

1. HDC Meeting Packet May 26, 2020

Documents:

00-HDC MAY 26, 2020 AGENDA.PDF
01-100 W MICHIGAN.PDF
02-15 W MICHIGAN.PDF
03-310 N GROVE.PDF
04-25 S HURON.PDF
05-ALTERNATIVE MATERIALS_DRAFT.PDF
06-HISTORIC DISTRICT 5-12-2020 FULL MINUTES.PDF
HDC MAY 26, 2020 FULL PACKET.PDF
PN-MAY 26 2020 HDC VIRTUAL MEETING.PDF

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, May 26, 2020 - 7:00 p.m.
Remote Meeting via Zoom

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 BUSINESS—none

- | | |
|--------------------------|------------------------|
| 1. 100 W Michigan | Exterior paint |
| 2. 15 W Michigan | Walk-in cooler |
| 3. 310 N Grove | New porch floor |

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS—none

- 1. 25 S Huron Roof replacement**

E. OTHER BUSINESS

- 1. Draft Alternative Materials Fact Sheet —for review**
- 2. Property monitoring**
- 3. Commissioner comments**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

- 1. Approval of meeting minutes May 12, 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: 100 W Michigan

Historically known as the Worden Block, the prominent building at the northwest corner of Huron and Michigan was erected ca.1850 as a three-story Italianate-style commercial block with two storefronts on Michigan Avenue.ⁱ The building is contemporary with the adjacent Convention and Visitors Bureau building, and once had similar brickwork and fenestration. Worden Block was first depicted on a Sanborn Map in 1888; which noted the building as housing a cobbler and dry goods store on the first floor and a barber in the basement. The third floor of the building include a paint shop and a "Colored Lodge R'm" with an adjacent band room. Presumably, this was the gathering place for an African American fraternal origination. Preliminary staff research did not identify which organization met here. This room configuration remained in place through the 1890s.ⁱⁱ

As of 1909, the ground floor had been converted to one large shop and the former dividing wall was replaced by a series of iron columns. Sanborn maps indicate there was a combination dry goods and jewelry business there. Historical photos indicate this was a firm known as Davis & Kishlar. The building's third floor housed a "moccasin factory" in the former lodge room. A full directory-researched history of the occupants has yet to be completed.

The building did not substantially change its appearance until the mid-twentieth century. In 1959 the building was purchased by Max and Ceil Pear for their clothing store, after their former building was demolished for a city parking lot.ⁱⁱⁱ They occupied the ground floor and reopened Pears' [Men's] Clothing. Around this time, the building exterior was remodeled as well. Metal cladding was installed to cover the walls and windows; and a flat awning and screen signboard were installed on the facade. Photos indicate that the façade (Michigan elevation) was covered first, and later followed by the east (Huron Street) elevation. Max and Ceil Pear sold their business to relatives in 1980, who kept the Pear name. The business continued until 1997 when it closed.^{iv} Most recently, the building housed Dalat, a Vietnamese restaurant.

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

As part of the building rehabilitation underway, the exterior aluminum panels were removed in 2019 and masonry repairs undertaken in early 2020.

Date of Application: May 12, 2020

Date of Review: May 22, 2020

Date of Meeting: May 26, 2020

Proposed work: Repaint the exterior.

Materials: DOWSIL™ AllGuard Silicone Elastomeric Coating.

Staff review:

1. Typically exterior paint is an administrative approval, however because of the scale of this property development and outstanding permits and concerns the HDC has with the property, staff felt it appropriate for the HDC to review.
2. Removal of the aluminum cladding revealed that the building was historically painted.
 - a. A new coat of paint is required to protect the now-exposed historic brick and blend masonry repairs with the rest of the building.
3. The applicant has chosen a silicone water-repellent paint that is vapor permeable, allowing the brick to "breathe" without soaking in water.
4. At this time the applicant is aiming to get a base coat of paint on the building, and has not planned a second color to address trim.
5. The "Landy's Furniture" sign at the southeast corner of the building will not be painted over.
 - a. Staff recommend the applicant consider restoration of the historic sign in a future application
6. *Reminder* The goal of painting applications is to ensure the building will be prepared properly and in this case, a vapor permeable paint be used. Stipulations of color choice are not defensible based on our current ordinance.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 100 W Michigan, as submitted in the application dated May 12, 2020. For painting the exterior of the building with DOWSIL™ AllGuard Silicone Elastomeric Coating in "Petoskey." The building shall not be sandblasted or power-washed in preparation for painting. The historic "Landy's Furniture" sign shall not be painted over.

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

Prepared by:

Scott E. Slagor, Preservation Planner

ⁱ Robert O. Christensen, *National Register of Historic Places Registration Form: Ypsilanti Historic District* (Lansing: Bureau of History, 1988).

ⁱⁱ Sanborn-Perris, *Ypsilanti, Michigan* (New York: Sanborn-Perris Map Co., June 1893), 4.

ⁱⁱⁱ Peg Porter "The Pear Family Coming to America," *Ypsilanti Gleanings* (Ypsilanti Historical Society, Summer 2017), 16.

^{iv} *Ibid.*, 16.



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

100 W Michigan Ave Ypsilanti MI 48197

Applicant

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

Name

Conor Doran

Address

City

Ann Arbor

State

MI

Zip

48103

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

O'Neal Construction

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Painting exterior of entire building with the exception of the Landy's Furniture sign.
Color is Petoskey per the color palette provided.

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

See attached information. Also a physical sample can be observed at rear of building.

Permit Application Fee (action items only)

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

Construction Cost:

Permit fee:

\$45 + _____ = \$10 painting fee

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:

05/12/20

Print Name:

Conor Doran

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.

HIGH PERFORMANCE BUILDING

DOWSIL™ AllGuard Silicone Elastomeric Coating

Sealant color selection guide

DOW



DOWSIL™

silicones by **DOW**

When building coatings fail, leaks can result ... unless your building is protected by a product that can handle the elements – a product like DOWSIL™ AllGuard Silicone Elastomeric Coating.

An advanced, water-based silicone coating that actually seals out water from the above-grade masonry exterior of a building, DOWSIL™ AllGuard Silicone Elastomeric Coating provides waterproof protection and long-term durability in a smooth, attractive, matte finish that hides roller marks. And it's available in a broad spectrum of standard and custom colors to expand your design options.

Outstanding weatherproofing protection

Ideal for both new construction and renovation projects, DOWSIL™ AllGuard Silicone Elastomeric Coating is a one-part silicone elastomer that can withstand hurricane-force, wind-driven rain without water penetration. It cures to a lightweight, flexible membrane that can bridge hairline cracks up to 1/16" and handle the normal movement imposed by seasonal expansion-contraction. While it seals out rain, it still allows moisture vapor to migrate from inside the substrate, minimizing blistering and delamination.

Reliable silicone durability

Because it is a silicone, DOWSIL™ AllGuard Silicone Elastomeric Coating remains elastic after years of sunlight, ozone, rain, snow and temperature extremes. It protects against cracking, chalking, peeling and blistering. DOWSIL™ AllGuard Silicone Elastomeric Coating is backed by a 10-year waterproofing performance limited warranty on commercial installations.

Broad application

DOWSIL™ AllGuard Silicone Elastomeric Coating is perfect for protecting and enhancing many substrates, including masonry, poured and precast concrete, fluted block, brick, stucco, synthetic stucco, Exterior Insulation Finish System (EIFS) panels and previously coated masonry surfaces. It also adheres to DOWSIL™ 123 Silicone Seal, DOWSIL™ 756 SMS Building Sealant, DOWSIL™ 790 Silicone Building Sealant, DOWSIL™ 791 Silicone Weatherproofing Sealant, and DOWSIL™ 795 Silicone Building Sealant.

Primerless performance*

Provided prior field adhesion testing is completed, DOWSIL™ AllGuard Coating can be applied without a primer, saving valuable time and expense. Primerless applications will still qualify for the full warranty. DOWSIL™ AllGuard Primer may be required for some substrates.

Versatile and easy to apply

When used in conjunction with DOWSIL™ 123 Silicone Seal and DOWSIL™ brand silicone sealants, DOWSIL™ AllGuard Coating becomes part of a unique weatherproofing repair system, ideal for restoring EIFS panel systems with failed caulk joints. See Dow's EIFS Restoration Manual (Form No. 62-510) for complete EIFS repair information.

The one-part elastomer coating can be easily applied with a roller, power roller, brush or spray. And it meets current federal guidelines for Volatile Organic Compounds (VOCs) for architectural coatings, testing well below 200 grams/liter (EPA Test Method 24 [40 CFR 60, Appendix A]).

Over 55 standard colors, plus custom color capabilities

DOWSIL™ AllGuard Silicone Elastomeric Coating is available in 55 standard colors and a full range of custom colors to meet your design needs. For your convenience, DOWSIL™ AllGuard Coating is pigmented at your Dow distributor for rapid delivery, typically only one day.

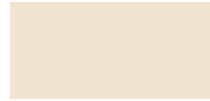
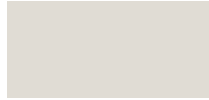
Custom colors can be matched to substrate samples, paint numbers from major paint suppliers, or color swatches. For more information on Dow's custom color capabilities, visit us online at www.dow.com/construction.

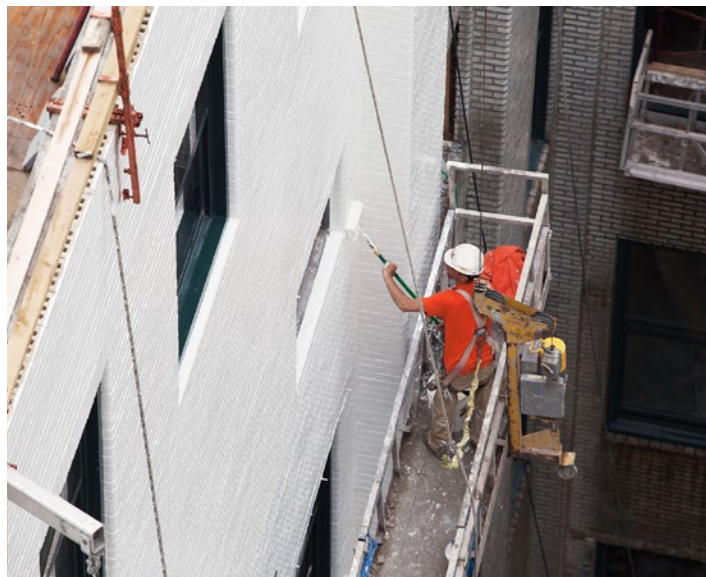
Color swatches

- Please check the availability of the different colors
- Please refer to product literature for application and technical information

The colors shown are a close approximation of the actual sealant colors. However, for best results, submit color samples or swatches to our lab for color testing and matching.

*In most instances

					
Adobe Brown	Beige	Cream	Bone White	Egg Shell	Misty White
					
Georgia Clay	Dusty Rose	Nutmeg	Brazil Nut	Raspberry Ice	Shark's Belly
					
Canyon Sand	Sand	Earth	Cocoa	Antique Linen	Rose Oak
					
Burlap	Toasted Coconut	Dark Hazel	Khaki	Stucco	Queen Anne's Lace
					
Light Olive	Dark Olive	Corinthian	Grindstone	Willow Gray	Cement
					
Battleship Gray	Slate	Petoskey	Whole Wheat	Macrame	Straw
					
Buttercup	Sandstone	Caramel Corn	Boston Baked	Cinnamon Spice	Winter Gray
					
Arctic	Glacier	Caribbean	Stormy	Sapphire	Cumulous
					
Seafoam	Cypress	Creme de Mint	Tortoise	Spruce	Evergreen
	Dow will support and manufacture certain colors of DOWSIL™ AllGuard Silicone Elastomeric Coating that contain a unique blue pigment, however, we are not actively promoting these colors or seeking orders for them. Consequently, blue and green standard or custom colors containing this unique blue pigment will be available only in quantity lots of 500 gallons or more. Smaller quantities may be available, but additional costs would be added to the price. Check with your local authorized Dow Distributor.				
Granite					



SWRI validation



The performance of DOWSIL™ AllGuard Silicone Elastomeric Coating is validated by the Sealant, Waterproofing and Restoration Institute (SWRI), an independent professional organization comprised of leading commercial contractors, manufacturers and consultants.

The silicone solution

For building protection that's always on guard, the silicone solution is DOWSIL™ AllGuard Silicone Elastomeric Coating. It's the protection you'd expect from Dow, the world leader in silicones and silicone technology.

DOWSIL™

silicones by 

For more information

Learn more about Dow's full range of High Performance Building solutions, including service and support, at www.dow.com/construction.

Dow has sales offices, manufacturing sites, and science and technology laboratories around the globe. Find local contact information at www.dow.com/contactus.

Images: Cover — dow_49211767708; page 4 — dow_40355848634, dow_40680908896

HANDLING PRECAUTIONS

PRODUCT SAFETY INFORMATION REQUIRED FOR SAFE USE IS NOT INCLUDED IN THIS DOCUMENT. BEFORE HANDLING, READ PRODUCT AND SAFETY DATA SHEETS AND CONTAINER LABELS FOR SAFE USE, PHYSICAL AND HEALTH HAZARD INFORMATION. THE SAFETY DATA SHEET IS AVAILABLE ON THE DOW WEBSITE AT WWW.DOW.COM, OR FROM YOUR DOW SALES APPLICATION ENGINEER, OR DISTRIBUTOR, OR BY CALLING DOW CUSTOMER SERVICE.

LIMITED WARRANTY INFORMATION – PLEASE READ CAREFULLY

The information contained herein is offered in good faith and is believed to be accurate. However, because conditions and methods of use of our products are beyond our control, this information should not be used in substitution for customer's tests to ensure that our products are safe, effective and fully satisfactory for the intended end use. Suggestions of use shall not be taken as inducements to infringe any patent.

Dow's sole warranty is that our products will meet the sales specifications in effect at the time of shipment.

Your exclusive remedy for breach of such warranty is limited to refund of purchase price or replacement of any product shown to be other than as warranted.

TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, DOW SPECIFICALLY DISCLAIMS ANY OTHER EXPRESS OR IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY.

DOW DISCLAIMS LIABILITY FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES.

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S2D 92971/E27349

Form No. 62-769-01 G

Current photos of the building, taken by Commissioner Anne Stevenson









HDC Work Permit Staff Review

Property address: 15 W Michigan

Property History: The property includes a one-story commercial building. According to Assessor Records, the building was erected in 1884. In staff opinion the late nineteenth century construction date is substantiated by the stone masonry foundation and brick wall construction, visible on the rear elevation. The clapboard façade with recessed entry and multi-light display windows is a subtle Colonial Revival remodel, likely dating to the second or third quarter of the twentieth century. In recent history, the building has been primarily used for restaurants.

The building was erroneously listed as a non-contributing "modern commercial building" in the National Register listing. In staff opinion, the building is clearly contributing to the historic district.

Date of Application: May 19, 2020

Date of Review: May 20, 2020

Date of Meeting: May 26, 2020

Proposed work: Installation of a walk-in cooler.

Materials: Norlake #KODB7768C Outdoor Walk-in Cooler

Staff review:

1. The applicant proposes to install a walk-in cooler on an existing concrete pad behind the building.
2. The cooler measures 6'x8' in area and is 7'7" tall.
3. The refrigeration unit is top mounted, therefore ventilation of the refrigeration units will not impact the adjacent building.
4. The cooler will not be attached to the building.
5. According to the manufacturer, the cooler does not need to be anchored to the concrete. Its weight is enough to hold it in place.

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.

6. With previous applications for walk-in coolers, the HDC has asked for the applicant to screen them with a fence.
 - a. Screening is not possible at this location due to the small lot size and existing concrete.
7. In staff opinion, the cooler is a removable structure that is compatible with the utilitarian setting of the rear alley area. HVAC units, dumpsters, and parking areas are in close proximity to the cooler. The addition of the cooler would not be a deterrent to integrity of setting.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 15 W Michigan, as submitted in the application dated May 19, 2020, for installation of a walk-in cooler on the existing concrete pad south of the building, as specified.

Relevant Secretary of the Interior's Standards:
#10

Prepared by:
Scott E. Slagor, Preservation Planner



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

15 W. Michigan Ave. Ypsilanti, MI 48197

Applicant

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

Name

Elan Ruggill

Address

City

Ann Arbor

State

MI

Zip

48103

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

No contractor - fully assembled walk-in unit to be delivered by vendor and plugged in at existing concrete pad.

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☒ Other

☐ Application Amendment

Complete Description of Proposed Work:

Installation of fully assembled and fully contained walk-in cooler

(NORLAKE #KODB7768C OUTDOOR WALK-IN COOLER
6' X 8' TOP MOUNT CAPSULE PAK 208/230 VOLT, 1 PHASE)

Cooler to be delivered by vendor and plugged in at rear (south) existing concrete pad just west of landing at base of stairs (as noted in attached sketch).

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

N/A

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: \$8,850.00	Permit fee: \$45 + \$5.00 = \$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: [REDACTED]

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

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



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

Is your application complete?!
Do you have the following?

For painting projects:

- ✓ A detailed description of what you will be painting (trim, siding, deck, etc.)
- ✓ A list of all the materials you plan to use (paint brands, color names, etc.)
- ✓ Color chips or samples of the proposed paint colors
- ✓ Photographs of the property
- ✓ A description of how you plan to prep your surfaces for new paint (the HDC does not allow power washing or sand blasting)

For window projects:

- ✓ A detailed description of your plans for the windows—are you replacing them entirely? Just the sash kits?
- ✓ A cut sheet, catalogue sheet, or print-out with a photo of the proposed window, its dimensions and its materials (vinyl windows are generally not permitted in the district)
- ✓ Photographs of the existing windows showing their deterioration or lack of functionality

For roofing projects:

- ✓ A detailed description of the proposed roof work (Removing existing shingles? Replacing entire roof or portions?)
- ✓ Information about your plans for venting (can vents are generally not permitted in the district)
- ✓ Plans for the flashing and drip edge—what color will they be?
- ✓ Brand name and style of proposed new roofing—include a cut sheet, catalogue sheet, or print-out with details about proposed shingles
- ✓ Color of the new shingles

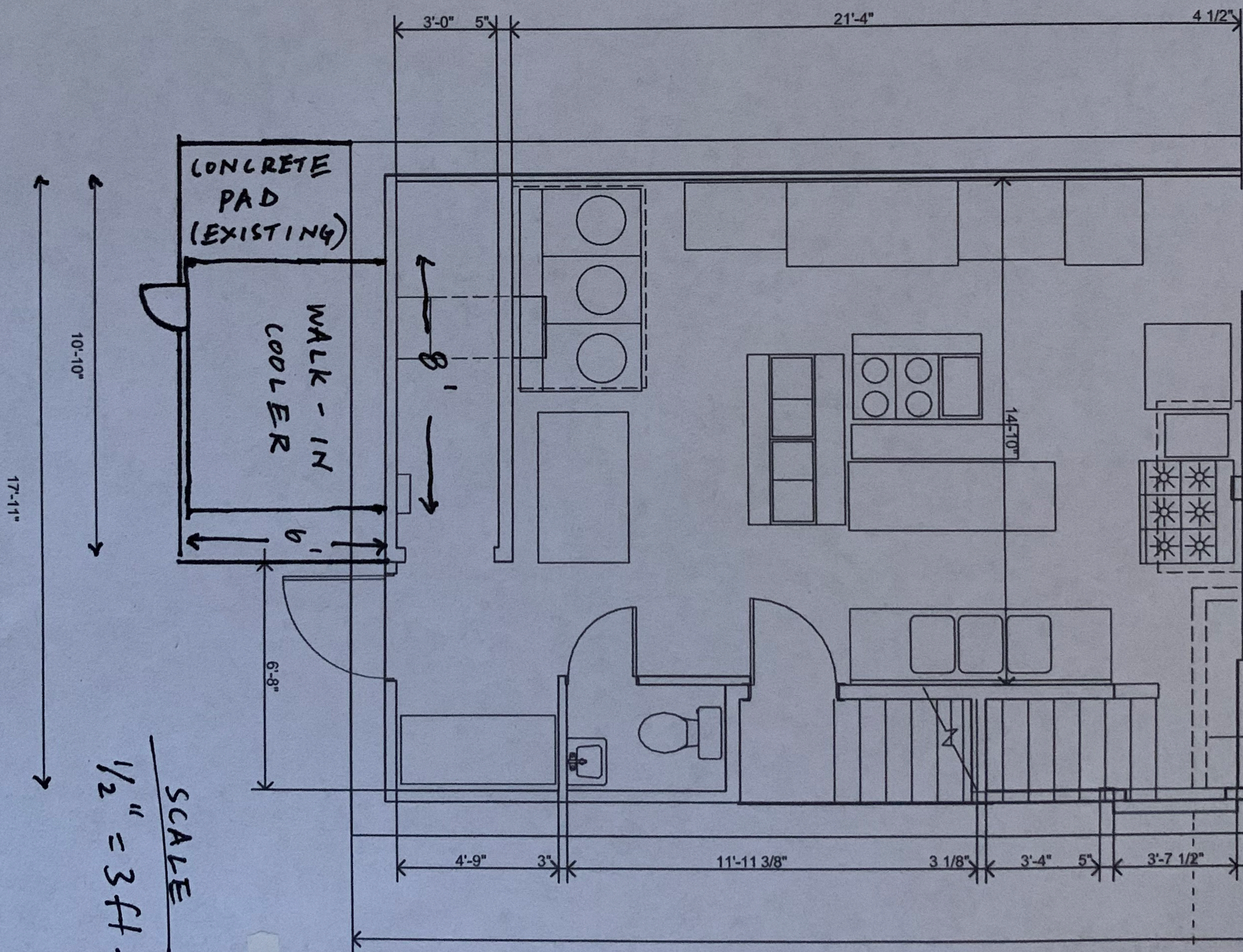
For all other projects:

- ✓ A detailed description of the proposed work
- ✓ A list of all materials to be used in proposed work
- ✓ Samples or chips of any paint or stain
- ✓ A site plan for any application involving the installation of something on the site (fencing, out buildings, major landscaping, etc.)
- ✓ Cut-sheets, catalogue sheets, or print-outs with details on any materials you are using (like composite wood materials, solar panels, siding, shingles, alternative materials, or anything with specific dimensions)

For fencing projects:

- ✓ Site plan or drawing of lot showing placement of fence in relation to buildings/property
- ✓ Proposed fencing material and style
- ✓ Color chip or sample of proposed paint or stain (wood must be finished with an opaque stain or paint)

Without this required information, your application will be considered incomplete and will not be added to the agenda until the necessary information is received.

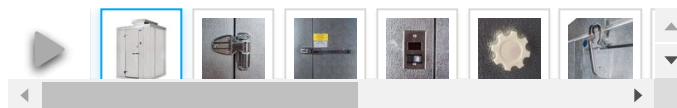




Search

[◀ Walk-In Coolers / Refrigerators](#)**Nor-Lake KODB7768-C Kold Locker 6' x 8' x 7' 7" Outdoor Walk-In Cooler**

★★★★★ Item #: 596KDB7768



Note: Representative model shown

Free Shipping **\$8,848.00/Each****Login for details**

Ships free with

 Why do we do this?Select Type 

1

Add to Cart

Wish List

Rapid Reorder

- ✓ Smooth aluminum floor
- ✓ Ships unassembled for quick and easy installation
- ✓ 4" CFC-free polyurethane insulated panels
- ✓ 3/4 hp, 120V top-mounted Capsule Pak cooling system
- ✓ Includes 15 year panel warranty and standard 18 month parts and labor warranty
- ✓ Standard LED lighting

[View all Nor-Lake Walk-In Coolers / Refrigerators](#)

You May Also Need ?

[View All Items](#)

**Regency 60" x 20"
x 8" Aluminum
Dunnage Rack -**

plus **\$42.99** / Each

1

Add to Cart

**Regency 60" x 20"
x 12" Aluminum
Dunnage Rack -**

plus **\$48.49** / Each

1

Add to Cart

**Nor-Lake Kold
Locker Walk-In
Non-Skid Floor**

\$8.99 / Each

1

Add to Cart

Details

The Nor-Lake Kold Locker 6' x 8' x 7' 7" outdoor walk-in cooler offers versatility and superior storage space all in one easy-to-assemble unit!

An innovative, self-contained, top-mounted Capsule Pak cooling unit provides 100% usable interior storage space by utilizing a flush coil design, which keeps all cooling components outside the walk-in cooler. Ambient controls and a refrigeration hood ensure the Capsule Pak functions properly at temperatures down to -20 degrees Fahrenheit.

The 3/4 hp, 120V cooling unit has a temperature range of 35 to 38 degrees Fahrenheit. The self contained Capsule Pak installs easily and uses R449A refrigerant.

The panels on the Nor-Lake Kold Locker outdoor walk-in cooler are made of coated 26 gauge corrosion-resistant embossed galvanized steel. The panels are insulated with 4" thick CFC-free HFC polyurethane to maintain consistent temperatures. An aluminum floor seals the structure and provides a durable surface for storage.

A weather protection kit is included to protect the Kold Locker from the elements. It includes 35 mm thick roof materials, flashing strips, and roof trim.

A self-closing door secures easily to the Nor-Lake Kold Locker walk-in with cam lift hinges and has a 26" opening. A NL9800 deadbolt locking handle with independent padlock and an inside safety release protects your supplies and your employees. An externally mounted digital thermometer allows you to easily verify that the walk-in is maintaining the correct temperature, while a vapor proof light provides excellent interior visibility.

Overall Dimensions:

Width: 72"

Depth: 96"

Height: 91"

Capsule Pak Height: 25"

Because this item is not stocked in our warehouse, processing, transit times and stock availability will vary. If you need your items by a certain date, please contact us prior to placing your order. Expedited shipping availability may vary. We cannot guarantee that this item can be cancelled off of the order or returned once it is placed.

⚠ Attention CA Residents: Prop 65 Warning >





NorLake Walk-In Coolers

- About
- Transcript
- Embed

To learn about all the great features of NorLake walk-in coolers, check out this video! Incredibly easy and quick to install and great for the most demanding environments, NorLake’s walk-ins are the perfect fit for your venue!

More Videos

 NorLake Walk-In Coolers	
 Nor-Lake Kold Locker 15 Minute Set-Up Demonstration	
SPECS	
Width	72 Inches
Depth	96 Inches
Height	91 Inches
Door Width	26 Inches
Door Height	78 Inches
Height (with refrigeration unit)	116 Inches
Refrigeration Unit Height	25 Inches
Hertz	60 Hertz
Phase	1 Phase
Voltage	120 Volts
Capacity	270 cu. ft.
Compressor Location	Top Mounted

SPECS	
Door Style	Swing
Door Type	Solid
Features	LED Lighting
Horsepower	3/4 HP
Made in America	Yes
NSF Listed	Yes
Refrigerant Type	R-449a
Temperature Range	35 - 38 Degrees F
Usage	Outdoor
With Floor	Yes

Customer questions about this product

How can I determine the size of this product's interior?

The interior of a Nor-Lake cooler can be determined by subtracting 8" from each exterior measurement. Each side panel is 4" thick, and each exterior measurement contains two panels. For Nor-Lake freezers, the panels will be 4"-5" thick, so subtracting 8"-10" from each exterior measurement will give you a good idea of interior size.

Where will the door be located on my walk-in cooler?

The "Walk-In Floor Plans" document on this page has a diagram with all of the possible floor plan options for Nor-Lake walk-in units. This shows the standard and alternate door configurations for each size option.

If you are interested in one of the alternate door configurations, first choose whether you want a left or right door hinge and then check the dropdowns at the top of the page - additional door configurations will be shown there, if any are available, and you can then select the right door configuration code for your application, using the codes in the diagram as a guide. If you don't see an "Optional - Alternate Floor Plans" dropdown, no alternate configurations are available for this particular unit.

Be aware that on units with wall-mounted refrigeration, selecting an alternate door configuration will move the refrigeration unit to the wall opposite the door, for proper airflow.

If you do not choose another floor plan, you will be shipped the standard configuration.

My city or state has special requirements for walk-in refrigeration - what do I need to know before purchasing this item?

Chicago residents: Chicago residents are required to install a pressure relief valve in their walk-in cooler. If you are installing in Chicago, please contact [Special Orders](#) prior to making your purchase.

Oregon residents: The state of Oregon charges a tagging fee for inbound shipments of this item. You will be contacted regarding this fee after placing your order.

If you have any questions, please contact [Special Orders](#) prior to making your purchase.

Are there any restrictions for where these outdoor, walk-in Norlake units can be used?

For the most part, these units are ready to be used almost anywhere. If you live in Florida, however, your unit may need to be modified to conform to local codes. If you are shipping this unit to Florida, please contact our [Special Orders](#) team for a custom quote on a unit that will meet your local requirements.

Will I need any additional components for my outdoor walk-in?

Yes, depending on the state in which you live, you may need additional accessories for your unit to be compliant with your local codes. If you're unsure of which additional components you need, please contact [Special Orders](#) for assistance.

Ask your own question!



NSF Listed
This item meets the standards imposed by NSF International, which focuses on public safety, health, and the environment.



Made in America
This item was made in the United States of America.



CSA
This item meets the standards imposed by the Canadian Standards Association (CSA).



UL Listed
This item has been tested and meets safety standards imposed by the Underwriters Laboratories (UL).

Other Products from this Line

plus

Nor-Lake KODB68-C Kold
Locker 6' x 8' x 6' 7"
Outdoor Walk-In Cooler

\$8,697.50 /Each

Related Items

5/18/2020

Nor-Lake Walk-In Cooler 6' x 8' x 7' 7" Outdoor Walk-In Cooler

Strip Curtain Swing Doors	Hand Trucks	Dunnage Racks	Regency Shelving
35 Products	650 Products	379 Products	442 Products

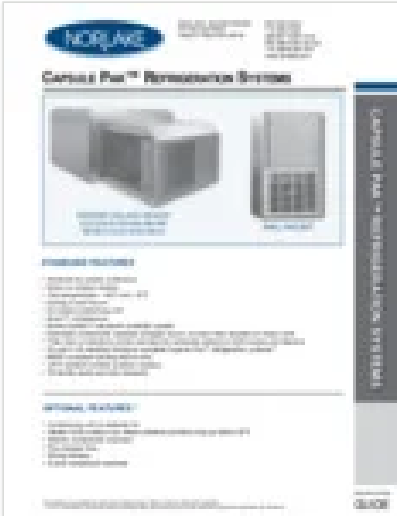
LOOKING FOR REPLACEMENTS?

View replacements or accessories for this item

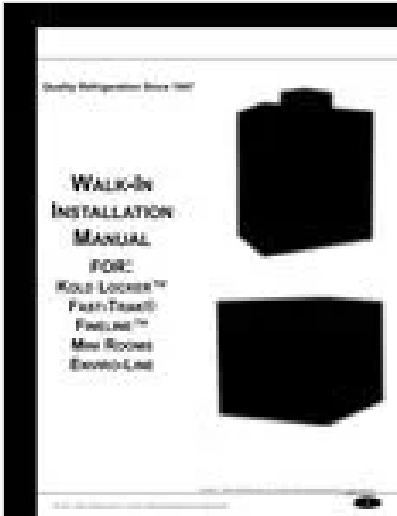
Resources and Downloads



Specsheet



Specsheet



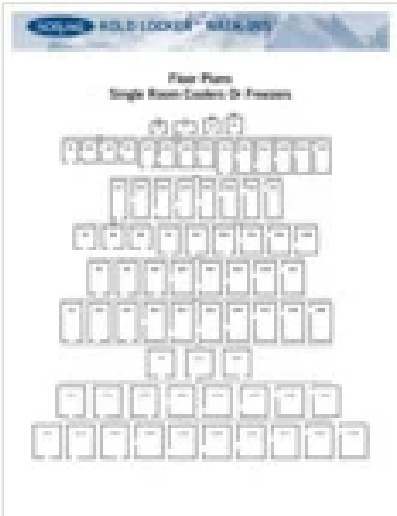
Manual



Manual



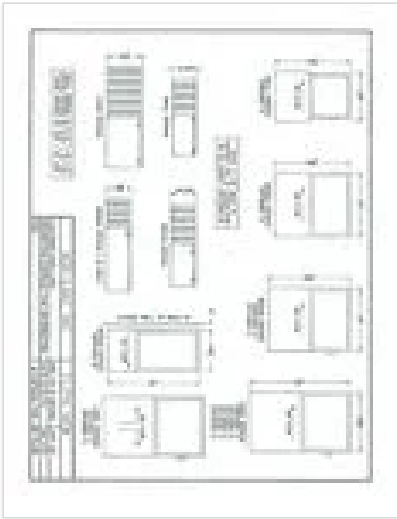
Warranty



Walk-In Floor Plans

NOR-LAKE KOLD LOCKER™ WALK-INS									
SPECIFICATIONS									
Model	Capacity	Dimensions (H x W x D)	Weight	Material	Insulation	Door Type	Door Opener	Accessories	Notes
KLC-687	100 cu ft	7' 7" x 8' x 6'	1,200 lbs	Galvalume	2" Polyurethane	Double Door	Manual	Interior Shelves, Gaskets	See website for details
KFC-687	100 cu ft	7' 7" x 8' x 6'	1,200 lbs	Galvalume	2" Polyurethane	Double Door	Manual	Interior Shelves, Gaskets	See website for details
KLC-1287	200 cu ft	7' 7" x 12' x 6'	2,400 lbs	Galvalume	2" Polyurethane	Double Door	Manual	Interior Shelves, Gaskets	See website for details
KFC-1287	200 cu ft	7' 7" x 12' x 6'	2,400 lbs	Galvalume	2" Polyurethane	Double Door	Manual	Interior Shelves, Gaskets	See website for details
KLC-1687	300 cu ft	7' 7" x 16' x 6'	3,600 lbs	Galvalume	2" Polyurethane	Double Door	Manual	Interior Shelves, Gaskets	See website for details
KFC-1687	300 cu ft	7' 7" x 16' x 6'	3,600 lbs	Galvalume	2" Polyurethane	Double Door	Manual	Interior Shelves, Gaskets	See website for details
KLC-2487	500 cu ft	7' 7" x 24' x 6'	6,000 lbs	Galvalume	2" Polyurethane	Double Door	Manual	Interior Shelves, Gaskets	See website for details
KFC-2487	500 cu ft	7' 7" x 24' x 6'	6,000 lbs	Galvalume	2" Polyurethane	Double Door	Manual	Interior Shelves, Gaskets	See website for details

Technical Specifications



Diagram



Brochure

A PDF viewer is required to view this product's information. [Download Adobe Acrobat software](#)

Warranty Info

RESIDENTIAL USERS:

The right is reserved to deny shipment for residential usage; if this occurs, you will be notified as soon as possible.

Resources

- [Restaurant Equipment Certification Marks Explained](#)
- [How to Choose the Right Walk-In Cooler or Freezer Guide](#)
- [NSF International](#)

Customer Reviews

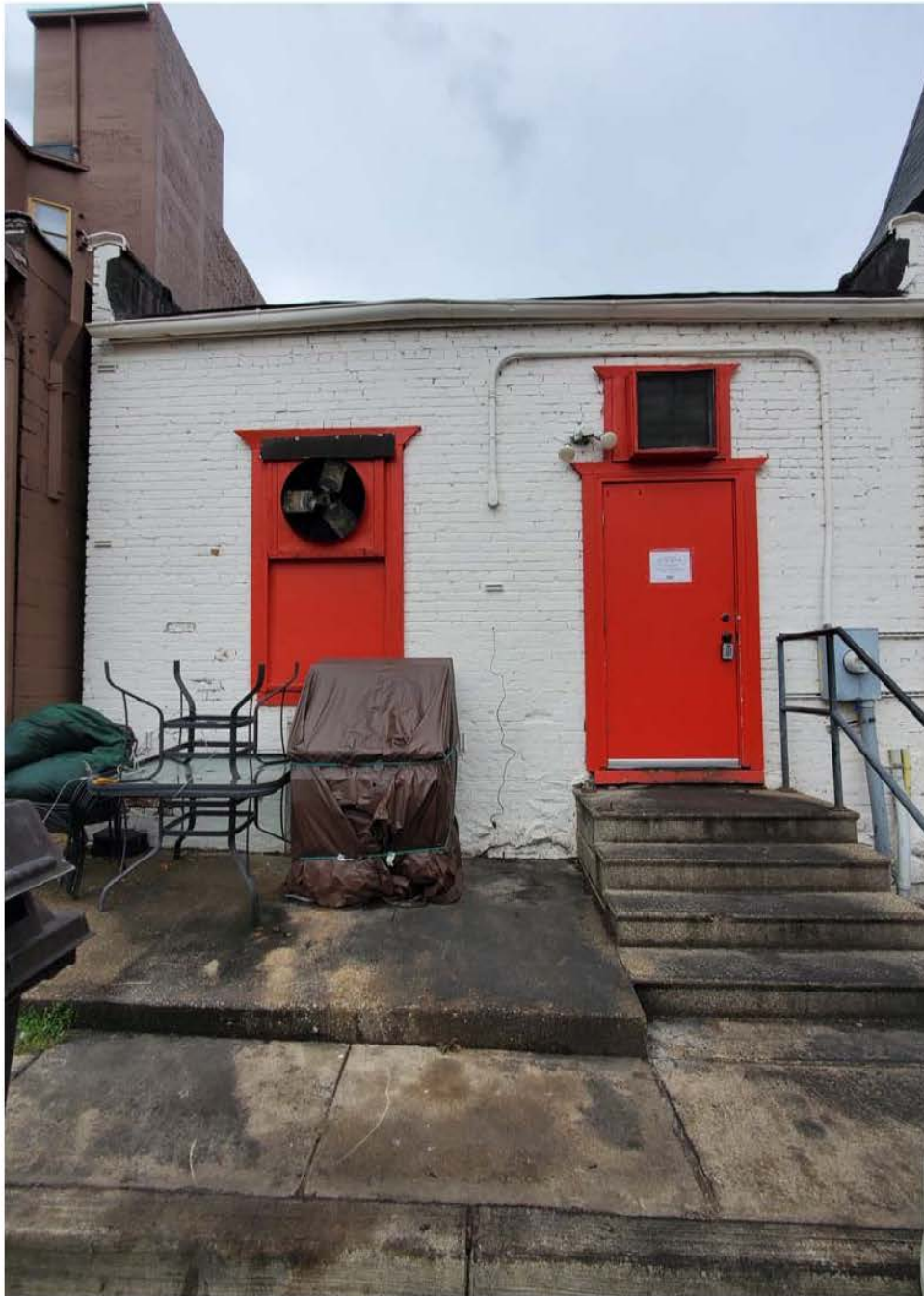
Overall User Rating:

5.0 stars from 1 review

		1
		0
		0
		0
		0

People Talk About:

Applicant photos of 15 W Michigan



Facing north to south elevation. Concrete pad in foreground



Facing south to facade, for reference.



HDC Work Permit Staff Review

Property address: 310 N Grove

Property History: The property includes a Queen Anne/Eastlake-style house that was erected in 1890 and is contributing to the historic district.

Date of Application: May 19, 2020

Date of Review: May 20, 2020

Date of Meeting: May 26, 2020

Proposed work: Replace porch floor.

Materials: Azek-Timbertech 5/4" x 3 1/2" tongue-and-groove porch flooring in "Coastline."

Staff review:

1. The applicant proposes to replace the existing tongue-and-groove porch floor with Azek-Timbertech, a composite material that has the same profile as wood tongue-and-groove.
2. The porch floor has rotted in places and has become unstable- see applicant photos.
3. Over the last year, property owners and contractors in the Historic District have alerted the Commission to recurring issues with replacement wood porch floors. Modern Douglas fir tongue-and-groove flooring does not withstand weather and water as well as the historic wood floors, because the young wood is less dense than its historic predecessors. Due to the high rate of replacement, the HDC has authorized Azek flooring in lieu of traditional wood, with the finding that this particular flooring resembles tongue-and-groove in application and is likely to age better than Douglas fir.
 - a. Among the recent approvals for this material is 330 E Forest, for which the applicant submitted example photos. If you choose to walk by this property to see the material in-person, please do so from the public right-of-way.

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.

4. In staff opinion Azek flooring is an appropriate option based on visual compatibility and precedent.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 310 N Grove, as submitted in the application dated May 19, 2020, for replacement of the façade porch floor and steps. The new Azek-Timbertech 5/4" x 3 1/2" tongue- and- groove porch flooring, in the "Coastline" finish. Approval is conditioned that the floor have a smooth finish, not a faux wood-grain finish.

Relevant Secretary of the Interior's Standards:

#6

Prepared by:

Scott E. Slagor, Preservation Planner



City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

310 N. Grove St. Ypsilanti MI 48198

Applicant

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

Name

Ypsilanti Restoration L.L.C.

Address

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

same as applicant

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Replace existing porch flooring with Azek/Timbertech 5/4" x 3 1/2" tongue and groove porch flooring in "Coastline".
Replace existing stair treads with Azek/Timbertech 5/4" x 5 1/2" decking in "Coastline".
Repair framing and trim of porch and stairs as needed.

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

see samples at
[HTTP://www.timbertech.com/products/porch](http://www.timbertech.com/products/porch)

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: 10,000	Permit fee: \$45 + 20 = 65
------------------------------	-------------------------------

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: 5/18/20
--	------------------

Print Name:
Michael Condon

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.



PORCH

Porch Collection

Amp up your curb appeal — you deserve it. TimberTech's high-performance, capped-polymer porch boards are designed with a tongue-and-groove system so that there's minimal gapping between boards. Give your porch a beautiful, stylish floor, with the added benefits of composite decking.

Available in standard width. Coastline, Mahogany, Weathered Teak, and Dark Hickory also available in wide width.



3.8 (4) [Write a review](#)

COASTLINE

Available



Details

[Dimensions](#)

[Installation & Warranty](#)

[FAQs](#)

[Reviews](#)

In the Groove

A standard or wide board profile, smooth surface, and interlocking tongue-and-groove connection offers a timeless look that ensures your home makes a great first impression every time.

Durable Through and Through

TimberTech porch boards resist stains, scratches, fading, and stand up to harsh weather. Plus, you'll never have to worry about moisture damage, mildew, and mold forming because of the impenetrable capped-polymer.

Fastener-Free Surface

With tongue-and-groove technology, our porch boards are fastener-free and offer a tighter fit than you would find on a deck. No details fall through the cracks.

Beat the Heat

Designed to offer superior heat dissipation, allowing year-round comfort for your bare feet and your pet's paws. Plus, proprietary Alloy Armour Technology offers UV protection and helps prevent your porch from changing color over time.

Solid Underfoot Feel

A flat, full profile bottom offers strength and a more solid feel underfoot, similar to traditional lumber.

Details

Dimensions

Installation & Warranty

FAQs

Reviews

All Porch deck boards are 1" thickness with a traditional tongue and groove profile.

3 1/8" Porch Widths available in the following lengths:

Mahogany 12' | 16'

Dark Hickory 12' | 16'

Coastline 12' | 16'

Weathered Teak 12' | 16'

Silver Oak 12' | 16'

Morado 12' | 16'

Slate Gray 10' | 12' | 16'

Brownstone 10' | 12' | 16'

Oyster 12' | 16'

5 1/2" Porch Widths available in the following lengths:

Mahogany 12' | 16'

Dark Hickory 12' | 16'

Coastline 12' | 16'

Weathered Teak 12' | 16'

Example of Azek flooring in use at 330 E Forest





Facing east to facade

Porch floor detail- Sample of Azek material next to existing porch floor



Porch floor detail





City of Ypsilanti

Community and Economic Development

May 20, 2020

Billy Traster
[REDACTED]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0023) for Re-roofing at 25 S HURON

Dear Billy Traster,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application for an emergency replacement of the flat roof has been **approved**. Work includes removal of the existing roof and damaged components, repair of damaged components where necessary, and installation of a vapor barrier and new rubber roof surface.

The following Historic District conditions must be followed in all roofing projects- #7 is particularly pertinent to flat roofs:

1. **Any decorative or unusual feature on the roof, trim or molding must be maintained.** Roof deck shall overhang sufficiently to accommodate duplication of any trim or molding.
2. **Shingles shall match the current shingles in color and material.** Must be asphalt or fiberglass traditional three-tab or dimensional (i.e. architectural).
3. **Metal work, drip edge, flashing vents, must have color either factory-applied or applied on site and must match the existing colors.** No raw material.
4. **Flashing must be inserted under siding.** Color must closely match the adjacent surface (either roof shingles or building trim).
5. **Roof venting shall be accomplished through the use of ridge vents.** If additional vents must be used to meet code requirements, vents shall have a flat profile and closely match the roof color. Can vents are prohibited unless deemed necessary for code compliance. Any new can vents must be placed at the rear of the structure and *must not* be visible from the street.

6. **Gutter straps must be installed under the roof shingles.** Downspouts must be located at the corners of the structure.
7. **Torches are not to be used at any time during installation.**

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

- #5 – Preserve distinctive features.
- #10 – New work shall be removable.

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

Sincerely,



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

CC: Property Owner - CREDIT BUREAU OF YPSILANTI 27 S HURON ST YPSILANTI MI 48197
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).
 - 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

25 South Huron St Ypsilanti, mi 48197

Applicant

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

Name

Billy Traster

Address

[Redacted Address]

City

Taylor

State

mi

Zip

48180

Phone

E-Mail

[Redacted Phone and E-Mail]

Contractor

Contractor Name & Contact Info

Billy Traster

[Redacted Contact Info]

Type of work

☒ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Contract attached

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:

12,800

Permit fee:

\$45 + 15 = 60.00

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.

Sign

Date:

5/19/2020

Print

Billy Traister

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.

TO; CITY OF YPSILANTI HDC

FROM; CRAIG T ANNAS O.B.O CREDIT BUREAU OF YPSILANTI, INC AND 25 S. HURON YPSILANTI, MI.

RE; AUTHORIZATION FOR WORK TO BE PERFORMED - ROOF REPLACEMENT

DATE; 05.18.2020

Dear HDC of Ypsilanti,

Please be advised that I have authorized Billy Traster of Traster Enterprises to perform the removal of the current failed roof system and install a conforming roof system to the aforementioned address.

Any questions of concerns please contact me at [REDACTED]

Best Regards

[REDACTED]
Craig T Annas



City of Ypsilanti Building Department

One South Huron • Ypsilanti, MI 48197
Phone: (734) 482-1025 • Fax: (734) 483-7444
www.cityofypsilanti.com

Office Use Only:

Receipt: _____

Method: _____

Building Permit & Plan Review Application

Separate Applications Must Be Completed for Electrical, Mechanical, Plumbing & Signs

Faxed or emailed applications cannot be accepted

I. Owner/Contractor Information

Property (Job Location)	Address	Parcel Number
	25 South Huron St. Between _____ And _____	Number of Apts./Suites _____
Owner/ Agent	Name	Owner Occupied ☐ Yes ☒ No
	Address	Email: _____
Contractor Information If work is being done by owner/agent skip to next section	Company / Licensee	PAUL Center Ritz
	Address	2627 LeHman RD Westland MI.
	Federal Employer ID # (or reason for exemption)	Worker's Comp Carrier (or reason for exemption)
	Phone: 989 942 4884	Phone: _____
Architect/ Engineer	Name	Phone: _____
	Address	Email: _____
	License #	Expiration
	License # 2101189611	Expiration 05/31/2020

II. Property/Land Information

Historic District	Zoning District	Flood Zone	Number/Type of Structures Currently on Property
☒ Yes ☐ No	☐ Yes ☐ No	☐ House ☐ Garage ☐ Shed ☐ Other: _____	

III. Building Information

☐ Residential	☒ Commercial
☐ Single Family	☐ Multi-Family (# units _____)
☐ Two Family	☐ Mercantile/Retail
☐ Detached Garage	☐ Industrial
☐ Hotel/Motel	☒ Office
☐ Pole Barn/Shed	☐ Public Utility
☐ Other _____	☐ Hospital
	☐ Church
	☐ Restaurant/Bar
	☐ Other _____

IV. Proposed Use of Building and Type of Improvement

☐ New Building	☐ Addition	☐ Windows	☒ Re-Roof	☐ Foundation	☐ Accessory Structure (garage, shed, pool, etc.)
☐ Alteration	☐ Repair	☐ Deck/Porch	☐ House	☐ Garage	☒ Other <u>Install New Roof</u>

Are there/will there be additional permits for this project? ☒ None ☐ Building ☐ HDC ☐ Electrical ☐ Mechanical ☐ Plumbing

Description of proposed work (please specify apartment/suite numbers):

Lean off and install new roof

V. Construction Value *

* Must be based on market value of labor and materials

OFFICE USE ONLY

	Additional Reviews	Date Received	Permit Fee	\$
Building	☐ Planning/Zoning/HDC ☐ Yes ☐ No		Plan Review	\$
Electrical	☐ DPS/MDOT ☐ Yes ☐ No		Contractor Reg.	\$
Mechanical	☐ Health Dept. ☐ Yes ☐ No		HDC Fee	\$
Plumbing	☐ Soil Erosion ☐ Yes ☐ No		Administrative Fee	\$
Other	☐ YCUA ☐ Yes ☐ No		Certificate of Occ.	\$
Total	☐ Other: _____ ☐ Yes ☐ No		Fee Total	\$

VI. Plan Review

Plans must be submitted with this application before a permit can be issued, except as listed below.

Plans are not required for alterations and repair work **determined by the Building Official** to be of a minor nature.

Plans and specifications are required for all other building types and shall be prepared by, or under the direct supervision of, an architect or engineer licensed pursuant to 1980 PA 299 and shall bear that architect's or engineer's seal and signature.

Plan Review Required ☐ Yes ☐ No

Plan Submission Date: _____

You MUST submit three copies of plans. At least one set must be no larger than 11 x 17

VII. Homeowner Affidavit

HOMEOWNERS: I hereby certify that I am the bona fide homeowner of the above property. I am familiar with the provisions of the applicable ordinances and rules and hereby agree to make this installation or construction in conformance with the ordinance. I realize that in making this application, I assume the responsibility of a licensed contractor for the work mentioned in this permit. I agree to notify the Building Department after the work is completed so that the Department may make its required inspection(s). I further agree to keep all parts of this work exposed until approved by the Inspector.

Signature (Homeowners Only) _____

Printed Name and Address _____

Date _____

VIII. Applicant Signature

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

APPLICANT IS RESPONSIBLE FOR THE PAYMENT OF ALL APPLICABLE FEES AND CHARGES ASSOCIATED WITH THIS APPLICATION.

SECTION 23A of the State Construction Code Act of 1972, Act No. 230 of Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this State relating to persons who perform work on a residential building or a residential structure. Violators of Section 23a are subjected to civil fines.

Signature of Applicant _____

Printed Name of Applicant _____

Date 5/19/20

How would you like the permit to be sent? ☒ Email ☐ U.S. Mail

It is recommended that if you are hiring a contractor to do the work proposed on this application, that the contractor be the one to obtain permits. Permits will not be closed until a final inspection has been completed and approved by the Building Department.

Frequent Contacts:

Miss Dig (800) 482-7171

Washtenaw County Soil Erosion (734) 222-6860

YCUA (734) 484-4600

Washtenaw County Health Dept. (734) 544-6700

DTE (800) 477-4747

City Building Inspection Line (734) 482-1025

OFFICE USE ONLY

ZONING NOTES: Zoning District: _____ Use: _____

Setbacks - Front: _____ Side: _____ Side: _____ Rear: _____

Notes: _____

☐ Approved ☐ Disapproved Reviewed By: _____ Date: _____

HISTORIC DISTRICT: ☐ Yes ☐ No

Notes: _____

☐ Approved ☐ Disapproved Reviewed By: _____ Date: _____

BUILDING NOTES: Use: _____ Construction Type: _____ Code Edition(s): _____

Notes: _____

Traster ENT,LLC

Billy Traster (734) 850-7101

OFFICE: METAL SHOP:

5649 VAN BORN

DEARBORN HTS ,MI 48125

PROJECT MANGER) Jim Priami

Email: Jim

ATTN. CRAIG

PROJECT LOCATED; 25 SOUTH HURON ST. YPSILANTI MI, 48198

EXISTING FOAM FAILED, COMPLETE REMOVAL APX;16 SQ

1. REMOVE EXISTING FAILED ROOFING COMPLETE TO EXPOSED DECKING.FLASHING,GUTTER,ETC;COMPLETE

2. INSPECT EXISTING DECK FOR DAMAGE AND

DETERMINED BY OWNER. SHOP SAMPLES/DETAIL TO BE
SUBMITTED UPON CONTRACT

10. LEGALLY DISPOSE OF ALL DEBRIS

11. PROVIDE SERVICE REPAIR WARRENTY ON ALL WORK
PROVIDED-----15YR

*NOTE JOB SITE DETAIL CALLS FOR DUMPSTER SET
UP ON NORTH SIDE OF BUILDING PARKING LOT, 30 YRD
DUMPSTER TO BE UTILIZED DROP ZONE OF DEBRIS AND
SKYTRACK LOCATION, OWNER TO COORDINATE WITH
PROPERTY SET UP, OTHER WISE PROPOSAL TO BE REVISED
TO ACCOMMODATE

-----TOTAL:\$12,840.00

All material is guaranted as specified. All work completed a workmanlike
manner cccording to stander practices. Any alteration or deviation from
above specifications involoing extra costs, will be executed only upon
written accidents or delays beyond our control. Owner to carry fire,
tornado and other neccessary insurance. Our workers are fully covered by
workman's compensation insurance

ARBITRATION CAUSE; All claims or dispute arisind out of the contract or the
breach thereof, shall be decideed by arbitration in accordance with the

construction industry arbitration rules of the American arbitration assoc.
then obtaining unless the parties mutually agree otherwise, notice of the
demands for arbitration shall be filrd in writing with the American
arbitration and shall be made within a reasonable time after the disputehas
risen;and judgement upon the awrd rendered by the arbitrator(s) may be
entered in any court having jurisdiction therof;

THIS PROPOSAL MAY BE WITHDRAWN IF NOT
ACCEPTED WITHIN 30DAYS

- REQUIRED DEPOSIT HALF DOWN FOR MATERIAL/MOBILIZATION,
REMAINDER DUE WITHIN 7 DAYS COMPLETETION, *LATE FEE:10%
ADDDITIONAL SURCHRG ON TOTAL, EACH WEEK AFTER AGREE BALANCE
IF NOT PAID UPON COMPLETETION.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and hereby
accepted you are authorized to do the work accepted

DATE 5/14/2020

SIGNATURE _____
—

SIGNATURE _____
—

Traster ENT,LLC

Billy Traster ([REDACTED]

0276 holland rd

OFFICE: METAL SHOP:

5649 VAN BORN

DEARBORN HTS ,MI 48125

PROJECT MANGER) Jim Priam [REDACTED]

Email: [REDACTED]

ATTN. CRAIG

PROJECT LOCATED; 25 SOUTH HURON ST. YPSILANTI MI, 48198

EXISTING FOAM FAILED, COMPLETE REMOVAL APX;16 SQ

1. REMOVE EXISTING FAILED ROOFING COMPLETE TO EXPOSED DECKING.FLASHING,GUTTER,ETC;COMPLETE
2. INSPECT EXISTING DECK FOR DAMAGE AND

DETERIOATION, ANY DECKING EXCEEDING 50 FT FREE TO BE AN ADDITIONAL COST TO OWNER UPON REMOVAL THROUGH CONSENT THROUGH PROPOSAL FORM

3. REMOVE EXISTING TILE COPING CAP COMPLETE , INSPECT EXISTING PARAPET FOR DAMAGE AND DETERIOATION, ANY UNFORESEEN PARAPET INTEGRITY ISSUE TO BE AT OWNER KNOWLEDGE AND CONSENT IF ADDITIONAL COST APPLIED

4. NEW PERIMETER NAILER TO BE PROVIDED AND INSTALLED TO ACCEPT NEW ROOFING SYSTEM

5. PROPER VAPOR BARRIER TO BE INSTALLED TO DECKING

6. NEW RIGID ISO INSULATION TO BE MECH. FASTEN WITH TAPER OS 2 LAYER 1.5--TO--1 LAYER 1.5 WITH 1 LAYER TAPER TO ALLEVIATE STANDING WATER RETENTION.=BASE LAYER 1.5, TOP LAYER (1.5--TO--5) GUTTER EDGE.

7. APPLY INSTALL NEW 60 MIL FULLY ADHERED EPDM RUBBER ROOF SYSTEM TO ENTIRE ROOF AREA COMPLETE

8. FLASH ALL PENETRATIONS, VENTS, ETC, TO SYSTEM COMPLETE

9. FABRICATE AND INSTALL NEW 24GA COMMERCIAL GRADE METAL FLASHINGS, COPINGS, GUTTER COMPLETE, FIRESTONE CLAD COLOR TO BE

DETERMINED BY OWNER. SHOP SAMPLES/DETAIL TO BE SUBMITTED UPON CONTRACT

10. LEGALLY DISPOSE OF ALL DEBRIS

11. PROVIDE SERVICE REPAIR WARRENTY ON ALL WORK PROVIDED-----15YR

*NOTE JOB SITE DETAIL CALLS FOR DUMPSTER SET UP ON NORTH SIDE OF BUILDING PARKING LOT, 30 YRD DUMPSTER TO BE UTILIZED DROP ZONE OF DEBRIS AND SKYTRACK LOCATION, OWNER TO COORDINATE WITH PROPERTY SET UP,OTHER WISE PROPOSAL TO BE REVISED TO ACCOMMODATE

-----TOTAL:\$12,840.00

All material is guaranted as specified. All work completed a workmanlike manner cccording to stander practices. Any alteration or deviation from above specifications involoing extra costs, will be executed only upon written accidents or delays beyond our control. Owner to carry fire, tornado and other neccessary insurance. Our workers are fully covered by workman's compensation insurance

ARBITRATION CAUSE; All claims or dispute arisind out of the contract or the breach thereof, shall be decideed by arbitration in accordance with the

construction industry arbitration rules of the American arbitration assoc.
then obtaining unless the parties mutually agree otherwise, notice of the
demands for arbitration shall be filrd in writing with the American
arbitration and shall be made within a reasonable time after the disputehas
risen;and judgement upon the awrd rendered by the arbitrator(s) may be
entered in any court having jurisdiction therof;

THIS PROPOSAL MAY BE WITHDRAWN IF NOT
ACCEPTED WITHIN 30DAYS

- REQUIRED DEPOSIT HALF DOWN FOR MATERIAL/MOBILIZATION,
REMAINDER DUE WITHIN 7 DAYS COMPLETETION, *LATE FEE:10%
ADDDITIONAL SURCHRG ON TOTAL, EACH WEEK AFTER AGREE BALANCE
IF NOT PAID UPON COMPLETETION.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and hereby
accepted you are authorized to do the work accepted

DATE 5/14/2014

SIGNATURE

SIGNATURE



10/06/2015



CITY OF

Ypsilanti

PRIDE | DIVERSITY | HERITAGE

Historic District Fact Sheet

Alternative Materials

This Fact Sheet is not a substitute for the ordinance, but addresses common questions about City ordinances. For further information, please contact the Historic District Assistant.

All permit applications are available from the Building Department and at cityofypsilanti.com/permits.

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

Building

3rd Floor, City Hall
Phone: (734) 482-1025
cityofypsilanti.com/157

Planning

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/planning

Historic District

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/hd

All permits, fees, and factsheets can be found at cityofypsilanti.com/permits.

There are a variety of home improvement products on the market today that claim to have a better quality, longevity, and affordability to traditional building materials. Not all of these products are appropriate for historic resources. Historic preservation strives for authenticity and prioritizes repair over replacement. When replacement is necessary, it should be in-kind. The HDC recognizes that an in-kind replacement is not always feasible and has produced this fact sheet as a guide for selecting appropriate alternative materials.

PLEASE CONTACT THE PRESERVATION PLANNER FOR GUIDANCE.

HDC Considerations for Permitting Alternative Materials

1. Is the item proposed for replacement a historic feature of the building?
2. Does the item being addressed actually need a full replacement, or can it be repaired?
3. Are the historic building materials still available? Wood siding, for instance is still produced, while historic stone may be a greater challenge.
4. Has the historic material failed due to causes out of the applicant's control- such as environmental factors?
5. Does repeated repair and replacement of historic materials pose a threat to the structure as a whole?
6. Does Building Code prohibit the historic material?
7. Will retaining historic materials cause undue financial burden to the applicant? *Ask staff for Financial Hardship Requirements.*

HDC Considerations for Types of Alternative Materials

1. Is the alternative material compatible with the original material in such areas as size, texture, and finish?
2. How does the material interact with the other materials on the building? Consider expansion/contraction rates and moisture permeability.
3. Is this material repairable and easily sourced- or will it pose another challenge when it needs replacement?
4. The City of Ypsilanti has committed to sustainability. Is it possible to recycle or reuse this product when it has ceased to function? Most historic materials are natural and can biodegrade or be recycled.

General Comments on Alternative Materials

- Vinyl has proven inappropriate for historic resources and therefore vinyl siding and vinyl/vinyl-clad windows will not be approved.
- Fiber-cement siding (such as HardiePlank) has been approved on a case-by-case basis, primarily for new construction and selective repairs.
- Composite (mixture of wood and fibrous materials) windows have been approved on a case-by-case basis. Please see the Windows Fact Sheet.
- Composite decking has been approved on a case-by-case basis.
- Faux-wood grain is not appropriate. All composite materials should have a smooth finish.
- Applicants presenting new alternative materials should bring samples and product information to the HDC meeting.



MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION Virtual Meeting

Tuesday, May 12, 2020
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Chairperson Pettit Video/telephone usage instructions given for potential attendees
Meeting called to order at 7:07pm

Commissioners Present: Alex Pettit, Anne Stevenson, Erika Lindsay, Amy Swift, James Chesnut

Commissioners Absent: Ron Rupert

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

Additional Staff Present: Joe Meyers, Economic Development Director
Christopher Jacobs, Downtown Development Authority Director
Elize Jekabson, Downtown Development Authority Coordinator

APPROVAL OF AGENDA

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

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut
Nays: None
Absent: Commissioner Rupert

Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS- none

PUBLIC HEARING—none

OLD BUSINESS 103 W Michigan

**Replacement windows.*

Applicant: Michael Condon, contractor- present

Discussion: Pettit: Indicated that per Commission review and discussion of the application at the April 28,

2020 HDC meeting, it was deemed necessary to request that the applicant provide more details about the existing condition of the windows which are proposed to be replaced.

Condon: Stated that there had been issues with windows on the rear of the building. Stated that one of the issues was that, in heavy rain, there was leakage into the building due to the gutter over-spilling. Stated that the water would run down the surface of the building. Stated that as a consequence of that, the bottom rail on the lower sashes on the two windows is rotten. Stated that the sill is rotten on the lower window *[reference photo materials]*. Stated that there is a stairway directly in front of these windows *[reference photo materials]*; stated that they are not tempered glass, which is a Code violation. Indicated that the combination of the water leakage, not meeting Code and the presence of rot are the reasons for wanting to replace the two windows.

Pettit: Asked if these windows *[reference materials]*, currently are visually blocked by a structure that was added, south of the building.

Condon: Confirmed.

[Review of photo materials; discussion as to the nature of the structure, visual blockage, existing condition of windows]

Swift: Asked if there are storms that are a part of the repair.

Condon: Stated that the aluminum storms that are there would be removed.

Swift: Asked if they are just going to be removed and no new storms put in.

Condon: Confirmed. Stated that there would be a new double hung tempered insulated glass window installed there, that is aluminum clad. Stated that the storms would go away entirely.

[Further discussion regarding existing storm windows/leakage issues]

Swift: Asked if the sills and header are to be repaired as part of the repair scope.

Condon: Confirmed.

Pettit: Asked if the proposed replacement window fits in the brick opening.

Condon: Stated that that is the intention -- to not utilize the existing sash opening but to remove the jamb and install a full clad unit. *[Discussed further material details]*

Swift: Asked if any mortar tuck pointing would be done in the area that seems to be eroded *[reference photo materials]* in order to make sure that no water gets in behind the jamb units.

Condon: Stated -- where it is immediately adjacent to the window, yes.

Swift: Stated that the light pattern was also something the Commission had a question about.

Asked if these *[reference materials]* are two-over-twos.

Condon: Confirmed. Stated that they would be replaced with the same.

[Further discussion as to light pattern considerations]

Chesnut: To clarify, asked if these are going to be new construction windows and not replacement windows.

Condon: Confirmed.

Chesnut: Asked -- so you will build back out the framing required between the brick to install this window and then you will trim it with trim material that matches the existing.

Condon: Stated -- to a certain extent. Stated that when you remove the jamb on an old double hung window, there is a weight pocket. Stated that then they would have to line that weight pocket with framing. Stated that the intention is that the jamb of the new window which is attached to it all the way around will fit within the masonry opening. Stated that, then, that will be attached to the framing which is to be installed into the weight pocket. Stated that the jamb of the new window will be very close to the dimensions of the masonry opening.

Swift: Asked if that means that we are giving up more area of glass.

Condon: Stated that it should be very similar, within ninety-five percent of the existing glass area.

Swift: Asked -- so if it is not the exact same, then it might have slightly more glass.

Condon: Stated -- possibly slightly more.

Pettit: Stated that it seems that something that would best fit the masonry opening would be the most appropriate.

Chesnut: Asked -- to clarify, this is a new construction window.

Condon: Confirmed.

Chesnut: Stated that with a replacement window, you might typically down-size the glass but this is a new construction window that fits the brick opening.

[Further discussion as to glass size considerations]

[Discussion as to installation procedure]

Swift: Asked if the sill is going to match the same dimension along the masonry *[reference photo materials]*.

Condon: Stated that that is the original timber sill on that particular window opening *[reference photo materials]* where the intention is to replace it with poured concrete, with a slight projection from the existing masonry.

Swift: Asked where the aluminum clad sill would be, that is part of the window unit.

Condon: Stated that that will sit on top.

Swift: Asked for clarification of where it would be, in its projection outward.

Condon: Stated that the face of the window jamb will be behind the turn of the brick where the brick jamb is *[reference photo materials]*. Stated that the proposed concrete sill that will replace the wooden sill will project about an inch beyond the brick and will form as such that it sticks out like a masonry sill.

[Further clarifying discussion as to jamb considerations; discussion as to appropriateness of proposed material and applicant's reasoning for the requested use]

Chesnut: For clarification, asked if the plan is to swap out the wood header for concrete.

Condon: Stated that there is no intention to do so. Stated that the header appears to have enough structural integrity. Stated that the water sheds straight down except at the joint in between the brick that it is supporting and the face of the header itself. Stated that once they get into it, they will know better.

Motion: Swift (second: Chesnut) moved 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 wood-framed with aluminum cladding and match the size and configuration of the originals. The windows are to be two-over-two configuration. The approval includes new concrete sills and possible headers, if necessary.

Secretary of the Interior Standards:

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

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioner Rupert

Unanimous. Motion carried.

NEW BUSINESS

101 W Michigan

**Amendment to Storefront System.*

Applicant: Richard Muszynski, owner- present

***Commissioner Swift recused herself from discussion and voting/turned off her video and*

microphone, having cited a possible conflict of interest.

Discussion: Chesnut: Summarized his preparation of a PDF mark-up, resulting from Commission discussion of the Study Item presented at the April 28, 2020 HDC meeting, illustrating as-built dimensions of the North and East elevations, with the intention of facilitating the Commission's understanding of how what is built relates to the design intent. Indicated that, "in general, it appears that what is being constructed is dimensionally close to the design intent as drawn, with one or two exceptions as noted in the mark-up".

Muszynski: Indicated that the same guidelines would be followed per the architect. Stated that as previously discussed at past HDC meetings, it was unknown what would be found once the old façade was removed. Stated that there were a lot of things that had to be worked around. Stated that this is the closest to what they could come to from what the architect proposed.

[Discussion continued as to the referenced mark-up]

Motion: Chesnut (second: Stevenson) moved to approve and issue a Certificate of Appropriateness for the amended work at 101 W Michigan, as submitted in the application dated April 28, 2020. The façade storefront system, including windows and trim, shall be finished according to the details in the submitted drawings, dated April 30, 2020.

Secretary of the Interior Standards:

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

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Chesnut

Abstain: Commissioner Swift

Nays: None

Absent: Commissioner Rupert

Unanimous. Motion carried.

109 Maple

**Removal of outer two layers of siding.*

Applicant: Matthew Peters, owner- present

Discussion: Pettit: Asked applicant to walk the Commission through the proposal.

Peters: Stated that he is interested in either re-siding or restoring the original wood siding that is on the home. Stated that it is currently wrapped in aluminum. Stated that all of the trim around the windows is also wrapped in aluminum. Stated that the house originally had a 7-inch Reveal wood siding that is cedar. Stated that on top of that, at some point asbestos tiles were installed. Stated that, at some point, on top of that, aluminum was installed. Stated that there is currently three layers of siding on the home. Stated that he would like to remove the aluminum and the asbestos. Indicated that he will perform the work. Stated that he would like to remove all of the aluminum and all of the trim in the interest of exposing the original wood siding to see what kind of condition it is in right now. Stated that in some areas, specifically on that corner eave of the roof *[reference photo material]*, that corner had a substantial amount of water damage which

came in through that whole corner of the house right there *[reference photo material]*. Stated that some of the siding will probably be beyond repair. Stated that he has explored options with different sidings.

[Applicant discussed exploration of different siding material options]

Stated that he would like to remove all three layers of siding and redo the entire house in the JamesHardiePlank. Stated that he would need to first get a look at the original siding to see what the condition is. Stated that there are certain pros and cons with either option.

[Applicant further discussed above-stated pros/cons, material options and reasoning for the proposed work request]

Pettit: Indicated that the Commission is charged with the responsibility of following the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures when making decisions.
[Explained Secretary of Interior guidelines for repair/replacement]

Swift: Indicated that the Commission would need to know the conditional issues in order to make an appropriate decision as to replacement *[discussed possible scenarios/outcomes of removing siding]*. Stated that the same holds true for windows. Stated that in the event that the existing or original materials are not able to be salvaged, then a conversation could be had about what is the best solution for replacement.

Chesnut: *[Discussed additional examples of possible scenarios/outcomes of removing siding layers]*. Reiterated that the Commission would need to know what is underneath the layers in order to give solid direction.

Pettit: Asked about applicant's intent based on the possibilities -- if applicant would embark on removing siding layers if unable to do the full out HardiePlank replacement.

Peters: Stated that that is the main concern, which is why he wanted to understand where the Commission stood. Stated that he is on the fence as to whether or not to keep the wood siding.

[Discussion continued as to material options and considerations]

Slagor: Indicated that an additional point of possible discussion is that the Sanborn maps show that there was originally a covered front porch that spanned the width of the façade. Stated that there may be some issues with siding where that porch groove used to be depending on how it was attached. Also pointed out the water damage on the rear ell.

[Discussion as to porch groove area and rear ell water damage considerations]

Chesnut: Suggested that applicant may want to keep track of documenting things that are important to the original building and provided possible reasons for doing so.

Motion: Swift (second: Chesnut) moved to approve and issue a Certificate of Appropriateness for the

work at 109 Maple, as submitted in the application dated May 5, 2020, including removal of the aluminum and asbestos siding to assess the condition of the original wood siding.

Secretary of the Interior Standards:

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

#5 – Preserve distinctive features.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioner Rupert

Unanimous. Motion carried.

STUDY ITEMS

109 Maple

**Windows and porch.*

Applicant: Matthew Peters, owner- present

Discussion: Pettit: Asked applicant to discuss the proposed work being planned.

Peters: Provided a Power Point presentation highlighting his proposed work projects – reconstructing the front porch, new windows and new or restored wood siding.

[Discussion regarding proposed wrap-around porch considerations]

Stevenson: Discussed the architectural history of the home.

[Discussion as to condition of existing windows/proposed replacement/options]

Pettit: Explained to applicant examples of documentation to bring before the Commission to aid in the decision-making process.

ADMINISTRATIVE APPROVALS- none

OTHER BUSINESS

1. Revised Draft Door Fact Sheet

Commissioners/Staff reviewed and discussed the Draft revisions.

Motion: Lindsay (second: Swift) moved to adopt the new Door Fact Sheet as submitted.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioner Rupert

Unanimous. Motion carried.

2. Property Monitoring

Commissioner/Staff discussion as to property monitoring.

3. Commissioner Comments- none

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS- none

HOUSEKEEPING BUSINESS

Approval of the minutes of April 28, 2020

Motion: Stevenson (second: Swift) moved to approve the minutes of April 28, 2020 as submitted.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioner Rupert

Unanimous. Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 9:08 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, May 26, 2020 - 7:00 p.m.
Remote Meeting via Zoom

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 BUSINESS—none

- | | |
|--------------------------|------------------------|
| 1. 100 W Michigan | Exterior paint |
| 2. 15 W Michigan | Walk-in cooler |
| 3. 310 N Grove | New porch floor |

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS—none

- 1. 25 S Huron Roof replacement**

E. OTHER BUSINESS

- 1. Draft Alternative Materials Fact Sheet —for review**
- 2. Property monitoring**
- 3. Commissioner comments**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

- 1. Approval of meeting minutes May 12, 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: 100 W Michigan

Historically known as the Worden Block, the prominent building at the northwest corner of Huron and Michigan was erected ca.1850 as a three-story Italianate-style commercial block with two storefronts on Michigan Avenue.ⁱ The building is contemporary with the adjacent Convention and Visitors Bureau building, and once had similar brickwork and fenestration. Worden Block was first depicted on a Sanborn Map in 1888; which noted the building as housing a cobbler and dry goods store on the first floor and a barber in the basement. The third floor of the building include a paint shop and a "Colored Lodge R'm" with an adjacent band room. Presumably, this was the gathering place for an African American fraternal origination. Preliminary staff research did not identify which organization met here. This room configuration remained in place through the 1890s.ⁱⁱ

As of 1909, the ground floor had been converted to one large shop and the former dividing wall was replaced by a series of iron columns. Sanborn maps indicate there was a combination dry goods and jewelry business there. Historical photos indicate this was a firm known as Davis & Kishlar. The building's third floor housed a "moccasin factory" in the former lodge room. A full directory-researched history of the occupants has yet to be completed.

The building did not substantially change its appearance until the mid-twentieth century. In 1959 the building was purchased by Max and Ceil Pear for their clothing store, after their former building was demolished for a city parking lot.ⁱⁱⁱ They occupied the ground floor and reopened Pears' [Men's] Clothing. Around this time, the building exterior was remodeled as well. Metal cladding was installed to cover the walls and windows; and a flat awning and screen signboard were installed on the facade. Photos indicate that the façade (Michigan elevation) was covered first, and later followed by the east (Huron Street) elevation. Max and Ceil Pear sold their business to relatives in 1980, who kept the Pear name. The business continued until 1997 when it closed.^{iv} Most recently, the building housed Dalat, a Vietnamese restaurant.

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

As part of the building rehabilitation underway, the exterior aluminum panels were removed in 2019 and masonry repairs undertaken in early 2020.

Date of Application: May 12, 2020

Date of Review: May 22, 2020

Date of Meeting: May 26, 2020

Proposed work: Repaint the exterior.

Materials: DOWSIL™ AllGuard Silicone Elastomeric Coating.

Staff review:

1. Typically exterior paint is an administrative approval, however because of the scale of this property development and outstanding permits and concerns the HDC has with the property, staff felt it appropriate for the HDC to review.
2. Removal of the aluminum cladding revealed that the building was historically painted.
 - a. A new coat of paint is required to protect the now-exposed historic brick and blend masonry repairs with the rest of the building.
3. The applicant has chosen a silicone water-repellent paint that is vapor permeable, allowing the brick to "breathe" without soaking in water.
4. At this time the applicant is aiming to get a base coat of paint on the building, and has not planned a second color to address trim.
5. The "Landy's Furniture" sign at the southeast corner of the building will not be painted over.
 - a. Staff recommend the applicant consider restoration of the historic sign in a future application
6. *Reminder* The goal of painting applications is to ensure the building will be prepared properly and in this case, a vapor permeable paint be used. Stipulations of color choice are not defensible based on our current ordinance.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 100 W Michigan, as submitted in the application dated May 12, 2020. For painting the exterior of the building with DOWSIL™ AllGuard Silicone Elastomeric Coating in "Petoskey." The building shall not be sandblasted or power-washed in preparation for painting. The historic "Landy's Furniture" sign shall not be painted over.

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

Prepared by:

Scott E. Slagor, Preservation Planner

ⁱ Robert O. Christensen, *National Register of Historic Places Registration Form: Ypsilanti Historic District* (Lansing: Bureau of History, 1988).

ⁱⁱ Sanborn-Perris, *Ypsilanti, Michigan* (New York: Sanborn-Perris Map Co., June 1893), 4.

ⁱⁱⁱ Peg Porter "The Pear Family Coming to America," *Ypsilanti Gleanings* (Ypsilanti Historical Society, Summer 2017), 16.

^{iv} *Ibid.*, 16.



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

100 W Michigan Ave Ypsilanti MI 48197

Applicant

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

Name

Conor Doran

Address

City

Ann Arbor

State

MI

Zip

48103

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

O'Neal Construction

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Painting exterior of entire building with the exception of the Landy's Furniture sign.
Color is Petoskey per the color palette provided.

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

See attached information. Also a physical sample can be observed at rear of building.

Permit Application Fee (action items only)

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

Construction Cost:

Permit fee:

\$45 + _____ = \$10 painting fee

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:

05/12/20

Print Name:

Conor Doran

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.

HIGH PERFORMANCE BUILDING

DOWSIL™ AllGuard Silicone Elastomeric Coating

Sealant color selection guide

DOW



DOWSIL™

silicones by **DOW**

When building coatings fail, leaks can result ... unless your building is protected by a product that can handle the elements – a product like DOWSIL™ AllGuard Silicone Elastomeric Coating.

An advanced, water-based silicone coating that actually seals out water from the above-grade masonry exterior of a building, DOWSIL™ AllGuard Silicone Elastomeric Coating provides waterproof protection and long-term durability in a smooth, attractive, matte finish that hides roller marks. And it's available in a broad spectrum of standard and custom colors to expand your design options.

Outstanding weatherproofing protection

Ideal for both new construction and renovation projects, DOWSIL™ AllGuard Silicone Elastomeric Coating is a one-part silicone elastomer that can withstand hurricane-force, wind-driven rain without water penetration. It cures to a lightweight, flexible membrane that can bridge hairline cracks up to 1/16" and handle the normal movement imposed by seasonal expansion-contraction. While it seals out rain, it still allows moisture vapor to migrate from inside the substrate, minimizing blistering and delamination.

Reliable silicone durability

Because it is a silicone, DOWSIL™ AllGuard Silicone Elastomeric Coating remains elastic after years of sunlight, ozone, rain, snow and temperature extremes. It protects against cracking, chalking, peeling and blistering. DOWSIL™ AllGuard Silicone Elastomeric Coating is backed by a 10-year waterproofing performance limited warranty on commercial installations.

Broad application

DOWSIL™ AllGuard Silicone Elastomeric Coating is perfect for protecting and enhancing many substrates, including masonry, poured and precast concrete, fluted block, brick, stucco, synthetic stucco, Exterior Insulation Finish System (EIFS) panels and previously coated masonry surfaces. It also adheres to DOWSIL™ 123 Silicone Seal, DOWSIL™ 756 SMS Building Sealant, DOWSIL™ 790 Silicone Building Sealant, DOWSIL™ 791 Silicone Weatherproofing Sealant, and DOWSIL™ 795 Silicone Building Sealant.

Primerless performance*

Provided prior field adhesion testing is completed, DOWSIL™ AllGuard Coating can be applied without a primer, saving valuable time and expense. Primerless applications will still qualify for the full warranty. DOWSIL™ AllGuard Primer may be required for some substrates.

Versatile and easy to apply

When used in conjunction with DOWSIL™ 123 Silicone Seal and DOWSIL™ brand silicone sealants, DOWSIL™ AllGuard Coating becomes part of a unique weatherproofing repair system, ideal for restoring EIFS panel systems with failed caulk joints. See Dow's EIFS Restoration Manual (Form No. 62-510) for complete EIFS repair information.

The one-part elastomer coating can be easily applied with a roller, power roller, brush or spray. And it meets current federal guidelines for Volatile Organic Compounds (VOCs) for architectural coatings, testing well below 200 grams/liter (EPA Test Method 24 [40 CFR 60, Appendix A]).

Over 55 standard colors, plus custom color capabilities

DOWSIL™ AllGuard Silicone Elastomeric Coating is available in 55 standard colors and a full range of custom colors to meet your design needs. For your convenience, DOWSIL™ AllGuard Coating is pigmented at your Dow distributor for rapid delivery, typically only one day.

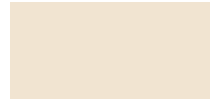
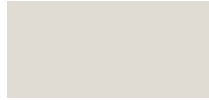
Custom colors can be matched to substrate samples, paint numbers from major paint suppliers, or color swatches. For more information on Dow's custom color capabilities, visit us online at www.dow.com/construction.

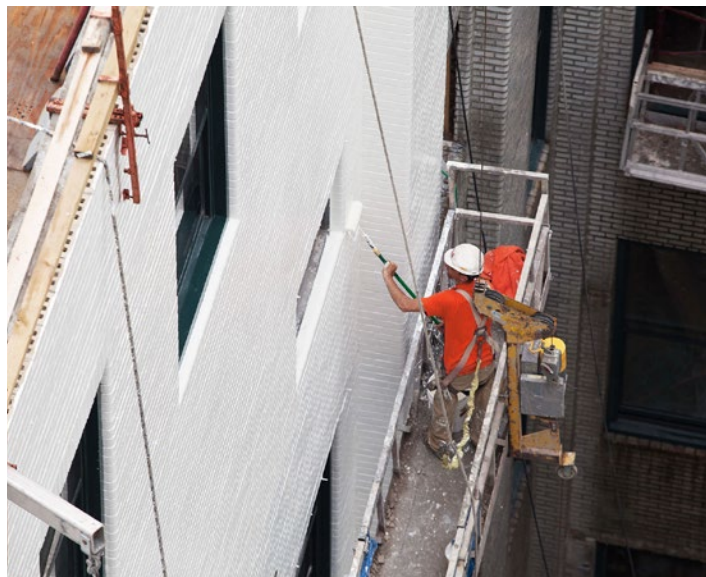
Color swatches

- Please check the availability of the different colors
- Please refer to product literature for application and technical information

The colors shown are a close approximation of the actual sealant colors. However, for best results, submit color samples or swatches to our lab for color testing and matching.

*In most instances

					
Adobe Brown	Beige	Cream	Bone White	Egg Shell	Misty White
					
Georgia Clay	Dusty Rose	Nutmeg	Brazil Nut	Raspberry Ice	Shark's Belly
					
Canyon Sand	Sand	Earth	Cocoa	Antique Linen	Rose Oak
					
Burlap	Toasted Coconut	Dark Hazel	Khaki	Stucco	Queen Anne's Lace
					
Light Olive	Dark Olive	Corinthian	Grindstone	Willow Gray	Cement
					
Battleship Gray	Slate	Petoskey	Whole Wheat	Macrame	Straw
					
Buttercup	Sandstone	Caramel Corn	Boston Baked	Cinnamon Spice	Winter Gray
					
Arctic	Glacier	Caribbean	Stormy	Sapphire	Cumulous
					
Seafoam	Cypress	Creme de Mint	Tortoise	Spruce	Evergreen
	Dow will support and manufacture certain colors of DOWSIL™ AllGuard Silicone Elastomeric Coating that contain a unique blue pigment, however, we are not actively promoting these colors or seeking orders for them. Consequently, blue and green standard or custom colors containing this unique blue pigment will be available only in quantity lots of 500 gallons or more. Smaller quantities may be available, but additional costs would be added to the price. Check with your local authorized Dow Distributor.				
Granite					



SWRI validation



The performance of DOWSIL™ AllGuard Silicone Elastomeric Coating is validated by the Sealant, Waterproofing and Restoration Institute (SWRI), an independent professional organization comprised of leading commercial contractors, manufacturers and consultants.

The silicone solution

For building protection that's always on guard, the silicone solution is DOWSIL™ AllGuard Silicone Elastomeric Coating. It's the protection you'd expect from Dow, the world leader in silicones and silicone technology.

DOWSIL™

silicones by 

For more information

Learn more about Dow's full range of High Performance Building solutions, including service and support, at www.dow.com/construction.

Dow has sales offices, manufacturing sites, and science and technology laboratories around the globe. Find local contact information at www.dow.com/contactus.

Images: Cover — dow_49211767708; page 4 — dow_40355848634, dow_40680908896

HANDLING PRECAUTIONS

PRODUCT SAFETY INFORMATION REQUIRED FOR SAFE USE IS NOT INCLUDED IN THIS DOCUMENT. BEFORE HANDLING, READ PRODUCT AND SAFETY DATA SHEETS AND CONTAINER LABELS FOR SAFE USE, PHYSICAL AND HEALTH HAZARD INFORMATION. THE SAFETY DATA SHEET IS AVAILABLE ON THE DOW WEBSITE AT WWW.DOW.COM, OR FROM YOUR DOW SALES APPLICATION ENGINEER, OR DISTRIBUTOR, OR BY CALLING DOW CUSTOMER SERVICE.

LIMITED WARRANTY INFORMATION – PLEASE READ CAREFULLY

The information contained herein is offered in good faith and is believed to be accurate. However, because conditions and methods of use of our products are beyond our control, this information should not be used in substitution for customer's tests to ensure that our products are safe, effective and fully satisfactory for the intended end use. Suggestions of use shall not be taken as inducements to infringe any patent.

Dow's sole warranty is that our products will meet the sales specifications in effect at the time of shipment.

Your exclusive remedy for breach of such warranty is limited to refund of purchase price or replacement of any product shown to be other than as warranted.

TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, DOW SPECIFICALLY DISCLAIMS ANY OTHER EXPRESS OR IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY.

DOW DISCLAIMS LIABILITY FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES.

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S2D 92971/E27349

Form No. 62-769-01 G

Current photos of the building, taken by Commissioner Anne Stevenson









HDC Work Permit Staff Review

Property address: 15 W Michigan

Property History: The property includes a one-story commercial building. According to Assessor Records, the building was erected in 1884. In staff opinion the late nineteenth century construction date is substantiated by the stone masonry foundation and brick wall construction, visible on the rear elevation. The clapboard façade with recessed entry and multi-light display windows is a subtle Colonial Revival remodel, likely dating to the second or third quarter of the twentieth century. In recent history, the building has been primarily used for restaurants.

The building was erroneously listed as a non-contributing "modern commercial building" in the National Register listing. In staff opinion, the building is clearly contributing to the historic district.

Date of Application: May 19, 2020

Date of Review: May 20, 2020

Date of Meeting: May 26, 2020

Proposed work: Installation of a walk-in cooler.

Materials: Norlake #KODB7768C Outdoor Walk-in Cooler

Staff review:

1. The applicant proposes to install a walk-in cooler on an existing concrete pad behind the building.
2. The cooler measures 6'x8' in area and is 7'7" tall.
3. The refrigeration unit is top mounted, therefore ventilation of the refrigeration units will not impact the adjacent building.
4. The cooler will not be attached to the building.
5. According to the manufacturer, the cooler does not need to be anchored to the concrete. Its weight is enough to hold it in place.

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.

6. With previous applications for walk-in coolers, the HDC has asked for the applicant to screen them with a fence.
 - a. Screening is not possible at this location due to the small lot size and existing concrete.
7. In staff opinion, the cooler is a removable structure that is compatible with the utilitarian setting of the rear alley area. HVAC units, dumpsters, and parking areas are in close proximity to the cooler. The addition of the cooler would not be a deterrent to integrity of setting.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 15 W Michigan, as submitted in the application dated May 19, 2020, for installation of a walk-in cooler on the existing concrete pad south of the building, as specified.

Relevant Secretary of the Interior's Standards:
#10

Prepared by:
Scott E. Slagor, Preservation Planner



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

15 W. Michigan Ave. Ypsilanti, MI 48197

Applicant

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

Name

Elan Ruggill

Address

City

Ann Arbor

State

MI

Zip

48103

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

No contractor - fully assembled walk-in unit to be delivered by vendor and plugged in at existing concrete pad.

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☒ Other

☐ Application Amendment

Complete Description of Proposed Work:

Installation of fully assembled and fully contained walk-in cooler

(NORLAKE #KODB7768C OUTDOOR WALK-IN COOLER
6' X 8' TOP MOUNT CAPSULE PAK 208/230 VOLT, 1 PHASE)

Cooler to be delivered by vendor and plugged in at rear (south) existing concrete pad just west of landing at base of stairs (as noted in attached sketch).

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

N/A

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: \$8,850.00	Permit fee: \$45 + \$5.00 = \$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: [REDACTED]

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

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



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

Is your application complete?!
Do you have the following?

For painting projects:

- ✓ A detailed description of what you will be painting (trim, siding, deck, etc.)
- ✓ A list of all the materials you plan to use (paint brands, color names, etc.)
- ✓ Color chips or samples of the proposed paint colors
- ✓ Photographs of the property
- ✓ A description of how you plan to prep your surfaces for new paint (the HDC does not allow power washing or sand blasting)

For window projects:

- ✓ A detailed description of your plans for the windows—are you replacing them entirely? Just the sash kits?
- ✓ A cut sheet, catalogue sheet, or print-out with a photo of the proposed window, its dimensions and its materials (vinyl windows are generally not permitted in the district)
- ✓ Photographs of the existing windows showing their deterioration or lack of functionality

For roofing projects:

- ✓ A detailed description of the proposed roof work (Removing existing shingles? Replacing entire roof or portions?)
- ✓ Information about your plans for venting (can vents are generally not permitted in the district)
- ✓ Plans for the flashing and drip edge—what color will they be?
- ✓ Brand name and style of proposed new roofing—include a cut sheet, catalogue sheet, or print-out with details about proposed shingles
- ✓ Color of the new shingles

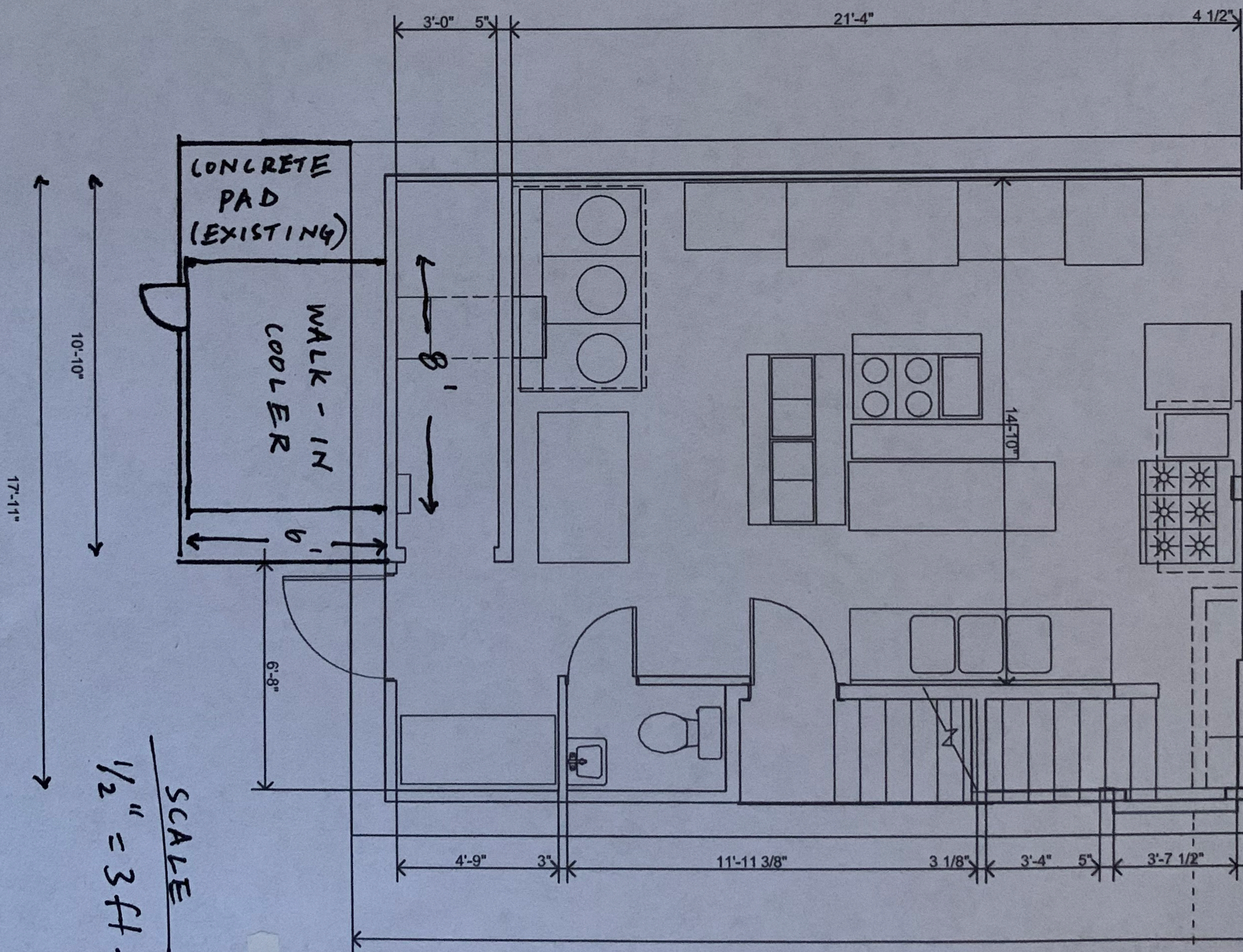
For all other projects:

- ✓ A detailed description of the proposed work
- ✓ A list of all materials to be used in proposed work
- ✓ Samples or chips of any paint or stain
- ✓ A site plan for any application involving the installation of something on the site (fencing, out buildings, major landscaping, etc.)
- ✓ Cut-sheets, catalogue sheets, or print-outs with details on any materials you are using (like composite wood materials, solar panels, siding, shingles, alternative materials, or anything with specific dimensions)

For fencing projects:

- ✓ Site plan or drawing of lot showing placement of fence in relation to buildings/property
- ✓ Proposed fencing material and style
- ✓ Color chip or sample of proposed paint or stain (wood must be finished with an opaque stain or paint)

Without this required information, your application will be considered incomplete and will not be added to the agenda until the necessary information is received.

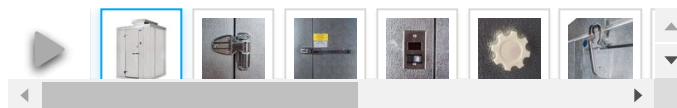




Search

[◀ Walk-In Coolers / Refrigerators](#)**Nor-Lake KODB7768-C Kold Locker 6' x 8' x 7' 7" Outdoor Walk-In Cooler**

★★★★★ Item #: 596KDB7768



Note: Representative model shown

Free Shipping **\$8,848.00/Each****Login for details**

Ships free with

 Why do we do this?

Select Type ▾

1

Add to Cart

Wish List

Rapid Reorder

- ✓ Smooth aluminum floor
- ✓ Ships unassembled for quick and easy installation
- ✓ 4" CFC-free polyurethane insulated panels
- ✓ 3/4 hp, 120V top-mounted Capsule Pak cooling system
- ✓ Includes 15 year panel warranty and standard 18 month parts and labor warranty
- ✓ Standard LED lighting

[View all Nor-Lake Walk-In Coolers / Refrigerators](#)

You May Also Need ?

[View All Items](#)

Regency 60" x 20"
x 8" Aluminum
Dunnage Rack -

plus **\$42.99** / Each

1 Add to Cart



Regency 60" x 20"
x 12" Aluminum
Dunnage Rack -

plus **\$48.49** / Each

1 Add to Cart



Nor-Lake Kold
Locker Walk-In
Non-Skid Floor

\$8.99 / Each

1 Add to Cart

Details

The Nor-Lake Kold Locker 6' x 8' x 7' 7" outdoor walk-in cooler offers versatility and superior storage space all in one easy-to-assemble unit!

An innovative, self-contained, top-mounted Capsule Pak cooling unit provides 100% usable interior storage space by utilizing a flush coil design, which keeps all cooling components outside the walk-in cooler. Ambient controls and a refrigeration hood ensure the Capsule Pak functions properly at temperatures down to -20 degrees Fahrenheit.

The 3/4 hp, 120V cooling unit has a temperature range of 35 to 38 degrees Fahrenheit. The self contained Capsule Pak installs easily and uses R449A refrigerant.

The panels on the Nor-Lake Kold Locker outdoor walk-in cooler are made of coated 26 gauge corrosion-resistant embossed galvanized steel. The panels are insulated with 4" thick CFC-free HFC polyurethane to maintain consistent temperatures. An aluminum floor seals the structure and provides a durable surface for storage.

A weather protection kit is included to protect the Kold Locker from the elements. It includes 35 mm thick roof materials, flashing strips, and roof trim.

A self-closing door secures easily to the Nor-Lake Kold Locker walk-in with cam lift hinges and has a 26" opening. A NL9800 deadbolt locking handle with independent padlock and an inside safety release protects your supplies and your employees. An externally mounted digital thermometer allows you to easily verify that the walk-in is maintaining the correct temperature, while a vapor proof light provides excellent interior visibility.

Overall Dimensions:

Width: 72"

Depth: 96"

Height: 91"

Capsule Pak Height: 25"

Because this item is not stocked in our warehouse, processing, transit times and stock availability will vary. If you need your items by a certain date, please contact us prior to placing your order. Expedited shipping availability may vary. We cannot guarantee that this item can be cancelled off of the order or returned once it is placed.

⚠ Attention CA Residents: Prop 65 Warning >





NorLake Walk-In Coolers

- About
- Transcript
- Embed

To learn about all the great features of NorLake walk-in coolers, check out this video! Incredibly easy and quick to install and great for the most demanding environments, NorLake’s walk-ins are the perfect fit for your venue!

More Videos

 NorLake Walk-In Coolers	
 Nor-Lake Kold Locker 15 Minute Set-Up Demonstration	
SPECS	
Width	72 Inches
Depth	96 Inches
Height	91 Inches
Door Width	26 Inches
Door Height	78 Inches
Height (with refrigeration unit)	116 Inches
Refrigeration Unit Height	25 Inches
Hertz	60 Hertz
Phase	1 Phase
Voltage	120 Volts
Capacity	270 cu. ft.
Compressor Location	Top Mounted

SPECS	
Door Style	Swing
Door Type	Solid
Features	LED Lighting
Horsepower	3/4 HP
Made in America	Yes
NSF Listed	Yes
Refrigerant Type	R-449a
Temperature Range	35 - 38 Degrees F
Usage	Outdoor
With Floor	Yes

Customer questions about this product

How can I determine the size of this product's interior?

The interior of a Nor-Lake cooler can be determined by subtracting 8" from each exterior measurement. Each side panel is 4" thick, and each exterior measurement contains two panels. For Nor-Lake freezers, the panels will be 4"-5" thick, so subtracting 8"-10" from each exterior measurement will give you a good idea of interior size.

Where will the door be located on my walk-in cooler?

The "Walk-In Floor Plans" document on this page has a diagram with all of the possible floor plan options for Nor-Lake walk-in units. This shows the standard and alternate door configurations for each size option.

If you are interested in one of the alternate door configurations, first choose whether you want a left or right door hinge and then check the dropdowns at the top of the page - additional door configurations will be shown there, if any are available, and you can then select the right door configuration code for your application, using the codes in the diagram as a guide. If you don't see an "Optional - Alternate Floor Plans" dropdown, no alternate configurations are available for this particular unit.

Be aware that on units with wall-mounted refrigeration, selecting an alternate door configuration will move the refrigeration unit to the wall opposite the door, for proper airflow.

If you do not choose another floor plan, you will be shipped the standard configuration.

My city or state has special requirements for walk-in refrigeration - what do I need to know before purchasing this item?

Chicago residents: Chicago residents are required to install a pressure relief valve in their walk-in cooler. If you are installing in Chicago, please contact [Special Orders](#) prior to making your purchase.

Oregon residents: The state of Oregon charges a tagging fee for inbound shipments of this item. You will be contacted regarding this fee after placing your order.

If you have any questions, please contact [Special Orders](#) prior to making your purchase.

Are there any restrictions for where these outdoor, walk-in Norlake units can be used?

For the most part, these units are ready to be used almost anywhere. If you live in Florida, however, your unit may need to be modified to conform to local codes. If you are shipping this unit to Florida, please contact our [Special Orders](#) team for a custom quote on a unit that will meet your local requirements.

Will I need any additional components for my outdoor walk-in?

Yes, depending on the state in which you live, you may need additional accessories for your unit to be compliant with your local codes. If you're unsure of which additional components you need, please contact [Special Orders](#) for assistance.

Ask your own question!



NSF Listed
This item meets the standards imposed by NSF International, which focuses on public safety, health, and the environment.



Made in America
This item was made in the United States of America.



CSA
This item meets the standards imposed by the Canadian Standards Association (CSA).



UL Listed
This item has been tested and meets safety standards imposed by the Underwriters Laboratories (UL).

Other Products from this Line

plus

Nor-Lake KODB68-C Kold
Locker 6' x 8' x 6' 7"
Outdoor Walk-In Cooler

\$8,697.50 /Each

Related Items

Strip Curtain Swing Doors

Hand Trucks

Dunnage Racks

Regency Shelving

35 Products

650 Products

379 Products

442 Products

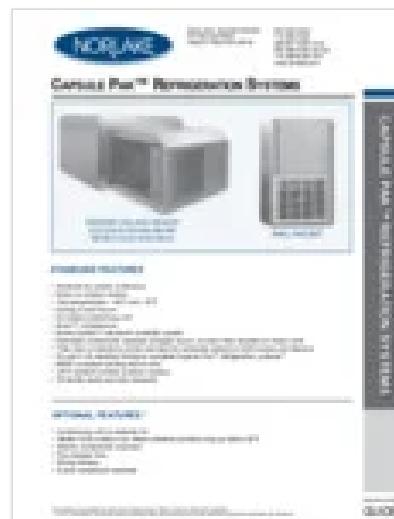
LOOKING FOR REPLACEMENTS?

View replacements or accessories for this item

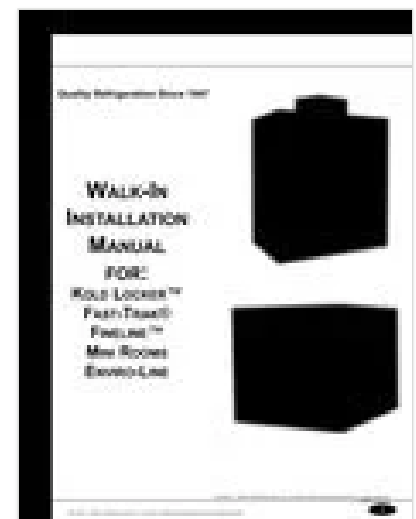
Resources and Downloads



Specsheet



Specsheet



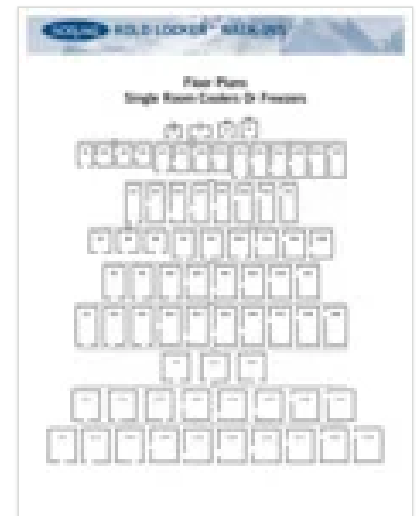
Manual



Manual



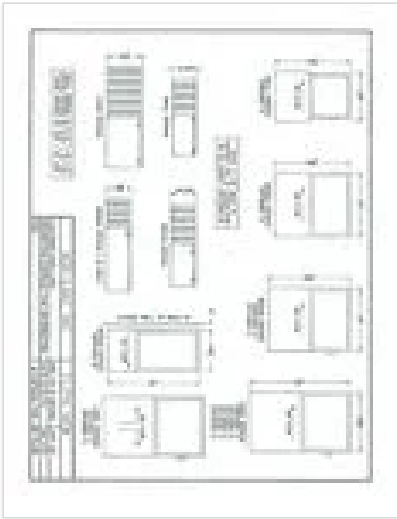
Warranty



Walk-In Floor Plans

NOR-LAKE KOLD LOCKER™ WALK-INS									
Specifications for Model K6877									
Model	Capacity	Interior Dimensions	Exterior Dimensions	Weight	Material	Insulation	Door Type	Door Opener	Accessories
K6877	1000 cu. ft.	6' x 8' x 7' 7"	7' 7" x 9' 7" x 8' 7"	1500 lbs.	Galvalume	2" Polyurethane	Full-Frame	Electric	Shelving, Lighting, etc.
K6877	1000 cu. ft.	6' x 8' x 7' 7"	7' 7" x 9' 7" x 8' 7"	1500 lbs.	Galvalume	2" Polyurethane	Full-Frame	Electric	Shelving, Lighting, etc.
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K6877	1000 cu. ft.	6' x 8' x 7' 7"	7' 7" x 9' 7" x 8' 7"	1500 lbs.	Galvalume	2" Polyurethane	Full-Frame	Electric	Shelving, Lighting, etc.

Technical Specifications



Diagram



Brochure

A PDF viewer is required to view this product's information. [Download Adobe Acrobat software](#)

Warranty Info

RESIDENTIAL USERS:

The right is reserved to deny shipment for residential usage; if this occurs, you will be notified as soon as possible.

Resources

-  [Restaurant Equipment Certification Marks Explained](#)
-  [How to Choose the Right Walk-In Cooler or Freezer Guide](#)
-  [NSF International](#)

Customer Reviews

Overall User Rating:

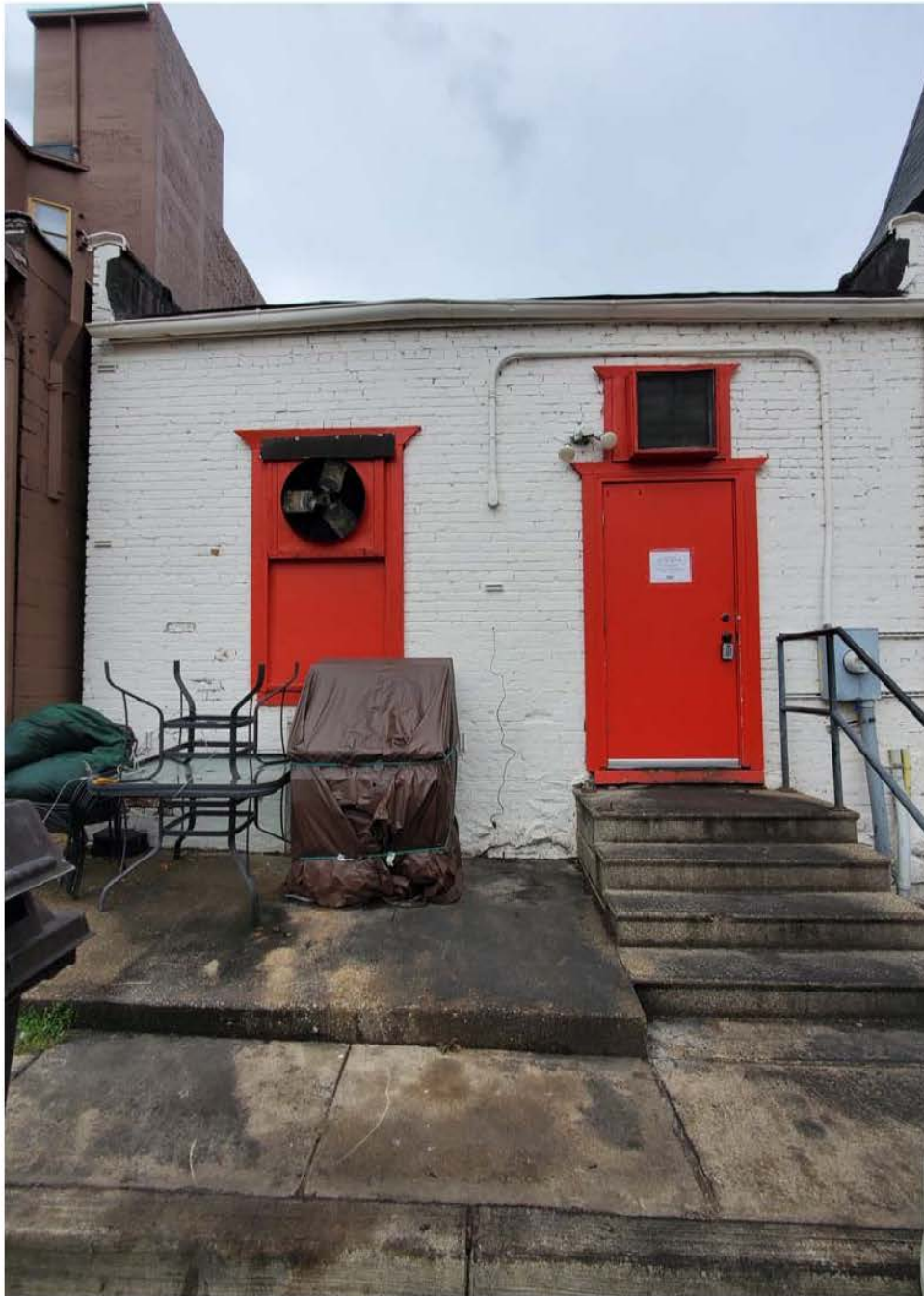
5.0 stars from 1 review



		1
		0
		0
		0
		0

People Talk About:

Applicant photos of 15 W Michigan



Facing north to south elevation. Concrete pad in foreground



Facing south to facade, for reference.



HDC Work Permit Staff Review

Property address: 310 N Grove

Property History: The property includes a Queen Anne/Eastlake-style house that was erected in 1890 and is contributing to the historic district.

Date of Application: May 19, 2020

Date of Review: May 20, 2020

Date of Meeting: May 26, 2020

Proposed work: Replace porch floor.

Materials: Azek-Timbertech 5/4" x 3 1/2" tongue-and-groove porch flooring in "Coastline."

Staff review:

1. The applicant proposes to replace the existing tongue-and-groove porch floor with Azek-Timbertech, a composite material that has the same profile as wood tongue-and-groove.
2. The porch floor has rotted in places and has become unstable- see applicant photos.
3. Over the last year, property owners and contractors in the Historic District have alerted the Commission to recurring issues with replacement wood porch floors. Modern Douglas fir tongue-and-groove flooring does not withstand weather and water as well as the historic wood floors, because the young wood is less dense than its historic predecessors. Due to the high rate of replacement, the HDC has authorized Azek flooring in lieu of traditional wood, with the finding that this particular flooring resembles tongue-and-groove in application and is likely to age better than Douglas fir.
 - a. Among the recent approvals for this material is 330 E Forest, for which the applicant submitted example photos. If you choose to walk by this property to see the material in-person, please do so from the public right-of-way.

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.

4. In staff opinion Azek flooring is an appropriate option based on visual compatibility and precedent.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 310 N Grove, as submitted in the application dated May 19, 2020, for replacement of the façade porch floor and steps. The new Azek-Timbertech 5/4" x 3 1/2" tongue- and- groove porch flooring, in the "Coastline" finish. Approval is conditioned that the floor have a smooth finish, not a faux wood-grain finish.

Relevant Secretary of the Interior's Standards:

#6

Prepared by:

Scott E. Slagor, Preservation Planner



City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

310 N. Grove St. Ypsilanti MI 48198

Applicant

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

Name

Ypsilanti Restoration L.L.C.

Address

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

same as applicant

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Replace existing porch flooring with Azek/Timbertech 5/4" x 3 1/2" tongue and groove porch flooring in "Coastline".
Replace existing stair treads with Azek/Timbertech 5/4" x 5 1/2" decking in "Coastline".
Repair framing and trim of porch and stairs as needed.

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

see samples at
[HTTP://www.timbertech.com/products/porch](http://www.timbertech.com/products/porch)

Permit Application Fee (action items only)

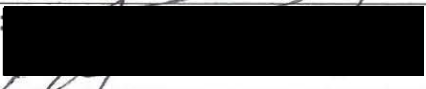
The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:	Permit fee:
10,000	\$45 + 20 = 65

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: 5/18/20
--	------------------

Print Name:
Michael Condon

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.



PORCH

Porch Collection

Amp up your curb appeal — you deserve it. TimberTech's high-performance, capped-polymer porch boards are designed with a tongue-and-groove system so that there's minimal gapping between boards. Give your porch a beautiful, stylish floor, with the added benefits of composite decking.

Available in standard width. Coastline, Mahogany, Weathered Teak, and Dark Hickory also available in wide width.



3.8 (4) [Write a review](#)

COASTLINE

Available



Details

[Dimensions](#)

[Installation & Warranty](#)

[FAQs](#)

[Reviews](#)

In the Groove

A standard or wide board profile, smooth surface, and interlocking tongue-and-groove connection offers a timeless look that ensures your home makes a great first impression every time.

Durable Through and Through

TimberTech porch boards resist stains, scratches, fading, and stand up to harsh weather. Plus, you'll never have to worry about moisture damage, mildew, and mold forming because of the impenetrable capped-polymer.

Fastener-Free Surface

With tongue-and-groove technology, our porch boards are fastener-free and offer a tighter fit than you would find on a deck. No details fall through the cracks.

Beat the Heat

Designed to offer superior heat dissipation, allowing year-round comfort for your bare feet and your pet's paws. Plus, proprietary Alloy Armour Technology offers UV protection and helps prevent your porch from changing color over time.

Solid Underfoot Feel

A flat, full profile bottom offers strength and a more solid feel underfoot, similar to traditional lumber.

Details

Dimensions

Installation & Warranty

FAQs

Reviews

All Porch deck boards are 1" thickness with a traditional tongue and groove profile.

3 1/8" Porch Widths available in the following lengths:

Mahogany 12' | 16'

Dark Hickory 12' | 16'

Coastline 12' | 16'

Weathered Teak 12' | 16'

Silver Oak 12' | 16'

Morado 12' | 16'

Slate Gray 10' | 12' | 16'

Brownstone 10' | 12' | 16'

Oyster 12' | 16'

5 1/2" Porch Widths available in the following lengths:

Mahogany 12' | 16'

Dark Hickory 12' | 16'

Coastline 12' | 16'

Weathered Teak 12' | 16'

Example of Azek flooring in use at 330 E Forest





Facing east to facade

Porch floor detail- Sample of Azek material next to existing porch floor



Porch floor detail





City of Ypsilanti

Community and Economic Development

May 20, 2020

Billy Traster

[REDACTED]

TAYLOR, MI 48180

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0023) for Re-roofing at 25 S HURON

Dear Billy Traster,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application for an emergency replacement of the flat roof has been **approved**. Work includes removal of the existing roof and damaged components, repair of damaged components where necessary, and installation of a vapor barrier and new rubber roof surface.

The following Historic District conditions must be followed in all roofing projects- #7 is particularly pertinent to flat roofs:

1. **Any decorative or unusual feature on the roof, trim or molding must be maintained.** Roof deck shall overhang sufficiently to accommodate duplication of any trim or molding.
2. **Shingles shall match the current shingles in color and material.** Must be asphalt or fiberglass traditional three-tab or dimensional (i.e. architectural).
3. **Metal work, drip edge, flashing vents, must have color either factory-applied or applied on site and must match the existing colors.** No raw material.
4. **Flashing must be inserted under siding.** Color must closely match the adjacent surface (either roof shingles or building trim).
5. **Roof venting shall be accomplished through the use of ridge vents.** If additional vents must be used to meet code requirements, vents shall have a flat profile and closely match the roof color. Can vents are prohibited unless deemed necessary for code compliance. Any new can vents must be placed at the rear of the structure and *must not* be visible from the street.

6. **Gutter straps must be installed under the roof shingles.** Downspouts must be located at the corners of the structure.
7. **Torches are not to be used at any time during installation.**

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

- #5 – Preserve distinctive features.
- #10 – New work shall be removable.

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

Sincerely,



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

CC: Property Owner - CREDIT BUREAU OF YPSILANTI 27 S HURON ST YPSILANTI MI 48197
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).
 - 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

25 South Huron St Ypsilanti, mi 48197

Applicant

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

Name

Billy Traster

Address

[Redacted Address]

City

Taylor

State

mi

Zip

48180

Phone

E-Mail

[Redacted Phone and E-Mail]

Contractor

Contractor Name & Contact Info

Billy Traster

[Redacted Contact Info]

Type of work



Roofing



Window/Door
Replacement



Porches



Sign



Fence (or other sitework)



Painting



Other



Application Amendment

Complete Description of Proposed Work:

Contract attached

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:

12,800

Permit fee:

\$45 + 15 = 60.00

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.

Sign

Date:

5/19/2020

Print

Billy Traister

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.

TO; CITY OF YPSILANTI HDC

FROM; CRAIG T ANNAS O.B.O CREDIT BUREAU OF YPSILANTI, INC AND 25 S. HURON YPSILANTI, MI.

RE; AUTHORIZATION FOR WORK TO BE PERFORMED - ROOF REPLACEMENT

DATE; 05.18.2020

Dear HDC of Ypsilanti,

Please be advised that I have authorized Billy Traster of Traster Enterprises to perform the removal of the current failed roof system and install a conforming roof system to the aforementioned address.

Any questions of concerns please contact me at [REDACTED]

Best Regards

[REDACTED]
Craig T Annas



City of Ypsilanti Building Department

One South Huron • Ypsilanti, MI 48197
Phone: (734) 482-1025 • Fax: (734) 483-7444
www.cityofypsilanti.com

Office Use Only:

Receipt: _____

Method: _____

Building Permit & Plan Review Application

Separate Applications Must Be Completed for Electrical, Mechanical, Plumbing & Signs

Faxed or emailed applications cannot be accepted

I. Owner/Contractor Information

Property (Job Location)	Address	Parcel Number
	25 South Huron St. Between _____ And _____	Number of Apts./Suites _____ Owner Occupied ☐ Yes ☒ No
Owner/Agent	Name _____	_____
	Address _____	Email: _____
Contractor Information If work is being done by owner/agent skip to next section	Company / Licensee PAUL Center Ritz	Phone: 989 942 4884
	Address 2627 Lehigh RD Westland MI.	Email: _____ License # 2101189611 Expiration 05/31/2020
	Federal Employer ID # (or reason for exemption) 84-2727699	Worker's Comp Carrier (or reason for exemption) Diebold Insurance
	MESC Employer # (or reason for exemption)	
Architect/Engineer	Name _____	Phone: _____
	Address _____	Email: _____ License # _____ Expiration _____

II. Property/Land Information

Historic District	Zoning District	Flood Zone	Number/Type of Structures Currently on Property
☒ Yes ☐ No		☐ Yes ☐ No	☐ House ☐ Garage ☐ Shed ☐ Other: _____

III. Building Information

☐ Residential	☒ Commercial
☐ Single Family ☐ Hotel/Motel	☐ Multi-Family (# units _____) ☒ Office ☐ Church
☐ Two Family ☐ Pole Barn/Shed	☐ Mercantile/Retail ☐ Public Utility ☐ Restaurant/Bar
☐ Detached Garage ☐ Other _____	☐ Industrial ☐ Hospital ☐ Other _____

IV. Proposed Use of Building and Type of Improvement

☐ New Building ☐ Addition ☐ Windows ☒ Re-Roof ☐ Foundation ☐ Accessory Structure (garage, shed, pool, etc.)
☐ Alteration ☐ Repair ☐ Deck/Porch ☐ House ☐ Garage ☐ Demolition ☒ Other Install New Roof

Are there/will there be additional permits for this project? ☒ None ☐ Building ☐ HDC ☐ Electrical ☐ Mechanical ☐ Plumbing

Description of proposed work (please specify apartment/suite numbers):

Tear off and install new roof

V. Construction Value *

* Must be based on market value of labor and materials

OFFICE USE ONLY

	Additional Reviews	Date Received	Permit Fee	\$
Building \$12,840.00	☐ Planning/Zoning/HDC ☐ Yes ☐ No		Plan Review	\$
Electrical \$	☐ DPS/MDOT ☐ Yes ☐ No		Contractor Reg.	\$
Mechanical \$	☐ Health Dept. ☐ Yes ☐ No		HDC Fee	\$
Plumbing \$	☐ Soil Erosion ☐ Yes ☐ No		Administrative Fee	\$
Other \$	☐ YCUA ☐ Yes ☐ No		Certificate of Occ.	\$
Total \$12,840.00	☐ Other: _____ ☐ Yes ☐ No		Fee Total	\$

VI. Plan Review

Plans must be submitted with this application before a permit can be issued, except as listed below.

Plans are not required for alterations and repair work **determined by the Building Official** to be of a minor nature.

Plans and specifications are required for all other building types and shall be prepared by, or under the direct supervision of, an architect or engineer licensed pursuant to 1980 PA 299 and shall bear that architect's or engineer's seal and signature.

Plan Review Required ☐ Yes ☐ No

Plan Submission Date: _____

You MUST submit three copies of plans. At least one set must be no larger than 11 x 17

VII. Homeowner Affidavit

HOMEOWNERS: I hereby certify that I am the bona fide homeowner of the above property. I am familiar with the provisions of the applicable ordinances and rules and hereby agree to make this installation or construction in conformance with the ordinance. I realize that in making this application, I assume the responsibility of a licensed contractor for the work mentioned in this permit. I agree to notify the Building Department after the work is completed so that the Department may make its required inspection(s). I further agree to keep all parts of this work exposed until approved by the Inspector.

Signature (Homeowners Only) _____

Printed Name and Address _____

Date _____

VIII. Applicant Signature

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

APPLICANT IS RESPONSIBLE FOR THE PAYMENT OF ALL APPLICABLE FEES AND CHARGES ASSOCIATED WITH THIS APPLICATION.

SECTION 23A of the State Construction Code Act of 1972, Act No. 230 of Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this State relating to persons who perform work on a residential building or a residential structure. Violators of Section 23a are subjected to civil fines.

Signature of Applicant _____

Printed Name of Applicant _____

Date 5/19/20

How would you like the permit to be sent? ☒ Email ☐ U.S. Mail

It is recommended that if you are hiring a contractor to do the work proposed on this application, that the contractor be the one to obtain permits. Permits will not be closed until a final inspection has been completed and approved by the Building Department.

Frequent Contacts:

Miss Dig (800) 482-7171

Washtenaw County Soil Erosion (734) 222-6860

YCUA (734) 484-4600

Washtenaw County Health Dept. (734) 544-6700

DTE (800) 477-4747

City Building Inspection Line (734) 482-1025

OFFICE USE ONLY

ZONING NOTES: Zoning District: _____ Use: _____

Setbacks - Front: _____ Side: _____ Side: _____ Rear: _____

Notes: _____

☐ Approved ☐ Disapproved Reviewed By: _____ Date: _____

HISTORIC DISTRICT: ☐ Yes ☐ No

Notes: _____

☐ Approved ☐ Disapproved Reviewed By: _____ Date: _____

BUILDING NOTES: Use: _____ Construction Type: _____ Code Edition(s): _____

Notes: _____

Traster ENT,LLC

Billy Traster (734) 850-7101

OFFICE: METAL SHOP:

5649 VAN BORN

DEARBORN HTS ,MI 48125

PROJECT MANGER) Jim Priami

Email: Jim

ATTN. CRAIG

PROJECT LOCATED; 25 SOUTH HURON ST. YPSILANTI MI, 48198

EXISTING FOAM FAILED, COMPLETE REMOVAL APX;16 SQ

1. REMOVE EXISTING FAILED ROOFING COMPLETE TO EXPOSED DECKING.FLASHING,GUTTER,ETC;COMPLETE

2. INSPECT EXISTING DECK FOR DAMAGE AND

DETERMINED BY OWNER. SHOP SAMPLES/DETAIL TO BE
SUBMITTED UPON CONTRACT

10. LEGALLY DISPOSE OF ALL DEBRIS

11. PROVIDE SERVICE REPAIR WARRENTY ON ALL WORK
PROVIDED-----15YR

*NOTE JOB SITE DETAIL CALLS FOR DUMPSTER SET
UP ON NORTH SIDE OF BUILDING PARKING LOT, 30 YRD
DUMPSTER TO BE UTILIZED DROP ZONE OF DEBRIS AND
SKYTRACK LOCATION, OWNER TO COORDINATE WITH
PROPERTY SET UP, OTHER WISE PROPOSAL TO BE REVISED
TO ACCOMMODATE

-----TOTAL:\$12,840.00

All material is guaranted as specified. All work completed a workmanlike
manner cccording to stander practices. Any alteration or deviation from
above specifications involoing extra costs, will be executed only upon
written accidents or delays beyond our control. Owner to carry fire,
tornado and other neccessary insurance. Our workers are fully covered by
workman's compensation insurance

ARBITRATION CAUSE; All claims or dispute arisind out of the contract or the
breach thereof, shall be decideed by arbitration in accordance with the

construction industry arbitration rules of the American arbitration assoc.
then obtaining unless the parties mutually agree otherwise, notice of the
demands for arbitration shall be filrd in writing with the American
arbitration and shall be made within a reasonable time after the dispute has
risen; and judgement upon the awrd rendered by the arbitrator(s) may be
entered in any court having jurisdiction therof;

THIS PROPOSAL MAY BE WITHDRAWN IF NOT
ACCEPTED WITHIN 30 DAYS

- REQUIRED DEPOSIT HALF DOWN FOR MATERIAL/MOBILIZATION,
REMAINDER DUE WITHIN 7 DAYS COMPLETETION, *LATE FEE:10%
ADDDITIONAL SURCHRGE ON TOTAL, EACH WEEK AFTER AGREE BALANCE
IF NOT PAID UPON COMPLETETION.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and hereby
accepted you are authorized to do the work accepted

DATE 5/14/2020

SIGNATURE _____
—

SIGNATURE _____
—

Traster ENT,LLC

Billy Traster ([REDACTED]

0276 holland rd

OFFICE: METAL SHOP:

5649 VAN BORN

DEARBORN HTS ,MI 48125

PROJECT MANGER) Jim Priam [REDACTED]

Email: [REDACTED]

ATTN. CRAIG

PROJECT LOCATED; 25 SOUTH HURON ST. YPSILANTI MI, 48198

EXISTING FOAM FAILED, COMPLETE REMOVAL APX;16 SQ

1. REMOVE EXISTING FAILED ROOFING COMPLETE TO EXPOSED DECKING.FLASHING,GUTTER,ETC;COMPLETE
2. INSPECT EXISTING DECK FOR DAMAGE AND

DETERIOATION, ANY DECKING EXCEEDING 50 FT FREE TO BE AN ADDITIONAL COST TO OWNER UPON REMOVAL THROUGH CONSENT THROUGH PROPOSAL FORM

3. REMOVE EXISTING TILE COPING CAP COMPLETE , INSPECT EXISTING PARAPET FOR DAMAGE AND DETERIOATION, ANY UNFORESEEN PARAPET INTEGRITY ISSUE TO BE AT OWNER KNOWLEDGE AND CONSENT IF ADDITIONAL COST APPLIED

4. NEW PERIMETER NAILER TO BE PROVIDED AND INSTALLED TO ACCEPT NEW ROOFING SYSTEM

5. PROPER VAPOR BARRIER TO BE INSTALLED TO DECKING

6. NEW RIGID ISO INSULATION TO BE MECH. FASTEN WITH TAPER OS 2 LAYER 1.5--TO--1 LAYER 1.5 WITH 1 LAYER TAPER TO ALLEVIATE STANDING WATER RETENTION.=BASE LAYER 1.5, TOP LAYER (1.5--TO--5) GUTTER EDGE.

7. APPLY INSTALL NEW 60 MIL FULLY ADHERED EPDM RUBBER ROOF SYSTEM TO ENTIRE ROOF AREA COMPLETE

8. FLASH ALL PENETRATIONS, VENTS, ETC, TO SYSTEM COMPLETE

9. FABRICATE AND INSTALL NEW 24GA COMMERCIAL GRADE METAL FLASHINGS, COPINGS, GUTTER COMPLETE, FIRESTONE CLAD COLOR TO BE

DETERMINED BY OWNER. SHOP SAMPLES/DETAIL TO BE SUBMITTED UPON CONTRACT

10. LEGALLY DISPOSE OF ALL DEBRIS

11. PROVIDE SERVICE REPAIR WARRENTY ON ALL WORK PROVIDED-----15YR

*NOTE JOB SITE DETAIL CALLS FOR DUMPSTER SET UP ON NORTH SIDE OF BUILDING PARKING LOT, 30 YRD DUMPSTER TO BE UTILIZED DROP ZONE OF DEBRIS AND SKYTRACK LOCATION, OWNER TO COORDINATE WITH PROPERTY SET UP,OTHER WISE PROPOSAL TO BE REVISED TO ACCOMMODATE

-----TOTAL:\$12,840.00

All material is guaranted as specified. All work completed a workmanlike manner cccording to stander practices. Any alteration or deviation from above specifications involoing extra costs, will be executed only upon written accidents or delays beyond our control. Owner to carry fire, tornado and other neccessary insurance. Our workers are fully covered by workman's compensation insurance

ARBITRATION CAUSE; All claims or dispute arisind out of the contract or the breach thereof, shall be decideed by arbitration in accordance with the

construction industry arbitration rules of the American arbitration assoc.
then obtaining unless the parties mutually agree otherwise, notice of the
demands for arbitration shall be filrd in writing with the American
arbitration and shall be made within a reasonable time after the disputehas
risen;and judgement upon the awrd rendered by the arbitrator(s) may be
entered in any court having jurisdiction therof;

THIS PROPOSAL MAY BE WITHDRAWN IF NOT
ACCEPTED WITHIN 30DAYS

- REQUIRED DEPOSIT HALF DOWN FOR MATERIAL/MOBILIZATION,
REMAINDER DUE WITHIN 7 DAYS COMPLETETION, *LATE FEE:10%
ADDDITIONAL SURCHRG ON TOTAL, EACH WEEK AFTER AGREE BALANCE
IF NOT PAID UPON COMPLETETION.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and hereby
accepted you are authorized to do the work accepted

DATE 5/14/2014

SIGNATURE

SIGNATURE



10/06/2015



CITY OF

Ypsilanti

PRIDE | DIVERSITY | HERITAGE

Historic District Fact Sheet

Alternative Materials

This Fact Sheet is not a substitute for the ordinance, but addresses common questions about City ordinances. For further information, please contact the Historic District Assistant.

All permit applications are available from the Building Department and at cityofypsilanti.com/permits.

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

Building

3rd Floor, City Hall
Phone: (734) 482-1025
cityofypsilanti.com/157

Planning

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/planning

Historic District

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/hd

All permits, fees, and factsheets can be found at cityofypsilanti.com/permits.

There are a variety of home improvement products on the market today that claim to have a better quality, longevity, and affordability to traditional building materials. Not all of these products are appropriate for historic resources. Historic preservation strives for authenticity and prioritizes repair over replacement. When replacement is necessary, it should be in-kind. The HDC recognizes that an in-kind replacement is not always feasible and has produced this fact sheet as a guide for selecting appropriate alternative materials.

PLEASE CONTACT THE PRESERVATION PLANNER FOR GUIDANCE.

HDC Considerations for Permitting Alternative Materials

1. Is the item proposed for replacement a historic feature of the building?
2. Does the item being addressed actually need a full replacement, or can it be repaired?
3. Are the historic building materials still available? Wood siding, for instance is still produced, while historic stone may be a greater challenge.
4. Has the historic material failed due to causes out of the applicant's control- such as environmental factors?
5. Does repeated repair and replacement of historic materials pose a threat to the structure as a whole?
6. Does Building Code prohibit the historic material?
7. Will retaining historic materials cause undue financial burden to the applicant? *Ask staff for Financial Hardship Requirements.*

HDC Considerations for Types of Alternative Materials

1. Is the alternative material compatible with the original material in such areas as size, texture, and finish?
2. How does the material interact with the other materials on the building? Consider expansion/contraction rates and moisture permeability.
3. Is this material repairable and easily sourced- or will it pose another challenge when it needs replacement?
4. The City of Ypsilanti has committed to sustainability. Is it possible to recycle or reuse this product when it has ceased to function? Most historic materials are natural and can biodegrade or be recycled.

General Comments on Alternative Materials

- Vinyl has proven inappropriate for historic resources and therefore vinyl siding and vinyl/vinyl-clad windows will not be approved.
- Fiber-cement siding (such as HardiePlank) has been approved on a case-by-case basis, primarily for new construction and selective repairs.
- Composite (mixture of wood and fibrous materials) windows have been approved on a case-by-case basis. Please see the Windows Fact Sheet.
- Composite decking has been approved on a case-by-case basis.
- Faux-wood grain is not appropriate. All composite materials should have a smooth finish.
- Applicants presenting new alternative materials should bring samples and product information to the HDC meeting.



MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION Virtual Meeting

Tuesday, May 12, 2020
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Chairperson Pettit Video/telephone usage instructions given for potential attendees
Meeting called to order at 7:07pm

Commissioners Present: Alex Pettit, Anne Stevenson, Erika Lindsay, Amy Swift, James Chesnut

Commissioners Absent: Ron Rupert

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

Additional Staff Present: Joe Meyers, Economic Development Director
Christopher Jacobs, Downtown Development Authority Director
Elize Jekabson, Downtown Development Authority Coordinator

APPROVAL OF AGENDA

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

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut
Nays: None
Absent: Commissioner Rupert

Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS- none

PUBLIC HEARING—none

OLD BUSINESS 103 W Michigan

**Replacement windows.*

Applicant: Michael Condon, contractor- present

Discussion: Pettit: Indicated that per Commission review and discussion of the application at the April 28,

2020 HDC meeting, it was deemed necessary to request that the applicant provide more details about the existing condition of the windows which are proposed to be replaced.

Condon: Stated that there had been issues with windows on the rear of the building. Stated that one of the issues was that, in heavy rain, there was leakage into the building due to the gutter over-spilling. Stated that the water would run down the surface of the building. Stated that as a consequence of that, the bottom rail on the lower sashes on the two windows is rotten. Stated that the sill is rotten on the lower window *[reference photo materials]*. Stated that there is a stairway directly in front of these windows *[reference photo materials]*; stated that they are not tempered glass, which is a Code violation. Indicated that the combination of the water leakage, not meeting Code and the presence of rot are the reasons for wanting to replace the two windows.

Pettit: Asked if these windows *[reference materials]*, currently are visually blocked by a structure that was added, south of the building.

Condon: Confirmed.

[Review of photo materials; discussion as to the nature of the structure, visual blockage, existing condition of windows]

Swift: Asked if there are storms that are a part of the repair.

Condon: Stated that the aluminum storms that are there would be removed.

Swift: Asked if they are just going to be removed and no new storms put in.

Condon: Confirmed. Stated that there would be a new double hung tempered insulated glass window installed there, that is aluminum clad. Stated that the storms would go away entirely.

[Further discussion regarding existing storm windows/leakage issues]

Swift: Asked if the sills and header are to be repaired as part of the repair scope.

Condon: Confirmed.

Pettit: Asked if the proposed replacement window fits in the brick opening.

Condon: Stated that that is the intention -- to not utilize the existing sash opening but to remove the jamb and install a full clad unit. *[Discussed further material details]*

Swift: Asked if any mortar tuck pointing would be done in the area that seems to be eroded *[reference photo materials]* in order to make sure that no water gets in behind the jamb units.

Condon: Stated -- where it is immediately adjacent to the window, yes.

Swift: Stated that the light pattern was also something the Commission had a question about.

Asked if these *[reference materials]* are two-over-twos.

Condon: Confirmed. Stated that they would be replaced with the same.

[Further discussion as to light pattern considerations]

Chesnut: To clarify, asked if these are going to be new construction windows and not replacement windows.

Condon: Confirmed.

Chesnut: Asked -- so you will build back out the framing required between the brick to install this window and then you will trim it with trim material that matches the existing.

Condon: Stated -- to a certain extent. Stated that when you remove the jamb on an old double hung window, there is a weight pocket. Stated that then they would have to line that weight pocket with framing. Stated that the intention is that the jamb of the new window which is attached to it all the way around will fit within the masonry opening. Stated that, then, that will be attached to the framing which is to be installed into the weight pocket. Stated that the jamb of the new window will be very close to the dimensions of the masonry opening.

Swift: Asked if that means that we are giving up more area of glass.

Condon: Stated that it should be very similar, within ninety-five percent of the existing glass area.

Swift: Asked -- so if it is not the exact same, then it might have slightly more glass.

Condon: Stated -- possibly slightly more.

Pettit: Stated that it seems that something that would best fit the masonry opening would be the most appropriate.

Chesnut: Asked -- to clarify, this is a new construction window.

Condon: Confirmed.

Chesnut: Stated that with a replacement window, you might typically down-size the glass but this is a new construction window that fits the brick opening.

[Further discussion as to glass size considerations]

[Discussion as to installation procedure]

Swift: Asked if the sill is going to match the same dimension along the masonry *[reference photo materials]*.

Condon: Stated that that is the original timber sill on that particular window opening *[reference photo materials]* where the intention is to replace it with poured concrete, with a slight projection from the existing masonry.

Swift: Asked where the aluminum clad sill would be, that is part of the window unit.

Condon: Stated that that will sit on top.

Swift: Asked for clarification of where it would be, in its projection outward.

Condon: Stated that the face of the window jamb will be behind the turn of the brick where the brick jamb is *[reference photo materials]*. Stated that the proposed concrete sill that will replace the wooden sill will project about an inch beyond the brick and will form as such that it sticks out like a masonry sill.

[Further clarifying discussion as to jamb considerations; discussion as to appropriateness of proposed material and applicant's reasoning for the requested use]

Chesnut: For clarification, asked if the plan is to swap out the wood header for concrete.

Condon: Stated that there is no intention to do so. Stated that the header appears to have enough structural integrity. Stated that the water sheds straight down except at the joint in between the brick that it is supporting and the face of the header itself. Stated that once they get into it, they will know better.

Motion: Swift (second: Chesnut) moved 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 wood-framed with aluminum cladding and match the size and configuration of the originals. The windows are to be two-over-two configuration. The approval includes new concrete sills and possible headers, if necessary.

Secretary of the Interior Standards:

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

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioner Rupert

Unanimous. Motion carried.

NEW BUSINESS

101 W Michigan

**Amendment to Storefront System.*

Applicant: Richard Muszynski, owner- present

***Commissioner Swift recused herself from discussion and voting/turned off her video and*

microphone, having cited a possible conflict of interest.

Discussion: Chesnut: Summarized his preparation of a PDF mark-up, resulting from Commission discussion of the Study Item presented at the April 28, 2020 HDC meeting, illustrating as-built dimensions of the North and East elevations, with the intention of facilitating the Commission's understanding of how what is built relates to the design intent. Indicated that, "in general, it appears that what is being constructed is dimensionally close to the design intent as drawn, with one or two exceptions as noted in the mark-up".

Muszynski: Indicated that the same guidelines would be followed per the architect. Stated that as previously discussed at past HDC meetings, it was unknown what would be found once the old façade was removed. Stated that there were a lot of things that had to be worked around. Stated that this is the closest to what they could come to from what the architect proposed.

[Discussion continued as to the referenced mark-up]

Motion: Chesnut (second: Stevenson) moved to approve and issue a Certificate of Appropriateness for the amended work at 101 W Michigan, as submitted in the application dated April 28, 2020. The façade storefront system, including windows and trim, shall be finished according to the details in the submitted drawings, dated April 30, 2020.

Secretary of the Interior Standards:

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

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Chesnut

Abstain: Commissioner Swift

Nays: None

Absent: Commissioner Rupert

Unanimous. Motion carried.

109 Maple

**Removal of outer two layers of siding.*

Applicant: Matthew Peters, owner- present

Discussion: Pettit: Asked applicant to walk the Commission through the proposal.

Peters: Stated that he is interested in either re-siding or restoring the original wood siding that is on the home. Stated that it is currently wrapped in aluminum. Stated that all of the trim around the windows is also wrapped in aluminum. Stated that the house originally had a 7-inch Reveal wood siding that is cedar. Stated that on top of that, at some point asbestos tiles were installed. Stated that, at some point, on top of that, aluminum was installed. Stated that there is currently three layers of siding on the home. Stated that he would like to remove the aluminum and the asbestos. Indicated that he will perform the work. Stated that he would like to remove all of the aluminum and all of the trim in the interest of exposing the original wood siding to see what kind of condition it is in right now. Stated that in some areas, specifically on that corner eave of the roof *[reference photo material]*, that corner had a substantial amount of water damage which

came in through that whole corner of the house right there *[reference photo material]*. Stated that some of the siding will probably be beyond repair. Stated that he has explored options with different sidings.

[Applicant discussed exploration of different siding material options]

Stated that he would like to remove all three layers of siding and redo the entire house in the JamesHardiePlank. Stated that he would need to first get a look at the original siding to see what the condition is. Stated that there are certain pros and cons with either option.

[Applicant further discussed above-stated pros/cons, material options and reasoning for the proposed work request]

Pettit: Indicated that the Commission is charged with the responsibility of following the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures when making decisions.
[Explained Secretary of Interior guidelines for repair/replacement]

Swift: Indicated that the Commission would need to know the conditional issues in order to make an appropriate decision as to replacement *[discussed possible scenarios/outcomes of removing siding]*. Stated that the same holds true for windows. Stated that in the event that the existing or original materials are not able to be salvaged, then a conversation could be had about what is the best solution for replacement.

Chesnut: *[Discussed additional examples of possible scenarios/outcomes of removing siding layers]*. Reiterated that the Commission would need to know what is underneath the layers in order to give solid direction.

Pettit: Asked about applicant's intent based on the possibilities -- if applicant would embark on removing siding layers if unable to do the full out HardiePlank replacement.

Peters: Stated that that is the main concern, which is why he wanted to understand where the Commission stood. Stated that he is on the fence as to whether or not to keep the wood siding.

[Discussion continued as to material options and considerations]

Slagor: Indicated that an additional point of possible discussion is that the Sanborn maps show that there was originally a covered front porch that spanned the width of the façade. Stated that there may be some issues with siding where that porch groove used to be depending on how it was attached. Also pointed out the water damage on the rear ell.

[Discussion as to porch groove area and rear ell water damage considerations]

Chesnut: Suggested that applicant may want to keep track of documenting things that are important to the original building and provided possible reasons for doing so.

Motion: Swift (second: Chesnut) moved to approve and issue a Certificate of Appropriateness for the

work at 109 Maple, as submitted in the application dated May 5, 2020, including removal of the aluminum and asbestos siding to assess the condition of the original wood siding.

Secretary of the Interior Standards:

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

#5 – Preserve distinctive features.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioner Rupert

Unanimous. Motion carried.

STUDY ITEMS

109 Maple

**Windows and porch.*

Applicant: Matthew Peters, owner- present

Discussion: Pettit: Asked applicant to discuss the proposed work being planned.

Peters: Provided a Power Point presentation highlighting his proposed work projects – reconstructing the front porch, new windows and new or restored wood siding.

[Discussion regarding proposed wrap-around porch considerations]

Stevenson: Discussed the architectural history of the home.

[Discussion as to condition of existing windows/proposed replacement/options]

Pettit: Explained to applicant examples of documentation to bring before the Commission to aid in the decision-making process.

ADMINISTRATIVE APPROVALS- none

OTHER BUSINESS

1. Revised Draft Door Fact Sheet

Commissioners/Staff reviewed and discussed the Draft revisions.

Motion: Lindsay (second: Swift) moved to adopt the new Door Fact Sheet as submitted.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioner Rupert

Unanimous. Motion carried.

2. Property Monitoring

Commissioner/Staff discussion as to property monitoring.

3. Commissioner Comments- none

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS- none

HOUSEKEEPING BUSINESS

Approval of the minutes of April 28, 2020

Motion: Stevenson (second: Swift) moved to approve the minutes of April 28, 2020 as submitted.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioner Rupert

Unanimous. Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 9:08 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson



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

The Ypsilanti Historic District Commission (HDC) will hold A Virtual Meeting on Tuesday, May 26, 2020 at 7 p.m. The meeting will be in held in accordance with Governor Whitmer's Executive Order 2020-75.

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.

May 26 2020 HDC Regular Meeting Virtual Access Link

<https://us02web.zoom.us/j/87980706132>

When prompted, enter **Meeting ID:** 879 8070 6132

May 26, 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:** 879 8070 6132, 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 the HDC, 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: May 22, 2020