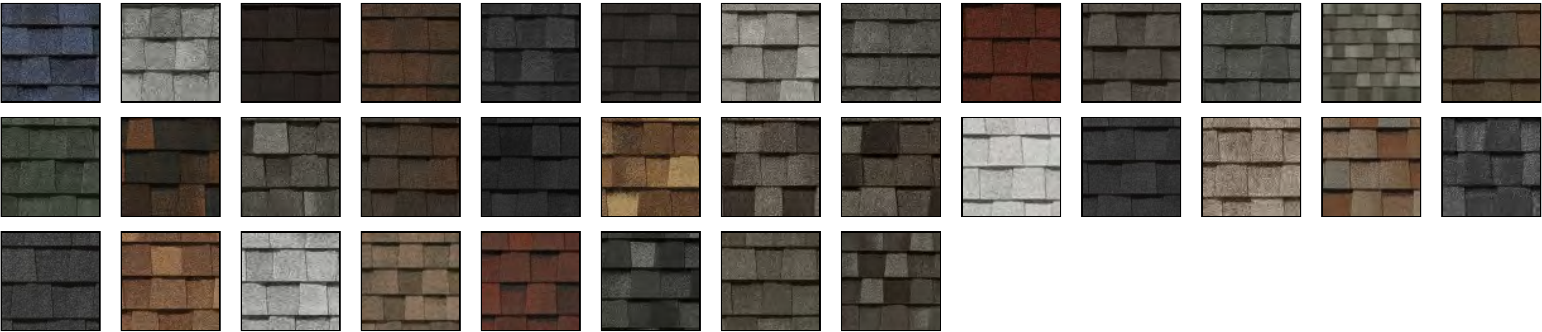
11/5/19

Print Name:

Scott Klaassen

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.



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X

Staff photos: 516 N Hamilton





MINUTES

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

Tuesday, October 22, 2019
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Alex Pettit Interim Chair 7:02 PM

Commissioners Present: Alex Pettit, Anne Stevenson, Hank Prebys, Jane Schmiedeke, Erika Lindsay, Amy Swift

Commissioners Absent: Ron Rupert

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

APPROVAL OF AGENDA

Slagor: Request to add nominations for Vice Chair to the agenda.
Request to add a Window Fact Sheet discussion to the agenda.

Motion: Prebys (second: Schmiedeke) moved to approve the agenda as amended, to add nominations for Vice Chair and to add a Window Fact Sheet discussion.

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS- none

PUBLIC HEARING—none

OLD BUSINESS

302 E Cross

**Demolition by Neglect Timeline for Repair.*

Applicant: Maxwell A. Ziebarth- owner, present.

Discussion: Pettit: Referenced the summary prepared by staff and asked for any updates.

Slagor: Stated that the property is a case of demolition by neglect being considered by the Historic District Commission. Stated that in order to resolve that, owner agreed to set a timeline to repair all the items identified by the Historic District Commission and the Building Department that would bring the property out of demolition by neglect. Stated that the original timeline expired in October; therefore, owner was asked to return to update the Commission on the work progress and to discuss and establish a new time line.

Pettit: Stated that there were a number of things that were prioritized for what needed to be done. Stated that a key piece was the foundation work. Asked owner to give an update on where things are as to that.

Ziebarth: Indicated that the east elevation wall is completed, with just a little bit of work left to do. Stated that there is a stairwell that is still being worked on because it ties into the east elevation – the lower level that extends out. Stated that there is a cistern that is up against that wall that has been an issue to get removed. Stated that he is looking to work through the rest of that through this winter. Stated that he is able to work into November into the early parts of December to complete that section of the foundation. Stated that there is another section of the foundation – the section facing Park on the lower level that ties into the two-story structure where the porch was attached – where water has been leaking for years. Stated that he is continuing to work his way around to that but that it is a little bit further out at this time.

[Discussion continued with owner explaining the extent of foundation issues]

Stevenson: Asked -- so timeline-wise, you believe that the east section could be completed by December.

Ziebarth: Confirmed.

Stevenson: Asked -- and then the Park side foundation would be farther out at some point.

Ziebarth: Confirmed.

Swift: Asked – with the overall timeline having expired this month, if there is a new overall timeline for everything.

Ziebarth: Indicated that he will be able to start on that west elevation in the spring.

Swift: Asked if the property is secured for the winter or if there are things that need to be done to secure the property.

Ziebarth: Stated that there are a few things that need to be buttoned up.

[Discussion as to areas needing to be secured]

Prebys: Asked -- what is going to happen to secure all that area over the side porch that has been removed *[reference material]*.

Ziebarth: Stated that he brought in a sample of the siding. Stated that that wall has been removed to get that porch and the rotted structure away from the attached existing porch.

Pettit: Indicated that photos show that that siding is missing. Asked if it is still completely open.

Ziebarth: Confirmed. Stated -- it's temporary.

[Discussion ensued as to issues that arise from holes/open areas in a home]

Ziebarth: Stated that the time frame for that would be by December. Stated that the materials are on order.

[Discussion continued re: problems that arise from holes/open areas in a home and appropriate coverings]

Ziebarth: Stated -- I get it; I'll make sure to clear it up.

Stevenson: Asked about the sample that was brought in.

Ziebarth: Stated that it is a cedar panel. Stated that it has a smooth side to it. Stated that the idea is to remove the existing siding and install this primed six-inch-by-half-inch siding on all of the exterior.

Prebys: Asked about the existing siding.

Ziebarth: Stated that the existing siding is a six-inch but has a four-inch exposure. Stated that the sample is the exact same size and thickness, give or take a sixteenth of the existing. Stated that it is wood. Indicated that with all the layers of paint on the existing, it is more work to restore it than to replace it. Stated that he will salvage what he can but may be able to use it on a different elevation.

Swift: Asked if the area by the porch is the only area where siding is currently missing.

Ziebarth: Stated that there was an existing balcony/stair on the east side that he could just board up temporarily until he gets to the siding. Indicated that that is another area that is open which he will address.

Swift: Asked if this *[reference material]* will go not over the existing original clap boarding but if all of the original clap boarding will be removed.

[Discussion ensued regarding clap board installation considerations]

Prebys: Stated that the Commission would want to first see what is being replaced before a replacement is done.

Ziebarth: Acknowledged.

Pettit: Indicated that the holes in the building which should be filled have been discussed. Suggested talking about getting those areas sided again where there currently is no siding.

Prebys: Stated that there is a big hole on the west elevation where the porch was.

Ziebarth: Confirmed. Stated that that would be a total replacement from that level.

[Discussion continued as to original vs replacement materials; board up/repair issues]

Pettit: Asked when the owner would be able to get the openings covered.

Ziebarth: *[Explained previous work and delays that arose]* Stated that he will do whatever is open immediately, within the next few days. Stated that he will use a strong synthetic felt. Stated that he will staple it to the wall so that it does not look like it is wide open.

Pettit: Asked if owner will have the openings closed up by the next meeting, November 12.

Ziebarth: Confirmed. Asked how he can go about and start installing the siding on the elevations that are wide open, where those transitions are.

Pettit: Asked if this is the area at this elevation here *[reference photo material]*.

Ziebarth: Confirmed. Stated -- where the porch does not exist anymore. Stated that that wall that comes out on the two-story elevation and the wall that is behind where the roof actually ties in -- that lower level of that side porch -- that those are the areas he can tie in within a couple of weeks. Stated that this is a stock material *[reference sample]*. Stated that he can finish whatever is missing -- the next piece below it and that he can clean that area up and go all the way to the top with the new stuff.

[Further clarifying discussion ensued]

[Discussion as to the south face/west wall; porch reconstruction; transition of where the old and new would meet]

Slagor: Asked -- so, to clarify, you would have those areas enclosed and the open areas that have been discussed would have siding on them by November 12th.

Ziebarth: Confirmed.

Schmiedeke: Stated that there is a half post right there *[reference photo material]*. Stated that that is the only thing that remains of that porch. Stated that it needs to be carefully removed and saved so that 1) it can be reused and 2) so that it can serve as a pattern for the others.

[Owner discussed extent of porch damage]

Pettit: Indicated that there has been discussion about foundation, missing siding, windows and doors.

Slagor: Stated that the original plan was to have a date that the owner would come in as a study item with a proposal for what window fenestration needs to be repaired.

Lindsay: Asked if it would be reasonable for owner to have a plan for the windows in two weeks.

Ziebarth: Confirmed. Stated that he can come up with more of a realistic idea of what he wants to do with the existing windows. *[Owner discussed condition of windows]*

Pettit: Stated that the Commission would like to see a very specific plan for each window. Stated that if those plans include replacement, the Commission would want to see some detailed pictures of the condition of the specific window that is planning to be replaced. Stated that the Commission would like to be able to discuss, as a study item, the next steps. Asked if the next meeting would give owner enough time to be able to discuss any part of those things going forward.

Ziebarth: Asked if it would help if he took pictures of each window on the lower and upper elevation.

Pettit: Stated that if the plan is to replace a particular window, the Commission would want to see pictures that would make it clear to us why the window needs to be replaced rather than repaired.

Ziebarth: Stated that he could put something together by November 12th. Stated that he will have an actual brochure on it if he did want to do a replacement.

Pettit: Asked that owner provide his ideas for the specific material planned to be used and if it is going to be a replacement or a sash pack or repair for each of the ones planned to be worked on.

Ziebarth: Acknowledged. Stated that he is always open for recommendations.

Pettit: Stated that that is something that can be discussed.

Schmiedeke/Stevenson: Indicated that it would be helpful to number the windows.

Ziebarth: Acknowledged.

[Owner discussed issues with the east bannister area and possible repair ideas]

Swift: Asked about the door that was taken out and is now an opening in the wall -- if that area was a rental.

Ziebarth: Confirmed.

Swift: Stated that that door opening aligns with a window opening on the first floor. Asked if there is any physical evidence that that was originally framed as a window.

Ziebarth: Stated that he does not know. Stated that it does not really show that it was. Stated -- I know I had to do work to the roof to get that put back into shape because they really cut into the existing rafters; I kind of created an overhang and used existing wood from the lower addition to help tie in to the upper addition because it was all the same thickness.

Prebys: Asked what the plan is for that opening.

Ziebarth: Stated -- to side it.

Prebys: Asked -- closing it off totally.

Ziebarth: Confirmed. *[Further discussed options]*

Slagor: Stated that there was discussion about having windows as a study item at the next meeting. Asked if a tentative date should be set as to the necessary repair/replacement.
[Discussion ensued]

[Discussion as to owner focusing on foundation work, securing the building - boarding up and mothballing the structure]

Slagor: Asked if the Commission would like to select a date that the openings should be sealed and weather tight, that the foundation should be done and then possibly a date in the future where all of the other items can be revisited.

[Discussion as to timeline selection of dates]

Stevenson: Suggested that by the next meeting, November 12th, all the temporary boarding be put up, as well as that one section of siding on the west side that was discussed. Suggested that the east section of the foundation be repaired by the end of December, as owner previously stated.

Ziebarth: Acknowledged.

Stevenson: Suggested that repairs on the foundation be done by the end of March on the Park side.

Ziebarth: Stated that that is fair.

Stevenson: Suggested that that then puts us into being able to make timelines for the other things into April, as we get into spring.

Lindsay: Asked -- as to the roof, I think you mentioned that that is not complete.

Ziebarth: Stated that it is completed up to one elevation that faces the east. Stated that the opposite side, west, is done. *[Owner discussed roof issues and future planning]*. Stated that he will make sure that by November 12th, the next meeting, that will be complete. Stated that the

boarding barriers are to be installed and mothballed, the roof elevation. Stated that he will be working on the foundation, so he can give an update on the continuing progress on that as well.

Slagor: Clarified that we have roof, foundation, closing the house, items done by March, research done during winter. *[Discussion continued as to timeline selection of dates]*

Stevenson: Suggested that the project timeline could be revisited at the next meeting in April.

Prebys/Schmiedeke: Acknowledged agreement.

[Discussion re: owner returning to discuss plans as study items prior to April meeting]

Pettit: Indicated that the next date for owner to return will be discussed at the November 12th meeting.

Ziebarth: Acknowledged. Asked if part of the plan would be that he could continue to replace the siding on the west elevation, on the Park side. *[Commissioner consensus]*

Schmiedeke: *[Initiated discussion as to the existing half post]*

Swift: *[Initiated further discussion as to mothballing considerations]*

Motion: Stevenson (second: Prebys) moved to accept the proposed timeline for repairs of the house at 302 E Cross as follows: temporary boarding and roof repairs shall be completed by the November 12, 2019 meeting; a study item for window repair will be presented at the November 12, 2019 meeting; the property owner may use siding as presented at the October 22, 2019 meeting to clad the open wall areas on the west side of the house. Repairs to the east elevation foundation will be completed by the end of December, 2019. Foundation repairs on the west (Park Street) elevation shall be completed by the end of March, 2020. The property owner will meet with the HDC at the first meeting in April 2020 to reevaluate the timeline.

Approval: Unanimous. Motion carried.

NEW BUSINESS

46-54 N Huron

**Sign face and rear stoop replacements.*

Applicant: Alexander Munro, owner- present.

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

Munro: Stated that the plan is to have the sign taken down that is up front *[reference photo materials]* and restored. Stated that the letterboard and one of the sign faces is to be replaced. Stated that it will look very similar to the Jackson Cleaners sign.

Pettit: Stated that work is proposed on the back side of the building replacing some of the stoops that are there. Asked applicant to walk the Commission through that.

Munro: Indicated that the plan is to tear out the concrete and block porch, which is deteriorated and the integrity of it is gone. Stated that it is like a utility access for the shops there. Stated that the plan is to rebuild those as they were. Stated that it is a pretty simple box decking that is there. Stated that once the porch is gone, that footers will be brought in for the decking and then probably just gravel.

Pettit: Asked if that service drive is currently gravel/asphalt.

Munro: Confirmed. *[Discussed grading issues in the alley area]*. Stated that once the porch is out, the area will be graded properly to Code.

Pettit: Indicated that the new structure would be a bit taller.

Munro: Confirmed. Stated that as to the height of the porch, half of it is buried due to the way the alleyway is elevated. Stated that they are not exactly sure where the end of it is until they tear it out and regrade back there.

Pettit: Asked about the wood/metal cable baluster options.

Munro: Stated that it would be great to have them both approved. Stated that the metal cable baluster is preferred but that they are open to the traditional wood balusters.

[Discussion continued re: wood/metal cable baluster options/Building Department considerations]

Prebys: *[Initiated discussion re: sign transparency/opaque]*

Munro: Stated that the existing sign to be restored is a lit sign. Stated that he did not picture it as opaque.

Stevenson: Asked if the letters would be white.

Munro: Confirmed.

Stevenson: Indicated that with white lettering, the light should pass through the lettering.

[Further discussion as to sign considerations]

Pettit: Stated -- so the top half of the sign has got the logo, a dark field with light lettering and the light will pass through the lettering. Asked if the bottom half will remain like the example *[reference photo materials]* where it is white with changeable/removeable letters.

Munro: Stated that he does not think it really needs to be lit. Stated that he can bring that question to the sign company but that either way is fine.

Pettit: Stated that it would be more appropriate if that bottom half is not lit.

Munro: Stated that he can specify that to the sign company.

[Further discussion as to sign considerations]

Pettit: Asked if the plan is to work with the existing, whatever is there, as far as any of the attachments to the exterior of the building.

Munro: Confirmed. Stated that the sign company will survey the safety and stability of it and will anchor as necessary.

Motion: Prebys (second: Stevenson) moved to approve and issue a certificate of appropriateness for the work at 46-54 N Huron for work on the façade sign and rear porches. The sign structure shall be repainted in black with the sign face modified per specifications, which would include opaque backing on the major part of the sign and unlit bottom letter board. The rear concrete slab shall be removed and replaced by gravel. The two rear porches shall be removed and reconstructed with painted treated lumber. The porches shall include framed lattice skirts, wood balusters or tension wire cables pending Building Department approval, and a wood guardrail.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried.

100 W Michigan

**Removal of metal cladding.*

Applicant: Conor Doran, owner representative -present.

Discussion: Pettit: Indicated that the application is for exploratory work. Asked applicant to talk to the Commission about what is proposed.

Doran: Indicated that there have been discussions with different engineers as to the extent of the problems with the exterior. Stated that one of the engineers recommended a full rebuild. Stated that they now have a second opinion and would like to explore the possibility of preserving the exterior. Stated that approval is only being sought to remove the cladding at this time, and then report back to the HDC with the findings.

Motion: Stevenson (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for the work at 100 W Michigan as specified in the application, dated October 15, 2019, for removal of the exterior metal cladding in order to assess the condition of the historic masonry.

Secretary of the Interior Standards:

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

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

#5 – Preserve distinctive features.

Approval: Unanimous. Motion carried

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

Larry Yapp, owner of 32-42 N Huron -- Presented a petition requesting the City address code and historic district violations as to the alley behind the first block of N Huron. Mr. Yapp asked to share the language of the neighborhood petition, citing as follows:

"To Ypsilanti City Council:

The below signers express their disagreement with the city attorney's categorizing the blight behind the buildings at the corner of West Michigan and North Huron as a 'private matter'.

From the city attorney's email to Mr. Yapp dated September 19, 2016 – 'I viewed the property and I am in discussions with city staff. As I mentioned earlier, the city is cash and staff short and your issue is essentially a private matter. I will continue to review the matter as time and resources permit.'

It is now three years and the issues caused by the city's failure to enforce its mandatory ordinances remain. Refusal of a property owner to follow city ordinances is explicitly a city matter. Refusal by the city manager to enforce ordinances in accord with the voter approved city charter is unacceptable. The below signers are collectively writing to request city council restore peace and the sense of cooperation to the neighborhood.

- We request the Ypsilanti Historical District Commission review and address historically inappropriate construction & installations in the alley by Jackson Cleaners & 28 North Huron
- We explicitly request the concrete barricades, railroad ties and cattle gate be removed
- We request the removal of outdoor storage and general trash behind 12, 24 and 28 North Huron
- We request the ordinance officer actively monitor these properties to see they are properly maintained

Signed by the owners and tenants of buildings on the corner of West Michigan and North Huron."

[The history of the alley and enforcements were briefly discussed with the Commission]

ADMINISTRATIVE APPROVALS

- | | |
|-----------------------|---|
| 1. 203 Maple | Roof |
| 2. 409 N Adams | Air Conditioning Condenser Installation |
| 3. 207 W Cross | Fence |

Pettit: *[Commented/Discussed the "Attachment Letter for 207 – 217 W Cross" included in the packet]*

Motion: Schmiedeke (second: Prebys) moved to accept the following administrative approvals: 203 Maple, for roofing; 409 N Adams, for air conditioning condenser installation; 207 W Cross, for fencing.

Approval: Unanimous. Motion carried.

OTHER BUSINESS

Window Fact Sheet Updates

Commissioners reviewed and discussed potential revisions of the Window Fact Sheet.

Nominations – Vice Chair

Slagor: Staff discussed procedural options.

Motion: Lindsay/Schmiedeke (second: Swift) moved to nominate Commissioner Stevenson as Vice Chair. Commissioner Stevenson accepted the nomination.

Property Monitoring

422 N Hamilton

Slagor: Staff provided a status update and indicated that it will be an agenda item on November 12th.

Overall monitoring

Commissioner Prebys discussed inappropriate doors throughout the District.

Commissioner Comment- none

HOUSEKEEPING BUSINESS

Approval of the minutes of October 8, 2019

Motion: Schmiedeke (second: Stevenson) moved to approve the minutes of October 8, 2019 as submitted.

Approval: Unanimous. Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 9:05 p.m.



PUBLIC NOTICE City of Ypsilanti

Historic District Commission Meeting Location Change

The Ypsilanti Historic District Commission meeting scheduled for **Tuesday, November 12, 2019** at 7:00 p.m. has been **RELOCATED** to the Ypsilanti Historical Society Archives, 220 N. Huron, Ypsilanti, MI 48197.

Andrew Hellenga
City Clerk

Posted: November 8, 2019

