

1. Historic District Commission Virtual Meeting Updated Packet

Documents:

00-HDC APRIL 14, 2020 AGENDA.PDF
01-FROG ISLAND PARK.PDF
02-20-22 S WASHINGTON.PDF
03-103 W MICHIGAN.PDF
04-309 N GROVE.PDF
05-HISTORIC DISTRICT 2-25-2020 FULL MINUTES.PDF
HDC APRIL 14, 2020 FULL PACKET.PDF
UPDATED_PN-APRIL 14 2020 HDC VIRTUAL MEETING.PDF

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, April 14, 2020 - 7:00 p.m.
Remote Meeting/Ypsilanti City Hall, 1 S Huron St.
Ypsilanti, MI 48197

The Ypsilanti Historic District Commission works to safeguard Ypsilanti's built heritage by guiding development and renovation within the Historic District. Enabled by federal, state, and local legislation, the HDC seeks to stabilize and improve property values, to promote preservation education, and to develop the Ypsilanti Historic District as a vital living area.

An audio recording of the meeting will be made for the purpose of assisting in the preparation of official minutes only. Once the official minutes are approved the audio recording will be destroyed.

I. CALL TO ORDER AND ROLL CALL

Alex Pettit, Chair	P	A
Anne Stevenson, Vice Chair	P	A
Erika Lindsay	P	A
Ron Rupert	P	A
Amy Swift	P	A
James Chesnut	P	A
VACANT		

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING—none

V. BUSINESS SESSION

A. OLD BUSINESS—none

B. NEW BUSINESSs

1. **Frog Island Park** **Lighting**
2. **20-22 S Washington** **Signs**
3. **103 W Michigan** **Windows**

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

1. **309 N Grove** **Pavers and downspouts**

E. OTHER BUSINESS

1. **Staff update: Historic Preservation Advocacy Day**
2. **Property monitoring**
3. **Commissioner comments**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

1. **Approval of meeting minutes, February 25, 2020**

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: Frog Island Park (699 Rice)

Property History: The original island of Frog Island Park was formed by mill race dug in 1832 for Mark Norris's mill on the east side of the Huron River at Cross Street.ⁱ The mill buildings served a variety of industries until they were erased by a flood in 1854.ⁱⁱ In 1869, the land was purchased by Henry R. Scovill to use as storage for his lumber mill. He eventually built a planning mill on site as well. Several legends exist for the naming of Frog Island, among them, Scovill credited for naming the island for the number of frogs who lived in the marshy area between the river and race.ⁱⁱⁱ Scovill was also hampered by repeated flooding and moved his facility off site in 1903.^{iv}

Detroit Edison purchased Scovill's water rights and property. After persuasion from the president of the Ypsilanti School District, the utility company deeded the adjoining land to the City and school district.^v Plans were drawn for Island Park- as it was known then, complete with the school district's running track, baseball field, and football field. Eventually the old mill race was filled in (reputedly by trash) and was gone entirely by the mid-twentieth century. In the 1970s the park was deeded to the City and the school athletic fields were relocated. The park was officially renamed "Frog Island." The park was improved with trails, a stage, soccer fields, an amphitheater and a bridge connector to Riverside Park in the 1980s. It was host to numerous events and festivals.

Frog Island Park is not specifically mentioned as a contributing property in either the local or National Register nominations. In Staff opinion the open landscape and running track would be considered contributing sites.

Date of Application: March 3, 2020

Date of Review: March 5, 2020

Date of Meeting: March 10, 2020

Proposed work: New lighting and seating.

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.

Materials: Light poles and concrete.

Staff review:

The application includes two components, new lighting along the Border-to-Border Trail and new concrete bleachers. The Border-to-Border trail is being repaved and the City is taking the opportunity to make improvements to the trail and park at the same time.

Bleachers

1. There are currently three sets of non-historic free-standing wood/metal bleachers on the west side of Frog Island Park.
2. The city proposes to replace these with a two-tiered concrete bleacher system, erected into the hillside, similar to the amphitheater on the south side of the park.

Lighting

3. The proposed work includes new lighting along the Border-to-Border Trail, which extends along the south and west sides of the park; paralleling the Huron River and connecting to E Cross and E Forest Streets.
4. The trail currently has only one light fixture at the base of the tridge and amphitheater.
5. The options for new light fixtures are limited to the three types of models produce by DTE.
 - a. The City's preferred models are similar to those in place at Riverside Park; including a fluted metal pole and "acorn-style" light fixture.
 - b. The fixtures emit a light temperature of 4000k, which is above the HDC's approved level. However, this is the type of fixture DTE makes and the City does not have a lower option.
 - c. However the light fixtures feature solid "lids" and are therefore shielded from excessive up-lighting.
6. Although the lampposts imitate earlier styles, they are consistent with the fixtures used in the adjoining Riverside Park, and the street lights in Downtown and Depot Town.
 - a. In staff opinion, they are removable features that are consistent with existing lighting throughout the city and therefore can be approved.
7. The city does not have a final number on the number of lampposts needed. Once a light fixture is approved, a photometric analysis can be done.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at Frog Island Park, 699 Rice Street, as submitted in the application, dated March 3, 2020, for installation new concrete bleachers and light fixtures as specified.

Relevant Secretary of the Interior's Standards:

#9 #10

Prepared by:

Scott E. Slagor, Preservation Planner

ⁱ Anschuetz, Janice "The History of Frog Island Park- the Island that is not an Island," *Ypsilanti Gleanings* (Ypsilanti Historical Society: Winter, 2015), 13.

ⁱⁱ Ibid, 14.

ⁱⁱⁱ Ibid, 14.

^{iv} Ibid, 16.

^v Ibid, 17.



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

Frog Island Park (699 Rice St)

Applicant

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

Name

Bonnie Wessler, Department of Public Services, City of Ypsilanti

Address

14 W Forest St Ypsilanti, MI 48197

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734/483-1421

E-Mail

bwessler@cityofypsilanti.com

Contractor

Contractor Name & Contact Info

DTE (lighting) and TBD (sitework)

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☒ Other

☐ Application Amendment

Complete Description of Proposed Work:

The City of Ypsilanti is working with the Washtenaw County Parks & Recreation Commission to reconstruct the Border-to-Border Trail in Frog Island. Two major changes are being proposed: the addition of lighting along the trail, and replacement of the bleachers with in-built seating (similar to the amphitheater) in lieu of bleachers.

Choices of lighting fixtures are extremely limited due to DTE's limited range. The light itself will be a 4000K LED similar to the "acorn-style" found downtown and in Riverside Park, but with a "lid" that prevents excessive uplighting. The post would be a fluted black metal post, similar to those in downtown and in Riverside Park. Picture attached.

The built-in bleachers would be made of precast concrete, similar to that found in the amphitheater in the park. These would take the place of the aluminum bleachers there currently. Overall plan & close-up of precise location attached. Bleachers themselves have been circled in red to differentiate them from the dimension lines. There would be three tiers and each 75' long, providing more seating surface than the existing bleachers.

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:

\$400,000

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:

3/3/2020

Print Name:

Bonnie Wessler

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.

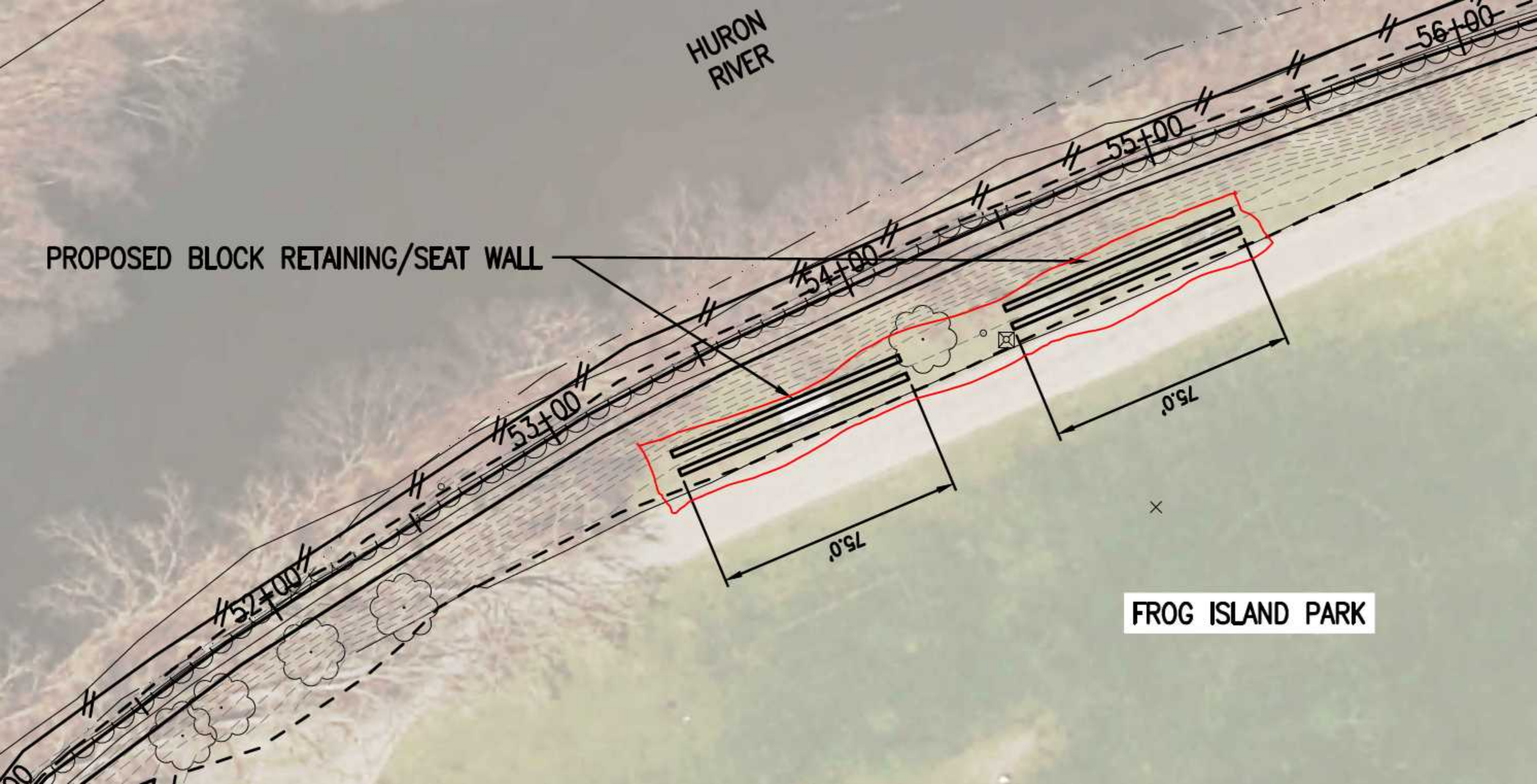
All other necessary approvals and permits must be acquired before beginning work.





HURON
RIVER

PROPOSED BLOCK RETAINING/SEAT WALL



FROG ISLAND PARK

Frog Island Park overview, facing northwest. Bleacher location at left.



Light fixture currently in Riverside Park



Light fixture currently in Frog Island Park



Facing north along Border-to-Border Trail in Frog Island Park



Frog Island Park amphitheater seats (for reference)



Facing northwest to bleachers to be replaced.





HDC Work Permit Staff Review

Property address: 20-22 S Washington

Property History: The property includes a stylistically modest building erected in 1946 to house a wholesale beer distributor. The building currently houses The Beer Cooler Party Store. At the time of the NRHP listing, the property was considered noncontributing because of its age.

Date of Application: March 10, 2020

Date of Review: March 13, 2020

Date of Meeting: April 14, 2020

Proposed work: New signage/moved signage.

Materials: Corrugated plastic (PVC?) signboard.

Staff review:

The applicant is seeking approval for a sign installed without a permit, and relocation of an existing sign.

New Sign

1. The Building Department cited the applicant for having a broken window on the S Washington façade.
 - a. The window is glass block, and placed high on the wall between two garage bays (one of which has been infilled).
 - b. The glass block window appears to be original.
2. The applicant stated that it would be difficult repair the broken glass block and elected instead to cover it with a sign.
3. The sign covers the entire opening and is glued to the window surface. According to the applicant, it is not easily removed.
4. The sign is a corrugated plastic material, possibly PVC.

Sign to be Moved

5. To be compliant with the allotted square footage in the City's sign ordinance, the applicant proposes moving an

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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.

existing sign that blocks a storefront window on the east-facing S Washington façade to the window on the south-facing façade, in lieu of the signs currently in that storefront window.

6. This existing sign to be moved does not appear to have had HDC approval.
7. In staff opinion, gaining a storefront window would be a positive. – Although, it does not appear that the HDC ever approved of its installation in the first place.

Summary

8. In staff opinion, street-side fenestration is an important element in how people experience a building. The rhythm façade fenestration has already been impacted by the infilling of one garage bay. Ideally, a signage plan should be implemented without sacrificing any window space. However, the window in question is placed high on the wall and is not as substantial an impact as infilling a more typical window. Two motions have been prepared to this effect.

Recommended Motions:

Move to deny the application for work at 20-22 S Washington. Although the resource is a non-contributing building, installation of a signboard over a window opening alters the façade rhythm and further intensifies the building's incompatibility with the character of the surrounding historic commercial area.

Relevant Secretary of the Interior's Standards:

#9

Move to approve and issue a notice to proceed for the work at 20-22 S Washington, for installation of a corrugated plastic signboard over a glass block window on the east elevation, and moving a sign covering the east elevation storefront window to the storefront window on the south elevation.

Relevant Secretary of the Interior's Standards:

#10

Prepared by:

Scott E. Slagor, Preservation Planner

R. 20931
Cash

PHDC 20 0015



RECEIVED

MAR 10 2020

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

22, South Washington St, YPSILANTI

Applicant

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

Name

Kamalpreet Singh

Address

City

JACKSON

State

MI

Zip

49201

Phone / Fax

Contractor

Contractor Name & Contact Info

AS ABOVE

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

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

- ☐ Painting
- ☒ Other
- ☐ Application Amendment

Complete Description of Proposed Work:

Hi.
I want the ~~approval~~ Approval for the Sign installed on building because the glass blocks was broken and was not looking good; It was not a see through window, just a glass block with cement, has a picture installed, and moving other sign by door to other side of building will open window at front by door will be compliance with city sign laws.

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

Its a corrigan board Sign, white sign with Red Letters.

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 + _____ =

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:

Print Name:

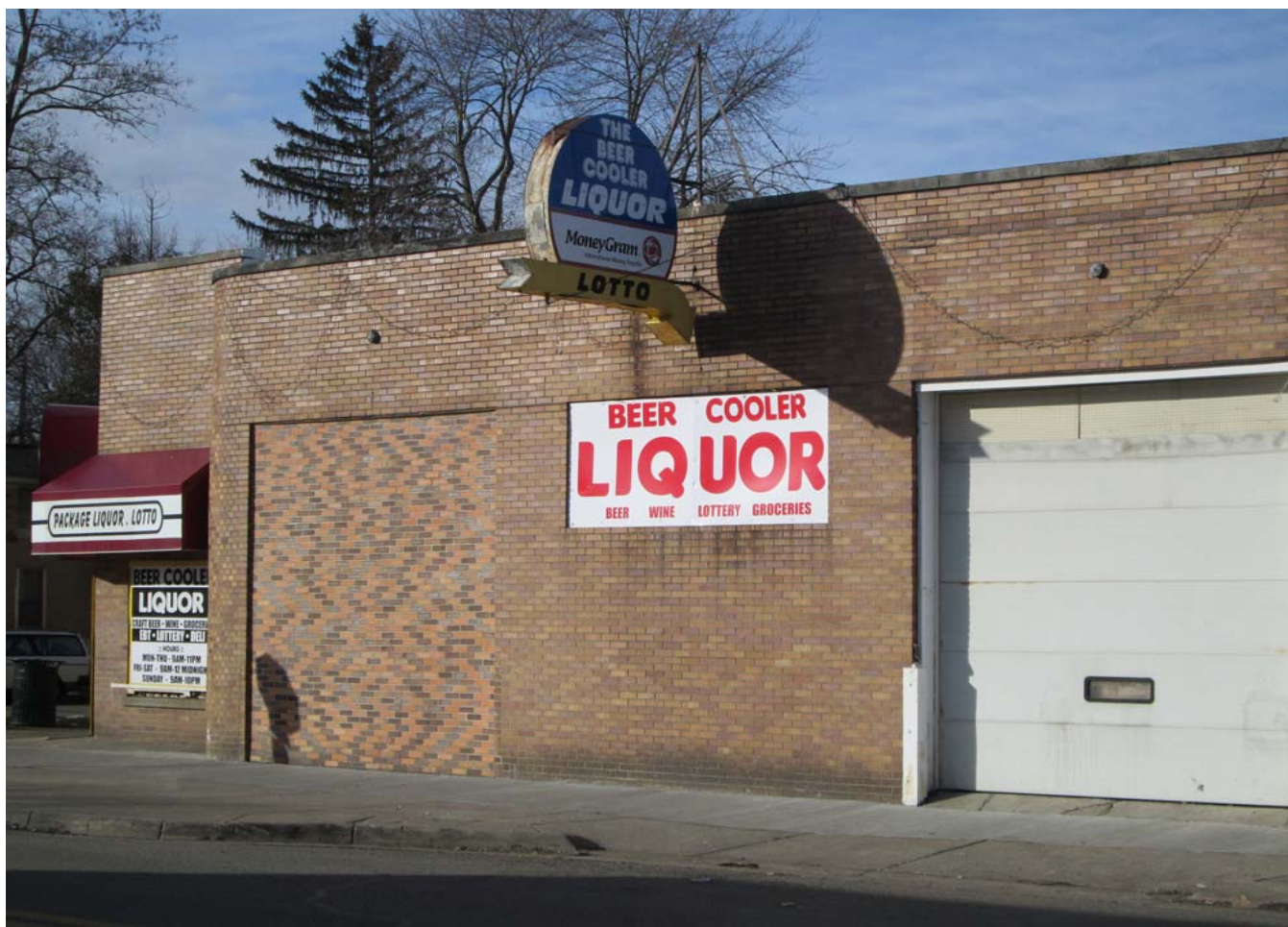
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

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

1100-02-2044







Facing west-southwest to facade. Sign at center is covering glass block window. Sign on storefront window to be moved to the opposite side of the main entrance.



Photo showing building in 2016. Facing northwest to east and south facades.



Detail of main entrance in 2016. The unapproved sign currently over the display window at right will be moved to the boarded-over window at left.



HDC Work Permit Staff Review

Property address: 103 W Michigan

Property History: The property includes a mid-nineteenth century Italianate commercial building. Throughout its history the ground floor has hosted a variety of businesses, including: shoes, women's clothing, a jewelry shop, auto supplies, real estate offices.ⁱ Since ca.2011, the space has housed the Model Cave.ⁱⁱ The upper floors have likewise housed a variety of enterprises over the years, including: a tinsmith, harness-maker, various clerks and salesmen, a tailor, electrician, engineer, paper-maker, painter, chef, and a former Ypsilanti mayor.ⁱⁱⁱ In the mid-twentieth century the façade was modernized with a metal veneer and ribbon of windows across the second story. Since then, the façade has been partially restored, revealing original Italianate features.

Date of Application: March 13, 2020

Date of Review: April 7, 2020

Date of Meeting: April 14, 2020

Proposed work: Two new windows.

Materials: Jeld Wen aluminum-clad wood windows.

Staff review:

The applicant is seeking approval to replace two windows on the second and third stories of the south (rear) elevation.

1. According to the applicant the windows are original and badly damaged beyond repair. The damage has caused water leaching into the building and damaging the interior walls and ceiling.
 - a. Staff conveyed to the applicant that if possible, they should provide documentation of the deterioration and damage.
2. The new windows will be from the Jeld Wen Company, two-over-two wood sashes with aluminum cladding. They are to

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.

match the originals in size and configuration. The applicant assures no glass area will be lost.

3. General repairs will be made to the openings.
4. The replacement windows will be on a secondary elevation, largely obscured from public view by a two-story mass directly in-front of it. The replacement material of the windows are consistent with what has been previously approved in the district. In staff opinion, the proposal for replacement is appropriate.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 103 W Michigan as submitted in the application dated March 13, 2020 for replacement of two windows on the south elevation. The new Jeld Wen windows are to be two-over-two wood-framed sashes with aluminum cladding and match the size of the originals.

Relevant Secretary of the Interior's Standards:
#6

Prepared by:
Scott E. Slagor, Preservation Planner

ⁱ Ypsilanti Historical Society, "Historic Home Tour" Files; Nickels, Bill "The Campbells- Jewels and Insurance," *Ypsilanti Gleanings*, (Winter 2005), 13.

ⁱⁱ Model Cave, "Your Single Stop Building Model Shop," accessed March 31, 2020, <http://modelcave.com/about.html>.

ⁱⁱⁱ Ypsilanti Historical Society, "Historic Home Tour" Files.

PHDC-20-0016

26941

Visa



City of Ypsilanti
Historic District Commission
Work Permit Application

One South 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.
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INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

103 West Michigan

Applicant

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

Name

Ypsilanti Restoration L.L.C.

Address

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

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:

Install 2 new windows from Jeld Wen Corp.. New windows will be approximately 36"x86", and be made of wood with aluminum clad exteriors in white, tempered, insulated low-E 366 glazing with primed interior and white closing hardware. Perform masonry and carpentry repairs as needed to window opening prior to installation. Trim, caulk, paint and insulate as needed. Clean work areas and remove all debris.

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

Aluminum clad wood windows with white exterior

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:
6000

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:
3/13/20

Print Name:

Michael F. Condon, Q.O., Ypsilanti Restoration L.L.C.

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.

File photo of 103 W Michigan (at center) from 2003, showing the facade for reference.



Applicant photo, showing windows proposed for replacement.



Facing northeast to south and west elevations.



City of Ypsilanti

Community and Economic Development

April 09, 2020

HAGENAUER, GEORGE FRANCIS
[REDACTED]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0017) for Pavers at 309 N GROVE

Dear HAGENAUER, GEORGE FRANCIS,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application has been administratively **approved**. Approved work includes installation of a new paver walkway and replacement of a concrete path with pavers, as specified in the application. Pavers are to match those presented, which was previously approved by the Historic District Commission (HDC) in 2017. Approved work also includes specified extensions to the downspouts under the new walkway.

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

- #9 – Contemporary designs shall be compatible.
- #10 – New work shall be removable.

This detailed letter takes the place of your presence at a HDC meeting. This approval is for the pavers and downspout work only, which according to your application is the only work being performed at this time. Any additional 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,

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

CC: Property Owner - HAGENAUER, GEORGE FRANCIS [REDACTED]
File
Building Department



City of Ypsilanti
Historic District Commission
Work Permit Application

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Phone: (734) 483-9646 • Fax: (734) 483-7260
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 - 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
309 N. Grove

Applicant

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

Name
Mary Ellen Hagenauer

Address
[REDACTED]

City
Ypsilanti

State
MI

Zip
48198

Phone / Fax
[REDACTED]

E-Mail
[REDACTED]

Contractor

Contractor Name & Contact Info
Landforms, Inc. Brian Kazak 734-531-7313

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

Installation of a 3' x 16' paver walkway along north side of house including installation of downspout extenders under walkway. This will extend from the driveway to the backyard fence. In addition, we will replace an existing concrete pad (9' x 7') with pavers to match the walkway.

We had paver sidewalks installed across the front of the house and from the front porch to the city sidewalk in 2017. This installation will match the materials and design of the 2017 installation.

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

Fendt Harbor stone pavers (walnut and slate grey). Polymeric Jointing sand. Crushed limestone. Drain tile downspout connectors. Topsoil.

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: \$4424.76

Permit fee: \$5
\$45 + _____ = \$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: 4-2-20

Print Name: Mary Ellen Hagenauer

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.



HAGENAUER
309 NORTH GROVE STREET
YPSILANTI, MICHIGAN 48198

Sales: B. Kazak
Hagenauer: Revised (115 sqft)
309 North Grove Street Ypsilanti, Michigan 48198

Est ID: EST1680269

Date: Feb-07-2020

Email:

Phone:

Installation of paver walkway

\$3,911.72

Delivery and installation of paver walkway. Harbor stone and 4x4 border.

	Set up and mobilization-c4	Construction Crew
	Residential Landscape Crew	Residential Landscape Crew
	Construction tool set	Hand tools, Backpack blower, safety equipment
	Construction Truck	
	Dump trailer	14' dump trailer
	Hardscape tool set	plate compactor, cut off saw, level and lazer
	Kubota tractor with backhoe and trailer	Kubota tractor with backhoe and trailer dump or flat
5 Yards	Disposal- Soil In house over 5 yards - over 5 yards	Disposal- Soil In house over 5 yards
120 Square foot	Pavers Standard - square foot	Pavers Standard non tumbled
3	Polymeric Jointing Sand - Bag	Polymeric Jointing sand for paver and stone joints
	Delivery	

Installation of 2 downspouts

\$388.04

Delivery and installation of downspouts under walkway.

	Residential Landscape Crew	Residential Landscape Crew
2 1	Drain tile 4" schedule 30 - 10'	Drain tile 4" downspout connector
2 1	Drain tile 4" downspout connector	Drain tile 4" downspout connector
6 1	4" schedule 40 pipe - 10'	4" schedule 40 pipe

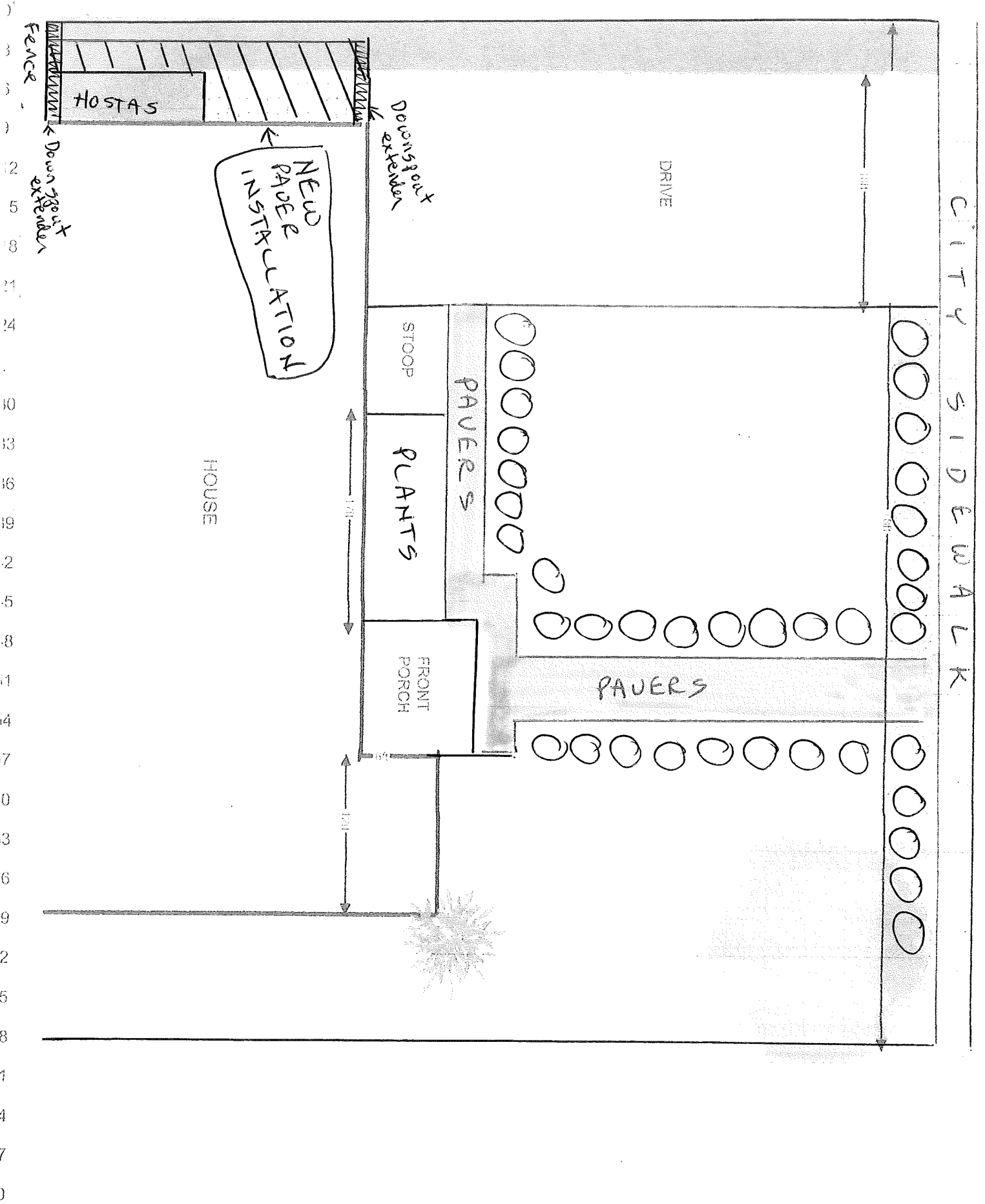
Subtotal	\$4,299.76
Taxes	\$0.00
Estimate Total	\$4,299.76

Contractor: _____
B. Kazak

Client: _____

Signature Date: _____
03/27/2020

Signature Date: _____











fendtproducts.com



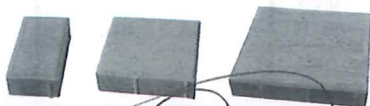
CONCRETE PAVERS

PRODUCT PRICE SHEET

Effective March 1, 2016

REGULAR Colors	SPECTRUM Colors	SPECTRUM Elite
Price per Square Foot	Burgundy, Canyon, Sedona, Sunset, Grindstone, Golden Sage	Polar Ash, Seashell, Summer Wheat, Suede, Ruby, Titanium, Jade, Coffee, Jet Black, Ironwood, Sterling Smoke

HOLLAND SERIES



	UNITS/SQ.FT.	SQ.FT./PALLET	UNITS/PALLET	WEIGHT/PALLET
4x8	4.5	108	486	3024
8x8	2.25	96	216	2688
12x12	1.00	72	72	2016

* ADD .30 FOR MOSSY OAK

NEW 6X6



UNITS / SQ. FT.	4.1
SQ. FT. / PALLET	92
UNITS / PALLET	378
WEIGHT / PALLET	2576

\$4.41

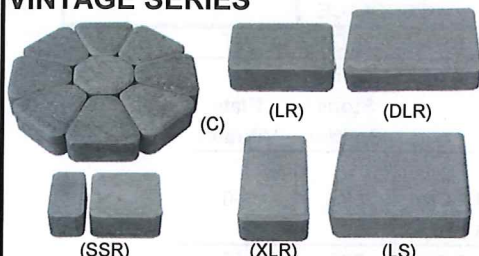
NEW SYMETRY



UNITS / SQ. FT.	3.4
SQ. FT. / PALLET	84
UNITS / PALLET	288
WEIGHT / PALLET	2352

\$4.41

VINTAGE SERIES



	(C)	(SSR)	(LR)	(XLR)	(DLR)	(LS)
UNITS / SQ. FT.		6.3/12.6	4.2	3.1	2.2	1.65
SQ. FT. / PALLET	71	80	80	90	91	97
UNITS / PALLET		432/144	336	280	200	160
WEIGHT / PALLET	1988	2240	2240	2520	2548	2716

(C) = CIRCLE KIT (XLR) = X-LG. RECTANGLE
(SSR) = SQUARE & SMALL RECTANGLE (LS) = LARGE SQUARE
(LR) = LARGE RECTANGLE (DLR) = DBL. LG. RECTANGLE

\$3.46

OLD WORLD VINTAGE



	(C)	(SQ)	(LR)	(XLR)	(DLR)	(LS)
UNITS / SQ. FT.		6.3	4.2	3.1	2.2	1.65
SQ. FT. / PALLET	35.5	80	80	90	91	97
UNITS / PALLET		504	336	280	200	160
WEIGHT / PALLET	1988	2240	2240	2520	2548	2716

* Add .30 for Mossy Oak

\$5.06*

\$5.71

\$6.36

\$7.72
For Circle Kit

\$9.02
Burgundy Circle

\$9.46
Jade
\$10.32
Polar Ash Seashell Circle

HARBOR STONE



	(XLR)	(LS)	(MLR)
UNITS / SQ. FEET	3.1	1.65	1.06
SQ. FT. / PALLET	90	97	90
UNITS / PALLET	280	160	96
WEIGHT / PALLET	2520	2716	2520

(XLR) = X-LG. RECTANGLE
(LS) = LG. SQUARE
(MLR) = MEGA LARGE RECTANGLE

\$4.41

\$5.71

OLD WORLD HOLLAND 4x8



UNIT / SQ. FT.	4.5
SQ. FT. / PALLET	108
UNITS / PALLET	486
WEIGHT / PALLET	3024

\$4.86

\$5.51

\$6.16

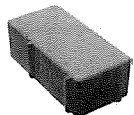
COPING STONE



UNITS / SQ. FT.	2.86
SQ. FT. / PALLET	41
UNITS / PALLET	117
WEIGHT / PALLET	1161

\$2.12

ECO CLASSIC PERMEABLE PAVERS



UNITS / SQ. FT.	Full = 3.68 / Half = 7.35
SQ. FT. / PALLET	76.3
UNITS / PALLET	Full = 252 / Half = 56
WEIGHT / PALLET	2719lbs

\$4.17 / Sq. Ft.

MONOSLAB



UNITS / SQ. FT.	0.375
SQ. FT. / PALLET	95.76
UNITS / PALLET	36
WEIGHT / PALLET	3031

\$8.17 ea.

GEOLINK



UNITS / SQ. FT.	0.89
SQ. FT. / PALLET	80.64
UNITS / PALLET	72
WEIGHT / PALLET	2938

\$4.17 ea.

SPECIAL ORDER PAVING STONES



CAROUSEL



PLAZA STONE



ARROW-
HEAD



4x4 HOLLAND



OLD WORLD
ECO CLASSIC



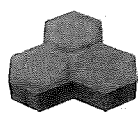
OLD WORLD RANDOM



OMNISTONE



DURASTONE



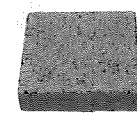
HONEYCOMB



COBBLESTONE



ECO BRICK



DECROFACE

**CALL FOR
QUOTE**

RELATED MATERIAL

Pricing F.O.B. Our Yards

SUB-BASE	Driveways: 21AA Slag or Gravel	\$31.05/cu.yd.
	Patios & Walkways: 30-A Slag Sand	\$33.95/cu.yd.
	(Coverage: 81 sq. ft. per cu. yd. At 4" thick).	
BEDDING	30-A Slag Sand	\$33.95/cu.yd.
SANDS	(Coverage: 324 sq. ft. per cu. yd. At 1" thick).	
	or 2NS Concrete Sand	\$26.35/cu.yd.
SWEEPING SANDS	All Purpose Sand (70 lb. bag)	\$5.35/bag
	Super Sand Polymer Sweeping Sand (50lb bag) Biege/Grey	\$22.05/\$24.60
	Polysweep Polymeric Sweeping Sand (50 lb. bag)	\$20.10 / bag
EDGING	Snap Edge: 8' sections	\$9.80/pc.
	Edge Pro: 7'6" sections	\$8.40/pc.
	12" nails sold separately	\$.50/ea.

ADHESIVES	Paver Bond Adhesive (bonds pavers to concrete)	\$4.35/11 oz. Cartridge
SEALERS	Super Diamond Clear	\$42.60/1 Gal./\$174.45/5 Gal.
	Surebond #1300 Sealer	\$39.20/1 Gal./\$190.65/5 Gal.
MISC.	Geotextile Base Stabilization Fabric Terratex HD (12.5'X360')	\$1.99 / l ft.

The following zone delivery charges will apply on all deliveries. Charges are based on dollar value of the load and the distance of delivery from the Ann Arbor Plant. Due to the volatility of fuel prices, a fuel surcharge may be added to the delivery charges below at any time.



Zone 1 (00-30 miles)	\$175.00
Zone 2 (31-50 miles)	\$230.00
Zone 3 (51-70 miles)	\$290.00
Past Zone 3	Call for Quotation

Farmington Hills
22005 Gill Road
Farmington Hills, MI 48335
(248) 474-3211
Fax (248) 474-8110

Ann Arbor
3285 West Liberty Road
Ann Arbor, MI 48103
(734) 663-4277
Fax (734) 663-6515

RENTAL EQUIPMENT

	Paving Stone Splitter	Plate Vibrator
1/2 Day 5 hours	N/A	\$40
Full Day 24 Hours	\$25	\$55
Sat & Sun Nights	\$35	\$80
Fri, Sat & Sun Nights	\$45	\$100
Deposit	Major Credit Card Required	

Equipment rented for multiple days must be returned by 8:00am of the next bus. day.

TERMS AND CONDITIONS OF SALES

1. Please contact Fendt Builder's Supply, Inc. for short load charges and zone charges.
2. All Stones are on Pallets for which a \$16.00 deposit will be charged. Upon return of pallet in original condition by customer, along with invoice showing pallet deposit, a credit of \$16.00 will be issued.
3. A restocking charge of 30% will be applied to all goods returned by customer, 50% if returned by Fendt trucks. Original invoice must accompany returns.
4. All prices are excluding Sales Tax, where applicable.
5. Prices are subject to change at any time without notice.
6. Purchase orders will be required on all special orders. No returns on special orders. Allow additional lead time for production.
7. A minimum \$500.00 set-up charge for special orders (non-inventoried shapes and colors) less than 1,000 sq. ft. Custom colors may have higher set-up charge and pricing. See our sales staff.

2/10/2017



MINUTES

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

Tuesday, February 25, 2020
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Alex Pettit Interim Chair 7:00 PM

Commissioners Present: Alex Pettit, Anne Stevenson, Erika Lindsay, Ron Rupert, James Chesnut

Commissioners Absent: Amy Swift

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

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS- none

PUBLIC HEARING—none

OLD BUSINESS

101 W Michigan

**Signage and Lighting.*

Applicant: Richard Muszynski of Shelter Bay Realty LLC, owner- present.

Discussion: Pettit: Asked if applicant is aware of the HDC color temperature requirements for lighting.

Muszynski: Confirmed. Stated that the LED preference is listed in the materials.

[Commission reviewed reference materials; discussed lighting, fixtures and lighting placement]

Motion: Stevenson (second: Rupert) moved to approve and issue a Certificate of Appropriateness for the work at 101 W Michigan, as submitted in the application dated February 3, 2020- with appended drawings from February 21, 2020; for the installation of signage on the façade and east elevation

as specified; and ten gooseneck light fixtures as submitted in the cut sheet, Calvin Wall Quickship by TMS Lighting. The sign on the east elevation shall be mounted to the mortar joints. The gooseneck light fixtures will be black in color and not exceed a light temperature of 3000k.

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.

Study Item: *Storefront Windows and Canopy.*

Discussion: *[Discussion regarding proposed changes to storefront window size and new canopy for east elevation entrance, reference photo materials]*

NEW BUSINESS

301 N Hamilton

**Small Cell Communication Tower.*

Applicant: Trileaf Corporation, on behalf of Verizon Wireless - representative not present.

Discussion: *[Commissioners reviewed/discussed application and reference materials]*

Motion: Lindsay (second: Stevenson) moved to approve and issue a certificate of appropriateness for the work at 301 N Hamilton as submitted in the application, dated February 7, 2020, for installation of a 38'6" wood pole, light fixture, antennas and connection boxes, as specified.

Secretary of the Interior Standards:

#10 – New work shall be removable.

Approval: Unanimous. Motion carried.

STUDY ITEMS

320 N Washington

**Window replacement proposal.*

Applicant: Janowiak Funeral Home, owners – not present.

[No Discussion]

302 E Cross

**Demolition by Neglect Timeline for Repair – windows, foundation and siding update.*

Applicant: Max Ziebarth, owner – not present.

Discussion: Pettit: Reiterated the information applicant was expected to provide.

[Procedural discussion was had]

ADMINISTRATIVE APPROVALS- none

OTHER BUSINESS

1. Memo on Composite Windows

[Discussion was had]

2. Property Monitoring

Commissioner/Staff discussion as to property monitoring.

3. Commissioner Comments

Commissioner Rupert shared thoughts on his professional relationship to the Historic District Commission and Ypsilanti Freighthouse.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS- none

HOUSEKEEPING BUSINESS

1. Election for Chair and Vice Chair

Nominees for Chair: Commissioners Pettit and Stevenson.

Commissioner Pettit accepted nomination.

Motion to Accept Nomination of Commissioner Pettit as Chair

Voice Vote: Yea – 5

Nay – 0

Unanimous. Motion Carried.

Commissioner Stevenson accepted nomination.

Motion to Accept Nomination of Commissioner Stevenson as Chair

Voice Vote: Yea – 0

Nay – 5

Unanimous. Motion Carried.

Nominees for Vice Chair: Commissioner Stevenson

Commissioner Stevenson accepted nomination.

Motion to Accept Nomination of Commissioner Stevenson as Vice Chair

Voice Vote: Yea – 5

Nay – 0

Unanimous. Motion Carried.

2. Approval of the minutes of February 11, 2020

Motion: Rupert (second: Chesnut) moved to approve the minutes of February 11, 2020 as submitted.

Approval: Unanimous. Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:14 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson

Calvin Wall Quickship

TMSLIGHTING

ESTABLISHED 1923



Features

- Provides excellent coverage and uniformity with cut-off
- Practical and aesthetic options for application and design flexibility
- Weatherproof construction to withstand the elements
- Quality components combined with the most current technology for high efficiency and reduced lighting costs

Applications

The Calvin wall-mount luminaire is ideal for illuminating areas where localized distribution is necessary, such as doorways and entrances, laneways, patios and could provide adequate night time security lighting. It lends itself to commercial, and industrial applications that could benefit from materials and maintenance cost reductions. Calvin could either augment the existing lighting, or illuminate a small to medium-sized area.

Calvin is also available as a pendant-style model.

Construction

High grade spun aluminum, brushed solid copper, or brushed 316L stainless steel reflector, with stainless steel mounting hardware, for indoor and outdoor applications.

Lamp

Operates with Cree™ LED (19W max.), compact fluorescent (42W max.), metal halide (100W max.), or incandescent (150W max.). Specify 3000K, 3500K or 4000K CCT for LED systems. A dimmable, screw-type, 17W LED lamp is also available (PAR 38, E26 base, 120V, 4000K CCT).

Note: LED systems are available with 120-277V supply voltage only.

LED modules do not require a socket, and are wired directly to the integral driver.

Incandescent and metal halide systems, and those using the 17W LED PAR 38 lamp, use a medium base socket (E26).

Diffuser

Globe: clear and prismatic, elongated, glass globes are available.

Note: G3 is used with 100IN, 32CF, and 15LED max.

Only prismatic globes are compatible with LED systems.

Globes are not available with the 17W LED PAR 38 lamps.

Option

Wire Guard: a steel, chrome-plated wire guard is available for lamp protection against light projectiles, wildlife, which also serves as a vandal deterrent.

Ballast / LED Driver

Ballasts are efficient with a high power factor greater than 90%, and quiet with an "A" sound rating.

The LED source is controlled by an advanced electronic driver that delivers consistent power.

Ballast and LED drivers are electronic, and available for integral and remote mounting, indoor or outdoor.

Mounting

Mount to the wall, directly to the standard 4" electrical junction box.

Follow the installation instructions and adhere to the local electrical code.

Finish

Calvin is available in several TMS specialty, brushed, and powder-coated finishes; see the "Finishes and Diffusers" chart.

Compliances

QPS-C/US, or UL-C/US certified to UL1598 standards. Rated IP23 for use in dry to wet locations, indoor and outdoor. The Consultants Europe (CE) listing is available upon request.





Calvin Wall Quickship

TMSLIGHTING

ESTABLISHED 1923

QS-2W

1 2 3 4 5 6 7 8

Project: _____
Type: _____
Quantity: _____

Notes:

1 • Location

I: Indoor
O: Outdoor

2 • Lamping

150IN: 150W Incandescent
26CF: 26W CF (PL-T)
32CF: 32W CF (PL-T)
42CF: 42W CF (PL-T)
70MH: 70W MH (E-17)
100MH: 100W MH (E-17)
17LED: 17W LED screw type lamp
supplied (60° beam, CCT 4000K)
15LED: 15W LED (CRI 80)
19LED: 19W LED (CRI 80)

3 • LED CCT (color temp.)

—: None
30K: 3000K
35K: 3500K
40K: 4000K

4 • Voltage

120: 120V
277: 277V
347: 347V (CF and MH only)

5 • Ballast/Driver

—: None
WM: Wall mount (integral)
N1: Remote indoor mount (NEMA 1)
N4: Remote outdoor mount (NEMA 4)

6 • Finish

Brushed
BR: Brushed aluminum
Powder-coated
F05: White
F07: Zeus brown
F08: Midnight blue
F09: Pewter
F10: Fire red
F13: Forest green
F14: Sunshine yellow
F15: Matte black
F16: Gloss black
F18: Flat aluminum
F19: Mirror silver
F21: Architectural bronze
F24: Melted platinum (textured)
F25: Melted gold (textured)
F26: Melted copper (textured)
F31: Silver metallic
F32: Bronze metallic
F33: Pyrite bronze

7 • Globes

—: None
G1: Clear, elongated globe
G3: Prismatic, elongated globe
LNS: Clear, flat lens

8 • Wire Guard

—: None
W16: 16" Wire guard (chrome-plated)

Note: Some options may not be compatible with others. To ensure compatibility between options, go to tmslighting.com, on the "details" page of this luminaire, and use the configuration tool.

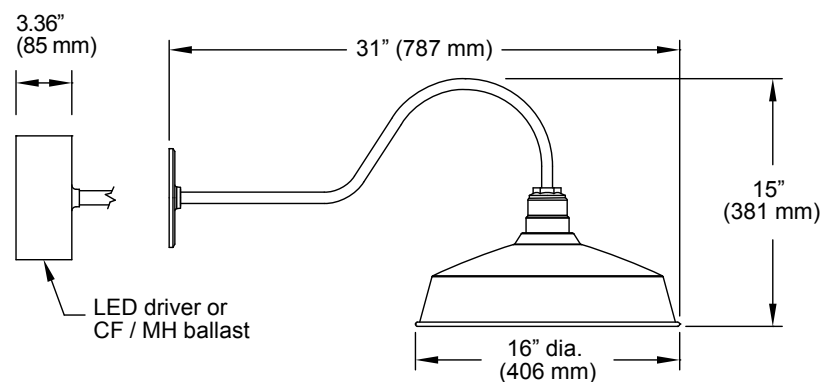


Calvin Wall Quickship

TMSLIGHTING

ESTABLISHED 1923

Dimensions



Custom

TMS Lighting can customize this and many of our standard fixtures. The dimensions, lamp types, enclosure and colors could be modified to suit your lighting and architectural requirements. Contact your local representative for more details: <http://tmslighting.com/info/agents>

Specifications are subject to change without notice.

TMS Lighting Inc.

247A Summerlea Road,
Brampton, Ontario,
Canada. L6T 4E1

Web Site: tmslighting.com

North America: (905) 793-1174

Toll-free: (866) 793-1174

Fax: (905) 793-1175

UK & Europe: 44-1474-250-654



















CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, April 14, 2020 - 7:00 p.m.
Remote Meeting/Ypsilanti City Hall, 1 S Huron St.
Ypsilanti, MI 48197

The Ypsilanti Historic District Commission works to safeguard Ypsilanti's built heritage by guiding development and renovation within the Historic District. Enabled by federal, state, and local legislation, the HDC seeks to stabilize and improve property values, to promote preservation education, and to develop the Ypsilanti Historic District as a vital living area.

An audio recording of the meeting will be made for the purpose of assisting in the preparation of official minutes only. Once the official minutes are approved the audio recording will be destroyed.

I. CALL TO ORDER AND ROLL CALL

Alex Pettit, Chair	P	A
Anne Stevenson, Vice Chair	P	A
Erika Lindsay	P	A
Ron Rupert	P	A
Amy Swift	P	A
James Chesnut	P	A
VACANT		

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING—none

V. BUSINESS SESSION

A. OLD BUSINESS—none

B. NEW BUSINESSs

1. **Frog Island Park** **Lighting**
2. **20-22 S Washington** **Signs**
3. **103 W Michigan** **Windows**

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

1. **309 N Grove** **Pavers and downspouts**

E. OTHER BUSINESS

1. **Staff update: Historic Preservation Advocacy Day**
2. **Property monitoring**
3. **Commissioner comments**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

1. **Approval of meeting minutes, February 25, 2020**

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: Frog Island Park (699 Rice)

Property History: The original island of Frog Island Park was formed by mill race dug in 1832 for Mark Norris's mill on the east side of the Huron River at Cross Street.ⁱ The mill buildings served a variety of industries until they were erased by a flood in 1854.ⁱⁱ In 1869, the land was purchased by Henry R. Scovill to use as storage for his lumber mill. He eventually built a planning mill on site as well. Several legends exist for the naming of Frog Island, among them, Scovill credited for naming the island for the number of frogs who lived in the marshy area between the river and race.ⁱⁱⁱ Scovill was also hampered by repeated flooding and moved his facility off site in 1903.^{iv}

Detroit Edison purchased Scovill's water rights and property. After persuasion from the president of the Ypsilanti School District, the utility company deeded the adjoining land to the City and school district.^v Plans were drawn for Island Park- as it was known then, complete with the school district's running track, baseball field, and football field. Eventually the old mill race was filled in (reputedly by trash) and was gone entirely by the mid-twentieth century. In the 1970s the park was deeded to the City and the school athletic fields were relocated. The park was officially renamed "Frog Island." The park was improved with trails, a stage, soccer fields, an amphitheater and a bridge connector to Riverside Park in the 1980s. It was host to numerous events and festivals.

Frog Island Park is not specifically mentioned as a contributing property in either the local or National Register nominations. In Staff opinion the open landscape and running track would be considered contributing sites.

Date of Application: March 3, 2020

Date of Review: March 5, 2020

Date of Meeting: March 10, 2020

Proposed work: New lighting and seating.

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.

Materials: Light poles and concrete.

Staff review:

The application includes two components, new lighting along the Border-to-Border Trail and new concrete bleachers. The Border-to-Border trail is being repaved and the City is taking the opportunity to make improvements to the trail and park at the same time.

Bleachers

1. There are currently three sets of non-historic free-standing wood/metal bleachers on the west side of Frog Island Park.
2. The city proposes to replace these with a two-tiered concrete bleacher system, erected into the hillside, similar to the amphitheater on the south side of the park.

Lighting

3. The proposed work includes new lighting along the Border-to-Border Trail, which extends along the south and west sides of the park; paralleling the Huron River and connecting to E Cross and E Forest Streets.
4. The trail currently has only one light fixture at the base of the tridge and amphitheater.
5. The options for new light fixtures are limited to the three types of models produce by DTE.
 - a. The City's preferred models are similar to those in place at Riverside Park; including a fluted metal pole and "acorn-style" light fixture.
 - b. The fixtures emit a light temperature of 4000k, which is above the HDC's approved level. However, this is the type of fixture DTE makes and the City does not have a lower option.
 - c. However the light fixtures feature solid "lids" and are therefore shielded from excessive up-lighting.
6. Although the lampposts imitate earlier styles, they are consistent with the fixtures used in the adjoining Riverside Park, and the street lights in Downtown and Depot Town.
 - a. In staff opinion, they are removable features that are consistent with existing lighting throughout the city and therefore can be approved.
7. The city does not have a final number on the number of lampposts needed. Once a light fixture is approved, a photometric analysis can be done.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at Frog Island Park, 699 Rice Street, as submitted in the application, dated March 3, 2020, for installation new concrete bleachers and light fixtures as specified.

Relevant Secretary of the Interior's Standards:

#9 #10

Prepared by:

Scott E. Slagor, Preservation Planner

ⁱ Anschuetz, Janice "The History of Frog Island Park- the Island that is not an Island," *Ypsilanti Gleanings* (Ypsilanti Historical Society: Winter, 2015), 13.

ⁱⁱ Ibid, 14.

ⁱⁱⁱ Ibid, 14.

^{iv} Ibid, 16.

^v Ibid, 17.



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

Frog Island Park (699 Rice St)

Applicant

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

Name

Bonnie Wessler, Department of Public Services, City of Ypsilanti

Address

14 W Forest St Ypsilanti, MI 48197

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734/483-1421

E-Mail

bwessler@cityofypsilanti.com

Contractor

Contractor Name & Contact Info

DTE (lighting) and TBD (sitework)

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☒ Other

☐ Application Amendment

Complete Description of Proposed Work:

The City of Ypsilanti is working with the Washtenaw County Parks & Recreation Commission to reconstruct the Border-to-Border Trail in Frog Island. Two major changes are being proposed: the addition of lighting along the trail, and replacement of the bleachers with in-built seating (similar to the amphitheater) in lieu of bleachers.

Choices of lighting fixtures are extremely limited due to DTE's limited range. The light itself will be a 4000K LED similar to the "acorn-style" found downtown and in Riverside Park, but with a "lid" that prevents excessive uplighting. The post would be a fluted black metal post, similar to those in downtown and in Riverside Park. Picture attached.

The built-in bleachers would be made of precast concrete, similar to that found in the amphitheater in the park. These would take the place of the aluminum bleachers there currently. Overall plan & close-up of precise location attached. Bleachers themselves have been circled in red to differentiate them from the dimension lines. There would be three tiers and each 75' long, providing more seating surface than the existing bleachers.

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:

\$400,000

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:

3/3/2020

Print Name:

Bonnie Wessler

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.

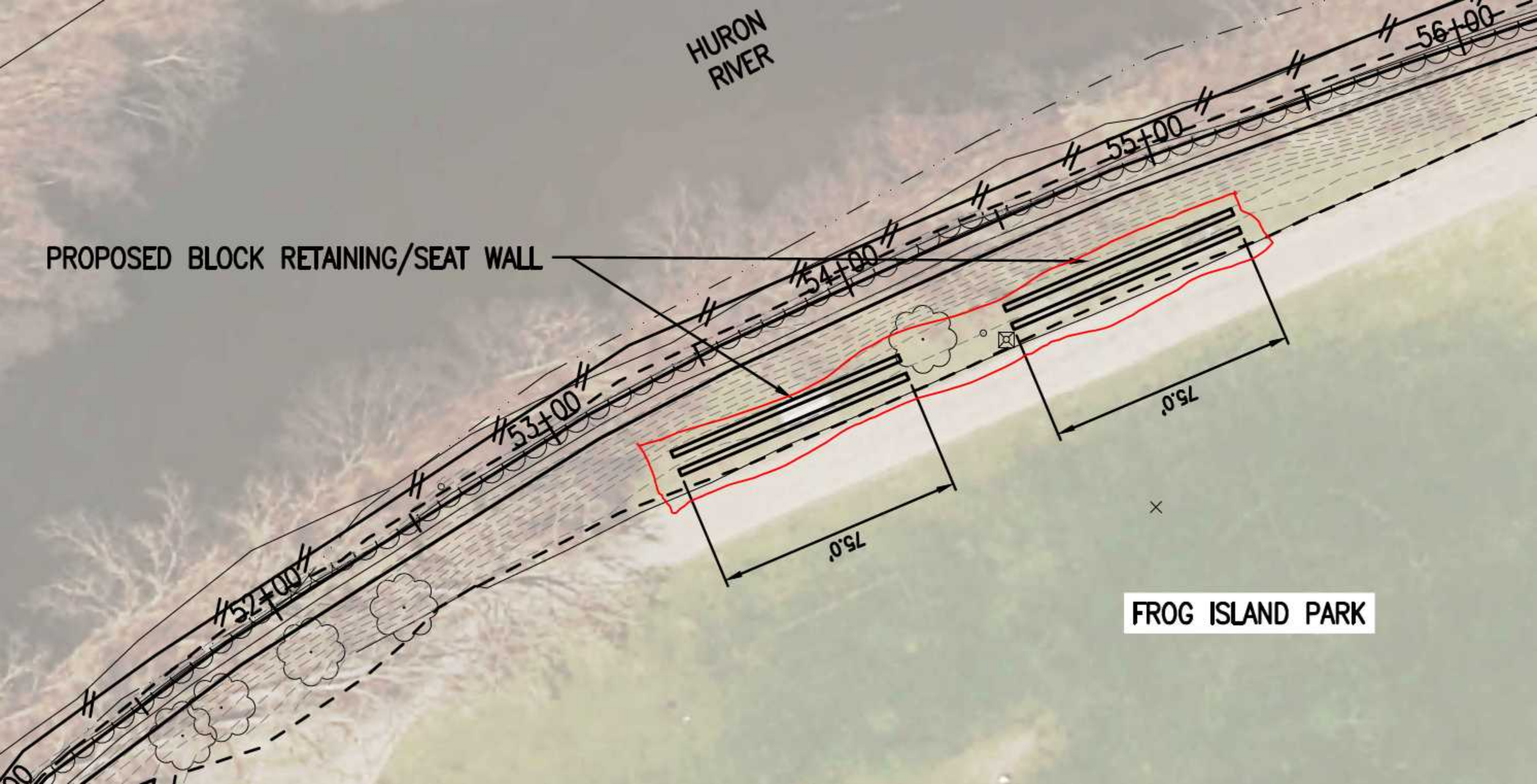
All other necessary approvals and permits must be acquired before beginning work.





HURON
RIVER

PROPOSED BLOCK RETAINING/SEAT WALL



FROG ISLAND PARK

Frog Island Park overview, facing northwest. Bleacher location at left.



Light fixture currently in Riverside Park



Light fixture currently in Frog Island Park



Facing north along Border-to-Border Trail in Frog Island Park



Frog Island Park amphitheater seats (for reference)



Facing northwest to bleachers to be replaced.





HDC Work Permit Staff Review

Property address: 20-22 S Washington

Property History: The property includes a stylistically modest building erected in 1946 to house a wholesale beer distributor. The building currently houses The Beer Cooler Party Store. At the time of the NRHP listing, the property was considered noncontributing because of its age.

Date of Application: March 10, 2020

Date of Review: March 13, 2020

Date of Meeting: April 14, 2020

Proposed work: New signage/moved signage.

Materials: Corrugated plastic (PVC?) signboard.

Staff review:

The applicant is seeking approval for a sign installed without a permit, and relocation of an existing sign.

New Sign

1. The Building Department cited the applicant for having a broken window on the S Washington façade.
 - a. The window is glass block, and placed high on the wall between two garage bays (one of which has been infilled).
 - b. The glass block window appears to be original.
2. The applicant stated that it would be difficult repair the broken glass block and elected instead to cover it with a sign.
3. The sign covers the entire opening and is glued to the window surface. According to the applicant, it is not easily removed.
4. The sign is a corrugated plastic material, possibly PVC.

Sign to be Moved

5. To be compliant with the allotted square footage in the City's sign ordinance, the applicant proposes moving an

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.

existing sign that blocks a storefront window on the east-facing S Washington façade to the window on the south-facing façade, in lieu of the signs currently in that storefront window.

6. This existing sign to be moved does not appear to have had HDC approval.
7. In staff opinion, gaining a storefront window would be a positive. – Although, it does not appear that the HDC ever approved of its installation in the first place.

Summary

8. In staff opinion, street-side fenestration is an important element in how people experience a building. The rhythm façade fenestration has already been impacted by the infilling of one garage bay. Ideally, a signage plan should be implemented without sacrificing any window space. However, the window in question is placed high on the wall and is not as substantial an impact as infilling a more typical window. Two motions have been prepared to this effect.

Recommended Motions:

Move to deny the application for work at 20-22 S Washington. Although the resource is a non-contributing building, installation of a signboard over a window opening alters the façade rhythm and further intensifies the building's incompatibility with the character of the surrounding historic commercial area.

Relevant Secretary of the Interior's Standards:

#9

Move to approve and issue a notice to proceed for the work at 20-22 S Washington, for installation of a corrugated plastic signboard over a glass block window on the east elevation, and moving a sign covering the east elevation storefront window to the storefront window on the south elevation.

Relevant Secretary of the Interior's Standards:

#10

Prepared by:

Scott E. Slagor, Preservation Planner

R. 20931
Cash

PHDC 20 0015



RECEIVED

MAR 10 2020

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).
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3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

22, South Washington St, YPSILANTI

Applicant

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

Name

Kamalpreet Singh

Address

City

JACKSON

State

MI

Zip

49201

Phone / Fax

Contractor

Contractor Name & Contact Info

AS ABOVE

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

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

- ☐ Painting
- ☒ Other
- ☐ Application Amendment

Complete Description of Proposed Work:

Hi.
I want the ~~approval~~ Approval for the Sign installed on building because the glass blocks was broken and was not looking good; It was not a see through window, just a glass block with cement, has a picture installed, and moving other sign by door to other side of building will open window at front by door will be compliance with city sign laws.

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

Its a corrigan board Sign, white sign with Red Letters.

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 + _____ =

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:

Print Name:

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.

1100-02-2044



THE
BEER
COOLER
LIQUOR
PARTY STORE

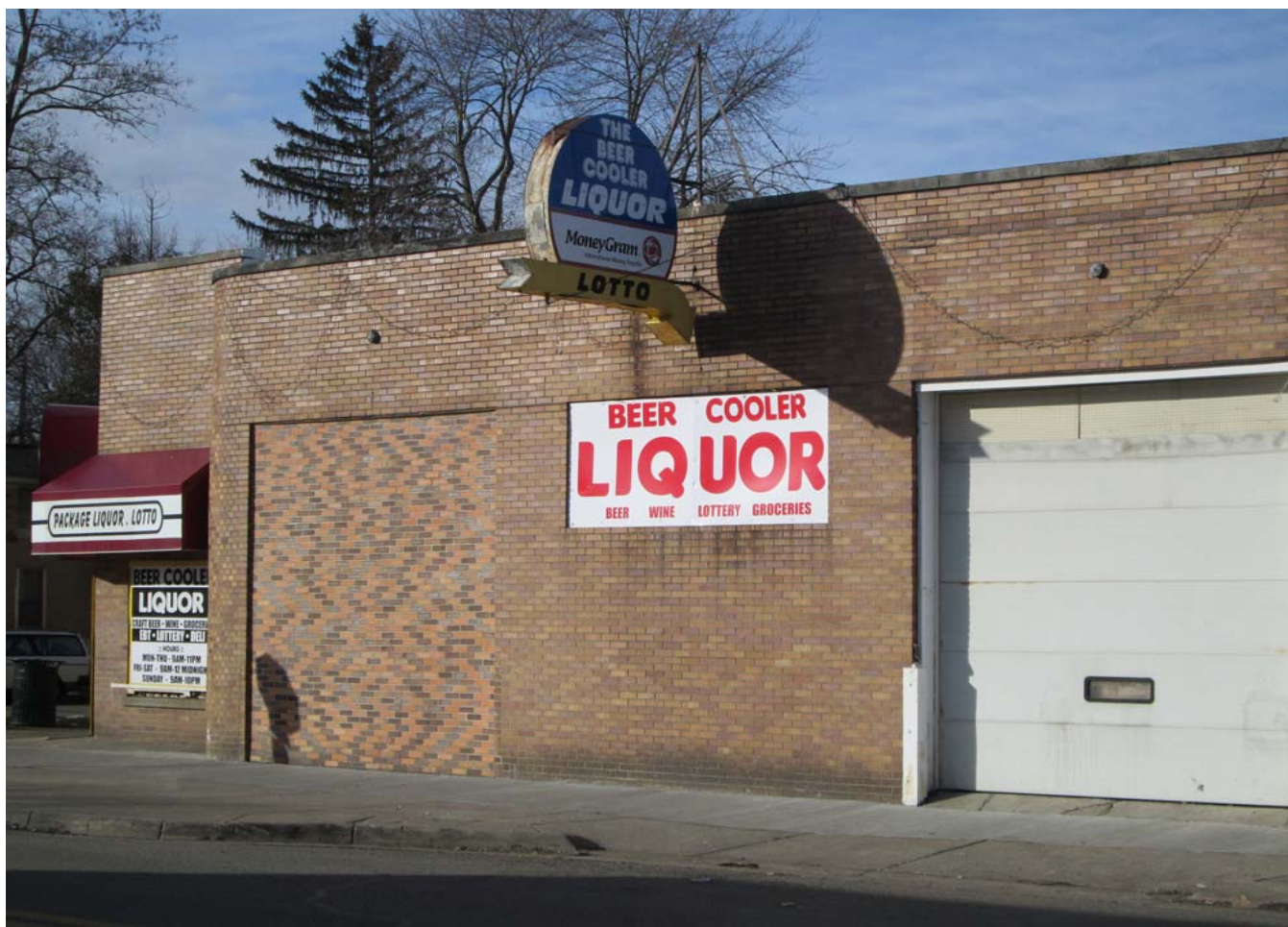
PACKAGE LIQUOR • LOTTO

BEER COOLER
LIQUOR
CRAFT BEER • WINE • GROCERIES
EAT • LO • TAST • DELI
MON-FRI 10AM-10PM
SAT-SUN 10AM-12MIDNIGHT
SUNDAY 10AM-10PM

BEER COOLER
LIQUOR
BEER • WINE • LOTTERY • GROCERIES

THE
BEER
COOLER
LIQUOR
Molson-Coors
LOTTO





Facing west-southwest to facade. Sign at center is covering glass block window. Sign on storefront window to be moved to the opposite side of the main entrance.



Photo showing building in 2016. Facing northwest to east and south facades.



Detail of main entrance in 2016. The unapproved sign currently over the display window at right will be moved to the boarded-over window at left.



HDC Work Permit Staff Review

Property address: 103 W Michigan

Property History: The property includes a mid-nineteenth century Italianate commercial building. Throughout its history the ground floor has hosted a variety of businesses, including: shoes, women's clothing, a jewelry shop, auto supplies, real estate offices.ⁱ Since ca.2011, the space has housed the Model Cave.ⁱⁱ The upper floors have likewise housed a variety of enterprises over the years, including: a tinsmith, harness-maker, various clerks and salesmen, a tailor, electrician, engineer, paper-maker, painter, chef, and a former Ypsilanti mayor.ⁱⁱⁱ In the mid-twentieth century the façade was modernized with a metal veneer and ribbon of windows across the second story. Since then, the façade has been partially restored, revealing original Italianate features.

Date of Application: March 13, 2020

Date of Review: April 7, 2020

Date of Meeting: April 14, 2020

Proposed work: Two new windows.

Materials: Jeld Wen aluminum-clad wood windows.

Staff review:

The applicant is seeking approval to replace two windows on the second and third stories of the south (rear) elevation.

1. According to the applicant the windows are original and badly damaged beyond repair. The damage has caused water leaching into the building and damaging the interior walls and ceiling.
 - a. Staff conveyed to the applicant that if possible, they should provide documentation of the deterioration and damage.
2. The new windows will be from the Jeld Wen Company, two-over-two wood sashes with aluminum cladding. They are to

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.

match the originals in size and configuration. The applicant assures no glass area will be lost.

3. General repairs will be made to the openings.
4. The replacement windows will be on a secondary elevation, largely obscured from public view by a two-story mass directly in-front of it. The replacement material of the windows are consistent with what has been previously approved in the district. In staff opinion, the proposal for replacement is appropriate.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 103 W Michigan as submitted in the application dated March 13, 2020 for replacement of two windows on the south elevation. The new Jeld Wen windows are to be two-over-two wood-framed sashes with aluminum cladding and match the size of the originals.

Relevant Secretary of the Interior's Standards:

#6

Prepared by:

Scott E. Slagor, Preservation Planner

ⁱ Ypsilanti Historical Society, "Historic Home Tour" Files; Nickels, Bill "The Campbells- Jewels and Insurance," *Ypsilanti Gleanings*, (Winter 2005), 13.

ⁱⁱ Model Cave, "Your Single Stop Building Model Shop," accessed March 31, 2020, <http://modelcave.com/about.html>.

ⁱⁱⁱ Ypsilanti Historical Society, "Historic Home Tour" Files.

PHDC-20-0016

26941

Visa



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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

103 West Michigan

Applicant

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

Name

Ypsilanti Restoration L.L.C.

Address

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

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:

Install 2 new windows from Jeld Wen Corp.. New windows will be approximately 36"x86", and be made of wood with aluminum clad exteriors in white, tempered, insulated low-E 366 glazing with primed interior and white closing hardware. Perform masonry and carpentry repairs as needed to window opening prior to installation. Trim, caulk, paint and insulate as needed. Clean work areas and remove all debris.

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

Aluminum clad wood windows with white exterior

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:
6000

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:
3/13/20

Print Name:

Michael F. Condon, Q.O., Ypsilanti Restoration L.L.C.

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.

File photo of 103 W Michigan (at center) from 2003, showing the facade for reference.



Applicant photo, showing windows proposed for replacement.



Facing northeast to south and west elevations.



City of Ypsilanti

Community and Economic Development

April 09, 2020

HAGENAUER, GEORGE FRANCIS
[REDACTED]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0017) for Pavers at 309 N GROVE

Dear HAGENAUER, GEORGE FRANCIS,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application has been administratively **approved**. Approved work includes installation of a new paver walkway and replacement of a concrete path with pavers, as specified in the application. Pavers are to match those presented, which was previously approved by the Historic District Commission (HDC) in 2017. Approved work also includes specified extensions to the downspouts under the new walkway.

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

- #9 – Contemporary designs shall be compatible.
- #10 – New work shall be removable.

This detailed letter takes the place of your presence at a HDC meeting. This approval is for the pavers and downspout work only, which according to your application is the only work being performed at this time. Any additional 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,

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

CC: Property Owner - HAGENAUER, GEORGE FRANCIS [REDACTED]
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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
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 - 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
309 N. Grove

Applicant

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

Name
Mary Ellen Hagenauer

Address
[REDACTED]

City
Ypsilanti

State
MI

Zip
48198

Phone / Fax
[REDACTED]

E-Mail
[REDACTED]

Contractor

Contractor Name & Contact Info
Landforms, Inc. Brian Kazak 734-531-7313

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

Installation of a 3' x 16' paver walkway along north side of house including installation of downspout extenders under walkway. This will extend from the driveway to the backyard fence. In addition, we will replace an existing concrete pad (9' x 7') with pavers to match the walkway.

We had paver sidewalks installed across the front of the house and from the front porch to the city sidewalk in 2017. This installation will match the materials and design of the 2017 installation.

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

Fendt Harbor stone pavers (walnut and slate grey). Polymeric Jointing sand. Crushed limestone. Drain tile downspout connectors. Topsoil.

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: \$4424.76

Permit fee: \$5
\$45 + _____ = \$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: 4-2-20

Print Name: Mary Ellen Hagenauer

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.



HAGENAUER
309 NORTH GROVE STREET
YPSILANTI, MICHIGAN 48198

Sales: B. Kazak
Hagenauer: Revised (115 sqft)
 309 North Grove Street Ypsilanti, Michigan 48198

Est ID: EST1680269
Date: Feb-07-2020

Email: [REDACTED]
Phone: [REDACTED]

Installation of paver walkway	\$3,911.72
--------------------------------------	-------------------

Delivery and installation of paver walkway. Harbor stone and 4x4 border.

	Set up and mobilization-c4	Construction Crew
	Residential Landscape Crew	Residential Landscape Crew
	Construction tool set	Hand tools, Backpack blower, safety equipment
	Construction Truck	
	Dump trailer	14' dump trailer
	Hardscape tool set	plate compactor, cut off saw, level and lazer
	Kubota tractor with backhoe and trailer	Kubota tractor with backhoe and trailer dump or flat
5 Yards	Disposal- Soil In house over 5 yards - over 5 yards	Disposal- Soil In house over 5 yards
120 Square foot	Pavers Standard - square foot	Pavers Standard non tumbled
3	Polymeric Jointing Sand - Bag	Polymeric Jointing sand for paver and stone joints
	Delivery	

Installation of 2 downspouts	\$388.04
-------------------------------------	-----------------

Delivery and installation of downspouts under walkway.

	Residential Landscape Crew	Residential Landscape Crew
2 1	Drain tile 4" schedule 30 - 10'	Drain tile 4" downspout connector
2 1	Drain tile 4" downspout connector	Drain tile 4" downspout connector
6 1	4" schedule 40 pipe - 10'	4" schedule 40 pipe

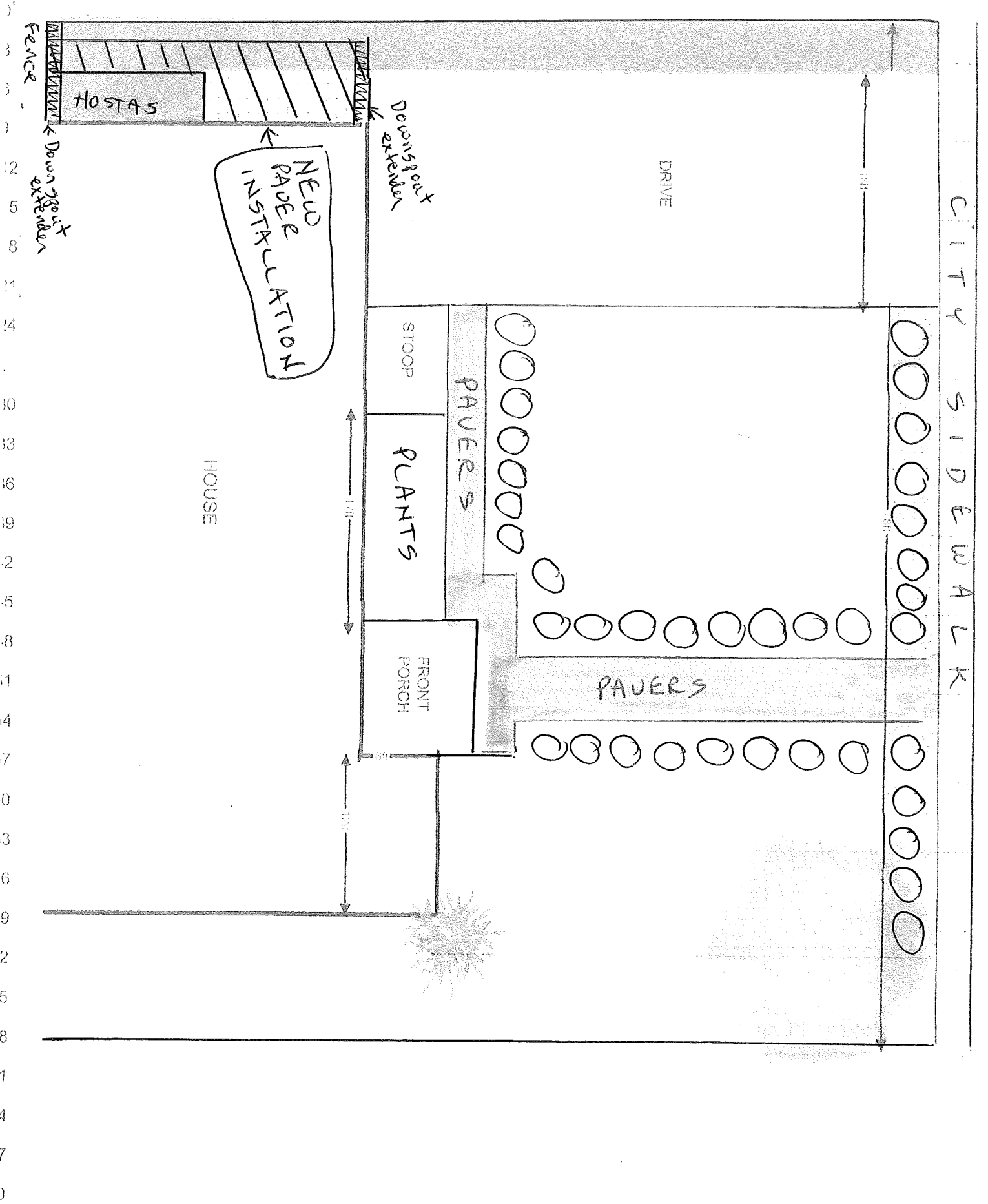
Subtotal	\$4,299.76
Taxes	\$0.00
Estimate Total	\$4,299.76

Contractor: _____
B. Kazak

Client: _____

Signature Date: _____
03/27/2020

Signature Date: _____





Existing
Pavers
←







fendtproducts.com



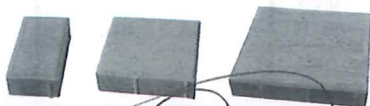
CONCRETE PAVERS

PRODUCT PRICE SHEET

Effective March 1, 2016

REGULAR Colors	SPECTRUM Colors	SPECTRUM Elite
Price per Square Foot	Burgundy, Canyon, Sedona, Sunset, Grindstone, Golden Sage	Polar Ash, Seashell, Summer Wheat, Suede, Ruby, Titanium, Jade, Coffee, Jet Black, Ironwood, Sterling Smoke

HOLLAND SERIES



	UNITS/SQ.FT.	SQ.FT./PALLET	UNITS/PALLET	WEIGHT/PALLET
4x8	4.5	108	486	3024
8x8	2.25	96	216	2688
12x12	1.00	72	72	2016

* ADD .30 FOR MOSSY OAK

NEW 6X6



UNITS / SQ. FT.	4.1
SQ. FT. / PALLET	92
UNITS / PALLET	378
WEIGHT / PALLET	2576

\$4.41

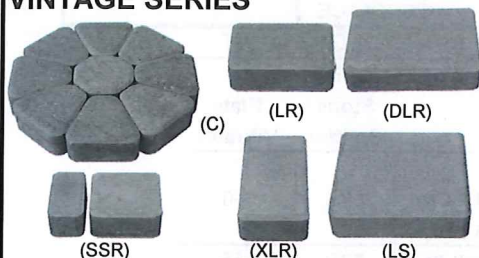
NEW SYMETRY



UNITS / SQ. FT.	3.4
SQ. FT. / PALLET	84
UNITS / PALLET	288
WEIGHT / PALLET	2352

\$4.41

VINTAGE SERIES



	(C)	(SSR)	(LR)	(XLR)	(DLR)	(LS)
UNITS / SQ. FT.		6.3/12.6	4.2	3.1	2.2	1.65
SQ. FT. / PALLET	71	80	80	90	91	97
UNITS / PALLET		432/144	336	280	200	160
WEIGHT / PALLET	1988	2240	2240	2520	2548	2716

(C) = CIRCLE KIT (XLR) = X-LG. RECTANGLE
(SSR) = SQUARE & SMALL RECTANGLE (LS) = LARGE SQUARE
(LR) = LARGE RECTANGLE (DLR) = DBL. LG. RECTANGLE

\$3.46

OLD WORLD VINTAGE



	(C)	(SQ)	(LR)	(XLR)	(DLR)	(LS)
UNITS / SQ. FT.		6.3	4.2	3.1	2.2	1.65
SQ. FT. / PALLET	35.5	80	80	90	91	97
UNITS / PALLET		504	336	280	200	160
WEIGHT / PALLET	1988	2240	2240	2520	2548	2716

* Add .30 for Mossy Oak

\$5.06*

\$5.71

\$6.36

\$7.72
For Circle Kit

\$9.02
Burgundy Circle

\$9.46
Jade
\$10.32
Polar Ash Seashell Circle

HARBOR STONE



	(XLR)	(LS)	(MLR)
UNITS / SQ. FEET	3.1	1.65	1.06
SQ. FT. / PALLET	90	97	90
UNITS / PALLET	280	160	96
WEIGHT / PALLET	2520	2716	2520

(XLR) = X-LG. RECTANGLE
(LS) = LG. SQUARE
(MLR) = MEGA LARGE RECTANGLE

\$4.41

\$5.71

OLD WORLD HOLLAND 4x8



UNIT / SQ. FT.	4.5
SQ. FT. / PALLET	108
UNITS / PALLET	486
WEIGHT / PALLET	3024

\$4.86

\$5.51

\$6.16

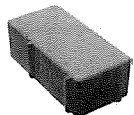
COPING STONE



UNITS / SQ. FT.	2.86
SQ. FT. / PALLET	41
UNITS / PALLET	117
WEIGHT / PALLET	1161

\$2.12

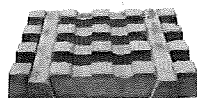
ECO CLASSIC PERMEABLE PAVERS



UNITS / SQ. FT.	Full = 3.68 / Half = 7.35
SQ. FT. / PALLET	76.3
UNITS / PALLET	Full = 252 / Half = 56
WEIGHT / PALLET	2719lbs

\$4.17 / Sq. Ft.

MONOSLAB



UNITS / SQ. FT.	0.375
SQ. FT. / PALLET	95.76
UNITS / PALLET	36
WEIGHT / PALLET	3031

\$8.17 ea.

GEOLINK



UNITS / SQ. FT.	0.89
SQ. FT. / PALLET	80.64
UNITS / PALLET	72
WEIGHT / PALLET	2938

\$4.17 ea.

SPECIAL ORDER PAVING STONES



CAROUSEL



PLAZA STONE



ARROW-
HEAD



4x4 HOLLAND



OLD WORLD
ECO CLASSIC



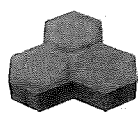
OLD WORLD RANDOM



OMNISTONE



DURASTONE



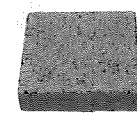
HONEYCOMB



COBBLESTONE



ECO BRICK



DECROFACE

**CALL FOR
QUOTE**

RELATED MATERIAL

Pricing F.O.B. Our Yards

SUB-BASE	Driveways: 21AA Slag or Gravel	\$31.05/cu.yd.
	Patios & Walkways: 30-A Slag Sand	\$33.95/cu.yd.
	(Coverage: 81 sq. ft. per cu. yd. At 4" thick).	
BEDDING	30-A Slag Sand	\$33.95/cu.yd.
SANDS	(Coverage: 324 sq. ft. per cu. yd. At 1" thick).	
	or 2NS Concrete Sand	\$26.35/cu.yd.
SWEEPING SANDS	All Purpose Sand (70 lb. bag)	\$5.35/bag
	Super Sand Polymer Sweeping Sand (50lb bag) Biege/Grey	\$22.05/\$24.60
	Polysweep Polymeric Sweeping Sand (50 lb. bag)	\$20.10 / bag
EDGING	Snap Edge: 8' sections	\$9.80/pc.
	Edge Pro: 7'6" sections	\$8.40/pc.
	12" nails sold separately	\$.50/ea.

ADHESIVES	Paver Bond Adhesive (bonds pavers to concrete)	\$4.35/11 oz. Cartridge
SEALERS	Super Diamond Clear	\$42.60/1 Gal./\$174.45/5 Gal.
	Surebond #1300 Sealer	\$39.20/1 Gal./\$190.65/5 Gal.
MISC.	Geotextile Base Stabilization Fabric Terratex HD (12.5'X360')	\$1.99 / l ft.

The following zone delivery charges will apply on all deliveries. Charges are based on dollar value of the load and the distance of delivery from the Ann Arbor Plant. Due to the volatility of fuel prices, a fuel surcharge may be added to the delivery charges below at any time.



Zone 1 (00-30 miles)	\$175.00
Zone 2 (31-50 miles)	\$230.00
Zone 3 (51-70 miles)	\$290.00
Past Zone 3	Call for Quotation

Farmington Hills
22005 Gill Road
Farmington Hills, MI 48335
(248) 474-3211
Fax (248) 474-8110

Ann Arbor
3285 West Liberty Road
Ann Arbor, MI 48103
(734) 663-4277
Fax (734) 663-6515

RENTAL EQUIPMENT

	Paving Stone Splitter	Plate Vibrator
1/2 Day 5 hours	N/A	\$40
Full Day 24 Hours	\$25	\$55
Sat & Sun Nights	\$35	\$80
Fri, Sat & Sun Nights	\$45	\$100
Deposit	Major Credit Card Required	

Equipment rented for multiple days must be returned by 8:00am of the next bus. day.

TERMS AND CONDITIONS OF SALES

- Please contact Fendt Builder's Supply, Inc. for short load charges and zone charges.
- All Stones are on Pallets for which a \$16.00 deposit will be charged. Upon return of pallet in original condition by customer, along with invoice showing pallet deposit, a credit of \$16.00 will be issued.
- A restocking charge of 30% will be applied to all goods returned by customer, 50% if returned by Fendt trucks. Original invoice must accompany returns.
- All prices are excluding Sales Tax, where applicable.
- Prices are subject to change at any time without notice.
- Purchase orders will be required on all special orders. No returns on special orders. Allow additional lead time for production.
- A minimum \$500.00 set-up charge for special orders (non-inventoried shapes and colors) less than 1,000 sq. ft. Custom colors may have higher set-up charge and pricing. See our sales staff.

2/10/2017



MINUTES

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

Tuesday, February 25, 2020
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Alex Pettit Interim Chair 7:00 PM

Commissioners Present: Alex Pettit, Anne Stevenson, Erika Lindsay, Ron Rupert, James Chesnut

Commissioners Absent: Amy Swift

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

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS- none

PUBLIC HEARING—none

OLD BUSINESS

101 W Michigan

**Signage and Lighting.*

Applicant: Richard Muszynski of Shelter Bay Realty LLC, owner- present.

Discussion: Pettit: Asked if applicant is aware of the HDC color temperature requirements for lighting.

Muszynski: Confirmed. Stated that the LED preference is listed in the materials.

[Commission reviewed reference materials; discussed lighting, fixtures and lighting placement]

Motion: Stevenson (second: Rupert) moved to approve and issue a Certificate of Appropriateness for the work at 101 W Michigan, as submitted in the application dated February 3, 2020- with appended drawings from February 21, 2020; for the installation of signage on the façade and east elevation

as specified; and ten gooseneck light fixtures as submitted in the cut sheet, Calvin Wall Quickship by TMS Lighting. The sign on the east elevation shall be mounted to the mortar joints. The gooseneck light fixtures will be black in color and not exceed a light temperature of 3000k.

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.

Study Item: *Storefront Windows and Canopy.*

Discussion: *[Discussion regarding proposed changes to storefront window size and new canopy for east elevation entrance, reference photo materials]*

NEW BUSINESS

301 N Hamilton

**Small Cell Communication Tower.*

Applicant: Trileaf Corporation, on behalf of Verizon Wireless - representative not present.

Discussion: *[Commissioners reviewed/discussed application and reference materials]*

Motion: Lindsay (second: Stevenson) moved to approve and issue a certificate of appropriateness for the work at 301 N Hamilton as submitted in the application, dated February 7, 2020, for installation of a 38'6" wood pole, light fixture, antennas and connection boxes, as specified.

Secretary of the Interior Standards:

#10 – New work shall be removable.

Approval: Unanimous. Motion carried.

STUDY ITEMS

320 N Washington

**Window replacement proposal.*

Applicant: Janowiak Funeral Home, owners – not present.

[No Discussion]

302 E Cross

**Demolition by Neglect Timeline for Repair – windows, foundation and siding update.*

Applicant: Max Ziebarth, owner – not present.

Discussion: Pettit: Reiterated the information applicant was expected to provide.

[Procedural discussion was had]

ADMINISTRATIVE APPROVALS- none

OTHER BUSINESS

1. Memo on Composite Windows

[Discussion was had]

2. Property Monitoring

Commissioner/Staff discussion as to property monitoring.

3. Commissioner Comments

Commissioner Rupert shared thoughts on his professional relationship to the Historic District Commission and Ypsilanti Freighthouse.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS- none

HOUSEKEEPING BUSINESS

1. Election for Chair and Vice Chair

Nominees for Chair: Commissioners Pettit and Stevenson.

Commissioner Pettit accepted nomination.

Motion to Accept Nomination of Commissioner Pettit as Chair

Voice Vote: Yea – 5

Nay – 0

Unanimous. Motion Carried.

Commissioner Stevenson accepted nomination.

Motion to Accept Nomination of Commissioner Stevenson as Chair

Voice Vote: Yea – 0

Nay – 5

Unanimous. Motion Carried.

Nominees for Vice Chair: Commissioner Stevenson

Commissioner Stevenson accepted nomination.

Motion to Accept Nomination of Commissioner Stevenson as Vice Chair

Voice Vote: Yea – 5

Nay – 0

Unanimous. Motion Carried.

2. Approval of the minutes of February 11, 2020

Motion: Rupert (second: Chesnut) moved to approve the minutes of February 11, 2020 as submitted.

Approval: Unanimous. Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:14 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson

Calvin Wall Quickship

TMSLIGHTING

ESTABLISHED 1923



Features

- Provides excellent coverage and uniformity with cut-off
- Practical and aesthetic options for application and design flexibility
- Weatherproof construction to withstand the elements
- Quality components combined with the most current technology for high efficiency and reduced lighting costs

Applications

The Calvin wall-mount luminaire is ideal for illuminating areas where localized distribution is necessary, such as doorways and entrances, laneways, patios and could provide adequate night time security lighting. It lends itself to commercial, and industrial applications that could benefit from materials and maintenance cost reductions. Calvin could either augment the existing lighting, or illuminate a small to medium-sized area.

Calvin is also available as a pendant-style model.

Construction

High grade spun aluminum, brushed solid copper, or brushed 316L stainless steel reflector, with stainless steel mounting hardware, for indoor and outdoor applications.

Lamp

Operates with Cree™ LED (19W max.), compact fluorescent (42W max.), metal halide (100W max.), or incandescent (150W max.). Specify 3000K, 3500K or 4000K CCT for LED systems. A dimmable, screw-type, 17W LED lamp is also available (PAR 38, E26 base, 120V, 4000K CCT).

Note: LED systems are available with 120-277V supply voltage only.

LED modules do not require a socket, and are wired directly to the integral driver.

Incandescent and metal halide systems, and those using the 17W LED PAR 38 lamp, use a medium base socket (E26).

Diffuser

Globe: clear and prismatic, elongated, glass globes are available.

Note: G3 is used with 100IN, 32CF, and 15LED max.

Only prismatic globes are compatible with LED systems.

Globes are not available with the 17W LED PAR 38 lamps.

Option

Wire Guard: a steel, chrome-plated wire guard is available for lamp protection against light projectiles, wildlife, which also serves as a vandal deterrent.

Ballast / LED Driver

Ballasts are efficient with a high power factor greater than 90%, and quiet with an "A" sound rating.

The LED source is controlled by an advanced electronic driver that delivers consistent power.

Ballast and LED drivers are electronic, and available for integral and remote mounting, indoor or outdoor.

Mounting

Mount to the wall, directly to the standard 4" electrical junction box.

Follow the installation instructions and adhere to the local electrical code.

Finish

Calvin is available in several TMS specialty, brushed, and powder-coated finishes; see the "Finishes and Diffusers" chart.

Compliances

QPS-C/US, or UL-C/US certified to UL1598 standards. Rated IP23 for use in dry to wet locations, indoor and outdoor. The Consultants Europe (CE) listing is available upon request.





Calvin Wall Quickship

TMSLIGHTING

ESTABLISHED 1923

QS-2W

1 2 3 4 5 6 7 8

Project: _____
Type: _____
Quantity: _____

Notes:

1 • Location

I: Indoor
O: Outdoor

2 • Lamping

150IN: 150W Incandescent
26CF: 26W CF (PL-T)
32CF: 32W CF (PL-T)
42CF: 42W CF (PL-T)
70MH: 70W MH (E-17)
100MH: 100W MH (E-17)
17LED: 17W LED screw type lamp
supplied (60° beam, CCT 4000K)
15LED: 15W LED (CRI 80)
19LED: 19W LED (CRI 80)

3 • LED CCT (color temp.)

—: None
30K: 3000K
35K: 3500K
40K: 4000K

4 • Voltage

120: 120V
277: 277V
347: 347V (CF and MH only)

5 • Ballast/Driver

—: None
WM: Wall mount (integral)
N1: Remote indoor mount (NEMA 1)
N4: Remote outdoor mount (NEMA 4)

6 • Finish

Brushed
BR: Brushed aluminum
Powder-coated
F05: White
F07: Zeus brown
F08: Midnight blue
F09: Pewter
F10: Fire red
F13: Forest green
F14: Sunshine yellow
F15: Matte black
F16: Gloss black
F18: Flat aluminum
F19: Mirror silver
F21: Architectural bronze
F24: Melted platinum (textured)
F25: Melted gold (textured)
F26: Melted copper (textured)
F31: Silver metallic
F32: Bronze metallic
F33: Pyrite bronze

7 • Globes

—: None
G1: Clear, elongated globe
G3: Prismatic, elongated globe
LNS: Clear, flat lens

8 • Wire Guard

—: None
W16: 16" Wire guard (chrome-plated)

Note: Some options may not be compatible with others. To ensure compatibility between options, go to tmslighting.com, on the "details" page of this luminaire, and use the configuration tool.

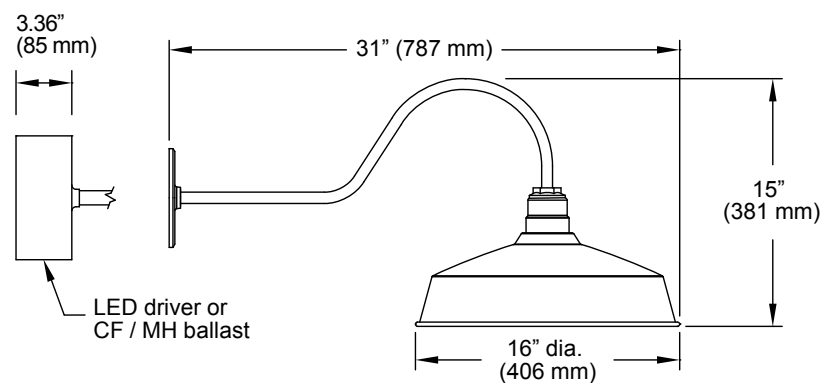


Calvin Wall Quickship

TMSLIGHTING

ESTABLISHED 1923

Dimensions



Custom

TMS Lighting can customize this and many of our standard fixtures. The dimensions, lamp types, enclosure and colors could be modified to suit your lighting and architectural requirements. Contact your local representative for more details: <http://tmslighting.com/info/agents>

Specifications are subject to change without notice.

TMS Lighting Inc.

247A Summerlea Road,
Brampton, Ontario,
Canada. L6T 4E1

Web Site: tmslighting.com

North America: (905) 793-1174

Toll-free: (866) 793-1174

Fax: (905) 793-1175

UK & Europe: 44-1474-250-654





















**PUBLIC NOTICE
CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION – VIRTUAL MEETING-UPDATED**

The Ypsilanti Historic District Commission (HDC) will hold A Virtual Meeting on Tuesday, April 14, 2020 at 7 p.m. The meeting will be held in accordance with Governor Whitmer's Executive Order 2020-15.

The Regular HDC Meeting is being held virtual in order to prevent the spread of COVID 19.

The meeting can be attend through the below link, or through the below toll free numbers.

NEW-April 14, 2020 HDC Regular Meeting Virtual Access Link

<https://us02web.zoom.us/j/88559483860>

When prompted, enter **Meeting ID:** 885 5948 3860

April 14, 2020 HDC Regular Meeting Toll Free Phone Number Access

888 475 4499 US Toll-free

877 853 5257 US Toll-free

-When prompted, enter the **Meeting ID:** 885 5948 3860, followed by the #, press # again to be connected

Members of the public will be able to make comment during the designated time for public comment. To address Council, meeting participates will need to "raise their hand" to indicate they want to speak.

To raise your hand while participating online, click the "Raise Hand" icon at the bottom of the Zoom Screen or press *9 via phone. After you raise your hand you will be informed when it is your turn to speak, and your microphone will be unmuted at that time. Your microphone will be muted again when you have finished your comments or when your speaking time has expired.

Instructions for Persons with Disabilities

Persons with disabilities who need accommodations to effectively participate in the meeting should contact the City Clerk, Andrew Hellenga at ahellenga@cityofypsilanti.com by 5:00 p.m. on the day before the meeting to request assistance. Closed Captions will be provided during the meeting.

City Clerk's Office
One South Huron Street
Ypsilanti, Michigan 48197
(734) 483-1100

Andrew Hellenga
City Clerk
Posted: April 13, 2020