

1. HDC Packet

Documents:

00-HDC AUGUST 25, 2020 AGENDA.PDF
01-56 E CROSS.PDF
02-216 S WASHINGTON.PDF
03-317 N WASHINGTON.PDF
04-209 PEARL.PDF
05- ADMIN APPROVALS.PDF
06- HISTORIC DISTRICT 8-11-2020 FULL MINUTES.PDF
HDC AUGUST 25, 2020 AGENDA AND FULL PACKET.PDF
PUBLIC NOTICE-AUGUST 25 2020 HDC VIRTUAL MEETING.PDF

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, August 25, 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

1. 56 E Cross Fence/mural

B. NEW BUSINESS

1. 216 S Washington New window

2. 317 N Washington Awning

3. 209 Pearl Sign

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

1. 220 S Huron Roof

E. OTHER BUSINESS

1. Property monitoring

2. Commissioner comments

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

1. Approval of meeting minutes August 11, 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: 56 E Cross

Property History: The project is concerning a parking lot behind 56 E Cross, a contributing building to the historic district. Historically, this area housed a coal shed for O. E. Thompson & Sons, and later the shed was replaced by series of five coal silos. It has been a parking lot since the mid-twentieth century.

Date of Application: July 22, 2020

Date of Review: August 6 and 19, 2020

Date of Meeting: August 11, and 25, 2020

Proposed work: New fence with mural.

Materials: Wood fencing, metal poles, and paint.

Staff review:

1. This application was presented to the HDC on August 11, 2020. The Commission tabled action citing a lack of information concerning the metal poles, structure of the fence, and the potential sun sails and lights.
2. **The Commission must reach a decision by the September 22, 2020 meeting.**
3. Typically, rear fence applications can be approved administratively, however staff felt this application was more detailed than a standard fence and felt it appropriate for the Commission to review.
4. The applicant has installed a 6' tall dog-eared wood fence to ensure privacy between temporary outdoor dining and the neighboring property.
5. The fence will be painted with a mural- two possible options are pictured.
6. The fence is supported by tall metal poles, from which the applicant had intended to hang sun sails or lights.
 - a. The poles are taller than 6' and a bare metal surface that stands out next to the wood fence.
 - b. Staff told the applicant that the poles being structural was one of the concerns the Commission had with the project. The applicant

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.

did not realize that the fence installers did this. Furthermore, she said that sun sails would not be possible as originally planned and said the poles can be cut to same height as the fence.

- c. Staff strongly recommended that the applicant attend the meeting to address any further questions.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work 56 E Cross for installation of a dog-eared fence as specified. The face of the fence shall be painted with a mural, and the back shall be painted a solid color. The metal poles attached to the fence shall be cut to the same height as the fence.

Relevant Secretary of the Interior's Standards:
#9, #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: 7/22/2020

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

56 E. CROSS

Applicant

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

Name

LINDA FRENCH

Address

[REDACTED]

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

[REDACTED]

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

Type of work

- ☐ Roofing
☐ Window/Door
 Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

WOODEN FENCE approx. 10 ft.

To fence is To BLOCK the house between our parking lots. BECAUSE of the VIRUS, we HAVE TABLE SEATING in our BACK lot. The WEEDS, RATS & food PANTRY ARE being blocked by the fence.

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

WOOD We will be painting ART on fence next week. We have hired GARY HORTON TO PAINT A MURAL

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:

600.00

Permit fee:

\$45 + 45.00 =

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.

Sig

Date:

7-18-20

Print Name:

LINDA FRENCH

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.

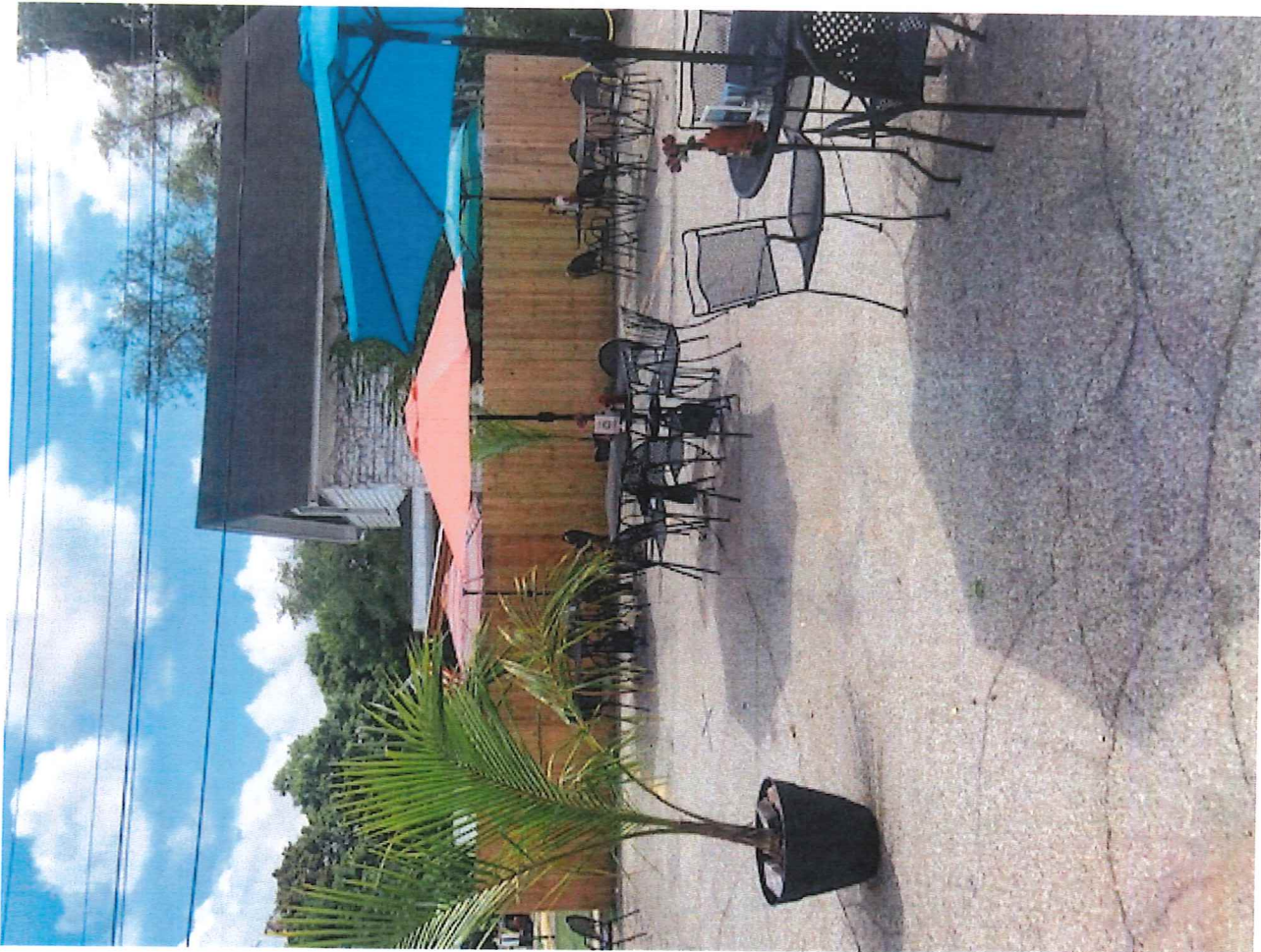
PH DC-20-0046
56 ECross

Lindsay Shaner

From: Linda French [REDACTED]
Sent: Wednesday, July 22, 2020 3:52 PM
To: Lindsay Shaner
Subject: Sidetrack

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

The fence is 6 ft by 40 ft



Sent from my iPhone

Mural options for fence at 56 E Cross







HDC Work Permit Staff Review

Property address: 216 S. Washington

Property History: The property includes a ca. 1910 Tudor Revival-style house that is contributing to the historic district. Staff did not identify an architect for the building; however its grandeur and unique features indicate it may have been architect designed.

The building was erected for William L. and Alice Kishlar. Mr. Kishlar was a partner in a large dry goods store, Davis and Kishlar, located downtown at 100 W Michigan.ⁱ

In 1928, the Quirk family moved into the house: Daniel Trowbridge Quirk and Jeanne Hastings Grover Quirk.ⁱⁱ Both were prominent figures in Ypsilanti. Daniel Quirk (1903-1969) was an executive at the family paper mill, Peninsular Paper Company. He was also active politically, serving as mayor of Ypsilanti from 1947-1952 and was a member of the school board for eight years.ⁱⁱⁱ Jeanne Hastings Grover Quirk (1904-1996) was a leader in local non-profit organizations. She was heavily involved in the Red Cross during World War II; founded the Ypsilanti and Ann Arbor Thrift Shops; the auxiliary boards for Beyer Hospital and Gilbert Residence; and was a founding member of the Ann Arbor Women's Club.^{iv} The Quirks remained at 216 S Washington until 1969.^v

Date of Application: August 11, 2020

Date of Review: August 18, 2020

Date of Meeting: August 25, 2020

Proposed work: Replacement of one windows.

Materials: Renewal by Andersen windows.

Staff review:

1. The applicant first proposed replacement of this window on July 14, 2020. The commission indicated then that it would be more appropriate to have the window repaired rather than replaced and the applicant

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.

amended their application accordingly. The applicant is now re-proposing to replace this window after reviewing repair options.

2. The window proposed for replacement is a nine-light fixed window on the west (rear) elevation.
3. In staff opinion, the window dates to ca. 1956. Commissioners at the July 14 meeting seemed to agree that windows in this section of the house seemed to be newer than those on the core of the building.
 - a. Based on Sanborn Fire Insurance Maps, the rear flat-roofed portion of the house was erected sometime after 1927. A Building Permit was filed for a structure on the property in 1956, which describes a structure that is 14' wide by 10' long with no basement. The permit is otherwise scant on details; but it was likely filed for the construction of the addition.
4. The proposed new window is a Fibrex composite material, to be finished in Red Rock Brown, like the other earlier approved replacements.
5. The grille pattern is retained, however the home-owner requests a gliding window rather than a fixed window.
6. The property owner proposed changing the window from a fixed to a gliding window, citing the desire for air flow.
7. The property owner also states that they reached out to three firms to have the window repaired. Two did not respond and one said repair would not be cost effective.
8. In Staff opinion, replacement of the window as presented does not diminish the historic integrity of the house because:
 - a. The extant window dates to the mid-twentieth century, indicating its quality and historic value is not as strong as nineteenth and early twentieth century windows.
 - b. The window is on a rear addition. Although the addition has gained historic significance, it is a secondary mass to the core of the house and not architecturally distinctive.
 - c. The window is rear-facing and entirely not visible from the public right-of-way. Therefore a replacement window would not affect how people experience the house except for its occupants.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for work at 216 S Washington for the replacement of a single window as specified. The new window shall be a gliding Renewal by Anderson window in Red Rock brown, with a three-by-three grille pattern. The new window shall be a full frame replacement and match the dimensions of the original windows.

Relevant Secretary of the Interior's Standards: #9

Prepared by:
Scott E. Slagor, Preservation Planner

ⁱ "William Kishlar, Lamar," Kishlar, Lamar, Family Collection, Rudisill-Fletcher-White Archives, Ypsilanti Historical Society.

ⁱⁱ R. L. Polk, *Polk's Ann Arbor, Ypsilanti, and Washtenaw County Directory 1928* (Detroit: R. L. Polk & Co.).

ⁱⁱⁱ Daniel T. Quirk Obituary, October 22, 1969, Quirk Family Photos," Family Collections, Rudisill-Fletcher-White Archives, Ypsilanti Historical Society.

^{iv} *Ann Arbor News* "Ypsilanti Matron Quirk Dies at Age of 91," January 16, 1996.

^v *Ann Arbor News* "Ex Mayor D. T. Quirk, Dies at 66," October 29, 1969.



RECEIVED

AUG 11 2020

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

216 S Washington

Applicant

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

Name

Brett Mahaffey

Address

City

Livonia

State

MI

Zip

48150

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Renewal by Andersen (Brett)

Type of work

- ☐ Roofing
☒ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Replacing 1 window. Located on back of house in an addition not original to house (none are visible from street).

Unit 101 - Currently a large picture window on back of house over looking back yard. Homeowner would like to replace with a gliding triple window so they can circulate the air inside house when they open the window and be able to interact easier with their kids playing in their backyard.

Grille pattern will be FDL (Full divided light) and 1w x 3h to mimic the current pattern.

Homeowner reached out to several companies for repair quotes (see notes on presentation document).

Homeowner requests this window be replaced for the safety of the other panes not breaking with kids playing in the room. Also the need for ventilation in area for bathroom in room next to it (cleaning and usage). The room is not usable during cold winter or hot summer temperatures. (see notes on presentation document).

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

Renewal by Andersen Windows (Fibrex material)

Exterior color: Red Rock

Permit Application Fee (action items only)

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

Construction Cost:

\$2,515

Permit fee:

\$45 + 0 = 45

Signature

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

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

Signature:

Date:

8/7/2020

Print Name:

Brett Mahaffey

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.

PHDC 20 0052



Santini

216 S Washington St

Ypsilanti MI 48197

Ypsilanti Historic

Renewal by Andersen 37720 Amrhein Livonia, MI 48150

- Customer wants to replace 1 windows on back of house
- Existing windows are original windows in an older addition on back of house
- Renewal by Andersen windows use Fibrex (wood composite) material
- Homeowner wants to replace 1 picture window on back of house with a 1:1:1 gliding triple window (for opening purposes)
- Windows on front of house were replaced in 2019
- Windows on back of house to be replaced in August/September 2020.



101 (exterior)



Unit 101

Existing:

- Picture Window
- 9 large glass "Squares"
- Center glass broken out
- 1-2 other cracked panes
- Single pane window
- Wood frame
- Storm window

Proposed:

- Triple Gliding window
- Grille - 1w x 3h
- Left and right sashes will open into the center sash
- Dual pane / energy efficient
- Install like previous phase – will not cover exterior brickmold
- No storm



Unit 101

Repair Attempts:

Ypsilanti Restoration LLC

Called and left message 7/29 3pm

Booked til' November

"Doesn't do them anymore after that because it's not cost effective to renovate them or fix them and they aren't energy efficient. Isn't worth his time or our money"

Allstate glass

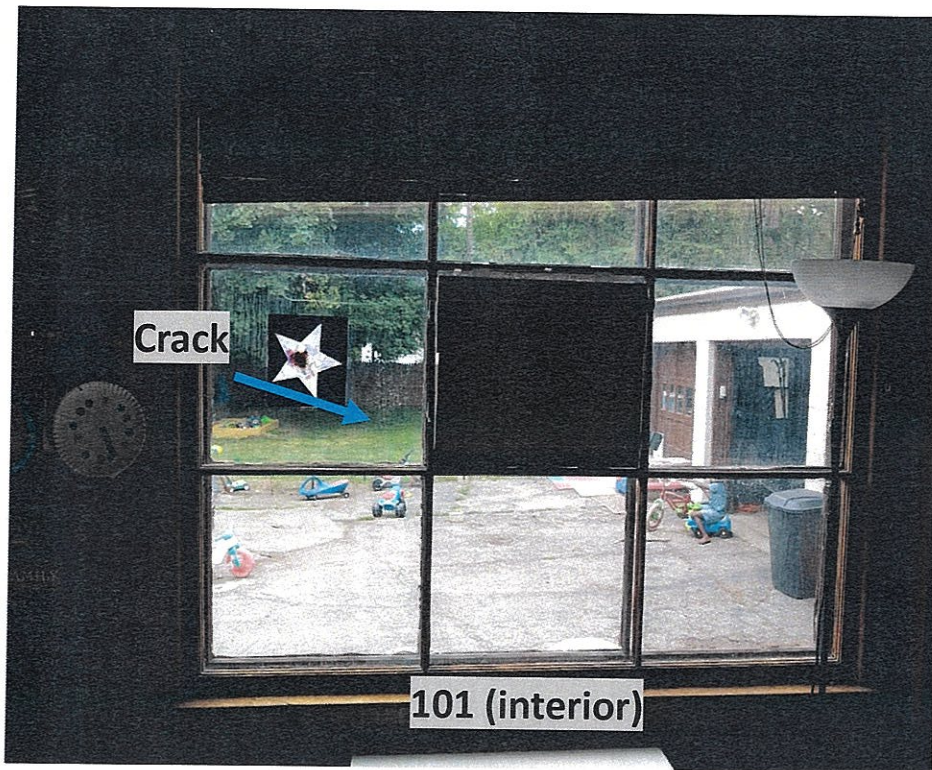
Called and left voicemail 7/29 3:15pm

No replies (as of 8/7)

Robin Adair

Called and left voicemail 7/29 at 6:15pm

No replies (as of 8/7)



Unit 101

- The rooms with these windows are unbearably hot in the summer (ac has no effect) and too cold to use in the winter (keep it closed off). This is not useful to us as those are main rooms for our kids. We have to close the shades, then close another set of doors and close those shades to keep the heat out of our living room because the windows are so big.
- No ventilation for our bathroom, which is adjacent. Always smells.
- Homeowners have an at-risk child for COVID, and cross breezes / fresh air are safer in their home. Especially because the cleaning agents they use to keep the home safe from COVID (especially in the bathroom next to it) can be irritating to respiratory systems.
- A small, soft stuffed animal broke the window! This isn't safe
- Always telling them to stop hanging by the windows and stop throwing toys near them because of how weak the glass is
- Ventilation for our home would be improved dramatically as we have specifically been waiting for this window for a cross breeze. Only cross ventilation possible in our home. We have three small sons and getting fresh air is important
- This is an addition, and no one sees it as it faces our backyard. Not original to the house.



101 (exterior)

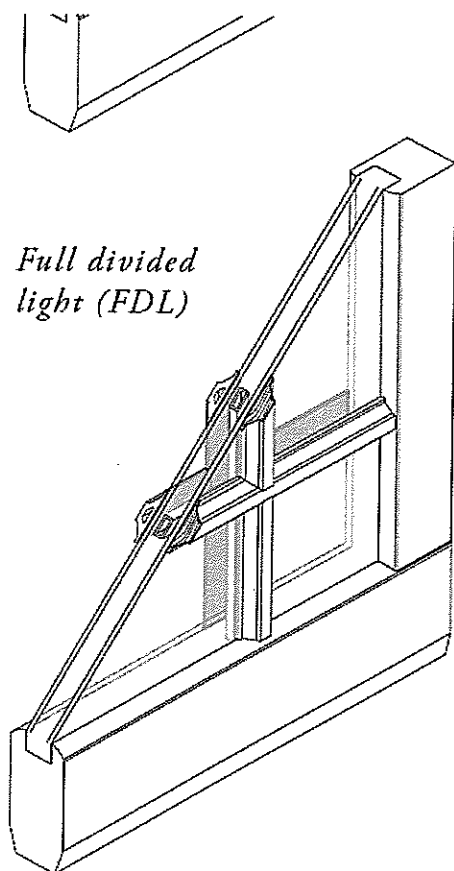


101 (interior)



2019 Phase (Front of house)

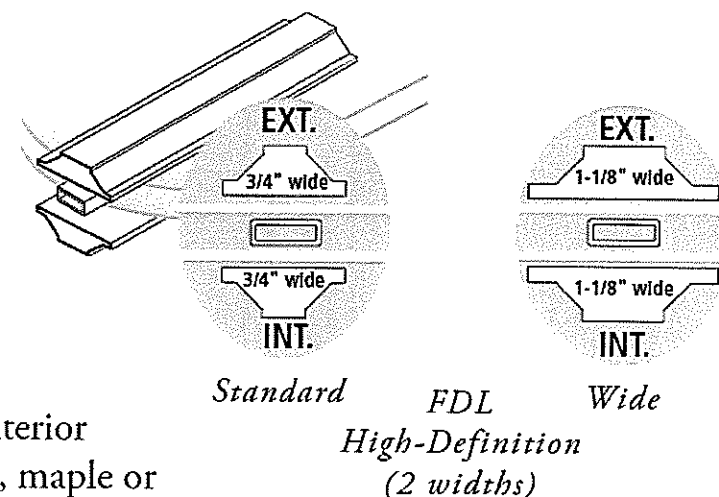




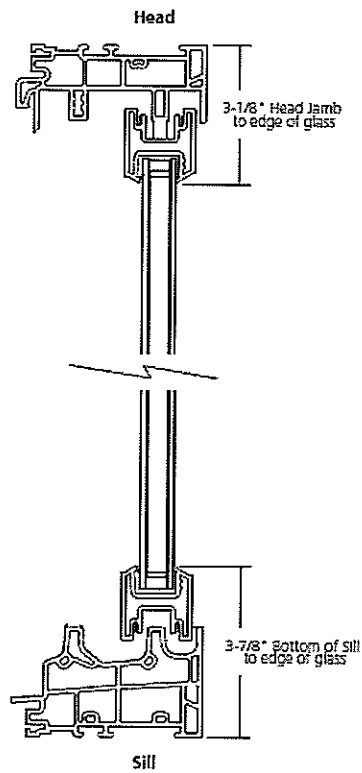
*Full divided
light (FDL)*

Full Divided Light (FDL) Grille

FDL grilles provide the classic look of a true divided light window. The high-definition exterior grille is made from Fibrex® material and is available in two different widths. Between the glass panes, an aluminum spacer stands slightly away from each pane to maintain thermal performance. The high-definition interior wood grille is available in hardwood, maple or oak and in two different widths, and may be permanently applied or removable.

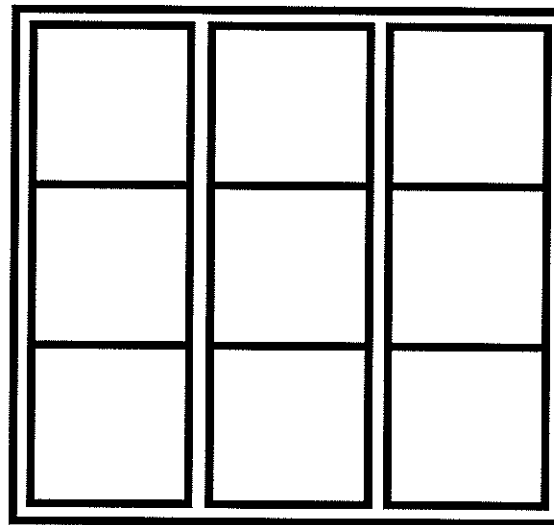


*Current grilles on house are 7/8"



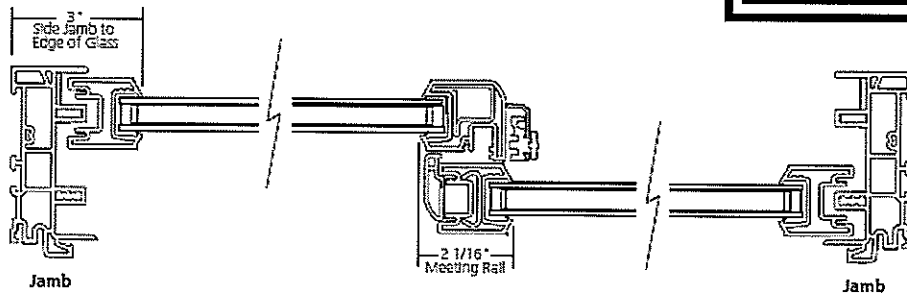
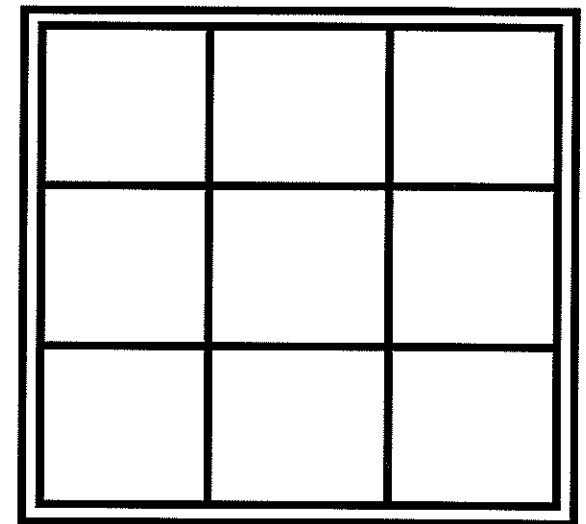
Renewal by Andersen

GLIDING WINDOW



Existing Windows

PICTURE WINDOW





Santini

216 S Washington St
Ypsilanti MI 48197

Ypsilanti Historic



HDC Work Permit Staff Review

Property address: 317 N Washington

Property History: The property includes a gas station that was erected in 1958. The National Register nomination lists the property as non-contributing, due to its age.

Date of Application: August 18, 2020

Date of Review: August 19, 2020

Date of Meeting: August 25, 2020

Proposed work: Awnings.

Materials: Aleko Products Awnings.

Staff review:

1. The applicant is proposing installing three fabric retractable awnings to cover the façade windows and doors.
2. In total, the awnings will cover an 8' x 2' area.
3. The awning will be installed over the fenestration, under the roof overhang, attached to the concrete block building.
4. Staff recommended that the applicant consider a straight valance instead of the scalloped one proposed, as it is more compatible with the building. However, since the awnings are a removable feature, the shape of the valance is not critical.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 317 N Washington, as submitted in the application dated August 18, 2020, for the installation of three Aleko fabric awnings over the façade windows and door.

Relevant Secretary of the Interior's Standards:
#10

Prepared by: Scott E. Slagor, Preservation Planner

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



RECEIVED

AUG 18 2020

CITY OF YPSILANTI
BUILDING DEPARTMENT

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

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

R.27258 V59

PHDC 20-0054

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

317 N Washington St Ypsilanti, MI 48197

Applicant

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

Name

Abed HATIE

Address

City

Dearborn

State

MI

Zip

48124

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

Awning, Please see 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:

\$180.00

Permit fee:

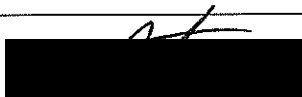
\$45 + _____ =

Signature

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

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

Signature:



Date:

08-13-2020

Print Name:

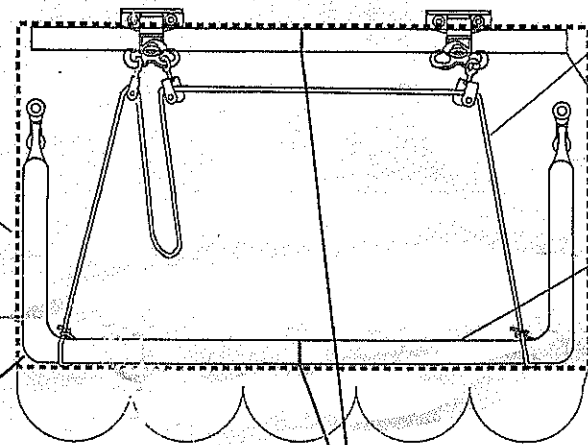
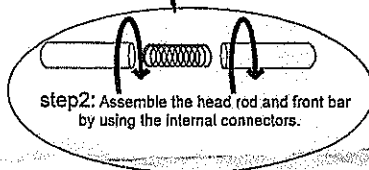
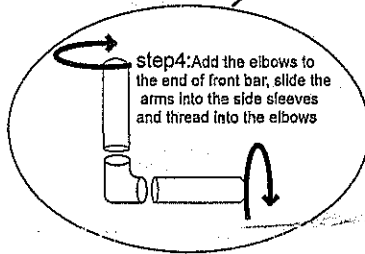
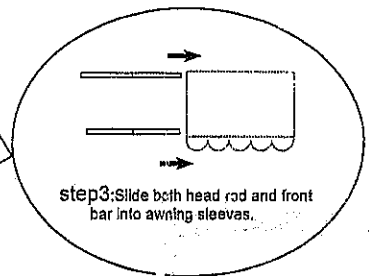
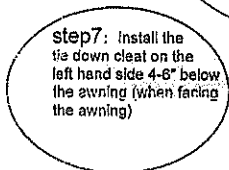
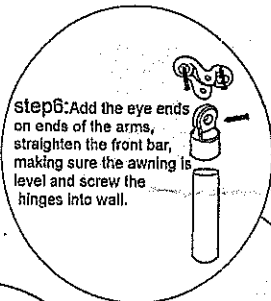
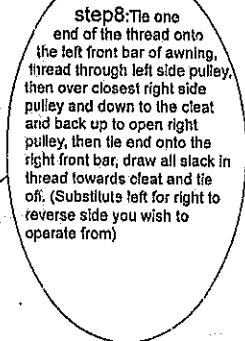
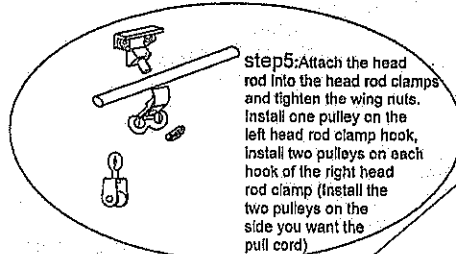
Abid Hattar

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.

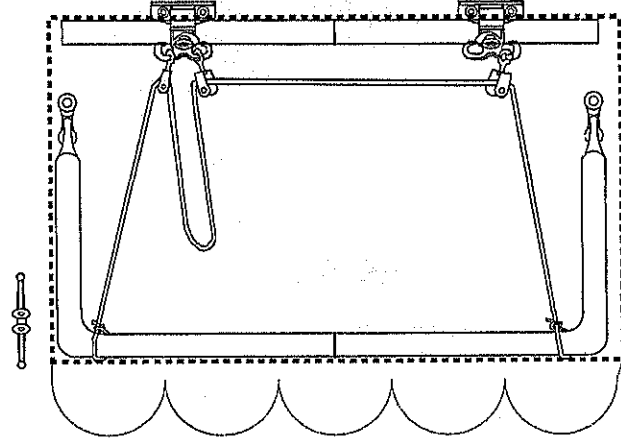
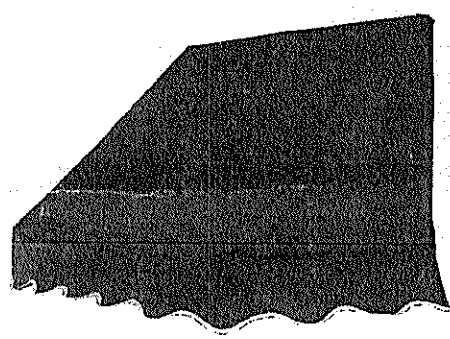
All other necessary approvals and permits must be acquired before beginning work.



Installation of Awning

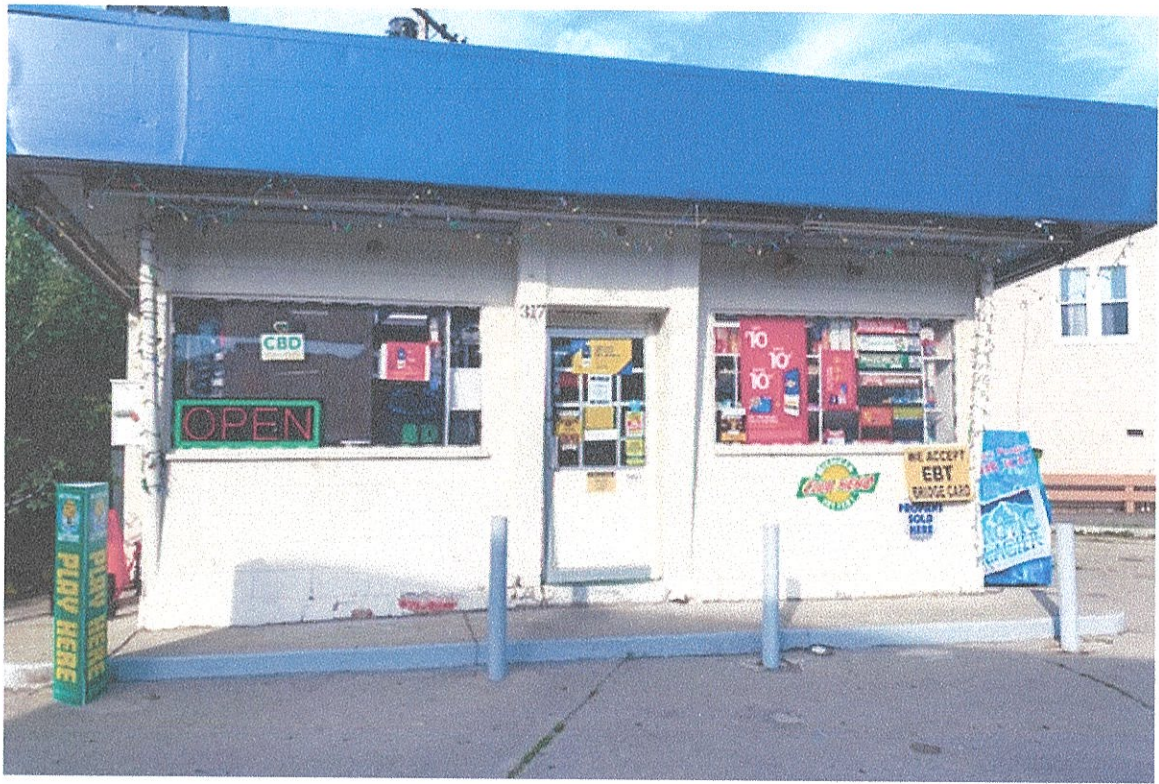


Finished plan



For more information, parts and accessories

www.AlekoProducts.com





Facing southwest to building.



Facing southwest to complex.



HDC Work Permit Staff Review

Property address: 209 Pearl

Property History: The property includes a Colonial Revival-style commercial building that was erected in 1926 and is contributing to the historic district.

Date of Application: August 18, 2020

Date of Review: August 19, 2020

Date of Meeting: August 25, 2020

Proposed work: New sign.

Materials: Unfished steel and weathered butcherblock

Staff review:

1. The application is part of an ongoing project to open a restaurant at 209 Pearl. In November, the Commission approved an awning and gate covering the outdoor eating area in the alley east of the building.
2. This application is for a sign for the new restaurant, to be placed at the building's northeast corner.
3. The sign bracket is unfinished steel and the sign itself hangs from the bracket and is weathered butcherblock.
 - a. In staff opinion, the unfinished metal bracket is appropriate in this application because of its patina.
4. The applicant proposes to install the sign bracket at the mortar joints to not drill into the brick.
 - a. This work has already been completed.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work proposed at 209 Pearl, as submitted in the application dated August 18, 2020, for installation of a sign as specified. The sign structure shall be mounted to the building's mortar joints to the greatest extent possible.

Relevant Secretary of the Interior's Standards:

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

#9 #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

209 Pearl Street

Applicant

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

Name

Mark Maynard

City
Ypsilanti

State
MI

Zip
48197

Contractor

Contractor Name & Contact Info

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☒ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Since the last time we came before the HDC to seek approval for our gate at 209 Pearl, we have made considerable headway. In fact, if all goes well, we could be opening our restaurant as early as August 24, having gotten our liquor license, certificate of occupancy and Health Department approval over the past several days. Given that, we'd like to have your approval to hang a sign on our northeast corner, 97" above the sidewalk. The sign is constructed from weatherized butcherblock (photo attached), and measures 29.75" x 25". It has no words, and is not lit. Our desire eventually would be to put a small spotlight on the sign, but we have no plans to do that just yet. And we would appreciate your guidance on the brightness, etc. Altogether, the sign and bracket weigh approximately 50 pounds. The bracket will be attached by the same method that you recommended for the mounting of our gate. And the metalwork is in the same style as the gate to the east of our building, which the HDC approved this past fall.

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

Unfinished steel and weatherized butcherblock.

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: \$0	\$45
	\$45 + _____	=

Signature

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

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

Signature: 	Date: August 17, 2020
--	-----------------------

Print Name: Mark Maynard

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.



Facing south to facade. Sign bracket at left.



Proposed sign with bracket.



Facing southwest to installed bracket.



Facing southeast to installed bracket.



City of Ypsilanti

Community and Economic Development

August 18, 2020

ROOFING PD



CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0053) for Re-roofing at 220 S HURON

Dear ROOFING PD,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to reroof the house has been **approved**. The new roof shall be GAF Timberline shingles in Hickory, with an almond drip edge and brown flashing. Ridge vents are preferred, however if that is not possible due to the low pitch of the roof, then existing can vents may be replaced in-kind. No additional can vents shall be added. See condition number 5.

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

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 - EDWARDS, NATALIE-JOHANNE 220 S HURON ST YPSILANTI MI 48197
File
Building Department



RECEIVED

AUG 17 2020

CITY OF YPSILANTI
BUILDING DEPARTMENT

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

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

220² Huron St Ypsilanti, MI

Applicant

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

Name

Katelyn Turner (Office Manager)

Address

[REDACTED]

City

Howell

State

MI

Zip

48855

Phone / Fax

[REDACTED]

E-Mail

Contractor

Contractor Name & Contact Info

Roofing PD

Patrick Erck (Sales)

Phone:

email:

[REDACTED]

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Replace existing asphalt roof with a new asphalt roof on the main house only.

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

- Venting: Can vents are currently on house will be replaced with can vents. IF not allowed, will use ridge vent. Brown rooftop flashing, almond drip edge. Brand name & style of proposed new roof is GAF Timberline HD Hickory, color is Hickory.

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:

\$21,000

Permit fee:

\$45 + _____ =

Signature

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

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

Signature:



Date:

8/17/2020

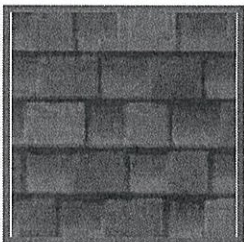
Print Name:

Patrick Erck

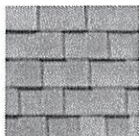
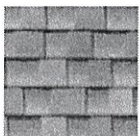
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

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

PHDC-20-0053



Color/Finish: Hickory



SPECIFICATIONS (ALL DIMENSIONS ARE NOMINAL)

Awards & Recognition: Good Housekeeping
Rated

Dimensions (SP): 13.25" x 39.375" (336.55 mm x 1
m)

Algae Stain Protection: StainGuard® Protection

\$ - \$\$\$\$: \$\$

Durability & Toughness: Advanced Protection
Shingle with GAF Dura Grip Adhesive

Exposure: 5.625" (144 mm)

Extreme Weather Impact Rated: No

Fire Rating: Highest Rating - Class A

Material: Fiberglass Asphalt Construction

Rated

Dimensions (SP): 13.25" x 39.375" (336.55 mm x 1 m)

Algae Stain Protection: StainGuard® Protection

\$ - \$\$\$\$: \$\$

Durability & Toughness: Advanced Protection Shingle with GAF Dura Grip Adhesive

Exposure: 5.625" (144 mm)

Extreme Weather Impact Rated: No

Fire Rating: Highest Rating - Class A

Material: Fiberglass Asphalt Construction

Wind Warranty: 130 mph

Wind Rating: 130 mph

Shingle Style: Wood-Shake Look

Proposal

Page No.

of

Pages



Roofing PD
1688 Hickory Hills Blvd
Howell, MI 48855
(734) 660-0905 coochacc@gmail.com

1148

Aug 15,

WE PUT THE CAPTS ON THE COMPETITION

PROPOSAL SUBMITTED TO <i>ABC</i>	PHONE <i>248 497-1200</i>	DATE <i>8/14/20</i>
STREET <i>220 E. GROSS ST</i>	JOB NAME	
CITY, STATE and ZIP CODE <i>48855 MI</i>	JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE

We hereby submit specifications and estimates for:

1. REMOVE OLD ROOFING MATERIAL
2. INSTALL 1/2" TYPED INSULATION BOARD
3. INSTALL 1/2" TYPED INSULATION BOARD
4. INSTALL 1/2" TYPED INSULATION BOARD
5. INSTALL 1/2" TYPED INSULATION BOARD
6. INSTALL 1/2" TYPED INSULATION BOARD
7. INSTALL 1/2" TYPED INSULATION BOARD
8. INSTALL 1/2" TYPED INSULATION BOARD
9. INSTALL 1/2" TYPED INSULATION BOARD
10. INSTALL 1/2" TYPED INSULATION BOARD
11. INSTALL 1/2" TYPED INSULATION BOARD
12. INSTALL 1/2" TYPED INSULATION BOARD
13. INSTALL 1/2" TYPED INSULATION BOARD
14. INSTALL 1/2" TYPED INSULATION BOARD
15. INSTALL 1/2" TYPED INSULATION BOARD
16. INSTALL 1/2" TYPED INSULATION BOARD
17. INSTALL 1/2" TYPED INSULATION BOARD
18. INSTALL 1/2" TYPED INSULATION BOARD
19. INSTALL 1/2" TYPED INSULATION BOARD
20. INSTALL 1/2" TYPED INSULATION BOARD
21. INSTALL 1/2" TYPED INSULATION BOARD
22. INSTALL 1/2" TYPED INSULATION BOARD
23. INSTALL 1/2" TYPED INSULATION BOARD
24. INSTALL 1/2" TYPED INSULATION BOARD
25. INSTALL 1/2" TYPED INSULATION BOARD
26. INSTALL 1/2" TYPED INSULATION BOARD
27. INSTALL 1/2" TYPED INSULATION BOARD
28. INSTALL 1/2" TYPED INSULATION BOARD
29. INSTALL 1/2" TYPED INSULATION BOARD
30. INSTALL 1/2" TYPED INSULATION BOARD
31. INSTALL 1/2" TYPED INSULATION BOARD
32. INSTALL 1/2" TYPED INSULATION BOARD
33. INSTALL 1/2" TYPED INSULATION BOARD
34. INSTALL 1/2" TYPED INSULATION BOARD
35. INSTALL 1/2" TYPED INSULATION BOARD
36. INSTALL 1/2" TYPED INSULATION BOARD
37. INSTALL 1/2" TYPED INSULATION BOARD
38. INSTALL 1/2" TYPED INSULATION BOARD
39. INSTALL 1/2" TYPED INSULATION BOARD
40. INSTALL 1/2" TYPED INSULATION BOARD
41. INSTALL 1/2" TYPED INSULATION BOARD
42. INSTALL 1/2" TYPED INSULATION BOARD
43. INSTALL 1/2" TYPED INSULATION BOARD
44. INSTALL 1/2" TYPED INSULATION BOARD
45. INSTALL 1/2" TYPED INSULATION BOARD
46. INSTALL 1/2" TYPED INSULATION BOARD
47. INSTALL 1/2" TYPED INSULATION BOARD
48. INSTALL 1/2" TYPED INSULATION BOARD
49. INSTALL 1/2" TYPED INSULATION BOARD
50. INSTALL 1/2" TYPED INSULATION BOARD
51. INSTALL 1/2" TYPED INSULATION BOARD
52. INSTALL 1/2" TYPED INSULATION BOARD
53. INSTALL 1/2" TYPED INSULATION BOARD
54. INSTALL 1/2" TYPED INSULATION BOARD
55. INSTALL 1/2" TYPED INSULATION BOARD
56. INSTALL 1/2" TYPED INSULATION BOARD
57. INSTALL 1/2" TYPED INSULATION BOARD
58. INSTALL 1/2" TYPED INSULATION BOARD
59. INSTALL 1/2" TYPED INSULATION BOARD
60. INSTALL 1/2" TYPED INSULATION BOARD
61. INSTALL 1/2" TYPED INSULATION BOARD
62. INSTALL 1/2" TYPED INSULATION BOARD
63. INSTALL 1/2" TYPED INSULATION BOARD
64. INSTALL 1/2" TYPED INSULATION BOARD
65. INSTALL 1/2" TYPED INSULATION BOARD
66. INSTALL 1/2" TYPED INSULATION BOARD
67. INSTALL 1/2" TYPED INSULATION BOARD
68. INSTALL 1/2" TYPED INSULATION BOARD
69. INSTALL 1/2" TYPED INSULATION BOARD
70. INSTALL 1/2" TYPED INSULATION BOARD
71. INSTALL 1/2" TYPED INSULATION BOARD
72. INSTALL 1/2" TYPED INSULATION BOARD
73. INSTALL 1/2" TYPED INSULATION BOARD
74. INSTALL 1/2" TYPED INSULATION BOARD
75. INSTALL 1/2" TYPED INSULATION BOARD
76. INSTALL 1/2" TYPED INSULATION BOARD
77. INSTALL 1/2" TYPED INSULATION BOARD
78. INSTALL 1/2" TYPED INSULATION BOARD
79. INSTALL 1/2" TYPED INSULATION BOARD
80. INSTALL 1/2" TYPED INSULATION BOARD
81. INSTALL 1/2" TYPED INSULATION BOARD
82. INSTALL 1/2" TYPED INSULATION BOARD
83. INSTALL 1/2" TYPED INSULATION BOARD
84. INSTALL 1/2" TYPED INSULATION BOARD
85. INSTALL 1/2" TYPED INSULATION BOARD
86. INSTALL 1/2" TYPED INSULATION BOARD
87. INSTALL 1/2" TYPED INSULATION BOARD
88. INSTALL 1/2" TYPED INSULATION BOARD
89. INSTALL 1/2" TYPED INSULATION BOARD
90. INSTALL 1/2" TYPED INSULATION BOARD
91. INSTALL 1/2" TYPED INSULATION BOARD
92. INSTALL 1/2" TYPED INSULATION BOARD
93. INSTALL 1/2" TYPED INSULATION BOARD
94. INSTALL 1/2" TYPED INSULATION BOARD
95. INSTALL 1/2" TYPED INSULATION BOARD
96. INSTALL 1/2" TYPED INSULATION BOARD
97. INSTALL 1/2" TYPED INSULATION BOARD
98. INSTALL 1/2" TYPED INSULATION BOARD
99. INSTALL 1/2" TYPED INSULATION BOARD
100. INSTALL 1/2" TYPED INSULATION BOARD

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

dollars (\$ *121,125.00*).

Payment to be made as follows:

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

Authorized Signature

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

days.

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

Date of Acceptance:

Signature

Signature







MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION Virtual Meeting

Tuesday, August 11, 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 7:04pm

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: Andy Aamodt, City Planner
Jenni Wennerberg, Building Department Secretary
Jada Tillison-Love, Community Development Fellow

APPROVAL OF AGENDA

Slagor: Staff indicated having received contact from 412 Oak, that applicant would not be present due to a family emergency.

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

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

PUBLIC COMMENT ON AGENDA ITEMS- none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

56 E Cross

**Fence with mural.*

Applicant: Linda French, owner- not present

Discussion: Pettit: Summarized the application.

[Commission reviewed and discussed application and reference materials]

Slagor: Per commissioner query, Staff clarified that applicant erected the fence without a permit and that, per Staff contacting applicant, they indicated that their plan is to put a mural up on the fence and use the poles either to hang sun sails or possibly patio lights.

[Review and discussion continued as to fence pole installation]

[Discussion as to lack of information regarding poles/materials/sun sails/lights]

[Procedural discussion]

Motion: Lindsay (second: Stevenson) moved to table the application for work at 56 E Cross citing the need for more information on the fence, the need for information details as to sun sails, including size and placement; and for information details on the posts, as to both fence and sun sails.

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

Nays: None

Absent: Commissioner Rupert

Motion carried.

412 Oak

**Detached Garage.*

Applicant: Gary Turner, contractor– not present

Discussion: Pettit: Summarized the application.

[Commission reviewed and discussed application and reference materials]

Motion: Stevenson (second: Lindsay) moved to approve and issue a Certificate of Appropriateness for the work at 412 Oak as submitted in the application dated August 4, 2020 for construction of a detached garage. The new garage shall match the dimensions and material specifications in the drawings submitted with the application. The fiber-cement siding shall have a smooth finish. The exterior walls and trim shall be painted to match the house.

Secretary of the Interior Standards:

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

#10 –New work shall be removable.

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

Nays: None

Absent: Commissioner Rupert

Motion carried.

STUDY ITEMS- none

ADMINISTRATIVE APPROVALS

- 1. 501 N River** – Roof and Paint
- 2. 123 N Adams** – Roof
- 3. 100 W Michigan** – Paint

Motion: Chesnut (second: Swift) moved to accept the administrative approvals for 501 N River - roof and paint; 123 N Adams - roof; 100 W Michigan – paint.

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

OTHER BUSINESS

1. Property Monitoring

Commissioner/Staff discussion as to property monitoring.

2. Commissioner Comments

Commissioners, who wished, shared additional thoughts/comments.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of July 28, 2020

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

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

ADJOURNMENT

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

MEETING ADJOURNED at 7:53 p.m.

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, August 25, 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

1. 56 E Cross Fence/mural

B. NEW BUSINESS

1. 216 S Washington New window

2. 317 N Washington Awning

3. 209 Pearl Sign

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

1. 220 S Huron Roof

E. OTHER BUSINESS

1. Property monitoring

2. Commissioner comments

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

1. Approval of meeting minutes August 11, 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: 56 E Cross

Property History: The project is concerning a parking lot behind 56 E Cross, a contributing building to the historic district. Historically, this area housed a coal shed for O. E. Thompson & Sons, and later the shed was replaced by series of five coal silos. It has been a parking lot since the mid-twentieth century.

Date of Application: July 22, 2020

Date of Review: August 6 and 19, 2020

Date of Meeting: August 11, and 25, 2020

Proposed work: New fence with mural.

Materials: Wood fencing, metal poles, and paint.

Staff review:

1. This application was presented to the HDC on August 11, 2020. The Commission tabled action citing a lack of information concerning the metal poles, structure of the fence, and the potential sun sails and lights.
2. **The Commission must reach a decision by the September 22, 2020 meeting.**
3. Typically, rear fence applications can be approved administratively, however staff felt this application was more detailed than a standard fence and felt it appropriate for the Commission to review.
4. The applicant has installed a 6' tall dog-eared wood fence to ensure privacy between temporary outdoor dining and the neighboring property.
5. The fence will be painted with a mural- two possible options are pictured.
6. The fence is supported by tall metal poles, from which the applicant had intended to hang sun sails or lights.
 - a. The poles are taller than 6' and a bare metal surface that stands out next to the wood fence.
 - b. Staff told the applicant that the poles being structural was one of the concerns the Commission had with the project. The applicant

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.

did not realize that the fence installers did this. Furthermore, she said that sun sails would not be possible as originally planned and said the poles can be cut to same height as the fence.

- c. Staff strongly recommended that the applicant attend the meeting to address any further questions.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work 56 E Cross for installation of a dog-eared fence as specified. The face of the fence shall be painted with a mural, and the back shall be painted a solid color. The metal poles attached to the fence shall be cut to the same height as the fence.

Relevant Secretary of the Interior's Standards:
#9, #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: 7/22/2020

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

56 E. CROSS

Applicant

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

Name

LINDA FRENCH

Address

[REDACTED]

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

[REDACTED]

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

Type of work

- ☐ Roofing
☐ Window/Door
 Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

WOODEN FENCE approx. 10 ft.

To fence is To BLOCK the house between our parking lots. BECAUSE of the VIRUS, we HAVE TABLE SEATING in our BACK lot. The WEEDS, RATS & food PANTRY ARE being blocked by the fence.

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

WOOD We will be painting ART on fence next week. We have hired GARY HORTON TO PAINT A MURAL

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:

600.00

Permit fee:

\$45 + 45.00 =

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.

Sig

[Redacted Signature]

Date:

7-18-20

Print Name:

LINDA FRENCH

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.

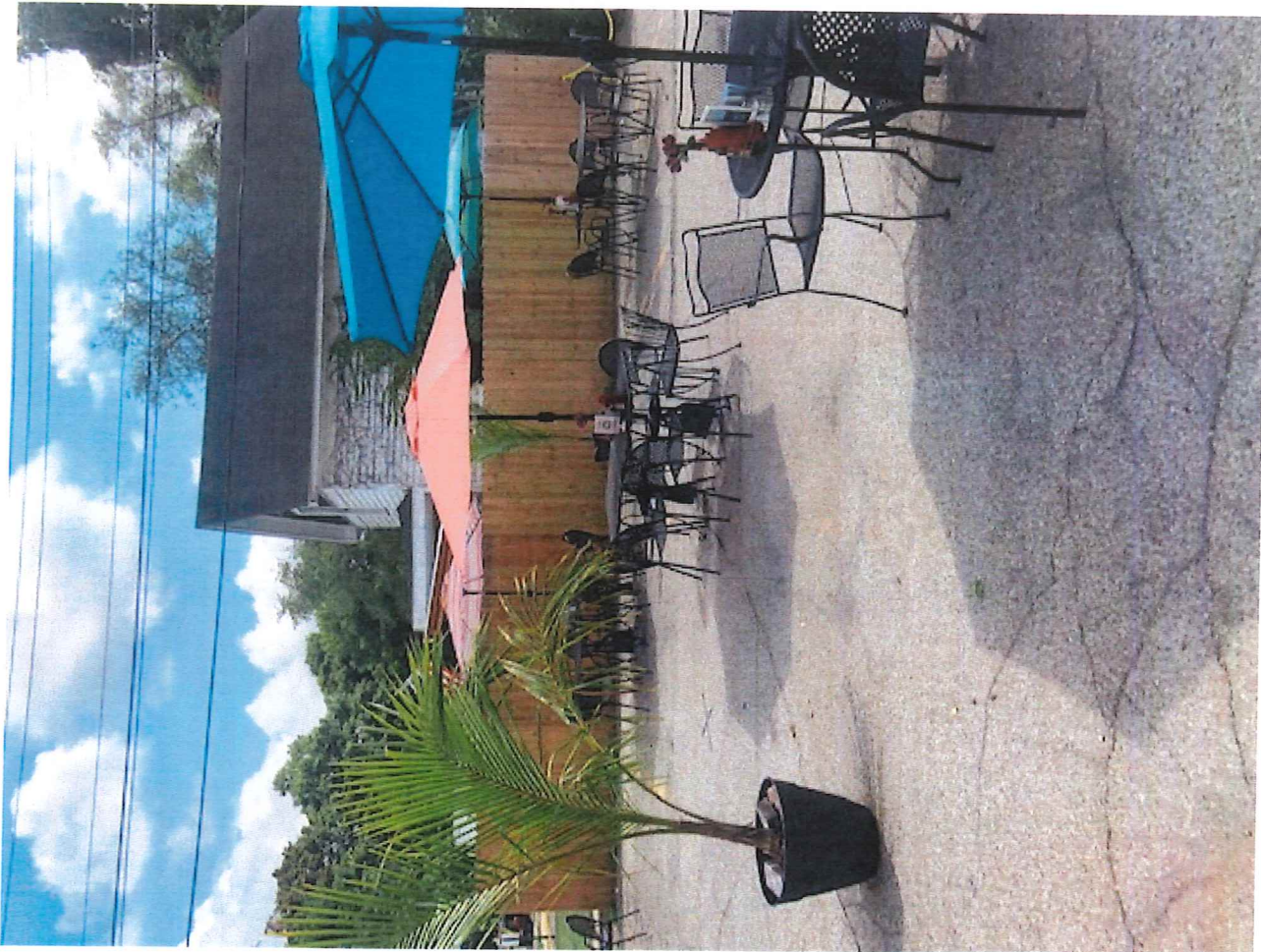
PH DC-20-0046
56 ECross

Lindsay Shaner

From: Linda French [REDACTED]
Sent: Wednesday, July 22, 2020 3:52 PM
To: Lindsay Shaner
Subject: Sidetrack

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

The fence is 6 ft by 40 ft



Sent from my iPhone

Mural options for fence at 56 E Cross







HDC Work Permit Staff Review

Property address: 216 S. Washington

Property History: The property includes a ca. 1910 Tudor Revival-style house that is contributing to the historic district. Staff did not identify an architect for the building; however its grandeur and unique features indicate it may have been architect designed.

The building was erected for William L. and Alice Kishlar. Mr. Kishlar was a partner in a large dry goods store, Davis and Kishlar, located downtown at 100 W Michigan.ⁱ

In 1928, the Quirk family moved into the house: Daniel Trowbridge Quirk and Jeanne Hastings Grover Quirk.ⁱⁱ Both were prominent figures in Ypsilanti. Daniel Quirk (1903-1969) was an executive at the family paper mill, Peninsular Paper Company. He was also active politically, serving as mayor of Ypsilanti from 1947-1952 and was a member of the school board for eight years.ⁱⁱⁱ Jeanne Hastings Grover Quirk (1904-1996) was a leader in local non-profit organizations. She was heavily involved in the Red Cross during World War II; founded the Ypsilanti and Ann Arbor Thrift Shops; the auxiliary boards for Beyer Hospital and Gilbert Residence; and was a founding member of the Ann Arbor Women's Club.^{iv} The Quirks remained at 216 S Washington until 1969.^v

Date of Application: August 11, 2020

Date of Review: August 18, 2020

Date of Meeting: August 25, 2020

Proposed work: Replacement of one windows.

Materials: Renewal by Andersen windows.

Staff review:

1. The applicant first proposed replacement of this window on July 14, 2020. The commission indicated then that it would be more appropriate to have the window repaired rather than replaced and the applicant

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.

amended their application accordingly. The applicant is now re-proposing to replace this window after reviewing repair options.

2. The window proposed for replacement is a nine-light fixed window on the west (rear) elevation.
3. In staff opinion, the window dates to ca. 1956. Commissioners at the July 14 meeting seemed to agree that windows in this section of the house seemed to be newer than those on the core of the building.
 - a. Based on Sanborn Fire Insurance Maps, the rear flat-roofed portion of the house was erected sometime after 1927. A Building Permit was filed for a structure on the property in 1956, which describes a structure that is 14' wide by 10' long with no basement. The permit is otherwise scant on details; but it was likely filed for the construction of the addition.
4. The proposed new window is a Fibrex composite material, to be finished in Red Rock Brown, like the other earlier approved replacements.
5. The grille pattern is retained, however the home-owner requests a gliding window rather than a fixed window.
6. The property owner proposed changing the window from a fixed to a gliding window, citing the desire for air flow.
7. The property owner also states that they reached out to three firms to have the window repaired. Two did not respond and one said repair would not be cost effective.
8. In Staff opinion, replacement of the window as presented does not diminish the historic integrity of the house because:
 - a. The extant window dates to the mid-twentieth century, indicating its quality and historic value is not as strong as nineteenth and early twentieth century windows.
 - b. The window is on a rear addition. Although the addition has gained historic significance, it is a secondary mass to the core of the house and not architecturally distinctive.
 - c. The window is rear-facing and entirely not visible from the public right-of-way. Therefore a replacement window would not affect how people experience the house except for its occupants.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for work at 216 S Washington for the replacement of a single window as specified. The new window shall be a gliding Renewal by Anderson window in Red Rock brown, with a three-by-three grille pattern. The new window shall be a full frame replacement and match the dimensions of the original windows.

Relevant Secretary of the Interior's Standards: #9

Prepared by:
Scott E. Slagor, Preservation Planner

ⁱ "William Kishlar, Lamar," Kishlar, Lamar, Family Collection, Rudisill-Fletcher-White Archives, Ypsilanti Historical Society.

ⁱⁱ R. L. Polk, *Polk's Ann Arbor, Ypsilanti, and Washtenaw County Directory 1928* (Detroit: R. L. Polk & Co.).

ⁱⁱⁱ Daniel T. Quirk Obituary, October 22, 1969, Quirk Family Photos," Family Collections, Rudisill-Fletcher-White Archives, Ypsilanti Historical Society.

^{iv} *Ann Arbor News* "Ypsilanti Matron Quirk Dies at Age of 91," January 16, 1996.

^v *Ann Arbor News* "Ex Mayor D. T. Quirk, Dies at 66," October 29, 1969.



RECEIVED

AUG 11 2020

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

216 S Washington

Applicant

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

Name

Brett Mahaffey

Address

City

Livonia

State

MI

Zip

48150

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Renewal by Andersen (Brett)

Type of work

- ☐ Roofing
☒ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Replacing 1 window. Located on back of house in an addition not original to house (none are visible from street).

Unit 101 - Currently a large picture window on back of house over looking back yard. Homeowner would like to replace with a gliding triple window so they can circulate the air inside house when they open the window and be able to interact easier with their kids playing in their backyard.

Grille pattern will be FDL (Full divided light) and 1w x 3h to mimic the current pattern.

Homeowner reached out to several companies for repair quotes (see notes on presentation document).

Homeowner requests this window be replaced for the safety of the other panes not breaking with kids playing in the room. Also the need for ventilation in area for bathroom in room next to it (cleaning and usage). The room is not usable during cold winter or hot summer temperatures. (see notes on presentation document).

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

Renewal by Andersen Windows (Fibrex material)

Exterior color: Red Rock

Permit Application Fee (action items only)

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

Construction Cost:

\$2,515

Permit fee:

\$ 45 + 0 = 45

Signature

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

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

Signature:

Date:

8/7/2020

Print Name:

Brett Mahaffey

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.

PHDC 20 0052



Santini

216 S Washington St

Ypsilanti MI 48197

Ypsilanti Historic

Renewal by Andersen 37720 Amrhein Livonia, MI 48150

- Customer wants to replace 1 windows on back of house
- Existing windows are original windows in an older addition on back of house
- Renewal by Andersen windows use Fibrex (wood composite) material
- Homeowner wants to replace 1 picture window on back of house with a 1:1:1 gliding triple window (for opening purposes)
- Windows on front of house were replaced in 2019
- Windows on back of house to be replaced in August/September 2020.



101 (exterior)



Unit 101

Existing:

- Picture Window
- 9 large glass "Squares"
- Center glass broken out
- 1-2 other cracked panes
- Single pane window
- Wood frame
- Storm window

Proposed:

- Triple Gliding window
- Grille - 1w x 3h
- Left and right sashes will open into the center sash
- Dual pane / energy efficient
- Install like previous phase – will not cover exterior brickmold
- No storm



Unit 101

Repair Attempts:

Ypsilanti Restoration LLC

Called and left message 7/29 3pm

Booked til' November

"Doesn't do them anymore after that because it's not cost effective to renovate them or fix them and they aren't energy efficient. Isn't worth his time or our money"

Allstate glass

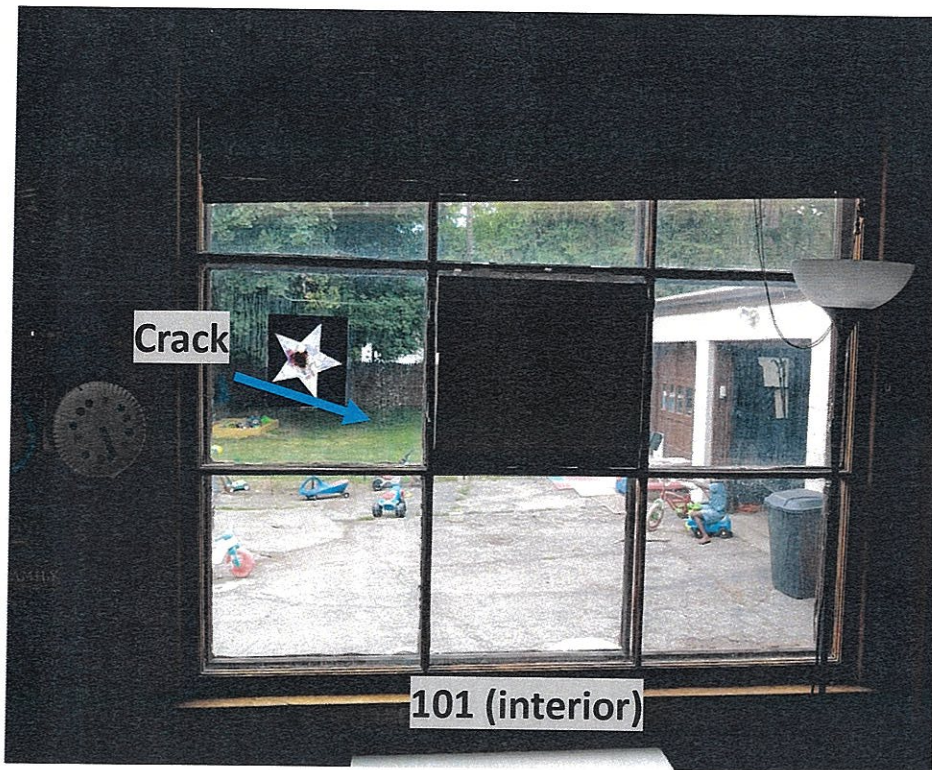
Called and left voicemail 7/29 3:15pm

No replies (as of 8/7)

Robin Adair

Called and left voicemail 7/29 at 6:15pm

No replies (as of 8/7)



Unit 101

- The rooms with these windows are unbearably hot in the summer (ac has no effect) and too cold to use in the winter (keep it closed off). This is not useful to us as those are main rooms for our kids. We have to close the shades, then close another set of doors and close those shades to keep the heat out of our living room because the windows are so big.
- No ventilation for our bathroom, which is adjacent. Always smells.
- Homeowners have an at-risk child for COVID, and cross breezes / fresh air are safer in their home. Especially because the cleaning agents they use to keep the home safe from COVID (especially in the bathroom next to it) can be irritating to respiratory systems.
- A small, soft stuffed animal broke the window! This isn't safe
- Always telling them to stop hanging by the windows and stop throwing toys near them because of how weak the glass is
- Ventilation for our home would be improved dramatically as we have specifically been waiting for this window for a cross breeze. Only cross ventilation possible in our home. We have three small sons and getting fresh air is important
- This is an addition, and no one sees it as it faces our backyard. Not original to the house.



101 (exterior)

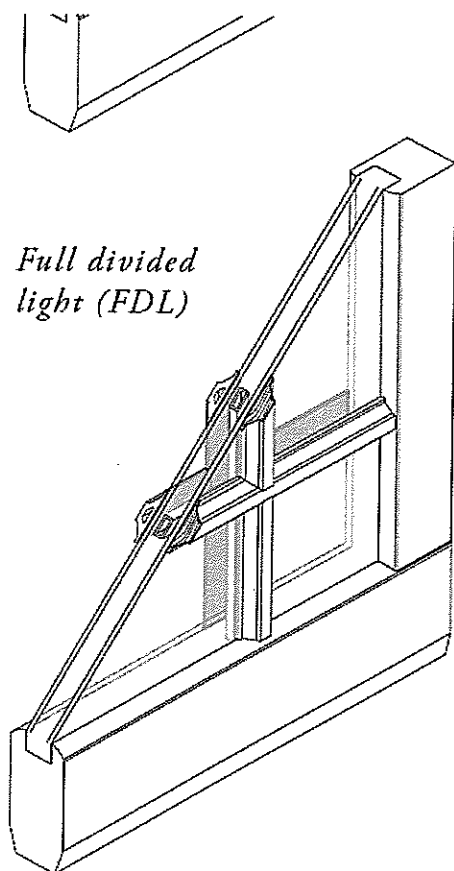


101 (interior)



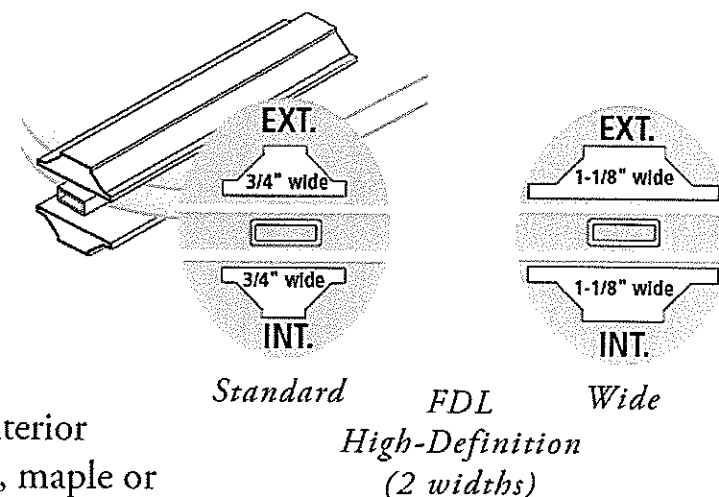
2019 Phase (Front of house)



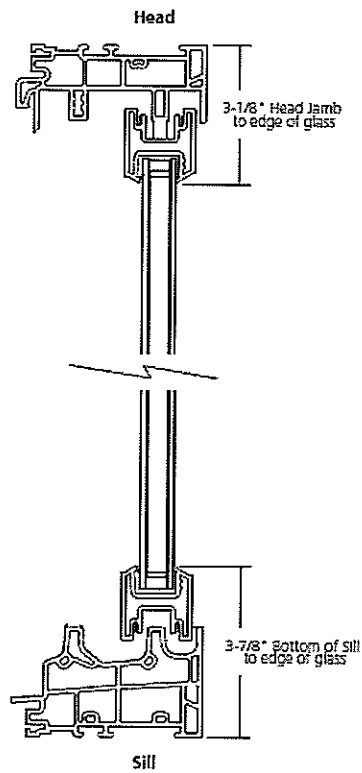


Full Divided Light (FDL) Grille

FDL grilles provide the classic look of a true divided light window. The high-definition exterior grille is made from Fibrex® material and is available in two different widths. Between the glass panes, an aluminum spacer stands slightly away from each pane to maintain thermal performance. The high-definition interior wood grille is available in hardwood, maple or oak and is available in two different widths, and may be permanently applied or removable.

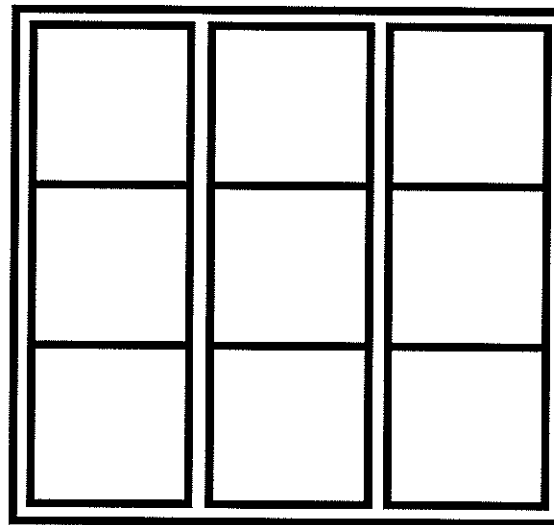


*Current grilles on house are 7/8"



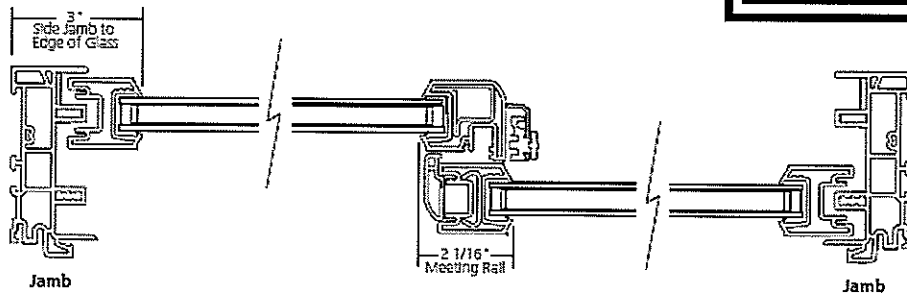
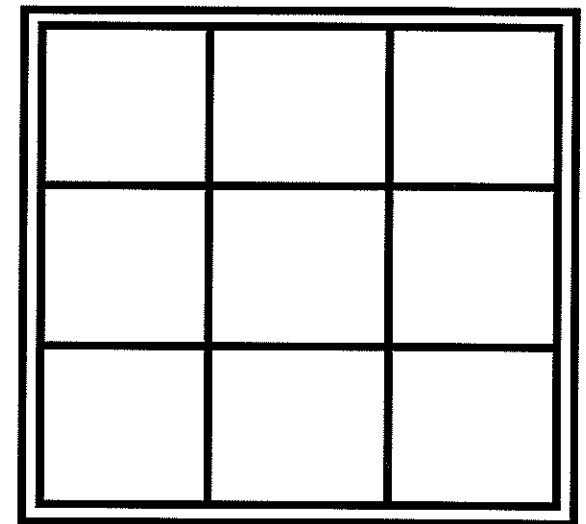
Renewal by Andersen

GLIDING WINDOW



Existing Windows

PICTURE WINDOW





Santini

216 S Washington St
Ypsilanti MI 48197

Ypsilanti Historic



HDC Work Permit Staff Review

Property address: 317 N Washington

Property History: The property includes a gas station that was erected in 1958. The National Register nomination lists the property as non-contributing, due to its age.

Date of Application: August 18, 2020

Date of Review: August 19, 2020

Date of Meeting: August 25, 2020

Proposed work: Awnings.

Materials: Aleko Products Awnings.

Staff review:

1. The applicant is proposing installing three fabric retractable awnings to cover the façade windows and doors.
2. In total, the awnings will cover an 8' x 2' area.
3. The awning will be installed over the fenestration, under the roof overhang, attached to the concrete block building.
4. Staff recommended that the applicant consider a straight valance instead of the scalloped one proposed, as it is more compatible with the building. However, since the awnings are a removable feature, the shape of the valance is not critical.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 317 N Washington, as submitted in the application dated August 18, 2020, for the installation of three Aleko fabric awnings over the façade windows and door.

Relevant Secretary of the Interior's Standards:
#10

Prepared by: Scott E. Slagor, Preservation Planner

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



RECEIVED

AUG 18 2020

CITY OF YPSILANTI
BUILDING DEPARTMENT

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

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

R.27258 V59

PHDC 20-0054

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

317 N Washington St Ypsilanti, MI 48197

Applicant

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

Name

Abed HATIE

Address

City

Dearborn

State

MI

Zip

48124

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

Awning, Please see 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:

\$180.00

Permit fee:

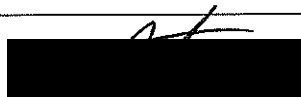
\$45 + _____ =

Signature

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

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

Signature:



Date:

08-13-2020

Print Name:

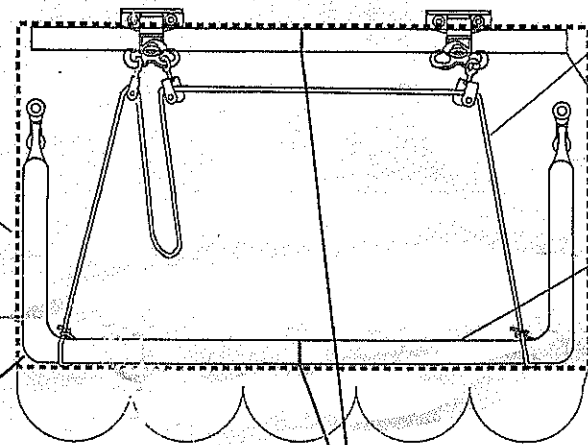
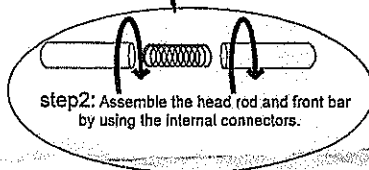
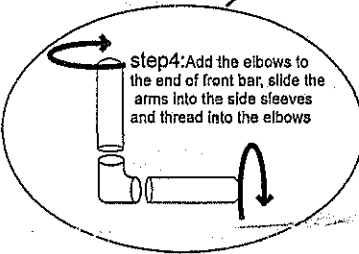
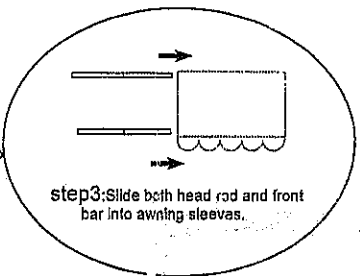
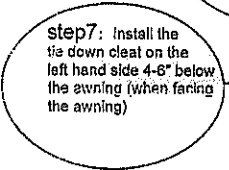
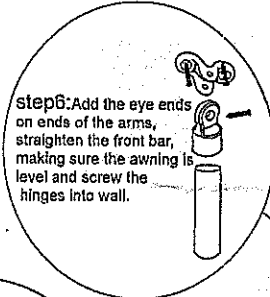
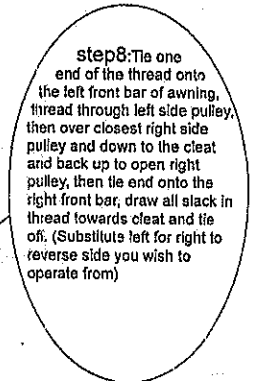
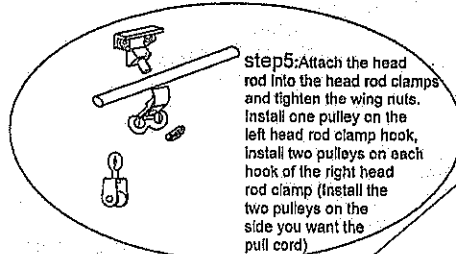
Abid Hattir

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.

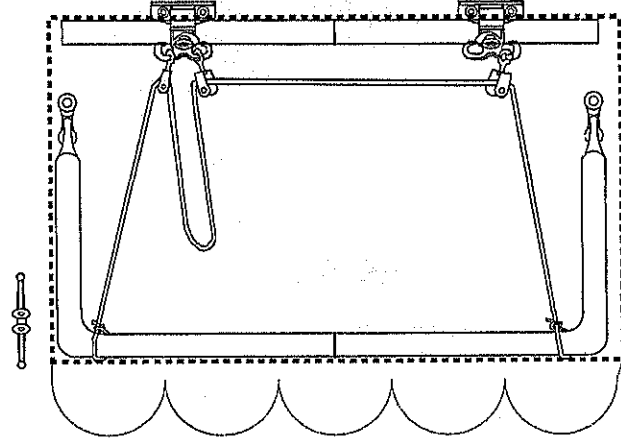
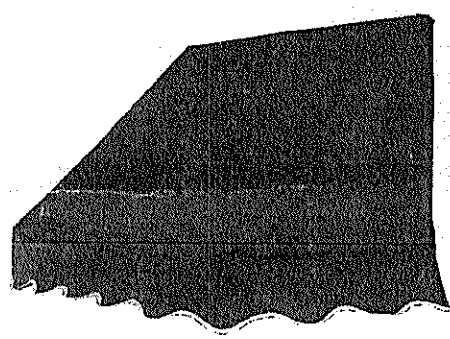
All other necessary approvals and permits must be acquired before beginning work.



Installation of Awning

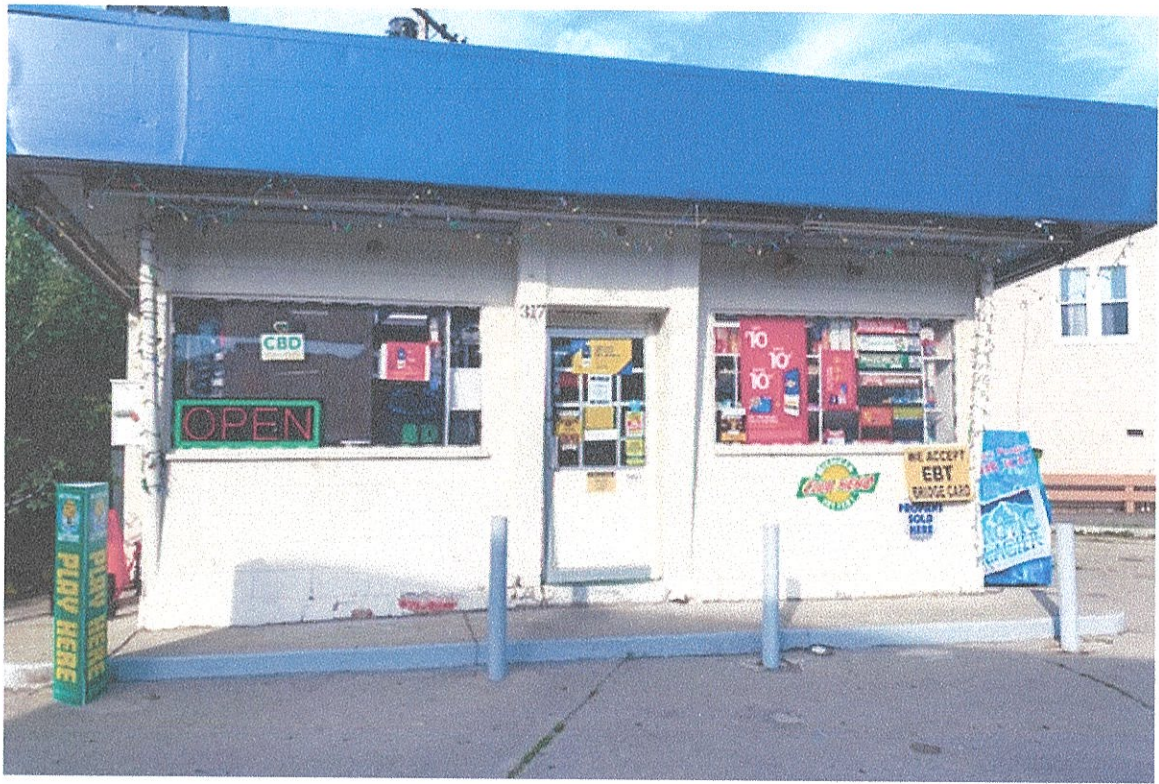


Finished plan



For more information, parts and accessories

www.AlekoProducts.com





Facing southwest to building.



Facing southwest to complex.



HDC Work Permit Staff Review

Property address: 209 Pearl

Property History: The property includes a Colonial Revival-style commercial building that was erected in 1926 and is contributing to the historic district.

Date of Application: August 18, 2020

Date of Review: August 19, 2020

Date of Meeting: August 25, 2020

Proposed work: New sign.

Materials: Unfished steel and weathered butcherblock

Staff review:

1. The application is part of an ongoing project to open a restaurant at 209 Pearl. In November, the Commission approved an awning and gate covering the outdoor eating area in the alley east of the building.
2. This application is for a sign for the new restaurant, to be placed at the building's northeast corner.
3. The sign bracket is unfinished steel and the sign itself hangs from the bracket and is weathered butcherblock.
 - a. In staff opinion, the unfinished metal bracket is appropriate in this application because of its patina.
4. The applicant proposes to install the sign bracket at the mortar joints to not drill into the brick.
 - a. This work has already been completed.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work proposed at 209 Pearl, as submitted in the application dated August 18, 2020, for installation of a sign as specified. The sign structure shall be mounted to the building's mortar joints to the greatest extent possible.

Relevant Secretary of the Interior's Standards:

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

#9 #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

209 Pearl Street

Applicant

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

Name

Mark Maynard

City
Ypsilanti

State
MI

Zip
48197

Contractor

Contractor Name & Contact Info

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☒ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Since the last time we came before the HDC to seek approval for our gate at 209 Pearl, we have made considerable headway. In fact, if all goes well, we could be opening our restaurant as early as August 24, having gotten our liquor license, certificate of occupancy and Health Department approval over the past several days. Given that, we'd like to have your approval to hang a sign on our northeast corner, 97" above the sidewalk. The sign is constructed from weatherized butcherblock (photo attached), and measures 29.75" x 25". It has no words, and is not lit. Our desire eventually would be to put a small spotlight on the sign, but we have no plans to do that just yet. And we would appreciate your guidance on the brightness, etc. Altogether, the sign and bracket weigh approximately 50 pounds. The bracket will be attached by the same method that you recommended for the mounting of our gate. And the metalwork is in the same style as the gate to the east of our building, which the HDC approved this past fall.

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

Unfinished steel and weatherized butcherblock.

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: \$0	\$45
	\$45 + _____	=

Signature

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

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

Signature: 	Date: August 17, 2020
--	-----------------------

Print Name: Mark Maynard

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.



Facing south to facade. Sign bracket at left.



Proposed sign with bracket.



Facing southwest to installed bracket.



Facing southeast to installed bracket.



City of Ypsilanti

Community and Economic Development

August 18, 2020

ROOFING PD



CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0053) for Re-roofing at 220 S HURON

Dear ROOFING PD,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to reroof the house has been **approved**. The new roof shall be GAF Timberline shingles in Hickory, with an almond drip edge and brown flashing. Ridge vents are preferred, however if that is not possible due to the low pitch of the roof, then existing can vents may be replaced in-kind. No additional can vents shall be added. See condition number 5.

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

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 - EDWARDS, NATALIE-JOHANNE 220 S HURON ST YPSILANTI MI 48197
File
Building Department



RECEIVED

AUG 17 2020

CITY OF YPSILANTI
BUILDING DEPARTMENT

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

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

220² Huron St Ypsilanti, MI

Applicant

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

Name

Katelyn Turner (Office Manager)

Address

[REDACTED]

City

Howell

State

MI

Zip

48855

Phone / Fax

[REDACTED]

E-Mail

Contractor

Contractor Name & Contact Info

Roofing PD

Patrick Erck (Sales)

Phone:

email:

[REDACTED]

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Replace existing asphalt roof with a new asphalt roof on the main house only.

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

- Venting: Can vents are currently on house will be replaced with can vents. IF not allowed, will use ridge vent. Brown rooftop flashing, almond drip edge. Brand name & style of proposed new roof is GAF Timberline HD Hickory, color is Hickory.

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:

\$21,000

Permit fee:

\$45 + _____ =

Signature

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

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

Signature:



Date:

8/17/2020

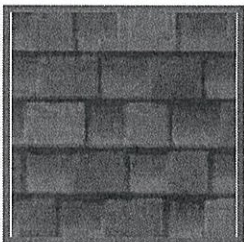
Print Name:

Patrick Erck

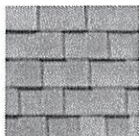
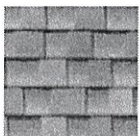
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

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

PHDC-20-0053



Color/Finish: Hickory



SPECIFICATIONS (ALL DIMENSIONS ARE NOMINAL)

Awards & Recognition: Good Housekeeping
Rated

Dimensions (SP): 13.25" x 39.375" (336.55 mm x 1
m)

Algae Stain Protection: StainGuard® Protection

\$ - \$\$\$\$: \$\$

Durability & Toughness: Advanced Protection
Shingle with GAF Dura Grip Adhesive

Exposure: 5.625" (144 mm)

Extreme Weather Impact Rated: No

Fire Rating: Highest Rating - Class A

Material: Fiberglass Asphalt Construction

Rated

Dimensions (SP): 13.25" x 39.375" (336.55 mm x 1 m)

Algae Stain Protection: StainGuard® Protection

\$ - \$\$\$\$: \$\$

Durability & Toughness: Advanced Protection Shingle with GAF Dura Grip Adhesive

Exposure: 5.625" (144 mm)

Extreme Weather Impact Rated: No

Fire Rating: Highest Rating - Class A

Material: Fiberglass Asphalt Construction

Wind Warranty: 130 mph

Wind Rating: 130 mph

Shingle Style: Wood-Shake Look

Proposal

Page No.

of

Pages



Roofing PD
1688 Hickory Hills Blvd
Howell, MI 48855
(734) 660-0905 coochacc@gmail.com

1148

Aug 15,

WE PUT THE CAPTS ON THE COMPETITION

PROPOSAL SUBMITTED TO <i>ABC</i>	PHONE <i>248 497-1200</i>	DATE <i>8/14/20</i>
STREET <i>220 Adams St</i>	JOB NAME	
CITY, STATE and ZIP CODE <i>Ann Arbor MI 48106</i>	JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE

We hereby submit specifications and estimates for:

1. REMOVE OLD ROOFING MATERIAL
2. INSTALL 1/2" TYPED INSULATION BOARD
3. INSTALL 1/2" TYPED INSULATION BOARD
4. INSTALL 1/2" TYPED INSULATION BOARD
5. INSTALL 1/2" TYPED INSULATION BOARD
6. INSTALL 1/2" TYPED INSULATION BOARD
7. INSTALL 1/2" TYPED INSULATION BOARD
8. INSTALL 1/2" TYPED INSULATION BOARD
9. INSTALL 1/2" TYPED INSULATION BOARD
10. INSTALL 1/2" TYPED INSULATION BOARD
11. INSTALL 1/2" TYPED INSULATION BOARD
12. INSTALL 1/2" TYPED INSULATION BOARD
13. INSTALL 1/2" TYPED INSULATION BOARD
14. INSTALL 1/2" TYPED INSULATION BOARD
15. INSTALL 1/2" TYPED INSULATION BOARD
16. INSTALL 1/2" TYPED INSULATION BOARD
17. INSTALL 1/2" TYPED INSULATION BOARD
18. INSTALL 1/2" TYPED INSULATION BOARD
19. INSTALL 1/2" TYPED INSULATION BOARD
20. INSTALL 1/2" TYPED INSULATION BOARD
21. INSTALL 1/2" TYPED INSULATION BOARD
22. INSTALL 1/2" TYPED INSULATION BOARD
23. INSTALL 1/2" TYPED INSULATION BOARD
24. INSTALL 1/2" TYPED INSULATION BOARD
25. INSTALL 1/2" TYPED INSULATION BOARD
26. INSTALL 1/2" TYPED INSULATION BOARD
27. INSTALL 1/2" TYPED INSULATION BOARD
28. INSTALL 1/2" TYPED INSULATION BOARD
29. INSTALL 1/2" TYPED INSULATION BOARD
30. INSTALL 1/2" TYPED INSULATION BOARD
31. INSTALL 1/2" TYPED INSULATION BOARD
32. INSTALL 1/2" TYPED INSULATION BOARD
33. INSTALL 1/2" TYPED INSULATION BOARD
34. INSTALL 1/2" TYPED INSULATION BOARD
35. INSTALL 1/2" TYPED INSULATION BOARD
36. INSTALL 1/2" TYPED INSULATION BOARD
37. INSTALL 1/2" TYPED INSULATION BOARD
38. INSTALL 1/2" TYPED INSULATION BOARD
39. INSTALL 1/2" TYPED INSULATION BOARD
40. INSTALL 1/2" TYPED INSULATION BOARD
41. INSTALL 1/2" TYPED INSULATION BOARD
42. INSTALL 1/2" TYPED INSULATION BOARD
43. INSTALL 1/2" TYPED INSULATION BOARD
44. INSTALL 1/2" TYPED INSULATION BOARD
45. INSTALL 1/2" TYPED INSULATION BOARD
46. INSTALL 1/2" TYPED INSULATION BOARD
47. INSTALL 1/2" TYPED INSULATION BOARD
48. INSTALL 1/2" TYPED INSULATION BOARD
49. INSTALL 1/2" TYPED INSULATION BOARD
50. INSTALL 1/2" TYPED INSULATION BOARD
51. INSTALL 1/2" TYPED INSULATION BOARD
52. INSTALL 1/2" TYPED INSULATION BOARD
53. INSTALL 1/2" TYPED INSULATION BOARD
54. INSTALL 1/2" TYPED INSULATION BOARD
55. INSTALL 1/2" TYPED INSULATION BOARD
56. INSTALL 1/2" TYPED INSULATION BOARD
57. INSTALL 1/2" TYPED INSULATION BOARD
58. INSTALL 1/2" TYPED INSULATION BOARD
59. INSTALL 1/2" TYPED INSULATION BOARD
60. INSTALL 1/2" TYPED INSULATION BOARD
61. INSTALL 1/2" TYPED INSULATION BOARD
62. INSTALL 1/2" TYPED INSULATION BOARD
63. INSTALL 1/2" TYPED INSULATION BOARD
64. INSTALL 1/2" TYPED INSULATION BOARD
65. INSTALL 1/2" TYPED INSULATION BOARD
66. INSTALL 1/2" TYPED INSULATION BOARD
67. INSTALL 1/2" TYPED INSULATION BOARD
68. INSTALL 1/2" TYPED INSULATION BOARD
69. INSTALL 1/2" TYPED INSULATION BOARD
70. INSTALL 1/2" TYPED INSULATION BOARD
71. INSTALL 1/2" TYPED INSULATION BOARD
72. INSTALL 1/2" TYPED INSULATION BOARD
73. INSTALL 1/2" TYPED INSULATION BOARD
74. INSTALL 1/2" TYPED INSULATION BOARD
75. INSTALL 1/2" TYPED INSULATION BOARD
76. INSTALL 1/2" TYPED INSULATION BOARD
77. INSTALL 1/2" TYPED INSULATION BOARD
78. INSTALL 1/2" TYPED INSULATION BOARD
79. INSTALL 1/2" TYPED INSULATION BOARD
80. INSTALL 1/2" TYPED INSULATION BOARD
81. INSTALL 1/2" TYPED INSULATION BOARD
82. INSTALL 1/2" TYPED INSULATION BOARD
83. INSTALL 1/2" TYPED INSULATION BOARD
84. INSTALL 1/2" TYPED INSULATION BOARD
85. INSTALL 1/2" TYPED INSULATION BOARD
86. INSTALL 1/2" TYPED INSULATION BOARD
87. INSTALL 1/2" TYPED INSULATION BOARD
88. INSTALL 1/2" TYPED INSULATION BOARD
89. INSTALL 1/2" TYPED INSULATION BOARD
90. INSTALL 1/2" TYPED INSULATION BOARD
91. INSTALL 1/2" TYPED INSULATION BOARD
92. INSTALL 1/2" TYPED INSULATION BOARD
93. INSTALL 1/2" TYPED INSULATION BOARD
94. INSTALL 1/2" TYPED INSULATION BOARD
95. INSTALL 1/2" TYPED INSULATION BOARD
96. INSTALL 1/2" TYPED INSULATION BOARD
97. INSTALL 1/2" TYPED INSULATION BOARD
98. INSTALL 1/2" TYPED INSULATION BOARD
99. INSTALL 1/2" TYPED INSULATION BOARD
100. INSTALL 1/2" TYPED INSULATION BOARD

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

dollars (\$ *121,125.00*).

Payment to be made as follows:

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

Authorized Signature

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

days.

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

Date of Acceptance:

Signature

Signature







MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION Virtual Meeting

Tuesday, August 11, 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 7:04pm

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: Andy Aamodt, City Planner
Jenni Wennerberg, Building Department Secretary
Jada Tillison-Love, Community Development Fellow

APPROVAL OF AGENDA

Slagor: Staff indicated having received contact from 412 Oak, that applicant would not be present due to a family emergency.

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

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

PUBLIC COMMENT ON AGENDA ITEMS- none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

56 E Cross

**Fence with mural.*

Applicant: Linda French, owner- not present

Discussion: Pettit: Summarized the application.

[Commission reviewed and discussed application and reference materials]

Slagor: Per commissioner query, Staff clarified that applicant erected the fence without a permit and that, per Staff contacting applicant, they indicated that their plan is to put a mural up on the fence and use the poles either to hang sun sails or possibly patio lights.

[Review and discussion continued as to fence pole installation]

[Discussion as to lack of information regarding poles/materials/sun sails/lights]

[Procedural discussion]

Motion: Lindsay (second: Stevenson) moved to table the application for work at 56 E Cross citing the need for more information on the fence, the need for information details as to sun sails, including size and placement; and for information details on the posts, as to both fence and sun sails.

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

Nays: None

Absent: Commissioner Rupert

Motion carried.

412 Oak

**Detached Garage.*

Applicant: Gary Turner, contractor– not present

Discussion: Pettit: Summarized the application.

[Commission reviewed and discussed application and reference materials]

Motion: Stevenson (second: Lindsay) moved to approve and issue a Certificate of Appropriateness for the work at 412 Oak as submitted in the application dated August 4, 2020 for construction of a detached garage. The new garage shall match the dimensions and material specifications in the drawings submitted with the application. The fiber-cement siding shall have a smooth finish. The exterior walls and trim shall be painted to match the house.

Secretary of the Interior Standards:

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

#10 –New work shall be removable.

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

Nays: None

Absent: Commissioner Rupert

Motion carried.

STUDY ITEMS- none

ADMINISTRATIVE APPROVALS

- 1. 501 N River** – Roof and Paint
- 2. 123 N Adams** – Roof
- 3. 100 W Michigan** – Paint

Motion: Chesnut (second: Swift) moved to accept the administrative approvals for 501 N River - roof and paint; 123 N Adams - roof; 100 W Michigan – paint.

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

OTHER BUSINESS

1. Property Monitoring

Commissioner/Staff discussion as to property monitoring.

2. Commissioner Comments

Commissioners, who wished, shared additional thoughts/comments.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of July 28, 2020

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

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

ADJOURNMENT

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

MEETING ADJOURNED at 7:53 p.m.



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

The Ypsilanti Historic District Commission (HDC) will hold A Virtual Meeting on Tuesday, August 25, 2020 at 7 p.m. The meeting will be in held in accordance with Governor Whitmer's Executive Order 2020-154.

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.

August 25, 2020 HDC Regular Meeting Virtual Access Link

<https://us02web.zoom.us/j/82591531936>

When prompted, enter **Meeting ID:** 825 9153 1936

August 25, 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:** 825 9153 1936, 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: August 21, 2020