1. Historic District Commission Regular Meeting Corrected Agenda

    Documents:

    00-HDC AGENDA 10-27-2020.PDF
    01-24 N HURON.PDF
    02- 303 N SUMMIT.PDF
    03-400 N RIVER.PDF
    04-10 S HURON STAFF.PDF
    05-303 E FOREST.PDF
    06- 303 E FOREST.PDF
    07- 410-412 MAPLE.PDF
    08-307 N RIVER.PDF
    09- 208 E CROSS.PDF
    10- 322 E CROSS.PDF
    11- 10S BLOCK OF N HURON.PDF
    12- ADMIN APPROVALS.PDF
    13 - 527 N HURON.PDF
    14-HDC RESOLUTION HIGHLAND CEMETERY.PDF
    15-HISTORIC DISTRICT 9-22-2020 FULL MINUTES.PDF
    HDC FULL PACKET 10-27-2020.PDF
    PUBLIC NOTICE- OCTOBER 27 2020 HDC VIRTUAL MEETING.PDF

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, October 27, 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.	**24 N Huron**	**Wall**
2.	**303 N Summit (Water Tower)**	**Concrete steps**

B. NEW BUSINESS

1.	**400 N River**	**Signs**
2.	**10 S Huron**	**Windows**
3.	**303 E Forest**	**Fence and Pergola**
4.	**303 E Forest**	**Sliding glass door**
5.	**410-412 Maple**	**Amendment to porch floor approval**
6.	**307 N River**	**Mural and site plan extension**

C. STUDY ITEMS

1.	**208 E Cross**	**Siding**
2.	**322 E Cross**	**Basement windows**
3.	**10s Block of N Huron**	**EPA Pollution Remediation**

D. ADMINISTRATIVE APPROVALS

1.	**234 W Michigan**	**Deck**
2.	**106 S Huron**	**Roof**
3.	**114 S Huron**	**Roof**
4.	**302 S Washington**	**Paint**
5.	**417 N Adams**	**Roof**
6.	**112 W Michigan**	**Paint**
7.	**309 W Cross**	**Paint**
8.	**300 N Washington**	**Roof**
9.	**406 N Hamilton**	**Gutters**

E. OTHER APPROVALS

1. 527 N Huron Windows

F. OTHER BUSINESS
1. Resolution to support CLG funding for Starkweather Chapel window restoration
2. Property monitoring
3. Commissioner comments

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS
1. Approval of meeting minutes September 22, 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: 24 N Huron

Property History: The property includes a surface parking lot owned east of 24 N Huron that is wrapped by a City-owned alley on the south and west sides.

Date of Application: September 1, 2020

Date of Review: September 3, 2020

Date of Meeting: September 8, 22, October 13, 2020

Proposed work: Retrofitting concrete block barriers to a stone-faced concrete wall.

Materials: Concrete and stone.

Staff review:
Background

1. This application was tabled on the September 22 meeting, asking the applicant to "Provide more information on the length, thickness, and materiality of the wall." The Commission also discussed what kind of foundation or footing the wall would have and recommended a rendering of what the finished wall would look like.
2. To date, October 24, 2020, staff has not received additional information to include with the application.
3. **The commission must act by the regularly scheduled meeting on October 27, 2020**. The sixty-day timeline for review, per state law, ends on **October 31, 2020**.

Overview of events leading to this application:

1. On January 24, 2020, the Historic District Commission reviewed work that was completed without a permit at this location. Work included installation of 3 concrete barrier blocks at the southwest corner of the paved parking lot.
2. The applicant stated that the concrete blocks were installed to prevent trespassing, as advised by their attorney. They stated that the attorney suggested that

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.

HDC permits were not required. Staff informed them that even non-historic resources must be reviewed by the HDC for potential impacts to the district.

3. The Commission denied the work, citing that the concrete highway-type barriers were incompatible with the character of the historic district.
4. The applicant did not amend or appeal the application within 60 days (March 23, 2020).
5. A hearing with the Administrative Hearings Bureau was scheduled for August 20, 2020. The hearing did not occur, because the applicant agreed to have a contractor scheduled to remove the blocks in two weeks
6. Instead of a contractor to remove the blocks, the applicant is now requesting to have them modified, in hopes of achieving a barrier that is compatible with the historic district.
7. This is the third time the applicant has attempted to enclose the lot.

A Recent History of Barriers Surrounding the Lot

8. On May 10, 2016, the HDC approved an application to for a 4' tall wood picket fence and triangular swing metal gate.
    a. Both the gate and fence were installed however the fence was removed entirely and one arm of the gate removed as well.
9. The applicant applied to reinstall this fence, with the addition of 5 metal bumper posts, in April 2018.
    a. On April 24, 2018, the HDC denied the application citing "the lack of consideration for the location, visibility and historic character of the site and the mixture of inappropriate materials in the proposal."
    b. The commission suggested the applicant may amend the application "using one consistent material for the fencing and gate that is non-residential in character. Chain-link fencing was suggested as a possibility for use in this particular location."
    c. The denied application was not amended or appealed.
10. At the time of the April 2018 application for a new fence, the subject concrete barriers had already been installed.
    a. Staff was delayed in requesting a permit for these items due to ongoing legal disputes with the City in the vicinity.
11. As stated above, the concrete blocks were submitted for review in January 2020, and were denied by the Commission with the finding that "the concrete blocks are a style of barrier inappropriate for the historic district that diminishes the integrity of setting."

Proposed modifications:

12. The applicant would like to build a concrete stone-faced wall at this location, using the existing blocks as a foundation.
    a. A frame for pouring concrete will be constructed around the blocks and filled with new concrete so it is a seamless wall.
    b. The new concrete, so the wall will be stone-faced.
13. The applicant has expressed they would be willing to consider brick veneer over stone if the Commission finds it more appropriate.
14. The Commission is to confirm with the applicant the height, thickness, and length of the wall.

Considerations

15. In general, concrete, stone, and brick are materials compatible with the historic district.

16. A wall of this type is not found elsewhere in the district, but natural stone has been utilized in some locations; including 310 Florence and the retaining wall behind 32-42 N Huron.
17. If the Commission finds that the concrete blocks cannot be modified appropriately, it should be explicitly stated in the motion, on record.
18. If the Commission finds that modifying the concrete blocks would be outright inappropriate, Staff recommends the Commission discuss with the applicant compatible enclosure methods. The applicant has expressed wanting additional guidance.

*This work may be subject to approval of a fence permit.

Recommended Motions:

Move to deny the the proposed work at 24 N Huron, citing a lack of information on the foundation and structure of the proposed wall.

[If the Commission finds that there is no possible way that concrete barriers can be made appropriate for the district, please include that in the motion].

***

Move to approve and issue a Certificate of Appropriateness for the work at 24 N Huron, as submitted in the application dated September 1, 2020, for the construction of a stone-faced concrete wall. The wall shall match the height and thickness of the existing concrete barriers and be faced with stone to a pattern similar to the example photos submitted.

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

Prepared by:
Scott E. Slagor, Preservation Planner

R. 27340
#1547
PHDC-20-0061

RECEIVED
SEP 01 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: 24 N. Huron Ypsilanti MI 48197

Applicant

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

Name: Bessie Peppers

Address: [redacted]

City: Ypsilanti | State: MI | Zip: 48197

Phone / Fax: | E-Mail:

Contractor

Contractor Name & Contact Info: Victory Concrete LLC

Type of work

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

Complete Description of Proposed Work:

Remortar and color of exterior stones to comply with historical guidelines. Rejoice the stones together and restore original wall.

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

Information included in the proposal. See Attached.

Permit Application Fee (action items only)

The fee is $35 for the first $3,000 in construction cost plus $5 for every additional $3,000 of construction cost. There is a flat fee of $35 for painting only. *An additional fee of $50 applies to HDC work started without the applicable permit.*

Construction Cost: 800.00	Permit fee: $35 + _____ =

Signature

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

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

Signature: [redacted]	Date: 8/31/2020
Print Name: Bessie PAPPAS	

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-200061

Victory concreTe LLC

1605 Ferndale Place ■ Ann Arbor, Michigan 48104
[redacted]
Donna M. Malski

PROPOSAL / CONTRACT

August 28, 2020

TO

Betsey Pappas ph: [redacted]
Jackson Cleaners
24 N. Huron St.
Ypsilanti, MI 48197

DESCRIPTION OF WORK

Repoint the joints of the stone foundation wall at the rear corner of building (exterior). Best match mortar and color to the original used. Remove paint from stones and joints to restore area to the original wall.

DIMENSIONS

- **repoint area of wall: 4 FT X 3 LF = 12 SF**
- **remove paint from stones: 4 FT X 5 LF = 20 SF**

JOB DETAILS

1. Remove broken and crumbling mortar with patching materials.
2. Clean area thoroughly.
3. Brace stones for correct fit.
4. Mix mortar to best match original with materials and color. Apply to joints.
5. After several days, remove bracing.
6. Remove paint and unwanted patch material from stone faces.

COSTS

- **Repoint joints of stone wall and remove paint: 20 SF = $ 400.00 – 800.00**

TOTAL CHARGE = TBD

PAYMENT TERMS

Fifty percent due prior to the job in the amount of the estimated cost.
Balance due upon completion of the job, the approved inspection if required, or within 30 days of receipt of the final invoice.
Please make payable by check OR cash to **VICTORY CONCRETE, LLC.** Mail to:

VICTORY CONCRETE, LLC
1605 Ferndale Pl.
Ann Arbor, MI 48104

Deposit: (50%) Due prior to beginning job. _____ _____
customer signature *date*

Balance: Due upon completion of job. _____ _____
contractor signature *date*

NOTES

MATERIALS AND METHODS used currently replicate those used at the original time the structure was built.

ADDITIONAL CHARGES may apply if unforeseen situation arises. Customer will be notified before proceeding.

PREVIOUS WORK not done properly or not within code by other contractors can be repaired or corrected for a cost.

ALL WORK is done professionally.

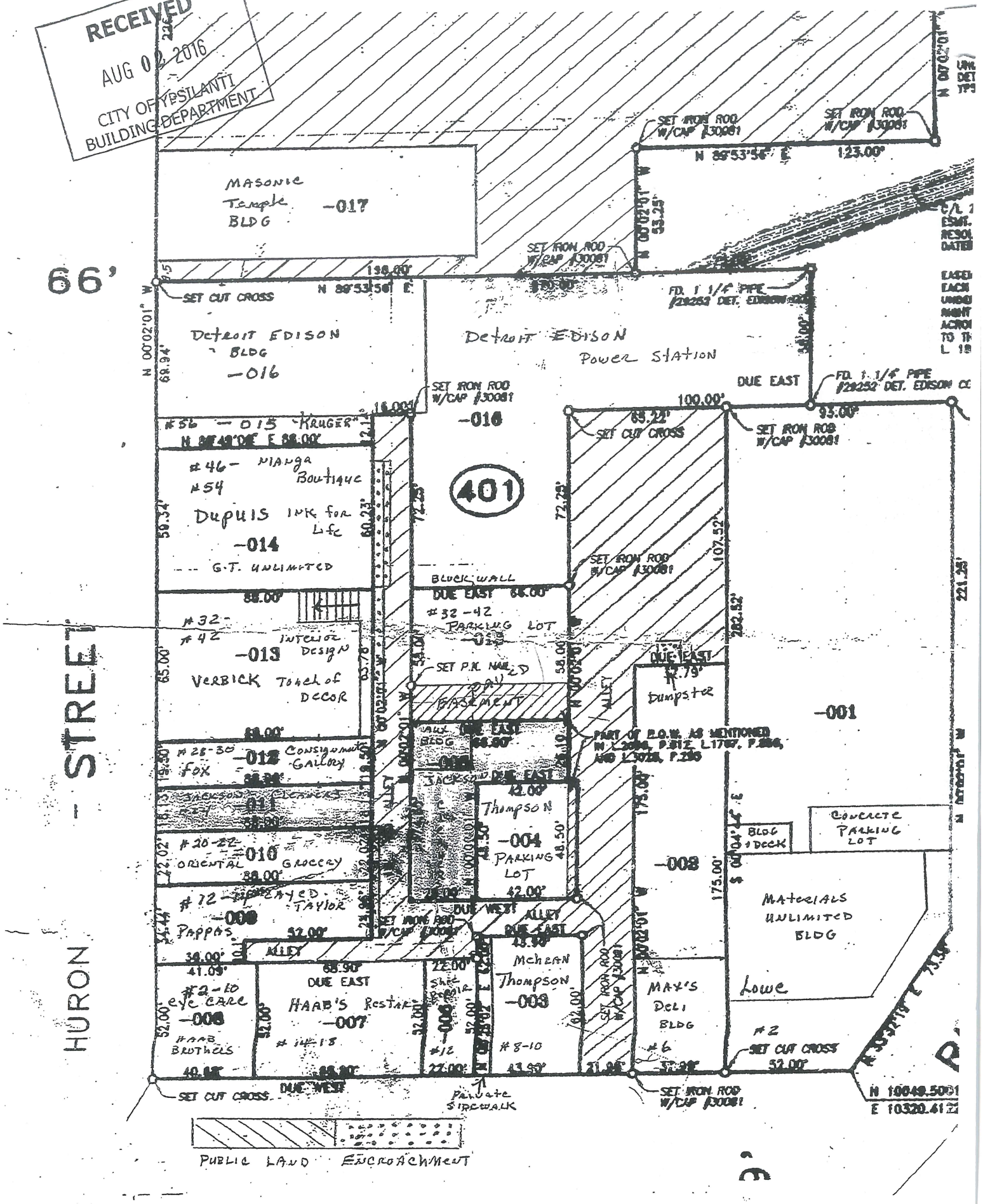
VICTORY CONCRETE, LLC is fully insured with general liability, workers' compensation disability, and commercial vehicle insurance.

TERMS

A 1.5% charge will be applied monthly to all unpaid balances after 30 days.



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AUG 02 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT



Example of stone-faced concrete the applicant is aiming for.







Staff photos of alley, January 22, 2020.





HDC Work Permit Staff Review

Property address: N Summit between Washtenaw and W Cross

Property History: The Ypsilanti Water Tower is an icon recognized by the US National Register of Historic Places and a Michigan State Historic Site. Built in 1890, the Ypsilanti Water Tower served an important function as the only water tower in the Ypsilanti water system until 1956. In 1976, the Water Tower was restored and today it is managed by YCUA

Date of Application: September 14, 2020

Date of Review: September 16, 2020

Date of Meeting: September 22, October 13 2020

Proposed work: Removal and replacement of concrete steps on the N Summit Street side of the Stone Tower from the back of sidewalk to the wooden doors of the structure. The top step/landing area of the stairs touches the outside wall of the structure. New concrete steps will match existing in material and dimensions.

Materials: Concrete

Staff review:

1. This item was tabled at the September 22 HDC meeting so the applicant may provide "*further information detailed as discussed at the meeting, specifically concerning the expansion joints and their location; as well as the potential for a threshold to be installed*."
2. **The Commission shall act by the regularly scheduled meeting on November 10, 2020**. Per state law, the sixty-day timeline for review ends on **November 13, 2020**.
3. YCUA conducted reviewed the Commission's questions and found "*installation of a threshold at the existing doors is not necessary and that an expansion joint just outside the doors is preferred*."
4. YCUA has provided a letter with additional information, an MDOT spec. sheet for the expansion joint, Quikrete sealant spec. sheet and an additional photo.

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.

Scope of Work

5. The applicant is proposing removal and replacement of the concrete steps on the N Summit Street side of the Stone Tower from the back of sidewalk to the wooden doors of the structure. New concrete steps will match existing in material and dimensions. The new concrete steps will by 7 ft. and five inches wide by 8 ft from the sidewalk to door for a total of 59.2 sq ft.
    a. YCUA will saw-cut and remove the existing concrete. An fiber expansion joint will be placed between the new concrete and old. The joint will be sealed with a polymer sealant. See attached letter for a detailed description.
6. The applicant is also proposing removal and replacement of the concrete sidewalk on the west side of the Stone Tower between W. Cross Street and Washtenaw Road. None of this work is physically connected to the structure. New sidewalk will match existing in materials and dimensions. Approximately 45' long by 6' wide.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 303 Summit, as submitted in the application dated September 14, 2020, with the amendments presented on October 13, 2020 for the removal and replacement on concrete sidewalks and steps.

Relevant Secretary of the Interior's Standards:
#6

Prepared by: Christopher Jacobs, Community Development Manager; updated 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
303 N. Summit Street

Applicant

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

Name		
Ypsilanti Community Utilities Authority		
Address		
2777 State Road		
City	State	Zip
Ypsilanti	MI	48198
Phone / Fax	E-Mail	
(734) 484-4600	swestover@ycua.org	

Contractor

Contractor Name & Contact Info
To be determined

Type of work

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

Complete Description of Proposed Work:

Removal and replacement of the concrete steps on the N. Summit Street side of the Stone Tower from the back of sidewalk to the wooden doors of the structure. The top step/landing area of the stairs touches the outside wall of the structure. New concrete steps will match existing in material and dimensions.
7 feet, 5 inches wide by 8 feet (sidewalk to door) = 59.2 square feet
59.2 square feet / 9 square feet per square yard = 6.58 square yards
6.58 square yards x $200/square yard = $1,316

Removal and replacement of the concrete sidewalk on the west side of the Stone Tower between W. Cross Street and Washtenaw Road. None of this work is physically connected to the structure. New sidewalk will match existing in materials and dimensions. Approximately 45' long by 6' wide.
45 feet long x 6 feet wide = 270 square feet
270 square feet / 9 square feet per square yard = 30 square yards
30 square yards x $125/square yard = $3,750

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

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:
$5,066	$45 + $5 = $50

Signature

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

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

Signatur[redacted]	Date: 9/14/2020
Print Name: Scott Westover, P.E., Engineering Manager, Ypsilanti Community Utilities Authority	

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.



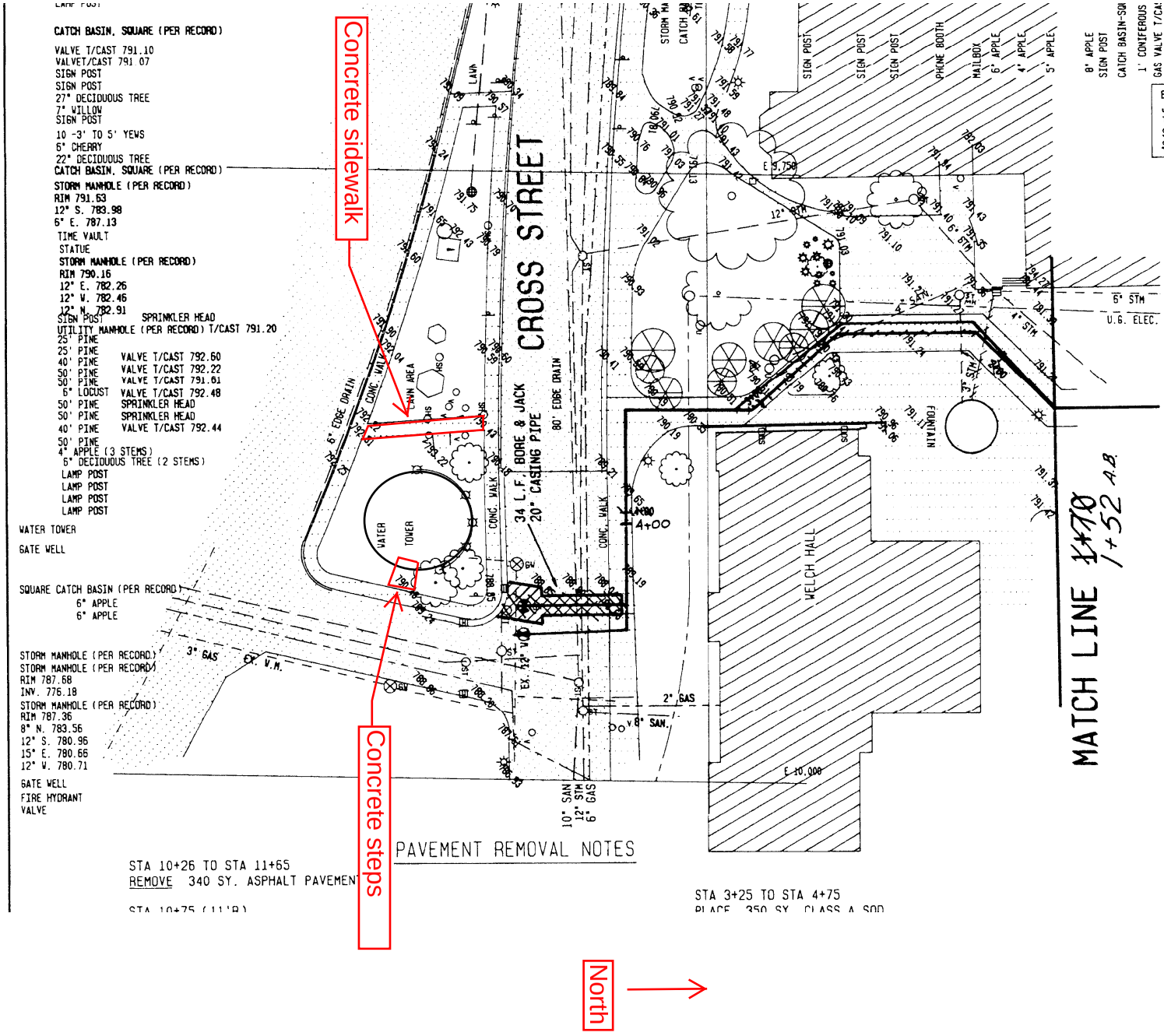
Concrete sidewalk on the west side of Stone Tower, looking south



Concrete steps on the east side of Stone Tower



Concrete steps on the east side of Stone Tower


Concrete sidewalk
Concrete steps
North
CROSS STREET
34 L.F. BORE & JACK
20" CASING PIPE
80' EDGE DRAIN
WELCH HALL
WATER TOWER
MATCH LINE 1+70
1+52 A.B.
CATCH BASIN, SQUARE (PER RECORD)
STORM MANHOLE (PER RECORD)
SQUARE CATCH BASIN (PER RECORD)
WATER TOWER
GATE WELL
FIRE HYDRANT
VALVE
PAVEMENT REMOVAL NOTES
STA 10+26 TO STA 11+65
REMOVE 340 SY. ASPHALT PAVEMENT
STA 3+25 TO STA 4+75
PLACE 350 SY. CLASS A SOD
BENCHMARK #
JOB BM#2
TOP OF ARROW ON FIRE HYDRANT
S. SIED OF FORREST, E. OF
STARKWEATHER HALL. ELEV 792.92

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Environmentally Safe Water and Wastewater Services to Our Customers

YPSILANTI COMMUNITY UTILITIES AUTHORITY

2777 STATE ROAD
YPSILANTI, MICHIGAN 48198-9112
TELEPHONE: 734-484-4600
WEBSITE: www.ycua.org

September 30, 2020

VIA ELECTRONIC MAIL

Mr. Scott Slagor, Preservation Planner
City of Ypsilanti
One South Huron Street
Ypsilanti, MI 48197

Re: Historic District Commission Work Permit Application 20-0070
Stone Tower Concrete Replacement
303 N. Summit Street, City of Ypsilanti

Dear Mr. Slagor:

This letter and the enclosed documents are submitted in response to both the City of Ypsilanti Historic District Commission (HDC) regular meeting of September 22, 2020 and the letter from your office dated September 25, 2020 regarding the proposed replacement of the deteriorated concrete steps on the Summit Street side of the Stone Tower at 303 North Summit Street. In particular, the HDC requested information regarding expansion joint locations and materials as well as consideration of installation of a threshold at the existing doors.

The Authority desires to sawcut and remove the existing concrete starting approximately 6" east of the existing doors all the way to the back edge of the existing sidewalk parallel to North Summit Street. Based on the Isolation Joint detail shown on MDOT R-37-B, a ½" thick fiber expansion joint will be installed along both interfaces between the masonry walls and the new concrete slab as well as at the sawcut joint between the new concrete and the existing concrete near the doors as depicted on the enclosed photograph. The fiber expansion joint will be sealed with a polymer sealant, such as Quikrete Advanced Self-Leveling Sealant (data sheet enclosed), to best match the existing mortar in the adjacent masonry walls. The same materials will be installed at the joint between the new staris and the existing sidewalk along North Summit Street.

In addition, after further evaluation, the existing wing walls on either side of the stairs will be removed and replaced in kind as part of the project. We look forward to this information being considered by the HDC during their next regular meeting. Should there be any questions, please contact this office.

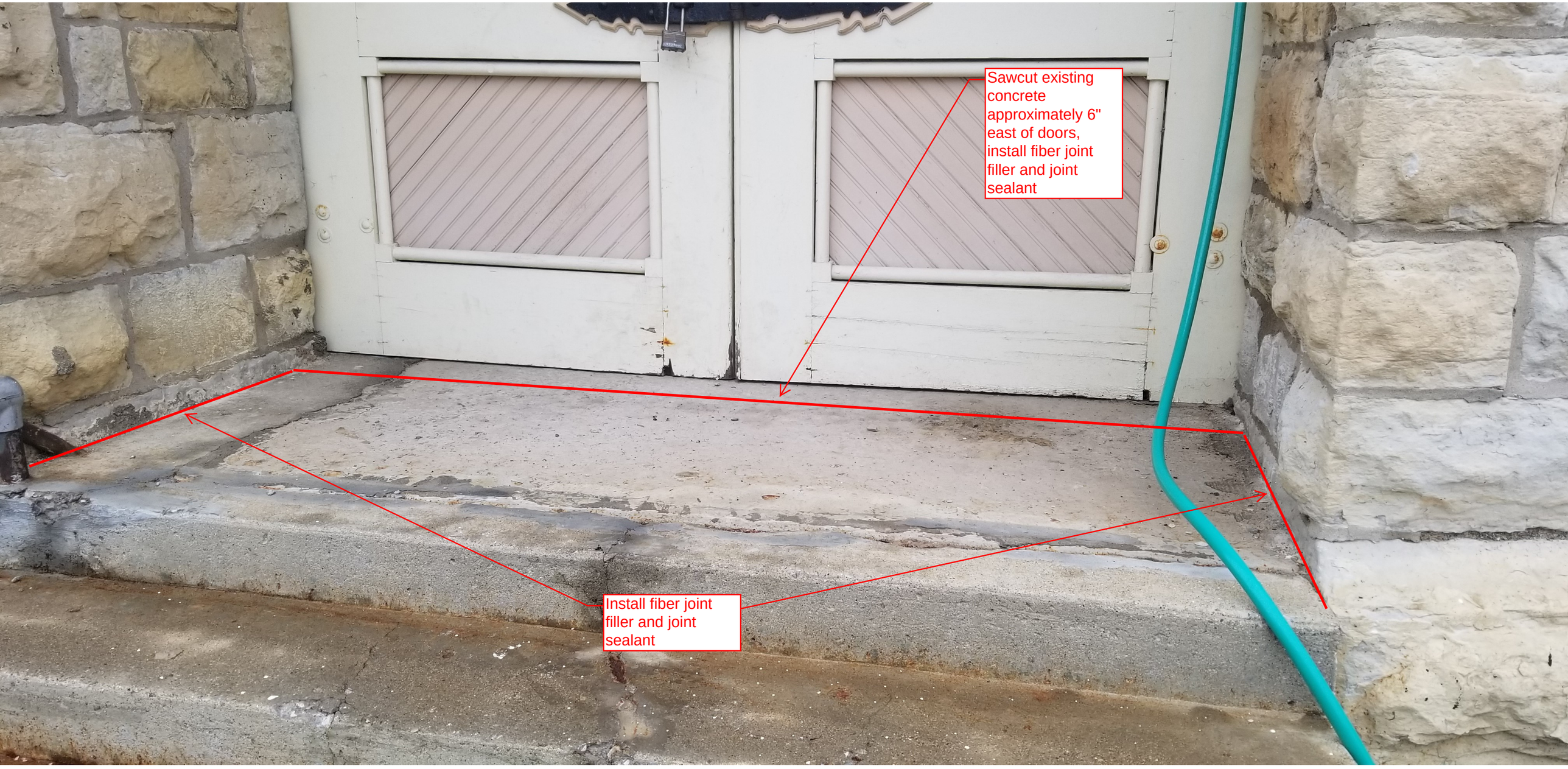
Sincerely,

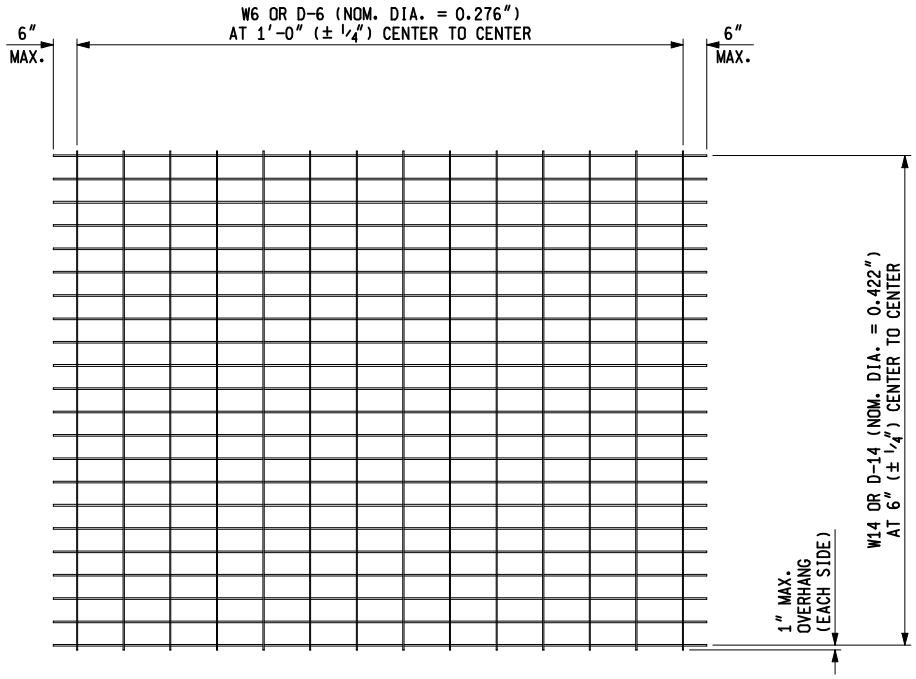
SDW Digital Signature

SCOTT D. WESTOVER, P.E., Engineering Manager
Ypsilanti Community Utilities Authority

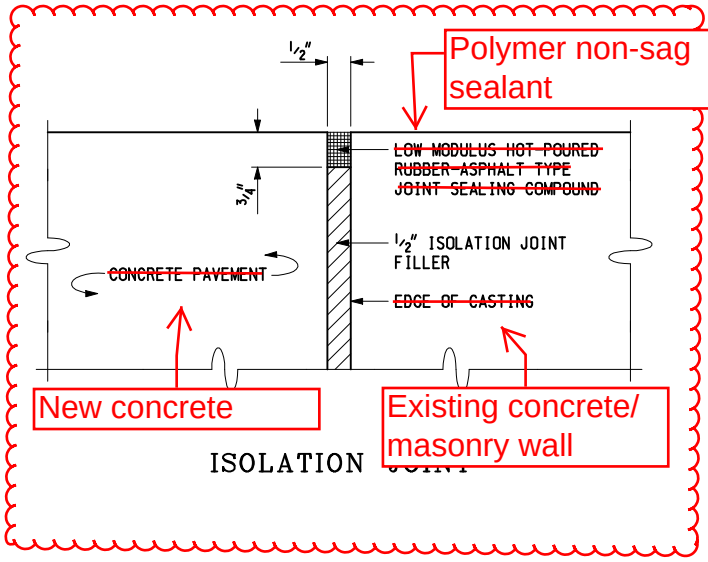
Enclosures

cc: Mr. Jeff Castro, Mr. Mike Shaffer, File, YCUA
Mr. Andy Aamodt, City of Ypsilanti

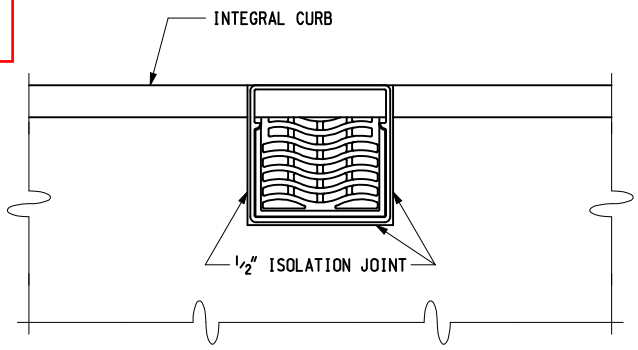

Sawcut existing concrete approximately 6" east of doors, install fiber joint filler and joint sealant
Install fiber joint filler and joint sealant



WIRE FABRIC REINFORCEMENT



ISOLATION JOINT



DRAINAGE INLET
(FOR USE WITH INTEGRAL CURB)
NOT ALIGNED WITH TRANSVERSE JOINT

NOTES:

NO PLUG OR SLIVER OF CONCRETE SHOULD EXTEND OVER, UNDER, THROUGH, AROUND, OR BETWEEN SECTIONS OF THE JOINT FILLER.

JOINT FILLER MAY BE HELD IN PLACE BY STAKES IN THE SUBGRADE.

AFTER THE CONCRETE HARDENS, THE TOP OF THE JOINT FILLER MAY BE RECESSED APPROXIMATELY 3/4" TO ALLOW SPACE FOR LOW MODULUS HOT-POURED RUBBER-ASPHALT TYPE JOINT SEALING COMPOUND.

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR

ISOLATION JOINT DETAILS

9-10-2010 F.H.W.A. APPROVAL	5-28-2010 PLAN DATE	R-37-B	SHEET 2 OF 2

ADVANCED POLYMER SELF-LEVELING SEALANT

PRODUCT NO. 8660-41

DIVISION 7

Joint Sealant
07 92 00



PRODUCT DESCRIPTION

QUIKRETE® Advanced Polymer Self-Leveling Sealant is a superior, self-leveling, one-component, permanently flexible, multipurpose sealant.

PRODUCT USE

QUIKRETE® Advanced Polymer Self-Leveling Sealant is a non-shrink weather-resistant, high performance advanced polymer sealant formulated to fill cracks and joints in concrete, in interior or exterior areas up to 1 inch (25.4 mm) in width. QUIKRETE® Advanced Polymer Self-Leveling Sealant is UV resistant and adheres to concrete, brick, masonry, wood, glass, vinyl, and most plastics. QUIKRETE® Advanced Polymer Self-Leveling Sealant is ready-to-use and cures upon contact with the moisture in the air to form a durable flexible seal.

QUIKRETE® Advanced Polymer Self-Leveling Sealant may be used for:

- Sealing & Waterproofing horizontal control joints or expansion joints in sidewalks, driveways, industrial floors, parking decks, etc.
- A variety of general purpose joint sealing applications
- Environmentally friendly – solvent & isocyanate-free

SIZES

QUIKRETE® Advanced Polymer Self-Leveling Sealant is available in gray 10 oz (295 mL) tubes.

YIELD

10 oz (295 mL) tube will fill approximately 12 linear feet (3.6 m) in 1/2 in (13 mm) wide by 1/4 in (6.3 mm) deep joint .

TECHNICAL DATA

QUIKRETE® Advanced Polymer Self-Leveling Sealant meets performance requirements of ASTM C 920, Type S, Grade P, Class 25, Use T, NT, A, G, and M; Federal Specification TT-S-0230C, Type I, Class A; CSA CAN/CGSB 19.13-M87. Meets VOC requirements in all regions.

QUIKRETE® Advanced Polymer Self-Leveling Sealant, when tested in accordance with standard procedures, provides typical results as listed in Table 1.

TABLE 1 TYPICAL PHYSICAL PROPERTIES

Tack-Free Time at 77 °F (25°C), 50% RH	60 minutes
Cure Rate at 77°F (25°C) , 50% RH	1/8" (3 mm) per 24 hours
Flow	Self-levels
Dynamic Joint Movement	+/- 25%
Durometer Hardness, Shore A	20 to 30
Ultimate Tensile Strength	230 psi (1.5 MPa)
Elongation	400% to 500%

INSTALLATION

NOTE: *It is recommended that impervious gloves – such as nitrile be worn during application. QUIKRETE® Advanced Polymer Self-Leveling Sealant is difficult to remove from skin and clothing. If sealant gets on skin, immediately wipe off with a dry cloth. Use only in well-ventilated, exterior areas. Before handling read Safety Data Sheet at www.quikrete.com.*

APPLICATION

SURFACE PREPARATION

The key to long-term sealant performance is proper substrate preparation. The substrate must be clean, frost free, sound and free of any oils, greases, or incompatible sealers, paints or coatings that may interfere with adhesion and good joint performance.

Porous surfaces should be cleaned of dirt, dust loose debris and other potential bond breakers. Mechanical methods, such as wire

brushes, grinders, etc. may be required to remove surface contamination, debris and failed sealants such as in re-caulking applications. Make sure to wear proper personal protection equipment when sanding or grinding.

JOINT DESIGN
A thin bead of sealant will accommodate more movement than a thick bead. Working joint depths should never exceed ½ in (13 mm) or be thinner than 1/4 in (6.3 mm). The ratio of joint width to depth should be 2 to 1. Joints should be designed or cut to work well within the movement capability of the sealant allowing for erection and installation tolerances, time of year of installation and sealant movement capability. QUIKRETE® Backer Rod (No. 6917) should be used depending on application, to prevent three sided adhesion and to prevent joint depths from exceeding ½ in (13 mm). If joint depth does not allow for backer rod installation, use polyethylene bond breaker tape.

METHOD OF APPLICATION
Avoid applying sealants below 40 °F (4 °C) unless following specific instructions for cold weather caulking. Also avoid applying sealants in ambient conditions where threat of rain is imminent. If ambient temperatures exceed 85 °F (29 °C) and particularly when substrates will be exposed to direct sunlight, check surface temperatures to be sure they don't exceed the maximum application temperature of 95 °F (35 °C). Mask adjacent surfaces to be sealed if necessary to ensure neat sealant lines and minimize clean up. Avoid placing masking in areas to be sealed. Remove masking immediately after placing sealant. Remove nozzle by twisting counterclockwise. Cut the tip of the tube without removing any of the threads for the nozzle. Reattach the nozzle and cut the tip of the nozzle to the desired size. Using a caulk gun, dispense sealant with the nozzle near the bottom of the joint to avoid trapping air during placement.

VOC Content
9 g/L

CLEAN UP
Remove from skin or tools immediately. Cured material is very difficult to remove. May use rubbing alcohol cautiously on skin. Uncured material can be removed from tools and surfaces with solvents such as alcohol, citrus removers or nail polish remover. Employ solvents cautiously; solvents are flammable; follow with soap and water as appropriate. Cured material may be removed mechanically. Avoid contact with strong acids and oxidizers.

CURING
Allow sealant to cure for a minimum of 2 hours before painting with a water-based latex paint and to cure for a minimum of 3 days before exposing to traffic. Allow 7 days to cure for temporary water immersion applications. Typical full cure in 3 to 7 days. Low humidity, cooler temperatures, and non-porous substrates will lengthen these times.

PRECAUTIONS

WEAR IMPERVIOUS GLOVES, such as nitrile, and eye protection.
Service Temperature: -90 °F (-68 °C) to 425 °F (218 °C)
Application Temperature: 40 °F (4 °C) to 95 °F (35 °C)
Storage Temperature: 40 °F (4 °C) to 75 °F (24 °C)
Do not apply over silicones or other existing sealants. Do not apply to frozen surfaces. Avoid contact with alcohol and solvents during cure. Avoid contact with strong acids and alkalis. Avoid joints that are too deep. Joints between non-porous substrates require slightly longer cure-through time depending on surface area. Do not apply if rain is expected before sealant has partially cured. Wash skin and hands after use. Not recommended for aquariums and marine applications. Read SDS @ www.quikrete.com.

WARRANTY

NOTICE: Obtain the applicable LIMITED WARRANTY: at www.quikrete.com/product-warranty or send a written request to The Quikrete Companies, LLC, Five Concourse Parkway, Atlanta, GA 30328, USA. Manufactured under the authority of The Quikrete Companies, LLC. © 2018 Quikrete International, Inc.

** Refer to www.quikrete.com for the most current technical data and SDS*

Revised 20 July 2018

HDC Work Permit Staff Review

Property address: 400 N River

Property History: The property includes the Thompson Block, a landmark building of the Depot Town commercial district that can tie its construction to the railroad. Originally known as the Norris Block, the building was erected by Mark Norris in 1860 using bricks from his demolished Western Hotel- which was in the path of a railroad expansion. In 1862 and 1863 the building housed barracks for the Fourteenth and Twenty-Seventh Michigan Infantry Regiments. Reputedly, the building is the only Michigan barracks facility used in 1862 that is still extant.

In 1869, the southwest corner unit of the building became occupied by a paint and wagon shop, owned by Oliver E. Thompson, for whom the building is now named. Over time the store expanded to half of the building; selling agricultural implements, bicycles, and various home/hardware goods. In the 1910s, Oliver's grandson, Joseph Thompson, opened a dodge dealership in the north half of the building, operating it a short while before moving it across Cross Street. In 1927 The Thompson family sold the business to a Detroit firm that retained the name: O. E. Thompson and Sons, which remained in the building until 1950.

Various businesses occupied the building throughout the second half of the twentieth century, however it slowly fell into disrepair and was determined a case of demolition by neglect in 2002. Repairs were made to the building, but it was unfortunately gutted by a fire in 2009. The exterior walls were preserved and the building is currently undergoing rehabilitation.[i]

Date of Application: September 30, 2020

Date of Review: October 9, 2020

Date of Meeting: October 13, 2020

Proposed work: Signs.

Materials: Aluminum sign panels.

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.

Staff review:

1. Some of the work in this application was completed prior to obtaining approvals/permits. The applicant states that this was done to fulfill their Historic Tax Credit schedule and apologizes for being late to submit City permits.
2. New signs include four sign panels on the façade; a painted sign and blade sign on the south elevation, and individual letters on the rear (east) elevation.

Facade

3. The façade includes four aluminum signs with vinyl lettering: two are building-mounted between the second and third stories; and two are mounted to the awning valance on the first story storefronts.
    a. The building-mounted signs are anchored to the mortar joints.

South Elevation

4. The principle sign on the south elevation is restoration of the painted wall sign that extends across the building, reading "THOMPSON."
5. A blade aluminum sign will be mounted to the building's southwest corner, reading "THOMPSON LOFTS." The sign will be mounted to the mortar joints.

East Elevation

6. Individual letters will be mounted to by tube rails to the flat canopy awning over the east elevation entrance.

*Sign lighting appears to have been approved as part of the lighting plan submitted in 2018.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at 400 N River, as submitted in the application, dated September 30, 2020, for installation of two building-mounted signs and two awning-mounted signs on the façade; a painted wall sign and blade sign on the south elevation; and awning-mounted letters on the east elevation. The signs shall be installed per specifications submitted.

Relevant Secretary of the Interior's Standards:
#5, #9, #10

Prepared by:
Scott E. Slagor, Preservation Planner

---

[i] Historical facts lifted from: James Mann "The Thompson Block- Then and Now!" Ypsilanti Gleanings, (Winter 2009), 1-4.

PHDC-20-0072

RECEIVED
SEP 30 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: 400 N River

Applicant

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

Name: Johnson Sign Co

Address: [redacted]

City: Ypsilanti | State: MI | Zip: 48197

Phone / Fax: [redacted] | E-Mail: [redacted]

Contractor

Contractor Name & Contact Info: Kevin Short, Senior Sales Executive

Type of work

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

Complete Description of Proposed Work:

W Elevation: Fabricating (4) non lit sign panels
S Elevation: painting "Thomson" directly on the brick, (1) projecting non lit "Thomson Lofts" sign
E Elevation: (1) set of non lit "Thomson Lofts" individual letters

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

aluminum

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:
4,000.00	$45 + 100 = ~~145.00~~

Signature

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

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

Signature: [redacted]	Date: 9/28/2020
Print Name: Kevin Short, Senior Sales Executive	

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.

Corporate Office - Jackson
2240 Lansing Ave.
Jackson, MI 49202
P: (517) 784-3720
F: (517) 784-1556
www.johnsonsign.com

Douglas Sign - Lansing
A Division of Johnson Sign
1800 S. Cedar St.
Lansing, MI 48910
P: (517) 482-2090
F: (517) 482-2138

Huron Sign - Ypsilanti
A Division of Johnson Sign
663 S. Mansfield St.
Ypsilanti, MI 48197
P: (734) 483-2000
F: (734) 483-5164

JSC PROPOSAL

Proposal #:
Proposal Date: Jon Carlson
Customer #: Kevin Short
Page: 1 of 2

Owner

TERMS AND CONDITIONS
JOHNSON SIGN CO.

1. UPON DEFAULT IN THE PAYMENT OF ANY SUMS HEREIN AGREED, Johnson Sign Company MAY, AT IT'S OPTION, DECLARE THE ENTIRE BALANCE PRICE FULLY DUE AND PAYABLE WITHOUT FURTHER NOTICE TO CUSTOMER; AND WHEN DECLARED, CUSTOMER AGRES TO PAY INTEREST ON SAID BALANCE, WHEN DECLARED DUE AT THE RATE OF 1.5% PER MONTH. CUSTOMER FURTHER AGREES TO PAY ALL REASONABLE COSTS OF COLLECTION OF SAID BALANCE INCURRED BY THE COMPANY, INCLUDING ATTORNEY'S FEES.

2. BOTH PARTIES HERETO AGREE THA THE TITLE TO SAID ELECTRICAL SIGN SHALL REMAIN IN THE COMPANY UNTIL PAID FOR IN FULL, BUT AFTER DELIVERY TO THE CUSTOMER ALL DAMAGE FROM FIRE OR OTHER CAUSES AFTER SAID DELIVERY SHALL BE ASSUMED BY SAID CUSTOMER AND WILL NOT AFFECT THE RIGHTS OF THE COMPANY TO ENFORCE OF THE PURCHASE PRICE THEN UNPAID.

3. IT IS FURTHER AGREED BY BOTH PARTIES THAT ALL PROVISIONS IN REGARD TO THE PROJECT ARE CONTAINED IN WRITING HEREIN.

4. ALL TERMS AND CONDITIONS OF THIS CONTRACT SHALL BE BINDING UPON ANY SUCCESSORS, ASSIGNEES OR OTHER LEGAL REPRESENTATIVES OF THE RESPECTIVE PARTIES BUT NO ASSIGNMENT SHALL BE MADE BY THE CUSTOMER WITHOUT THE CONSENT IN WRITING OF THE COMPANY UNLESS FULL PAYMENT OF THE TOTAL CONSIDERATION HAS BEEN MADE.
5. Johnson Sign Company SHALL SECURE ALL NECESSARY PERMITS FROM THE BUILDING OWNER, AND/OR OTHERS WHOSE PERMISSION IS REQUIRED FOR THE INSTALLATION OF THE SIGN AND SAID SHALL BE LIABLE FOR ANY OBSTRUCTION OF DELIVERY DUE TO DELAY IN OBTAINING SUCH PERMISSION. FURTHERMORE, IF CUSTOMER EXECUTES THIS CONTRACT OF SALES WITHOUT EVER OBTAINING PERMISSION FROM PARTY OR PARTIES NECESSARY FOR THE INSTALLATION OF SAID SIGN, THEN CUSTOMER PURCHASES SAME AND IS BOUND TO THE TERMS AND CONDITIONS OF THIS CONTRACT AS THOUGH SAID PERMISSION WAS OBTAINED AND AGREES TO RELIEVE THE COMPANY FROM ANY LIABILITY FOR ITS FAILURE WITHIN 10 DAYS OF DELIVERY TO ERECT OR INSTALL SAID SIGN.

6. CUSTOMER AGREES TO PROVIDE ELECTIRCAL SERVICE FEED WIRE OF SUITABLE CAPACITY AND APPROVED MATERIAL TO LOCATION OF DISPLAY IN ADVANCE OF INSTALLATION, AND TO MAKE CONNECTION OF SAID ELECTRICAL FEED TO DISPLAY.
7. WHEN PIER DRILLING IS NECESSARY, THE COMPANY WILL CONTACT APPROPRIATE AGENCY TO LOCATE PUBLIC UTILITIES. LOCATION OF PRIVATE UTILITIES IS SOLE RESPONSIBILITY OF THE CUSTOMER. IN THE EVENT ROCK IS ENCOUNTERED IN THE DRILLING PROCESS, TO THE POINT WHERE SPECIAL EQUIPMENT IS REQUIRED, ADDITIONAL MONIES MAY BE REQUESTED IN WRITING BY THE COMPANY.

8. ALL PRODUCTS MANUFACTURED BY THE COMPANY ARE GUARANTEED UNCONDITIONALLY AGAINST DEFECTIVE PARTS, MATERIALS AND WORKMANSHIP, WITH EXCEPTION OF INCANDESCENT AND FLUORESCENT LAMPS AS THEY ARE NEVER GUARANTEED, FOR A PERIOD OF ONE YEAR (1) YEAR. FOR THE NEXT THREE HUNDRED THIRTY (330) DAYS, AND MATERIAL, WITH THE EXCEPTION OF THE LAMPS, WILL BE REPLACED AT NO COST TO THE BUYER FOR THIS MATERIAL. THE COST OF LABOR, HOWEVER, WILL BE CHARGED AT HOURLY RATES.

THIS PROPOSAL DOES NOT BECOME EFFECTIVE UNTIL SIGNED AND DATED BY THE COMPANY; ONCE SIGNED THIS PROPOSAL WILL EXPIRE AFTER 30 DAYS.

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.

SALESPERSON: _____ DATE: _____

ACCEPTED BY: Jon A. Carlson _____ TITLE: Manager

SIGNATURE: [redacted] DATE: 08/18/2020

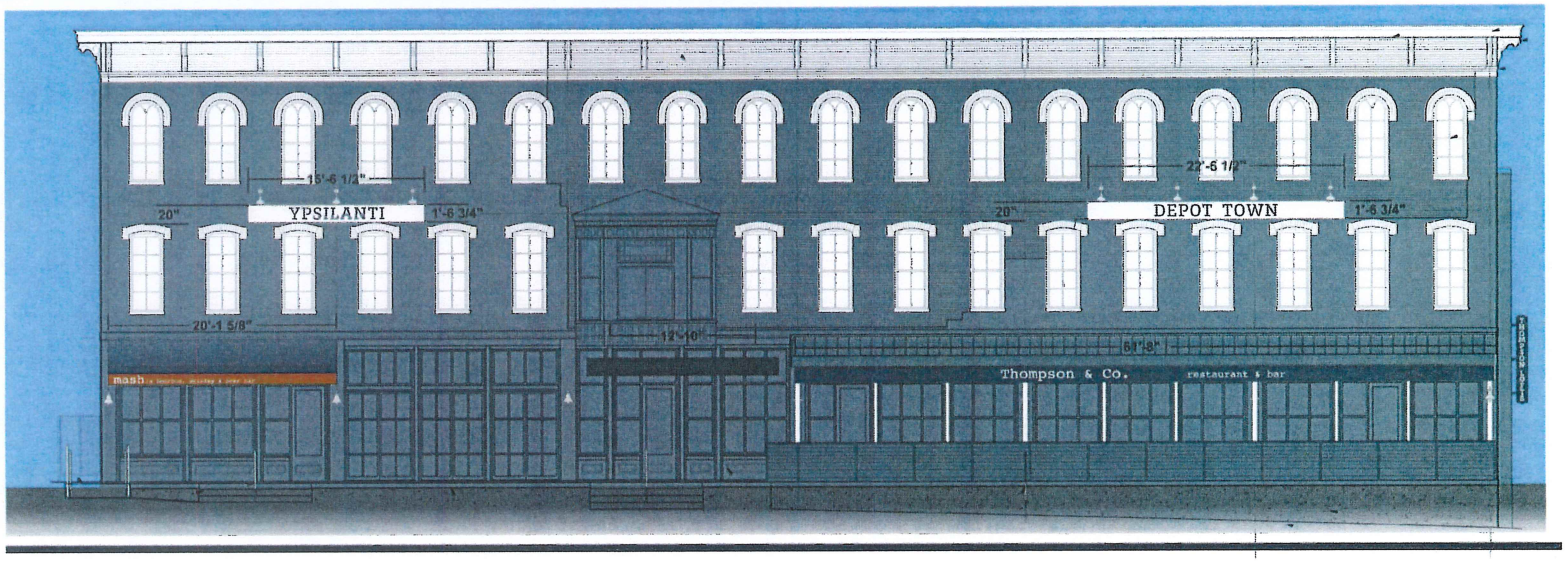
Exterior Sign Package

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663 S. MANSFIELD
P.O. BOX 980423
YPSILANTI, MI 48198
PHONE 734-483-2000
1-800-783-0100
FAX 734-483-5164
www.JohnsonSign.com

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Johnson Sign Co.

INTERNATIONAL SIGN ASSOCIATION
DESIGN COMPETITION AWARD WINNER

WSA WORLD SIGN ASSOCIATES
BEST OF THE BEST AWARD WINNER



SCALE 3/32" = 1'

8'-4 3/4" × 1'-0 3/4"
YPSILANTI
9 SQFT

10'-10" × 1'-0 3/4"
DEPOT TOWN
11.51 SQFT

12'-5 3/8" × 8 5/8"
mash : a bourbon, whiskey & beer bar
8.95 SQFT

11'-1" × 9 3/8"
Thompson & Co.
8.65 SQFT

8'-6 3/4" × 7"
restaurant & bar
5 SQFT

Hale Navy
HC-154
BENJAMIN MOORE

PMS 1675

Aluminum sign panels with vinyl graphics, all anchors on the brick wall, will be made in the mortar joints only.

WEST ELEVATION SQUARE FOOTAGE - 38.11

SCALE 3/8" = 1'

Click Here!
www.johnsonsign.com

ALL ELECTRICAL SIGNS TO BEAR THIS MARK
Underwriters Laboratories, Inc.
-SUITABLE FOR WET LOCATIONS- IN ACCORDANCE WITH NEC 600
ELECTRIC SIGN CERTIFIED MANUFACTURER

# OF SETS	SEE ABOVE	RETURN DEPTH	1/8"	RACEWAY COLOR	N.A.
FACE COLOR	TBD	TYPE OF INSTALL	WALL SIGNS	TRANSFORMER	N.A.
RETURN COLOR	N.A.	TYPE OF FACE	1/8" ACRYLIC	BALLAST	N.A.
RETAINER COLOR	N.A.	RACEWAY D. H. L.	N.A.	COMMENTS:	
LED COLOR	N.A.	HOUSINGS	N.A.		

DESIGNER	S WILKIE
DATE	08/24/20
JOB NO.	
JOB NAME	THOM-BLOK-EXT-082420-4
SALESPERSON:	KEVIN SHORT
ADDRESS:	400 N. RIVER ST. YPSILANTI, MI

APPROVED BY: _____ DATE: _____

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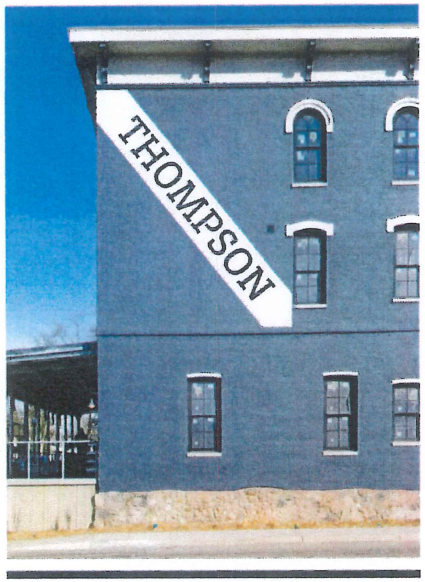
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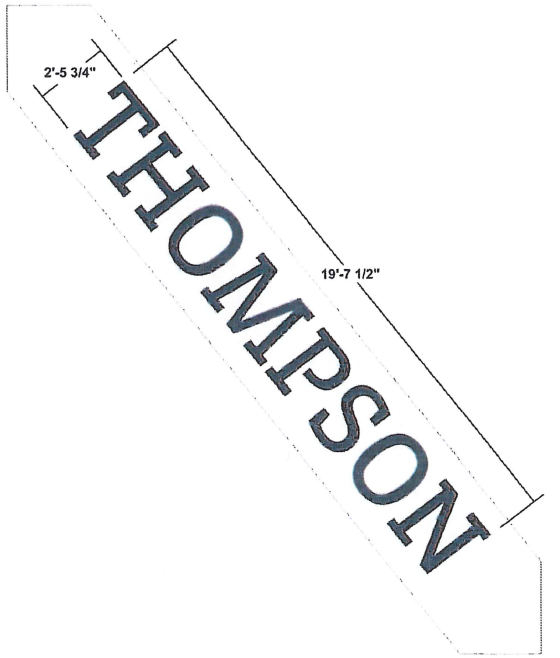
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SCALE 3/32" = 1'



HISTORICAL IMAGE



These letters are painted directly on the brick wall

48.65 SQFT

SCALE 1/4" = 1'

SOUTH ELEVATION SQUARE FOOTAGE - 48.65
WEST ELEVATION SQUARE FOOTAGE - 38.11

86.76 TOTAL SQUARE FEET

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ELECTRIC SIGN CERTIFIED MANUFACTURER

# OF SETS	SEE ABOVE	RETURN DEPTH	1/8"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	TBD	TYPE OF INSTALL	WALL SIGNS	TRANSFORMER	N.A.	DATE	08/24/20
RETURN COLOR	N.A.	TYPE OF FACE	1/8" ACRYLIC	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	N.A.	RACEWAY D. H. L.	N.A.	COMMENTS:		JOB NAME	THOM-BLOK-EXT-082420-4
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	400 N. RIVER ST. YPSILANTI, MI

APPROVED BY:_____ DATE: _____

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Exterior Sign Package

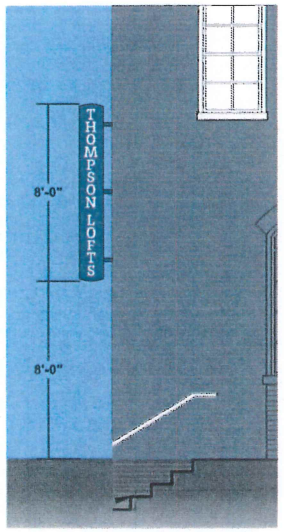
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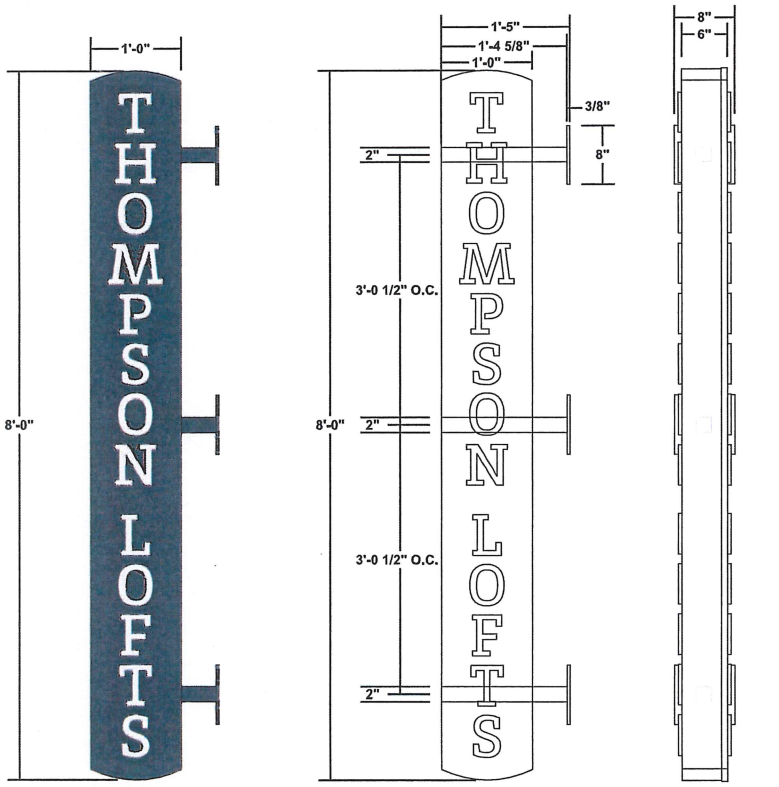
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DESIGN COMPETITION AWARD WINNER

WSA WORLD SIGN ASSOCIATES
BEST OF THE BEST AWARD WINNER



SCALE 3/16" = 1'

Hale Navy
HC-154
BENJAMIN MOORE



SCALE 3/4" = 1'

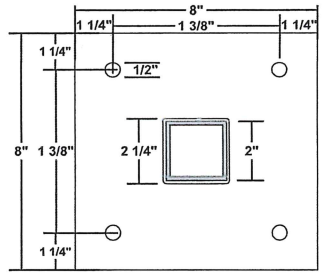


PLATE DETAIL SCALE 3" = 1'

NEW DOUBLE SIDED PROJECTING SIGN WITH FLAT CUT 1/2" GRAPHICS

Non lit aluminum sign, all anchors will be made in the mortar joints

Click Here!

www.johnsonsign.com

ALL ELECTRICAL SIGNS TO BEAR THIS MARK
UL Underwriters Laboratories, Inc.
-SUITABLE FOR WET LOCATIONS- IN ACCORDANCE WITH NEC 600
ELECTRIC SIGN CERTIFIED MANUFACTURER

# OF SETS	SEE ABOVE	RETURN DEPTH	6"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	HALE NAVY	TYPE OF INSTALL	WALL SIGNS	TRANSFORMER	N.A.	DATE	09/25/20
RETURN COLOR	N.A.	TYPE OF FACE	1/8" ALUMINUM	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	N.A.	RACEWAY D. H. L.	N.A.	COMMENTS:		JOB NAME	THOM-BLOK-EXT-092520-6
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	400 N. RIVER ST. YPSILANTI, MI

APPROVED BY:_____ DATE: _____

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# OF SETS	SEE ABOVE	RETURN DEPTH	1/2" LTRS	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	TBD	TYPE OF INSTALL	WALL SIGNS	TRANSFORMER	N.A.	DATE	09/25/20
RETURN COLOR	N.A.	TYPE OF FACE	1/2" SINTRA	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	N.A.	RACEWAY D. H. L.	N.A.	COMMENTS:		JOB NAME	THOM-BLOK-EXT-092520-6
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	400 N. RIVER ST. YPSILANTI, MI

APPROVED BY:_____ DATE: _____

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YPSILANTI
DEPOT TOWN
Thompson & Co.
restaurant & bar


DEPOT TOWN
Thompson & Co.
restaurant & bar



HDC Work Permit Staff Review

Property address: 10 S Huron

Property History: The property includes an 1858 Italianate-style commercial building with a one-story ca.1959 addition. It was originally built to serve as the City's fire hall.[i] The interior was severely damaged by a fire in 1994.[ii] The resource is contributing to the National Register district.

Date of Application: October 14, 2020

Date of Review: October 20, 2020

Date of Meeting: October 27, 2020

Proposed work: New windows

Materials: Pella Architect Series Windows.

Staff review:

1. The applicant proposes to replace five windows on the south and west elevations with Pella Architect Series aluminum-clad double-hung windows.
    a. The same or similar windows were approved to replace five windows on the façade second story in 2017 (then Pella 850 Series).
2. Staff conveyed to the applicant that the standards to replace windows have been refined since then and referred them to the Windows Fact Sheet.
3. The applicant stated that the current windows are not unrepairable but are highly inefficient.
4. Staff requested for photos documenting any damage. As of 10/22/2020, additional photos have not been provided.

Current Windows

5. The current windows are one-over-one wood sashes that used to have aluminum storms.
6. The applicant suspects that the four larger windows are original or first-generation replacement, while the smaller window may be more recent.
7. In staff opinion, given the construction date of the building, most windows are likely replacements, but

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.

possibly date to the historic period. It is difficult to gauge the age and condition of the windows from the outside. It appears that frames to fit the storm windows have been built over top of the actual windows.

8. In 1994 an interior fire damaged the building. The Commission approved a window replacement of one "front" and one "rear" window, without specification to which ones had been replaced.
9. In 2002 the applicant proposed to replace the same windows. The Commission denied the request, citing a lack of information and recommended the applicant try to find a way to repair them.

Recommended Motions:

Move to table action on the proposal for 10 S Huron so the applicant may provide detailed photos of the windows.

***

Move to deny proposed work at 10 S Huron, citing that the windows are not beyond repair and recommend that the owner try new storm windows instead.

Relevant Secretary of the Interior's Standards:
#6

***

Move to approve and issue a Certificate of Appropriateness for the work at 10 S Huron for the installation of five Pella Architect Series aluminum-clad wood windows as specified. New windows shall be full frame replacements and finished in a cranberry color to match those on the facade.

Relevant Secretary of the Interior's Standards:
#6

Prepared by: Scott E. Slagor, Preservation Planner

---

[i] Bird, et al. *Preliminary Report of the Historic District Study Committee for the City of Ypsilanti* (Historic District Study Committee: December 1972), 35.

[ii] Riverside arts Council, Ypsilanti Heritage Foundation, and Ypsilanti Historical Society, *Please Enjoy this Self-Guided RAC-to-RAC Walking Tour of the Downtown Ypsilanti Area* (no date), Historic Home Tour Subject File, Ypsilanti Historical Society, Ypsilanti, Michigan.

R. 27438
#27438
PHDC-20 0075

RECEIVED
OCT 14 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: 10 S. Huron, Apt. 2S

Applicant

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

Name: Jeff Kuhns

Address: [redacted]

City: Ypsilanti | State: MI | Zip: 48197

Phone / Fax: (734) [redacted] - office, cell | 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:

The replacement of the two windows on west side (rear) of second story & also the three windows on south side of second story - five windows altogether. They will be as identical to originals as possible with aluminum clad wood — without a reduction in glass size. The style will be like the originals and same as the style of the windows on east side which have already been replaced in 2017 (Pella 350 Series).

Materials (for paint include color chips or samples with application): color to match front (east) windows - Cranberry exterior white interior

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:
$5,910	$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: [redacted]	Date: 10-9-20
Print Name: Jeffrey Kuhns	

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.

Date: 10/6/2020

PHDC-20-0075

Thank you for your interest in Pella ® products

Product:

Architect Series® Traditional, Traditional, Single Hung, 33 X 65, Cranberry

Room: None Assigned

Quantity: 1

Options:

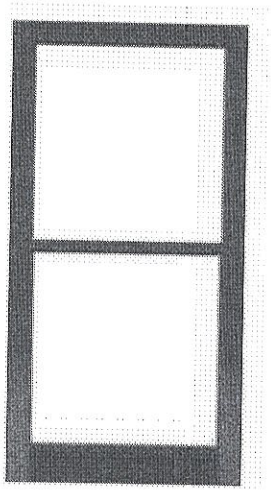
Exterior Color: Cranberry

Interior Finish: Bright White Paint

Sash Lock: Cam-Action Lock

Hardware Finish: Champagne

Grille Type: No Grille, Grille Pattern: None



same windows as front of building.

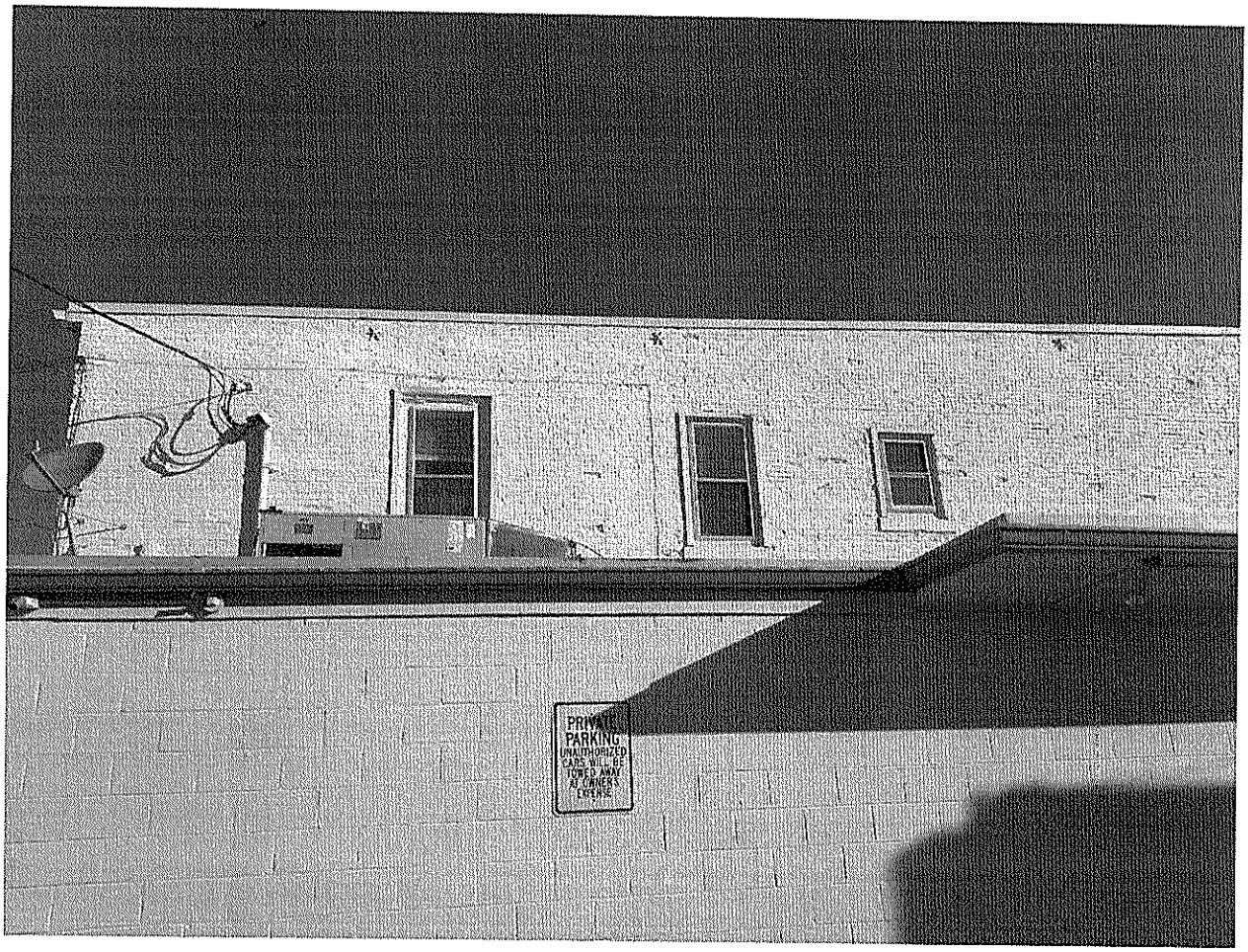
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Product images may vary in appearance from the physical product. Pella Corporation, distributors of Pella products and sellers of Pella products are not resposible for the actual degress of variation that may occur with your purchase.

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Replace these two windows on west side (rear) of building.



Replace these three windows on south side of building.

10 S Huron Staff Photos



Facing northwest to facade and south elevation.



Facing north to south elevation.



Facing northeast to south and west elevations.

HDC Work Permit Staff Review

Property address: 303 E Forest

Property History: The property includes Minimal Traditional style house erected in 1942.

Date of Application: October 19, 2020

Date of Review: October 22, 2020

Date of Meeting: October 27, 2020

Proposed work: New fence and pergola

Materials: Wood, paint, and stain.

Staff review:

1. This application is for work completed without a permit.
2. Work includes installation of privacy fence and pergola over the patio.
3. The fence is just under 6' tall and is comprised of horizontal planks between posts.
    a. The fence is finished in a red paint.
4. The pergola was constructed over the patio.
    a. The pergola appears to be stained.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 303 E Forest as submitted in the application dated October 19, 2020 for installation of a wood privacy fence and pergola, with the condition that the structures are finished in a paint or opaque stain.

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

R. 27454 #351
PHDC-20-0080

RECEIVED
OCT 19 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
303 E Forest Ave. Ypsilanti, Mi 48198

Applicant

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

Name		
Adam Forman		
Address		
[redacted]		
City	State	Zip
Ypsilanti	Michigan	48198
Phone / Fax	E-Mail	
[redacted]	[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:

I installed a wooden pergola replacing an at the time existing corrugated shelter that was unsightly and in disrepair. The installed pergola includes a low deck to keep the sight line low and is in character to many other similar structures in my neighborhood.

I also installed a privacy fence some ten feet within our property line. The wooden fence is just under six feet tall and provides shelter from the exposure to Hemp Hill traffic. The fence is inspired by and in character with several others in the neighborhood.

Both the fence and the pergola project were constructed by me, the home homeowner, with a sincere intention to beautify my home, make the space more practical for my family and in a way that is consistent with other homes in the neighborhood.

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

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
$3600	$45 + 5 = $50.00

Signature

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

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

Signature: [redacted]	Date: 09/06/2020
Print Name: Adam Forman	

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.

Staff photos 303 E Forest



Facing northeast to facade and west elevation



Facing southeast to west and north elevation, showing fence and pergola.



Detail photo of fence and pergola.

HDC Work Permit Staff Review

Property address: 303 E Forest

Property History: The property includes Minimal Traditional style house erected in 1942.

Date of Application: October 19, 2020

Date of Review: October 22, 2020

Date of Meeting: October 27, 2020

Proposed work: New sliding glass door

Materials: Wood-framed Pella sliding door.

Staff review:

1. This application is for work completed without a permit.
2. Originally, a large window was centered on the north elevation of the house.
3. According to the applicant, this window was damaged with a rotted frame that leeched water into the basement.
4. The window was replaced by a 1960s wood-framed Pella sliding door.
5. From the exterior, the door appears to be aluminum clad.
6. The applicant notes that there are other sliding-glass doors in the neighborhood, and staff has observed sliding-glass doors in the historic district.

Recommended Motions:

Move to issue a Notice to Proceed for the work at 303 E Forest as submitted in the application dated October 19, 2020 for installation of a Pella wood-framed sliding glass door on the north elevation, with the condition that the door and surrounding trim be painted to match the rest of the house.

Relevant Secretary of the Interior's Standards:
#9

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

Prepared by: Scott E. Slagor, Preservation Planner

R. 27453 #255
PHDC 20-0079

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City of Ypsilanti
Historic District Commission
Work Permit Application

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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
303 E Forest Ave, Ypsilanti, Mi. 4898

Applicant

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

Name		
Adam Forman		
Address [redacted]		
City: Ypsilanti	State: Michigan	Zip: 48198
Phone / Fax [redacted]	E-Mail [redacted]	

Contractor

Contractor Name & Contact Info
NA

Type of work

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

Complete Description of Proposed Work:

Original to the home was a large, perhaps 60 inch, window on the back of the house that was in bad shape and needed replacement. The widow's frame was rotten and taking on water that was leaking into the basement. Around the time of my wife and I purchasing the home I had been gifted a beautiful 1960's wooden framed Pella door wall from a family friend, a retired building contractor; everything seemed to line up perfectly.

Because the door wall was to replace an existing large window and was not exposed to the historic view it did not occur to me at the time the the window replacement would require the permission from the Historic District Commission and I apologize for that oversight. I had seen other door walls in my neighborhood so had no reason to think otherwise.

My intention was to improve our home in way that was considerate of my neighborhood and within the character of the house.

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

Pella Doorwall, lumber for framing and weather insulation materials

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:
$500	$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.

Signature: [redacted]	Date: 09/06/2020
Print Name: Adam Forman	

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.







HDC Work Permit Staff Review

Property address: 410-412 Maple

Property History: The property includes an 1896 cross-gable duplex.

Date of Application: September 5, 2019, Amendment October 20, 2020

Date of Review: September 12, 2019, October 24, 2020

Date of Meeting: September 24, 2019, October 27, 2020

Proposed work: Replace Rebuild a side porch and balcony

Materials: Wood, likely a combination of treated and untreated lumber.

Staff review:

1. This application was reviewed as a study item on September10, 2019, and approved on September 24, 2019.
2. The applicant proposes to remove and replace the rotted components of the porch on the east elevation, including the roofing, fascia, soffit, and trim; and repair the southeast corner column, rafters, beam, and floor joists.
3. The applicant would like to change the porch floor, citing rot and condition issues.
4. The proposed new floor is TimberTech Azek flooring in the Coastline color and with a brushed finish. The floor has a 3.5" tongue-and-groove profile.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the amended application at 210-212 Maple as submitted on October 20, 2020, for the added replacement of the porch floor with TimberTech Azek flooring in "Coastline" with a brushed finish.

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

Prepared by:

Scott E. Slagor, Preservation Planner

Amendment - PHDC 19-0094

PHDC: 200282

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address
410 / 412 Maple St. Ypsilaniti MI 48198

Applicant

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

Name
Michael Kozura

Address
[redacted]

City
Ypsilanti

State
MI

Zip
48198

Phone / Fax
[redacted]

E-Mail
[redacted]

Contractor

Contractor Name & Contact Info
Gary Turner Community Builders [redacted]

Type of work

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

Complete Description of Proposed Work:

This is ansd AMENDMENT to existing Permit / Certificate #C682-19-0129. Porch Floor had to be demoed out due to carpenter ants and water damage and we are seeking apprval to install new flooring. It is a 3.5" tongue and groove product that Scott Slagor and my Contractor Gary Turner have informed me has been approved for other projects in the Historic District such as Dave and Paula Strenski's porch project on Oak St.

TimberTech Azek Coastline is the only 3.5" tongue and groove product that has a brushed finish which I understand is preferable instead of the faux woodgrain finish. The only other oiption in the brsuhed finish in this product line that I would like to use, according to Bob at Chelsea Lumber would be a 5.5" or 7.25" width.

Since I can't appear in front of the Historic Commission, my explanation as to why I would like to use the Azek product is to avoid near term maintenence and rotting out such a what happened to cause this repair. It has also been approved for other projects in the District, and it is set back on the side of my property.

Materials (for paint include color chips or samples with application):
TimberTech Azek Vintage Collection 3.5" tongue and groove brushed finish.

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
	$45 + _____ =

Signature

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

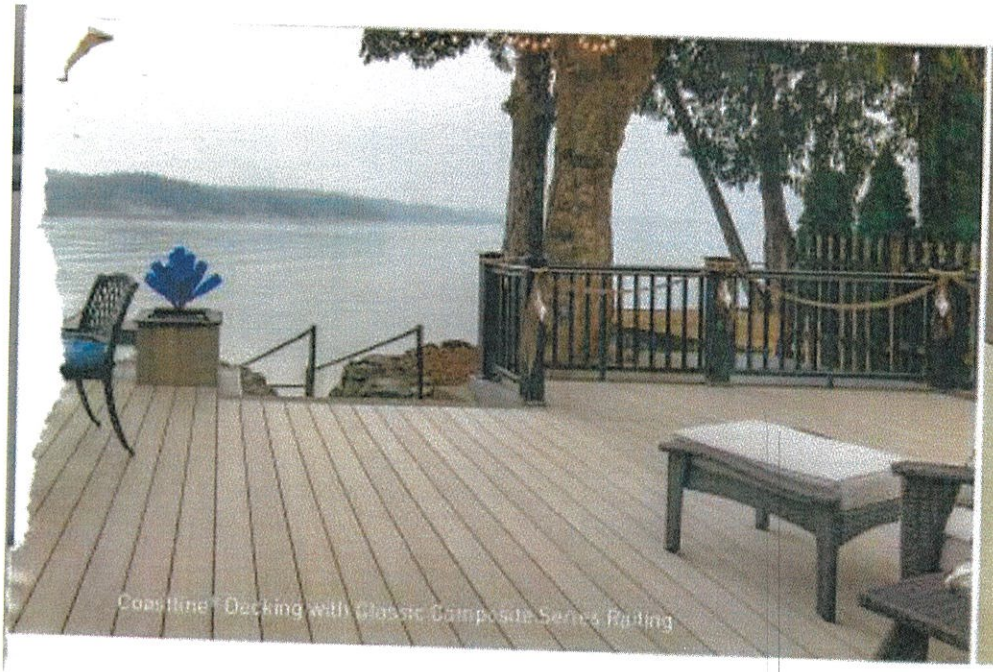
I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature: [redacted]	Date: 10/26/20
Print Name: MICHAEL KOZURA	

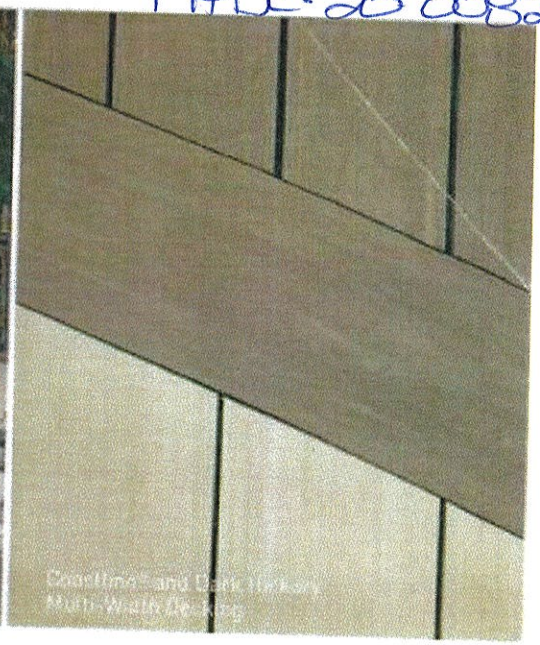
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All other necessary approvals and permits must be acquired before beginning work.

PHDC-20 0082



Coastline® Decking with Classic Composite Series Railing



Coastline® and Dark Hickory Multi-Width Decking

TimberTech AZEK

Vintage Collection®

RICH. SOPHISTICATED. STYLISH.

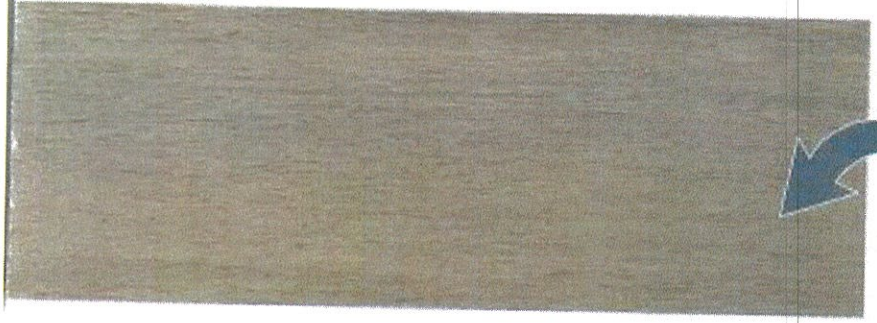
Explore the "Designer Series" of decking to make your outdoor living space a masterpiece. This sophisticated collection features the most natural-looking colors with a subtle wire-brushed, low-gloss finish for a truly authentic wood look.

- Mix it up with stylish narrow (3.5"), standard (5.5"), and wide (7.25") widths available in all colors.

NEW

- **Vintage MAX (1.5")** thick boards available in Coastline. Offering longer spans, these boards are perfect for docks, boardwalks, and many commercial applications.





Check out the wire-brushed finish



Staff Photos: 410-412 Maple



Facing southwest to facade and east elevation.



Facing southwest to facade and east elevation.



Facing southwest to east elevation porch

HDC Work Permit Staff Review

Property address: 307 N River

Property History: The property includes a former automotive service station that was known as "Ted's Auto Electric," which was converted to a restaurant, known as "Cultivate" in 2015. Staff estimates that the original concrete block section of the building; with two garage bays; was erected ca.1964.[i] The bricked section of the building appears to have been completed in 1968.[ii] The building was considered modern at the time of the National Register listing, and therefore is noted as non-contributing.

Date of Application: October 19, 2020

Date of Review: October 22, 2020

Date of Meeting: October 27, 2020

Proposed work: Mural and Extension of approved site plan.

Materials: Paint.

Staff review:

1. This application is for work completed without a permit.
2. Work includes painting a mural on the painted concrete block portions of the building.
3. Work was completed under a previous owner and the new owner is seeking to fulfill permits.
4. The new owner is also requesting an extension for the amended application approved on January 14, 2020, as the pandemic has slowed construction projects.
    a. Applicants typically have six months after approval to begin a project.
    b. The approved work includes:
    "Work as presented in the application dated December 14, 2019; with exceptions of the three-season porch, repainting exterior, mural, and ramp and rail at the rear of the building, according to the application [amended at January 14, 2020 meeting]. The approval includes the remaining exterior work as

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.

submitted in the site plan and the staining of any wood, including the fence and deck, in Sierra 700 Opaque. Approval is conditioned on the light fixtures having a temperature of 3000k or less."

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 307 N River as submitted in the application dated October 19, 2020 for a floral mural painted on the already-painted concrete block portion of the building; and issue a six month extension of the work approved on January 14, 2020.

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

Prepared by: Scott E. Slagor, Preservation Planner

---

[i] City of Ypsilanti Assessor; Sanborn Map Co., *City of Ypsilanti, Washtenaw County* (New York: Sanborn Map Company, 1927, revised. 1964), 18.
[ii] City of Ypsilanti Planning and Development.

PHDC-20-0045 updated

RECEIVED
OCT 20 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
307 N River St. Ypsilanti, MI 48198

Applicant

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

Name		
Thomas Gritter, Cultivate's Agent		
Address		
307 N. River St.		
City	State	Zip
Ypsilanti	MI	48198
Phone / Fax	E-Mail	
[redacted]	[redacted]	

Contractor

Contractor Name & Contact Info
N/A

Type of work

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

Complete Description of Proposed Work:

1) Exterior Mural -
26 feet long by 15 feet in height

The purpose of the mural is to support local artists and bring a bright and colorful mural to the community during a dark time.

Narooz Soliman, a Ypsi local, is the artist. Themes of the mural included diversity, vibrance, and life, thus the powerful colors and confluence of lines, etc.

At the top of the mural where is it currently painted black, the tag line or slogan for Cultivate "Craft. Community. Cause." may be added.

2) Site Plan Improvement Extension Request

Formally requesting a 6-month extension to start the exterior site improvements as approved at the 1/14/2020 HDC Meeting.

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

See attached photo

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:
N/A	$45 + _____ =

Signature

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

Signature:	Date:
[redacted]	10/20/2020
Print Name: Thomas Gritter	

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

PHDC 20-0045

cultivate
coffee & tap house

October 19, 2020

To Whom It May Concern,

Cultivate Holdings, LLC ("Cultivate") is the owner of the land and real property located at 307 N. River St. Ypsilanti, MI 48198. Cultivate authorizes Thomas Gritter of Gritter Real Estate Services to be our agent and act on our behalf in regard to obtaining building permits and historic district commission approvals.

[redacted]

Sara Demorest, Authorized Agent, Cultivate Holdings, LLC


cultivate
coffee & tap house




coffee & tap house
cultivate
coffee & tap house
307

City of Ypsilanti
Historic District Commission
Work Permit Application

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
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Action Item/Study Item

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   b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
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INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address
208 E. Cross St., Ypsilanti, MI 48198

Applicant

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

Name		
Carrie Taylor		
Address [redacted]		
City	State	Zip
Ypsilanti	Michigan	48198
Phone / Fax [redacted]	E-Mail [redacted]	

Contractor

Contractor Name & Contact Info
TBD

Type of work

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

Complete Description of Proposed Work:

Study item relative to siding repair. Repair work was completed to replace some damaged roofing and siding on the SW corner of the home following a storm that resulted in some broken trees/damage to the home. HDC raised concern last year that the repairs were completed using shakes. The side of the home has painted hardiplank siding. However, the previous back exterior of the home was shakes. Shakes were recommended at the time due to the smaller area of repair and ability to match with prestain.

Proposing a couple of options to remediate concern:

1) Paint shakes to edge of main structure for consistency of tone.

2) Continue shakes around the remaining outbuilding (back corner is a covering for the exterior access stairs that go to the basement.

3) Replace / paint hardiplank to corner of main structure

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

(refer to image on file)

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee: $45 + _____ =

Signature

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Signature:	Date: 09/14/2020
Print Name: Carrie Taylor	

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208 E Cross Street, facing southeast to facade and west elevation, showing siding change on west elevation.



208 E Cross, facing southeast to siding change on west elevation.



Photo showing siding on west elevation when first installed.



Photo showing former insulbrick siding being removed.



208 E Cross 9.2.03

Photo showing former wood shingle sections of the house.

(✓) Contributing ( ) Non-contributing ( ) LANDMARK

39

YPSILANTI MICHIGAN HISTORIC ARCHITECTURE SURVEY

Sheet#_____

SURVEY NAME YPSILANTI ARCHITECTURAL SURVEY

SURVEY DATE Fall 1982 SURVEYED BY Resource Design Group

ADDRESS 208 E. Cross

HISTORIC NAME _____

CURRENT NAME _____

TYPE OF USAGE: ( )Residential, (✓)Multi-residential, ( )Commercial,
( )Mixed commercial & residential.

Zoning _____

NUMBER OF FLOORS 2½ FRONT DIRECTION North

SURFACE MATERIAL: Asbestos Siding ROOF MATERIAL: Asphalt Tiles

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

STRUCTURAL CONDITION: Excellent ( ) Good (✓) Fair ( ) Poor ( )
MAINTENANCE QUALITY: Excellent ( ) Good (✓) Fair ( ) Poor ( )

ALTERATIONS: None ( ) Minor ( ) Moderate (✓) Extensive ( )
ARE ALTERATIONS: Appropriate ( ) Inappropriate (✓)

Attach photo here



Design R.A. Schweitzer, 1981

Style or Period
Vernacular

Date of Construction
_____

ARCHITECTURAL MERIT
National Importance
Local Excellence
Notable
Worthy of Mention
Poor
Other

INCIDENCE
Rare
Moderate
Common

Date of Photograph Fall 1982

Photo by Resource Design Group

Roll# 55 Frame# 36

City of Ypsilanti
Historic District Commission
Work Permit Application

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Phone: (734) 483-9646 • Fax: (734) 483-7260
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Action Item/Study Item

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INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address
322 East Cross Street

Applicant

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

Name		
Joseph Bertoletti		
Address [redacted]		
City	State	Zip
Ypsilanti	MI	48198
Phone / Fax [redacted]	E-Mail [redacted]	

Contractor

Contractor Name & Contact Info
B.H. Glass Block Windows, (810) 280-2507

Type of work

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

Complete Description of Proposed Work:

Replacement of 4 deteriorated, below grade, basement windows with glass block windows. The sides of the house face east and west and there are two windows on each side. The 4 windows are all of different styles/models and we would like to replace with a window that is affordable, effective, and increases security. See attachment for photos of each window and of both sides of the house. The windows are below grade with limited visibility from the street and able to be removed in the future

We have found another house in the historic district with basement block basement windows at 309 Maple Street (See attached materials).

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

Glass Block windows, see attachments for example

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:
$500	$45 + _____ = $0 (study item)

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:
[redacted]	9/11/2020

Print Name: Joseph Bertoletti

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 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 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)

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 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)

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

Current Windows – 322 east Cross Street and side view of house

East





West





Glass Block windows on 309 Maple Street in HDC






Proposed Window Style



Vapor Intrusion Site

Ypsilanti, MI

CITY OF YPSILANTI
Home of Eastern Michigan University

WASHTENAW COUNTY
Michigan

EGLE
MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY



ATSDR
Department of Health and Human Services
Agency for Toxic Substances & Disease Registry

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
EPA
EMERGENCY RESPONSE

Agenda

Introductions and Definitions

PowerPoint

- **Site Investigation Overview**
- **Planned EPA Response Action**







Introductions – Multi-Agency Team

- **City of Ypsilanti**
- **Washtenaw County**
- **Michigan Department of Health and Human Services**
- **Michigan EGLE**
- **ATSDR**
- **U.S. EPA**

CITY OF YPSILANTI
Home of Eastern Michigan University

WASHTENAW COUNTY
Michigan

EGLE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

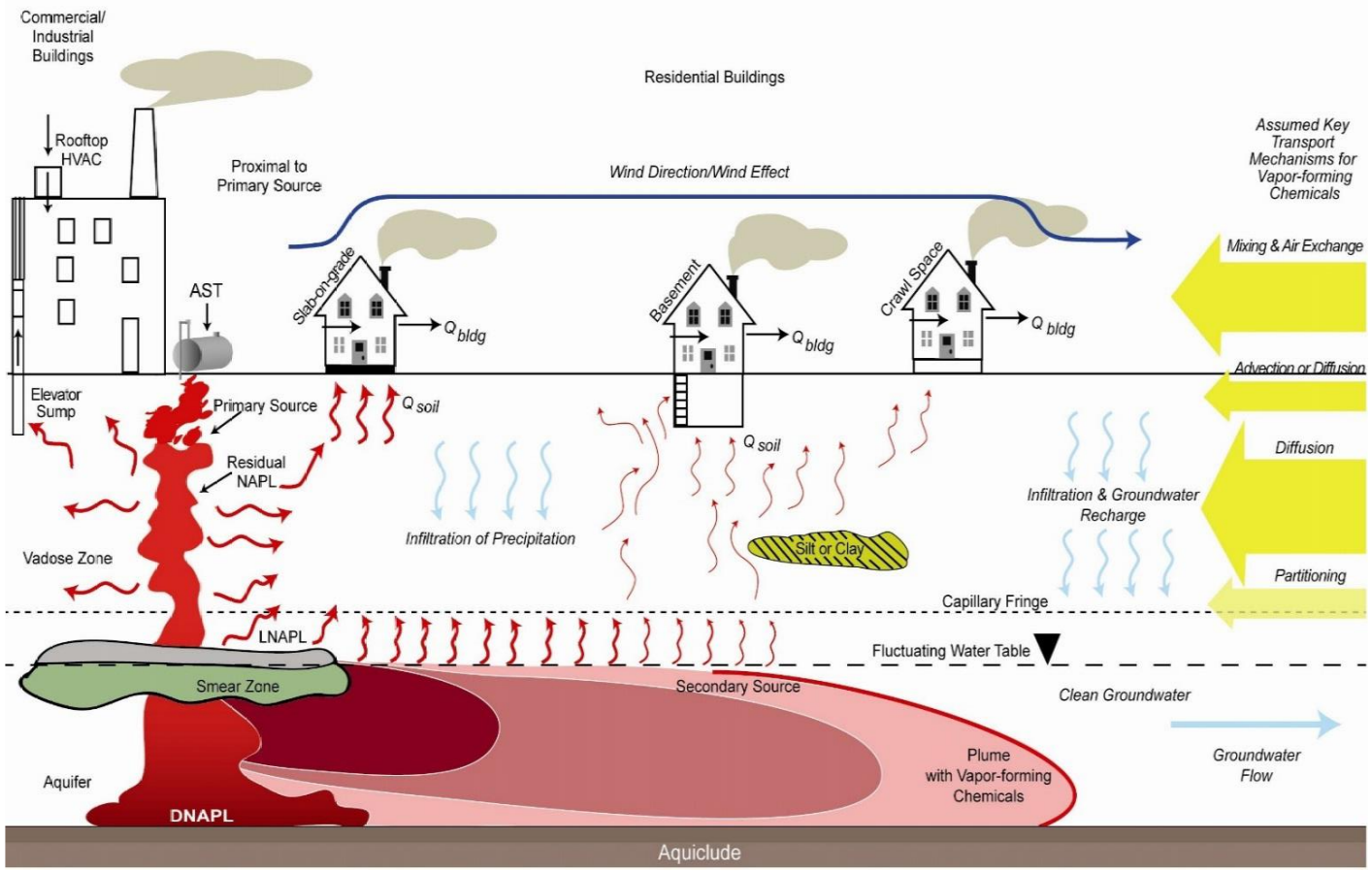


ATSDR Department of Health and Human Services
Agency for Toxic Substances & Disease Registry

What is Vapor Intrusion?

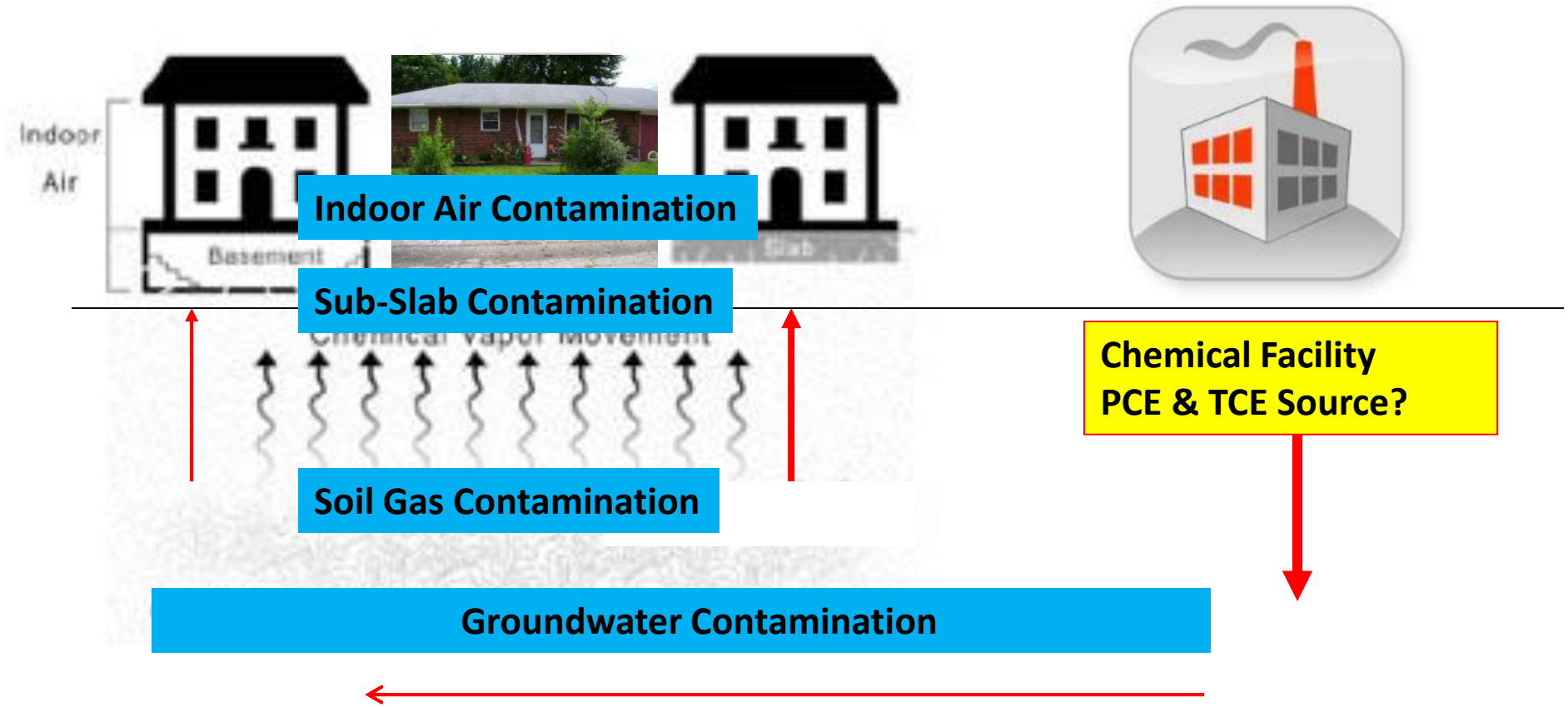
Vapor Intrusion is the migration of chemicals from a spill through soil into indoor air

Not drinking contaminated groundwater…..but you may be breathing vapors from contaminated groundwater and soil



What is Vapor Intrusion?

Conceptual Site Model

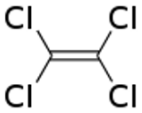


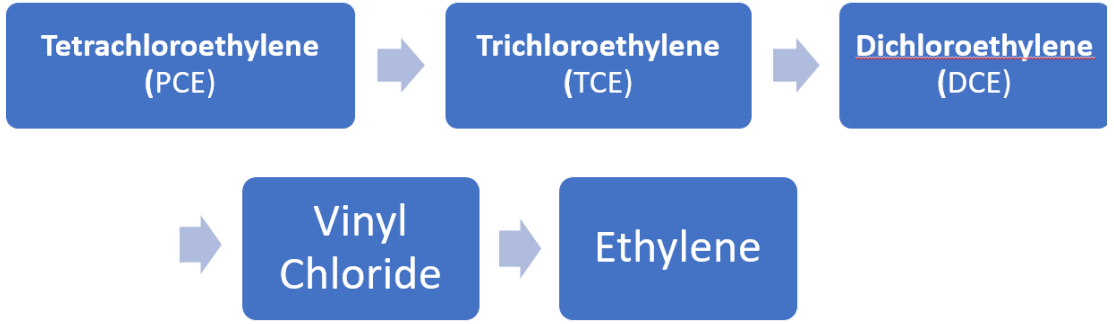
What are Tetrachloroethylene (PCE) & Trichloroethylene (TCE)

- **Man-made, colorless liquids**
- **Used as cleaners and degreasers**
- **Evaporate easily into the air (volatile organic compounds change from a liquid to a vapor)**
- **If the chemicals are in the soil or groundwater the vapor can enter the homes through cracks in basements or foundations – this is called vapor intrusion.**
- **Indoor air action levels for PCE & TCE are established by health officials**

Chemical Associates of PCE

PCE Breakdown in Soil





https://www.michigan.gov/documents/mdhhs/2018-05-24_PCE_WEB_623906_7.pdf

EPA Note #1: Permit Exemption

- The Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) says no Federal, State, or local permit shall be required for CERCLA removal or remedial actions conducted onsite, due to the emergency nature of our work.

- Therefore, our program cannot apply for permits, but we will attempt to comply with the substantive requirements to the extent practicable.

CERCLA §121(e) provides that no Federal, State, or local permit shall be required "for the portion of any removal or remedial action conducted entirely on site," when the action is selected and carried out in compliance with the cleanup standards requirements in §121

EPA Note #2: Privacy Act

- Under Federal law, the EPA Removal program is subject to the Privacy Act, which requires that we protect a suite of personally identifiable information, including some information associated with residential properties, and not release that information to the public.
- Therefore, this presentation won't address specific properties by address, but will cover the general mitigation planned across the site.

Privacy Act (https://www.epa.gov/privacy)

Agenda

Introductions and Definitions

PowerPoint

Site Investigation Overview

Planned EPA Response Action







Site Area

- The site is centered near the intersection of Huron St. and Michigan Avenue, within the Ypsilanti Historic District
- In 2019 and 2020, EGLE sampled air in 16 site area buildings, and sampled area groundwater, soil in 2019 and 2020.
- An area of vapor intrusion concern was identified.



PCE contamination identified in all media.

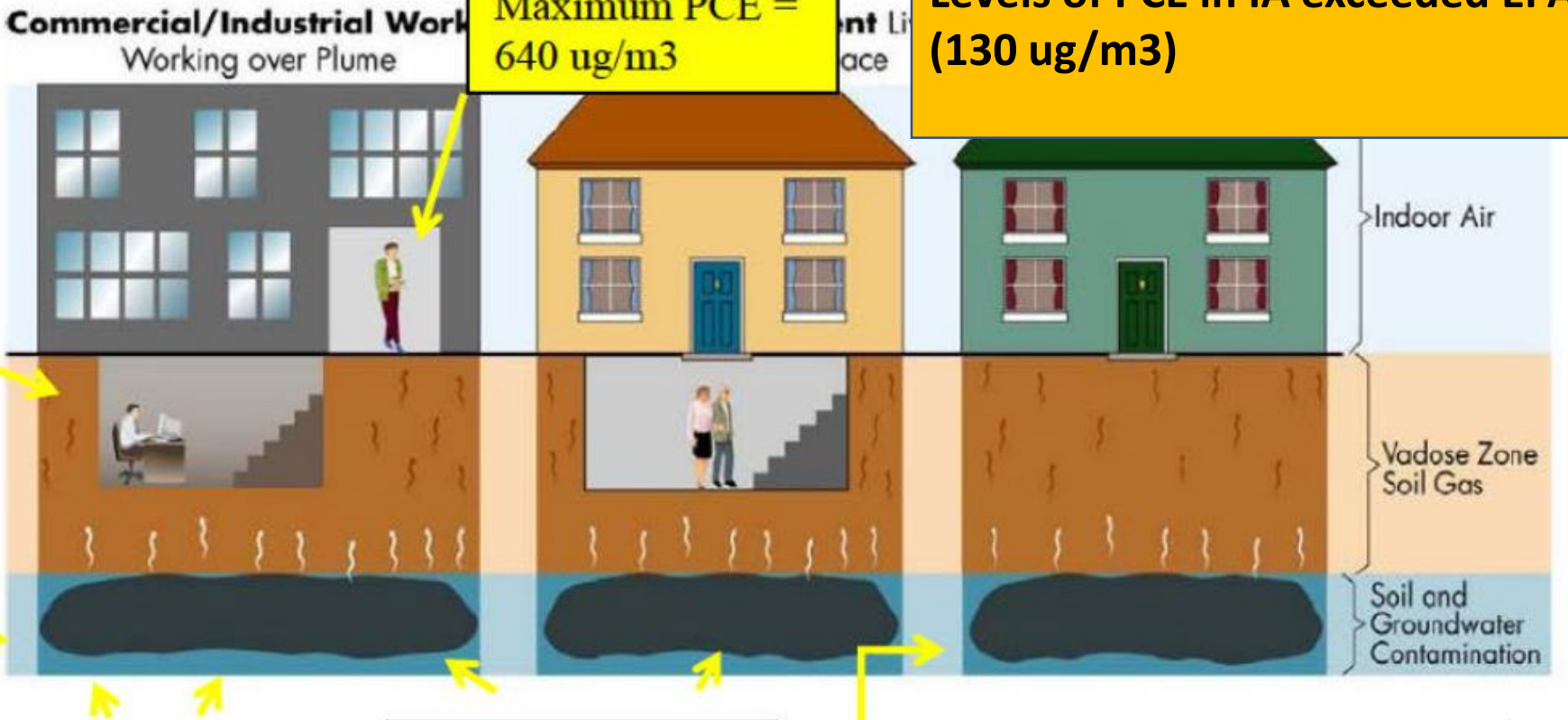
Levels of PCE in IA exceeded EPA AL (130 ug/m3)

Potential Exposure Pathway

Sub-Slab – Maximum PCE = 380,000 ug/m3

Soil Gas – Maximum PCE = 740,000 ug/m3

Indoor Air – Maximum PCE = 640 ug/m3

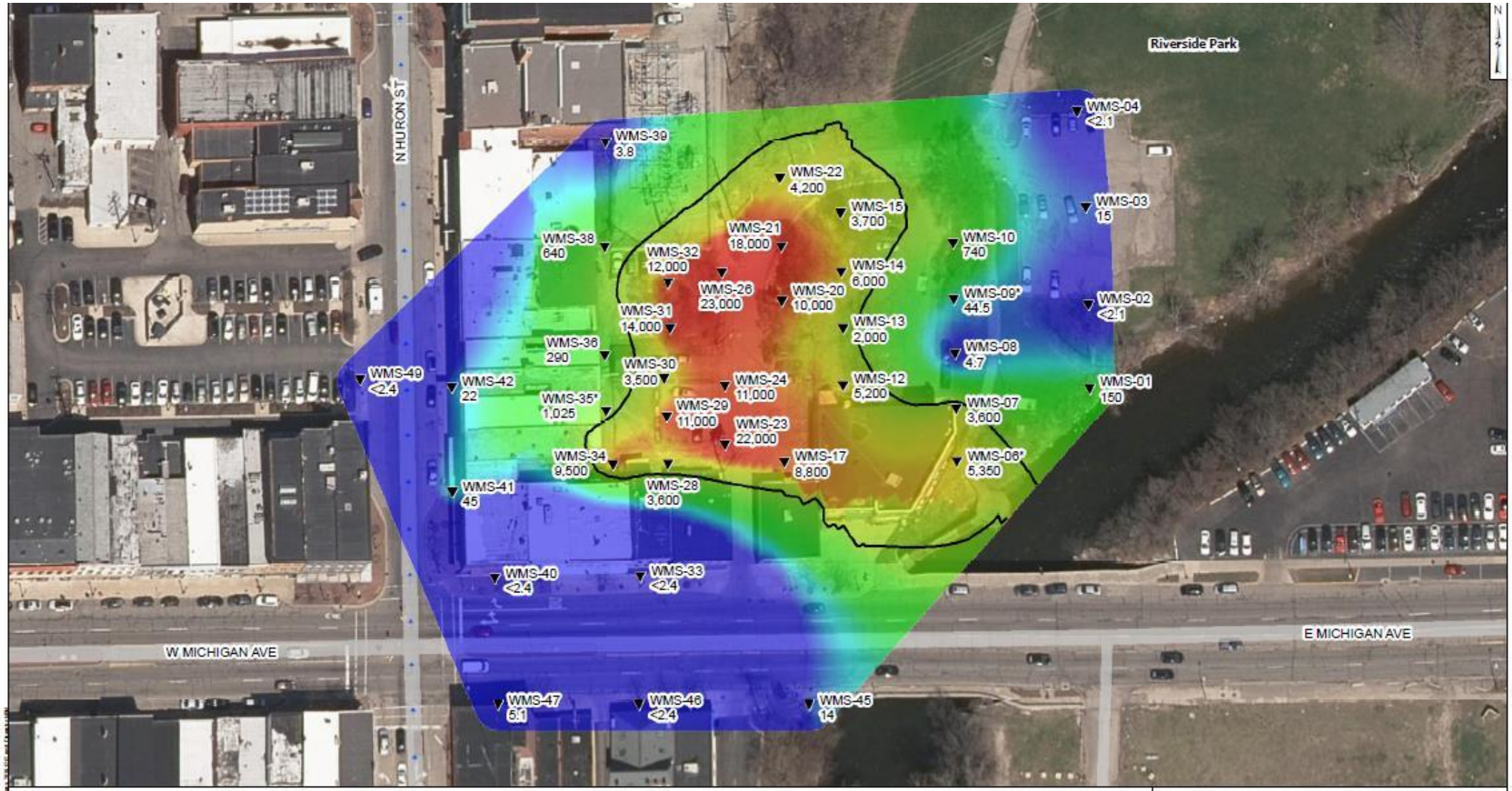


Soil – Maximum PCE = 42,000 ug/kg

Groundwater – Maximum PCE = 1,900 ug/L

Completed TCE pathway also present at site – detected at up to 120 ug/m3 – EPA AL is 2.1 ug/m3

Plume of PCE in soil gas in site area (excluding areas below buildings)



Identified site buildings to mitigate

- EPA is taking the lead on buildings with residential units that exceed or approach Federal action levels
  - Indoor air contamination levels exceed EPA criteria in 4 buildings with residential units, based on data collected to date.
  - To date, EPA has been granted access to remediate two of these 4 buildings.
    - We are continuing to work to get access to the other 2.
  - EPA is also conducting additional sampling and resampling at several other buildings.
- MI EGLE is taking the lead on commercial buildings and buildings that exceed State action levels but not Federal ones.

Agenda

Introductions and Definitions

PowerPoint

Site Investigation Overview

Planned EPA Response Action







Ongoing Mitigation: Air Purification Units Installed

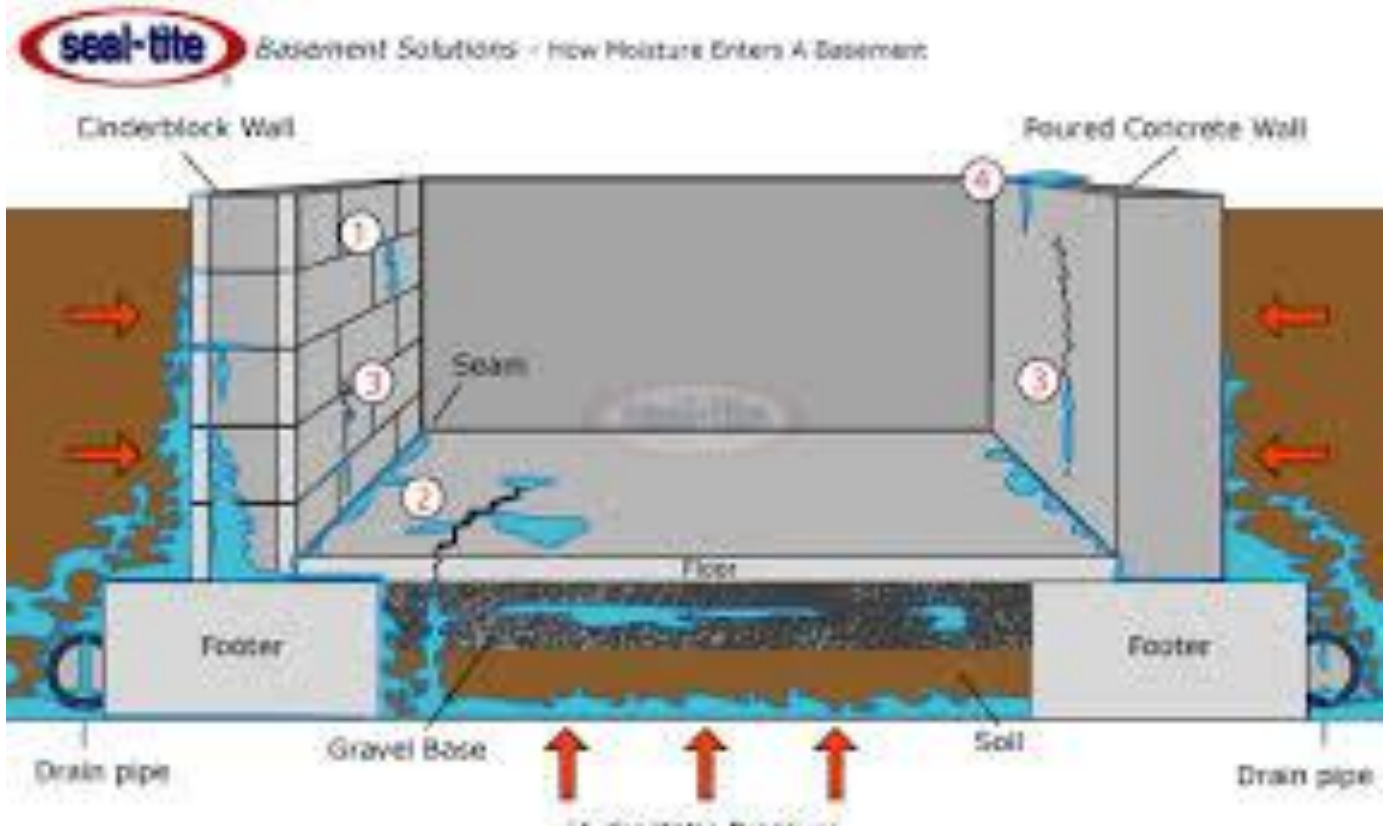
- Units installed in buildings where indoor air contamination was found to exceed EPA action levels.
- These units can quickly remove contamination from indoor air.



Completed Mitigation: Screened and sealed cracks, holes and gaps in basement floors, walls



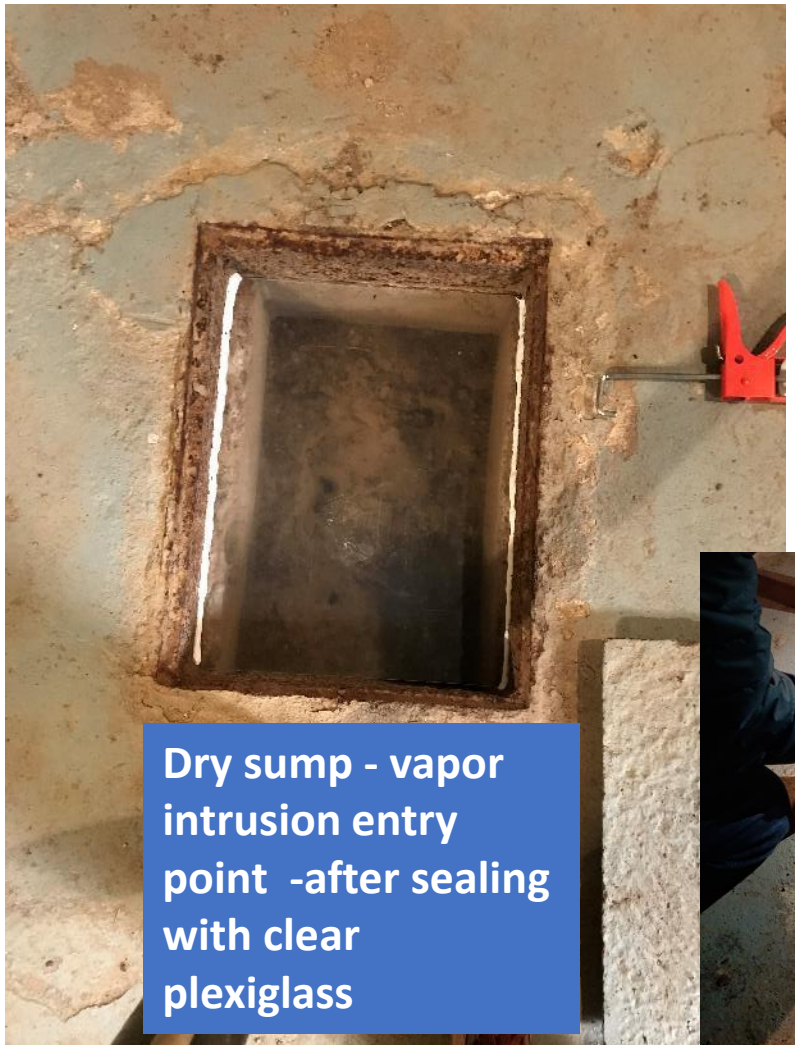




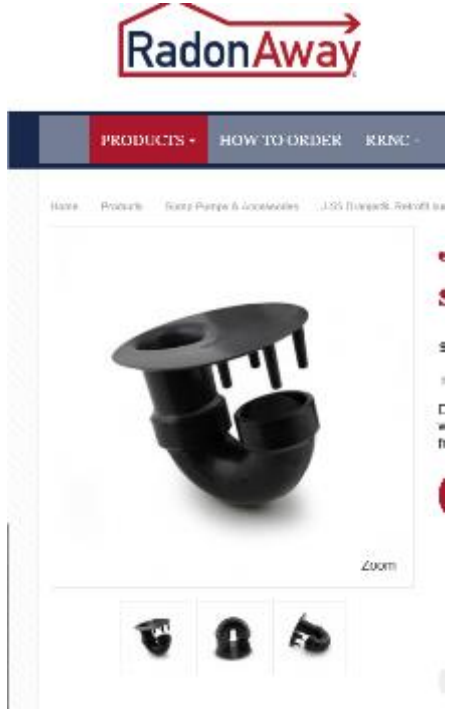
Completed Mitigation: Sealed dry sump with plexiglass



Dry sump - vapor intrusion entry point -before sealing



Dry sump - vapor intrusion entry point -after sealing with clear plexiglass





Designed Vapor Mitigation Systems for Individual Buildings



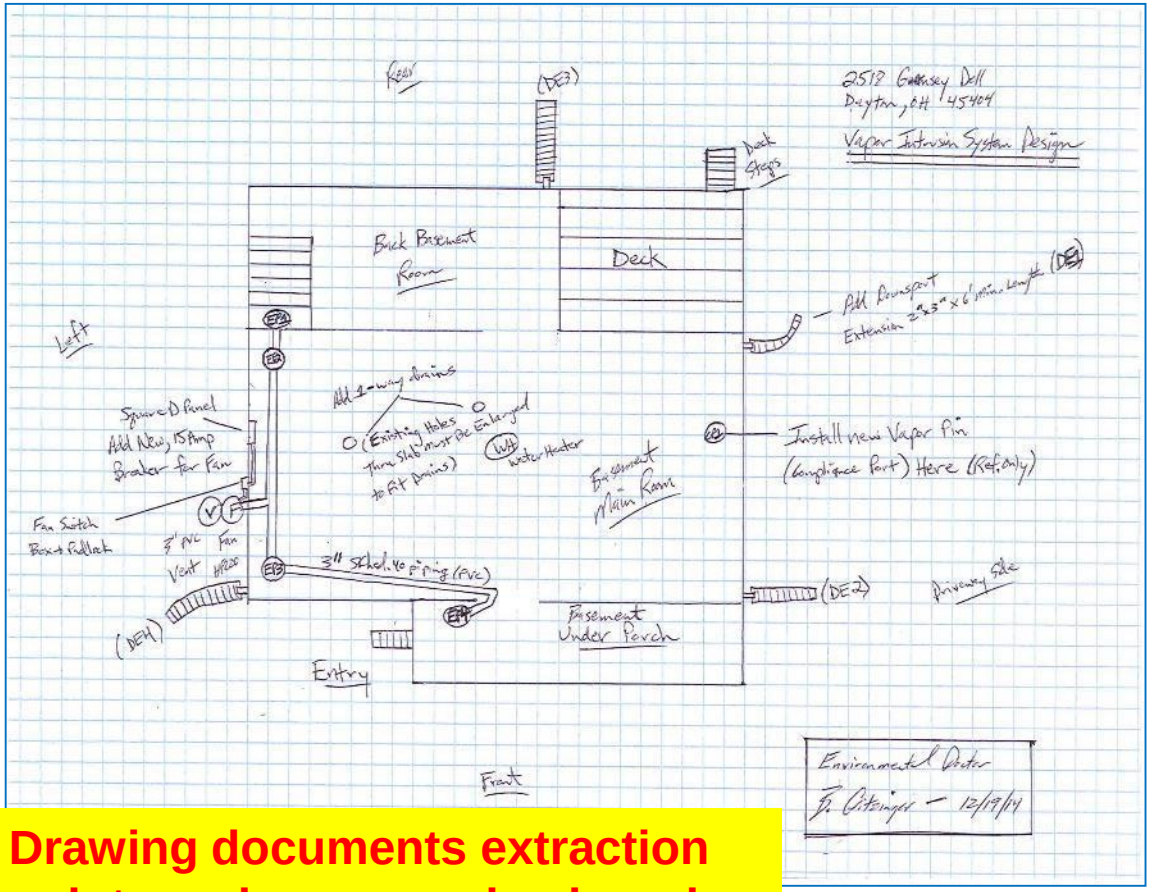


125 year old buildings may have many air migration pathways

Vapor Mitigation System Design

Systems are designed after study of sub-slab air flow below each building



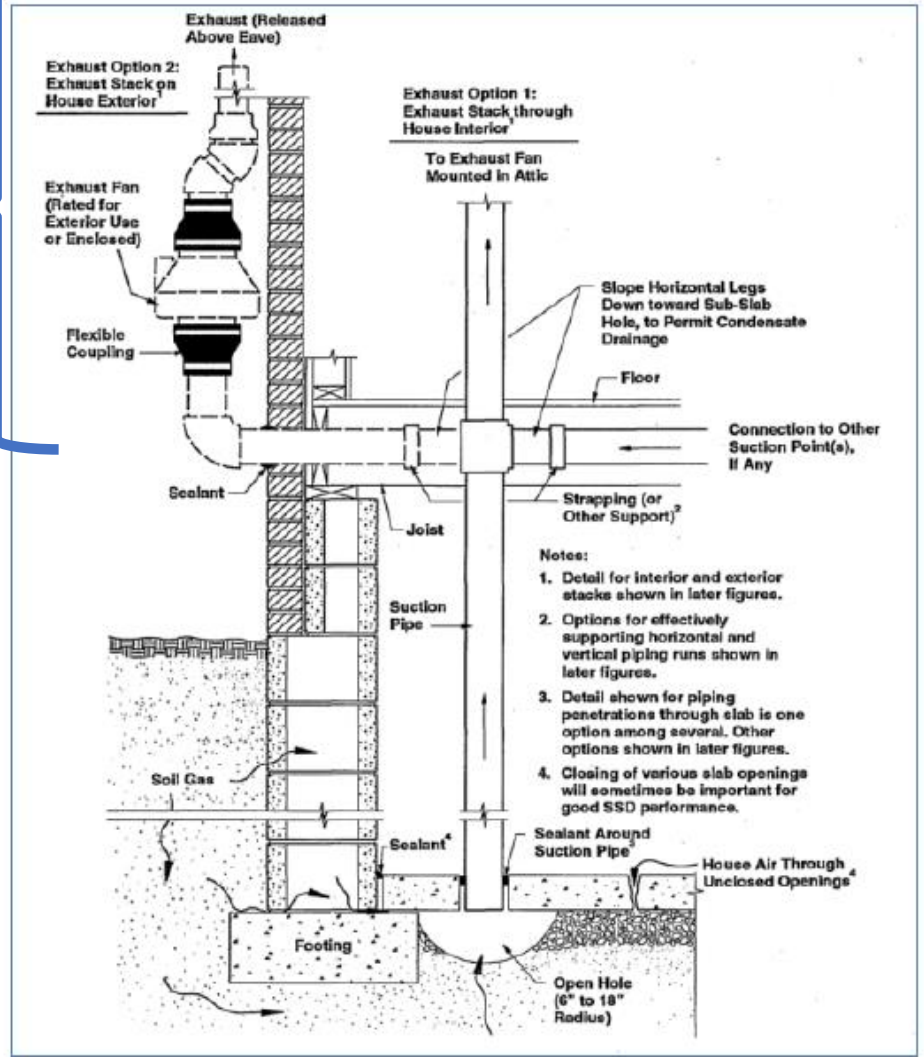


Drawing documents extraction points and vacuum check probe locations

Planned Mitigation: Vapor Mitigation System Installation

Extraction Pipe(s) installed into Basement Floor

These components are installed on the exterior of the building



Schematic of sub-slab depressurization system design

Planned Mitigation: Vapor Mitigation System Installation

Extraction Pipe(s) installed into Basement Floor





Multiple extraction points will likely be needed



Example of extraction PVC piping, penetrating basement floor then routed along the ceiling, joined with other vertical pipes from other extraction points, then routed outside to discharge sub-slab air outside building

Planned Mitigation: Vapor Mitigation System Installation

Fan, Piping and Vent Installed Outside



Piping typically routed outside from basement and up an exterior wall to above roofline



Planned Mitigation: Vapor Mitigation System Installation

Vent cap

Example of vent cap installed at top pf PVC piping, and piping emerging through roof



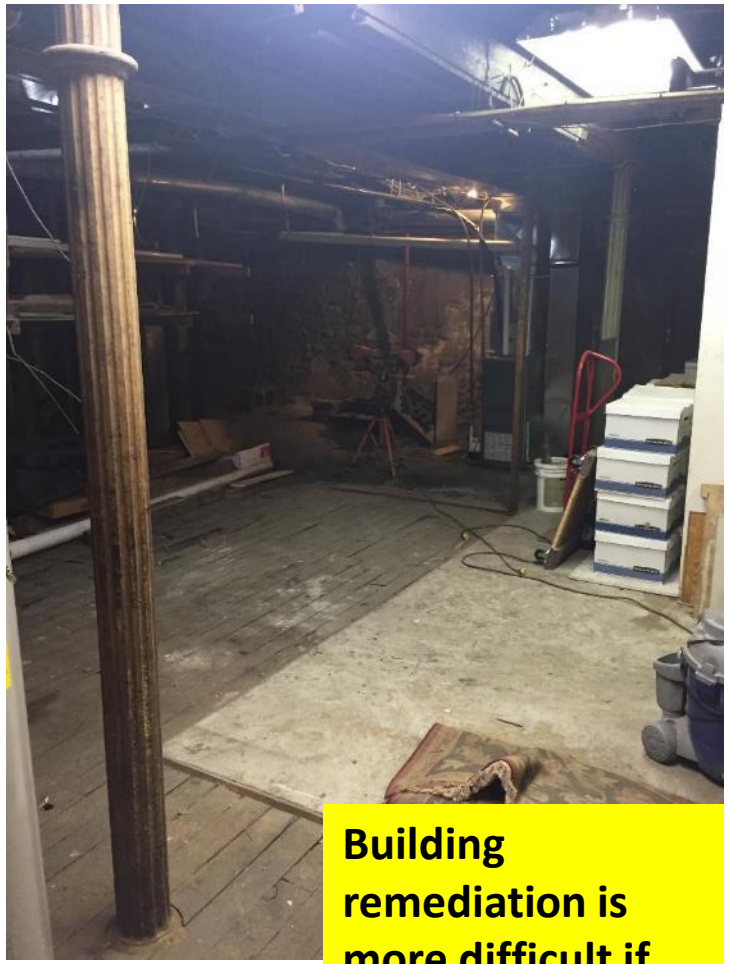
If unable to run piping on exterior of building, can run piping up through building, and emerge through a roof penetration

Example of radon mitigation system and fan installed within the Site area, building rear, looking south



Potential Mitgiation: Vapor Abatement System Installation

Crawl Spaces and Dirt Floors Typically Require Installation of Vapor Barriers as well



Building remediation is more difficult if floors are dirt or wood over dirt

Crawl space installation.
PVC pipe installed under plastic liner



Exterior Building Modifications Planned at this Site

- Planned exterior modifications to structures will be limited to installation of PVC piping, vent caps and fans.
- These will be placed on backs of structures, or if needed, or rooftops, but set back from streetline.
  - For one building, 3 sets of piping/fans are needed to mitigate the building, which will be installed next to each other
  - For the other building, only 1 combo of piping/fan/vent is needed
- EPA has retained an architectural historian who has defined the area of potential effect and completed an initial evaluation of the potential impact.
  - The initial evaluation found no adverse effect on the character-defining features of the historic district.

Planned Next Steps

- Obtain City Historic Commission and SHPO feedback on exterior building modifications needed to mitigate buildings

-Finalize building mitigation design

- Install building mitigation systems
- Complete follow up indoor air sampling to verify that systems are effectively controlling contamination

Mitigation Schematic



Proposed layout for radon style mitigation system. 3 segments of PVC pipe would emerge from building at roof level, about 12 feet back (east) from exterior wall, and extend not more than 3 feet into the air. One fan and one vent cap would be installed on each PVC pipe segment. No piping is proposed to be run on exterior walls

Legend:
Yellow is Sch. 40 PVC piping.

Green circle is radon style mitigation fan.

Red Circle is vent cap.



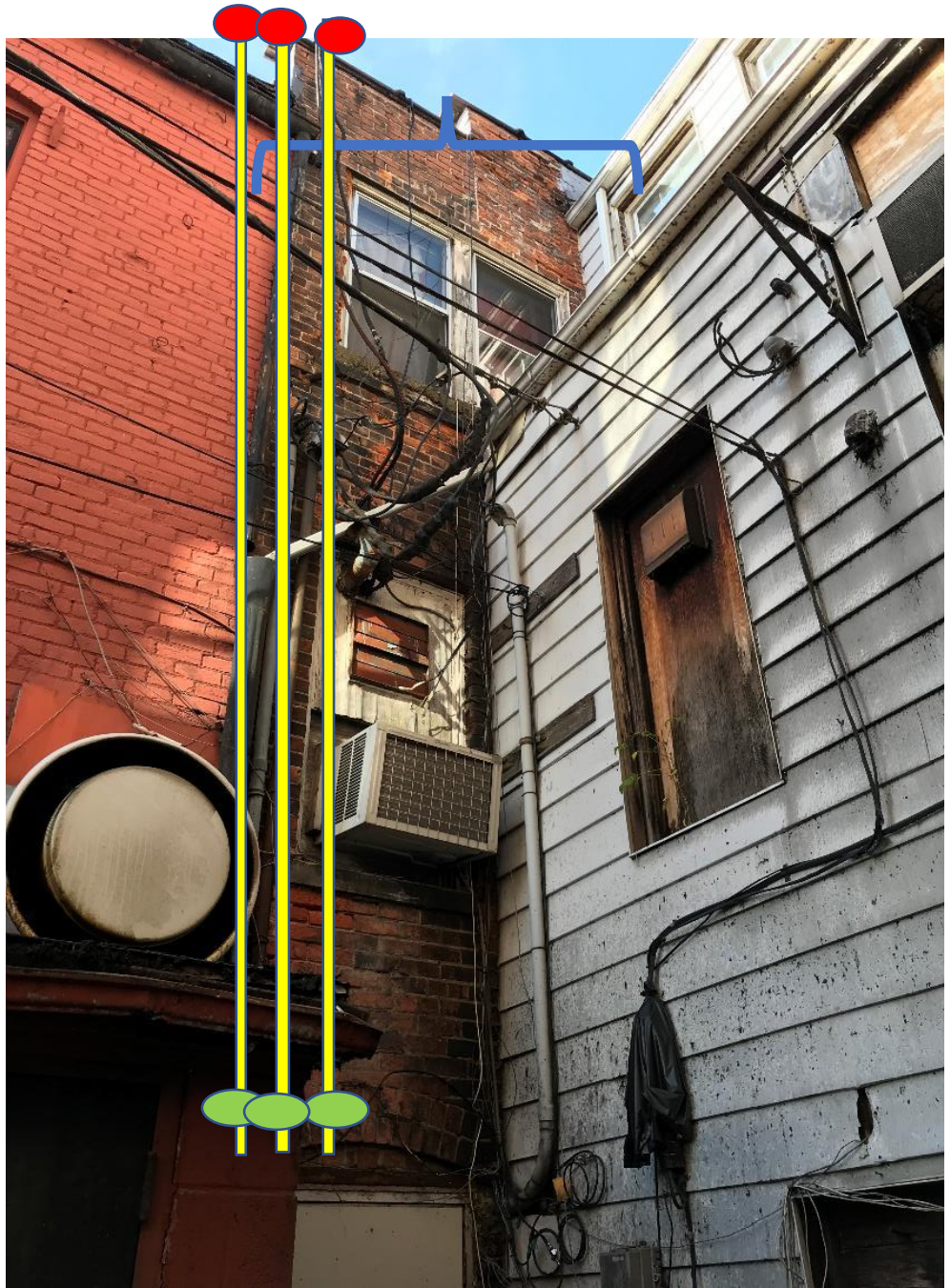
Proposed layout for radon style mitigation system. 3 segments of PVC pipe would emerge from building at roof level, about 12 feet back (, and extend approximately 3 feet into the air. One fan and one vent cap would be installed on each PVC pipe segment. No piping is proposed to be run on exterior walls

Legend:
Yellow is Sch. 40 PVC piping.

Green circle is radon style mitigation fan.

Red Circle is vent cap.

Building 1



Alternative proposed layout for radon style mitigation system for Building 1. Piping would replace existing electric al piping currently in place on building exterior.

Legend
Yellow is 4 inch PVC piping.

Green circle is radon style mitigation fan.

Red Circle is vent cap.


Building 2
Proposed layout for radon style mitigation system.
Legend
Yellow is 4 inch PVC piping.
Green circle is radon style mitigation fan.
Red Circle is vent cap.



Photo 1: 2-10 N. Huron Street.



Photo 2: 22 N. Huron Street (to the right of Jackson Cleaners).



Photo 3: View looking north on N. Huron Street, east side of street. 2-10 N. Huron at right of image.



Photo 4: 2-10 N. Huron Street, with 6' person at vent location. View from alley on west side of N. Huron Street. Rod is not visible.



Photo 5: 2-10 N. Huron Street, with 6' person at vent location. View from parking lot on west side of N. Huron Street. Rod is not visible.



Photo 6: View south on N. Huron Street, 2-10 N. Huron in center of image. 6' person at vent location not visible.



Photo 7: View looking south on N. Huron Street. 2-10 N. Huron in distance. 6' person at vent location is not visible.



Photo 8: View looking south on N. Huron Street. 2-10 N. Huron in distance. 6' person at vent location is not visible.



Photo 9: View looking south on N. Huron Street from Pearl Street.



Photo 10: View looking north on N. Huron Street from Pearl Street.



Photo 11: Rear of structures along W. Michigan Ave, and N. Huron Street., view looking southwest. Person at vent location is not visible.



Photo 12: Rear of structures along N. Huron Street, view looking west. 22 N. Huron at left center of image.



Photo 13: View west on W. Michigan Avenue, toward Huron Street.



Photo 14: View east on E. Michigan Avenue at Huron River bridge.



Photo 15: View looking northwest across W. Michigan Avenue to 2-10 N. Huron Street.



Photo 16: View looking north across W. Michigan Avenue to 2-10 N. Huron Street.



Photo 17: 2-10 N. Huron Street, view looking northeast. 6' person at vent location is not visible.



Photo 18: 2-10 N. Huron Street from southwest corner of W. Michigan Avenue and S. Huron Street. 6' person at vent location is visible.



Photo 19: View north on S. Huron Street across W. Michigan Ave. 6' person at vent location is visible. Rod is not visible.



Photo 20: View north on S. Huron Street toward W. Michigan Avenue. 6' person at vent location is visible. Rod is not visible.



Photo 21: View north on S. Huron Street toward W. Michigan Avenue. 6' person at vent location is visible.



Photo 22: View north on S. Huron Street toward W. Michigan Avenue. 6' person at vent location is visible as is top 4" of target pole.



Photo 23: View north on S. Huron Street toward W. Michigan Avenue 6' person at vent location is visible as is top 6" of target pole.



Photo 24: View north on S, Huron Street toward W. Michigan Avenue. 6' person at vent location is visible as is top 1' of target pole.



Photo 25: View north on S. Huron Street from Ferris Street. 6' person at vent location is visible, as is top 1' of target pole.



Photo 26: View south on S. Huron Street from Ferris Street.



Photo 27: View east on W. Michigan Ave. toward Huron Street. 2-10 N. Huron is on left in distance.



Photo 28: Simulated target composition: 6-foot person is holding a 4-foot target pole marked off in 1-foot segments.

City of Ypsilanti

Community and Economic Development

September 22, 2020

ADISKA GENERAL CONTRACTING
[redacted]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0065) **for Egress Stair Reconstruction at 234 W MICHIGAN**

Dear ADISKA GENERAL CONTRACTING,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to replace the egress staircase and deck on the south elevation has been **approved**.

The following Historic District conditions must be followed:

1. **The staircase and deck shall match the material, dimension, and design of the drawings submitted with the building permit.** The design submitted matched the original structure.

2. **The vertical members of the balustrade shall be placed within the upper and lower guardrails**. Although the current staircase had balusters that were attached to the outside of the stringer, this no longer meets HDC design guidelines. This method was conditioned in an approval letter for another egress staircase on the same property that was sent June 18, 2020. Additionally, this type of balustrade was confirmed to staff via email on September 3, 2020.

3. **The new staircase shall be painted or stained an opaque color to match the trim of the building**. No raw material.

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

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

#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 the replacement staircase and deck only, which according to your application is the only work being performed at this time. Any additional work must be reviewed by the HDC. If you have any questions regarding this information please contact me at (734) 483-9646. **Approval by the Historic District Commission does not exempt you from nor can it be substituted for zoning or building department approval.**

Sincerely,

[redacted]

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

CC: Property Owner - [redacted]
File
Building Department

PHDC-20-0065

RECEIVED
SEP 09 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: 234 W. Michigan Apt B

Applicant

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

Name: Brian Adiska

Address: 11603 Territorial Rd. ~~mun.~~

City: Munith | State: Michigan | Zip: 49259

Phone / Fax: 517-240-4183 | E-Mail: adiskacontracting@gmail.com

Contractor

Contractor Name & Contact Info: Brian Adiska (same)

Type of work

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

Complete Description of Proposed Work:

Demo old Deck + Replace it with new deck, same as existing as far as placement height. New Post holes and locations are in drawings attached.

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

Color is to match the ~~existing~~ previous opaque stain. We just completed the stairs around the corner with same stain. Color was matched from previous stairs + matches this Deck as well. All wood will be treated + stained after wood dries.

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
$10,000.00	$45 + 50.00 + 10.00 = 105.00

Signature

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

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

Signature: [redacted]	Date: 4-3-20
Print Name: Brian Adiska	

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.







GENERAL CONSTRUCTION NOTES

GENERAL CONTRACTOR (G.C.) SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN DESIGN BUILD CONTRACTORS AND ARCHITECTURAL DOCUMENTS.

FIELD VERIFY ALL EXISTING CONDITIONS.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC PRESENTATION

ALL DIMENSIONS WITHIN THIS SET ARE FOR BIDDING PURPOSES ONLY. ACTUAL FIELD DIMENSIONS SHALL BE TAKEN PRIOR TO THE ORDERING OF ANY MATERIALS.

WORK SHALL COMPLY, AND BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS (MBC 2015, MRC 2015).

ALL WORK SHALL BE PERFORMED UP TO ALL CONVENTIONAL CONSTRUCTION STANDARDS AS SET FORTH BY THE AIA.

WORK SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE NATIONAL ELECTRICAL CODES, THE AMERICAN GAS ASSOC., AND THE BASIC PLUMBING CODES.

ALL ELECTRICAL, MECHANICAL, AND FIRE SUPPRESSION SYSTEMS SHALL BE DESIGN BUILD. EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRODUCTION OF THE PLANS DEPICTING THE EXTENT OF THE WORK TO BE PERFORMED, INCLUDING ALL DOCUMENTS REQUIRED FOR ALL LOCAL CODE OFFICIALS. EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE TO SEAL THEIR DOCUMENTS IF REQUIRED BY THE LOCAL CODE OFFICIAL. PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR FOR ALL WORK.

FIRE SUPPRESSION SPRINKLER CONTRACTOR SHALL MODIFY EXISTING SYSTEM AS REQUIRED TO CONFORM WITH NEW SPACE LAYOUT AND ALL APPLICABLE CODE REQUIREMENTS.

WORK SHALL COMPLY WITH BUILDING MATERIALS MANUFACTURERS' SPECIFICATIONS.

MICHIGAN 2015 ENERGY CODE.

INSULATION REQUIREMENTS TO BE MET/EXCEEDED (CLIMATE ZONE 5A):

FENESTRATION U-FACTOR:	.35
SKYLIGHT U-FACTOR:	.60
CEILING R-VALUE:	38
WOOD FRAME WALL R-VALUE:	20
MASS WALL:	13
FLOOR R-VALUE:	30
BASEMENT WALL R-VALUE:	13
SLAB R-VALUE, DEPTH:	10, 2 FT.
CRAWL SPACE:	10

MECHANICAL CONTRACTOR TO PROVIDE ANY AND ALL APPLICABLE MECHANICAL SYSTEM DESIGN CRITERIA, MECHANICAL & SERVICE WATER HEATING SYSTEM & EQUIPMENT TYPES, SIZES & EFFICIENCY, DUCT SEALING, DUCT & PIPE INSULATION.

ELECTRICAL CONTRACTOR TO PROVIDE ANY AND ALL APPLICABLE LIGHT FIXTURE SCHEDULES WITH WATTAGE & CONTROLS AND AIR SEALING DETAILS.

INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, MANUFACTURER AND R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. THE INSULATION INSTALLER SHALL SIGN, DATE & POST THE CERTIFICATION IN A CONSPICUOUS LOCATION.

A PERMANENT CERTIFICATE, COMPLETED BY THE BUILDER, SHALL BE POSTED ON OR IN THE ELECTRICAL PANEL (BUT SHALL NOT CONCEAL OTHER LABELS) AND SHALL LIST INSULATION R-VALUES, FENESTRATION U-FACTORS, TYPES & EFFICIENCIES OF HEATING & COOLING EQUIPMENT.

ATTIC ACCESS DOORS SHALL BE INSULATED & WEATHERSTRIPPED.

CAULK, GASKET, OR OTHERWISE SEAL ALL BUILDING THERMAL ENVELOPE JOINTS. SEAMS AND PENETRATIONS. VERIFICATION SHALL BE BY BLOWER DOOR TEST OR VISUAL INSPECTION

ALL NEW INTERIOR FIREPLACES SHALL HAVE GASKETED DOORS & OUTDOOR COMBUSTION AIR

FORCED AIR FURNACES REQUIRE A PROGRAMMABLE THERMOSTAT.

ALL DUCTS, AIR HANDLERS, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED.

MECHANICAL PIPING CARRYING FLUIDS ABOVE 105°F SHALL BE INSULATED, MINIMUM R-3

CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED, MINIMUM R-2

HVAC EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S 3-2004 BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J-2002 OR OTHER APPROVED HVAC CALCULATION METHODS. VERIFICATION IS REQUIRED.

AT LEAST 50% OF THE LAMPS IN PERMANENT FIXTURES SHALL BE HIGH-EFFICICACY LAMPS.

DEVIATION FROM THESE DRAWINGS SHALL BE MADE ONLY WITH WRITTEN APPROVAL OF THE DESIGNER/OWNER.

ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONDITION AND INTEGRITY OF THE EXISTING STRUCTURAL COMPONENTS AND SYSTEMS

IF ANY GENERAL NOTES CONFLICT WITH ANY DETAIL OR NOTE ON THE PLANS OR IN THE SPECIFICATION, THE STRICTEST PROVISIONS SHALL GOVERN.

THE SITE SHALL REMAIN WEATHER TIGHT AND SECURE AT THE END OF EACH WORKDAY, AND DURING ANY PERIODS IN WHICH THE FACILITY IS UNOCCUPIED BY A RESPONSIBLE REPRESENTATIVE OF THE GENERAL CONTRACTOR.

EXISTING AND NEW STRUCTURE SHALL BE SHORED AND BRACED DURING CONSTRUCTION TO MAINTAIN INTEGRITY.

ALL CRACKS AND/OR BREAKAGE THAT OCCUR TO THE EXISTING STRUCTURE DURING CONSTRUCTION SHALL BE REPAIRED BY THE GENERAL CONTRACTOR

THE JOB SITE SHALL BE LEFT CLEAN AND ALL DEBRIS SHALL BE DISPOSED OF PROPERLY AT THE END OF EACH DAY.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHING ALL EXPOSED SURFACES.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHING ALL MILLWORK ITEMS AS INDICATED ON A.LANE ARCHITECTURE, PLLC'S DRAWINGS.

ALL MATERIALS WHETHER MANUFACTURED BY OR FINISHED BY THE MILLWORK CONTRACTOR AND/OR THE GENERAL CONTRACTOR MUST COMPLY WITH THE UBC CODE CHAPTER 42, 1991 EDITION AND THE LOCAL AND STATE BUILDING AND FIRE CODE SPECIFICATIONS.

ALL STAIN GRADE MILLWORK SHALL BE MANUFACTURED IN GENUINE SPECIES SPECIFIED UNLESS OTHERWISE NOTED.

ALL PAINT GRADE FIXTURES SHALL BE MANUFACTURED IN POPLAR UNLESS OTHERWISE NOTED.

ALL PAINT SPECIFICATIONS ARE FOR COLOR ONLY. SOURCES MAY BE SUBMITTED ONLY WITH COLOR SAMPLE APPROVAL BY DESIGNER/OWNER.

ANY PAINT COLOR SPECIFIED "TO MATCH" MUST BE APPROVED BY DESIGNER/OWNER.

ALL PAINTED GYPSUM BOARD SURFACES SHALL BE FINISHED WITH A LATEX EGGSHELL. ALL PAINTED TRIM SHALL BE SATIN ENAMEL.

PROVIDE TRANSITION STRIP UNDER DOORS WHERE DIFFERENT FLOOR MATERIALS INTERSECT.

ALL HINGES, KNOBS, HARDWARE,ETC. SHALL MATCH STYLE & COLOR OF EXISTING HOUSE

228 W MICHIGAN
PBLDG-20-0035
REBUILD REAR STAIRS

228 W MICHIGAN
PBLDG-20-0035
REBUILD REAR STAIRS

BUILDING DATA

ZONED
CITY OF YPSILANTI

CODE:

SCOPE OF WORK:
SINGLE FAMILY RESIDENTIAL UNITS

DECK LOADS:

LIVE (PER TABLE R301.5):	40 #
DEAD:	10 #
SNOW:	25 #

DECK 1:

AREA =	12.5 SF
TOTAL LOAD=	937.5 #
BEAM A LOAD=	127 PLF
BEAM B LOAD=	254 PLF
COLUMN A LOAD=	235 #
COLUMN B LOAD=	470 #

DECK 2:

AREA =	51.5 SF
TOTAL LOAD=	3862.5 #
BEAM B LOAD=	145 PLF
BEAM C LOAD=	145 PLF
BEAM D LOAD=	145 PLF
COLUMN B LOAD=	499 #
COLUMN C LOAD=	532 #

C + AB, CENTER DISTRICT APARTMENT BUILDING (EXISTING, NO CHANGE)

MICHIGAN ~~RESIDENTIAL~~ CODE 2015 MBC/EXISTING/RESIDENTIAL CODE

REPLACE (2) EXISTING WOODEN EXTERIOR STAIRS & DECK LANDINGS TO

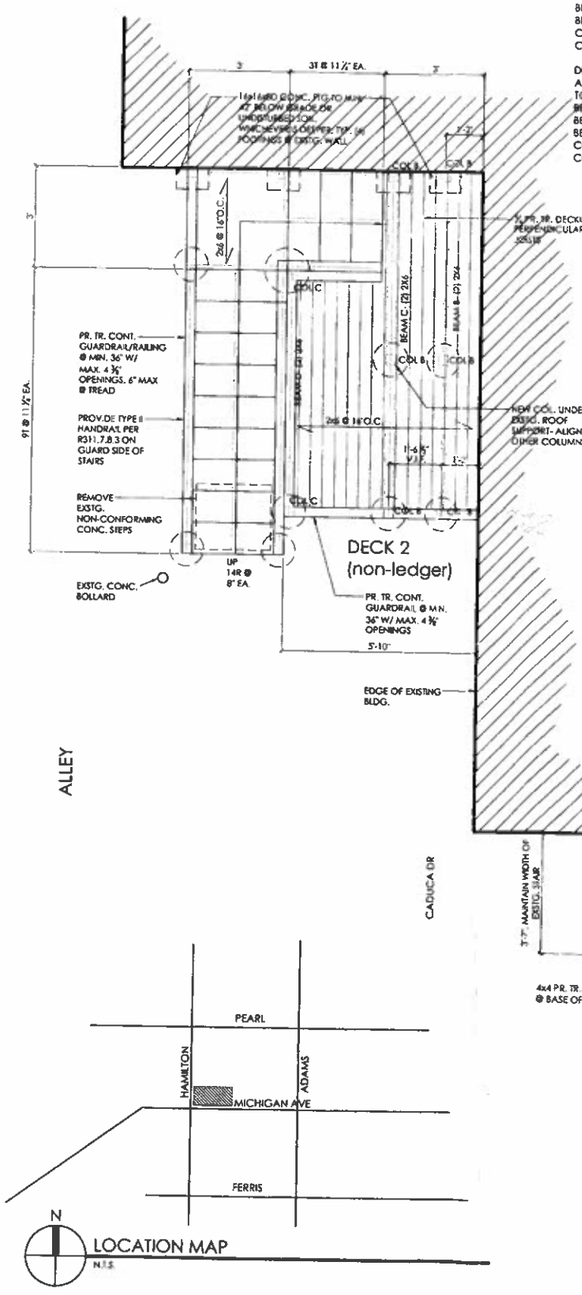
ARCHITECT:
ANGIE LANE
A.LANE ARCHITECTURE
7861 CLINTON MACON RD
TECUMSEH, MI 49286
TEL. 517.423.5280

CONTRACTOR:
Ken Hall
734 829 8280

SHEET INDEX

C0.0 BLDG INFO, STAIR PLANS, GEN. NOTES
S1.0 DECK DETAILS
S2.0 DECK DETAILS

Date Issued / Revised	Sheet No. C0.0	S1.0	S2.0					Description
JANUARY 20, 2020	X	X	X					ISSUED FOR PERMIT



2015 MBC

PITTSFIELD CHARTER TOWNSHIP
DEPARTMENT OF BUILDING SERVICES
APPROVED PLAN
THIS PLAN IS APPROVED SUBJECT TO REVIEW COMMENTS, CORRECTION LISTS AND FIELD INSPECTION. 5/22/20
APPROVED BY DATE

IF THESE ARE COMMON (NOT WITHIN A UNIT) DECKS OR STAIRS THEY MUST COMPLY WITH 2015 MICH BUILDING CODE/EXISTING AND NOT RESIDENTIAL - GUARD RAIL HEIGHT MIN IS 42" & STEP RISE IS LIMITED TO 7" OR UNDER. COMMENT IS ADDRESSED ON THE PLANS

228 W MICHIGAN
PBLDG-20-0035
REBUILD REAR STAIRS

A. A.LANE ARCHITECTURE
7861 clinton macon rd
tecumseh, michigan 49286
p. 517 423 5280
alanearchitecture@c.com

City of Ypsilanti Building Dept 734 482-1025 x1
Building Dept 734 483-9347
ypsilanti.org
Building Application

Angela Daniels, Building Official
adaniels@ci.ypsilanti.mi.us
734-482-9680

PROJECT
EXISTING STAIR REPLACEMENT
234 & 228 W. Michigan Ave.
Ypsilanti, MI

DATE
JANUARY 27, 2020

STATE OF MICHIGAN
ANGELA LANE
ARCHITECT
No. 1301070385
REGISTERED ARCHITECT

SHEET T
COVER S

SHEET
C0

228 W MICHIGAN
PBLDG-20-0035
REBUILD REAR STAIRS

MINIMUM REQUIREMENTS & LIMITATIONS

Minimum post size is 6x6 nominal and maximum post height shall be in accordance with Table 4.

All lumber shall be identified by the grade mark of, or certificate of inspection issued by, an *approved* lumber grading or inspection bureau or agency (www.alsc.org). All lumber and glued laminated timber shall be a naturally durable species (such as Redwood or Western Cedars where 90 percent or more of the width of each side is heartwood); or be preservatively treated with an *approved* process in accordance with American Wood Protection Association standards (Table 1) [R317 and R318]. All lumber in contact with the ground shall be *approved* preservative treated wood suitable for ground contact. [R317.1.2]. All cuts shall be field treated with an *approved* preservative (such as copper naphthenate) [R402.1.2].

All nails shall meet the requirements of *ASTM F 1667*. Threaded nails as stated in this document include helical (spiral) and annular (ring-shank) nails. Wood screws shall meet the requirements of *ANSI/ASME B18.6.1*. Bolts and lag screws shall meet the requirements of *ANSI/ASME B18.2.1*.

Throughout this document, ½" diameter bolts and lag screws are specified for various connections. Edge distance and spacing requirements are based on ½" diameter fasteners. If larger (or smaller) fasteners are specified, edge distance and spacing shall be adjusted.

All screws, bolts, washers, nuts, and nails for use with preservative treated wood shall be hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper. Hot-dipped galvanized fasteners shall meet the requirements of *ASTM A 153*, Class D for fasteners ⅜" diameter and smaller or Class C for fasteners with diameters over ⅜". Stainless steel driven fasteners shall be in accordance with the material requirements of *ASTM F 1667*.

Fasteners other than nails and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with *ASTM B 695*, Class 55, minimum.

All connectors (joist hangers, cast-in-place post anchors, etc.) shall be galvanized or shall be stainless steel. Hardware to be hot-dipped prior to fabrication shall meet *ASTM A 653*, G-185 coating. Hardware to be hot-dipped galvanized after fabrication shall meet *ASTM A 123*.

Fasteners and connectors exposed to salt water or located within 300 feet of a salt water shoreline shall be stainless steel grade 304 or 316.

Fasteners and connectors shall be of the same corrosion-resistant material.

Other coated or non-ferrous fasteners or hardware shall be *approved* by the authority having jurisdiction.

Flashing shall be corrosion-resistant metal [R703.8] of minimum nominal 0.019-inch thickness or *approved* non-metallic material. Aluminum should not be used in direct contact with lumber treated with preservatives that contain copper such as ACQ, Copper Azole, or ACZA.

Decks shall not be used or occupied until final inspection and approval is obtained.

DECKING REQUIREMENTS

All decking material shall be composed of dimension lumber (2" nominal thickness) or span rated decking in accordance with the American Lumber Standard Committee *Policy for Evaluation of Recommended Spans for Span Rated Decking Products (November 5, 2004)*. Attach decking to each joist with 2-8d threaded nails or 2-#8 screws. Space decking boards approximately ⅛" apart. See Figure 11 for decking connection requirements at the rim joist. Decking placement may range from an angle perpendicular to the joists to an angle of 45 degrees to the joists. Each segment of decking must bear on a minimum of 3 joists (or 3 supports).

Decking not meeting these requirements may be substituted when the product has been *approved* by the authority having jurisdiction; however, connections equivalent to those shown for lumber or span rated decking are assumed.

JOIST-TO-BEAM CONNECTION

Each joist shall be attached to the beam as shown in Figure 6. Joists may bear on and overhang past the beam face the lesser of L_O or L/4 when Option 1 or Option 2 is used to attach the joist to the beam and blocking is provided between joists at beam bearing. Mechanical fasteners or hurricane clips used, as shown in Option 2, must have a minimum capacity of 100 lbs in both uplift and lateral load directions. Joists may also attach to the side of the beam with joist hangers per Option 3. Joists shall not frame in from opposite sides of the same beam. See JOIST HANGERS for more information. Hangers, clips, and mechanical fasteners shall be galvanized or stainless steel (see MINIMUM REQUIREMENTS).

JOIST HANGERS

Joist hangers, as shown in Figure 7, shall have a depth of at least 60% of ledger or beam depth. Each hanger shall have a minimum vertical capacity in accordance with Table 3A. The joist hanger shall be selected from an *approved* manufacturer's product data based on the dimensions of the joist or header it is carrying. Joist hangers and fasteners shall be corrosion resistant (see MINIMUM REQUIREMENTS).

Use joist hangers with inside flanges when clearance to the edge of the beam or ledger board dictate. Do not use clip angles or brackets to support joists.

Table 3A. Joist Hanger Vertical Capacity.

Joist Size	Minimum Capacity, lbs
2x6	400
2x8	600
2x10	600
2x12	700

POST REQUIREMENTS

All deck post sizes shall be 6x6 (nominal) or larger, and the maximum height shall be in accordance with Table 4 and measured from grade or top of foundation, whichever is highest, to the underside of the beam. Under prescriptive limits of this document, 8x8 nominal posts can be substituted anywhere in Table 4 but are limited to a maximum height of 14'-0". Posts shall be centered on footings. Cut ends and notches of posts shall be field treated with an *approved* preservative (such as copper naphthenate) [R402.1.2]. The beam shall be attached to the post by notching as shown in Figure 8A or by providing an *approved* post cap to connect the beam and post as shown in Figure 8B. All 3-ply beams shall be connected to the post by a post cap. All through-bolts shall have washers under the bolt head and nut. Attachment of the beam to the side of the post without notching is prohibited (see Figure 9).

Provide diagonal bracing parallel to the beam at each corner post greater than 2'-0" in height as shown in Figure 10. Diagonal bracing is prohibited on center posts. Bracing shall be fastened to the post at one end and the beam at the other with ½" diameter lag screws. For non-ledger decks, (see Figure 21) diagonal bracing may be omitted at the beam and posts adjacent to the house.

RIM JOIST REQUIREMENTS

Attach a continuous rim joist to the ends of joists as shown in Figure 11. Attach decking to the rim joist as shown in Figure 11. For more decking attachment requirements, see DECKING REQUIREMENTS.

FOOTINGS [R403]

See Figure 12 and Table 4 for footing size, footing thickness, and post attachment options and requirements. All footings shall bear on undisturbed soil at least 12 inches below the undisturbed ground surface or below the frost line, whichever is deeper. Contact the authority having jurisdiction to determine the specified frost line. Bearing conditions shall be verified in the field by the building official prior to placement of concrete. Where the building official determines that in-place soils with an allowable bearing capacity of less than 1,500 psf are likely to be present at the site, the allowable bearing capacity shall be determined by a soils investigation. **DECK FOOTINGS CLOSER THAN 5'-0" TO AN EXTERIOR HOUSE FOUNDATION WALL MUST BEAR AT THE SAME ELEVATION AS THE FOOTING OF THE HOUSE FOUNDATION.**

Do not construct footings over septic systems or leach fields, utility lines, or enclosed meters. Contact local utilities (call 811) before digging.

Pre-manufactured post anchors shall be galvanized or stainless steel. See MINIMUM REQUIREMENTS.

LEDGER ATTACHMENT REQUIREMENTS [R507]

GENERAL: Attach the ledger board, which shall be equal to or greater than the deck joist depth but less than or equal to the house band or rim joist depth, to the house in accordance with Figures 14 and 15. The ledger shall be a minimum nominal 2x8. When attachments are made to the house band joist, the band joist shall be capable of supporting the new deck. If this cannot be verified or conditions at the house differ from the details herein, then either a non-ledger deck or full plan submission is required. See NON-LEDGER DECKS.

SIDING AND FLASHING: House siding or the exterior finish system must be removed prior to installation of the ledger board. *Approved* corrosion resistant flashing is required at any ledger board connection to a wall of wood framed construction (see MINIMUM REQUIREMENTS). See Figure 14 for continuous flashing with drip edge. The threshold shall be carefully flashed and caulked to prevent water intrusion due to splash from the deck or melting snow and ice.

MANUFACTURED WOOD I-JOIST: The term "I-Joist" denotes manufactured wood "I" joists (see Figure 15A). Many new homes constructed with wood I-joists list hole 1" or thicker laminated veneer lumber (LVL)as band joists (or rim joists) that can support the attachment of a deck (see Figure 14). However, some older homes might be constructed with band boards that are too thin (less than 1") to support a deck. In such cases, a non-ledger deck or a full plan submission is required.

MANUFACTURED WOOD TRUSS: A metal plate connected wood truss (MPCWT) is an engineered, prefabricated structural component designed for each specific application. MPCWT's used in residential floors are often installed with a 2x4 lumber "ribbon" at the ends of the trusses (see Figure 11B) to tie the ends of the trusses together. The ribbon board, by itself, is not intended to support the deck ledger and deck. Installing residential decks when the floor system for the home uses MPCWT requires a standard detail provided by the truss designer, a non-ledger deck, or a full plan submission. Refer to the Technical Note – *Attachment of Residential Deck Ledger to Metal Plate Connected Wood Truss Floor System* for special blocking details and attachment requirements (www.sbcindustry.com).

PROHIBITED LEDGER ATTACHMENTS

Attachment to exterior veneers (brick, masonry, stone), hollow masonry, and to cantilevered floor overhangs or bay windows are prohibited (see Figures 17 and 18). In such cases, the non-ledger deck is required (See NON-LEDGER DECKS).

LEDGER BOARD FASTENERS

Only those fasteners noted below are permitted. LEAD ANCHORS ARE PROHIBITED.

Deck ledger connection to band joist or rim joist. The connection between a deck ledger and a 2-inch nominal lumber band joist (1-½" actual) or LVL rim joist bearing on a sill plate or sill plate shall be constructed with ½" lag screws or bolts with washers per Table 5 and Figure 19 (see MINIMUM REQUIREMENTS).

Placement of lag screws or bolts in deck ledger: The lag screws or bolts shall be placed as shown in Figure 19. The lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger (see Figure 19). Proper installation of lag screws or bolts shall be verified by the authority having jurisdiction.

Figure 14. General Attachment of Ledger Board to Band Joist or Rim Joist.

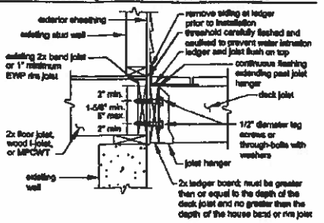


Figure 8. Prohibited Post-to-Beam Attachment Condition.

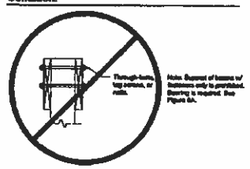
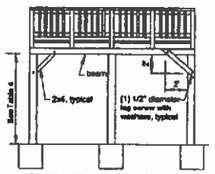


Figure 10. Diagonal Bracing.



Joist Span – Joists Attached at House and to Side of Beam.

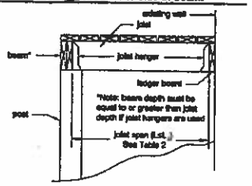
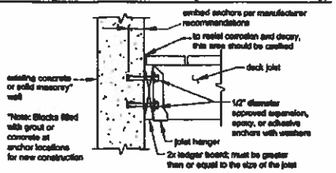


Figure 16. Attachment of Ledger Board to Foundation Wall (Concrete or Solid Masonry).



Joist Span – Non-Ledger Deck.

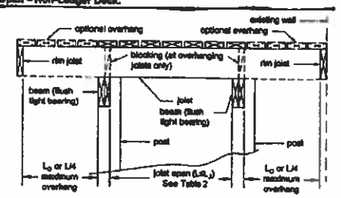


Figure 17. No Attachment to or Through Exterior Veneers (Brick, Masonry, Stone).

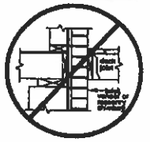
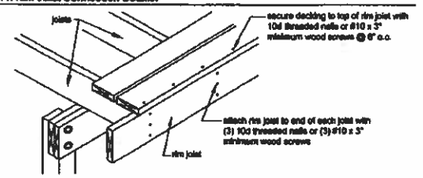


Figure 11. Rim Joist Connection Details.



Beam Assembly Details.

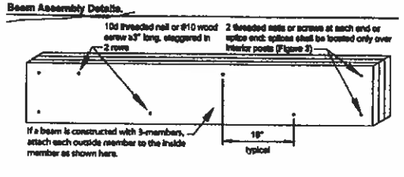


Figure 18. No Attachment to House Overhang with Ledger.



Table 4. Post Height for 6x6[2] and Footing Sizes for all Posts.

Beam Span, L_b	Joist Span, L_j	Post Heights[1]					Footing Sizes[3]		
		Southern Pine	Douglas Fir-Larch[4]	Hem-Fir[4], Western Cedars	Redwood	Ponderosa Pine, Red Pine, SPF	Round Footing Diameter	Square Footing	Footing Thickness[5]
6'	≤10'	14'	14'	14'	14'	14'	18"	16"x16"	7"
	≤14'	14'	14'	14'	14'	14'	21"	18"x18"	8"
	≤18'	14'	14'	12'	14'	11'	24"	21"x21"	10"
8'	≤10'	14'	14'	14'	14'	14'	20"	18"x18"	8"
	≤14'	14'	14'	14'	14'	11'	24"	21"x21"	10"
	≤18'	14'	13'	11'	12'	8'	27"	24"x24"	11"
10'	≤10'	14'	14'	14'	14'	12'	23"	20"x20"	9"
	≤14'	14'	13'	11'	13'	8'	27"	24"x24"	11"
	≤18'	12'	11'	8'	11'	2'	31"	27"x27"	13"
12'	≤10'	14'	14'	12'	14'	10'	26"	22"x22"	10"
	≤14'	13'	12'	9'	11'	5'	30"	26"x26"	13"
	≤18'	11'	9'	6'	9'	2'	34"	30"x30"	15"
14'	≤10'	14'	13'	11'	13'	8'	27"	24"x24"	11"
	≤14'	11'	10'	7'	10'	2'	32"	29"x29"	14"
	≤18'	9'	8'	2'	8'	NP	37"	33"x33"	16"
16'	≤10'	13'	12'	10'	12'	6'	29"	26"x26"	12"
	≤14'	10'	9'	5'	9'	2'	36"	31"x31"	15"
	≤18'	7'	5'	2'	7'	NP	40"	36"x36"	18"
18'	≤10'	12'	11'	8'	11'	2'	31"	27"x27"	13"
	≤14'	9'	8'	2'	8'	NP	37"	33"x33"	16"
	≤18'	6'	2'	2'	6'	NP	42"	37"x37"	19"

1. Assumes 40 psf live load, 10 psf dead load, L_O/4 and L_j/4 overhangs, No 2 grade and wet service conditions.
2. Assumes 1,500 psf soil bearing capacity and 168 psf concrete. Value may be multiplied by 0.9 for every post.
3. Footing assumed for Douglas Fir-Larch, Hem-Fir, and Spruce-Pine-Fir.
4. Assumes 2,500 psi compressive strength of concrete. Determine footing thickness with post base and anchor requirements.
5. Bolt-centred posts may be substituted anywhere in Table 4 to a maximum height of 14'.

Figure 6. Joist-to-Beam Detail.

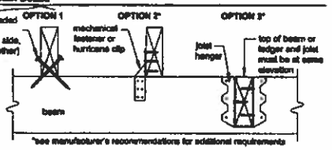


Figure 7. Typical Joist Hangers.

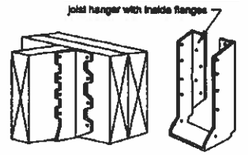


Figure 8A. Post-to-Beam Attachment

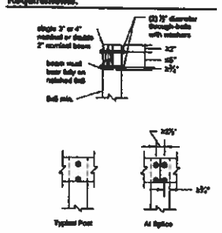


Table 5. Maximum Spacing for a Southern Pine, Douglas Fir-Larch, or Hem-Fir Deck Ledger or Band or Rim Joist and a 2-inch Nominal Solid-Sawn Spruce-Pine-Fir Band Joist or LVL Rim Joist[1,2,3,4,5]
(Deck Live Load = 40 psf, Deck Dead Load = 10 psf)

Connection Details	Rim Joint or Band Joist	Joist Span					
		6'-0" and less	6'-1" to 8'-0"	8'-1" to 10'-0"	10'-1" to 12'-0"	12'-1" to 14'-0"	14'-1" to 16'-0"
		On-Center Spacing of Fasteners					
½" diameter lag screw[6] with $^{15}/_{32}$" minimum sheathing	1" LVL	24"	18"	14"	12"	10"	9"
	1-½" LVL	26"	21"	16"	14"	12"	10"
	1-½" Lumber	30"	23"	18"	15"	13"	11"
½" diameter bolt with $^{15}/_{32}$" maximum sheathing	1" LVL	24"	18"	14"	12"	10"	9"
	1-½" LVL	28"	21"	16"	14"	12"	9"
	1-½" Lumber	35"	26"	20"	17"	14"	12"
½" diameter bolt with $^{15}/_{32}$" maximum sheathing and ¾" standard washers[7]	1-½" Lumber	35"	35"	29"	24"	21"	18"

1. The tip of the lag screw shall not extend beyond the inside face of the band or rim joist.
2. The maximum gap between the face of the ledger board and face of the wall sheathing shall be ½".
3. Ledgers shall be fastened or caulked to prevent water from contacting the house band joist (see Figures 14 and 15).
4. Lag screws and bolts shall be staggered per Figure 19.
5. Deck ledgers shall be minimum 2x8 pressure-preservative-treated No.2 grade lumber, or other *approved* materials as established by attached engineering practice.
6. Where solid sawn pressure-preservative-treated deck ledgers are attached to engineered wood products (minimum 1" thick wood structural panel band joist or structural composite lumber including laminated veneer lumber), the ledger attachment shall be designed in accordance with accepted engineering practice. Tabulated values based on 300 lbs and 350 lbs for 1" and 1-½" LVL rim joist, respectively.
7. Wood structural panel sheathing, gypsum board sheathing, or foam sheathing shall be permitted between the band or rim joist and ledger. Stacked washers are permitted in combination with wood structural panel sheathing, but are not permitted in combination with gypsum board or foam sheathing. The maximum distance between the face of the ledger board and the face of the band joist shall be 1".
8. Fastener spacing also applies to Southern Pine, Douglas Fir-Larch, and Hem-Fir band or rim joists.

Figure 12. Typical Footing Options.

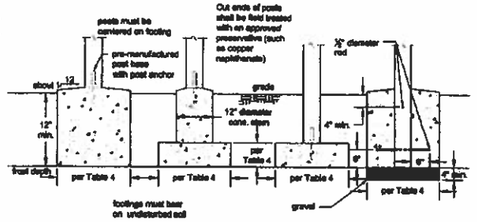
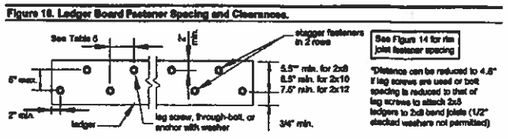


Figure 18. Ledger Board Fastener Spacing and Clearances.

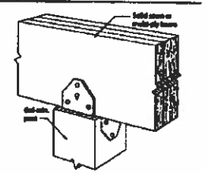


Through-Bolt
Through-bolts shall have a diameter of ½". Pilot holes for through-bolts shall be $^{17}/_{32}$" to $^{9}/_{16}$" in diameter. Through-bolts require washers at the bolt head and nut.

Expansion and Adhesive Anchors
Use *approved* expansion or adhesive anchors when attaching a ledger board to a concrete or solid masonry wall as shown in Figure 15. Expansion and adhesive anchor bolts shall have a diameter of ½". Minimum spacing and embedment length shall be per the manufacturer's recommendations. All anchors must have washers.

Lag Screws
Lag screws shall have a diameter of ½" (see MINIMUM REQUIREMENTS). Lag screws may be used only when the field conditions conform to those shown in Figure 14. See Figure 20 for lag screw length and shank requirements. All lag screws shall be installed with washers.

Figure 8B. Alternate *Approved* Post-to-Beam Post Cap Attachment.



A. A.LANE ARCHITECTURE
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tecumseh, michigan 49286
p 517 423 5280
alanearchitecture@plc.com

PROJECT
EXISTING STAIR REPLACEMENT
234 & 228 W. Michigan Ave
Ypsilanti, MI

DATE
JANUARY 20, 2020

STATE OF MICHIGAN
ANGELA LANE
ARCHITECT
No. 1201057555
LICENSED ARCHITECT

SHEET TITLE
TYPICAL DECK DETAILS

SHEET NO.
S1.0

NON-LEDGER DECKS - FOR RESISTING VERTICAL LOADS

Non-ledger decks use the house for resisting lateral loads but do not utilize the exterior wall of the house to support vertical loads (see Figure 21). Rather than supporting the deck on a ledger, as additional beam with posts is provided at or within the lesser of L_O or L/4 of the house. THE ASSOCIATED DECK POST

FOOTINGS SHALL BE PLACED AT THE SAME ELEVATION AS THE HOUSE FOOTING IF LOCATED CLOSER THAN 5'-0" TO A HOUSE WALL (see Figure 2 and Figure 12). For houses with basements, a cylindrical footing (caisson) is recommended to minimize required excavation at the basement wall. Beam size is determined by Table 3. Non-ledger decks shall be attached to the house per Table 5 and Figures 22 or 23 for lateral loads.

DECK LATERAL LOADS

Attachment to House: Decks shall be positively anchored to the primary structure [R507.1]. The lateral connection required shall be permitted to be in accordance with Figure 22 or 23 for ledger and non-ledger decks. Hold-down tension devices shall be provided in not less than two locations within two feet of the edge of the deck, and shall have an allowable stress design capacity of not less than 1,500 lb [R507.2.4].

The wall must be sheathed with minimum $^{7}/_{16}$" wood structural panel sheathing. Use lag screws or through-bolts when fastening to a band joist; use expansion anchors or epoxy anchors when fastening to concrete or masonry. DO NOT ATTACH TO BRICK VENEERS. VERIFY THIS CONDITION IN THE FIELD PRIOR TO UTILIZING THIS METHOD. Fasteners shall penetrate beyond the house band board and be installed per Table 5.

For non-ledger decks, blocking or framing angles can be used in lieu of joist hangers and shall be provided on each side of each joist. Blocking shall be installed with 5-10d threaded nails into the rim joist or the framing angle shall have a lateral capacity of 600 lb. Flashing over the rim joist is required and must be installed in accordance with the flashing provisions in the LEDGER ATTACHMENT REQUIREMENTS.

GUARD REQUIREMENTS

All decks greater than 30" above grade are required to have a guard [R312.1] - one example is shown in Figure 24. Other methods and materials may be used for guard construction when *approved* by the authority having jurisdiction.

GUARD POST ATTACHMENTS FOR REQUIRED GUARDS

Deck guard posts for required guards shall be a minimum 4x4 (nominal) with an adjusted bending design value not less than 1,100 psi. Joists and rim joists to which guard posts are attached shall be a minimum of 2x8 (nominal).

Guard posts for required guards which run parallel to the deck joists shall be attached to the outside joist per

Figure 25. Guard posts for required guards that run perpendicular to the deck joists shall be attached to the rim joist in accordance with Figure 26. Only hold-down anchor models meeting these minimum requirements shall be used. Hold-down anchors shall have a minimum allowable tension load of 1,800 pounds for a 36" maximum guard height and be installed in accordance with the manufacturer's instructions.

STAIR REQUIREMENTS

Stairs, stair stringers, and stair guards shall meet the requirements shown in Figure 27 through Figure 34 and Table 6 except where amended by the local jurisdiction. All stringers shall be a minimum of 2x12. Stair stringers shall not span more than the dimensions shown in Figure 28. If the stringer span exceeds these dimensions, then a 4x4 post may be provided to support the stringer and shorten its span length. The 4x4 post shall be notched and bolted to the stringer with (2) ½" diameter through-bolts with washers per Figure 8A. The post shall be centered on a 12" diameter or 10" square, 6" thick footing. The footing shall be constructed as shown in Figure 34 and attached to the post as shown in Figure 12. An intermediate landing may also be provided to shorten the stringer span (see provisions below). If the total vertical height of a stairway exceeds 12'-0", then an intermediate landing shall be required. All intermediate stair landings must be designed and constructed as a non-ledger deck using the details in this document. Stairs shall be a minimum of 36" in width as shown in Figure 33 [R311.7]. If only cut stringers are used, a minimum of three are required. For stairs greater than 36" in width, a combination of cut and solid stringers can be used, but shall be placed at a maximum spacing of 18" on center (see Figure 29). The width of each landing shall not be less than the width of the stairway served. Every rectangular landing shall have a minimum dimension of 36" measured in the direction of travel and no less than the width of the stairway served (R311.7).

STAIR HANDRAIL REQUIREMENTS

All stairs with 4 or more risers shall have a handrail on at least one side (see Figure 32A) [R311.7.8]. The handrail height measured vertically from the sloped plane adjoining the tread nosing shall be not less than 34 inches and not more than 38 inches (see Figure 30) [R311.7.8.1]. Handrails shall be graspable and shall be composed of decay-resistant and/or corrosion resistant material. Handrails shall be Type I, Type II, or provide equivalent graspability (see Figure 32B). Type I shall have a perimeter dimension of at least 4" and not greater than 6-¼". Type II rails with a perimeter greater than 6-¼" shall provide a graspable finger recess area on both sides of the profile [R311.7.8.3]. All shapes shall have a smooth surface with no sharp corners. Handrails shall run continuously from a point directly over the lowest riser to a point directly over the highest riser and shall return to the guard at each end (see Figure 33). Handrails may be interrupted by guard posts at a turn in the stair [R311.7.8.2].

STAIR FOOTING REQUIREMENTS [R403]

Where the stairway meets grade, attach the stringers to the stair guard posts as shown in Figure 34. Posts shall bear on footings. All footings shall bear on solid ground and shall be placed at least 12 inches below the undisturbed ground surface or below the frost line, whichever is deeper (see Figure 34). Stringers shall bear on a 2x4 bearing block attached to the post as shown. Stringers shall not bear on new or existing concrete pads or patios that are not founded below this depth. When guards are not required (see GUARD REQUIREMENTS), posts may terminate below the bottom tread elevation. Bolts are only required if a guard post is required.

STAIR LIGHTING REQUIREMENTS [R303.7]

Stairways shall have a light source located at the top landing such that all stairs and landings are illuminated. The light switch shall be operated from inside the house. However, motion detected or timed switches are acceptable.

Figure 29. Stair Stringer Requirements.

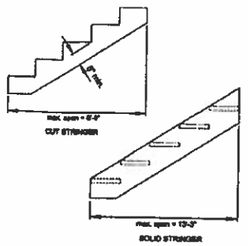


Figure 30. Stair Guard Requirements.

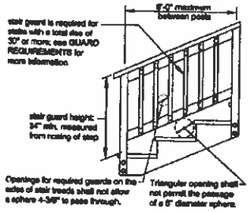


Figure 28. Tread Connection Requirements.

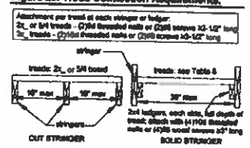


Figure 31. Stair Stringer Attachment Detail.

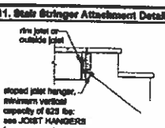


Table 6. Minimum Tread Size for Cut and Solid Stringers.[1]

Species	Cut Stringer	Solid Stringer
Southern Pine	2x6 or 5/4	2x8
Douglas Fir Larch, Hem-Fir, SPF[2]	2x4 or 5/4	2x8 or 3x4
Redwood, Western Cedars, Ponderosa Pine,[3] Red Pine[3]	2x6 or 5/4	2x10 or 3x4

1. Assumes 100 lb uniformly load, 1,000 deflection limit, No. 2 stress grade, and wet service conditions.
2. Including assumed for Douglas Fir-Larch, Hem-Fir, and Spruce-Pine-Fir.
3. Design values based on northern species with no backing assumed.

Figure 32A. Handrail Mounting Examples.

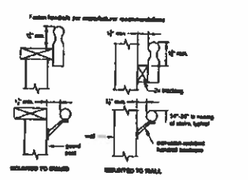


Figure 32B. Handrail Grip Size.

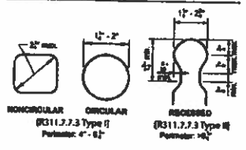


Figure 33. Miscellaneous Stair Requirements.

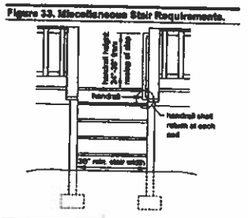


Figure 34. Stair Footing Detail.

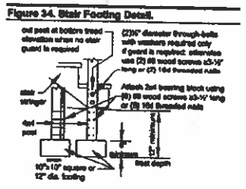
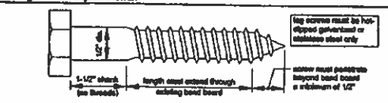


Figure 20. Lag Screw Requirements.



Lag screw installation requirements: Each lag screw shall have pilot holes drilled as follows: 1) Drill a ½" diameter hole in the ledger board, 2) Drill a $^{3}/_{4}$" diameter hole into the band board of the house. DO NOT DRILL A ½" DIAMETER HOLE INTO THE BAND JOIST.
The threaded portion of the lag screw shall be inserted into the pilot hole by turning. DO NOT DRIVE LAG SCREWS WITH A HAMMER. Use soap or a wood-compatible lubricant as required to facilitate tightening. Each lag screw shall be thoroughly tightened (snug but not over-tightened to avoid wood damage).

Figure 21. Non-Ledger Deck - For Resisting Vertical Loads.

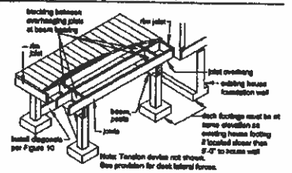


Figure 24. Example Guard Detail.

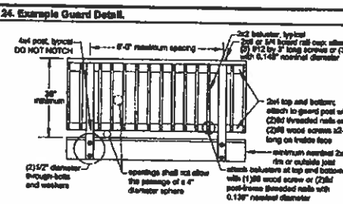


Figure 22. Guard Post to Outside-Joist Example.

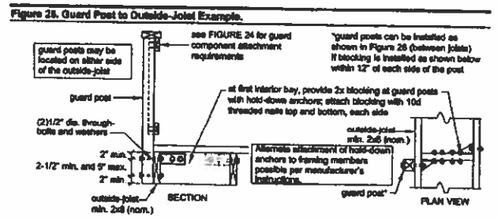


Figure 26. Guard Post to Rim Joist Example.

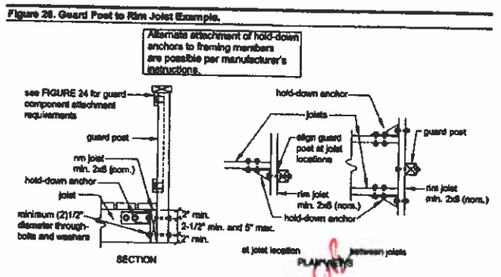
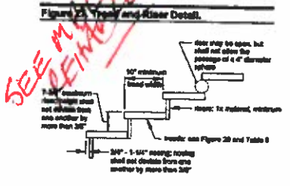


Figure 23. Tread and Riser Detail.



SEE MEMO DATED 4/6/20

A.
ALANE ARCHITECTURE
7861 clinton macon rd
lecumseh, michigan 49286
p. 517 423 1280
alanearch.factory@tc.com

PROJECT
EXISTING STAIR REPLACEMENT
234 & 228 W. Michigan Ave
Ypsilanti, MI

DATE
JANUARY 20, 2020

STATE OF MICHIGAN
ANGELA LANE
ARCHITECT
No. 1301067855
LICENSED ARCHITECT

SHEET TITLE
TYPICAL DECK DETAILS

SHEET NO.
S2.0

City of Ypsilanti
Community and Economic Development

September 29, 2020

OAKLAND CONSTRUCTION CO LLC
[redacted]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0069) **for Re-roofing at 106 S HURON**

Dear OAKLAND CONSTRUCTION CO LLC,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to reroof the house with GAF or Tamko dimensional shingles in "Rustic Redwood," has been **approved.** Additional approved work, as submitted in the application, includes: replace the rotted roof deck where necessary, new felt, new drip edges painted to match the trim of the house or roof, installation of ridge and soffit vents, new flashing and ice guards.

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,

[redacted]

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

CC: Property Owner - BREED COLIN PO BOX 7364 ANN ARBOR MI 48107
File
Building Department

PHDC-20-0069

RECEIVED

SEP 22 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: 106 S. Huron, Ypsilanti

Applicant

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

Name: Oakland Construction Co.

Address: [redacted]

City	State	Zip
Ferndale	MI	48220

Phone / Fax: [redacted]

E-Mail: [redacted]

Contractor

Contractor Name & Contact Info: Oakland Construction Co.

Type of work

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

Complete Description of Proposed Work:

Strip old shingles and replace with new GAF or Tamko dimensional shingles. Also replace rotten wood, felt, drip edges, vents (no can vents, only ridge and soffit vents). Install new ice shield in valleys and edges.

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

GAF Timberline green/black shingles.

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:
21,600.00	$45 + 35 = $80.00

Signature

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

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

Signature:	Date:
[redacted]	09-21-20
Print Name: Michael Watcke for Oakland Construction Co.	

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 0069


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SHINGLES BEGIN TO AGE AS SOON AS THEY ARE EXPOSED TO NATURE. BUILDING EXPERIENCE AGING FACTORS DIFFERENTLY, SO IT IS DIFFICULT TO PREDICT HOW LONG SHINGLES WILL LAST. THAT'S WHY TAMKO PROVIDES A LIMITED WARRANTY FOR MANY PRODUCTS, THAT INCLUDES A BINDING ARBITRATION CLAUSE AND OTHER TERMS AND CONDITIONS WHICH ARE INCORPORATED HEREIN BY REFERENCE. YOU MAY OBTAIN A COPY OF THE LIMITED WARRANTY AT TAMKO.COM OR BY CALLING 1-800-641-4691.
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#113 0818


Featured Color:
Rustic Redwood


ONE WAY

City of Ypsilanti

Community and Economic Development

September 22, 2020

DEFOREST-LADD,INC
[redacted]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0064) **for Re-roofing at 114 S HURON**

Dear DEFOREST-LADD,INC,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to reroof the flat-roofed façade wrap-around porch has been **approved**. The roof deck shall be repaired as specified and fitted with a silver-painted protective coating.

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.

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

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,

[redacted]

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

CC: C. Hedger Breed [redacted]
File
Building Department

PHDC-20-0064 27342
3696

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SEP 02 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	114 S. HURON ST.

Applicant

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

Name	C. HEDGER BREED		
Address	[redacted]		
City	YPSILANTI	State MI	Zip 48197
Phone / Fax	[redacted]	E-Mail	

Contractor

Contractor Name & Contact Info	NEW ROOF 8977 MACON RD SALINE [redacted]

Type of work

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

Complete Description of Proposed Work:

REROOF 1ST FLOOR WRAPAROUND PORCH ROOF
NO CHANGE TO ARCHITECTURAL DETAILS OR
INTERNAL GUTTERS

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

MODIFIED BITUMINOUS RUBBER

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: $3300.	Permit fee: $45 + _____ =

Signature Hedger Breed

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

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

Signature: [redacted]	Date: 2 ~~6~~ SEPT 2020
Print Name: HEDGER BREED	

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

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

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INCORPORATED

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info@newroof.com

Proposal

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Residential • Fully Insured

WWW.NEWROOF.COM

(734) 665-5555

Fax (734) 429-1999
Cell (734) 320-1301

Michigan Builders Lic. # 2102187782

Prop [redacted]
Name
Addre
City: [illegible] State: MI Zip:

Email Address:

Daytime Phone: Evening Phone: Cell Phone: 216-4666

Job Location:
Name:
Address:
City:
Date: 4/12/

SCOPE OF WORK front 25ty porch

Specifications for Rubber Roofs:

- Tarp sides of building and shield bushes around building as needed
- Strip away all old layers of roofing and haul away (dump fee included)
- Replace all rotter damaged roof decking / 2 sheets of OSB / plywood ($45 each after 2)
  32' 1x6 inc ($2.95/ft after 32') 32' 1x8 inc ($3.95/ft after 32')
  Price for metal flashing / trim is negotiable / included 16oz. Copper add $
- Renail all loose roof boards
- Install new heavy duty matching drip edge around perimeter of building (if applicable)
- Cover roof with 43lb. Universal BUR base sheet
- Fasten base sheet with Thru Fast Convex Stress plates and coated screws
- Cover with 4.0mm - 5.0mm modified bituminous rubber
- Lay all rubber vertical
- Replace all chimney flashing and counterflashing
- All counterflashing to be .019 or .027 colored aluminum or 20oz copper
- Grind all bed joints with a diamond blade grinder
- All seams lapped five inches (not three), re-weld and trowel finish all seams
- Cover entire roof with a silver shield Yes / No paint

$ 3300 =
+ 30 min

15yr Guarantee on all Workmanship

- **Permit at Cost**

Cash/Check Discount Price (if paid in full upon completion) call w/in 2 weeks.
All taxes are included in estimate. (Add 4% for Credit Card Payments)

Work Authorization: Date:

Payment is Authorized to be directly payable to New Roof, Inc:

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

[redacted]

All material is guaranteed to be as specified. All work to be completed in a workman
like 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 change orders
must be in writing, faxed to the office and signed by management. All agreements
contingent upon strikes, weather, accidents or delays beyond our control. Owner to
carry fire, tornado, flood and other necessary insurance.

Note: This proposal may be

New Roof is a DBA of J.G. Enterprises, Inc.

Drip Edge Color:

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 is due
as outlined above upon receipt of invoice within 24 hours of completion, unless prearranged. All change
orders must be accepted to this contract.
Signature of Proposal

Date of Acceptance:

Signature:

All Sales Subject to Manager Approval



City of Ypsilanti

Community and Economic Development

October 08, 2020

BINGHAM, STACY
[redacted]
YPSILANTI, MI 48197

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0071) **for Re-painting at 302 S WASHINGTON**

Dear BINGHAM, STACY,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to repaint and repair the exterior windows and trim in black and "Fashion Gray" has been **approved**.

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

1. **The surfaces shall be prepared in the gentlest means possible; no pressure washing or sandblasting.** Hand-scraping and sanding is permitted. If the building is to be washed, no pressure greater than that of a garden hose shall be used.

2. **Historic unpainted surfaces shall remain unpainted**. Natural unpainted brick, stone, or wood shall not be painted.

The following Secretary of Interior Standards were considered in approving your application:
#7 – Clean the building gently, no sandblasting or pressure washing.
#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-painting and ordinary repairs only, which according to your application is the only work being performed at this time. Any additional work must be reviewed by the HDC. If you have any questions regarding this information please contact me at (734) 483-9646. **Approval by the Historic District Commission does not exempt you from nor can it be substituted for zoning or building department approval.**

Sincerely,

[redacted]

Scott E. Slagor, Preservation Planner

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

Community & Economic Development Department

CC: Property Owner - BINGHAM, STACY 302 S WASHINGTON YPSILANTI MI 48197
File
Building Department

PHDC-20-0071

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: 302 S. WASHINGTON ST.

Applicant

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

Name: STACY BINGHAM

Address: [redacted]

City: YPSILANTI | State: MICHIGAN | 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:

PAINT EXTERIOR WINDOWS AND TRIM.

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

PRIMER
OP33 WINDOW GLAZING
PAINT + CAULK

85

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
	~~$45~~ + 10 = ~~55~~

Signature

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

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

Signature: [redacted]	Date: 9/14/2020
Print Name: Stacy Bingham	

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.

302 S. WASHINGTON ST., YPSILANTI, MI 48197

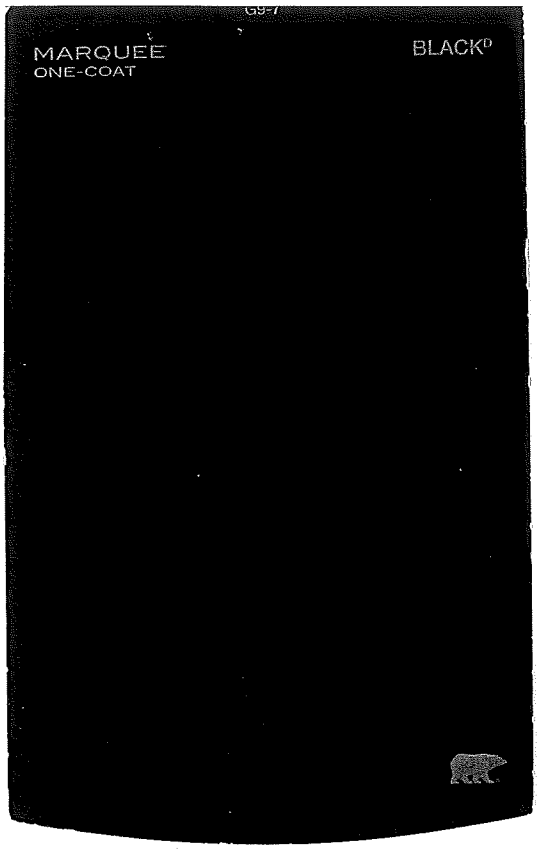
OBJECTIVES

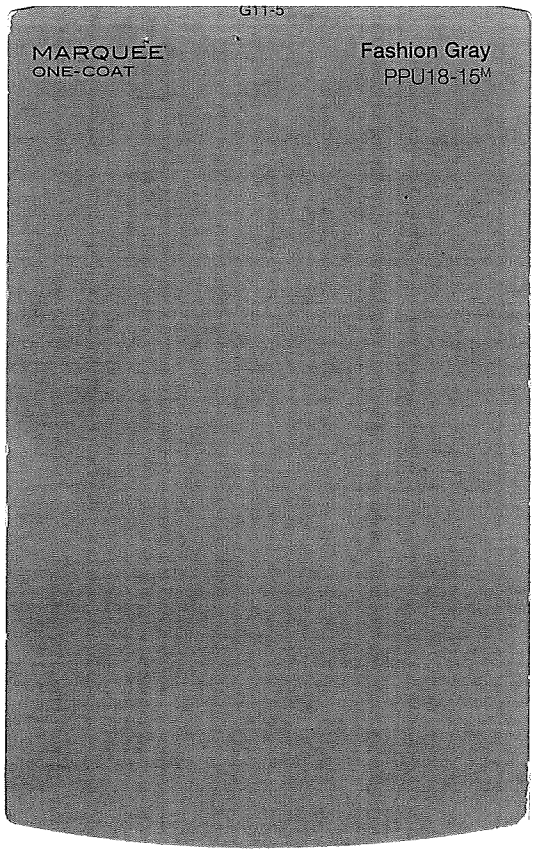
1. Remove aluminum storm windows
2. Strip and sand old paint from windows
3. Re glaze window glass
4. Re string and seal windows
5. Prime windows
6. Re caulk window trim brick gap
7. Paint windows

MATERIALS

1. KILZ GRAY INTERIOR EXTERIOR PRIMER
2. DAP 33 WINDOW GLAZING
3. OSI QUAD WINDOM DOOR AND SIDING SEALANT
4. WINDOW STRING
5. BEHR PREMIUM PLUS ULTRA LATEX PAINT – MARQUEE BLACK(FOR WINDOW SASHES)
6. BEHR PREMIUM PLUS ULTRA LATEX PAINT – MARQUEE FASHION GRAY(FOR TRIM)

THE 2 WINDOWS IN THE FRONT OF THE HOME ON THE 3RD STORY HAVE BECOME SEVERLY WEATHERED. WINDOM PANES WERE FALLING OUT AND ANIMALS WERE GAINING ACCESS TO THE HOME AND NESTING. THE WINDOWS WERE REMOVED AND BOARDED SO THEY CAN BE REFINISHED AND REINSTALLED.ILAN


G9-7
MARQUEE
ONE-COAT
BLACK[D]


G11-5
MARQUEE
ONE-COAT
Fashion Gray
PPU18-15[M]



City of Ypsilanti

Community and Economic Development

October 08, 2020

ROOF ADVANCE
[redacted]
YPSILANTI, MI 48197

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0073) **for Re-roofing at 417 N ADAMS**

Dear ROOF ADVANCE,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to reroof the house with Atlas Pinnacle shingles in black has been **approved.** Additional approved work includes new underlayment, ridge vents, drip edges, and flashing; all in black.

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,

[redacted]

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

CC: Property Owner - BEAL PROPERTIES L[redacted]
File
Building Department

R. 27424 Amex
PHDC-20-0073

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
417 N Adams St

Applicant

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

Name		
Yakov Smolyanov		
Address [redacted]		
City	State	Zip
Ypsilanti	MI	48197
Phone / Fax [redacted]	E-Mail [redacted]	

Contractor

Contractor Name & Contact Info
Roof Advance

Type of work

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

Complete Description of Proposed Work:

Tear off and re-roof entire house.
Install 1.5 in aluminum drip edge on all edges (Black)
Install flashing on all walls and chimneys (black)
Install ice/water shield and synthetic underlayment
Install Atlas Pinnacle Black Shingles
Install ridge Vent for venting on all ridges

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

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
11,900	$45 + _____ =

Signature

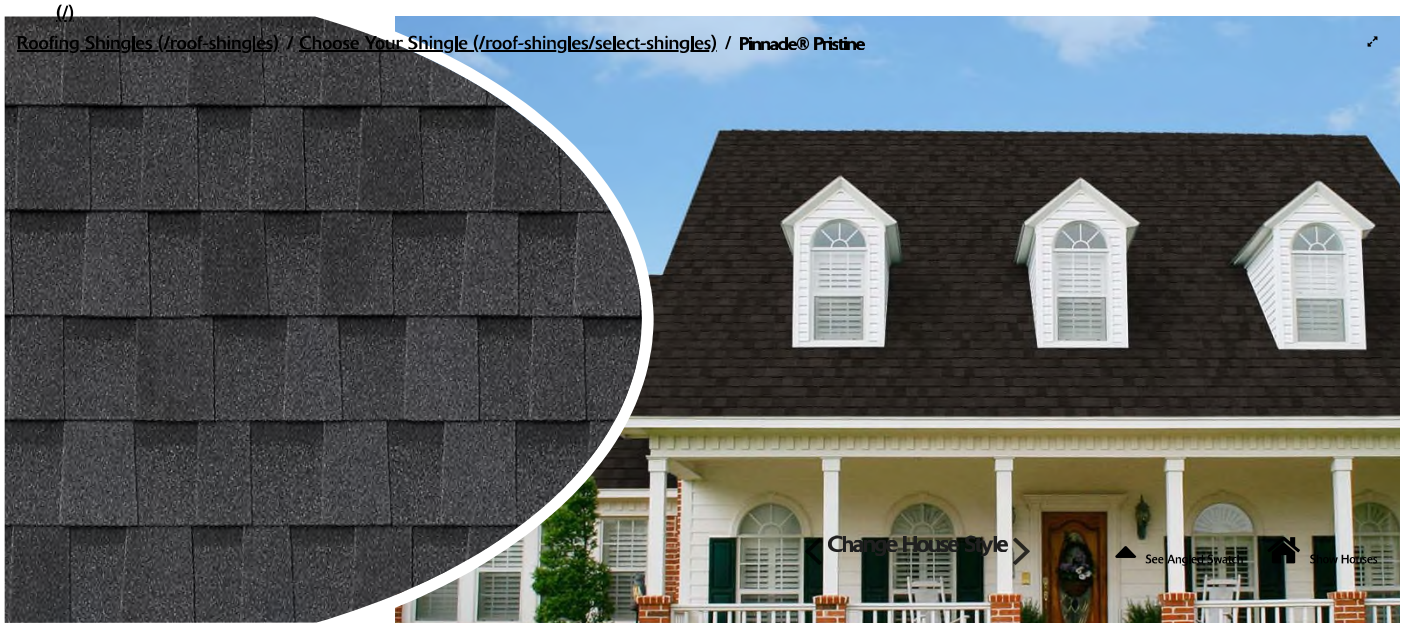
I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

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: [redacted]	Date: 9/23/2020
Print Name: Yakov Smolyanov	

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.



Pinnacle® Pristine
Scotchgard
High Performance Architectural Shingles

Pristine Appearance. Protected Appeal.

Pinnacle® Pristine architectural shingles provide stunning color that lasts.

All | Natural Expressions | Classic



e | Morning Harvest | Summer Storm | Pristine Black | Pristine Desert

Pinnacle® Pristine shingles feature comprehensive warranty coverage for black streaks caused by algae, damage from high winds and manufacturer defects.

130 mph WIND RESISTANCE | ATLAS Signature Select ELIGIBLE | Lifetime LIMITED WARRANTY

See All Features **See All Technical Info**

To provide homeowners the most accurate representation of color options, several photo scans and house shots were utilized in various lighting conditions. Variations in lighting illustrate the color gradients on asphalt shingle roofs.

Color blends vary from shingle to shingle. Before installation, consult with your contractor and request to view the actual shingles being installed on your roof to ensure confidence in your final color selection.

Where To Buy

Find A Local **Retailer**

YOUR ZIP CODE

Get It Installed

Find A Local **Roofing Contractor**

YOUR ZIP CODE

Request A **Quote**

Click Here

We use cookies to offer you a better browsing experience, analyze site traffic and personalize content. By clicking yes you consent to our use of cookies. YES NO

JN MS PHDC20-0073

ROOF ADVANCE

Office: 734-255-3237
info@roofadvance.com
www.roofadvance.com
3748 Carpenter Rd Ypsilanti MI 48197

Owners' name Beal Properties LLC (Stewart Beal) Date 07/17/2020

Address 417 N Adams st City/State Ypsilanti MI Zip 48197

Cell Phone [redacted] Email [redacted]

New Project Proposal *Roof Advance Rep* Jakob Smolyanov *Phone* [redacted]

1. Prepare house to have roof removed by using tarps and plywood boards, to ensure debris does not damage any siding, lawn etc.
2. Remove all old roofing materials down to the original roof decking.
3. Replace any rotted roof decking. **The first 30 lineal feet of 1"x 6" board or 2 pc of 4'x 8' sheet of OSB are included.** Additional charge of **$3.00 per foot of 1"x 6" and $45.00 per each 4'x 8' OSB plywood** will be added Replace any rotted **Facia board at $6** per ln ft. Costumer signature _____
4. Install **Heavy Gauge** aluminum 1 ½ inch drip edge **(vented drip if needed)** and rake edging, this material is used to create a clean smooth appearance of entire perimeter and to make a positive transfer of water from roof to gutters.
5. Install ICE&WATER shield 6 feet up all eaves. This product will also be installed in **all valleys, around flashings, chimneys,** and as needed anywhere else. This provides a watertight seal and stop ice and/or water from penetrating the roof system.
6. Install code-rated Synthetic Underlayment _____ on remainder of the roof.
7. Install **PRO-CUT** starter shingles. This allows the first course of shingles to properly seal down.
8. Install Architectural **LIFETIME WARRANTY SHINGLES** **Atlas Pinnacle** **COLOR** **Black**
9. All shingles to be **nailed**, not stapled. Utmost care will be taken to ensure that each shingle is properly nailed. This eliminates blow-offs and guarantees manufacturer's warranty. Nails are to be 1 ¼ inch roofing nails.
10. Install new rain **collar roof flashing** to all plumbing stack pipes to ensure a watertight seal.
11. Install **PRO-CUT** Hip & Ridge Shingles on all peaks and ridges
12. Flash and counter flash (heavy gauge aluminum) all chimneys, walls, and where needed. **FLASHING TO BE SAW CUT INTO MASONARY**
13. Install _____ Lomanco **#750 Roof vents, or** _____ **Shingle Vent II** Ridge vent system.
14. Job includes thorough clean up, run **magnet roller system** around house and driveway to pick up loose nails, and proper disposal of all debris.
15. All taxes and **Permit** fees are included in this proposal. All required permits to be pulled by **Roof Advance** prior to beginning the job.

Written 15 Year **NO-LEAK GUARRANTEE** and full waiver of lien to be sent to owner by mail no later than **30** days after completion of the project.

Total Roof Price $ 11,900.00

Additional Options

Gutters YES / [redacted]	Install 5" Seamless gutters and downspouts Color _____	Cost $ 2,300.00
Gutter Guards [redacted] / NO	Install strainer style Leaf protection	Cost $ _____
Insulation [redacted] / NO	Install Blown-in premium fiberglass insulation R-38 R-49 R-60	Cost $ _____

Specifications

House	YES [redacted]	Drip	300
Garage	[redacted] NO	**Vented drip**	---
Out Building	[redacted] NO	Color br bl wh cl	
Squares	32	Ridge vent	120
Layers	2-3	Vents	----
Pitch	6-8/12	Color br bl wh cl	
Cap ft	130	Valley ft	70
Rubber	YES [redacted]	Kit vent	--
Rubber SQ	1	Bath vent	

More Info: There might be a redeck. To redeck entire roof $3,200.00 additional.

Re-Deck (if needed) $ 3,200.00

$ _____

Total Cost: $ _____

Deposit $ _____

Payment Upon Completion $ _____

CASH – CHECK – CREDIT CARD – FINANCING

Customer Signature X Stewart Beal **Date of Acceptance** _____

Roof Advance Rep X Jakob Smolyanov Proposed Install Date _____

Price given in Cash or Check Price. If paying by credit card 3.2% charge will apply


734-662-6133
GoBeal.com

City of Ypsilanti

Community and Economic Development

October 20, 2020

112 W MICHIGAN AVE, LLC
[redacted]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0077) **for Re-painting at 112 W MICHIGAN**

Dear 112 W MICHIGAN AVE, LLC,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to repaint the exterior has been **approved**. Specifically, approved items include repairing wood components of the storefront in-kind and repainting it in a base of white with red trim.

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

1. **The surfaces shall be prepared in the gentlest means possible; no pressure washing or sandblasting.** Hand-scraping and sanding is permitted. If the building is to be washed, no pressure greater than that of a garden hose shall be used.

2. **Historic unpainted surfaces shall remain unpainted**. Natural unpainted brick, stone, or wood shall not be painted.

The following Secretary of Interior Standards were considered in approving your application:
#7 – Clean building gently, no pressure washing or sandblasting.
#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-painting and repairs only, which according to your application is the only work being performed at this time. Any additional work on the gutters must be reviewed by the HDC. If you have any questions regarding this information please contact me at (734) 483-9646. **Approval by the Historic District Commission does not exempt you from nor can it be substituted for zoning or building department approval.**

Sincerely,

[redacted]

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

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

CC: Property Owner - [redacted]
File
Building Department

April 3 last

DocuSign Envelope ID: FDB19E75-141C-41A4-8C9F-13B67CF7F7D4

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
112 W Michigan Ave

Applicant

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

Name
Anthony Nitsos, Managing Member, 112 W Michigan Ave. LLC

Address
[redacted]

City
Ann Arbor

State
MI

Zip
48104

Phone / Fax
[redacted]

E-Mail
[redacted]

Contractor

Contractor Name & Contact Info
Chris McCarthy. Chris McCarthy Construction, LLC [redacted]

Type of work

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

DocuSign Envelope ID: FDB19E75-141C-41A4-8C9F-13B67CF7F7D4

Complete Description of Proposed Work:

Repaint the exterior first floor front of the building (Michigan Ave side). Hand wash, sand, scrape exterior for preparation. Replace any rotted wood with identical style materials. Current tan background to be repainted white, current green trim to be repainted red.

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

Sherwin Williams "Emerald Rain Refresh" exterior latex primer, White and Heartthrob Red

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: $2,200 to $2,400	Permit fee: $45 + 10 =

Signature

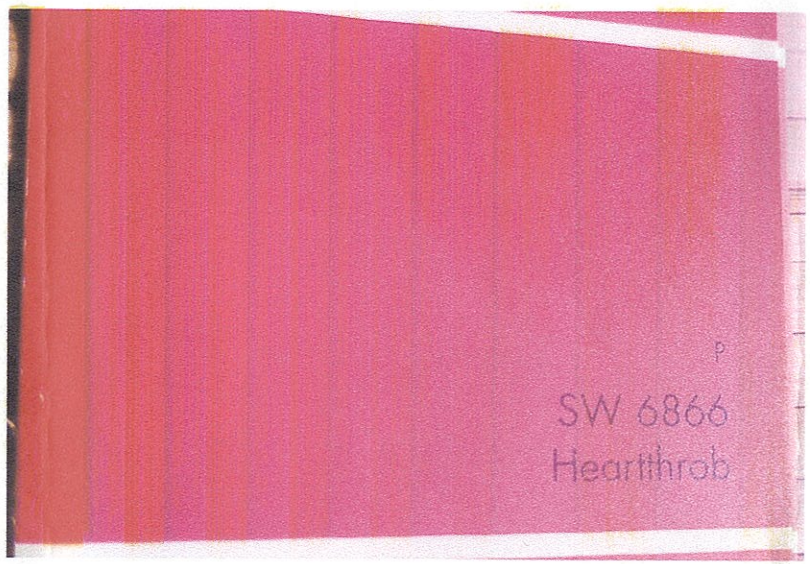
I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

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

Signature: DocuSigned by: Anthony Nitsos E66115A729A6485...	Date: 10/16/2020
Print Name: Anthony Nitsos	

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.


SW 6866
Hearthrob


112

City of Ypsilanti

Community and Economic Development

October 22, 2020

MOORE, ERIC W
[redacted]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0081) **for Re-painting at 309 W CROSS**

Dear MOORE, ERIC W,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to repaint the exterior in "Kensington Blue," "Sheer Romance," and light trim colors has been **approved**.

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

1. **The surfaces shall be prepared in the gentlest means possible; no pressure washing or sandblasting.** Hand scraping and sanding is permitted. If the building is to be washed, no pressure greater than that of a garden hose shall be used.

2. **Historic unpainted surfaces shall remain unpainted**. Natural unpainted brick, stone, or wood shall not be painted.

The following Secretary of Interior Standards were considered in approving your application:
#7 – Clean building gently, no sandblasting or pressure washing.
#10 – New work shall be removable.

This 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-painting only, which according to your application is the only work being performed at this time. Any additional work must be reviewed by the HDC. If you have any questions regarding this information please contact me at (734) 483-9646. **Approval by the Historic District Commission does not exempt you from nor can it be substituted for zoning or building department approval.**

Sincerely,

[redacted]

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

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

CC: Property Owner - M [redacted]
File
Building Department

R.27458 #584
PHDC-20 0081

RECEIVED
OCT 20 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
309 W Cross Street, Ypsilanti, MI 48197

Applicant

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

Name		
Emily & Eric Moore		
Address [redacted]		
City	State	Zip
Kill Devil Hills	NC	27948
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:

Painting exterior of home

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

See attached paint colors and virtually painted house image

sent via email

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
	$45 + _____ = $10

Signature

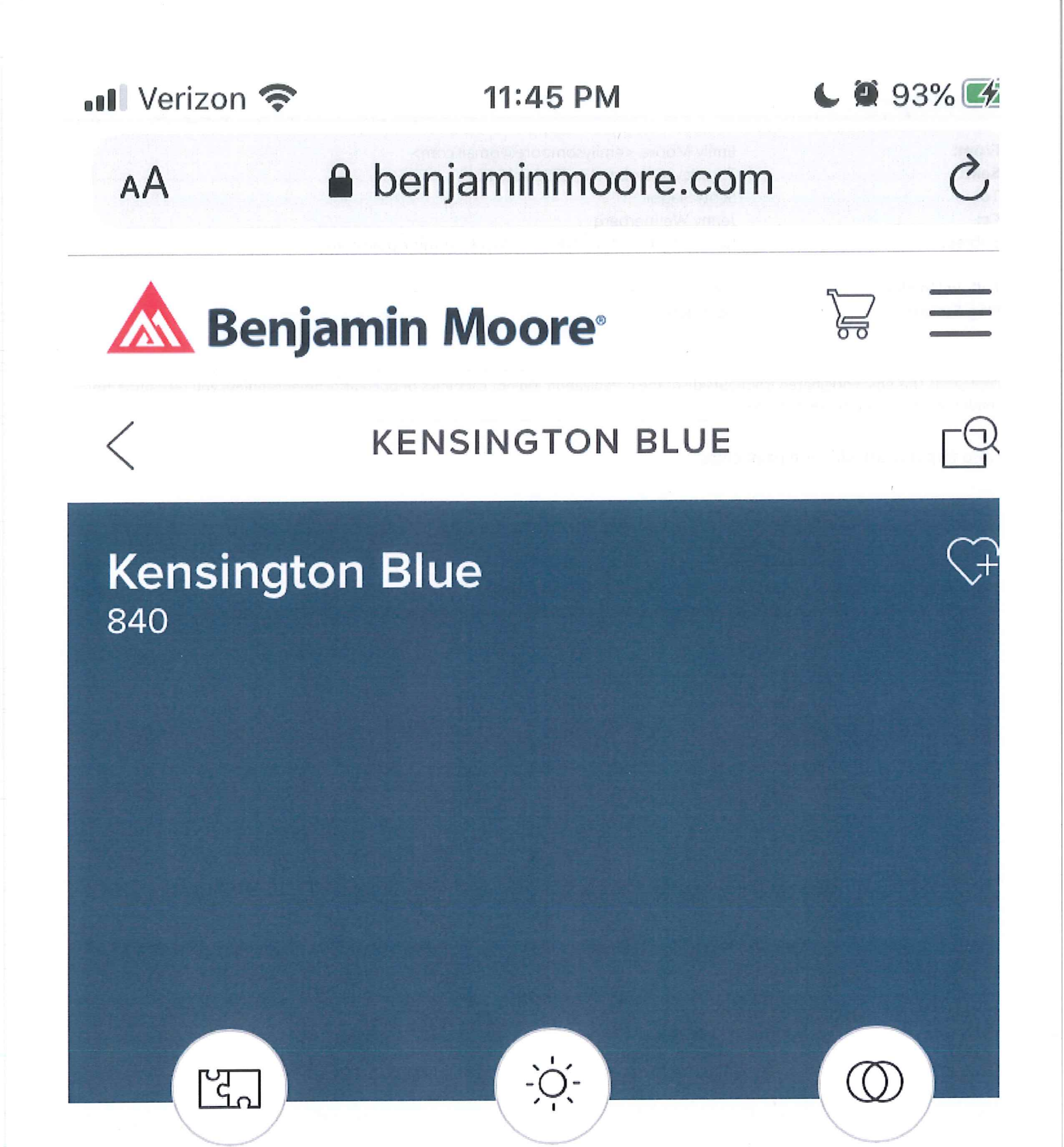
I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

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

Signature: [redacted]	Date: 10/12/2020
Print Name: Emily Moore	

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.


Verizon
11:45 PM
93%
AA
benjaminmoore.com
Benjamin Moore®
KENSINGTON BLUE
Kensington Blue
840
GOES WITH
SHADES
SIMILAR

Verizon 11:46 PM 93%
AA benjaminmoore.com
Benjamin Moore®

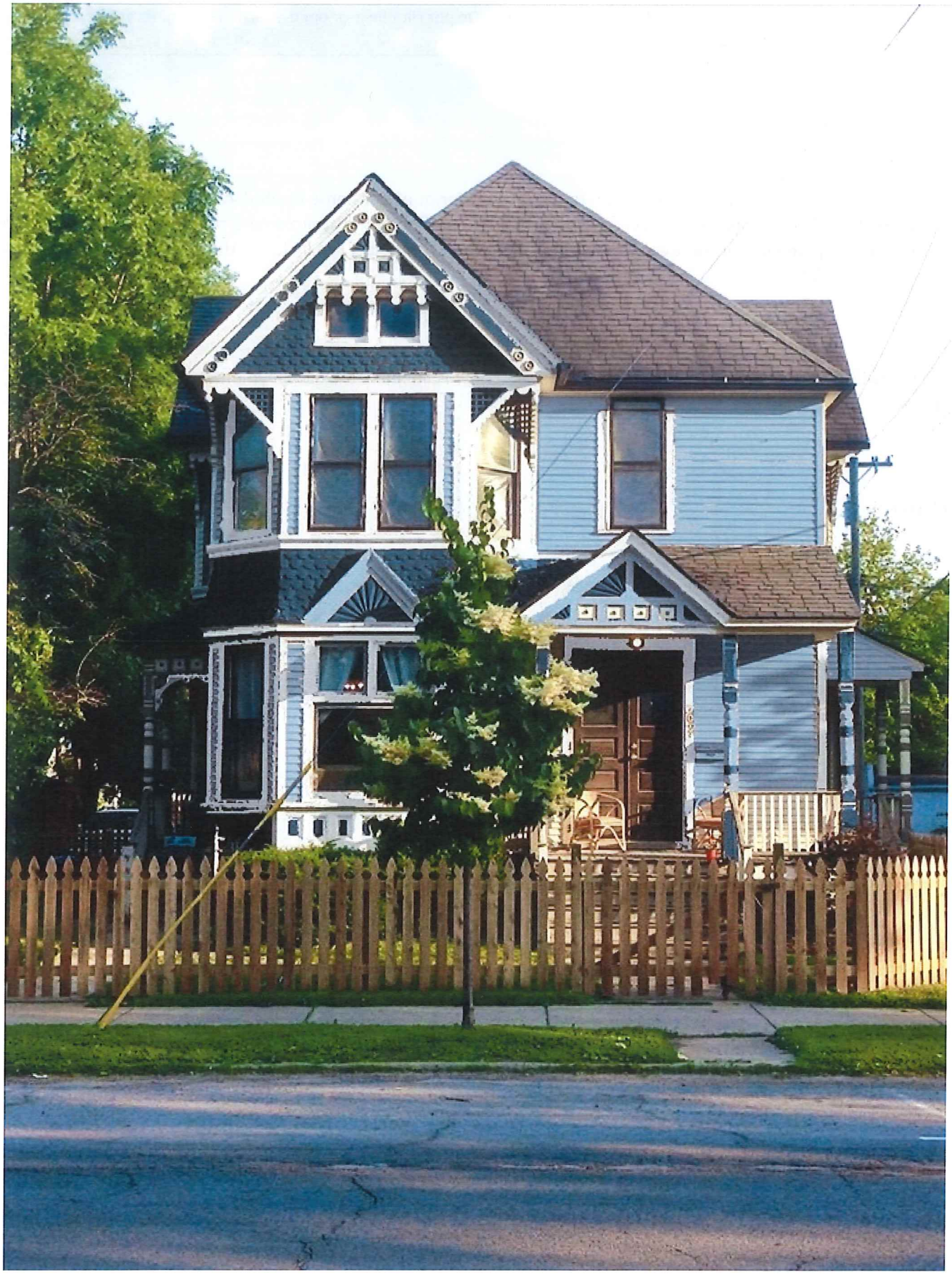
SHEER ROMANCE

Sheer Romance
837

GOES WITH

SHADES

SIMILAR



City of Ypsilanti

Community and Economic Development

October 22, 2020

NORTHGATE CONSTRUCTION

[redacted]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0083) **for Re-roofing at 300 N WASHINGTON**

Dear NORTHGATE CONSTRUCTION,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to reroof the gabled section of the building has been **approved**. The roof shall be sheathed in IKO Dynasty shingles in "Frostone Grey," with ridge vents, and a black drip edge.

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.

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

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,

[redacted]

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

CC: Property Owner - FIRST PRESBYTERIAN CHURCH 300 N WASHINGTON YPSILANTI MI 48197
File
Building Department

R.27520 mc
PHDC-200083

RECEIVED
OCT 20 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: 300 N. Washington St.

Applicant

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

Name: NorthGate Construction

Address: [redacted]

City: Canton | State: MI | Zip: 48188

Phone / Fax: [redacted] | E-Mail: [redacted]

Contractor

Contractor Name & Contact Info: NorthGate Construction

Type of work

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

Complete Description of Proposed Work:

Rear of RE Roof.
Shingle - iko dynasty in Frostone Gray
Drip Edge. Black (remove & replace exsisting w/new)
Vents - Ridge Vents

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

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee: $45 + _____ = 90.00

Signature

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

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

Signature: [redacted]	Date: 10/20/20
Print Name: Veronica Gladstone	

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.

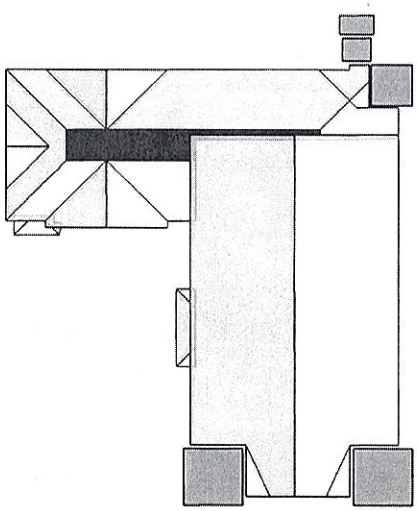
PHDC-20 0083

eagleview™

Premium Report

9/15/2020

300 N Washington St, Ypsilanti, MI 48197-2522 Report: 36408630



In this 3D model, facets appear as semi-transparent to reveal overhangs.

Claim: BA-20-1311
Claim Info: First Presbyterian
Date of Loss: 9/2/2020

TABLE OF CONTENTS

Images 1
Length Diagram 4
Pitch Diagram 5
Area Diagram 6
Notes Diagram 7
Penetrations Diagram 8
Report Summary 9

MEASUREMENTS

Total Roof Area =11,190 sq ft
Total Roof Facets =31
Predominant Pitch =5/12
Number of Stories >1
Total Ridges/Hips =260 ft
Total Valleys =193 ft
Total Rakes =178 ft
Total Eaves =348 ft
Total Penetrations =9
Total Penetrations Perimeter = 112 ft
Total Penetrations Area = 118 sq ft

Measurements provided by www.eagleview.com

Certified Accurate

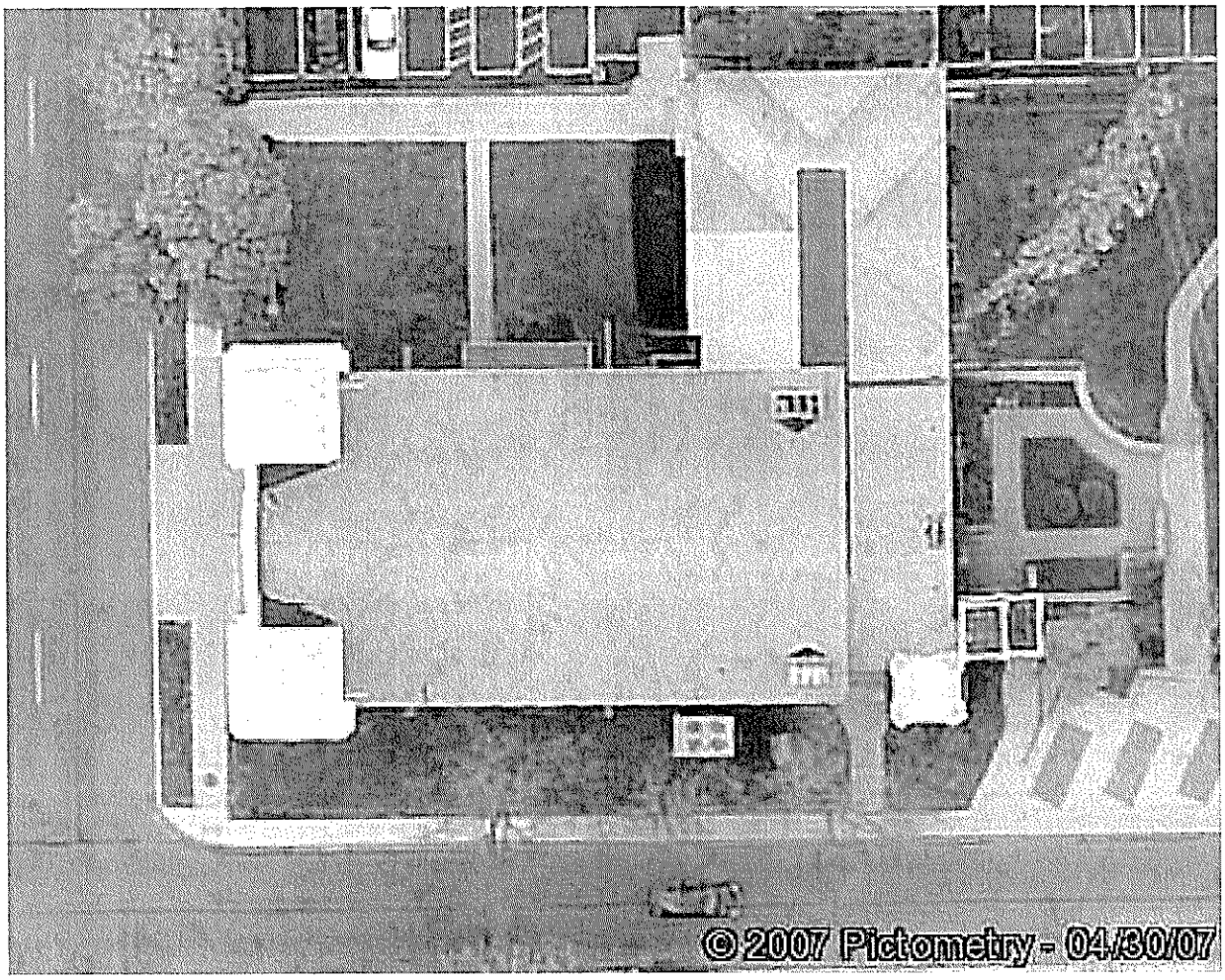
www.eagleview.com/Guarantee.aspx

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IMAGES

The following aerial images show different angles of this structure for your reference.

Top View



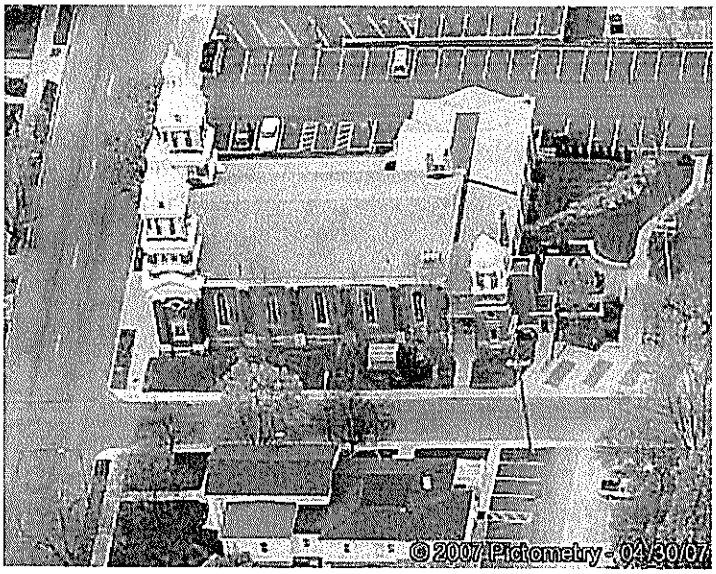
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IMAGES

North Side



South Side



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IMAGES

East Side



West Side



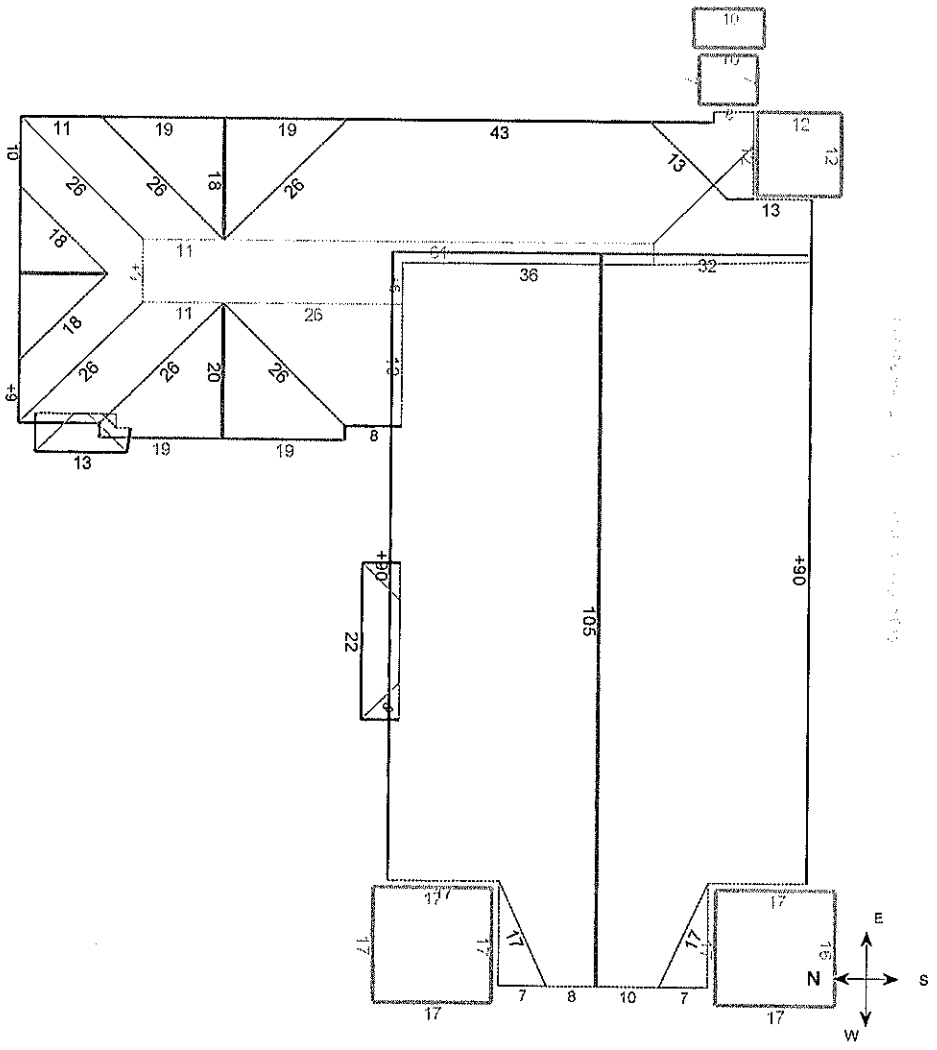
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LENGTH DIAGRAM

Total Line Lengths:
Ridges = 155 ft
Hips = 105 ft

Valleys = 193 ft
Rakes = 178 ft
Eaves = 348 ft

Flashing = 77 ft
Step flashing = 177 ft
Parapets = 244 ft

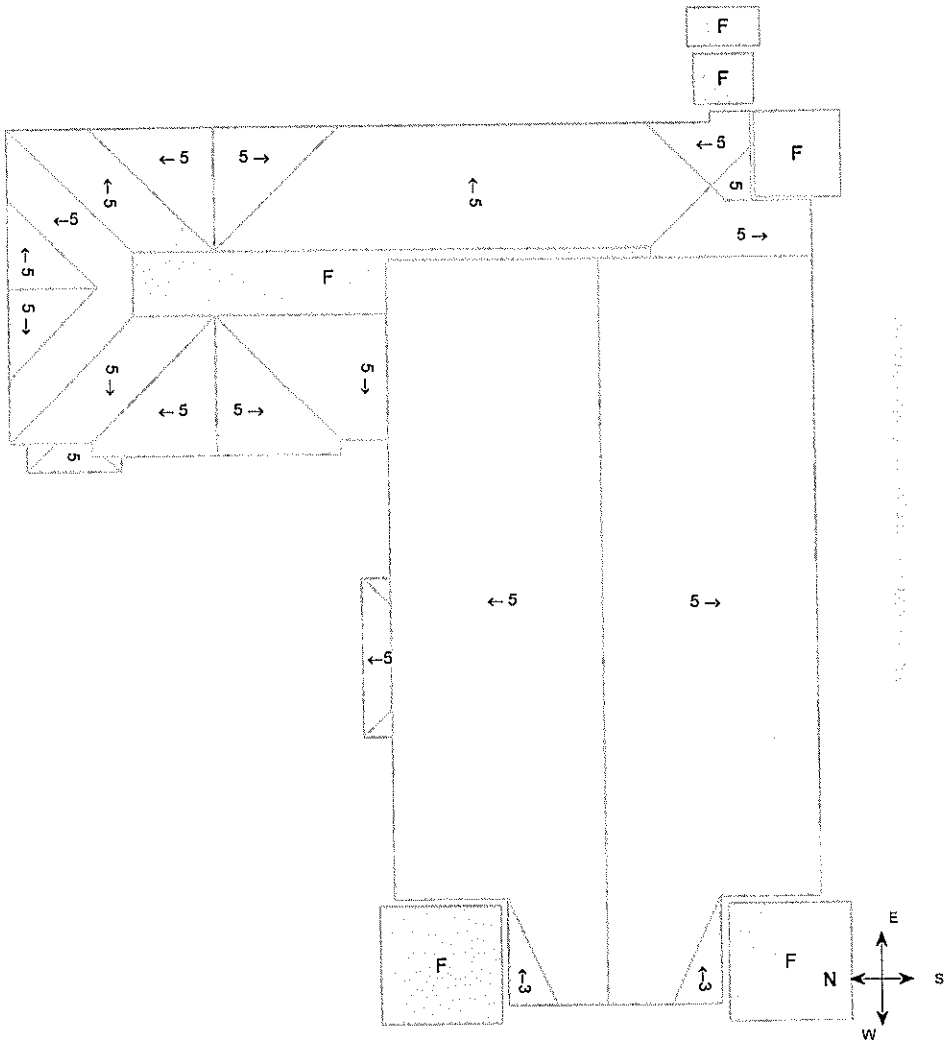


Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

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PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 5/12

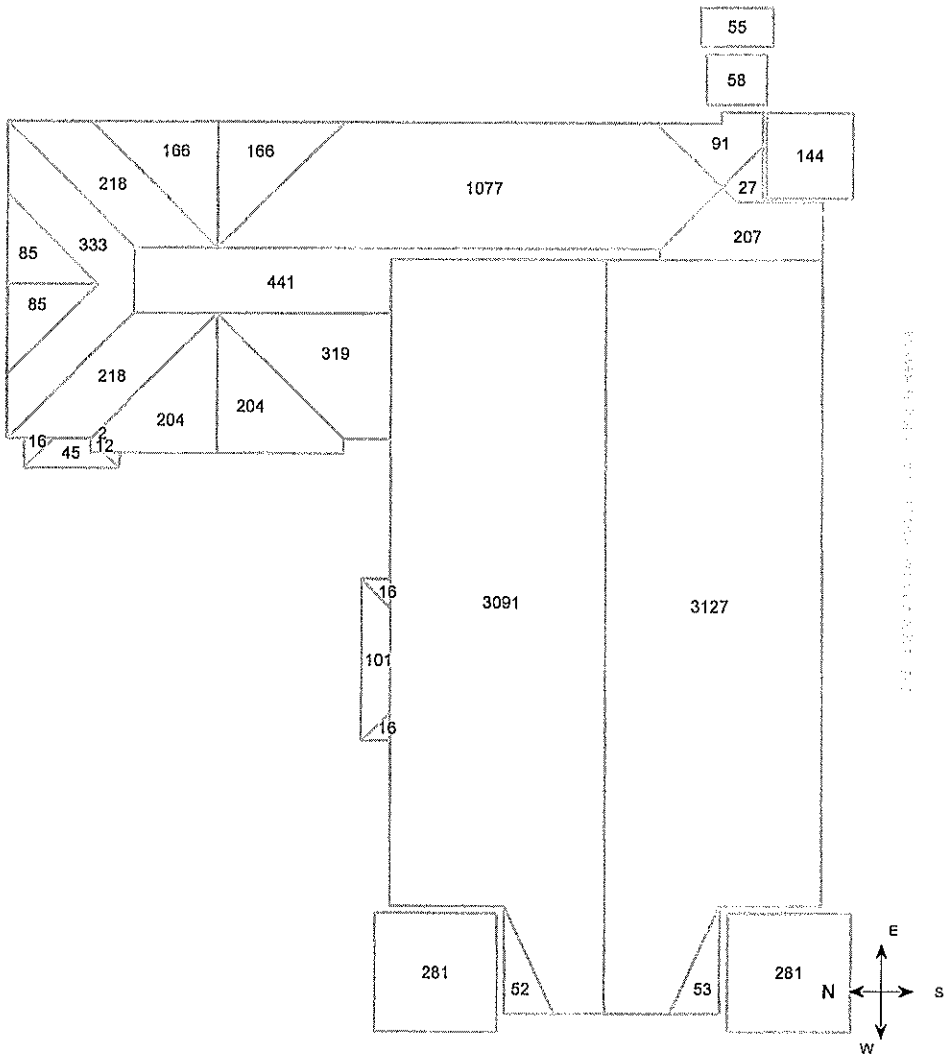


Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet (no pitch).

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AREA DIAGRAM

Total Area = 11,190 sq ft, with 31 facets.

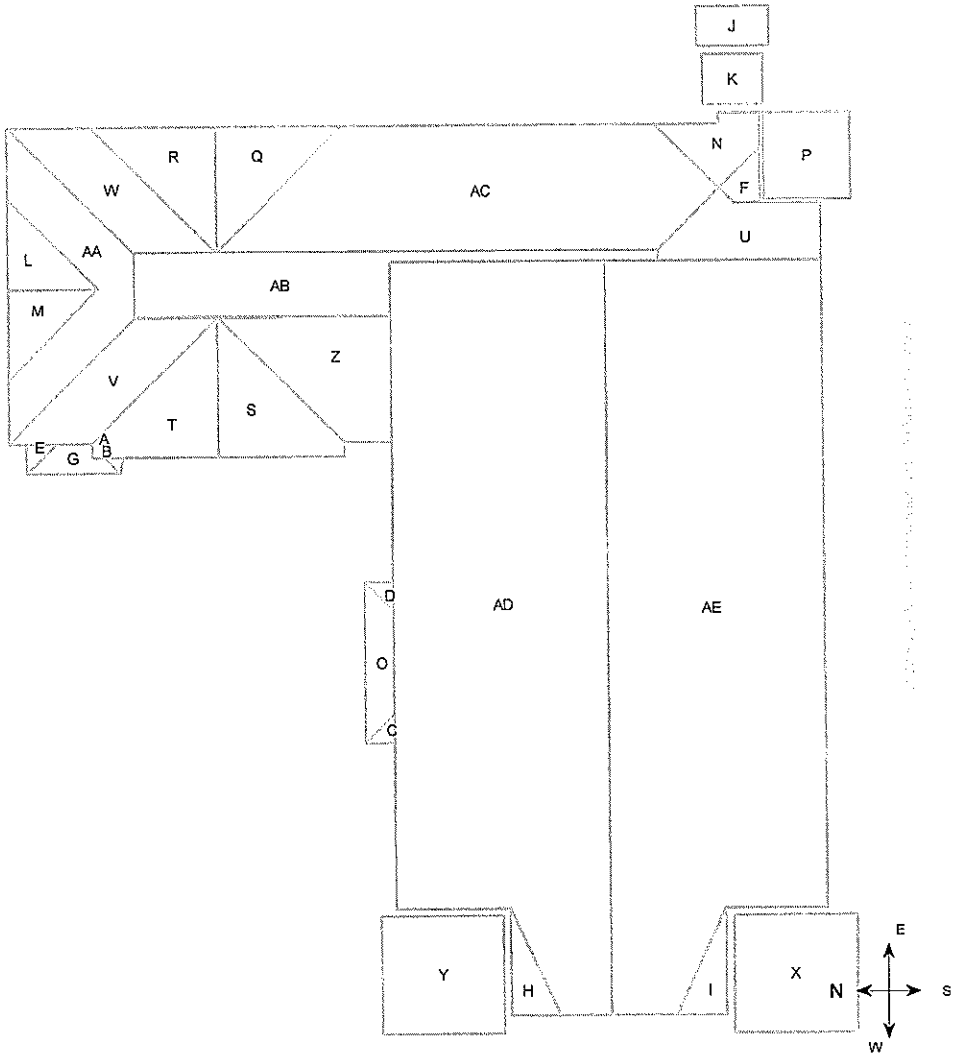


Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

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NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



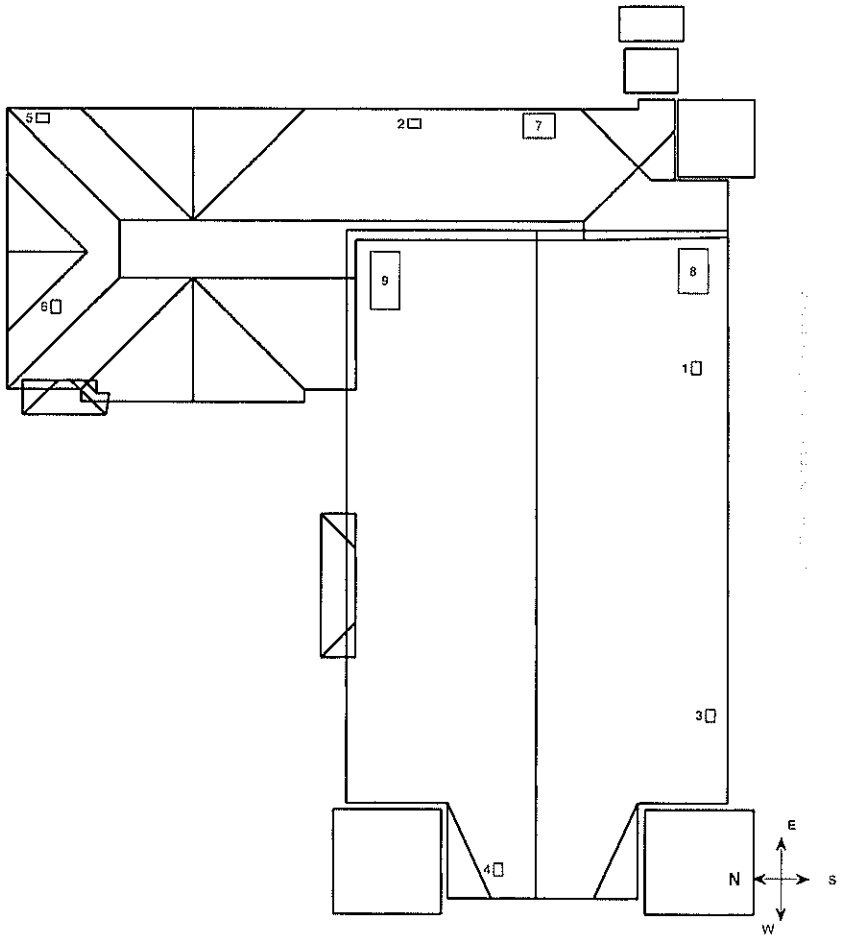
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PENETRATIONS NOTES DIAGRAM

Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations = 9
Total Penetrations Perimeter = 112 ft

Total Penetrations Area = 118 sq ft
Total Roof Area Less Penetrations = 11,072 sq ft



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First Presbyterian Church
300 North Washington • Ypsilanti, Michigan 48197 • 734.482.1525
www.fpcy.org

October 20, 2020

Please be advised that Northgate Construction is authorized by First Presbyterian Church of Ypsilanti to do repair work and replacement of shingles at the church at 300 N. Washington St.

Blessings,

Ke[redacted]

KG:gls

NORTHGATE CONSTRUCTION

5751 S. Sheldon Rd.
Canton, MI 48188
(734) 340-3208

Name: First Presbyterian Church Ypsilanti Date: _____ Twp: _____

Street: 300 north washington st City: Ypsilanti ZIP: 48197

Phone Number: 7344821525 E-Mail: Keith@fpcy.org

Inspector Name: Ricky Steele Inspector Phone: 7347801284

1. Prepare house to have roof removed, (tarp, etc.) to ensure debris does not damage any siding, shrubs, lawn, etc. Remove all old roofing material to original roof decking, secure any problem areas, remove and replace any rotten wood decking.
2. The first 50' x 1" x 6" boards or 2 – 4' x 8' sheets of O.S.B. is included. Thereafter, a charge of $5.00 per foot of 1" x 6" (not fascia and $70.00 per each 4' x 8' sheet of O.S.B. will be added to the subtotal. Please initial X _____
3. Install commercial grade rubberized ice guard a minimum of 6' up all eaves, 3' valleys, flashing, chimneys, as needed. This provides a weather tight seal that deters water caused from ice dams from penetrating the roofing system.
4. Install Commercial grade, underlayment on remainder of the roof deck.
5. All shingles to be nailed using galvanized, high-wind nails.
6. Install 1.5, drip edge to all rake edges & non-heated eaves.
7. Install _____ box vents or Low profile of low-profile ridge vent system. Waterproof guarantee, not just water resistant.
8. Install a multiple layer high-wind sealant strip perimeter system on all outside edges.
9. Install commercial grade neoprene vent stack collars to all stack pipes to ensure a watertight seal.
10. Install closed cut, rubberized multiple layer valley system.
11. Flash and counter flash chimneys and walls where necessary. This process binds the heavy gauge aluminum to the brick and guarantees zero water penetration.
12. Install limited LIFETIME MANUFACTURERS WARRANTED Iko 50 yr shingle.
13. Contractor is not liable for any resulting damages to concrete or driveways. Please initial X _____

ROOF PRICE (BEFORE SUPPPLEMENTS)	$ 29,713.21	SQUARES		SH. COLOR	Dual grey	HOUSE		
	$	LAYERS		FLASH		GARAGE		
	$	PITCH		DRIP		BATH VENTS		
	$	S.S. RAKE		CHIMNEY		RIDGE VENT		FT.
	$	S.S. EDGE		ANT./DISH		FLASH FEET		
DEPOSIT	$( )	CAP FEET		GUTTERS		RUBBER COLOR		SQ.
SUBTOTAL	$	VENTED EDGE		GUT. COLOR		REDECK		
		DRIP EDGE		INSULATION		MOLD KILL		
		VALLEY FEET		VENT COLOR		GUTTER PROT.		

ADDED INFO:
Cathedral three tab shingle only refasten rolled rubber roof

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

Owners [redacted] Owners X _____ Date: 9/29/2020

Inspector X _____ Payment Type: Check

Pitch 5/12

NORTHGATE CONSTRUCTION

Richards BUILDING SUPPLY
Building relationships since 1978

3916 Ann Arbor Rd, Jackson MI
Phone: 517.748.700
Fax: 517.748.2840

Job Name: Church

Address: 300 N. Washington St City: Ypsilanti

Shingle

☐ CAMBRIDGE

☐ Dual Black	☐ Driftwood	
☐ Charcoal Grey	☐ Redwood	
☐ Harvard Slate	☐ Earthtone Cedar	
☐ Dual Grey	☐ Super White	
☐ Dual Brown	☐ Beachwood	
☐ Weatherwood	☐ Patriot Slate	

☒ DYNASTY IKO Quantity: 72

☐ Granite Black	☐ Appalachian	☐ Emerald Green	
☐ Glacier	☐ Brownstone	☐ Shadow Brown	
☐ Castle Grey	☒ Frostone Grey	☐ Pacific Rim	
☐ Driftshake	☐ Biscayne Atlantic		
☐ Sedona	☐ Atlantic Blue		
☐ Cornerstone	☐ Monaco Red		

Cap: 4 bundles (33 lin ft) Starter: 3 bundles (123 lin ft)

Drip Edge: 37 pcs (10ft) Color: Black 213

Ice Guard: 10 2sq/roll Synthetic: 5 10 sq/roll

Ridge Vent: 4 30"/roll 750 Can Vent: ____ Color: ____

Pipe Boots

☐ Sm (1"-3"): ____ ☐ Lg (3"-4"): ____

Flash Cards: ☐ 8"x8" ☐ 5"x7" Prebent ☐ Black ☐ Brown Quantity: ____

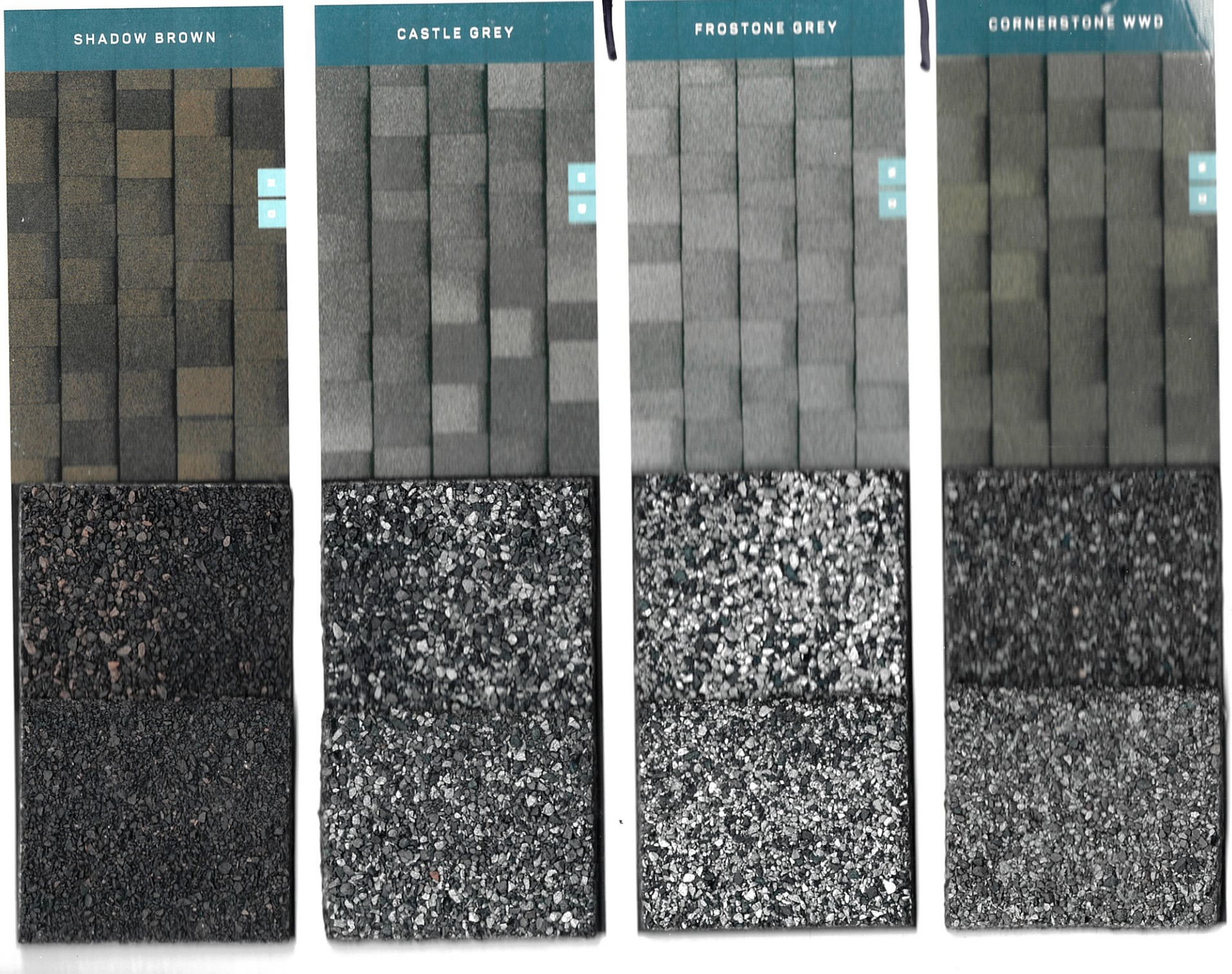
Coil Nails: ☐ 1 1/4" ☐ 1 1/2" ☐ 1 3/4" ____ boxes

T-50 Staples: ____ boxes SYCR Staples: ____ boxes

Caulk: ____ tubes Color: ☐ Black ☐ Brown ☐ Other

24"x50' Coil: ____ rolls Color: ☐ Black ☐ Brown ☐ Other

Notes/Other: Roof load everything
Main roof only


SHADOW BROWN
CASTLE GREY
FROSTONE GREY
CORNERSTONE WWD

City of Ypsilanti

Community and Economic Development

October 22, 2020

ZONCA, DEREK A.
[redacted]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0078) **for Gutters at 406 N HAMILTON**

Dear ZONCA, DEREK A.,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to replace the front porch gutters and install new gutters on the house has been **approved**. Gutters are to be K-style, installed with vampire straps and hidden hangers, and finished in a sand color to match the house.

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

1. **Gutter straps must be installed under the roof shingles**.

2. **Downspouts must be located at the corners of the structure to minimize visibility.**

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

#5 – Preserve distinctive features.
#9 – Contemporary designs shall be compatible and not destroy significant original material.
#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 gutters only, which according to your application is the only work being performed at this time. Any additional work must be reviewed by the HDC. If you have any questions regarding this information please contact me at (734) 483-9646. **Approval by the Historic District Commission does not exempt you from nor can it be substituted for zoning or building department approval.**

Sincerely,

Scott E. Kloc

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

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

CC: Property Owner - ZONCA, DEREK A. 406 N HAMILTON ST YPSILANTI MI 48197
File
Building Department

R. 27443 #108

PHDC-20-0078

RECEIVED

OCT 19 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
406 N Hamilton 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		
Derek Zonca		
Address [redacted]		
Apt. 1		
City: Ypsilanti	State: MI	Zip: 48197
Phone / Fax [redacted]	E-Mail [redacted]	

Contractor

Contractor Name & Contact Info
Livingston Gutter Inc / [redacted]

Type of work

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

Complete Description of Proposed Work:

Removal of existing gutters and downspouts and installation of new gutters and downspouts. The gutters are 5 inches and downspouts are 2x3. Hangers will be hidden vampire hangers and the color will be 793 Sand.

There is a need for new gutters and installation of gutters in some areas of the roof, as there are no gutters in some spots, which is causing higher moisture in the basement and foundation walls. The downspouts will direct water away from the house and the gutters will protect the foundation walls and roof in areas where there are currently no gutters.

Currently, the company is booking into January; however, a date of completion will not be finalized until permit approval is received.

Please see the written quote from Livingston Gutter Inc. for further specs and details. → Page 3 of these forms

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

N/A

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
2,071.50	$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 amen

Signature: [redacted]	Date: 10/14/2020
Print Name: Derek Zonca	

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-2000078

LIVINGSTON GUTTER LLC
517-548-0134

2723 E. Grand River
Howell, MI 48843
(810) 227-7053
sales@livingstongutter.com

Customer: Derek Zonca

Job Address: 406 N. Hamilton St., Ypsilanti, 48197

Cell Phone #: _____ Alt. Phone#: [redacted]

Business Address: _____

Email: zonca-mgmt@gmail.com

- [x] 5 Gutter
- [ ] 6 Gutter
- [ ] 7 Gutter
- [x] 2x3 Downspout
- [ ] 3x4 Downspout
- [ ] 4x5 Downspout
- [x] Hidden Hangers or Spikes/Ferrule
- [x] Vampire Hangers
- [ ] Wedges _____
- [x] Power Available? (Y) N
- [x] Power Location: _____

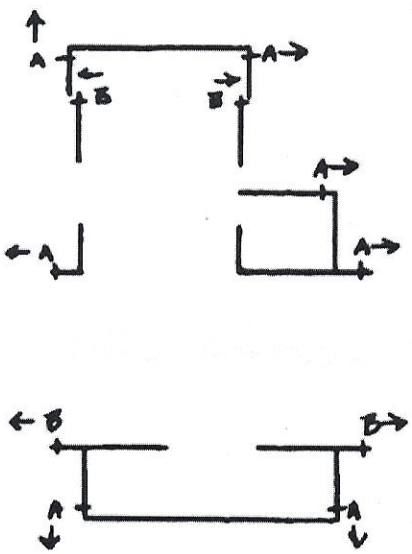
- [ ] Bay
- [ ] CLEANING
- [ ] Covers Gutter RX 5" 6"
- [ ] Covers Leaf Free 5" 6"
- [ ] Drip Edge
- [ ] Flashing
- [ ] Fascia or Soffit
- [ ] Screens Premium 5" 6"
- [ ] XTREME 5" 6"
- [ ] TEAR OFF 5" 6"
- [ ] ZIP HINGES _____

TBD: ☐

GUT. COLOR: 793 SAND

DP COLOR: " "

Additional Special Instructions:

Specifications	
GUTTERS + D/S $2,071.50 PREMIUM SCREEN LEAF COVER (OPTIONAL) $769.50  Front	

All material is guaranteed for 10 years and labor for 5 years, and the above work to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner. If Gutters and or Covers are purchased, the home-owner is responsible for removing debris from gutters and or covers to keep them working properly. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Purchaser shall and does hereby agree to pay any and all bank fees, attorney fees and court costs as a result of non-payment.

For the Sum of $ SEE ABOVE OPTIONS with payment to be made: **CHECK M/C VISA AMEX Discover**

_____ (Dollars)

Respectfully submitted on 7-27-20 Per ANDY WALLACE Customer's Acceptance _____

Note: This Proposal maybe withdrawn by us if not accepted within 90 days.



City of Ypsilanti

Community and Economic Development

October 20, 2020

IVEZAJ VINCE
[redacted]

RE: 527 N HURON HDC Work Permit Application PHDC-20-0057- CONSIDERED APPROVED

Dear IVEZAJ VINCE,

Your Historic District Work Permit Application for the above-named address is **considered approved**. Per State law and Section 54-83 of the City's Historical Preservation Ordinance, "*the [Historic District] commission must act within 60 calendar days after the date a complete application is filed with the commission. Failure to act shall constitute approval unless an extension is agreed up on in writing by the applicant and commission.*" The application was submitted August 19, 2020; 60 calendar days is October 18, 2020. Because the Historic District Commission (HDC) did not reach a decision in this time frame, this letter serves to inform you that the work submitted in the application is considered approved. Specifically, approved work includes:

> Installation of Pella Lifestyle aluminum-clad wood windows in the locations and grille pattern specified in the application dated August 19, 2020. Windows are to be a full frame replacement and the muntins are to have an exterior reveal.

Approval is granted only for the work detailed above, which according to your application is the only work being completed at this time. Any additional work, or changes to the above work, must be reviewed by the HDC. Changes to the work can be submitted as amendments, while new work must have a new application.

Please know that approval by the Historic District Commission does not exempt you from nor can it be substituted for zoning or building department approval.

Please contact me at 734-483-9646 or sslagor@cityofypsilanti.com with any questions.

Sincerely,
[redacted]

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

Cc: Property Owner: [redacted]
File
Building Department

RESOLVED BY THE YPSILANTI HISTORIC DISTRICT COMMISSION:

WHEREAS, the Ypsilanti Historic District Commission is charged with safeguarding the city's historic resources.

WHEREAS the City of Ypsilanti will be entering into an agreement with the Highland Cemetery Association to restore the stained-glass windows in Starkweather chapel, at 943 N River Street and;

WHEREAS, the City of Ypsilanti will file an application to the Michigan State Historic Preservation Office (SHPO) for the Certified Local Government (CLG) grant program for the Starkweather Chapel Stained Glass Window Restoration and;

WHEREAS, Scott Slagor, Preservation Planner for the City of Ypsilanti is appointed as the Grant Project Manager who will oversee the CLG grant management and grant administration duties and;

NOW THEREFORE BE IT RESOLVED that the Ypsilanti Historic District Commission supports application for a reimbursable Certified Local Government grant through the Michigan State Historic Preservation Office to support the Highland Cemetery Association in its effort to restore stained glass windows at the historic Starkweather Chapel.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:
















A
IHS



MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION
Virtual Meeting

Tuesday, September 22, 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 7:03pm
Commissioners Present:	Alex Pettit, Anne Stevenson, Amy Swift, James Chesnut
Commissioners Absent:	Ron Rupert, Erika Lindsay
Staff Present:	Scott Slagor, Preservation Planner Nancy Hare-Dickerson, Commission Recording Secretary

APPROVAL OF AGENDA

Slagor: Staff request to add 208 E Cross to the agenda as a study item.

Motion: Swift (second: Stevenson) moved to approve the agenda as amended.

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

PUBLIC COMMENT ON AGENDA ITEMS

The Commission received written public comment via email and three attendees submitted comment during the meeting.

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS
123 N Adams
**Door.*

Applicant: Lillian Harris, representative of Ekklesia Fellowship – not present

Discussion: Pettit: Indicated that in the absence of applicant, that the Commission would review the materials that they have. Indicated that the application is for work completed without a permit.

[Commission reviewed application and reference materials]

Motion: Chesnut (second: Stevenson) moved to issue a Notice to Proceed for the work at 123 N Adams, as submitted in the application dated August 19, 2020, for the installation of a metal security door on the north elevation, with the condition that the new door and frame be painted to match the trim on the rest of the building.

Secretary of the Interior Standards:
#9 – Contemporary designs shall be compatible and not destroy significant original material.

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

527 N Huron
**Windows.*

Applicant: William Johnson, contractor - not present

Discussion: Pettit: Indicated that the application is for new windows. Indicated that it is unclear as to which windows are proposed to be replaced and the extent of the work. Stated that per staff notes, more windows are documented than are included in the replacement proposal. Indicated concern about the front window *[reference photo materials].*

Swift: Indicated agreement with Commissioner Pettit's comments and concern. Stated that the proposed new front window looks like it is changing the light pattern from an asymmetric six-lite that is fixed in front of the porch. Stated that there is a six-lite that is included that seems to be proposed but it is not an asymmetric look. Indicated the desire to have more information about the condition of the windows. Indicated that it appears that the worse of the fire damage is in the rear, so wondering if the front façade could be salvaged.

[Discussion continued as to light pattern/window condition considerations]

Motion: Swift (second: Chesnut) moved to table action on the proposed work at 527 N Huron and request that the applicant provide a side-by-side comparison of which window in the proposal is to be replacing which window as proposed, and more information regarding the condition of the windows in the front façade on both the first and second floor.

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

19 N Hamilton
**Sign and Paint.*

Applicant: Nemer Haddat, business representative- not present; Alan Shamoun, applicant's attorney – present

Discussion: Pettit: Stated that the application is for signage and painting. Asked applicant to walk the Commission through the application.

Shamoun: Stated that the painting was already completed. Indicated that two options were provided for the proposed signage. Stated that the temporary sign will be taken down to comply with the HDC requirements. Stated that the first proposal has two aluminum signs - one facing Pearl and one facing Hamilton. Stated that all other signage would be removed except those two – one on each corner. Indicated if that is not appropriate, they would like to put an aluminum sign on the ground in place of the sign that is on the corner facing both streets.

Swift: Asked if the new aluminum sign in option one is to cover the existing windows on the second floor.

Shamoun: Stated that he believes that they are in front of the windows. Stated that he thinks they are attached to the structure but not covering the windows entirely – not in the space of the windows.

Swift: Asked -- the window with the sign installed as proposed, you would not be able to see the window.

Shamoun: Confirmed.

Swift: Stated an opinion that that would be problematic to have them installed over a significant feature as it is proposed. Stated being more open to discussing signage being installed on the first floor as indicated in the second proposal; that the first-floor signage, since it is a later addition, is stylistically different.

Chesnut: Indicated agreement with Commissioner Swift.

Shamoun: Asked if the proposal the Commission is willing to consider is an aluminum sign on the first floor, on the ground, detached from the building.

Swift: Stated that the details can be discussed. Indicated an opinion that the first option of having the signage installed over the significant features of the original windows is inappropriate.

Chesnut: Indicated agreement with Commissioner Swift. Stated an opinion that option one may not be up for discussion. Indicated that it may be best to move on to option two – the first-floor proposal.

Shamoun: *[Reference photo materials]*, stated that that is the temporary sign that was installed

that will be removed. Asked if that sign was permanent, in an aluminum box with the sign in there, if that could be considered.

Slagor: *[Discussed background information as to freestanding sign/building mounted sign considerations in the zoning district]*

[Discussion continued, reference photo materials, as to the above considerations]

Swift: Asked if the proposal for the first-floor signage would essentially be transitioning the temporary sign that is hung on the building into a more permanent solution that is installed on the building.

Shamoun: Confirmed. Stated that they are looking for a permanent installation, something that will last the winter.

[Discussion continued as to options]

Chesnut: In summary, stated that option one is off the table. Stated that option two is only the sign facing Pearl and that that is what is being looked at. Indicated that, realistically, the option the Commission is considering that sounds promising is having just that eight-foot-by-eight-foot sign that is facing Pearl that is on brick *[reference photo materials]*. Stated that it is going to look like the white sign above *[reference photo materials]* because the details show a sign that is white and black on a brick façade on page sixty of the document *[reference materials]*. Indicated that it is a blank brick wall with no architectural features underneath the sign *[reference photo materials]* other than brick.

[Discussion continued as to the above considerations]

Shamoun: Stated that where that sign is, right in the center of the screen *[reference photo materials]*, that there is not a window behind that one.

Stevenson: Indicated an opinion of being all right with that option.

Chesnut: Indicated agreement with Commissioner Stevenson.

Pettit: Stated that that looks like how it is detailed on page sixty – option two.

Motion: Chesnut (second: Stevenson) moved to approve and issue a Certificate of Appropriateness for the work at 19 N Hamilton, as submitted in the application dated August 31, 2020 for the painting of the wood-clad portions of the building; and for the work as submitted in the amended application, for the installation of aluminum wall-mounted signage in accordance with Option 2, which is the single-wall mounted sign facing Pearl Street; with the condition that the existing vinyl wall-mounted sign on the north (Pearl) elevation will be removed, and in anticipation that the post-mounted sign and signage that faces Hamilton will be removed as well.

Secretary of the Interior Standards:
#10 – New work shall be removable.

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

24 N Huron
**Stone-faced concrete wall.*

Applicant: Bessie Pappas, owner- present; Maria Pappas, owner's daughter - present

Discussion: Pettit: Stated that the application is for work for retrofitting some block barriers. Asked applicant to walk the Commission through the application.

M. Pappas: Indicated that the barriers are a foundation for a wall that rocks will be added on. Indicated that they have submitted an estimate from their contractor and photos to show what the wall will end up looking like *[reference photo materials].* Stated that the wall is within their property boundaries and that everything is being done per Code. *[Comments regarding background information as to prior HDC application review/denial and current circumstances].*

Pettit: Stated that as to the Commission approving materials for the wall, the assumptions are that all relevant Zoning related codes will be followed. Stated that the Commission has approved other applications for fencing but not the kind that is currently there. Stated that it appears that applicant is no longer proposing to do any of that work; asked if applicant is proposing something entirely new.

M. Pappas: Asked for clarification.

Pettit: Stated that there had been applications submitted in the past for this property for fencing material. Stated that there is history behind what was built and what is no longer there. Stated that the Commission has approved materials for this before. Stated that it looks like what is currently being proposed is entirely new.

M. Pappas: *[Continued comments as to prior HDC application review/denial and current circumstances].* Stated that there has to be some kind of a foundation; that you are still going to put cement and then you are going to build on that to beautify it.

Chesnut: Stated a concern that the blocks are not a foundation and are not quite large enough to be considered a mat foundation which is kind of a floating foundation. Stated a concern that regardless of the engineering behind it, it would be susceptible to cracking in between the blocks because of the way they move in different seasons. Stated that the examples that are set likely have a footing foundation. Stated that once you tie a long wall together, there needs to be control joints even in a well-grounded structure. Stated that the concern is aesthetic that over the long term, this is going to break down because it is not engineered correctly.

Pettit: Indicated that one of the questions from past Commission deliberations as to materials for

fencing was that there seemed to be some sort of consensus around the possibility of a type of metal fencing; that there was no consensus in the direction of any masonry considering the context and location.

[Discussion continued as to photos - page seventy-nine and eighty of reference materials and as to previous Commission deliberations]

Swift: *[Expressed agreement with above commissioner comments/concerns]*

M. Pappas: Stated that if there is a concern about the foundation and the long term of a break down, that they can ask the contractor to do something about that.

Pettit: Asked commissioners if a wall or structure of this type is appropriate for this context.

Swift: Stated that in terms of the material application, that this could possibly be worked into a solution. Stated that there are a lot of details that are missing in terms of what that proposal will actually look like.

Chesnut: Indicated having questions about where it starts and stops, because looking at the photo – there is a big gap. Asked about what happens in the gap between the block and that structure *[reference photo materials]*.

[Discussion continued as to material/context/longevity considerations]

Motion: Swift (second: Chesnut) moved to table action on the proposed work at 24 N Huron, so the applicant can provide more information on the height, length, thickness, and materiality of the wall.

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

Slagor: Staff added that commissioners also mentioned concern over how the structure is to be supported – what kind of foundation the structure would have.

Pettit: Confirmed. Stated that any additional materials that would further describe the finished product, that accurately reflects what is proposed, would be helpful.

9 S Adams

**New doors and lighting.*

Applicant: Elisa Marroquin, project representative - present

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

Marroquin: Stated that the proposal is to replace an exterior door that currently faces 9 S Adams.

Indicated that it is an all glass commercial door with a metal frame. Indicated that they are proposing to install a metal style door with a glass window, as well as put in a keypad. Indicated that lighting is planned. Stated that they currently have some existing barn lighting on the property which they would copy. Stated that they would put that style lighting over those two entrances *[reference materials]*.

[Discussion as to HDC lighting/temperature requirements]

Motion: Stevenson (second: Swift) moved to approve and issue a Certificate of Appropriateness for the work at 9 S Adams, as submitted in the application dated September 1, 2020, for the installation of two TruDoor half-light metal doors and Strongway "barn light" fixtures, as specified; with the condition that the light temperature of the fixtures be no greater than 3000k.

Secretary of the Interior Standards:
#9 – Contemporary designs shall be compatible and not destroy significant original material.

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

Chesnut: *[Initiated further clarifying discussion as to light temperature requirements]*

406 Oak
**New window.*

Applicant: Michael Hurley, owner - present

Discussion: Hurley: Indicated that the plan is to replace a rotted casement window in the rear area of the home. Stated that, per the contractor, it is a non-repairable window. Indicated that a gutter water-leak problem has been remedied.

Pettit: Stated that it appears to be an appropriate looking window, material-wise.

Hurley: Stated that the contractor recommended changing the window from a casement to an awning and getting the Andersen E-series custom size awning option *[reference materials]*. Stated that what is there is a casement window and that there is another casement window to the left. Stated that he would eventually like to have two awning windows. Stated that he would like to replace and maximize the glass – that right-side casement *[reference photo materials]* with an Andersen E-series awning window.

Pettit: Asked what the opening would look like – what the lite pattern would be.

Hurley: Stated that the opening extends ten to twelve inches. Stated that it would actually be better for this window *[reference photo materials]* seeing that it extends forward as opposed to horizontally – swings open like a casement to prevent any further rain from getting closer to the house.

Pettit: Asked about the overall window size.

Hurley: Stated that it would remain the same, the frame size. Stated that with the awning window, the middle wood sash that separates the two casements would be eliminated with the awning.

Pettit: Asked if it would be one single pane of glass that fits that same size opening.

Hurley: Confirmed.

Swift: Stated that these were replaced, that these were casements. Indicated that based on the photos, looking at the front and back of the house in terms of typical window patterns, it looks as though it is either single or double hung windows.

Hurley: Confirmed.

Swift: Indicated that since applicant would be replacing already replaced windows, there is a lot of leeway in terms of how the solution is detailed. Stated opinion that having one single awning window is not going to fit with the stylistic nature of the house. Indicated that an awning window is not going to have the same sort of cadence along the façade as a casement would given that everything else on the house is a double hung.

[Discussion continued as to the above considerations]
[Discussion regarding the Andersen series window options that were submitted]

Motion: Chesnut (second: Swift) moved to approve and issue a Certificate of Appropriateness for the work at 406 Oak, as submitted in the application dated September 1, 2020, for the installation of a replacement of a casement window on the south elevation with an awning style window. The replacement shall be a full-frame installation of either an Anderson 100 Series or Andersen E series window.

Secretary of the Interior Standards:
#9 – Contemporary designs shall be compatible and not destroy significant original material.

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

303 N Summit
**New concrete steps.*

Applicant: Scott Westover, YCUA representative - present

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

Westover: Stated that there are two pieces of concrete in bad shape. Stated that the one on the west side is not connected to the tower. Indicated that the plan is to replace the stairs on the east side which are in bad shape. Stated that they do not believe they can do it without touching the stairs *[reference photo materials]*, touching the tower. Indicated that to get a better product than the existing, they are going to have to get into the opening between the top of the stairway and the doorway which is within the footprint of the structure itself.

Pettit: Asked if the work will continue past the threshold of the doorway.

Westover: Confirmed, no. Stated that they anticipate it will be somewhere either at the outside face of the door or somewhere between the door and the existing crack at the exterior outline footprint of the tower itself.

Pettit: Asked if the work also includes the cheek walls and the sides that contain the steps.

Westover: Stated that the thought would be to try and reuse those. Stated that if they do need to be replaced, they would be replaced in exactly the same location at about the same profile. Stated that the hope would be to save it, but that they are not sure, once the stairs are taken out, if it is going to be salvageable or not.

Swift: Asked about the transition between the concrete steps and the historic stone wall with the joint that it is going to be comprised of.

Westover: Stated that he believes it is concrete right up to the stone itself. Stated that he does not believe there is a joint material there.

[Discussion continued as to expansion joints/transition/threshold considerations/additional information needed]

Pettit: Asked if the walkway includes a step or two on this side *[reference photo materials]* but not on the other end.

Westover: Confirmed.

Motion: Swift (second: Chesnut) moved to table action on the proposal for 303 N Summit to see further information detailed as discussed at the meeting, specifically concerning the expansion joints and their location; as well as the potential for a threshold to be installed.

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

305 E Cross

**New windows.*

Applicant: Ashanti Harris, owner - present

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

Harris: Indicated that the plan is to replace all of the windows on the front and side, except for two that are in the dining room area – a total of ten windows. Stated that most would be the double-hung windows. Indicated that the Pella Lifestyle wood clad windows are proposed. Stated that there are four windows that are a bit different. Stated that the two windows in the front *[reference photo materials]* are outlined in the green. Indicated that she does not have a matching color for them, so the planned color choice would be black. Stated that the bedroom windows which are grid windows, would be replaced with grid windows and would match what is currently there. *[Discussed, reference photos, condition of the windows/sills]*

Swift: *[Discussed window sills -- possible water leak issues, reference photo materials]*. Stated that there are definitely a lot of replaceable conditions being presented. Stated that there are also some that look okay. Stated that there is a solid argument for replacement of at least a portion.

Chesnut: Asked about the front windows.

Swift: Asked if there are only two windows on the front.

Harris: Confirmed.

Swift: Stated that the ones on the front of the house have that same sill issue which may be solved with replacements if done appropriately.

Harris: Stated that none of the windows are opening *[reference photo materials]*. Stated that she was actually going to wait on the two front windows.

Swift: Stated that if they are painted shut or if there is peeling paint, that that is not a replaceable defense.

Harris: Stated that she has not found someone who says they can repair it. Stated that she was going to wait on those because of cost.

[Continued discussion as to condition of front façade windows]

Slagor: *[Discussion as to obtaining repair resource information]*

Harris: Acknowledged understanding that resource information provided is not a recommendation.

[Procedural discussion]

Applicant amended the application to not include replacement of the two façade windows

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

amended application as stated at the meeting for the work at 305 East Cross Street for the full-frame installation of eight windows as submitted and specified in the application, specifically with the front two windows being removed.

Secretary of the Interior Standards:
#6 – Repair, don't replace. Replacements shall match the original.

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

110 W Michigan
**Sign and paint.*

Applicant: Jen Eastridge, business owner - present

Discussion: Eastridge: *[Shared her City business ownerships]*. Stated that she is hoping for the approval of two items – the black trim paint on the front of the building *[reference photo materials]* and the affixing of the metal letters that are one-sixteenth inch aluminum. *[Discussed reference image showing actual scale of letters].* Stated that the letters will be affixed with stainless steel woodscrews, with a two-inch standoff behind each letter. Stated that they will be affixed directly to the wood panels on the front of the building. Stated that all of the hardware will be painted black to match the letters. *[Further discussed the "Black Magic" paint choice"].*

Chesnut: Asked about the thickness of the channel letters.

Eastridge: Stated that it is a flat aluminum letter that is going to be drilled and then affixed. Stated that they are actually one-sixteenth inch. Stated that they do not have a dimension to them.

Pettit: Asked if lighting is a part of this proposal.

Eastridge: Confirmed, no.

Motion: Chesnut (second: Stevenson) moved to approve and issue a Certificate of Appropriateness for the work at 110 W. Michigan Ave. as submitted in the application dated September 17, 2020, for the painting of the trim as specified, and the aluminum channel letter signage as specified.

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, Swift, Chesnut
Nays: None
Absent: Commissioners Rupert and Lindsay
Motion carried.

STUDY ITEMS

208 E Cross

**Siding.*

The applicant had to leave the meeting before the Study Items section of the agenda was reached; therefore, the item was not discussed by the Commission.

ADMINISTRATIVE APPROVALS

Motion: Stevenson (second: Chesnut) moved to approve the administrative approvals for 148 N Washington and 311 E Forest.

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

OTHER BUSINESS—none

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS -none

HOUSEKEEPING BUSINESS

Approval of the minutes of August 25, 2020

Motion: Stevenson (second: Chesnut) moved to approve the minutes of August 25, 2020, as submitted.

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

ADJOURNMENT

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

MEETING ADJOURNED at 10:02 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson

3242 N HURON LLC
Ann Arbor, MI 48105
[redacted]

Ypsilanti Historical District Commission
October 8, 2020

RE: 24 N Huron Concrete highway barricades

As an adjoining property owner to 24 North Huron, I am strongly opposed to the HDC approving the 24 North Huron fence/wall Application.

On August 20 Bessie Pappas was given 2 weeks to obtain a contractor to remove the barricades. She asked at that time if she could replace them with an alternative and was told in clear terms that an application to retain the barricades was not an option and they had to be removed. To even consider this application prior to removing the barricades is blatant favoritism and unequal enforcement and is contrary to August 20 city requirements.

1. The proposed wall is not to stop trespass on their property
    a. They are attempting to deny use of a prescriptive easement in place long before their purchasing the property in 2005 (See key dates document)
    b. Prescriptive easement created in 2001 or prior by
        i. Decades of driving around HAABs delivery vehicles
        ii. The stairs behind 12 North Huron (also owned by Bessie Pappas).
        iii. Parking east of their 12 North Huron stairs.
    c. Bessie was informed in 2016 & 2017 by my attorney that she could not block the corner.
    d. Corner is currently subject to a court order and a pending court decision.

2. Application fails to address the HDC April 24, 2018 objections of general unsightliness. The historical haphazard mix of materials are still there.

> Motion: Prebys (second: Schmiedeke) moved to deny the application for 24 N Huron because of the lack of consideration for location, visibility and the historic character of the site and the mixture of inappropriate materials in the proposal.

3. The Applicants history of ignoring the city is well documented
    a. October 22, 2002 - Letter from City, East end – replace rotted, warped, unstable fire escape, landing, and plywood. No permit pulled.
    b. April 22, 2004 - Letter from City, East end – replace rotted, warped, unstable fire escape, landing, and plywood. No permit pulled.
    c. March 16, 2006 – Letter from City, East end – replace rotted, warped, unstable fire escape, landing, and plywood. PERMIT REQUIRED. No permit pulled.
    d. March 31, 2006 – Letter from City to repair/replace rear (east) exit stair. Building permits, HDC approval and signed/sealed plans required. No Application or permits filed.
    e. For those on the commission in 2018, you may recall Bessie Pappas comment when her Application was turned down; “It’s my property. I should be able to do what I want”.
    f. The barricades were supposed to have been removed in March

4. Multiple property owners and tenant have had conflicts with Bessie and Maria Pappas.

a. The former owner of 22 NH sued & won a claim against 12 North Huron for ordinance violations (that the city refused to enforce).
b. The owner of 8 W Michigan forcibly removed identical highway barricades placed onto their property by Pappas.
c. Multiple people, including their own tenants, have complained about Bessie or Maria Pappas.
d. Multiple vehicles have been damaged by Pappas obstructions.

5. Applicant currently has multiple violations on the property
    a. They have never provided a survey and this application does not include a stakes survey.
    b. Existing blocks are not on their property
    c. Adjoining post and gates have no application or permit
    d. Former post/gate & fence were not on their property
    e. Blacktop paving extends far beyond their East and South property lines.
    f. Balcony added in 1986 without Application or Permit behind 24 North Huron

6. We are dealing with people making multiple unsubstantiated claims. Documents should be requested supporting any claims made.
    a. Both Bessie and Maria Pappas told police they owned the alley behind the cleaners
    b. Both Bessie and Maria Pappas claimed under oath, they owned the alley behind the cleaners.
    c. The 2016 HDC submission misrepresented the reasons Bessie Pappas requested the fence.
    d. The current HDC submission misrepresents the reason for requesting the wall.
    e. Contrary to their claims, their property is constantly unsightly.

Thank you for your time.

Sincerely

[redacted]

Lawrence R Yapp, Member

PS - The claim that enforcement was delayed by the lawsuit is flat wrong. Ordinance enforcement was never questioned. Only the refusal to enforce. Furthermore, the lawsuit against the city was dismissed in April 2019.

September 22, 2020

My Name is Larry Yapp and I am one of the property owners north of the 24 North Huron Application area.

I STRONGLY OPPOSE THIS APPLICATION BEING ON THE AGENDA.

1. The HDC previously denied an application for the highway barricades. Applicant had until March 21, 2020 to reapply or remove. Applicant did neither.
2. City sat on its hands for months, finally scheduling a hearing on August 20, 2020, but the city then canceled the hearing.
3. Instead a private Zoom meeting was held between applicant and city staff. Although I was wrongly locked out of that meeting, I could still hear city staff. Applicant was told that they could not file an application and were given 2 weeks to find a contractor to remove the blocks.
4. Because the current Application is in defiance of the city's clear direction, commission should determine the Application invalid and remove it from the agenda.

I DISAGREE WITH THE RECOMMEND MOTIONS OPTIONS

1. Move to table – I oppose because this is exactly what Applicant wants. More time to interfere with those who use the alley to access their apartments and businesses.
2. Move to a approve – I oppose for several reasons
    a. Application does not address the April 24, 2018 HDC concerns
    "moved to deny the application for 24 N Huron because of the lack of consideration for **location, visibility** and the historic character of the site and the **mixture of inappropriate materials** in the proposal"
    b. Adding faux stone only worsens the disjointed mix of materials already in place.
    c. Stone veneer is not historically appropriate.
    d. Three vehicles have already hit the existing concrete barricades. Based on Applicants failure to maintain past damage to the gate, we can safely assume damage to the faux stone would not be repaired either.
3. There are 2 other motion options
    a. Deny the Application as invalid as stated above
    b. Deny the Application until Property owner files applications for installations previously made without application, including
        i. 12 N Huron stairway – date unknown
        ii. 12 N Huron stairway addition – added after 2008
        iii. 24 N Huron balcony – added in 2008
        iv. 24 N Huron parking lot post and gate – added around 2016
        v. 24 N Huron multiple rows of railroad ties added around 2014
        vi. 28 N Huron balcony & windows– added in 2008

EASEMENT

1) For decades prior to Applicants purchase, vehicles cut this corner as stairs and parked vehicles blocked a portion of the alley.
2) Applicant was notified in 2016 & 2017 of a prescriptive easement granting the legal right to cut the corner.
3) Attempts to continue to cut the corner are not "trespassing" but exercising a legal right to use the prescriptive easement.

OTHER CONSIDERATIONS

1) A ruling in an ongoing lawsuit affecting this corner is expected soon
2) The concrete barricades are not on applicant's property (see below)
3) Applicant has never produced a boundary survey
4) Applicant has a history of ignoring city requirements. Notices were sent and ignore requiring a permit to rebuild the stairs behind 12 N Huron
    a. October 22, 2002
    b. April 24, 2004
    c. March 16, 2006
    d. March 31 ,2006
    e. A permit was never pulled

FINAL THOUGHT – PLEASE ASK YOURSELF WHY THE CITY REFUSES TO ENFORCE ITS ORDINANCES AND IS SO LENIENT WITH A PROPERTY OWNER WITH A HISTORY OF IGNORING OTHERS NEEDS, CITY ORDINANCES AND CITY DEADLINES.

REAR OF BUILDINGS BEFORE APPLICANTS PURCHASE.



24 & 28 NH ENCROACHING ADDITIONS, WINDOW CHANGES AND PAINTING, ALL WITHOUT APPLICATION OR PERMIT



BEFORE BARRICAIDS (Showing survey marker)



ENCROACHING INTO ALLEY



OVERALL BLIGHT & UNPERMITTED FARM GATES



KEY DATES	SIGNIFICANCE
1928 – 'Donut' easement created	5 properties become easement owners
Around 1940 – HAABs opens	Deliveries to rear would force access to North
07/23/59 – Proposed L shaped alley dedication to city	City never accepted the dedication. If accepted, City becomes owner of land subject to existing easements
Unknown date – 12 NH stairs encroach in the alley	No date documentation - No permit
09/10/86 – Application to **REPLACE** 22 NH stairs	**Earliest documented alley encroachment date.** Forced access to the East
Between 1993 & 1997 photo of parking behind 12 NH	Forced access to the North & East
09/10/01 – Prescriptive easement documented	**Provides legal right to cut the corner which Pappas is blocking**
Ongoing truck & vehicle parking behind HAABs & 12 NH	Forced access to the North & East
Jan 2005 – Pappas purchases cleaners (24 NH)	Pappas purchased after prescriptive easement created
11/23/16 – Lawyer's notice can't block the corner	Bessie proceeded to install metal post & gate
11/03/17 – Lawyer's cease interfering	Bessie ignored
01/11/18 – Restraining order	Court ordered 3-foot setback
06/16/16 – Highway barricades installed	No application or permits
03/21/20 – HDC deadline to reapply expired	Highway barricades must be removed
08/20/20 – Schedule Hearing replaced by conference	Informed Application date is past. Barricades must be removed
09/01/20 – Current HDC Application	Pappas ignored staff instructions by filing Application





CERTIFIED EASEMENT EXHIBIT

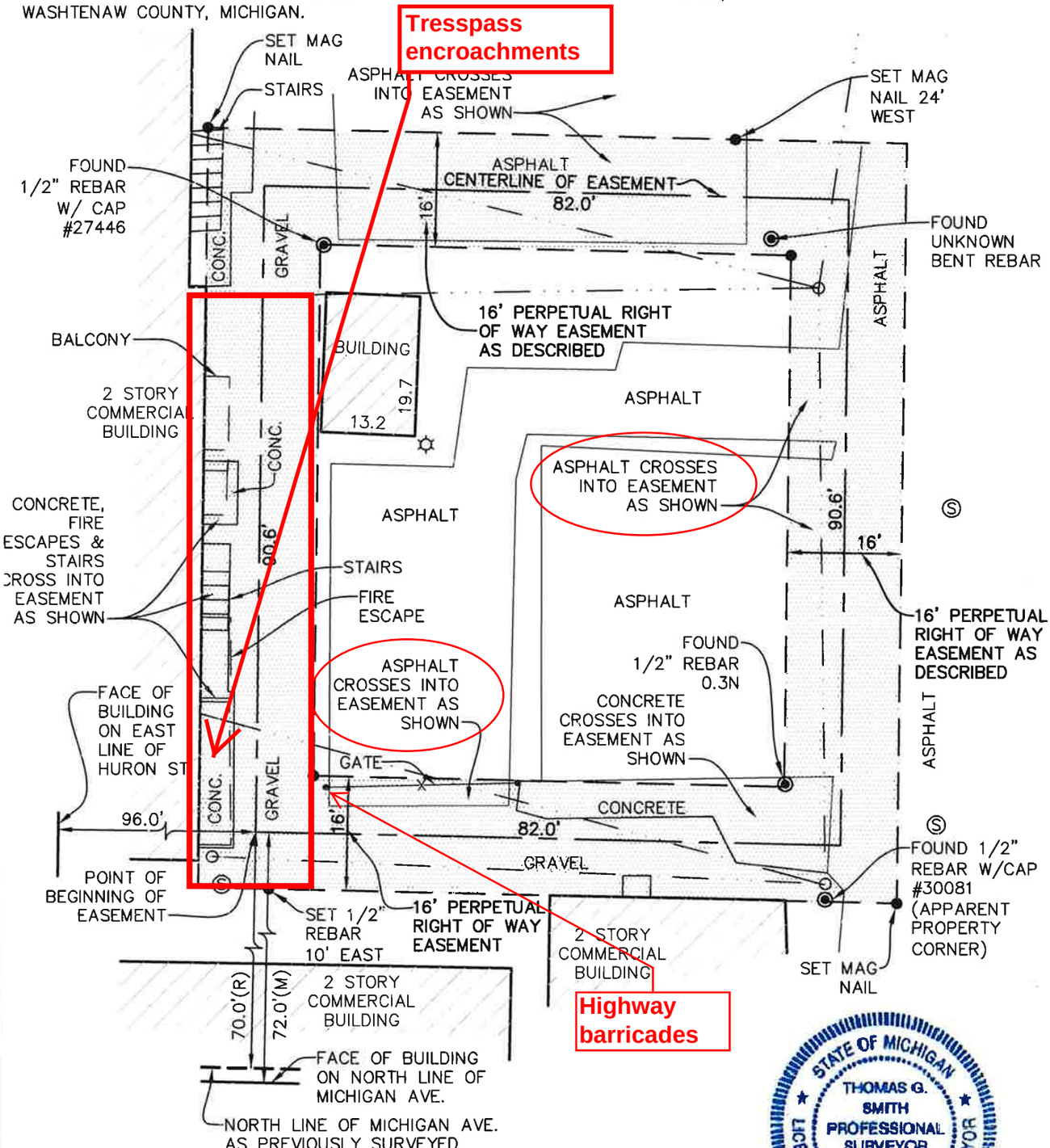
PROPERTY DESCRIPTION:

A PERPETUAL RIGHT OF WAY IN COMMON TOGETHER WITH THE OWNERS OF OTHER ADJACENT PARCELS THERETO OVER A PARCEL OF LAND 16 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 96 FEET EAST OF THE EAST LINE OF NORTH HURON STREET AND 70 FEET NORTH OF THE NORTH LINE OF WEST MICHIGAN AVENUE (MEASURED AS 72 FEET FROM FACE OF BUILDING ON MICHIGAN AVE.), THENCE NORTH PARALLEL WITH HURON STREET 90.6 FEET; THENCE EAST PARALLEL WITH MICHIGAN AVENUE, 82 FEET; THENCE SOUTH PARALLEL WITH HURON STREET 90.6 FEET; THENCE WEST PARALLEL WITH MICHIGAN AVENUE, 82 FEET TO THE PLACE OF BEGINNING, AND RIGHT OF WAY FROM THENCE TO MICHIGAN AVENUE BETWEEN PREMISES FORMERLY OWNER BY BREWER AND PREMISES NOW OWNED BY ZECK, SAID PARCELS 1 AND 2 BEING A PART OF LOTS 175, 176 AND 177, ACCORDING TO THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF YPSILANTI AND A PART OF FRENCH CLAIM 691 IN SAID CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN.

NORTH

SCALE: 1"=20'

0' 10' 20'



LEGEND

- ● SET 1/2" REBAR WITH CAP, #32341
- ◉ FOUND MONUMENT (AS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION

STATE OF MICHIGAN
THOMAS G. SMITH
PROFESSIONAL SURVEYOR
No. 32341
LICENSED PROFESSIONAL SURVEYOR

REVISED SEPTEMBER 6, 2017
REVISED AUGUST 18, 2017

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HERETO PLATTED AND DESCRIBED AND THAT THE RATIO OF CLOSURE MEETS THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970.

[redacted]

THOMAS G. SMITH, P.S. NO. 32341

KEM-TEC & ASSOCIATES
22556 GRATIOT AVE. EASTPOINTE, MI 48021
PROFESSIONAL SURVEYORS – PROFESSIONAL ENGINEERS
(586)772-2222 * FAX (586)772-4048

CERTIFIED TO: 32-42 N HURON LLC	
FIELD SURVEY: TS MR	DATE: MARCH 31, 2017
DRAWN BY: NS DLD JDM	SHEET: 1 OF 1
SCALE: 1" = 20'	JOB NO.: 17-00978

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, October 27, 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.	**24 N Huron**	**Wall**
2.	**303 N Summit (Water Tower)**	**Concrete steps**

B. NEW BUSINESS

1.	**400 N River**	**Signs**
2.	**10 S Huron**	**Windows**
3.	**303 E Forest**	**Fence and Pergola**
4.	**303 E Forest**	**Sliding glass door**
5.	**410-412 Maple**	**Amendment to porch floor approval**
6.	**307 N River**	**Mural and site plan extension**

C. STUDY ITEMS

1.	**208 E Cross**	**Siding**
2.	**322 E Cross**	**Basement windows**
3.	**10s Block of N Huron**	**EPA Pollution Remediation**

D. ADMINISTRATIVE APPROVALS

1.	**234 W Michigan**	**Deck**
2.	**106 S Huron**	**Roof**
3.	**114 S Huron**	**Roof**
4.	**302 S Washington**	**Paint**
5.	**417 N Adams**	**Roof**
6.	**112 W Michigan**	**Paint**
7.	**309 W Cross**	**Paint**
8.	**300 N Washington**	**Roof**
9.	**406 N Hamilton**	**Gutters**

E. OTHER APPROVALS

1. 527 N Huron Windows

F. OTHER BUSINESS
1. Resolution to support CLG funding for Starkweather Chapel window restoration
2. Property monitoring
3. Commissioner comments

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS
1. Approval of meeting minutes September 22, 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: **24 N Huron**

Property History: **The property includes a surface parking lot owned east of 24 N Huron that is wrapped by a City-owned alley on the south and west sides.**

Date of Application: **September 1, 2020**

Date of Review: **September 3, 2020**

Date of Meeting: **September 8, 22, October 13, 2020**

Proposed work: **Retrofitting concrete block barriers to a stone-faced concrete wall.**

Materials: **Concrete and stone.**

Staff review:

Background

1. **This application was tabled on the September 22 meeting, asking the applicant to "Provide more information on the length, thickness, and materiality of the wall." The Commission also discussed what kind of foundation or footing the wall would have and recommended a rendering of what the finished wall would look like.**
2. **To date, October 24, 2020, staff has not received additional information to include with the application.**
3. **The commission must act by the regularly scheduled meeting on October 27, 2020. The sixty-day timeline for review, per state law, ends on October 31, 2020.**

Overview of events leading to this application:

1. **On January 24, 2020, the Historic District Commission reviewed work that was completed without a permit at this location. Work included installation of 3 concrete barrier blocks at the southwest corner of the paved parking lot.**
2. **The applicant stated that the concrete blocks were installed to prevent trespassing, as advised by their attorney. They stated that the attorney suggested that**

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.

HDC permits were not required. Staff informed them that even non-historic resources must be reviewed by the HDC for potential impacts to the district.

3. **The Commission denied the work, citing that the concrete highway-type barriers were incompatible with the character of the historic district.**
4. **The applicant did not amend or appeal the application within 60 days (March 23, 2020).**
5. **A hearing with the Administrative Hearings Bureau was scheduled for August 20, 2020. The hearing did not occur, because the applicant agreed to have a contractor scheduled to remove the blocks in two weeks**
6. **Instead of a contractor to remove the blocks, the applicant is now requesting to have them modified, in hopes of achieving a barrier that is compatible with the historic district.**
7. **This is the third time the applicant has attempted to enclose the lot.**

A Recent History of Barriers Surrounding the Lot

8. **On May 10, 2016, the HDC approved an application to for a 4' tall wood picket fence and triangular swing metal gate.**
    a. **Both the gate and fence were installed however the fence was removed entirely and one arm of the gate removed as well.**
9. **The applicant applied to reinstall this fence, with the addition of 5 metal bumper posts, in April 2018.**
    a. **On April 24, 2018, the HDC denied the application citing "the lack of consideration for the location, visibility and historic character of the site and the mixture of inappropriate materials in the proposal."**
    b. **The commission suggested the applicant may amend the application "using one consistent material for the fencing and gate that is non-residential in character. Chain-link fencing was suggested as a possibility for use in this particular location."**
    c. **The denied application was not amended or appealed.**
10. **At the time of the April 2018 application for a new fence, the subject concrete barriers had already been installed.**
    a. **Staff was delayed in requesting a permit for these items due to ongoing legal disputes with the City in the vicinity.**
11. **As stated above, the concrete blocks were submitted for review in January 2020, and were denied by the Commission with the finding that "the concrete blocks are a style of barrier inappropriate for the historic district that diminishes the integrity of setting."**

***Proposed modifications*:**

12. **The applicant would like to build a concrete stone-faced wall at this location, using the existing blocks as a foundation.**
    a. **A frame for pouring concrete will be constructed around the blocks and filled with new concrete so it is a seamless wall.**
    b. **The new concrete, so the wall will be stone-faced.**
13. **The applicant has expressed they would be willing to consider brick veneer over stone if the Commission finds it more appropriate.**
14. **The Commission is to confirm with the applicant the height, thickness, and length of the wall.**

Considerations

15. **In general, concrete, stone, and brick are materials compatible with the historic district.**

16. **A wall of this type is not found elsewhere in the district, but natural stone has been utilized in some locations; including 310 Florence and the retaining wall behind 32-42 N Huron.**
17. **If the Commission finds that the concrete blocks cannot be modified appropriately, it should be explicitly stated in the motion, on record.**
18. **If the Commission finds that modifying the concrete blocks would be outright inappropriate, Staff recommends the Commission discuss with the applicant compatible enclosure methods. The applicant has expressed wanting additional guidance.**

***This work may be subject to approval of a fence permit.**

Recommended Motions:

Move to deny the the proposed work at 24 N Huron, citing a lack of information on the foundation and structure of the proposed wall.

[If the Commission finds that there is no possible way that concrete barriers can be made appropriate for the district, please include that in the motion].

****

Move to approve and issue a Certificate of Appropriateness for the work at 24 N Huron, as submitted in the application dated September 1, 2020, for the construction of a stone-faced concrete wall. The wall shall match the height and thickness of the existing concrete barriers and be faced with stone to a pattern similar to the example photos submitted.

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

Prepared by:
Scott E. Slagor, Preservation Planner

R. 27340
#1547
PHDC-20-00061

RECEIVED
SEP 01 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: 24 N. Huron Ypsilanti MI 48197

Applicant

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

Name: Bessie Puppers

Address: [redacted]

City: Ypsilanti | State: MI | Zip: 48197

Phone / Fax: [redacted]

Contractor

Contractor Name & Contact Info: Victory Concrete. LLC [redacted]

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement
- ☐ Porches
- ☐ Sign
- ☐ Fence (or ot[redacted]work)
- ☐ Painting
- ☐ Other
- ☐ Application Amendment

Complete Description of Proposed Work:

Remortar and color of exterior stones to comply with historical guidelines. Rejoice the stones together and restore original wall.

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

Information included in the proposal. See Attached.

Permit Application Fee (action items only)

The fee is $35 for the first $3,000 in construction cost plus $5 for every additional $3,000 of const cost. There is a flat fee of $35 for painting only. *An additional fee of $50 applies to HDC work started without the able permit.*

Construction Cost: 800.00	Permit fee: $35 + _____ =

Signature

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

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

Signature:	Date: 8/31/20
Print Name: Bessie PAPPAS	

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-200061

Victory concreTe LLC

1605 Ferndale Place ■ Ann Arbor, Michigan 48104

Donna M. Malski

PROPOSAL / CONTRACT

August 28, 2020

TO

Betsey Pappas ph:
Jackson Cleaners
24 N. Huron St.
Ypsilanti, MI 48197

DESCRIPTION OF WORK

Repoint the joints of the stone foundation wall at the rear corner of building (exterior). Best match mortar and color to the original used. Remove paint from stones and joints to restore area to the original wall.

DIMENSIONS

- **repoint area of wall: 4 FT X 3 LF = 12 SF**
- **remove paint from stones: 4 FT X 5 LF = 20 SF**

JOB DETAILS

1. Remove broken and crumbling mortar with patching materials.
2. Clean area thoroughly.
3. Brace stones for correct fit.
4. Mix mortar to best match original with materials and color. Apply to joints.
5. After several days, remove bracing.
6. Remove paint and unwanted patch material from stone faces.

COSTS

- **Repoint joints of stone wall and remove paint: 20 SF = $ 400.00 – 800.00**

TOTAL CHARGE = TBD

PAYMENT TERMS

Fifty percent due prior to the job in the amount of the estimated cost.
Balance due upon completion of the job, the approved inspection if required, or within 30 days of receipt of the final invoice.
Please make payable by check OR cash to **VICTORY CONCRETE, LLC.** Mail to:

VICTORY CONCRETE, LLC
1605 Ferndale Pl.
Ann Arbor, MI 48104

Deposit: (50%) Due prior to beginning job. _____ _____
customer signature *date*

Balance: Due upon completion of job. _____ _____
contractor signature *date*

NOTES

MATERIALS AND METHODS used currently replicate those used at the original time the structure was built.

ADDITIONAL CHARGES may apply if unforeseen situation arises. Customer will be notified before proceeding.

PREVIOUS WORK not done properly or not within code by other contractors can be repaired or corrected for a cost.

ALL WORK is done professionally.

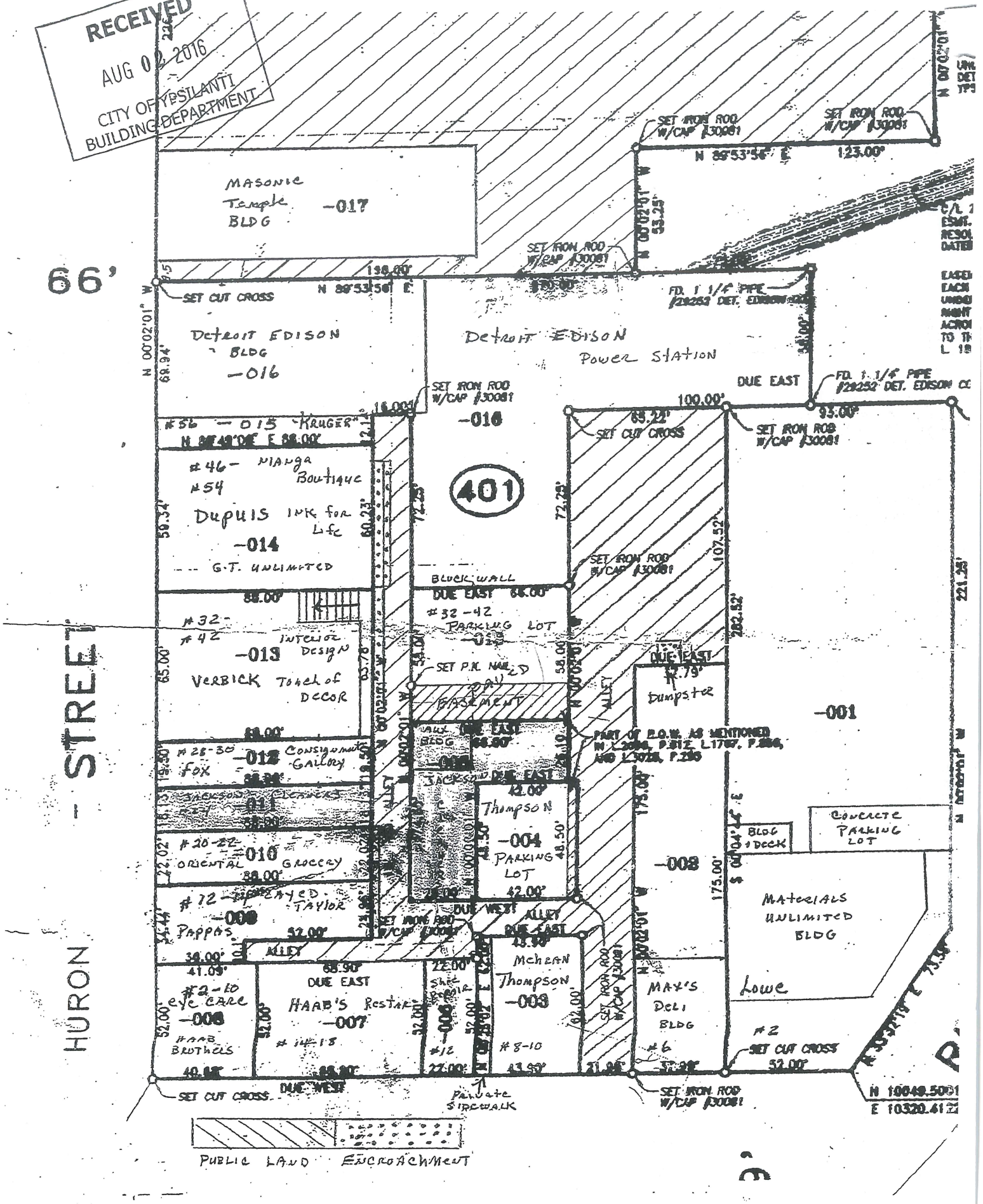
VICTORY CONCRETE, LLC is fully insured with general liability, workers' compensation disability, and commercial vehicle insurance.

TERMS

A 1.5% charge will be applied monthly to all unpaid balances after 30 days.



RECEIVED
AUG 02 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT



Example of stone-faced concrete the applicant is aiming for.







Staff photos of alley, January 22, 2020.





HDC Work Permit Staff Review

Property address: **N Summit between Washtenaw and W Cross**

Property History: **The Ypsilanti Water Tower is an icon recognized by the US National Register of Historic Places and a Michigan State Historic Site. Built in 1890, the Ypsilanti Water Tower served an important function as the only water tower in the Ypsilanti water system until 1956. In 1976, the Water Tower was restored and today it is managed by YCUA**

Date of Application: **September 14, 2020**

Date of Review: **September 16, 2020**

Date of Meeting: **September 22, October 13 2020**

Proposed work: **Removal and replacement of concrete steps on the N Summit Street side of the Stone Tower from the back of sidewalk to the wooden doors of the structure. The top step/landing area of the stairs touches the outside wall of the structure. New concrete steps will match existing in material and dimensions.**

Materials: **Concrete**

Staff review:

1. **This item was tabled at the September 22 HDC meeting so the applicant may provide "*further information detailed as discussed at the meeting, specifically concerning the expansion joints and their location; as well as the potential for a threshold to be installed*."**
2. **The Commission shall act by the regularly scheduled meeting on November 10, 2020. Per state law, the sixty-day timeline for review ends on November 13, 2020.**
3. **YCUA conducted reviewed the Commission's questions and found "*installation of a threshold at the existing doors is not necessary and that an expansion joint just outside the doors is preferred*."**
4. **YCUA has provided a letter with additional information, an MDOT spec. sheet for the expansion joint, Quikrete sealant spec. sheet and an additional photo.**

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.

Scope of Work

5. **The applicant is proposing removal and replacement of the concrete steps on the N Summit Street side of the Stone Tower from the back of sidewalk to the wooden doors of the structure. New concrete steps will match existing in material and dimensions. The new concrete steps will by 7 ft. and five inches wide by 8 ft from the sidewalk to door for a total of 59.2 sq ft.**
    a. **YCUA will saw-cut and remove the existing concrete. An fiber expansion joint will be placed between the new concrete and old. The joint will be sealed with a polymer sealant. See attached letter for a detailed description.**
6. **The applicant is also proposing removal and replacement of the concrete sidewalk on the west side of the Stone Tower between W. Cross Street and Washtenaw Road. None of this work is physically connected to the structure. New sidewalk will match existing in materials and dimensions. Approximately 45' long by 6' wide.**

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 303 Summit, as submitted in the application dated September 14, 2020, with the amendments presented on October 13, 2020 for the removal and replacement on concrete sidewalks and steps.

Relevant Secretary of the Interior's Standards:
#6

Prepared by: **Christopher Jacobs, Community Development Manager; updated 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
303 N. Summit Street

Applicant

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

Name		
Ypsilanti Community Utilities Authority		
Address		
2777 State Road		
City	State	Zip
Ypsilanti	MI	48198
Phone / Fax	E-Mail	
(734) 484-4600	swestover@ycua.org	

Contractor

Contractor Name & Contact Info
To be determined

Type of work

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

Complete Description of Proposed Work:

Removal and replacement of the concrete steps on the N. Summit Street side of the Stone Tower from the back of sidewalk to the wooden doors of the structure. The top step/landing area of the stairs touches the outside wall of the structure. New concrete steps will match existing in material and dimensions.
7 feet, 5 inches wide by 8 feet (sidewalk to door) = 59.2 square feet
59.2 square feet / 9 square feet per square yard = 6.58 square yards
6.58 square yards x $200/square yard = $1,316

Removal and replacement of the concrete sidewalk on the west side of the Stone Tower between W. Cross Street and Washtenaw Road. None of this work is physically connected to the structure. New sidewalk will match existing in materials and dimensions. Approximately 45' long by 6' wide.
45 feet long x 6 feet wide = 270 square feet
270 square feet / 9 square feet per square yard = 30 square yards
30 square yards x $125/square yard = $3,750

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

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:
$5,066	$45 + $5 = $50

Signature

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

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

Signatur[redacted]	Date: 9/14/2020
Print Name: Scott Westover, P.E., Engineering Manager, Ypsilanti Community Utilities Authority	

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.



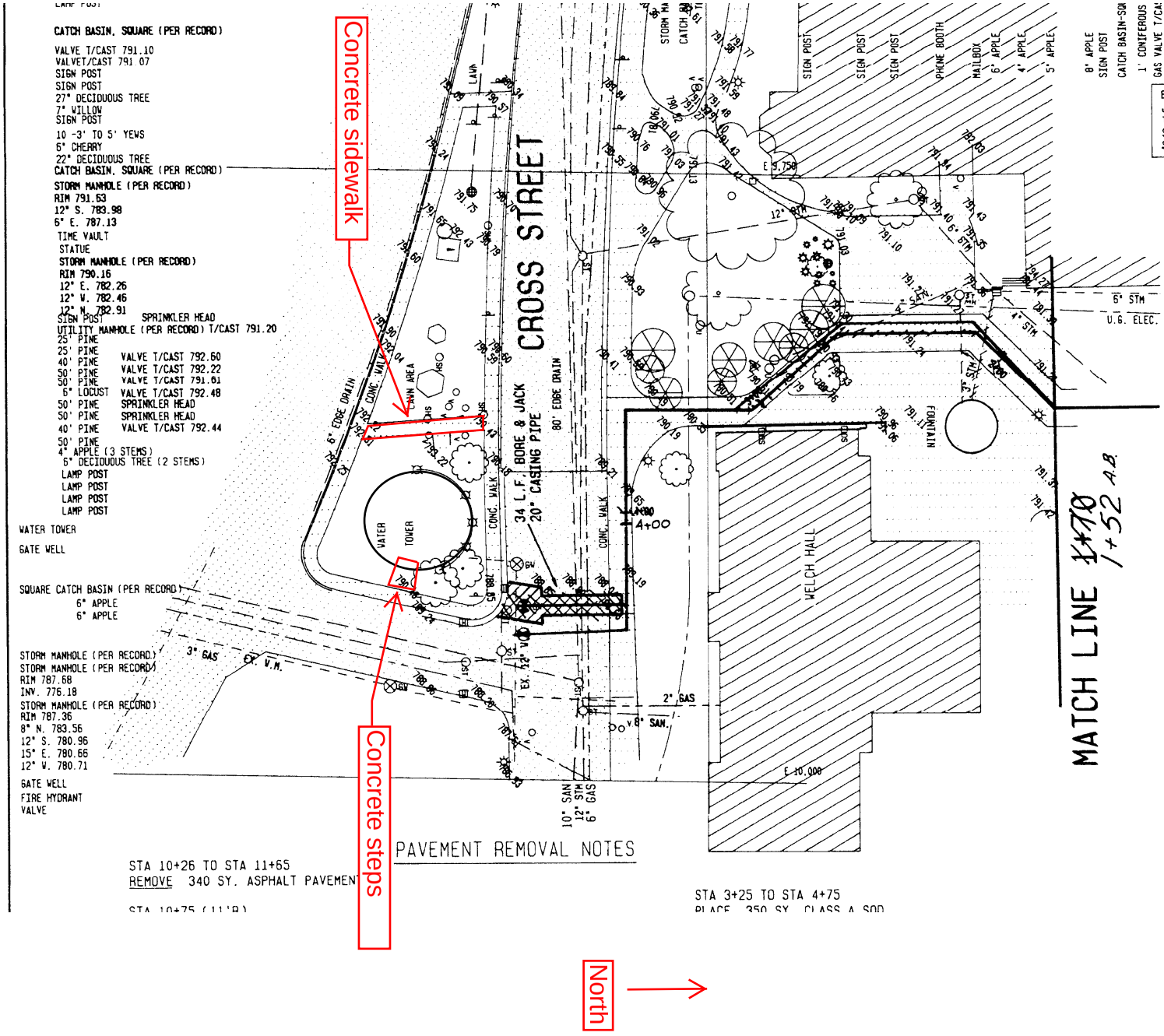
Concrete sidewalk on the west side of Stone Tower, looking south



Concrete steps on the east side of Stone Tower



Concrete steps on the east side of Stone Tower


Concrete sidewalk
Concrete steps
North
CROSS STREET
34 L.F. BORE & JACK
20" CASING PIPE
80' EDGE DRAIN
WELCH HALL
WATER TOWER
MATCH LINE 1+70
1+52 A.B.
CATCH BASIN, SQUARE (PER RECORD)
STORM MANHOLE (PER RECORD)
SQUARE CATCH BASIN (PER RECORD)
WATER TOWER
GATE WELL
FIRE HYDRANT
VALVE
PAVEMENT REMOVAL NOTES
STA 10+26 TO STA 11+65
REMOVE 340 SY. ASPHALT PAVEMENT
STA 3+25 TO STA 4+75
PLACE 350 SY. CLASS A SOD
BENCHMARK #
JOB BM#2
TOP OF ARROW ON FIRE HYDRANT
S. SIED OF FORREST, E. OF
STARKWEATHER HALL. ELEV 792.92

Dedicated to Providing Top Quality, Cost Effective, and
Environmentally Safe Water and Wastewater Services to Our Customers

YPSILANTI COMMUNITY UTILITIES AUTHORITY

2777 STATE ROAD
YPSILANTI, MICHIGAN 48198-9112
TELEPHONE: 734-484-4600
WEBSITE: www.ycua.org

September 30, 2020

VIA ELECTRONIC MAIL

Mr. Scott Slagor, Preservation Planner
City of Ypsilanti
One South Huron Street
Ypsilanti, MI 48197

Re: Historic District Commission Work Permit Application 20-0070
Stone Tower Concrete Replacement
303 N. Summit Street, City of Ypsilanti

Dear Mr. Slagor:

This letter and the enclosed documents are submitted in response to both the City of Ypsilanti Historic District Commission (HDC) regular meeting of September 22, 2020 and the letter from your office dated September 25, 2020 regarding the proposed replacement of the deteriorated concrete steps on the Summit Street side of the Stone Tower at 303 North Summit Street. In particular, the HDC requested information regarding expansion joint locations and materials as well as consideration of installation of a threshold at the existing doors.

The Authority desires to sawcut and remove the existing concrete starting approximately 6" east of the existing doors all the way to the back edge of the existing sidewalk parallel to North Summit Street. Based on the Isolation Joint detail shown on MDOT R-37-B, a ½" thick fiber expansion joint will be installed along both interfaces between the masonry walls and the new concrete slab as well as at the sawcut joint between the new concrete and the existing concrete near the doors as depicted on the enclosed photograph. The fiber expansion joint will be sealed with a polymer sealant, such as Quikrete Advanced Self-Leveling Sealant (data sheet enclosed), to best match the existing mortar in the adjacent masonry walls. The same materials will be installed at the joint between the new staris and the existing sidewalk along North Summit Street.

In addition, after further evaluation, the existing wing walls on either side of the stairs will be removed and replaced in kind as part of the project. We look forward to this information being considered by the HDC during their next regular meeting. Should there be any questions, please contact this office.

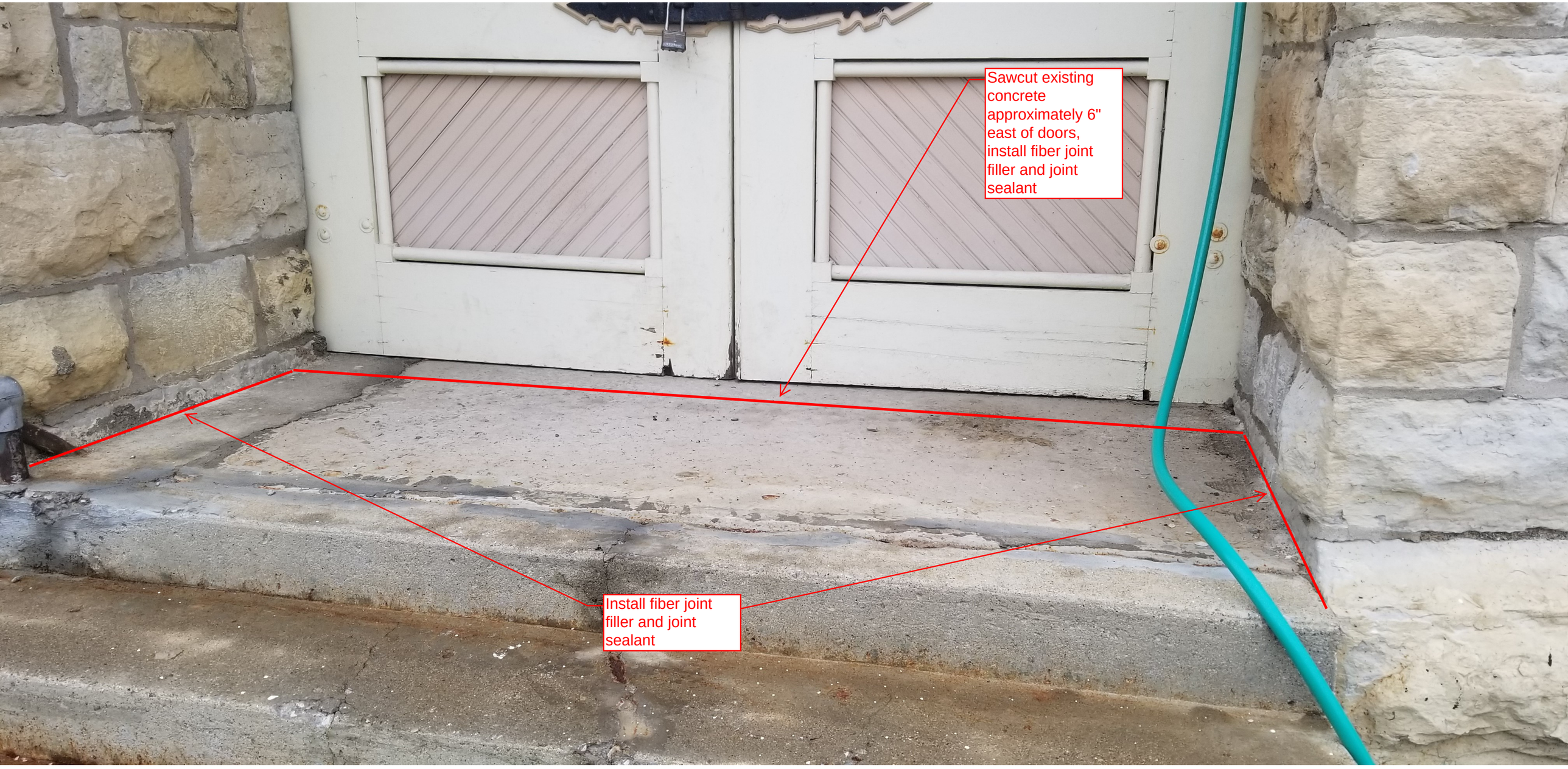
Sincerely,

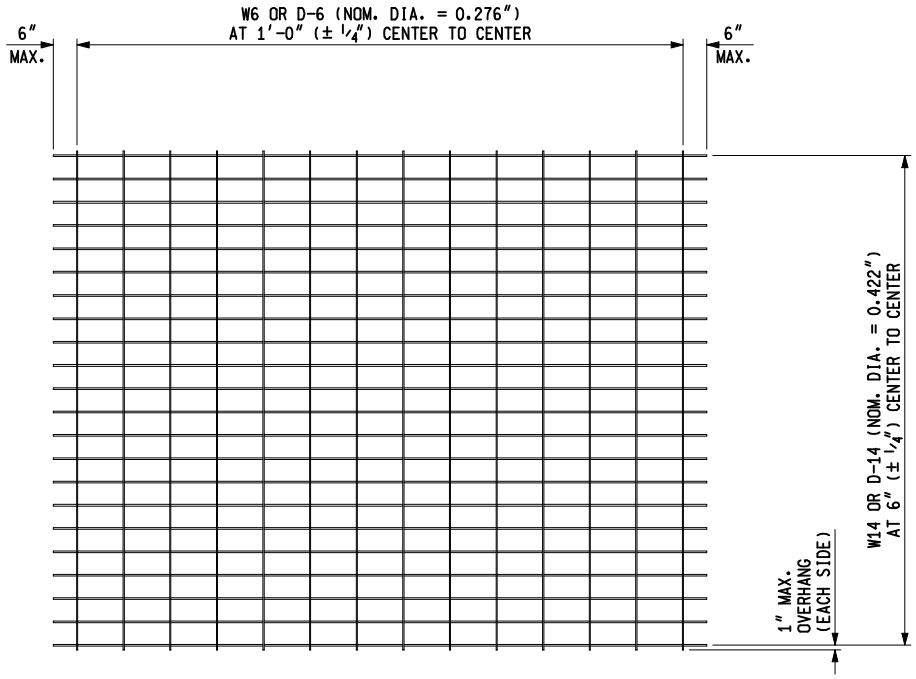
SDW Digital Signature

SCOTT D. WESTOVER, P.E., Engineering Manager
Ypsilanti Community Utilities Authority

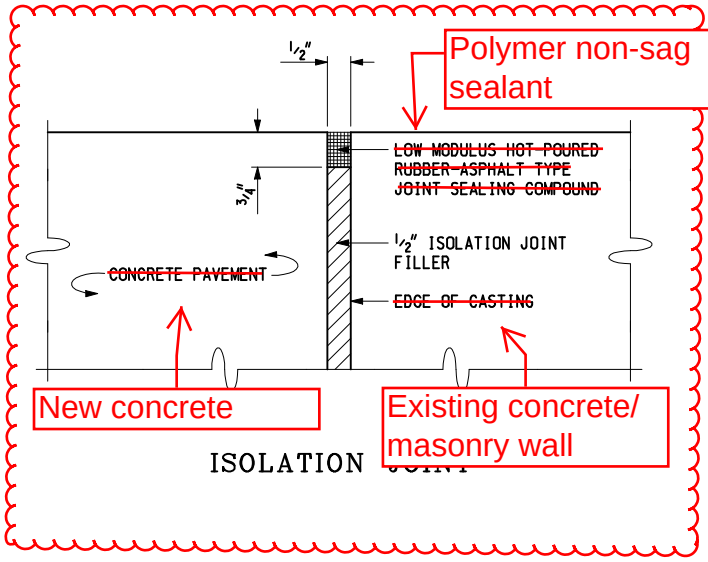
Enclosures

cc: Mr. Jeff Castro, Mr. Mike Shaffer, File, YCUA
Mr. Andy Aamodt, City of Ypsilanti

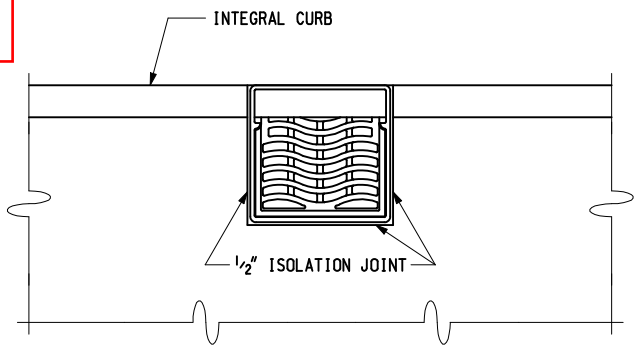

Sawcut existing concrete approximately 6" east of doors, install fiber joint filler and joint sealant
Install fiber joint filler and joint sealant



WIRE FABRIC REINFORCEMENT



ISOLATION JOINT



DRAINAGE INLET
(FOR USE WITH INTEGRAL CURB)
NOT ALIGNED WITH TRANSVERSE JOINT

NOTES:

NO PLUG OR SLIVER OF CONCRETE SHOULD EXTEND OVER, UNDER, THROUGH, AROUND, OR BETWEEN SECTIONS OF THE JOINT FILLER.

JOINT FILLER MAY BE HELD IN PLACE BY STAKES IN THE SUBGRADE.

AFTER THE CONCRETE HARDENS, THE TOP OF THE JOINT FILLER MAY BE RECESSED APPROXIMATELY 3/4" TO allow SPACE FOR LOW MODULUS HOT-POURED RUBBER-ASPHALT TYPE JOINT SEALING COMPOUND.

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR

ISOLATION JOINT DETAILS

9-10-2010 F.H.W.A. APPROVAL	5-28-2010 PLAN DATE	R-37-B	SHEET 2 OF 2

ADVANCED POLYMER SELF-LEVELING SEALANT

PRODUCT NO. 8660-41

DIVISION 7
2

Joint Sealant
07 92 00



PRODUCT DESCRIPTION

QUIKRETE Advanced Polymer Self-Leveling Sealant is a superior, self-leveling, one-component, permanently flexible, multipurpose sealant.

PRODUCT USE

QUIKRETE Advanced Polymer Self-Leveling Sealant is a non-shrink weather-resistant, high performance advanced polymer sealant formulated to fill cracks and joints in concrete, in interior or exterior areas up to 1 inch (25.4 mm) in width. QUIKRETE® Advanced Polymer Self-Leveling Sealant is UV resistant and adheres to concrete, brick, masonry, wood, glass, vinyl, and most plastics. QUIKRETE® Advanced Polymer Self-Leveling Sealant is ready-to-use and cures upon contact with the moisture in the air to form a durable flexible seal.

QUIKRETE® Advanced Polymer Self-Leveling Sealant may be used for:

Sealing & Waterproofing horizontal control joints or expansion joints in sidewalks, driveways, industrial floors, parking decks, etc.

A variety of general purpose joint sealing applications

Environmentally friendly – solvent & isocyanate-free

SIZES

QUIKRETE Advanced Polymer Self-Leveling Sealant is available in gray 10 oz (295 mL) tubes.

YIELD

10 oz (295 mL) tube will fill approximately 12 linear feet (3.6 m) in 1/2 in (13 mm) wide by 1/4 in (6.3 mm) deep joint .

TECHNICAL DATA

QUIKRETE Advanced Polymer Self-Leveling Sealant meets performance requirements of ASTM C 920, Type S, Grade P, Class 25, Use T, NT, A, G, and M; Federal Specification TT-S-0230C, Type I, Class A; CSA CAN/CGSB 19.13-M87. Meets VOC requirements in all regions.

QUIKRETE Advanced Polymer Self-Leveling Sealant, when tested in accordance with standard procedures, provides typical results as listed in Table 1.

TABLE 1 TYPICAL PHYSICAL PROPERTIES

Tack-Free Time at 77 °F (25°C), 50% RH	60 minutes
Cure Rate at 77°F (25°C) , 50% RH	1/8" (3 mm) per 24 hours
Flow	Self-levels
Dynamic Joint Movement	+/- 25%
Durometer Hardness, Shore A	20 to 30
Ultimate Tensile Strength	230 psi (1.5 MPa)
Elongation	400% to 500%

INSTALLATION

NOTE: It is recommended that impervious gloves – such as nitrile be worn during application. QUIKRETE® Advanced Polymer Self-Leveling Sealant is difficult to remove from skin and clothing. If sealant gets on skin, immediately wipe off with a dry cloth. Use only in well-ventilated, exterior areas. Before handling read Safety Data Sheet at www.quikrete.com.

APPLICATION

SURFACE PREPARATION

The key to long-term sealant performance is proper substrate preparation. The substrate must be clean, frost free, sound and free of any oils, greases, or incompatible sealers, paints or coatings that may interfere with adhesion and good joint performance.

Porous surfaces should be cleaned of dirt, dust loose debris and other potential bond breakers. Mechanical methods, such as wire

brushes, grinders, etc. may be required to remove surface contamination, debris and failed sealants such as in re-caulking applications. Make sure to wear proper personal protection equipment when sanding or grinding.

JOINT DESIGN
A thin bead of sealant will accommodate more movement than a thick bead. Working joint depths should never exceed ½ in (13 mm) or be thinner than 1/4 in (6.3 mm). The ratio of joint width to depth should be 2 to 1. Joints should be designed or cut to work well within the movement capability of the sealant allowing for erection and installation tolerances, time of year of installation and sealant movement capability. QUIKRETE® Backer Rod (No. 6917) should be used depending on application, to prevent three sided adhesion and to prevent joint depths from exceeding ½ in (13 mm). If joint depth does not allow for backer rod installation, use polyethylene bond breaker tape.

METHOD OF APPLICATION
Avoid applying sealants below 40 °F (4 °C) unless following specific instructions for cold weather caulking. Also avoid applying sealants in ambient conditions where threat of rain is imminent. If ambient temperatures exceed 85 °F (29 °C) and particularly when substrates will be exposed to direct sunlight, check surface temperatures to be sure they don't exceed the maximum application temperature of 95 °F (35 °C). Mask adjacent surfaces to be sealed if necessary to ensure neat sealant lines and minimize clean up. Avoid placing masking in areas to be sealed. Remove masking immediately after placing sealant. Remove nozzle by twisting counterclockwise. Cut the tip of the tube without removing any of the threads for the nozzle. Reattach the nozzle and cut the tip of the nozzle to the desired size. Using a caulk gun, dispense sealant with the nozzle near the bottom of the joint to avoid trapping air during placement.

VOC Content
9 g/L

CLEAN UP
Remove from skin or tools immediately. Cured material is very difficult to remove. May use rubbing alcohol cautiously on skin. Uncured material can be removed from tools and surfaces with solvents such as alcohol, citrus removers or nail polish remover. Employ solvents cautiously; solvents are flammable; follow with soap and water as appropriate. Cured material may be removed mechanically. Avoid contact with strong acids and oxidizers.

CURING
Allow sealant to cure for a minimum of 2 hours before painting with a water-based latex paint and to cure for a minimum of 3 days before exposing to traffic. Allow 7 days to cure for temporary water immersion applications. Typical full cure in 3 to 7 days. Low humidity, cooler temperatures, and non-porous substrates will lengthen these times.

PRECAUTIONS
WEAR IMPERVIOUS GLOVES, such as nitrile, and eye protection.
Service Temperature: -90 °F (-68 °C) to 425 °F (218 °C)
Application Temperature: 40 °F (4 °C) to 95 °F (35 °C)
Storage Temperature: 40 °F (4 °C) to 75 °F (24 °C)
Do not apply over silicones or other existing sealants. Do not apply to frozen surfaces. Avoid contact with alcohol and solvents during cure. Avoid contact with strong acids and alkalis. Avoid joints that are too deep. Joints between non-porous substrates require slightly longer cure-through time depending on surface area. Do not apply if rain is expected before sealant has partially cured. Wash skin and hands after use. Not recommended for aquariums and marine applications. Read SDS @ www.quikrete.com.

WARRANTY
NOTICE: Obtain the applicable LIMITED WARRANTY: at www.quikrete.com/product-warranty or send a written request to The Quikrete Companies, LLC, Five Concourse Parkway, Atlanta, GA 30328, USA. Manufactured under the authority of The Quikrete Companies, LLC. © 2018 Quikrete International, Inc.

*Refer to www.quikrete.com for the most current technical data and SDS

Revised 20 July 2018

HDC Work Permit Staff Review

Property address: **400 N River**

Property History: **The property includes the Thompson Block, a landmark building of the Depot Town commercial district that can tie its construction to the railroad. Originally known as the Norris Block, the building was erected by Mark Norris in 1860 using bricks from his demolished Western Hotel- which was in the path of a railroad expansion. In 1862 and 1863 the building housed barracks for the Fourteenth and Twenty-Seventh Michigan Infantry Regiments. Reputedly, the building is the only Michigan barracks facility used in 1862 that is still extant.**

In 1869, the southwest corner unit of the building became occupied by a paint and wagon shop, owned by Oliver E. Thompson, for whom the building is now named. Over time the store expanded to half of the building; selling agricultural implements, bicycles, and various home/hardware goods. In the 1910s, Oliver's grandson, Joseph Thompson, opened a dodge dealership in the north half of the building, operating it a short while before moving it across Cross Street. In 1927 The Thompson family sold the business to a Detroit firm that retained the name: O. E. Thompson and Sons, which remained in the building until 1950.

Various businesses occupied the building throughout the second half of the twentieth century, however it slowly fell into disrepair and was determined a case of demolition by neglect in 2002. Repairs were made to the building, but it was unfortunately gutted by a fire in 2009. The exterior walls were preserved and the building is currently undergoing rehabilitation.[i]

Date of Application: **September 30, 2020**

Date of Review: **October 9, 2020**

Date of Meeting: **October 13, 2020**

Proposed work: **Signs.**

Materials: **Aluminum sign panels.**

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.

Staff review:

1. **Some of the work in this application was completed prior to obtaining approvals/permits. The applicant states that this was done to fulfill their Historic Tax Credit schedule and apologizes for being late to submit City permits.**
2. **New signs include four sign panels on the façade; a painted sign and blade sign on the south elevation, and individual letters on the rear (east) elevation.**

Facade

3. **The façade includes four aluminum signs with vinyl lettering: two are building-mounted between the second and third stories; and two are mounted to the awning valance on the first story storefronts.**
    a. **The building-mounted signs are anchored to the mortar joints.**

South Elevation

4. **The principle sign on the south elevation is restoration of the painted wall sign that extends across the building, reading "THOMPSON."**
5. **A blade aluminum sign will be mounted to the building's southwest corner, reading "THOMPSON LOFTS." The sign will be mounted to the mortar joints.**

East Elevation

6. **Individual letters will be mounted to by tube rails to the flat canopy awning over the east elevation entrance.**

***Sign lighting appears to have been approved as part of the lighting plan submitted in 2018.**

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at 400 N River, as submitted in the application, dated September 30, 2020, for installation of two building-mounted signs and two awning-mounted signs on the façade; a painted wall sign and blade sign on the south elevation; and awning-mounted letters on the east elevation. The signs shall be installed per specifications submitted.

Relevant Secretary of the Interior's Standards:
#5, #9, #10

Prepared by:
Scott E. Slagor, Preservation Planner

---

[i] **Historical facts lifted from: James Mann "The Thompson Block- Then and Now!" Ypsilanti Gleanings, (Winter 2009), 1-4.**

PHDC-20-0072

RECEIVED
SEP 30 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: 400 N River [redacted]

Applicant

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

Name: Johnson Sign Co

Address: [redacted]

City: Ypsilanti | State: MI | Zip: 48197

Phone / Fax: [redacted] | E-Mail: [redacted]

Contractor

Contractor Name & Contact Info: Kevin Short, Senior Sales Executive

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement
- ☐ Porches [redacted]
- ☒ Sign
- ☐ Fence ([redacted]other sitework)
- ☐ Painting
- ☐ Other
- ☐ Application Amendment

Complete Description of Proposed Work:

W Elevation: Fabricating (4) non lit sign panels
S Elevation: painting "Thomson" directly on the brick, (1) projecting non lit "Thomson Lofts" sign
E Elevation: (1) set of non lit "Thomson Lofts" individual letters

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

aluminum

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:
4,000.00	$45 + 100 = ~~145.00~~

Signature

I hereby attest that the above information is accurate. I am authorized to and grant pe[redacted]sion to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or ev[redacted]ting this application.

I further affirm that this property has, or will have before the proposed work [redacted]ompleted, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-stat[redacted]nstruction code, PA 230 of 1972, as amended.

Signature:	Date:
[redacted]	9/2[redacted]20
Print Name: Kevin Short, Senior Sales Executive	

If you have questions about what the HDC generally permits or does [redacted] 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.

Corporate Office - Jackson
2240 Lansing Ave.
Jackson, MI 49202
P: (517) 784-3720
F: (517) 784-1556
www.johnsonsign.com

Douglas Sign - Lansing
A Division of Johnson Sign
1800 S. Cedar St.
Lansing, MI 48910
P: (517) 482-2090
F: (517) 482-2138

Huron Sign - Ypsilanti
A Division of Johnson Sign
663 S. Mansfield St.
Ypsilanti, MI 48197
P: (734) 483-2000
F: (734) 483-5164

JSC PROPOSAL

Proposal #:
Proposal Date: Jon Carlson
Customer #: Kevin Short

Owner

TERMS AND CONDITIONS
JOHNSON SIGN CO.

1. UPON DEFAULT IN THE PAYMENT OF ANY SUMS HEREIN AGREED, Johnson Sign Company MAY, AT IT'S OPTION, DECLARE THE ENTIRE BALANCE PRICE FULLY DUE AND PAYABLE WITHOUT FURTHER NOTICE TO CUSTOMER; AND WHEN DECLARED, CUSTOMER AGRES TO PAY INTEREST ON SAID BALANCE, WHEN DECLARED DUE AT THE RATE OF 1.5% PER MONTH. CUSTOMER FURTHER AGREES TO PAY ALL REASONABLE COSTS OF COLLECTION OF SAID BALANCE INCURRED BY THE COMPANY, INCLUDING ATTORNEY'S FEES.

2. BOTH PARTIES HERETO AGREE THA THE TITLE TO SAID ELECTRICAL SIGN SHALL REMAIN IN THE COMPANY UNTIL PAID FOR IN FULL, BUT AFTER DELIVERY TO THE CUSTOMER ALL DAMAGE FROM FIRE OR OTHER CAUSES AFTER SAID DELIVERY SHALL BE ASSUMED BY SAID CUSTOMER AND WILL NOT AFFECT THE RIGHTS OF THE COMPANY TO ENFORCE OF THE PURCHASE PRICE THEN UNPAID.

3. IT IS FURTHER AGREED BY BOTH PARTIES THAT ALL PROVISIONS IN REGARD TO THE PROJECT ARE CONTAINED IN WRITING HEREIN.

4. ALL TERMS AND CONDITIONS OF THIS CONTRACT SHALL BE BINDING UPON ANY SUCCESSORS, ASSIGNEES OR OTHER LEGAL REPRESENTATIVES OF THE RESPECTIVE PARTIES BUT NO ASSIGNMENT SHALL BE MADE BY THE CUSTOMER WITHOUT THE CONSENT IN WRITING OF THE COMPANY UNLESS FULL PAYMENT OF THE TOTAL CONSIDERATION HAS BEEN MADE.
5. Johnson Sign Company SHALL SECURE ALL NECESSARY PERMITS FROM THE BUILDING OWNER, AND/OR OTHERS WHOSE PERMISSION IS REQUIRED FOR THE INSTALLATION OF THE SIGN AND SAID SHALL BE LIABLE FOR ANY OBSTRUCTION OF DELIVERY DUE TO DELAY IN OBTAINING SUCH PERMISSION. FURTHERMORE, IF CUSTOMER EXECUTES THIS CONTRACT OF SALES WITHOUT EVER OBTAINING PERMISSION FROM PARTY OR PARTIES NECESSARY FOR THE INSTALLATION OF SAID SIGN, THEN CUSTOMER PURCHASES SAME AND IS BOUND TO THE TERMS AND CONDITIONS OF THIS CONTRACT AS THOUGH SAID PERMISSION WAS OBTAINED AND AGREES TO RELIEVE THE COMPANY FROM ANY LIABILITY FOR ITS FAILURE WITHIN 10 DAYS OF DELIVERY TO ERECT OR INSTALL SAID SIGN.

6. CUSTOMER AGREES TO PROVIDE ELECTIRCAL SERVICE FEED WIRE OF SUITABLE CAPACITY AND APPROVED MATERIAL TO LOCATION OF DISPLAY IN ADVANCE OF INSTALLATION, AND TO MAKE CONNECTION OF SAID ELECTRICAL FEED TO DISPLAY.
7. WHEN PIER DRILLING IS NECESSARY, THE COMPANY WILL CONTACT APPROPRIATE AGENCY TO LOCATE PUBLIC UTILITIES. LOCATION OF PRIVATE UTILITIES IS SOLE RESPONSIBILITY OF THE CUSTOMER. IN THE EVENT ROCK IS ENCOUNTERED IN THE DRILLING PROCESS, TO THE POINT WHERE SPECIAL EQUIPMENT IS REQUIRED, ADDITIONAL MONIES MAY BE REQUESTED IN WRITING BY THE COMPANY.

8. ALL PRODUCTS MANUFACTURED BY THE COMPANY ARE GUARANTEED UNCONDITIONALLY AGAINST DEFECTIVE PARTS, MATERIALS AND WORKMANSHIP, WITH EXCEPTION OF INCANDESCENT AND FLUORESCENT LAMPS AS THEY ARE NEVER GUARANTEED, FOR A PERIOD OF ONE YEAR (1) YEAR. FOR THE NEXT THREE HUNDRED THIRTY (330) DAYS, AND MATERIAL, WITH THE EXCEPTION OF THE LAMPS, WILL BE REPLACED AT NO COST TO THE BUYER FOR THIS MATERIAL. THE COST OF LABOR, HOWEVER, WILL BE CHARGED AT HOURLY R[redacted]S.

THIS PROPOSAL DOES NOT BECOME EFFECTIVE UNTIL SIGNED AND DATED BY THE COMPANY; ONCE SIGNED THIS PROPOSAL WILL EXPIR[redacted]FTER 30 DAYS.

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO [redacted] WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

SALESPERSON: _____ DATE: _____

ACCEPTED BY: Jon A. Carlson TITLE: Manager

SIGNATURE: _____ DATE: 08/18/2020

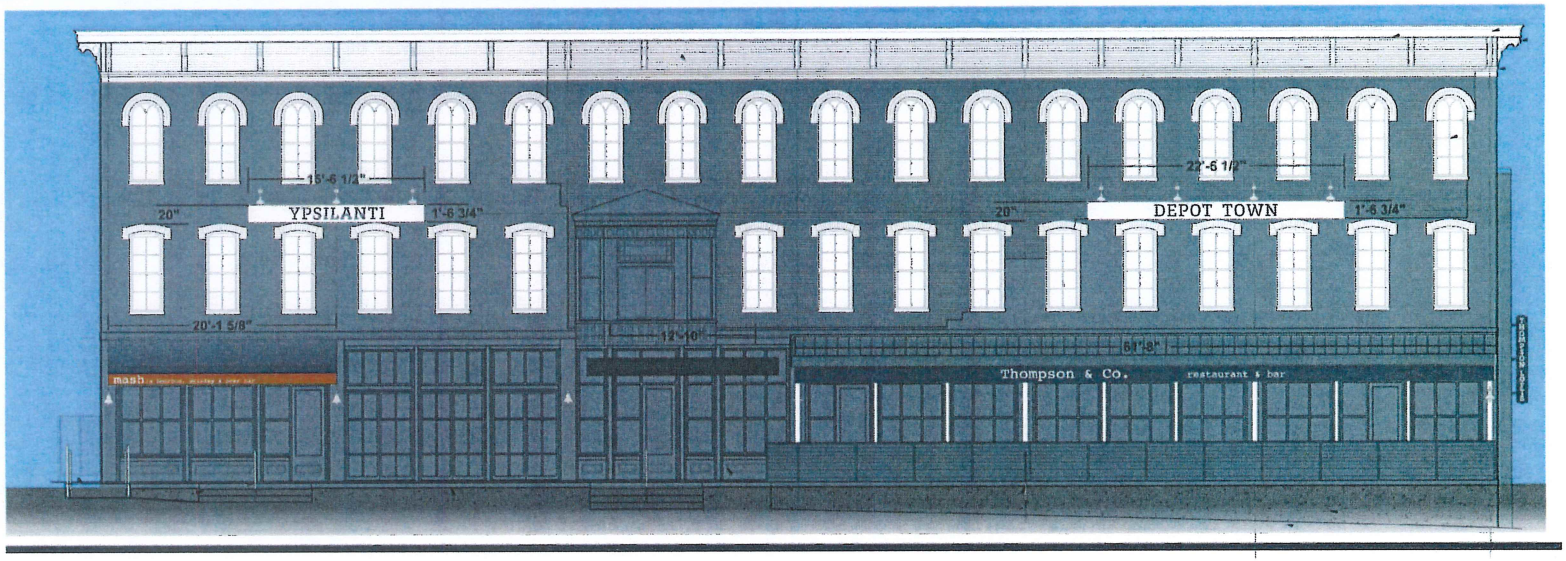
Exterior Sign Package

H·U·R·O·N S·I·G·N·C
663 S. MANSFIELD
P.O. BOX 980423
YPSILANTI, MI 48198
PHONE 734-483-2000
1-800-783-0100
FAX 734-483-5164
www.JohnsonSign.com

A Division of
Johnson Sign Co.

INTERNATIONAL SIGN ASSOCIATION
DESIGN COMPETITION AWARD WINNER

WSA WORLD SIGN ASSOCIATES
BEST OF THE BEST AWARD WINNER



SCALE 3/32" = 1'

8'-4 3/4" × 1'-0 3/4"
YPSILANTI
9 SQFT

10'-10" × 1'-0 3/4"
DEPOT TOWN
11.51 SQFT

12'-5 3/8" × 8 5/8"
mash : a bourbon, whiskey & beer bar
8.95 SQFT

11'-1" × 9 3/8"
Thompson & Co.
8.65 SQFT

8'-6 3/4" × 7"
restaurant & bar
5 SQFT

Hale Navy
HC-154
BENJAMIN MOORE

PMS 1675

Aluminum sign panels with vinyl graphics, all anchors on the brick wall, will be made in the mortar joints only.

WEST ELEVATION SQUARE FOOTAGE - 38.11

SCALE 3/8" = 1'

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Underwriters Laboratories, Inc.
-SUITABLE FOR WET LOCATIONS- IN ACCORDANCE WITH NEC 600
ELECTRIC SIGN CERTIFIED MANUFACTURER

# OF SETS	SEE ABOVE	RETURN DEPTH	1/8"	RACEWAY COLOR	N.A.
FACE COLOR	TBD	TYPE OF INSTALL	WALL SIGNS	TRANSFORMER	N.A.
RETURN COLOR	N.A.	TYPE OF FACE	1/8" ACRYLIC	BALLAST	N.A.
RETAINER COLOR	N.A.	RACEWAY D. H. L.	N.A.	COMMENTS:	
LED COLOR	N.A.	HOUSINGS	N.A.		

DESIGNER	S WILKIE
DATE	08/24/20
JOB NO.	
JOB NAME	THOM-BLOK-EXT-082420-4
SALESPERSON:	KEVIN SHORT
ADDRESS:	400 N. RIVER ST. YPSILANTI, MI

APPROVED BY: _____ DATE: _____

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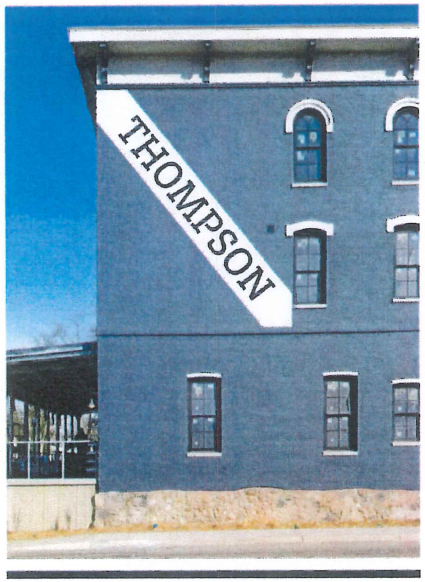
Exterior Sign Package

H·U·R·O·N S·I·G·N·C
663 S. MANSFIELD
P.O. BOX 980423
YPSILANTI, MI 48198
PHONE 734-483-2000
1-800-783-0100
FAX 734-483-5164
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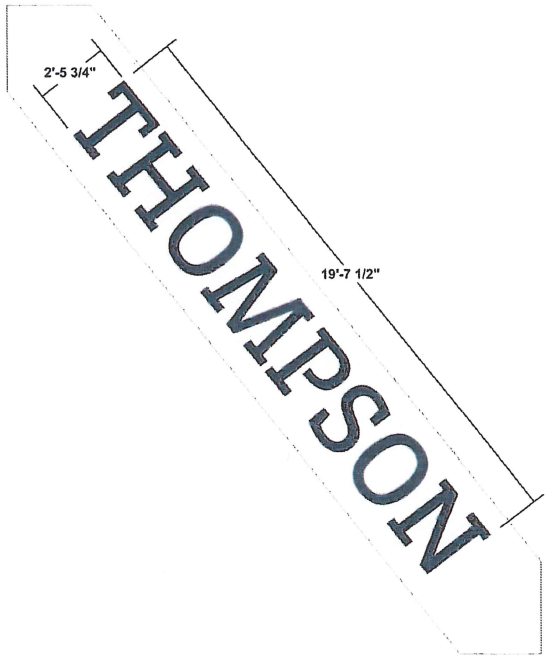
WSA WORLD SIGN ASSOCIATION
BEST OF THE BEST AWARD WINNER



SCALE 3/32" = 1'



HISTORICAL IMAGE



These letters are painted directly on the brick wall

48.65 SQFT

SCALE 1/4" = 1'

SOUTH ELEVATION SQUARE FOOTAGE - 48.65
WEST ELEVATION SQUARE FOOTAGE - 38.11

86.76 TOTAL SQUARE FEET

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# OF SETS	SEE ABOVE	RETURN DEPTH	1/8"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	TBD	TYPE OF INSTALL	WALL SIGNS	TRANSFORMER	N.A.	DATE	08/24/20
RETURN COLOR	N.A.	TYPE OF FACE	1/8" ACRYLIC	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	N.A.	RACEWAY D. H. L.	N.A.	COMMENTS:		JOB NAME	THOM-BLOK-EXT-082420-4
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	400 N. RIVER ST. YPSILANTI, MI

APPROVED BY:_____ DATE: _____

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Exterior Sign Package

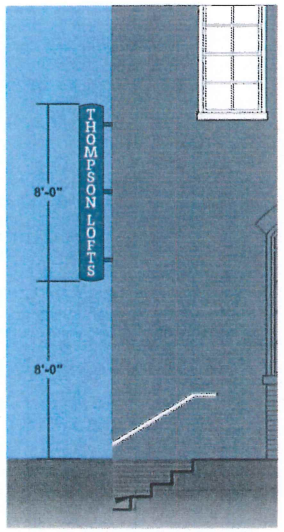
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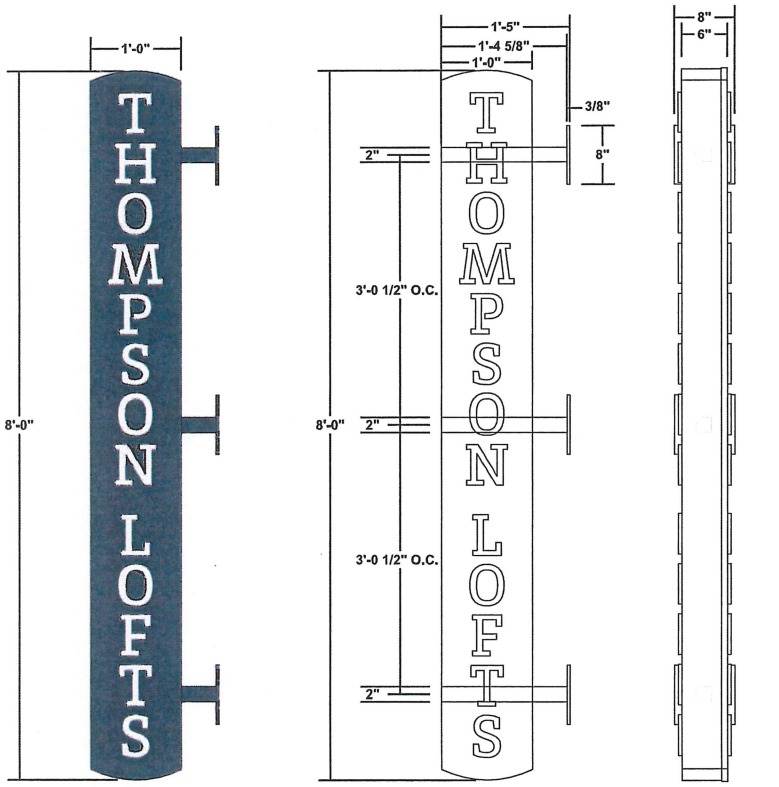
INTERNATIONAL SIGN ASSOCIATION
DESIGN COMPETITION AWARD WINNER

WSA WORLD SIGN ASSOCIATES
BEST OF THE BEST AWARD WINNER



SCALE 3/16" = 1'

Hale Navy
HC-154
BENJAMIN MOORE



SCALE 3/4" = 1'

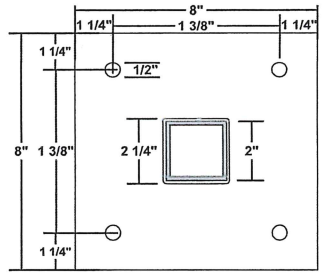


PLATE DETAIL SCALE 3" = 1'

NEW DOUBLE SIDED PROJECTING SIGN WITH FLAT CUT 1/2" GRAPHICS

Non lit aluminum sign, all anchors will be made in the mortar joints

Click Here!

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# OF SETS	SEE ABOVE	RETURN DEPTH	6"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	HALE NAVY	TYPE OF INSTALL	WALL SIGNS	TRANSFORMER	N.A.	DATE	09/25/20
RETURN COLOR	N.A.	TYPE OF FACE	1/8" ALUMINUM	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	N.A.	RACEWAY D. H. L.	N.A.	COMMENTS:		JOB NAME	THOM-BLOK-EXT-092520-6
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	400 N. RIVER ST. YPSILANTI, MI

APPROVED BY:_____ DATE: _____

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SCALE 1/4" = 1'



CL

Scale 3/4" = 1'

12.79 SQFT

1/2" PAINTED FLAT CUT LETTERS MOUNTED TO (2) 3/4" ALUMINUM TUBE RAILS
THE RAILS ARE MOUNTED TO EXISTING SQUARE TUBE STANCHION.

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# OF SETS	SEE ABOVE	RETURN DEPTH	1/2" LTRS	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	TBD	TYPE OF INSTALL	WALL SIGNS	TRANSFORMER	N.A.	DATE	09/25/20
RETURN COLOR	N.A.	TYPE OF FACE	1/2" SINTRA	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	N.A.	RACEWAY D. H. L.	N.A.	COMMENTS:		JOB NAME	THOM-BLOK-EXT-092520-6
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	400 N. RIVER ST. YPSILANTI, MI

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YPSILANTI
DEPOT TOWN
Thompson & Co.
restaurant & bar


DEPOT TOWN
Thompson & Co.
restaurant & bar



HDC Work Permit Staff Review

Property address: **10 S Huron**

Property History: **The property includes an 1858 Italianate-style commercial building with a one-story ca.1959 addition. It was originally built to serve as the City's fire hall.[i] The interior was severely damaged by a fire in 1994.[ii] The resource is contributing to the National Register district.**

Date of Application: **October 14, 2020**

Date of Review: **October 20, 2020**

Date of Meeting: **October 27, 2020**

Proposed work: **New windows**

Materials: **Pella Architect Series Windows.**

Staff review:

1. **The applicant proposes to replace five windows on the south and west elevations with Pella Architect Series aluminum-clad double-hung windows.**
    a. **The same or similar windows were approved to replace five windows on the façade second story in 2017 (then Pella 850 Series).**
2. **Staff conveyed to the applicant that the standards to replace windows have been refined since then and referred them to the Windows Fact Sheet.**
3. **The applicant stated that the current windows are not unrepairable but are highly inefficient.**
4. **Staff requested for photos documenting any damage. As of 10/22/2020, additional photos have not been provided.**

Current Windows

5. **The current windows are one-over-one wood sashes that used to have aluminum storms.**
6. **The applicant suspects that the four larger windows are original or first-generation replacement, while the smaller window may be more recent.**
7. **In staff opinion, given the construction date of the building, most windows are likely replacements, but**

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.

possibly date to the historic period. It is difficult to gauge the age and condition of the windows from the outside. It appears that frames to fit the storm windows have been built over top of the actual windows.

8. **In 1994 an interior fire damaged the building. The Commission approved a window replacement of one "front" and one "rear" window, without specification to which ones had been replaced.**
9. **In 2002 the applicant proposed to replace the same windows. The Commission denied the request, citing a lack of information and recommended the applicant try to find a way to repair them.**

Recommended Motions:

Move to table action on the proposal for 10 S Huron so the applicant may provide detailed photos of the windows.

****

Move to deny proposed work at 10 S Huron, citing that the windows are not beyond repair and recommend that the owner try new storm windows instead.

Relevant Secretary of the Interior's Standards:
#6

****

Move to approve and issue a Certificate of Appropriateness for the work at 10 S Huron for the installation of five Pella Architect Series aluminum-clad wood windows as specified. New windows shall be full frame replacements and finished in a cranberry color to match those on the facade.

Relevant Secretary of the Interior's Standards:
#6

Prepared by: **Scott E. Slagor, Preservation Planner**

---

[i] **Bird, et al. *Preliminary Report of the Historic District Study Committee for the City of Ypsilanti* (Historic District Study Committee: December 1972), 35.**

[ii] **Riverside arts Council, Ypsilanti Heritage Foundation, and Ypsilanti Historical Society, *Please Enjoy this Self-Guided RAC-to-RAC Walking Tour of the Downtown Ypsilanti Area* (no date), Historic Home Tour Subject File, Ypsilanti Historical Society, Ypsilanti, Michigan.**

R. 27438
#27438
PHDC-20 0075

RECEIVED
OCT 14 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: 10 S. Huron, Apt. 2S

Applicant

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

Name: Jeff Kuhns

Address: [redacted]

City: Ypsilanti | State: MI | Zip: 48197

Phone / Fax: (734) [redacted] - office, cell | 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:

The replacement of the two windows on west side (rear) of second story & also the three windows on south side of second story - five windows altogether. They will be as identical to originals as possible with aluminum clad wood — without a reduction in glass size. The style will be like the originals and same as the style of the windows on east side which have already been replaced in 2017 (Pella 350 Series).

Materials (for paint include color chips or samples with application): color to match front (east) windows - Cranberry exterior white interior

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:
$5,910	$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: [redacted]	Date: 10-9-20
Print Name: Jeffrey Kuhns	

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.

Date: 10/6/2020

PHDC-20-0075

Thank you for your interest in Pella ® products

Product:

Architect Series® Traditional, Traditional, Single Hung, 33 X 65, Cranberry

Room: None Assigned

Quantity: 1

Options:

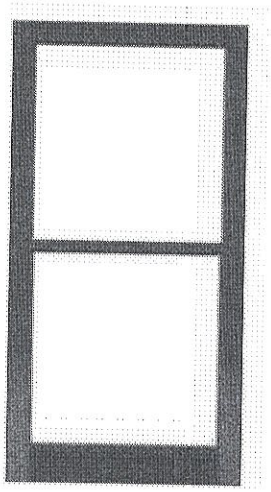
Exterior Color: Cranberry

Interior Finish: Bright White Paint

Sash Lock: Cam-Action Lock

Hardware Finish: Champagne

Grille Type: No Grille, Grille Pattern: None



same windows as front of building.

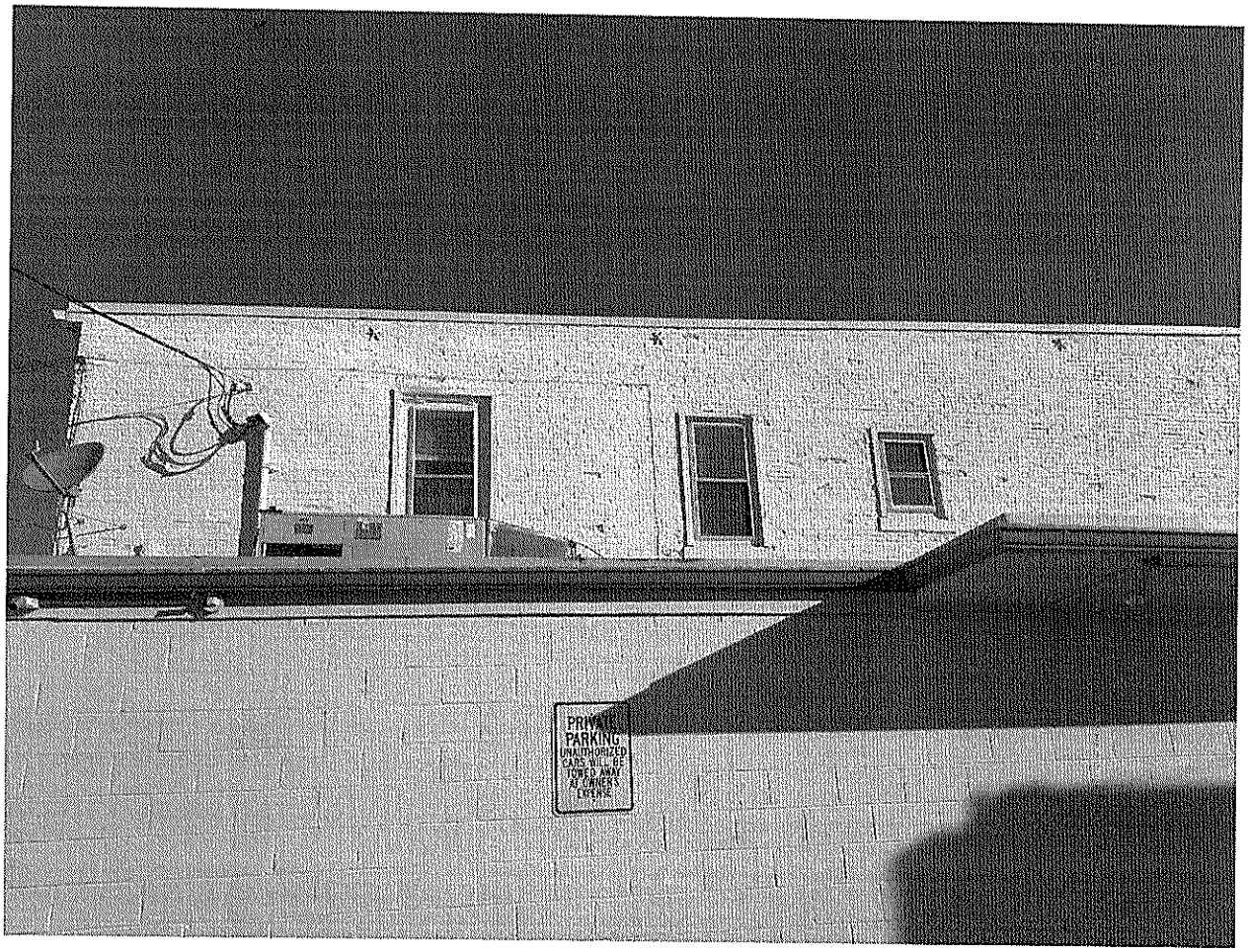
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Replace these two windows on west side (rear) of building.



Replace these three windows on south side of building.

10 S Huron Staff Photos



Facing northwest to facade and south elevation.



Facing north to south elevation.



Facing northeast to south and west elevations.

HDC Work Permit Staff Review

Property address: **303 E Forest**

Property History: **The property includes Minimal Traditional style house erected in 1942.**

Date of Application: **October 19, 2020**

Date of Review: **October 22, 2020**

Date of Meeting: **October 27, 2020**

Proposed work: **New fence and pergola**

Materials: **Wood, paint, and stain.**

Staff review:

1. **This application is for work completed without a permit.**
2. **Work includes installation of privacy fence and pergola over the patio.**
3. **The fence is just under 6' tall and is comprised of horizontal planks between posts.**
    a. **The fence is finished in a red paint.**
4. **The pergola was constructed over the patio.**
    a. **The pergola appears to be stained.**

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 303 E Forest as submitted in the application dated October 19, 2020 for installation of a wood privacy fence and pergola, with the condition that the structures are finished in a paint or opaque stain.

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

R. 27454 #351
PHDC-20-0080

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OCT 19 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
303 E Forest Ave. Ypsilanti, Mi 48198

Applicant

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

Name		
Adam Forman		
Address		
[redacted]		
City	State	Zip
Ypsilanti	Michigan	48198
Phone / Fax	E-Mail	
[redacted]	[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:

I installed a wooden pergola replacing an at the time existing corrugated shelter that was unsightly and in disrepair. The installed pergola includes a low deck to keep the sight line low and is in character to many other similar structures in my neighborhood.

I also installed a privacy fence some ten feet within our property line. The wooden fence is just under six feet tall and provides shelter from the exposure to Hemp Hill traffic. The fence is inspired by and in character with several others in the neighborhood.

Both the fence and the pergola project were constructed by me, the home homeowner, with a sincere intention to beautify my home, make the space more practical for my family and in a way that is consistent with other homes in the neighborhood.

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

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
$3600	$45 + 5 = $50.00

Signature

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

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

Signature: [redacted]	Date: 09/06/2020
Print Name: Adam Forman	

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.

Staff photos 303 E Forest



Facing northeast to facade and west elevation



Facing southeast to west and north elevation, showing fence and pergola.



Detail photo of fence and pergola.

HDC Work Permit Staff Review

Property address: **303 E Forest**

Property History: **The property includes Minimal Traditional style house erected in 1942.**

Date of Application: **October 19, 2020**

Date of Review: **October 22, 2020**

Date of Meeting: **October 27, 2020**

Proposed work: **New sliding glass door**

Materials: **Wood-framed Pella sliding door.**

Staff review:

1. **This application is for work completed without a permit.**
2. **Originally, a large window was centered on the north elevation of the house.**
3. **According to the applicant, this window was damaged with a rotted frame that leeched water into the basement.**
4. **The window was replaced by a 1960s wood-framed Pella sliding door.**
5. **From the exterior, the door appears to be aluminum clad.**
6. **The applicant notes that there are other sliding-glass doors in the neighborhood, and staff has observed sliding-glass doors in the historic district.**

Recommended Motions:

Move to issue a Notice to Proceed for the work at 303 E Forest as submitted in the application dated October 19, 2020 for installation of a Pella wood-framed sliding glass door on the north elevation, with the condition that the door and surrounding trim be painted to match the rest of the house.

Relevant Secretary of the Interior's Standards:
#9

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

Prepared by: **Scott E. Slagor, Preservation Planner**

R. 27453 #255
PHDC 20-0079

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BUILDING DEPARTMENT

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Historic District Commission
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Meeting Date:

Action Item/Study Item

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   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
303 E Forest Ave, Ypsilanti, Mi. 4898

Applicant

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

Name		
Adam Forman		
Address [redacted]		
City: Ypsilanti	State: Michigan	Zip: 48198
Phone / Fax [redacted]	E-Mail [redacted]	

Contractor

Contractor Name & Contact Info
NA

Type of work

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

Complete Description of Proposed Work:

Original to the home was a large, perhaps 60 inch, window on the back of the house that was in bad shape and needed replacement. The widow's frame was rotten and taking on water that was leaking into the basement. Around the time of my wife and I purchasing the home I had been gifted a beautiful 1960's wooden framed Pella door wall from a family friend, a retired building contractor; everything seemed to line up perfectly.

Because the door wall was to replace an existing large window and was not exposed to the historic view it did not occur to me at the time the the window replacement would require the permission from the Historic District Commission and I apologize for that oversight. I had seen other door walls in my neighborhood so had no reason to think otherwise.

My intention was to improve our home in way that was considerate of my neighborhood and within the character of the house.

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

Pella Doorwall, lumber for framing and weather insulation materials

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:
$500	$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.

Signature: [redacted]	Date: 09/06/2020
Print Name: Adam Forman	

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.







HDC Work Permit Staff Review

Property address: **410-412 Maple**

Property History: **The property includes an 1896 cross-gable duplex.**

Date of Application: **September 5, 2019, Amendment October 20, 2020**

Date of Review: **September 12, 2019, October 24, 2020**

Date of Meeting: **September 24, 2019, October 27, 2020**

Proposed work: **Replace Rebuild a side porch and balcony**

Materials: **Wood, likely a combination of treated and untreated lumber.**

Staff review:

1. **This application was reviewed as a study item on September10, 2019, and approved on September 24, 2019.**
2. **The applicant proposes to remove and replace the rotted components of the porch on the east elevation, including the roofing, fascia, soffit, and trim; and repair the southeast corner column, rafters, beam, and floor joists.**
3. **The applicant would like to change the porch floor, citing rot and condition issues.**
4. **The proposed new floor is TimberTech Azek flooring in the Coastline color and with a brushed finish. The floor has a 3.5" tongue-and-groove profile.**

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the amended application at 210-212 Maple as submitted on October 20, 2020, for the added replacement of the porch floor with TimberTech Azek flooring in "Coastline" with a brushed finish.

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

Prepared by:

Scott E. Slagor, Preservation Planner

Amendment - PHDC 19-0094

PHDC: 200282

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY
Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address
410 / 412 Maple St. Ypsilaniti MI 48198

Applicant

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

Name
Michael Kozura

Address
[redacted]

City
Ypsilanti

State
MI

Zip
48198

Phone / Fax
[redacted]

E-Mail
[redacted]

Contractor

Contractor Name & Contact Info
Gary Turner Community Builders [redacted]

Type of work

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

Complete Description of Proposed Work:

This is ansd AMENDMENT to existing Permit / Certificate #C682-19-0129. Porch Floor had to be demoed out due to carpenter ants and water damage and we are seeking apprval to install new flooring. It is a 3.5" tongue and groove product that Scott Slagor and my Contractor Gary Turner have informed me has been approved for other projects in the Historic District such as Dave and Paula Strenski's porch project on Oak St.

TimberTech Azek Coastline is the only 3.5" tongue and groove product that has a brushed finish which I understand is preferable instead of the faux woodgrain finish. The only other oiption in the brsuhed finish in this product line that I would like to use, according to Bob at Chelsea Lumber would be a 5.5" or 7.25" width.

Since I can't appear in front of the Historic Commission, my explanation as to why I would like to use the Azek product is to avoid near term maintenence and rotting out such a what happened to cause this repair. It has also been approved for other projects in the District, and it is set back on the side of my property.

Materials (for paint include color chips or samples with application):
TimberTech Azek Vintage Collection 3.5" tongue and groove brushed finish.

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
	$45 + _____ =

Signature

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

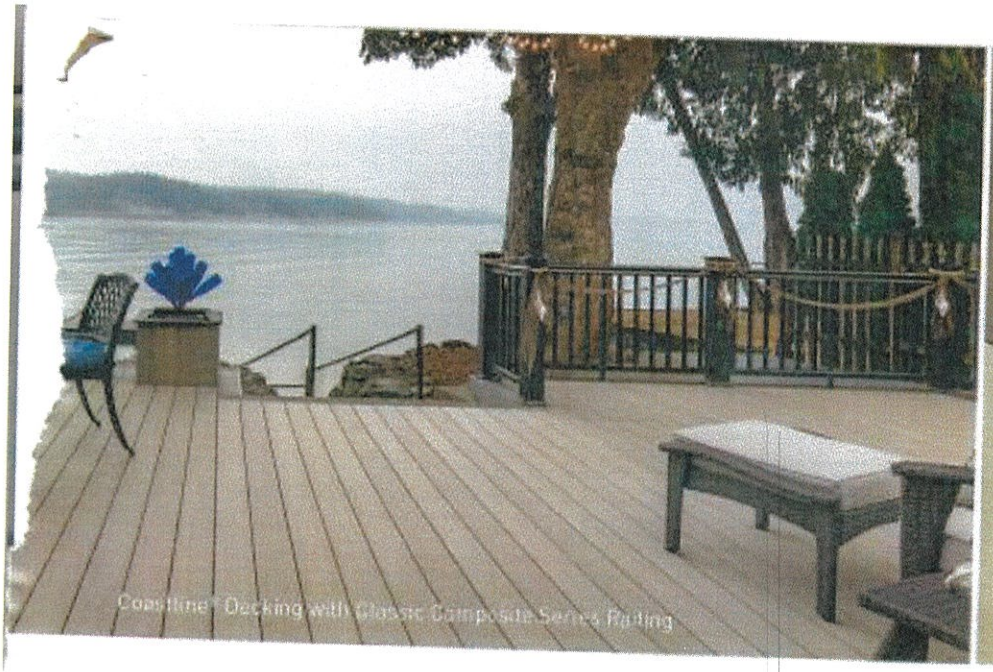
I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature: [redacted]	Date: 10/26/20
Print Name: MICHAEL KOZURA	

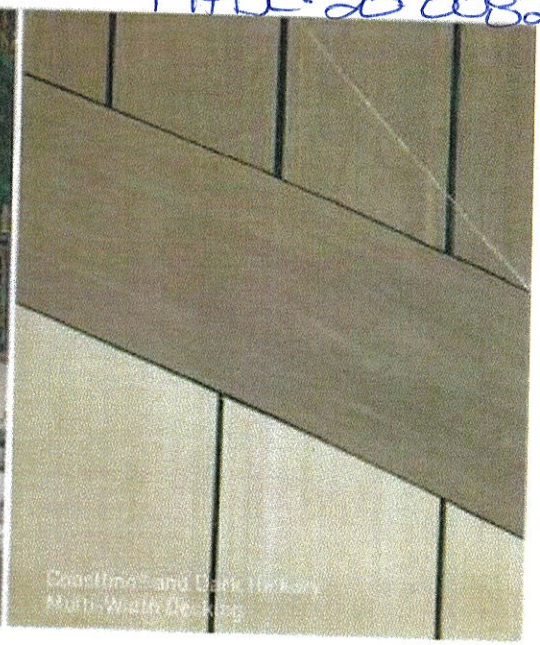
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

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

PHDC-20 0082



Coastline® Decking with Classic Composite Series Railing



Coastline® and Dark Hickory Multi-Width Decking

TimberTech AZEK

Vintage Collection®

RICH. SOPHISTICATED. STYLISH.

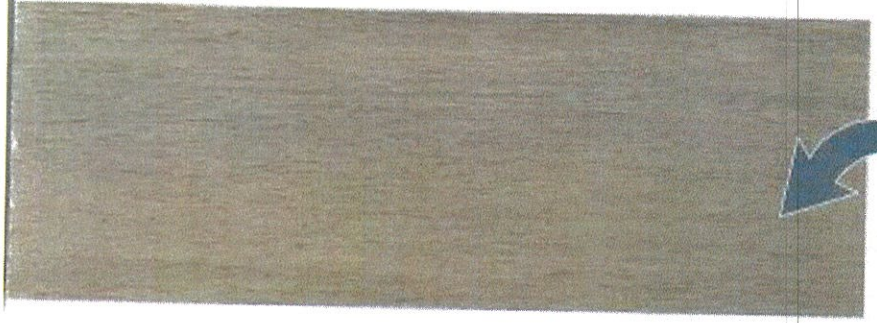
Explore the "Designer Series" of decking to make your outdoor living space a masterpiece. This sophisticated collection features the most natural-looking colors with a subtle wire-brushed, low-gloss finish for a truly authentic wood look.

- Mix it up with stylish narrow (3.5"), standard (5.5"), and wide (7.25") widths available in all colors.

NEW

- **Vintage MAX (1.5")** thick boards available in Coastline. Offering longer spans, these boards are perfect for docks, boardwalks, and many commercial applications.





Check out the wire-brushed finish



Staff Photos: 410-412 Maple



Facing southwest to facade and east elevation.



Facing southwest to facade and east elevation.



Facing southwest to east elevation porch

HDC Work Permit Staff Review

Property address: **307 N River**

Property History: **The property includes a former automotive service station that was known as "Ted's Auto Electric," which was converted to a restaurant, known as "Cultivate" in 2015. Staff estimates that the original concrete block section of the building; with two garage bays; was erected ca.1964.[i] The bricked section of the building appears to have been completed in 1968.[ii] The building was considered modern at the time of the National Register listing, and therefore is noted as non-contributing.**

Date of Application: **October 19, 2020**

Date of Review: **October 22, 2020**

Date of Meeting: **October 27, 2020**

Proposed work: **Mural and Extension of approved site plan.**

Materials: **Paint.**

Staff review:

1. **This application is for work completed without a permit.**
2. **Work includes painting a mural on the painted concrete block portions of the building.**
3. **Work was completed under a previous owner and the new owner is seeking to fulfill permits.**
4. **The new owner is also requesting an extension for the amended application approved on January 14, 2020, as the pandemic has slowed construction projects.**
    a. **Applicants typically have six months after approval to begin a project.**
    b. **The approved work includes:**
    "Work as presented in the application dated December 14, 2019; with exceptions of the three-season porch, repainting exterior, mural, and ramp and rail at the rear of the building, according to the application [amended at January 14, 2020 meeting]. The approval includes the remaining exterior work as

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.

submitted in the site plan and the staining of any wood, including the fence and deck, in Sierra 700 Opaque. Approval is conditioned on the light fixtures having a temperature of 3000k or less."

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 307 N River as submitted in the application dated October 19, 2020 for a floral mural painted on the already-painted concrete block portion of the building; and issue a six month extension of the work approved on January 14, 2020.

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

Prepared by: **Scott E. Slagor, Preservation Planner**

---

[i] **City of Ypsilanti Assessor; Sanborn Map Co., *City of Ypsilanti, Washtenaw County* (New York: Sanborn Map Company, 1927, revised. 1964), 18.**
[ii] **City of Ypsilanti Planning and Development.**

PHDC-20-0045 updated

RECEIVED
OCT 20 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
307 N River St. Ypsilanti, MI 48198

Applicant

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

Name		
Thomas Gritter, Cultivate's Agent		
Address		
307 N. River St.		
City	State	Zip
Ypsilanti	MI	48198
Phone / Fax	E-Mail	
[redacted]	[redacted]	

Contractor

Contractor Name & Contact Info
N/A

Type of work

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

Complete Description of Proposed Work:

1) Exterior Mural -
26 feet long by 15 feet in height

The purpose of the mural is to support local artists and bring a bright and colorful mural to the community during a dark time.

Narooz Soliman, a Ypsi local, is the artist. Themes of the mural included diversity, vibrance, and life, thus the powerful colors and confluence of lines, etc.

At the top of the mural where is it currently painted black, the tag line or slogan for Cultivate "Craft. Community. Cause." may be added.

2) Site Plan Improvement Extension Request

Formally requesting a 6-month extension to start the exterior site improvements as approved at the 1/14/2020 HDC Meeting.

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

See attached photo

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:
N/A	$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:
[redacted]	10/20/2020
Print Name: Thomas Gritter	

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 20-0045

cultivate
coffee & tap house

October 19, 2020

To Whom It May Concern,

Cultivate Holdings, LLC ("Cultivate") is the owner of the land and real property located at 307 N. River St. Ypsilanti, MI 48198. Cultivate authorizes Thomas Gritter of Gritter Real Estate Services to be our agent and act on our behalf in regard to obtaining building permits and historic district commission approvals.

[redacted]

Sara Demorest, Authorized Agent, Cultivate Holdings, LLC


cultivate
coffee & tap house




coffee & tap house
cultivate
coffee & tap house
307

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY
Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
   a. Photo(s) showing all locations where work is proposed (can be emailed).
   b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
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INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address
208 E. Cross St., Ypsilanti, MI 48198

Applicant

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

Name		
Carrie Taylor		
Address [redacted]		
City	**State**	**Zip**
Ypsilanti	Michigan	48198
Phone / Fax [redacted]	**E-Mail** [redacted]	

Contractor

Contractor Name & Contact Info
TBD

Type of work

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

Complete Description of Proposed Work:

Study item relative to siding repair. Repair work was completed to replace some damaged roofing and siding on the SW corner of the home following a storm that resulted in some broken trees/damage to the home. HDC raised concern last year that the repairs were completed using shakes. The side of the home has painted hardiplank siding. However, the previous back exterior of the home was shakes. Shakes were recommended at the time due to the smaller area of repair and ability to match with prestain.

Proposing a couple of options to remediate concern:

1) Paint shakes to edge of main structure for consistency of tone.

2) Continue shakes around the remaining outbuilding (back corner is a covering for the exterior access stairs that go to the basement.

3) Replace / paint hardiplank to corner of main structure

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

(refer to image on file)

Permit Application Fee (action items only)

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

Signature

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

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

Signature:	**Date:** 09/14/2020
Print Name: Carrie Taylor	

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.



208 E Cross Street, facing southeast to facade and west elevation, showing siding change on west elevation.



208 E Cross, facing southeast to siding change on west elevation.



Photo showing siding on west elevation when first installed.



Photo showing former insulbrick siding being removed.



208 E Cross 9.2.03

Photo showing former wood shingle sections of the house.

(✓) Contributing ( ) Non-contributing ( ) LANDMARK

39

YPSILANTI MICHIGAN HISTORIC ARCHITECTURE SURVEY

Sheet#_____

SURVEY NAME YPSILANTI ARCHITECTURAL SURVEY

SURVEY DATE Fall 1982 SURVEYED BY Resource Design Group

ADDRESS 208 E. Cross

HISTORIC NAME _____

CURRENT NAME _____

TYPE OF USAGE: ( )Residential, (✓)Multi-residential, ( )Commercial,
( )Mixed commercial & residential.

Zoning _____

NUMBER OF FLOORS 2½ FRONT DIRECTION North

SURFACE MATERIAL: Asbestos Siding ROOF MATERIAL: Asphalt Tiles

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

STRUCTURAL CONDITION: Excellent ( ) Good (✓) Fair ( ) Poor ( )
MAINTENANCE QUALITY: Excellent ( ) Good (✓) Fair ( ) Poor ( )

ALTERATIONS: None ( ) Minor ( ) Moderate (✓) Extensive ( )
ARE ALTERATIONS: Appropriate ( ) Inappropriate (✓)

Attach photo here



Design R.A. Schweitzer, 1981

Style or Period
Vernacular

Date of Construction
_____

ARCHITECTURAL MERIT
National Importance
Local Excellence
Notable
Worthy of Mention
Poor
Other

INCIDENCE
Rare
Moderate
Common

Date of Photograph Fall 1982

Photo by Resource Design Group

Roll# 55 Frame# 36

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.
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INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address
322 East Cross Street

Applicant

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

Name		
Joseph Bertoletti		
Address [redacted]		
City	State	Zip
Ypsilanti	MI	48198
Phone / Fax [redacted]	E-Mail [redacted]	

Contractor

Contractor Name & Contact Info
B.H. Glass Block Windows, (810) 280-2507

Type of work

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

Complete Description of Proposed Work:

Replacement of 4 deteriorated, below grade, basement windows with glass block windows. The sides of the house face east and west and there are two windows on each side. The 4 windows are all of different styles/models and we would like to replace with a window that is affordable, effective, and increases security. See attachment for photos of each window and of both sides of the house. The windows are below grade with limited visibility from the street and able to be removed in the future

We have found another house in the historic district with basement block basement windows at 309 Maple Street (See attached materials).

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

Glass Block windows, see attachments for example

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:**
$500	$45 + _____ = $0 (study item)

Signature

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

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

Signature: [redacted]	**Date:** 9/11/2020
Print Name: Joseph Bertoletti	

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:

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

For roofing projects:

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

For fencing projects:

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

For window projects:

- ü A detailed description of your plans for the windows—are you replacing them entirely? Just the sash kits?
- ü 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)
- ü Photographs of the existing windows showing their deterioration or lack of functionality

For all other projects:

- ü A detailed description of the proposed work
- ü A list of all materials to be used in proposed work
- ü Samples or chips of any paint or stain
- ü A site plan for any application involving the installation of something on the site (fencing, out buildings, major landscaping, etc.)
- ü 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)

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

Current Windows – 322 east Cross Street and side view of house

East





West





Glass Block windows on 309 Maple Street in HDC






Proposed Window Style



Vapor Intrusion Site

Ypsilanti, MI

CITY OF YPSILANTI
Home of Eastern Michigan University

WASHTENAW COUNTY
Michigan

EGLE
MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY



ATSDR
Department of Health and Human Services
Agency for Toxic Substances & Disease Registry

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
EPA
EMERGENCY RESPONSE

Agenda

Introductions and Definitions

PowerPoint

- **Site Investigation Overview**
- **Planned EPA Response Action**





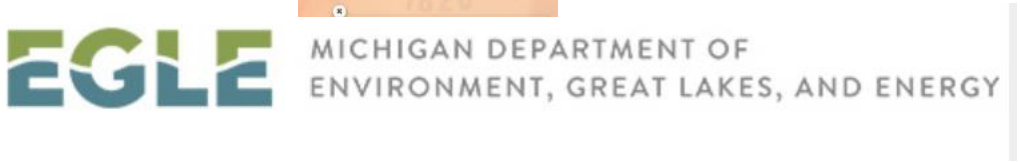


Introductions – Multi-Agency Team

- **City of Ypsilanti**
- **Washtenaw County**
- **Michigan Department of Health and Human Services**
- **Michigan EGLE**
- **ATSDR**
- **U.S. EPA**







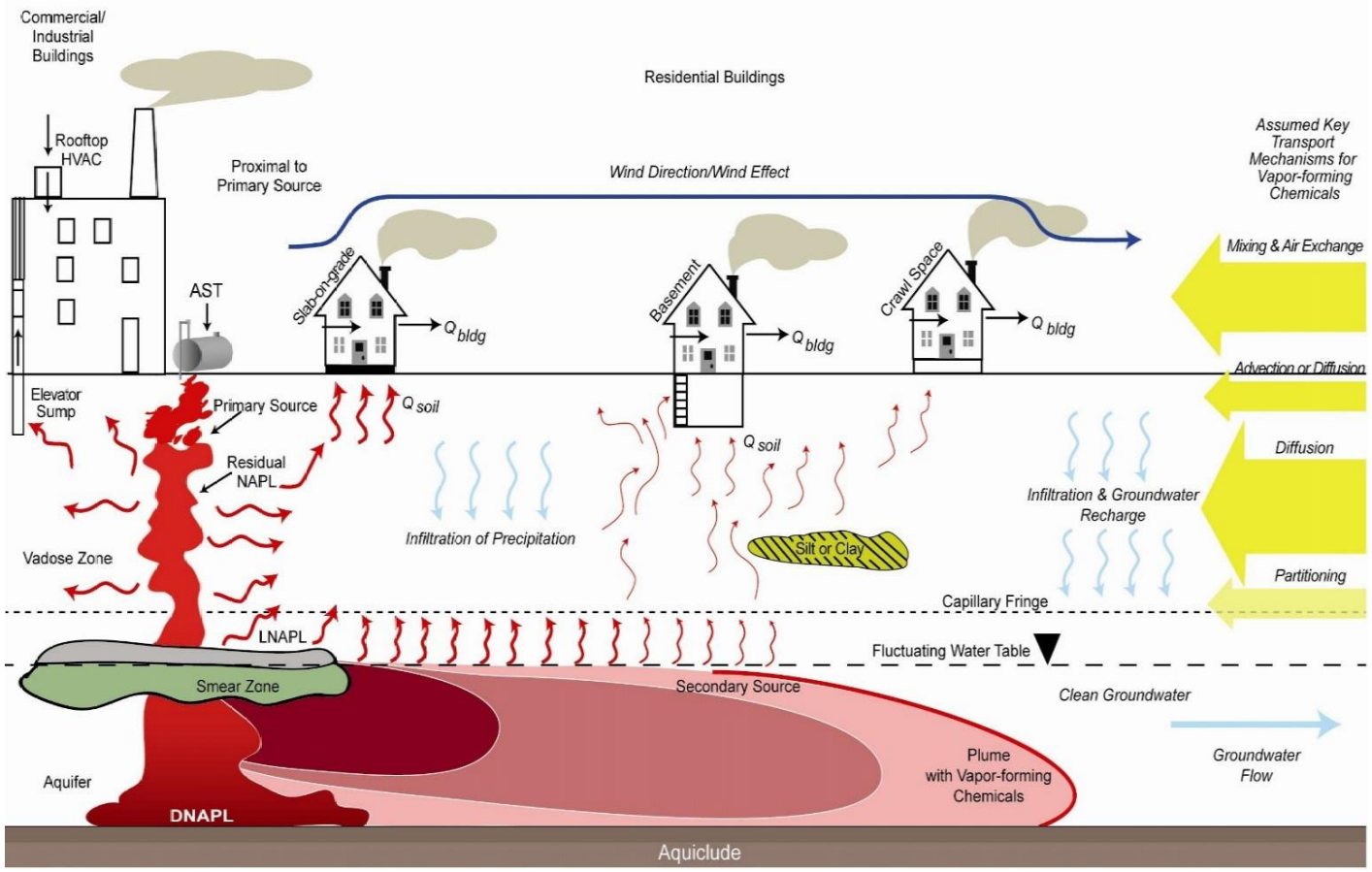




What is Vapor Intrusion?

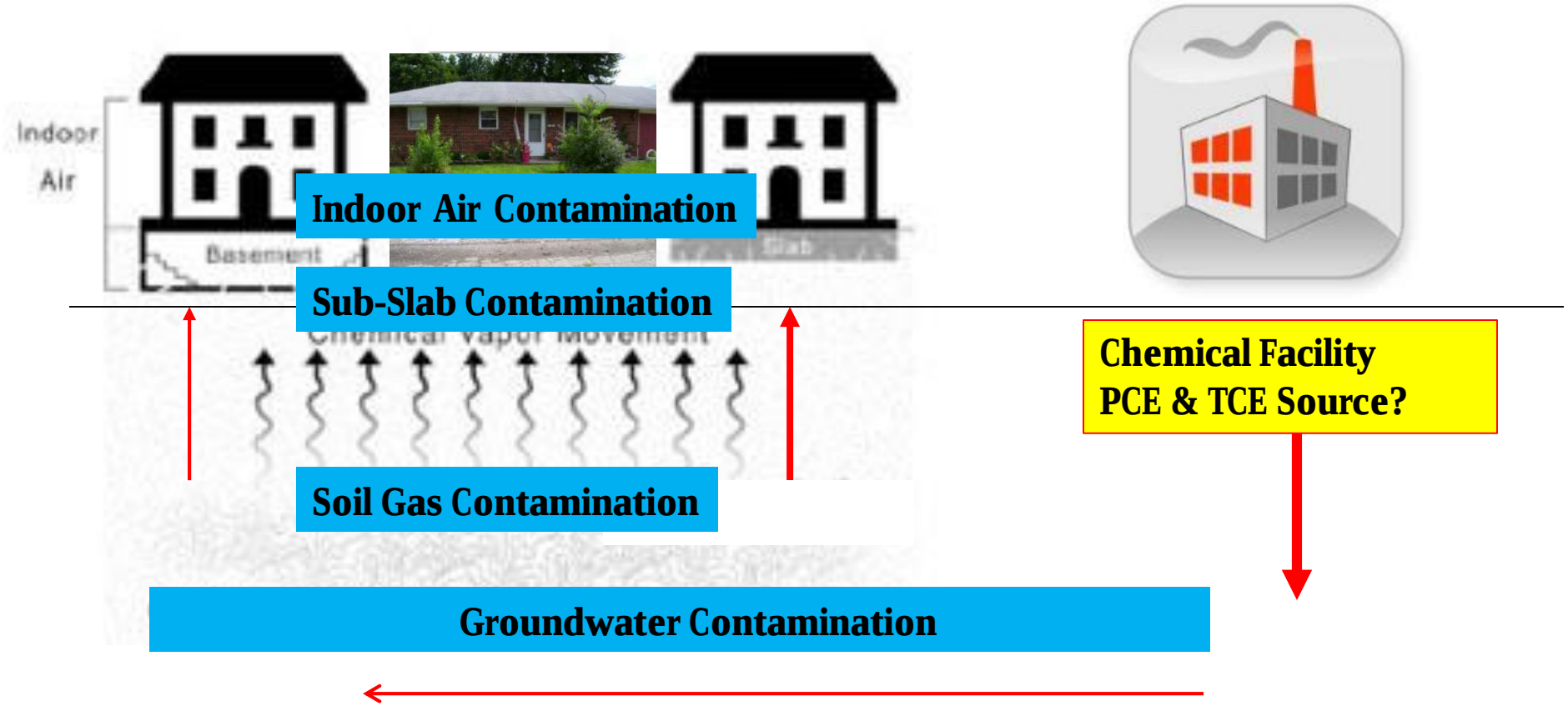
Vapor Intrusion is the migration of chemicals from a spill through soil into indoor air

Not drinking contaminated groundwater.....but you may be breathing vapors from contaminated groundwater and soil



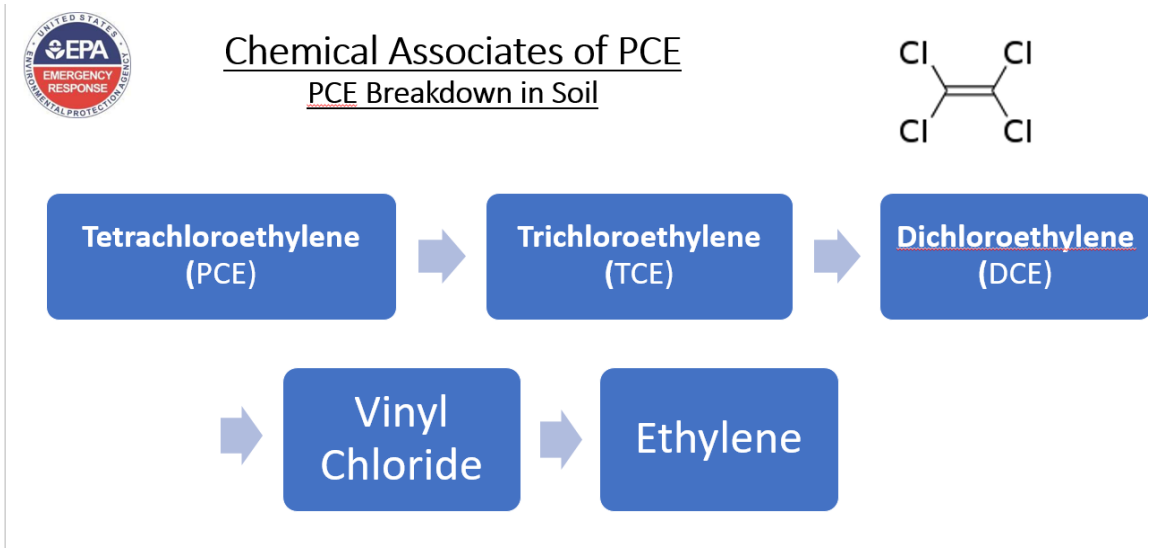
What is Vapor Intrusion?

Conceptual Site Model



What are Tetrachloroethylene (PCE) & Trichloroethylene (TCE)

- **Man-made, colorless liquids**
- **Used as cleaners and degreasers**
- **Evaporate easily into the air (volatile organic compounds change from a liquid to a vapor)**
- **If the chemicals are in the soil or groundwater the vapor can enter the homes through cracks in basements or foundations – this is called vapor intrusion.**
- **Indoor air action levels for PCE & TCE are established by health officials**



https://www.michigan.gov/documents/mdhhs/2018-05-24_PCE_WEB_623906_7.pdf

EPA Note #1: Permit Exemption

- The Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) says no Federal, State, or local permit shall be required for CERCLA removal or remedial actions conducted onsite, due to the emergency nature of our work.

- Therefore, our program cannot apply for permits, but we will attempt to comply with the substantive requirements to the extent practicable.

CERCLA §121(e) provides that no Federal, State, or local permit shall be required "for the portion of any removal or remedial action conducted entirely on site," when the action is selected and carried out in compliance with the cleanup standards requirements in §121

EPA Note #2: Privacy Act

- Under Federal law, the EPA Removal program is subject to the Privacy Act, which requires that we protect a suite of personally identifiable information, including some information associated with residential properties, and not release that information to the public.
- Therefore, this presentation won't address specific properties by address, but will cover the general mitigation planned across the site.

Privacy Act (https://www.epa.gov/privacy)

Agenda

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Site Area

- The site is centered near the intersection of Huron St. and Michigan Avenue, within the Ypsilanti Historic District
- In 2019 and 2020, EGLE sampled air in 16 site area buildings, and sampled area groundwater, soil in 2019 and 2020.
- An area of vapor intrusion concern was identified.



PCE contamination identified in all media.

Levels of PCE in IA exceeded EPA AL (130 ug/m3)

Potential Exposure Pathway

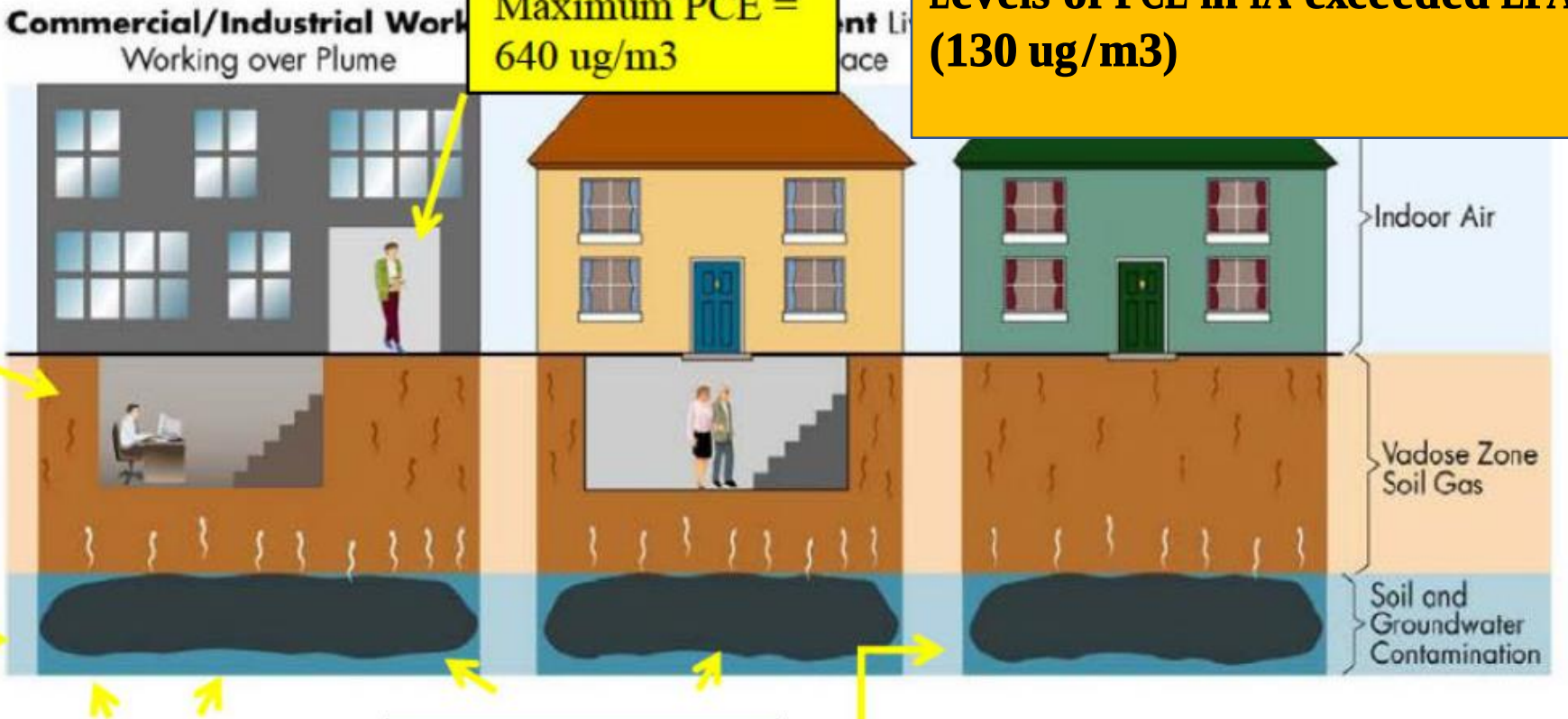
Sub-Slab – Maximum PCE = 380,000 ug/m3

Soil Gas – Maximum PCE = 740,000 ug/m3

Indoor Air – Maximum PCE = 640 ug/m3

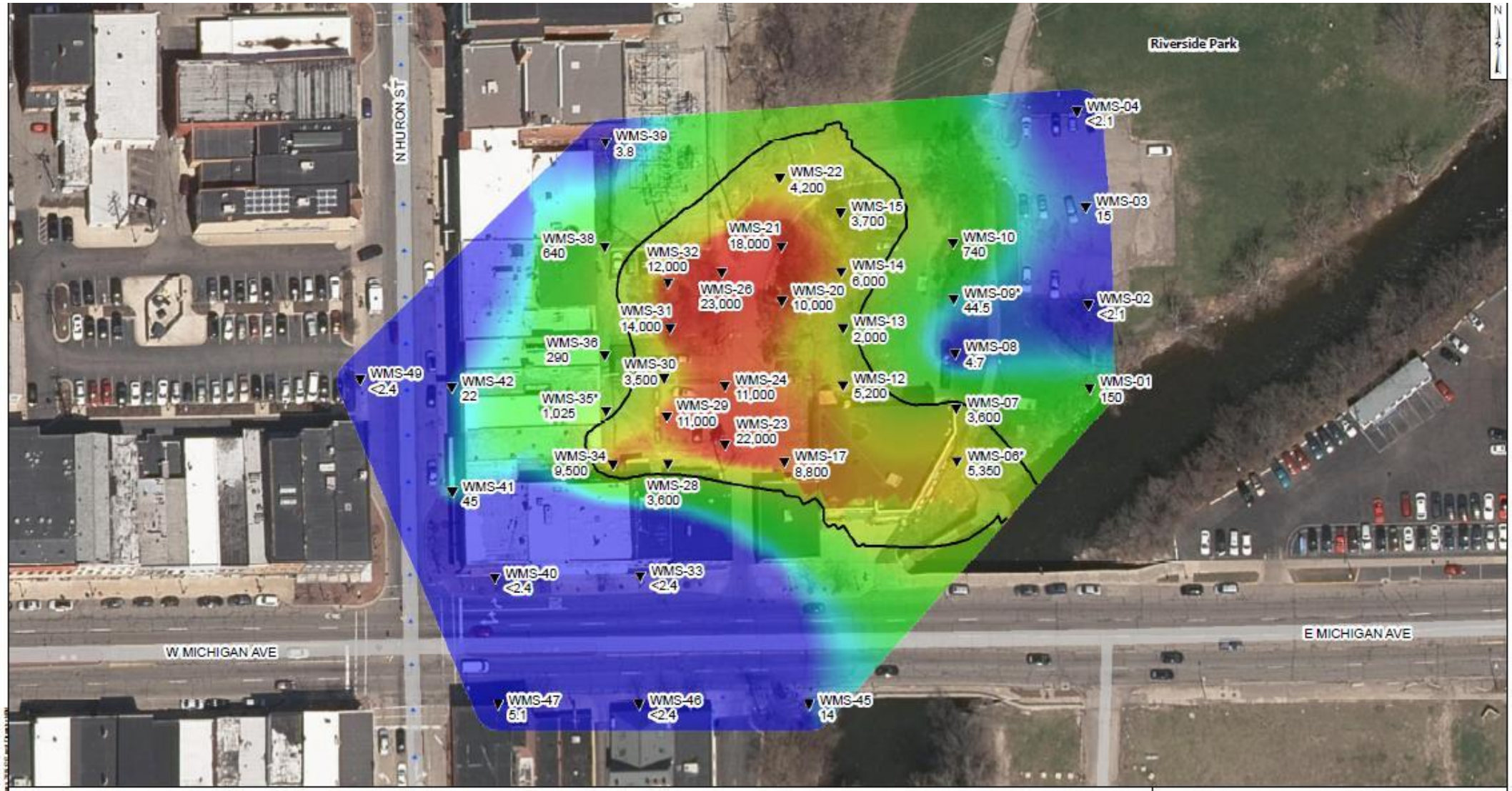
Soil – Maximum PCE = 42,000 ug/kg

Groundwater – Maximum PCE = 1,900 ug/L



Completed TCE pathway also present at site – detected at up to 120 ug/m3 – EPA AL is 2.1 ug/m3

Plume of PCE in soil gas in site area (excluding areas below buildings)



Identified site buildings to mitigate

- EPA is taking the lead on buildings with residential units that exceed or approach Federal action levels
  - Indoor air contamination levels exceed EPA criteria in 4 buildings with residential units, based on data collected to date.
  - To date, EPA has been granted access to remediate two of these 4 buildings.
    - We are continuing to work to get access to the other 2.
  - EPA is also conducting additional sampling and resampling at several other buildings.
- MI EGLE is taking the lead on commercial buildings and buildings that exceed State action levels but not Federal ones.

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Ongoing Mitigation: Air Purification Units Installed

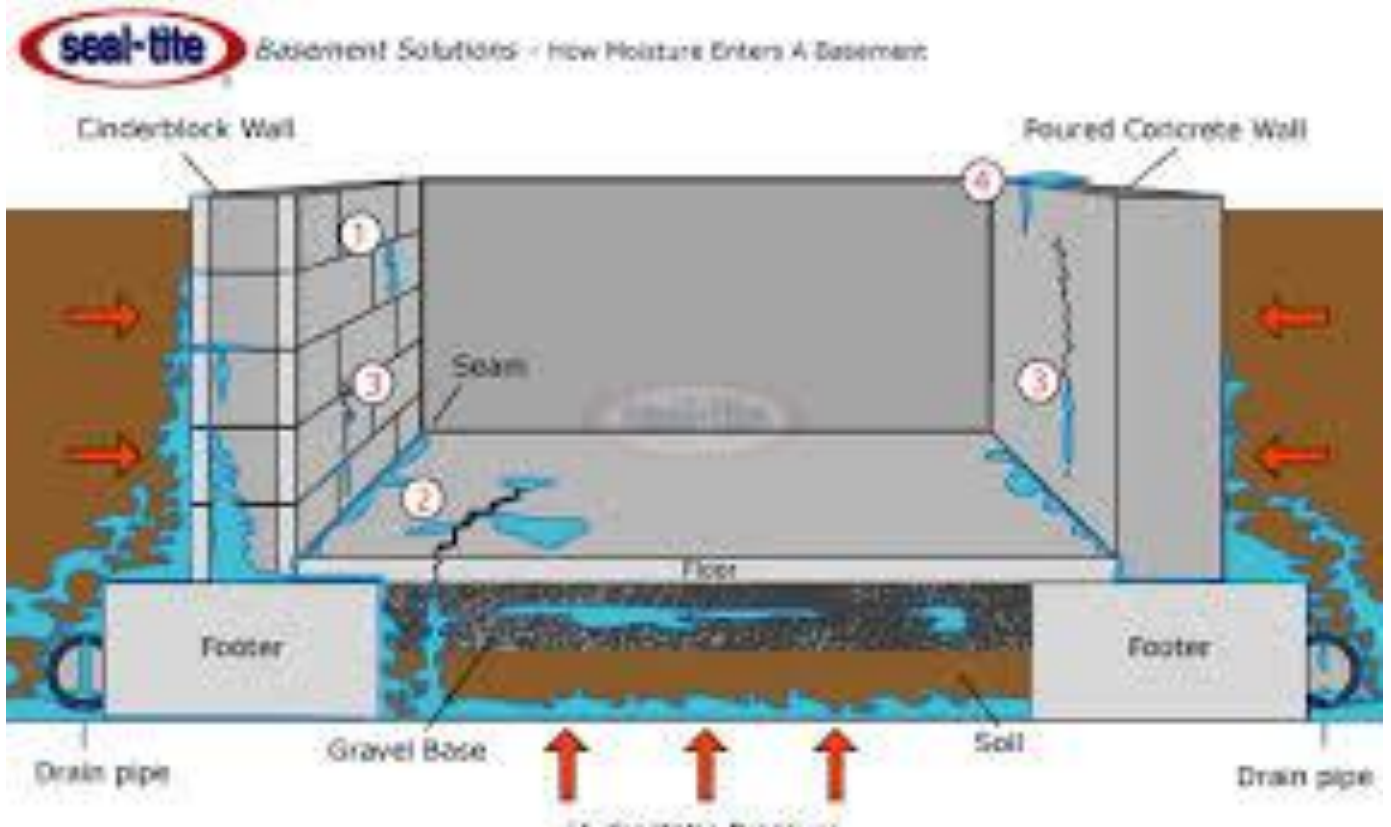
- Units installed in buildings where indoor air contamination was found to exceed EPA action levels.
- These units can quickly remove contamination from indoor air.



Completed Mitigation: Screened and sealed cracks, holes and gaps in basement floors, walls







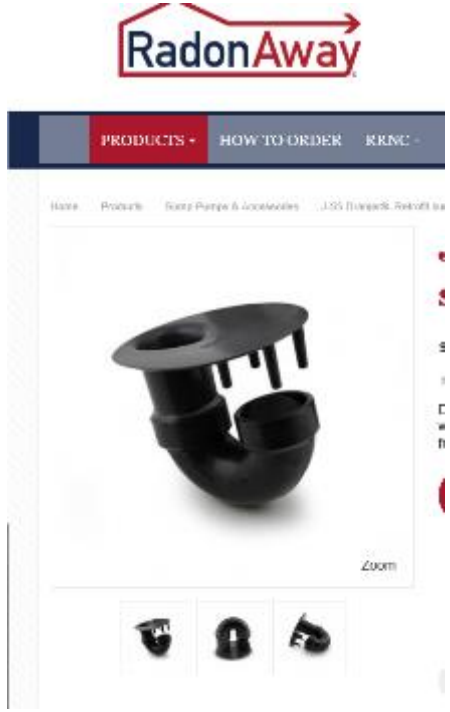
Completed Mitigation: Sealed dry sump with plexiglass



Dry sump - vapor intrusion entry point -before sealing

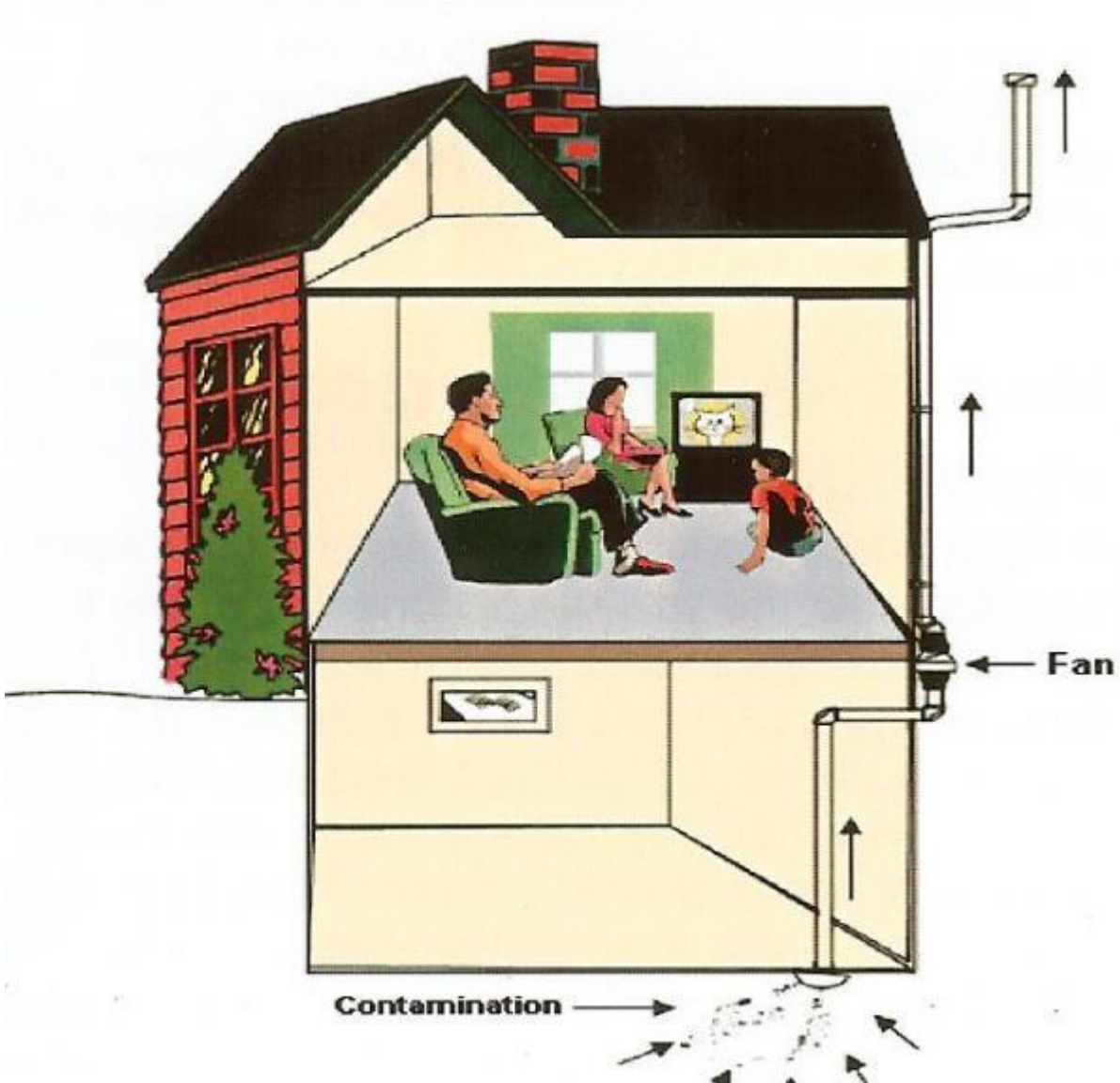


Dry sump - vapor intrusion entry point -after sealing with clear plexiglass





Designed Vapor Mitigation Systems for Individual Buildings



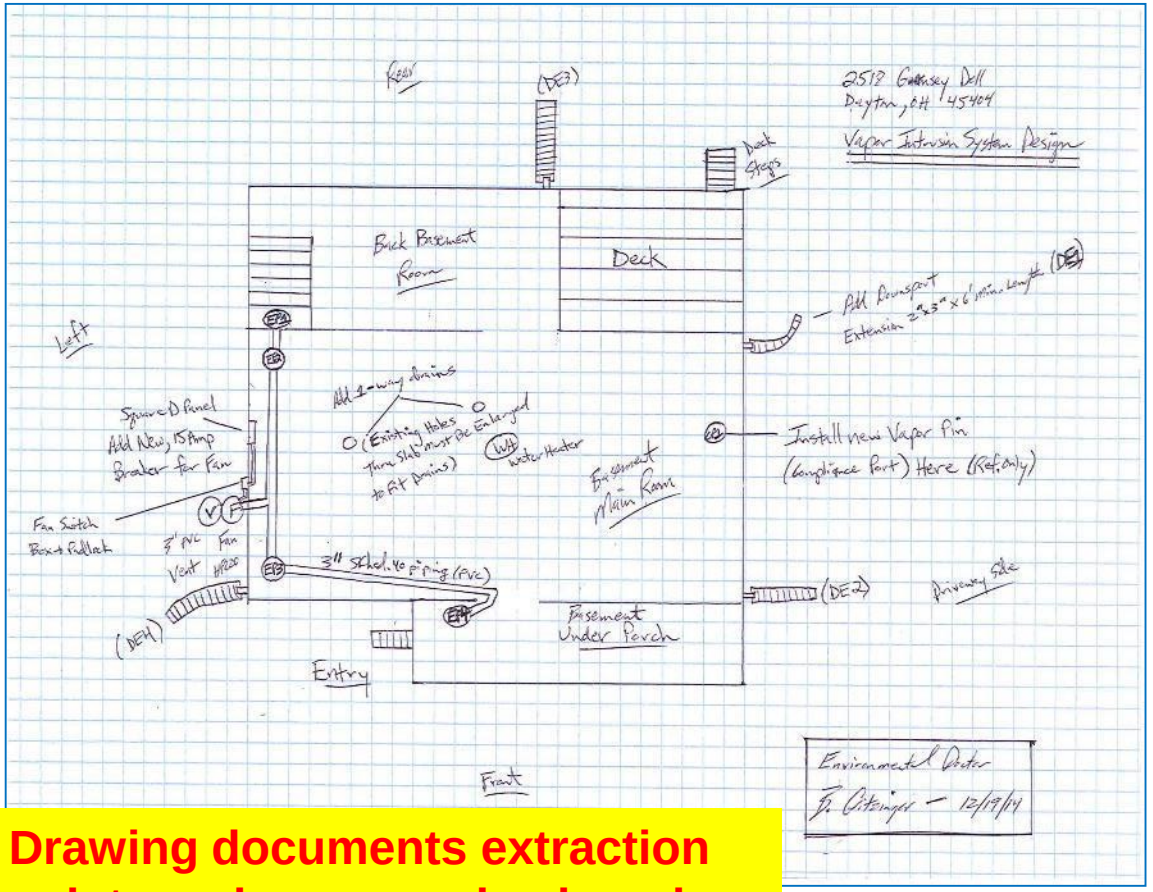


125 year old buildings may have many air migration pathways

Vapor Mitigation System Design

Systems are designed after study of sub-slab air flow below each building



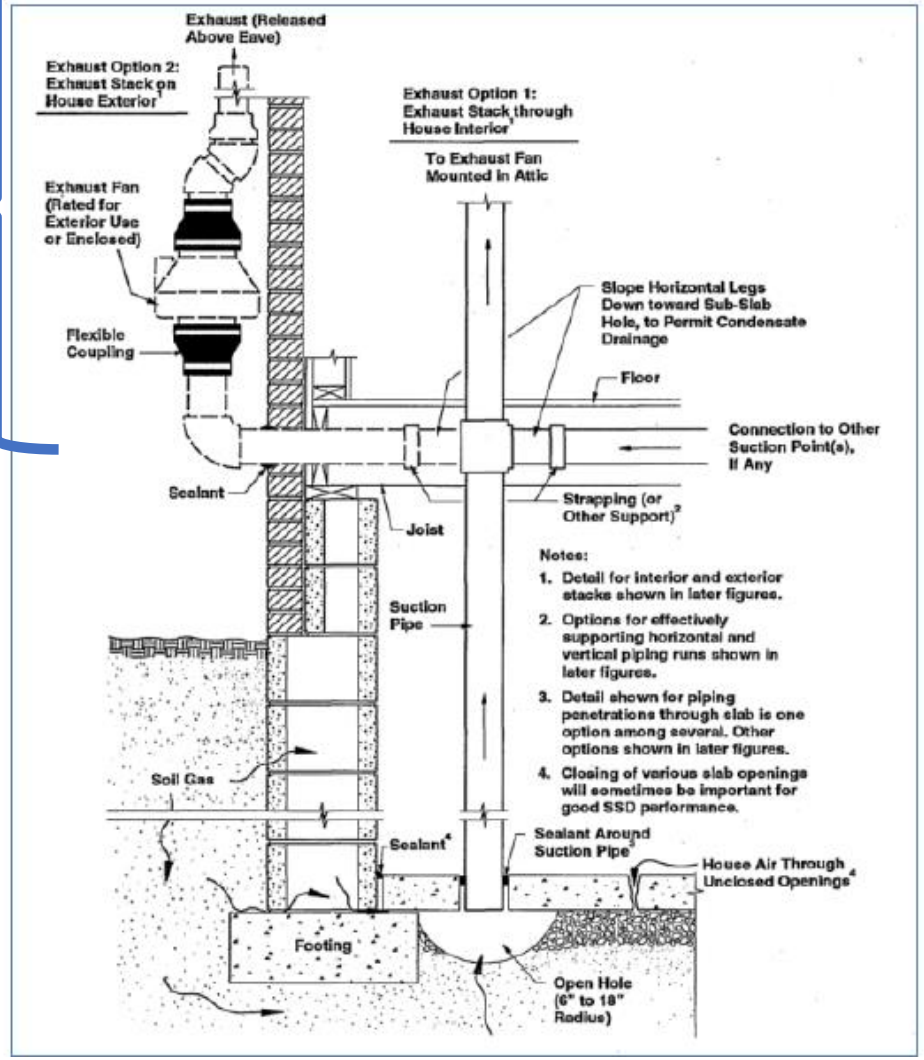


Drawing documents extraction points and vacuum check probe locations

Planned Mitigation: Vapor Mitigation System Installation

Extraction Pipe(s) installed into Basement Floor

These components are installed on the exterior of the building



Schematic of sub-slab depressurization system design

Planned Mitigation: Vapor Mitigation System Installation

Extraction Pipe(s) installed into Basement Floor





Multiple extraction points will likely be needed



Example of extraction PVC piping, penetrating basement floor then routed along the ceiling, joined with other vertical pipes from other extraction points, then routed outside to discharge sub-slab air outside building

Planned Mitigation: Vapor Mitigation System Installation

Fan, Piping and Vent Installed Outside



Piping typically routed outside from basement and up an exterior wall to above roofline



Planned Mitigation: Vapor Mitigation System Installation

Vent cap

Example of vent cap installed at top pf PVC piping, and piping emerging through roof



If unable to run piping on exterior of building, can run piping up through building, and emerge through a roof penetration



Example of radon mitigation system and fan installed within the Site area, building rear, looking south

Potential Mitgiation: Vapor Abatement System Installation

Crawl Spaces and Dirt Floors Typically Require Installation of Vapor Barriers as well



Building remediation is more difficult if floors are dirt or wood over dirt

Crawl space installation.
PVC pipe installed under plastic liner



Exterior Building Modifications Planned at this Site

- Planned exterior modifications to structures will be limited to installation of PVC piping, vent caps and fans.
- These will be placed on backs of structures, or if needed, or rooftops, but set back from streetline.
  - For one building, 3 sets of piping/fans are needed to mitigate the building, which will be installed next to each other
  - For the other building, only 1 combo of piping/fan/vent is needed
- EPA has retained an architectural historian who has defined the area of potential effect and completed an initial evaluation of the potential impact.
  - The initial evaluation found no adverse effect on the character-defining features of the historic district.

Planned Next Steps

- Obtain City Historic Commission and SHPO feedback on exterior building modifications needed to mitigate buildings

-Finalize building mitigation design

- Install building mitigation systems
- Complete follow up indoor air sampling to verify that systems are effectively controlling contamination

Mitigation Schematic



Proposed layout for radon style mitigation system. 3 segments of PVC pipe would emerge from building at roof level, about 12 feet back (east) from exterior wall, and extend not more than 3 feet into the air. One fan and one vent cap would be installed on each PVC pipe segment. No piping is proposed to be run on exterior walls

Legend:
Yellow is Sch. 40 PVC piping.

Green circle is radon style mitigation fan.

Red Circle is vent cap.



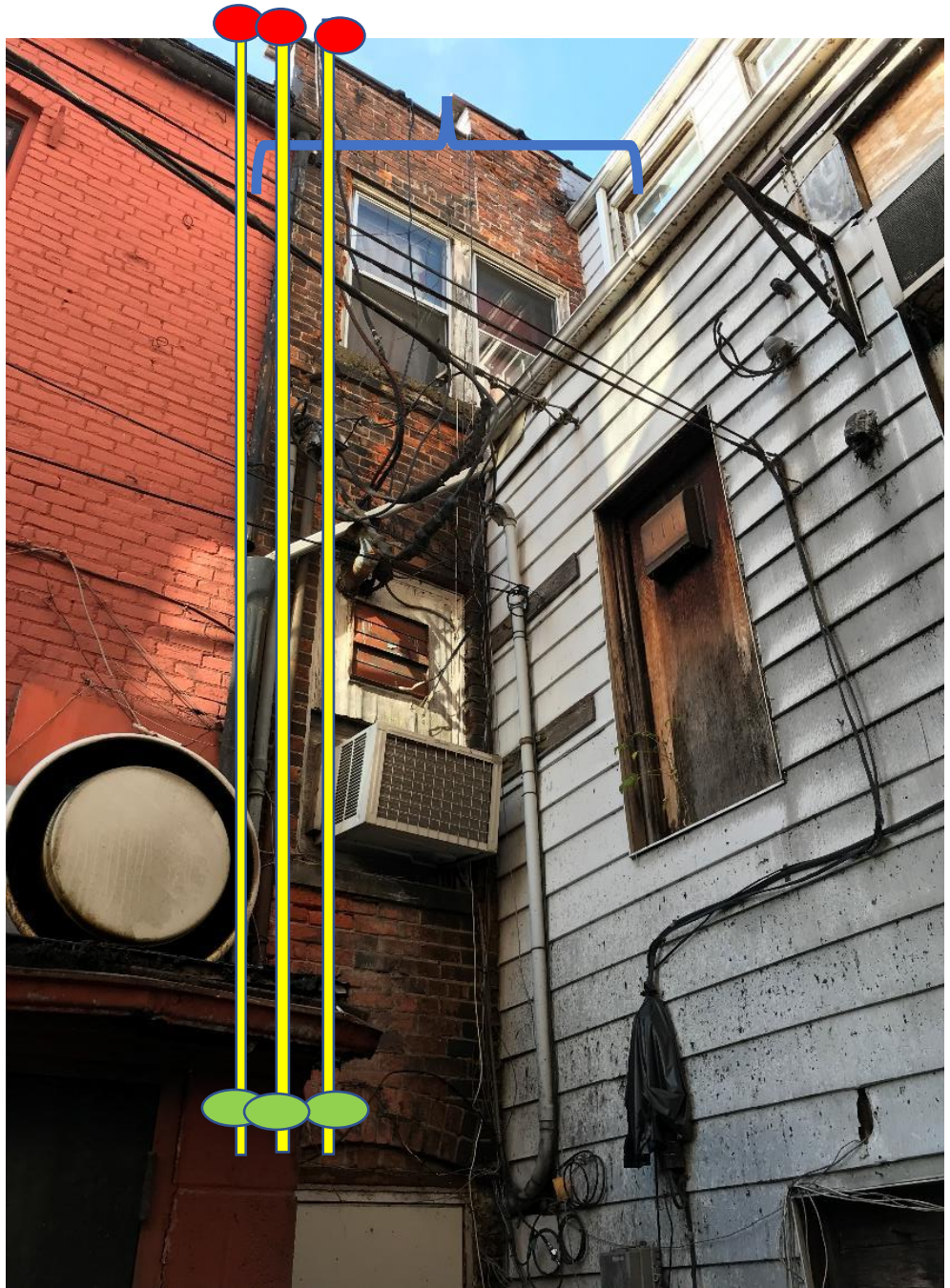
Proposed layout for radon style mitigation system. 3 segments of PVC pipe would emerge from building at roof level, about 12 feet back (, and extend approximately 3 feet into the air. One fan and one vent cap would be installed on each PVC pipe segment. No piping is proposed to be run on exterior walls

Legend:
Yellow is Sch. 40 PVC piping.

Green circle is radon style mitigation fan.

Red Circle is vent cap.

Building 1



Alternative proposed layout for radon style mitigation system for Building 1. Piping would replace existing electric al piping currently in place on building exterior.

Legend
Yellow is 4 inch PVC piping.

Green circle is radon style mitigation fan.

Red Circle is vent cap.


Building 2
Proposed layout for radon style mitigation system.
Legend
Yellow is 4 inch PVC piping.
Green circle is radon style mitigation fan.
Red Circle is vent cap.



Photo 1: 2-10 N. Huron Street.



Photo 2: 22 N. Huron Street (to the right of Jackson Cleaners).



Photo 3: View looking north on N. Huron Street, east side of street. 2-10 N. Huron at right of image.



Photo 4: 2-10 N. Huron Street, with 6' person at vent location. View from alley on west side of N. Huron Street. Rod is not visible.



Photo 5: 2-10 N. Huron Street, with 6' person at vent location. View from parking lot on west side of N. Huron Street. Rod is not visible.



Photo 6: View south on N. Huron Street, 2-10 N. Huron in center of image. 6' person at vent location not visible.



Photo 7: View looking south on N. Huron Street. 2-10 N. Huron in distance. 6' person at vent location is not visible.



Photo 8: View looking south on N. Huron Street. 2-10 N. Huron in distance. 6' person at vent location is not visible.



Photo 9: View looking south on N. Huron Street from Pearl Street.



Photo 10: View looking north on N. Huron Street from Pearl Street.



Photo 11: Rear of structures along W. Michigan Ave, and N. Huron Street., view looking southwest. Person at vent location is not visible.



Photo 12: Rear of structures along N. Huron Street, view looking west. 22 N. Huron at left center of image.



Photo 13: View west on W. Michigan Avenue, toward Huron Street.



Photo 14: View east on E. Michigan Avenue at Huron River bridge.



Photo 15: View looking northwest across W. Michigan Avenue to 2-10 N. Huron Street.



Photo 16: View looking north across W. Michigan Avenue to 2-10 N. Huron Street.



Photo 17: 2-10 N. Huron Street, view looking northeast. 6' person at vent location is not visible.



Photo 18: 2-10 N. Huron Street from southwest corner of W. Michigan Avenue and S. Huron Street. 6' person at vent location is visible.



Photo 19: View north on S. Huron Street across W. Michigan Ave. 6' person at vent location is visible. Rod is not visible.



Photo 20: View north on S. Huron Street toward W. Michigan Avenue. 6' person at vent location is visible. Rod is not visible.



Photo 21: View north on S. Huron Street toward W. Michigan Avenue. 6' person at vent location is visible.



Photo 22: View north on S. Huron Street toward W. Michigan Avenue. 6' person at vent location is visible as is top 4" of target pole.



Photo 23: View north on S. Huron Street toward W. Michigan Avenue 6' person at vent location is visible as is top 6" of target pole.



Photo 24: View north on S, Huron Street toward W. Michigan Avenue. 6' person at vent location is visible as is top 1' of target pole.



Photo 25: View north on S. Huron Street from Ferris Street. 6' person at vent location is visible, as is top 1' of target pole.



Photo 26: View south on S. Huron Street from Ferris Street.



Photo 27: View east on W. Michigan Ave. toward Huron Street. 2-10 N. Huron is on left in distance.



Photo 28: Simulated target composition: 6-foot person is holding a 4-foot target pole marked off in 1-foot segments.

City of Ypsilanti

Community and Economic Development

September 22, 2020

ADISKA GENERAL CONTRACTING

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0065) **for Egress Stair Reconstruction at 234 W MICHIGAN**

Dear ADISKA GENERAL CONTRACTING,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to replace the egress staircase and deck on the south elevation has been **approved**.

The following Historic District conditions must be followed:

1. **The staircase and deck shall match the material, dimension, and design of the drawings submitted with the building permit.** The design submitted matched the original structure.

2. **The vertical members of the balustrade shall be placed within the upper and lower guardrails**. Although the current staircase had balusters that were attached to the outside of the stringer, this no longer meets HDC design guidelines. This method was conditioned in an approval letter for another egress staircase on the same property that was sent June 18, 2020. Additionally, this type of balustrade was confirmed to staff via email on September 3, 2020.

3. **The new staircase shall be painted or stained an opaque color to match the trim of the building**. No raw material.

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

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

#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 the replacement staircase and deck only, which according to your application is the only work being performed at this time. Any additional work must be reviewed by the HDC. If you have any questions regarding this information please contact me at (734) 483-9646. **Approval by the Historic District Commission does not exempt you from nor can it be substituted for zoning or building department approval.**

Sincerely,

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

CC: Property Owner -
File
Building Department

PHDC-20-0065

RECEIVED
SEP 09 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: 234 W. Michigan Apt B

Applicant

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

Name: Brian Adiska

Address: 11603 Territorial Rd. ~~mun.~~

City: Munith | State: Michigan | Zip: 49259

Phone / Fax: 517-240-4183 | E-Mail: adiskacontracting@gmail.com

Contractor

Contractor Name & Contact Info: Brian Adiska (same)

Type of work

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

Complete Description of Proposed Work:

Demo old Deck + Replace it with new deck, same as existing as far as placement height. New Post holes and locations are in drawings attached.

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

Color is to match the ~~existing~~ previous opaque stain. We just completed the stairs around the corner with same stain. Color was matched from previous stairs + matches this Deck as well. All wood will be treated + stained after wood dries.

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
$10,000.00	$45 + 50.00 + 10.00 = 105.00

Signature

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

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

Signature:	Date:
[signature]	[redacted]-20
Print Name: Brian Adiska	

If you have questions about what the HDC generally permits or does n[redacted]it, or what they need to see in an application to render a decision, please call the office [redacted]483-9646 or view our factsheets online at cityofypsilanti.com/hd.

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







GENERAL CONSTRUCTION NOTES

GENERAL CONTRACTOR (G.C.) SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN DESIGN BUILD CONTRACTORS AND ARCHITECTURAL DOCUMENTS.

FIELD VERIFY ALL EXISTING CONDITIONS.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC PRESENTATION

ALL DIMENSIONS WITHIN THIS SET ARE FOR BIDDING PURPOSES ONLY. ACTUAL FIELD DIMENSIONS SHALL BE TAKEN PRIOR TO THE ORDERING OF ANY MATERIALS.

WORK SHALL COMPLY, AND BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS (MBC 2015, MRC 2015).

ALL WORK SHALL BE PERFORMED UP TO ALL CONVENTIONAL CONSTRUCTION STANDARDS AS SET FORTH BY THE AIA.

WORK SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE NATIONAL ELECTRICAL CODES, THE AMERICAN GAS ASSOC., AND THE BASIC PLUMBING CODES.

ALL ELECTRICAL, MECHANICAL, AND FIRE SUPPRESSION SYSTEMS SHALL BE DESIGN BUILD. EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRODUCTION OF THE PLANS DEPICTING THE EXTENT OF THE WORK TO BE PERFORMED, INCLUDING ALL DOCUMENTS REQUIRED FOR ALL LOCAL CODE OFFICIALS. EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE TO SEAL THEIR DOCUMENTS IF REQUIRED BY THE LOCAL CODE OFFICIAL. PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR FOR ALL WORK.

FIRE SUPPRESSION SPRINKLER CONTRACTOR SHALL MODIFY EXISTING SYSTEM AS REQUIRED TO CONFORM WITH NEW SPACE LAYOUT AND ALL APPLICABLE CODE REQUIREMENTS.

WORK SHALL COMPLY WITH BUILDING MATERIALS MANUFACTURERS' SPECIFICATIONS.

MICHIGAN 2015 ENERGY CODE.

INSULATION REQUIREMENTS TO BE MET/EXCEEDED (CLIMATE ZONE 5A):

FENESTRATION U-FACTOR:	.35
SKYLIGHT U-FACTOR:	.60
CEILING R-VALUE:	38
WOOD FRAME WALL R-VALUE:	20
MASS WALL:	13
FLOOR R-VALUE:	30
BASEMENT WALL R-VALUE:	13
SLAB R-VALUE, DEPTH:	10, 2 FT.
CRAWL SPACE:	10

MECHANICAL CONTRACTOR TO PROVIDE ANY AND ALL APPLICABLE MECHANICAL SYSTEM DESIGN CRITERIA, MECHANICAL & SERVICE WATER HEATING SYSTEM & EQUIPMENT TYPES, SIZES & EFFICIENCY, DUCT SEALING, DUCT & PIPE INSULATION.

ELECTRICAL CONTRACTOR TO PROVIDE ANY AND ALL APPLICABLE LIGHT FIXTURE SCHEDULES WITH WATTAGE & CONTROLS AND AIR SEALING DETAILS.

INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, MANUFACTURER AND R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. THE INSULATION INSTALLER SHALL SIGN, DATE & POST THE CERTIFICATION IN A CONSPICUOUS LOCATION.

A PERMANENT CERTIFICATE, COMPLETED BY THE BUILDER, SHALL BE POSTED ON OR IN THE ELECTRICAL PANEL (BUT SHALL NOT CONCEAL OTHER LABELS) AND SHALL LIST INSULATION R-VALUES, FENESTRATION U-FACTORS, TYPES & EFFICIENCIES OF HEATING & COOLING EQUIPMENT.

ATTIC ACCESS DOORS SHALL BE INSULATED & WEATHERSTRIPPED.

CAULK, GASKET, OR OTHERWISE SEAL ALL BUILDING THERMAL ENVELOPE JOINTS. SEAMS AND PENETRATIONS. VERIFICATION SHALL BE BY BLOWER DOOR TEST OR VISUAL INSPECTION

ALL NEW INTERIOR FIREPLACES SHALL HAVE GASKETED DOORS & OUTDOOR COMBUSTION AIR

FORCED AIR FURNACES REQUIRE A PROGRAMMABLE THERMOSTAT.

ALL DUCTS, AIR HANDLERS, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED.

MECHANICAL PIPING CARRYING FLUIDS ABOVE 105°F SHALL BE INSULATED, MINIMUM R-3

CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED, MINIMUM R-2

HVAC EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S 3-2004 BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J-2002 OR OTHER APPROVED HVAC CALCULATION METHODS. VERIFICATION IS REQUIRED.

AT LEAST 50% OF THE LAMPS IN PERMANENT FIXTURES SHALL BE HIGH-EFFICICACY LAMPS.

DEVIATION FROM THESE DRAWINGS SHALL BE MADE ONLY WITH WRITTEN APPROVAL OF THE DESIGNER/OWNER.

ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONDITION AND INTEGRITY OF THE EXISTING STRUCTURAL COMPONENTS AND SYSTEMS

IF ANY GENERAL NOTES CONFLICT WITH ANY DETAIL OR NOTE ON THE PLANS OR IN THE SPECIFICATION, THE STRICTEST PROVISIONS SHALL GOVERN.

THE SITE SHALL REMAIN WEATHER TIGHT AND SECURE AT THE END OF EACH WORKDAY, AND DURING ANY PERIODS IN WHICH THE FACILITY IS UNOCCUPIED BY A RESPONSIBLE REPRESENTATIVE OF THE GENERAL CONTRACTOR.

EXISTING AND NEW STRUCTURE SHALL BE SHORED AND BRACED DURING CONSTRUCTION TO MAINTAIN INTEGRITY.

ALL CRACKS AND/OR BREAKAGE THAT OCCUR TO THE EXISTING STRUCTURE DURING CONSTRUCTION SHALL BE REPAIRED BY THE GENERAL CONTRACTOR

THE JOB SITE SHALL BE LEFT CLEAN AND ALL DEBRIS SHALL BE DISPOSED OF PROPERLY AT THE END OF EACH DAY.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHING ALL EXPOSED SURFACES.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHING ALL MILLWORK ITEMS AS INDICATED ON A.LANE ARCHITECTURE, PLLC'S DRAWINGS.

ALL MATERIALS WHETHER MANUFACTURED BY OR FINISHED BY THE MILLWORK CONTRACTOR AND/OR THE GENERAL CONTRACTOR MUST COMPLY WITH THE UBC CODE CHAPTER 42, 1991 EDITION AND THE LOCAL AND STATE BUILDING AND FIRE CODE SPECIFICATIONS.

ALL STAIN GRADE MILLWORK SHALL BE MANUFACTURED IN GENUINE SPECIES SPECIFIED UNLESS OTHERWISE NOTED.

ALL PAINT GRADE FIXTURES SHALL BE MANUFACTURED IN POPLAR UNLESS OTHERWISE NOTED.

ALL PAINT SPECIFICATIONS ARE FOR COLOR ONLY. SOURCES MAY BE SUBMITTED ONLY WITH COLOR SAMPLE APPROVAL BY DESIGNER/OWNER.

ANY PAINT COLOR SPECIFIED "TO MATCH" MUST BE APPROVED BY DESIGNER/OWNER.

ALL PAINTED GYPSUM BOARD SURFACES SHALL BE FINISHED WITH A LATEX EGGSHELL. ALL PAINTED TRIM SHALL BE SATIN ENAMEL.

PROVIDE TRANSITION STRIP UNDER DOORS WHERE DIFFERENT FLOOR MATERIALS INTERSECT.

ALL HINGES, KNOBS, HARDWARE,ETC. SHALL MATCH STYLE & COLOR OF EXISTING HOUSE

228 W MICHIGAN
PBLDG-20-0035
REBUILD REAR STAIRS

228 W MICHIGAN
PBLDG-20-0035
REBUILD REAR STAIRS

BUILDING DATA

ZONED
CITY OF YPSILANTI

CODE:

SCOPE OF WORK:
SINGLE FAMILY RESIDENTIAL UNITS

DECK LOADS:

LIVE (PER TABLE R301.5):	40 #
DEAD:	10 #
SNOW:	25 #

DECK 1:

AREA =	12.5 SF
TOTAL LOAD=	937.5 #
BEAM A LOAD=	127 PLF
BEAM B LOAD=	254 PLF
COLUMN A LOAD=	235 #
COLUMN B LOAD=	470 #

DECK 2:

AREA =	51.5 SF
TOTAL LOAD=	3862.5 #
BEAM B LOAD=	145 PLF
BEAM C LOAD=	145 PLF
BEAM D LOAD=	145 PLF
COLUMN B LOAD=	499 #
COLUMN C LOAD=	532 #

C + AB, CENTER DISTRICT APARTMENT BUILDING (EXISTING, NO CHANGE)

MICHIGAN RESIDENTIAL CODE 2015 MBC/EXISTING/RESIDENTIAL CODE

REPLACE (2) EXISTING WOODEN EXTERIOR STAIRS & DECK LANDINGS TO

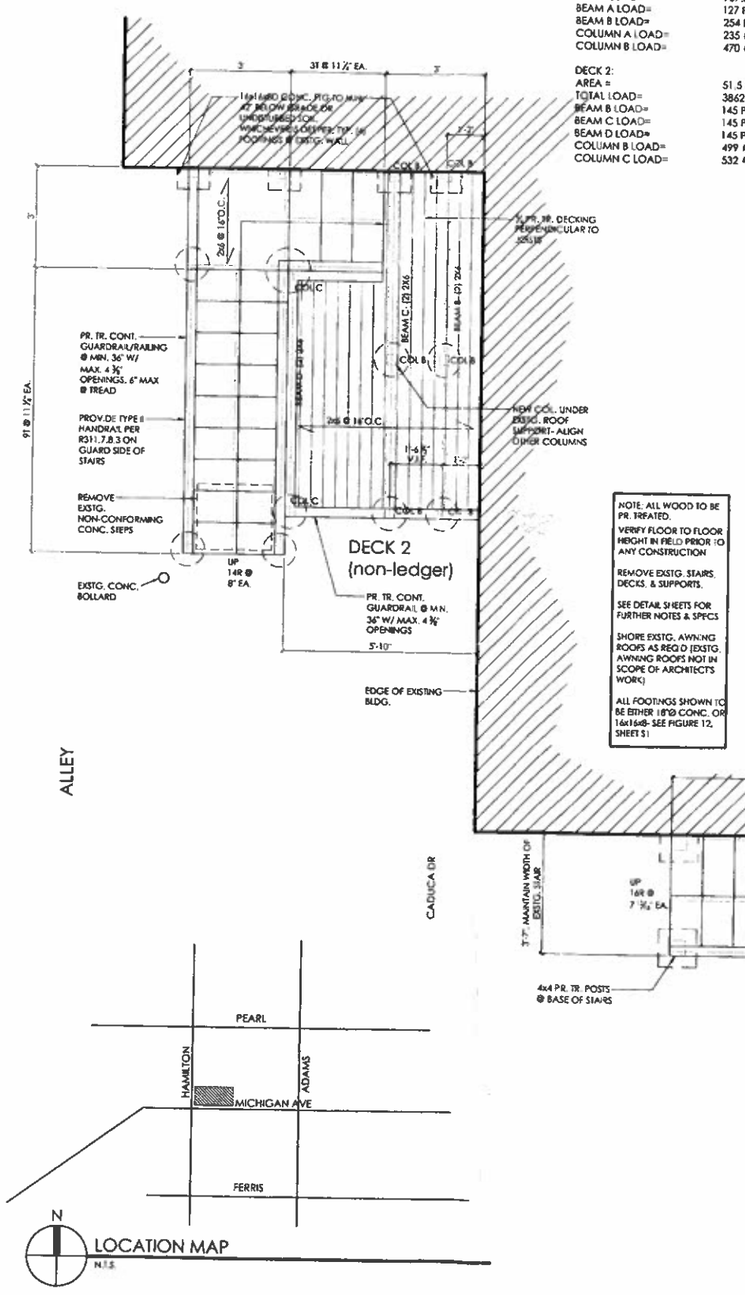
ARCHITECT:
ANGIE LANE
A.LANE ARCHITECTURE
7861 CLINTON MACON RD
TECUMSEH, MI 49286
TEL. 517.423.5280

CONTRACTOR:
Ken Hall
734 829 8280

SHEET INDEX

C0.0 BLDG INFO, STAIR PLANS, GEN. NOTES
S1.0 DECK DETAILS
S2.0 DECK DETAILS

Date Issued / Revised	Sheet No. C0.0	S1.0	S2.0	Description
JANUARY 20, 2020	X	X	X	ISSUED FOR PERMIT



NOTE: ALL WOOD TO BE PR. TREATED.
VERIFY FLOOR TO FLOOR HEIGHT IN FIELD PRIOR TO ANY CONSTRUCTION
REMOVE EXISTG. STAIRS, DECKS, & SUPPORTS.
SEE DETAIL SHEETS FOR FURTHER NOTES & SPECS
SHORE EXISTG. AWNING ROOFS AS REQ'D (EXISTG. AWNING ROOFS NOT IN SCOPE OF ARCHITECT'S WORK)
ALL FOOTINGS SHOWN TO BE EITHER 18"Ø CONC. OR 16x16x8- SEE FIGURE 12, SHEET S1

2015 MBC

PITTSFIELD CHARTER TOWNSHIP
DEPARTMENT OF BUILDING SERVICES
APPROVED PLAN
THIS PLAN IS APPROVED SUBJECT TO REVIEW COMMENTS, CORRECTION LISTS AND FIELD INSPECTION. 5/22/20
APPROVED BY DATE

IF THESE ARE COMMON (NOT WITHIN A UNIT) DECKS OR STAIRS THEY MUST COMPLY WITH 2015 MICH BUILDING CODE (EXISTING) AND NOT RESIDENTIAL - GUARD RAIL HEIGHT MIN IS 42" & STEP RISE IS LIMITED TO 7" OR UNDER. COMMENT IS ACCEPTED UNDER THE REHAB CODE.

228 W MICHIGAN
PBLDG-20-0035
REBUILD REAR STAIRS

A. A.LANE ARCHITECTURE
7861 clinton macon rd
tecumseh, michigan 49286
p. 517 423 5280
alanearchitecture@c.com

City of YPSI: Building Dept 734 482-1025 x1
Building Dept 734 483-9347 3442
y town. org
Building Application

Frank Daniels Building Supervisor
fdaniels@ci.ypsilanti.mi.us
734-482-9680

PROJECT
EXISTING STAIR REPLACEMENT
234 & 228 W. Michigan Ave.
Ypsilanti, MI

DATE
JANUARY 27, 2020

STATE OF MICHIGAN
ANGELA LANE
ARCHITECT
No. 1301070385
REGISTERED ARCHITECT

SHEET T
COVER S

SHEET
C0

228 W MICHIGAN
PBLDG-20-0035
REBUILD REAR STAIRS

MINIMUM REQUIREMENTS & LIMITATIONS

Minimum post size is 6x6 nominal and maximum post height shall be in accordance with Table 4.

All lumber shall be identified by the grade mark of, or certificate of inspection issued by, an *approved* lumber grading or inspection bureau or agency (www.alsc.org). All lumber and glued laminated timber shall be a naturally durable species (such as Redwood or Western Cedars where 90 percent or more of the width of each side is heartwood); or be preservatively treated with an *approved* process in accordance with American Wood Protection Association standards (Table 1) [R317 and R318]. All lumber in contact with the ground shall be *approved* preservative treated wood suitable for ground contact. [R317.1.2]. All cuts shall be field treated with an *approved* preservative (such as copper naphthenate) [R402.1.2].

All nails shall meet the requirements of *ASTM F 1667*. Threaded nails as stated in this document include helical (spiral) and annular (ring-shank) nails. Wood screws shall meet the requirements of *ANSI/ASME B18.6.1*. Bolts and lag screws shall meet the requirements of *ANSI/ASME B18.2.1*.

Throughout this document, ½" diameter bolts and lag screws are specified for various connections. Edge distance and spacing requirements are based on ½" diameter fasteners. If larger (or smaller) fasteners are specified, edge distance and spacing shall be adjusted.

All screws, bolts, washers, nuts, and nails for use with preservative treated wood shall be hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper. Hot-dipped galvanized fasteners shall meet the requirements of *ASTM A 153*, Class D for fasteners ⅜" diameter and smaller or Class C for fasteners with diameters over ⅜". Stainless steel driven fasteners shall be in accordance with the material requirements of *ASTM F 1667*.

Fasteners other than nails and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with *ASTM B 695*, Class 55, minimum.

All connectors (joist hangers, cast-in-place post anchors, etc.) shall be galvanized or shall be stainless steel. Hardware to be hot-dipped prior to fabrication shall meet *ASTM A 653*, G-185 coating. Hardware to be hot-dipped galvanized after fabrication shall meet *ASTM A 123*.

Fasteners and connectors exposed to salt water or located within 300 feet of a salt water shoreline shall be stainless steel grade 304 or 316.

Fasteners and connectors shall be of the same corrosion-resistant material.

Other coated or non-ferrous fasteners or hardware shall be *approved* by the authority having jurisdiction.

Flashing shall be corrosion-resistant metal [R703.8] of minimum nominal 0.019-inch thickness or *approved* non-metallic material. Aluminum should not be used in direct contact with lumber treated with preservatives that contain copper such as ACQ, Copper Azole, or ACZA.

Decks shall not be used or occupied until final inspection and approval is obtained.

DECKING REQUIREMENTS

All decking material shall be composed of dimension lumber (2" nominal thickness) or span rated decking in accordance with the American Lumber Standard Committee *Policy for Evaluation of Recommended Spans for Span Rated Decking Products (November 5, 2004)*. Attach decking to each joist with 2-8d threaded nails or 2-#8 screws. Space decking boards approximately ⅛" apart. See Figure 11 for decking connection requirements at the rim joist. Decking placement may range from an angle perpendicular to the joists to an angle of 45 degrees to the joists. Each segment of decking must bear on a minimum of 3 joists (or 3 supports).

Decking not meeting these requirements may be substituted when the product has been *approved* by the authority having jurisdiction; however, connections equivalent to those shown for lumber or span rated decking are assumed.

JOIST-TO-BEAM CONNECTION

Each joist shall be attached to the beam as shown in Figure 6. Joists may bear on and overhang past the beam face the lesser of L_O or L/4 when Option 1 or Option 2 is used to attach the joist to the beam and blocking is provided between joists at beam bearing. Mechanical fasteners or hurricane clips used, as shown in Option 2, must have a minimum capacity of 100 lbs in both uplift and lateral load directions. Joists may also attach to the side of the beam with joist hangers per Option 3. Joists shall not frame in from opposite sides of the same beam. See JOIST HANGERS for more information. Hangers, clips, and mechanical fasteners shall be galvanized or stainless steel (see MINIMUM REQUIREMENTS).

JOIST HANGERS

Joist hangers, as shown in Figure 7, shall have a depth of at least 60% of ledger or beam depth. Each hanger shall have a minimum vertical capacity in accordance with Table 3A. The joist hanger shall be selected from an *approved* manufacturer's product data based on the dimensions of the joist or header it is carrying. Joist hangers and fasteners shall be corrosion resistant (see MINIMUM REQUIREMENTS).

Use joist hangers with inside flanges when clearance to the edge of the beam or ledger board dictate. Do not use clip angles or brackets to support joists.

Table 3A. Joist Hanger Vertical Capacity.

Joist Size	Minimum Capacity, lbs
2x6	400
2x8	600
2x10	600
2x12	700

POST REQUIREMENTS

All deck post sizes shall be 6x6 (nominal) or larger, and the maximum height shall be in accordance with Table 4 and measured from grade or top of foundation, whichever is highest, to the underside of the beam. Under prescriptive limits of this document, 8x8 nominal posts can be substituted anywhere in Table 4 but are limited to a maximum height of 14'-0". Posts shall be centered on footings. Cut ends and notches of posts shall be field treated with an *approved* preservative (such as copper naphthenate) [R402.1.2]. The beam shall be attached to the post by notching as shown in Figure 8A or by providing an *approved* post cap to connect the beam and post as shown in Figure 8B. All 3-ply beams shall be connected to the post by a post cap. All through-bolts shall have washers under the bolt head and nut. Attachment of the beam to the side of the post without notching is prohibited (see Figure 9).

Provide diagonal bracing parallel to the beam at each corner post greater than 2'-0" in height as shown in Figure 10. Diagonal bracing is prohibited on center posts. Bracing shall be fastened to the post at one end and the beam at the other with ½" diameter lag screws. For non-ledger decks, (see Figure 21) diagonal bracing may be omitted at the beam and posts adjacent to the house.

RIM JOIST REQUIREMENTS

Attach a continuous rim joist to the ends of joists as shown in Figure 11. Attach decking to the rim joist as shown in Figure 11. For more decking attachment requirements, see DECKING REQUIREMENTS.

FOOTINGS [R403]

See Figure 12 and Table 4 for footing size, footing thickness, and post attachment options and requirements. All footings shall bear on undisturbed soil at least 12 inches below the undisturbed ground surface or below the frost line, whichever is deeper. Contact the authority having jurisdiction to determine the specified frost line. Bearing conditions shall be verified in the field by the building official prior to placement of concrete. Where the building official determines that in-place soils with an allowable bearing capacity of less than 1,500 psf are likely to be present at the site, the allowable bearing capacity shall be determined by a soils investigation. **DECK FOOTINGS CLOSER THAN 5'-0" TO AN EXTERIOR HOUSE FOUNDATION WALL MUST BEAR AT THE SAME ELEVATION AS THE FOOTING OF THE HOUSE FOUNDATION.**

Do not construct footings over septic systems or leach fields, utility lines, or enclosed meters. Contact local utilities (call 811) before digging.

Pre-manufactured post anchors shall be galvanized or stainless steel. See MINIMUM REQUIREMENTS.

LEDGER ATTACHMENT REQUIREMENTS [R507]

GENERAL: Attach the ledger board, which shall be equal to or greater than the deck joist depth but less than or equal to the house band or rim joist depth, to the house in accordance with Figures 14 and 15. The ledger shall be a minimum nominal 2x8. When attachments are made to the house band joist, the band joist shall be capable of supporting the new deck. If this cannot be verified or conditions at the house differ from the details herein, then either a non-ledger deck or full plan submission is required. See NON-LEDGER DECKS.

SIDING AND FLASHING: House siding or the exterior finish system must be removed prior to installation of the ledger board. *Approved* corrosion resistant flashing is required at any ledger board connection to a wall of wood framed construction (see MINIMUM REQUIREMENTS). See Figure 14 for continuous flashing with drip edge. The threshold shall be carefully flashed and caulked to prevent water intrusion due to splash from the deck or melting snow and ice.

MANUFACTURED WOOD I-JOIST: The term "I-Joist" denotes manufactured wood "I" joists (see Figure 15A). Many new homes constructed with wood I-joists list hole 1" or thicker laminated veneer lumber (LVL)as band joists (or rim joists) that can support the attachment of a deck (see Figure 14). However, some older homes might be constructed with band boards that are too thin (less than 1") to support a deck. In such cases, a non-ledger deck or a full plan submission is required.

MANUFACTURED WOOD TRUSS: A metal plate connected wood truss (MPCWT) is an engineered, prefabricated structural component designed for each specific application. MPCWT's used in residential floors are often installed with a 2x4 lumber "ribbon" at the ends of the trusses (see Figure 11B) to tie the ends of the trusses together. The ribbon board, by itself, is not intended to support the deck ledger and deck. Installing residential decks when the floor system for the home uses MPCWT requires a standard detail provided by the truss designer, a non-ledger deck, or a full plan submission. Refer to the Technical Note – *Attachment of Residential Deck Ledger to Metal Plate Connected Wood Truss Floor System* for special blocking details and attachment requirements (www.sbcindustry.com).

PROHIBITED LEDGER ATTACHMENTS

Attachment to exterior veneers (brick, masonry, stone), hollow masonry, and to cantilevered floor overhangs or bay windows are prohibited (see Figures 17 and 18). In such cases, the non-ledger deck is required (See NON-LEDGER DECKS).

LEDGER BOARD FASTENERS

Only those fasteners noted below are permitted. LEAD ANCHORS ARE PROHIBITED.

Deck ledger connection to band joist or rim joist. The connection between a deck ledger and a 2-inch nominal lumber band joist (1-½" actual) or LVL rim joist bearing on a sill plate or sill plate shall be constructed with ½" lag screws or bolts with washers per Table 5 and Figure 19 (see MINIMUM REQUIREMENTS).

Placement of lag screws or bolts in deck ledger: The lag screws or bolts shall be placed as shown in Figure 19. The lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger (see Figure 19). Proper installation of lag screws or bolts shall be verified by the authority having jurisdiction.

Figure 14. General Attachment of Ledger Board to Band Joist or Rim Joist.

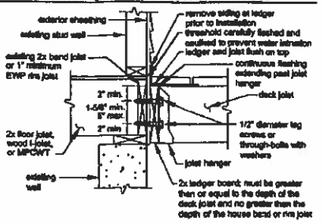


Figure 8. Prohibited Post-to-Beam Attachment Condition.

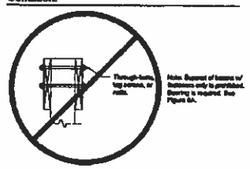
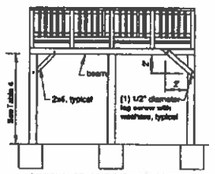


Figure 10. Diagonal Bracing.



Joist Span – Joists Attached at House and to Side of Beam.

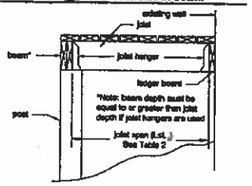
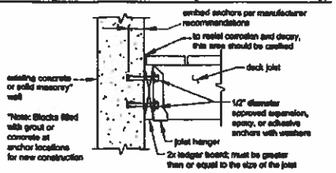


Figure 16. Attachment of Ledger Board to Foundation Wall (Concrete or Solid Masonry).



Joist Span – Non-Ledger Deck.

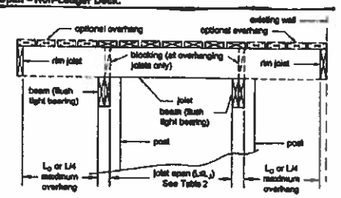


Figure 17. No Attachment to or Through Exterior Veneers (Brick, Masonry, Stone).

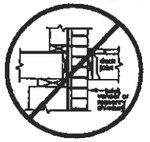
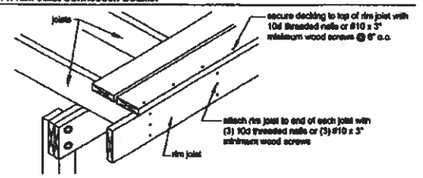


Figure 11. Rim Joist Connection Details.



Beam Assembly Details.

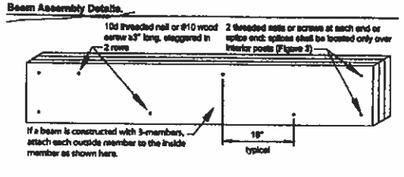


Figure 18. No Attachment to House Overhang with Ledger.



Table 4. Post Height for 6x6[2] and Footing Sizes for all Posts.

Beam Span, L_b	Joist Span, L_j	Post Heights[1]					Footing Sizes[3]		
		Southern Pine	Douglas Fir-Larch[4]	Hem-Fir[4], Western Cedars	Redwood	Ponderosa Pine, Red Pine, SPF	Round Footing Diameter	Square Footing	Footing Thickness[5]
6'	≤10'	14'	14'	14'	14'	14'	18"	16"x16"	7"
	≤14'	14'	14'	14'	14'	14'	21"	18"x18"	8"
	≤18'	14'	14'	12'	14'	11'	24"	21"x21"	10"
8'	≤10'	14'	14'	14'	14'	14'	20"	18"x18"	8"
	≤14'	14'	14'	14'	14'	11'	24"	21"x21"	10"
	≤18'	14'	13'	11'	12'	8'	27"	24"x24"	11"
10'	≤10'	14'	14'	14'	14'	12'	23"	20"x20"	9"
	≤14'	14'	13'	11'	13'	8'	27"	24"x24"	11"
	≤18'	12'	11'	8'	11'	2'	31"	27"x27"	13"
12'	≤10'	14'	14'	12'	14'	10'	26"	22"x22"	10"
	≤14'	13'	12'	9'	11'	5'	30"	26"x26"	13"
	≤18'	11'	9'	6'	9'	2'	34"	30"x30"	15"
14'	≤10'	14'	13'	11'	13'	8'	27"	24"x24"	11"
	≤14'	11'	10'	7'	10'	2'	32"	29"x29"	14"
	≤18'	9'	8'	2'	8'	NP	37"	33"x33"	16"
16'	≤10'	13'	12'	10'	12'	6'	29"	26"x26"	12"
	≤14'	10'	9'	5'	9'	2'	36"	31"x31"	15"
	≤18'	7'	5'	2'	7'	NP	40"	36"x36"	18"
18'	≤10'	12'	11'	8'	11'	2'	31"	27"x27"	13"
	≤14'	9'	8'	2'	8'	NP	37"	33"x33"	16"
	≤18'	6'	2'	2'	6'	NP	42"	37"x37"	19"

1. Assumes 40 psf live load, 10 psf dead load, L_O/4 and L_j/4 overhangs, No 2 grade and wet service conditions.
2. Assumes 1,500 psf soil bearing capacity and 168 psf concrete. Value may be multiplied by 0.9 for every post.
3. Footing assumed for Douglas Fir-Larch, Hem-Fir, and Spruce-Pine-Fir.
4. Assumes 2,500 psi compressive strength of concrete. Determine footing thickness with post base and anchor requirements.
5. Bolt-centred posts may be substituted anywhere in Table 4 to a maximum height of 14'.

Figure 6. Joist-to-Beam Detail.

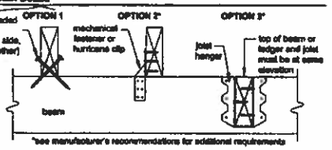


Figure 7. Typical Joist Hangers.

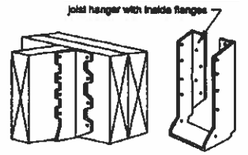


Figure 8A. Post-to-Beam Attachment

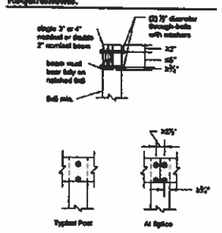


Table 5. Maximum Spacing for a Southern Pine, Douglas Fir-Larch, or Hem-Fir Deck Ledger or Band or Rim Joist and a 2-inch Nominal Solid-Sawn Spruce-Pine-Fir Band Joist or LVL Rim Joist[1,2,3,4,5]
(Deck Live Load = 40 psf, Deck Dead Load = 10 psf)

Connection Details	Rim Joint or Band Joist	Joist Span					
		6'-0" and less	6'-1" to 8'-0"	8'-1" to 10'-0"	10'-1" to 12'-0"	12'-1" to 14'-0"	14'-1" to 16'-0"
		On-Center Spacing of Fasteners					
½" diameter lag screw[6] with $^{15}/_{32}$" minimum sheathing	1" LVL	24"	18"	14"	12"	10"	9"
	1-½" LVL	26"	21"	16"	14"	12"	10"
	1-½" Lumber	30"	23"	18"	15"	13"	11"
½" diameter bolt with $^{15}/_{32}$" maximum sheathing	1" LVL	24"	18"	14"	12"	10"	9"
	1-½" LVL	28"	21"	16"	14"	12"	9"
	1-½" Lumber	35"	26"	20"	17"	14"	12"
½" diameter bolt with $^{15}/_{32}$" maximum sheathing and ¾" standard washers[7]	1-½" Lumber	35"	35"	29"	24"	21"	18"

1. The tip of the lag screw shall not extend beyond the inside face of the band or rim joist.
2. The maximum gap between the face of the ledger board and face of the wall sheathing shall be ½".
3. Ledgers shall be fastened or caulked to prevent water from contacting the house band joist (see Figures 14 and 15).
4. Lag screws and bolts shall be staggered per Figure 19.
5. Deck ledgers shall be minimum 2x8 pressure-preservative-treated No.2 grade lumber, or other *approved* materials as established by attached engineering practice.
6. Where solid sawn pressure-preservative-treated deck ledgers are attached to engineered wood products (minimum 1" thick wood structural panel band joist or structural composite lumber including laminated veneer lumber), the ledger attachment shall be designed in accordance with accepted engineering practice. Tabulated values based on 300 lbs and 350 lbs for 1" and 1-½" LVL rim joist, respectively.
7. Wood structural panel sheathing, gypsum board sheathing, or foam sheathing shall be permitted between the band or rim joist and ledger. Stacked washers are permitted in combination with wood structural panel sheathing, but are not permitted in combination with gypsum board or foam sheathing. The maximum distance between the face of the ledger board and the face of the band joist shall be 1".
8. Fastener spacing also applies to Southern Pine, Douglas Fir-Larch, and Hem-Fir band or rim joists.

Figure 12. Typical Footing Options.

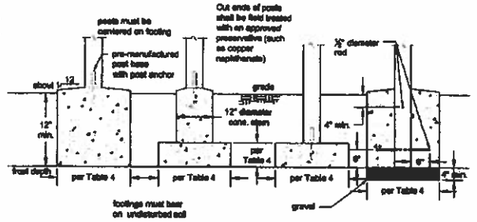
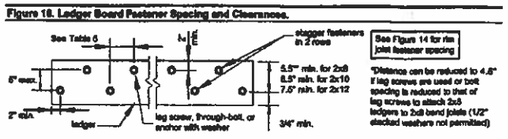


Figure 18. Ledger Board Fastener Spacing and Clearances.

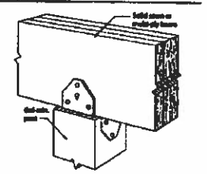


Through-Bolt
Through-bolts shall have a diameter of ½". Pilot holes for through-bolts shall be $^{17}/_{32}$" to $^{9}/_{16}$" in diameter. Through-bolts require washers at the bolt head and nut.

Expansion and Adhesive Anchors
Use *approved* expansion or adhesive anchors when attaching a ledger board to a concrete or solid masonry wall as shown in Figure 15. Expansion and adhesive anchor bolts shall have a diameter of ½". Minimum spacing and embedment length shall be per the manufacturer's recommendations. All anchors must have washers.

Lag Screws
Lag screws shall have a diameter of ½" (see MINIMUM REQUIREMENTS). Lag screws may be used only when the field conditions conform to those shown in Figure 14. See Figure 20 for lag screw length and shank requirements. All lag screws shall be installed with washers.

Figure 8B. Alternate *Approved* Post-to-Beam Post Cap Attachment.



A. A.LANE ARCHITECTURE
9861 clifton macon rd
tecumseh, michigan 49286
p 517 423 5280
alanearchitecture@plc.com

PROJECT
EXISTING STAIR REPLACEMENT
234 & 228 W. Michigan Ave
Ypsilanti, MI

DATE
JANUARY 20, 2020

STATE OF MICHIGAN
ANGELA LANE
ARCHITECT
No. 1201057555
LICENSED ARCHITECT

SHEET TITLE
TYPICAL DECK DETAILS

SHEET NO.
S1.0

NON-LEDGER DECKS - FOR RESISTING VERTICAL LOADS

Non-ledger decks use the house for resisting lateral loads but do not utilize the exterior wall of the house to support vertical loads (see Figure 21). Rather than supporting the deck on a ledger, as additional beam with posts is provided at or within the lesser of L_O or L/4 of the house. THE ASSOCIATED DECK POST

FOOTINGS SHALL BE PLACED AT THE SAME ELEVATION AS THE HOUSE FOOTING IF LOCATED CLOSER THAN 5'-0" TO A HOUSE WALL (see Figure 2 and Figure 12). For houses with basements, a cylindrical footing (caisson) is recommended to minimize required excavation at the basement wall. Beam size is determined by Table 3. Non-ledger decks shall be attached to the house per Table 5 and Figures 22 or 23 for lateral loads.

DECK LATERAL LOADS

Attachment to House: Decks shall be positively anchored to the primary structure [R507.1]. The lateral connection required shall be permitted to be in accordance with Figure 22 or 23 for ledger and non-ledger decks. Hold-down tension devices shall be provided in not less than two locations within two feet of the edge of the deck, and shall have an allowable stress design capacity of not less than 1,500 lb [R507.2.4].

The wall must be sheathed with minimum $^{7}/_{16}$" wood structural panel sheathing. Use lag screws or through-bolts when fastening to a band joist; use expansion anchors or epoxy anchors when fastening to concrete or masonry. DO NOT ATTACH TO BRICK VENEERS. VERIFY THIS CONDITION IN THE FIELD PRIOR TO UTILIZING THIS METHOD. Fasteners shall penetrate beyond the house band board and be installed per Table 5.

For non-ledger decks, blocking or framing angles can be used in lieu of joist hangers and shall be provided on each side of each joist. Blocking shall be installed with 5-10d threaded nails into the rim joist or the framing angle shall have a lateral capacity of 600 lb. Flashing over the rim joist is required and must be installed in accordance with the flashing provisions in the LEDGER ATTACHMENT REQUIREMENTS.

GUARD REQUIREMENTS

All decks greater than 30" above grade are required to have a guard [R312.1] - one example is shown in Figure 24. Other methods and materials may be used for guard construction when *approved* by the authority having jurisdiction.

GUARD POST ATTACHMENTS FOR REQUIRED GUARDS

Deck guard posts for required guards shall be a minimum 4x4 (nominal) with an adjusted bending design value not less than 1,100 psi. Joists and rim joists to which guard posts are attached shall be a minimum of 2x8 (nominal).

Guard posts for required guards which run parallel to the deck joists shall be attached to the outside joist per

Figure 25. Guard posts for required guards that run perpendicular to the deck joists shall be attached to the rim joist in accordance with Figure 26. Only hold-down anchor models meeting these minimum requirements shall be used. Hold-down anchors shall have a minimum allowable tension load of 1,800 pounds for a 36" maximum guard height and be installed in accordance with the manufacturer's instructions.

STAIR REQUIREMENTS

Stairs, stair stringers, and stair guards shall meet the requirements shown in Figure 27 through Figure 34 and Table 6 except where amended by the local jurisdiction. All stringers shall be a minimum of 2x12. Stair stringers shall not span more than the dimensions shown in Figure 28. If the stringer span exceeds these dimensions, then a 4x4 post may be provided to support the stringer and shorten its span length. The 4x4 post shall be notched and bolted to the stringer with (2) ½" diameter through-bolts with washers per Figure 8A. The post shall be centered on a 12" diameter or 10" square, 6" thick footing. The footing shall be constructed as shown in Figure 34 and attached to the post as shown in Figure 12. An intermediate landing may also be provided to shorten the stringer span (see provisions below). If the total vertical height of a stairway exceeds 12'-0", then an intermediate landing shall be required. All intermediate stair landings must be designed and constructed as a non-ledger deck using the details in this document. Stairs shall be a minimum of 36" in width as shown in Figure 33 [R311.7]. If only cut stringers are used, a minimum of three are required. For stairs greater than 36" in width, a combination of cut and solid stringers can be used, but shall be placed at a maximum spacing of 18" on center (see Figure 29). The width of each landing shall not be less than the width of the stairway served. Every rectangular landing shall have a minimum dimension of 36" measured in the direction of travel and no less than the width of the stairway served (R311.7).

STAIR HANDRAIL REQUIREMENTS

All stairs with 4 or more risers shall have a handrail on at least one side (see Figure 32A) [R311.7.8]. The handrail height measured vertically from the sloped plane adjoining the tread nosing shall be not less than 34 inches and not more than 38 inches (see Figure 30) [R311.7.8.1]. Handrails shall be graspable and shall be composed of decay-resistant and/or corrosion resistant material. Handrails shall be Type I, Type II, or provide equivalent graspability (see Figure 32B). Type I shall have a perimeter dimension of at least 4" and not greater than 6-¼". Type II rails with a perimeter greater than 6-¼" shall provide a graspable finger recess area on both sides of the profile [R311.7.8.3]. All shapes shall have a smooth surface with no sharp corners. Handrails shall run continuously from a point directly over the lowest riser to a point directly over the highest riser and shall return to the guard at each end (see Figure 33). Handrails may be interrupted by guard posts at a turn in the stair [R311.7.8.2].

STAIR FOOTING REQUIREMENTS [R403]

Where the stairway meets grade, attach the stringers to the stair guard posts as shown in Figure 34. Posts shall bear on footings. All footings shall bear on solid ground and shall be placed at least 12 inches below the undisturbed ground surface or below the frost line, whichever is deeper (see Figure 34). Stringers shall bear on a 2x4 bearing block attached to the post as shown. Stringers shall not bear on new or existing concrete pads or patios that are not founded below this depth. When guards are not required (see GUARD REQUIREMENTS), posts may terminate below the bottom tread elevation. Bolts are only required if a guard post is required.

STAIR LIGHTING REQUIREMENTS [R303.7]

Stairways shall have a light source located at the top landing such that all stairs and landings are illuminated. The light switch shall be operated from inside the house. However, motion detected or timed switches are acceptable.

Figure 29. Stair Stringer Requirements.

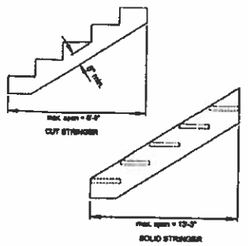


Figure 30. Stair Guard Requirements.

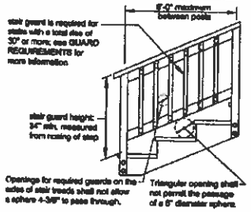


Figure 28. Tread Connection Requirements.

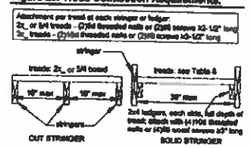


Figure 31. Stair Stringer Attachment Detail.

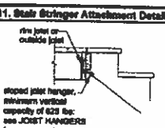


Table 6. Minimum Tread Size for Cut and Solid Stringers.[1]

Species	Cut Stringer	Solid Stringer
Southern Pine	2x6 or 5/4	2x8
Douglas Fir Larch, Hem-Fir, SPF[2]	2x4 or 5/4	2x8 or 3x4
Redwood, Western Cedars, Ponderosa Pine,[3] Red Pine[3]	2x6 or 5/4	2x10 or 3x4

1. Assumes 100 lb uniformly load, 1,000 deflection limit, No. 2 stress grade, and wet service conditions.
2. Including assumed for Douglas Fir-Larch, Hem-Fir, and Spruce-Pine-Fir.
3. Design values based on northern species with no backing assumed.

Figure 32A. Handrail Mounting Examples.

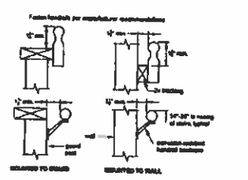


Figure 32B. Handrail Grip Size.

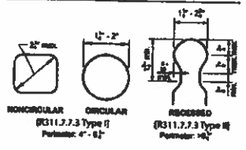


Figure 33. Miscellaneous Stair Requirements.

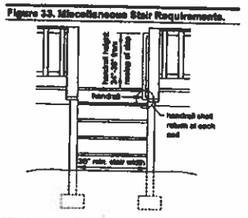


Figure 34. Stair Footing Detail.

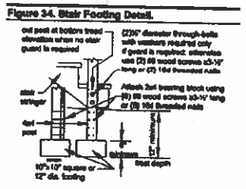
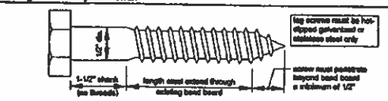


Figure 20. Lag Screw Requirements.



Lag screw installation requirements: Each lag screw shall have pilot holes drilled as follows: 1) Drill a ½" diameter hole in the ledger board, 2) Drill a $^{3}/_{4}$" diameter hole into the band board of the house. DO NOT DRILL A ½" DIAMETER HOLE INTO THE BAND JOIST.
The threaded portion of the lag screw shall be inserted into the pilot hole by turning. DO NOT DRIVE LAG SCREWS WITH A HAMMER. Use soap or a wood-compatible lubricant as required to facilitate tightening. Each lag screw shall be thoroughly tightened (snug but not over-tightened to avoid wood damage).

Figure 21. Non-Ledger Deck - For Resisting Vertical Loads.

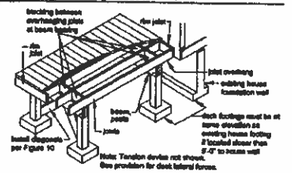


Figure 24. Example Guard Detail.

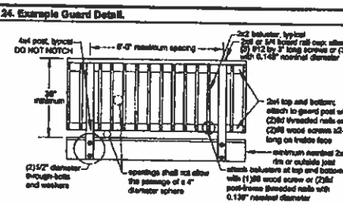


Figure 25. Guard Post to Outside-Joist Example.

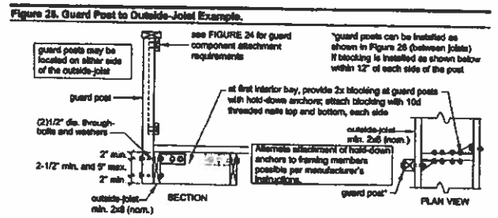


Figure 26. Guard Post to Rim Joist Example.

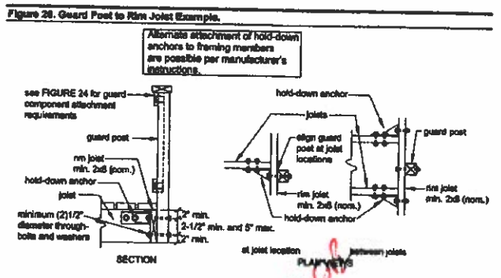
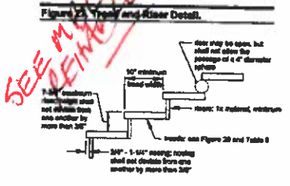


Figure 27. Tread and Riser Detail.



SEE MAP DETAIL

A. ALANE ARCHITECTURE
7861 clinton macon rd
lecumseh, michigan 49286
p. 517 423 5280
alanearch.factory@dc.com

PROJECT
EXISTING STAIR REPLACEMENT
234 & 228 W. Michigan Ave
Ypsilanti, MI

DATE
JANUARY 20, 2020

STATE OF MICHIGAN
ANGELA LANE
ARCHITECT
No. 1301067855
LICENSED ARCHITECT

SHEET TITLE
TYPICAL DECK DETAILS

SHEET NO.
S2.0

City of Ypsilanti
Community and Economic Development

September 29, 2020

OAKLAND CONSTRUCTION CO LLC
[redacted]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0069) **for Re-roofing at 106 S HURON**

Dear OAKLAND CONSTRUCTION CO LLC,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to reroof the house with GAF or Tamko dimensional shingles in "Rustic Redwood," has been **approved.** Additional approved work, as submitted in the application, includes: replace the rotted roof deck where necessary, new felt, new drip edges painted to match the trim of the house or roof, installation of ridge and soffit vents, new flashing and ice guards.

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,

[redacted]

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

CC: Property Owner - BREED COLIN PO BOX 7364 ANN ARBOR MI 48107
File
Building Department

PHDC-20-0069

RECEIVED

SEP 22 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: 106 S. Huron, Ypsilanti

Applicant

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

Name: Oakland Construction Co.

Address: [redacted]

City	State	Zip
Ferndale	MI	48220

Phone / Fax: [redacted]

E-Mail: [redacted]

Contractor

Contractor Name & Contact Info: Oakland Construction Co.

Type of work

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

Complete Description of Proposed Work:

Strip old shingles and replace with new GAF or Tamko dimensional shingles. Also replace rotten wood, felt, drip edges, vents (no can vents, only ridge and soffit vents). Install new ice shield in valleys and edges.

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

GAF Timberline green/black shingles.

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:
21,600.00	$45 + 35 = $80.00

Signature

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

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

Signature:	Date:
[redacted]	09-21-20
Print Name: Michael Watcke for Oakland Construction Co.	

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 0069


HERITAGE®
LAMINATED ASPHALT SHINGLES
TAMKO
BUILDING PRODUCTS LLC
LIMITED LIFETIME WARRANTY
BRING COLOR & STYLE HOME
SHINGLES BEGIN TO AGE AS SOON AS THEY ARE EXPOSED TO NATURE. BUILDING EXPERIENCE AGING FACTORS DIFFERENTLY, SO IT IS DIFFICULT TO PREDICT HOW LONG SHINGLES WILL LAST. THAT'S WHY TAMKO PROVIDES A LIMITED WARRANTY FOR MANY PRODUCTS, THAT INCLUDES A BINDING ARBITRATION CLAUSE AND OTHER TERMS AND CONDITIONS WHICH ARE INCORPORATED HEREIN BY REFERENCE. YOU MAY OBTAIN A COPY OF THE LIMITED WARRANTY AT TAMKO.COM OR BY CALLING 1-800-641-4691.
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#113 0818


Featured Color:
Rustic Redwood


ONE WAY

City of Ypsilanti

Community and Economic Development

September 22, 2020

DEFOREST-LADD,INC

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0064) **for Re-roofing at 114 S HURON**

Dear DEFOREST-LADD,INC,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to reroof the flat-roofed façade wrap-around porch has been **approved**. The roof deck shall be repaired as specified and fitted with a silver-painted protective coating.

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.

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

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: C. Hedger Breed
File
Building Department

[redacted]

PHDC-20-0064 27342
3696

RECEIVED
SEP 02 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: 114 S. HURON ST. [redacted]

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing this applicatio[redacted]e included.*

Name: C. HEDGER BREED

Address: [redacted]

City: YPSILANTI | State: MI [redacted] | Zip: 48197

Phone / Fax: [redacted] E-Mail: [redacted]

Contractor

Contractor Name & Contact Info: NEW ROOF 8977 MACON RD SA[redacted]E

Type of work

- ☒ Roofing
- ☐ Window/Door Replacement
- ☐ Porch[redacted]
- ☐ Sign
- ☐ Fence [redacted]ther sitework)
- ☐ Painting
- ☐ Other
- ☐ Application Amendment

Complete Description of Proposed Work:

REROOF 1ST FLOOR WRAPAROUND PORCH ROOF
NO CHANGE TO ARCHITECTURAL DETAILS OR
INTERNAL GUTTERS

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

MODIFIED BITUMINOUS RUBBER

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: $3300.	Permit fee: $45 + _____ =

Signature Heather Breed

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.

Signatu	Date: 2 [redacted] EPT 2020
Print Name: HEATHER BREED	

If you have questions about what the HDC generally permits or does [redacted] permit, or what they need to see in an application to render a decision, please call the offi[redacted]734-483-9646 or view our factsheets online at cityofypsilanti.com/h[redacted]

All other necessary approvals and permits must be acquired [redacted]re beginning work.

Quality Service Since 1978

New Roof
INCORPORATED

8977 Macon Rd., Saline, MI 48176

facebook.com/NewRoof

info@newroof.com

Proposal

Commercial • Industrial • Institutional
Residential • Fully Insured

WWW.NEWROOF.COM

(734) 665-5555

Fax (734) 429-1999
Cell (734) 320-1301

Michigan Builders Lic. # 2102187782

Prop
Name
Addre
City: [redacted] State: MI Zip:

Email Address:

Daytime Phone: Evening Phone: Cell Phone: 216-4666

Job Location:
Name:
Address:
City:
Date: 4/12/

SCOPE OF WORK Front 25Ty porch

Specifications for Rubber Roofs:

- Tarp sides of building and shield bushes around building as needed
- Strip away all old layers of roofing and haul away (dump fee included)
- Replace all rotter damaged roof decking / 2 sheets of OSB / plywood ($45 each after 2)
  32' 1x6 inc ($2.95/ft after 32') 32' 1x8 inc ($3.95/ft after 32')
  Price for metal flashing / trim is negotiable / included 16oz. Copper add $
- Renail all loose roof boards
- Install new heavy duty matching drip edge around perimeter of building (if applicable)
- Cover roof with 43lb. Universal BUR base sheet
- Fasten base sheet with Thru Fast Convex Stress plates and co
- Cover with 4.0mm - 5.0mm modified bituminous rubber
- Lay all rubber vertical
- Replace all chimney flashing and counterflashing
- All counterflashing to be .019 or .027 colored aluminum or 20
- Grind all bed joints with a diamond blade grinder
- All seams lapped five inches (not three), re-weld and trowel fi
- Cover entire roof with a silver shield Yes / No paint

15yr Guarantee on all Workmanship

- **Permit at Cost**

Cash/Check Discount Price (if paid in full upon completion) call w/in 2 weeks.
All taxes are included in estimate. (Add 4% for Credit Card Payments)

[redacted]

$3300 =
4 = 30 PYS

Date:

Work Authorization:

Payment is Authorized to be directly payable to New Roof, Inc:

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

[redacted]

All material is guaranteed to be as specified. All work to be completed in a workman
like 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 change orders
must be in writing, faxed to the office and signed by management. All agreements
contingent upon strikes, weather, accidents or delays beyond our control. Owner to
carry fire, tornado, flood and other necessary insurance.

Note: This proposal may be

New Roof is a DBA of J.G. Enterprises, Inc.

Drip Edge Color:

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 is due
as outlined above. Invoice will be presented within 24 hours of completion, unless prearranged. All change
orders must be presented to this contract.
Signature of Proposal

Date of Acceptance:

Signature:

All Sales Subject to Manager Approval



City of Ypsilanti

Community and Economic Development

October 08, 2020

BINGHAM, STACY

YPSILANTI, MI 48197

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0071) **for Re-painting at 302 S WASHINGTON**

Dear BINGHAM, STACY,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to repaint and repair the exterior windows and trim in black and "Fashion Gray" has been **approved**.

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

1. **The surfaces shall be prepared in the gentlest means possible; no pressure washing or sandblasting.** Hand-scraping and sanding is permitted. If the building is to be washed, no pressure greater than that of a garden hose shall be used.

2. **Historic unpainted surfaces shall remain unpainted**. Natural unpainted brick, stone, or wood shall not be painted.

The following Secretary of Interior Standards were considered in approving your application:
#7 – Clean the building gently, no sandblasting or pressure washing.
#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-painting and ordinary repairs only, which according to your application is the only work being performed at this time. Any additional work must be reviewed by the HDC. If you have any questions regarding this information please co[redacted]me at (734) 483-9646. **Approval by the Historic District Commission does not e[redacted]t you from nor can it be substituted for zoning or building department approval[redacted]**

Sincerely,

Scott E. Slagor, Preservation Planner

One South Huron Street
Ypsilanti, MI 48197
Tel: (734) 483-9646
Fax: (734) 483-7260
www.cityofyps[redacted]om

Community & Economic Development Department

CC: Property Owner - BINGHAM, STACY 302 S WASHINGTON YPSILANTI MI 48197
File
Building Department

PHDC-20-0071

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 em[illegible]
   b. Catalog cut sheets or similar details for windows, doors, light fixtu[illegible]nd any other manufactured or preassembled components—this includes information from catalog[illegible]rofessional quotes, or websites (can be emailed).
   c. Dimensioned drawings of any new construction or modifications to[illegible]ing structures, including awnings and signs.
   d. A sketch plan, if proposal is for work on the grounds and not just [illegible]ain structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled cop[illegible] mortgage survey.
3. Applications and materials must be received by the Building Departme[illegible] **later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLAC[illegible]N THE AGENDA

Property

Address: 302 S. WASHINGTON ST.

Applicant

**If applicant is not owner of property, a written statement from the owner authorizing th[illegible]cation must be included.*

Name: STACY BINGHAM

Address:

City: YPSILANTI | State: MICHIGA[illegible] | Zip: 48197

Phone / Fax: [illegible] | Mail: [illegible]

Contractor

Contractor Name & Contact Info:

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement
- ☐ Porche[illegible]
- ☐ Sign
- ☐ Fence [illegible]ther sitework)
- ☒ Painting
- ☐ Other
- ☐ Application Amendment

Complete Description of Proposed Work:

PAINT EXTERIOR WINDOWS AND TRIM.

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

PRIMER
OP33 WINDOW GLAZING
PAINT + CAULK

85

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
	~~$45~~ + 10 = ~~55~~

Signature

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

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

Signature:	Date: 9[redacted]020
Print Name: Stacy Bingham	

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

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

302 S. WASHINGTON ST., YPSILANTI, MI 48197

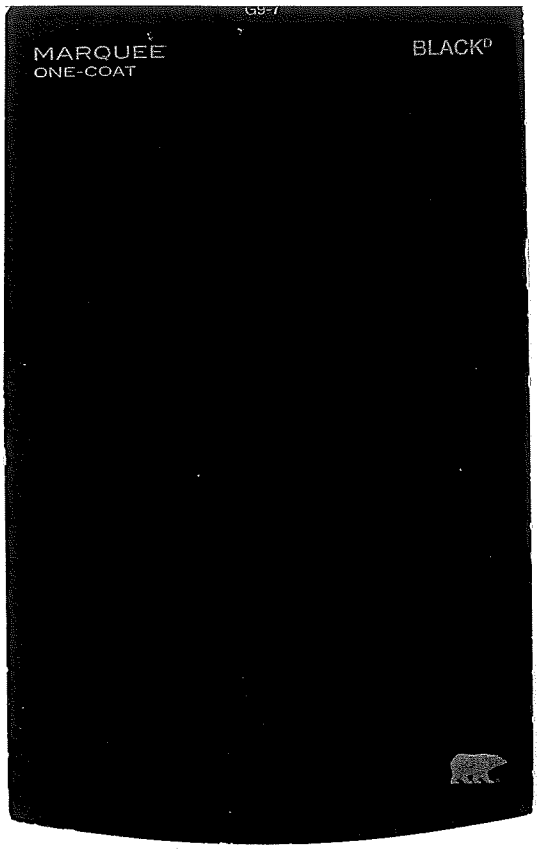
OBJECTIVES

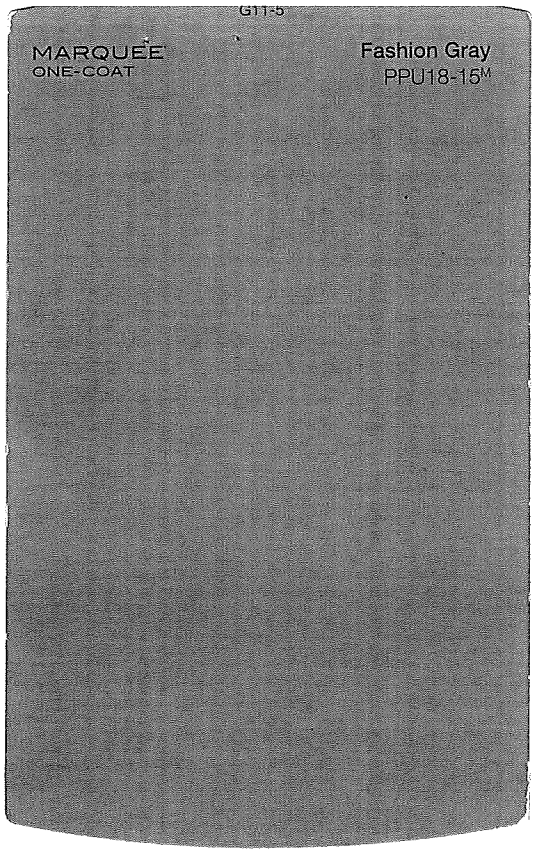
1. Remove aluminum storm windows
2. Strip and sand old paint from windows
3. Re glaze window glass
4. Re string and seal windows
5. Prime windows
6. Re caulk window trim brick gap
7. Paint windows

MATERIALS

1. KILZ GRAY INTERIOR EXTERIOR PRIMER
2. DAP 33 WINDOW GLAZING
3. OSI QUAD WINDOM DOOR AND SIDING SEALANT
4. WINDOW STRING
5. BEHR PREMIUM PLUS ULTRA LATEX PAINT – MARQUEE BLACK(FOR WINDOW SASHES)
6. BEHR PREMIUM PLUS ULTRA LATEX PAINT – MARQUEE FASHION GRAY(FOR TRIM)

THE 2 WINDOWS IN THE FRONT OF THE HOME ON THE 3RD STORY HAVE BECOME SEVERLY WEATHERED. WINDOM PANES WERE FALLING OUT AND ANIMALS WERE GAINING ACCESS TO THE HOME AND NESTING. THE WINDOWS WERE REMOVED AND BOARDED SO THEY CAN BE REFINISHED AND REINSTALLED.ILAN


G9-7
MARQUEE
ONE-COAT
BLACK[D]


G11-5
MARQUEE
ONE-COAT
Fashion Gray
PPU18-15[M]



City of Ypsilanti

Community and Economic Development

October 08, 2020

ROOF ADVANCE
[redacted]
YPSILANTI, MI 48197

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0073) **for Re-roofing at 417 N ADAMS**

Dear ROOF ADVANCE,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to reroof the house with Atlas Pinnacle shingles in black has been **approved.** Additional approved work includes new underlayment, ridge vents, drip edges, and flashing; all in black.

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.

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

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 - BEAL PROPERTIES LI
File
Building Department

[redacted]

R. 27424 Amex
PHDC-20-0073

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
417 N Adams St

Applicant

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

Name		
Yakov Smolyanov		
Address [redacted]		
City	State	Zip
Ypsilanti	MI	48197
Phone / Fax [redacted]	E-Mail [redacted]	

Contractor

Contractor Name & Contact Info
Roof Advance

Type of work

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

Complete Description of Proposed Work:

Tear off and re-roof entire house.
Install 1.5 in aluminum drip edge on all edges (Black)
Install flashing on all walls and chimneys (black)
Install ice/water shield and synthetic underlayment
Install Atlas Pinnacle Black Shingles
Install ridge Vent for venting on all ridges

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

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
11,900	$45 + _____ =

Signature

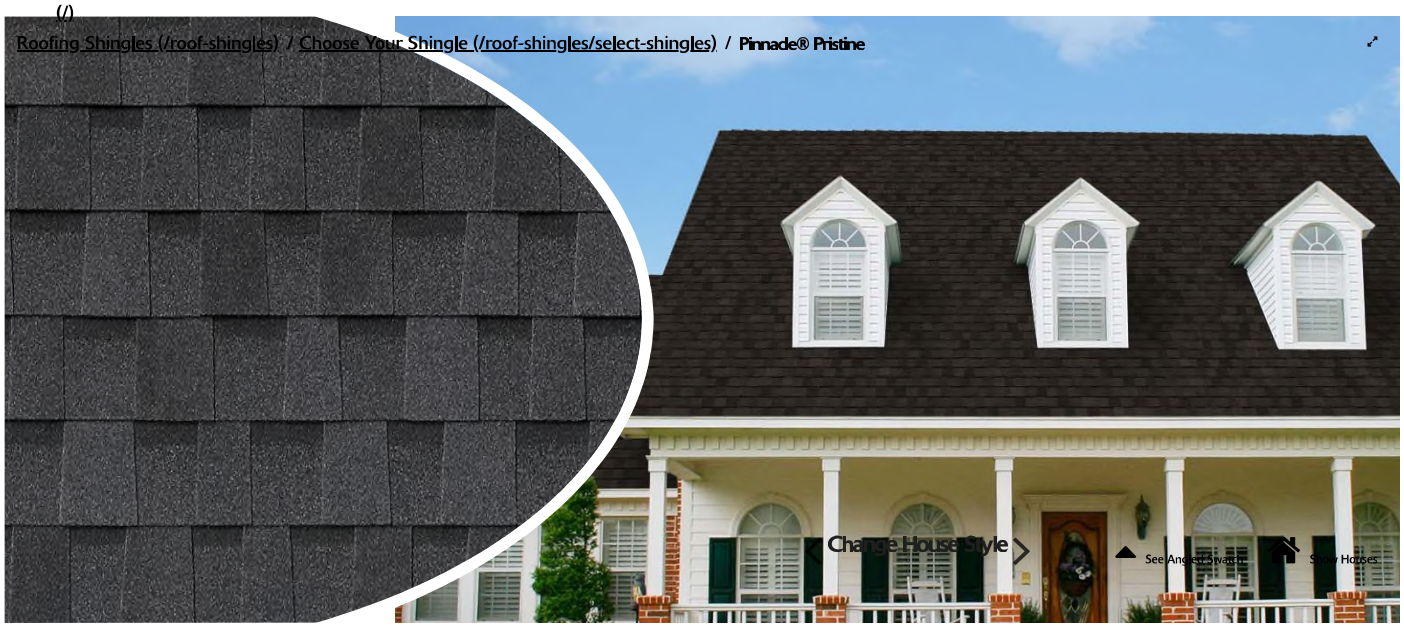
I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

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: [redacted]	Date: 9/23/2020
Print Name: Yakov Smolyanov	

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.



Pinnacle® Pristine
Scotchgard
High Performance Architectural Shingles

Pristine Appearance. Protected Appeal.

Pinnacle® Pristine architectural shingles provide stunning color that lasts.

All | Natural Expressions | Classic



e | Morning Harvest | Summer Storm | Pristine Black | Pristine Desert

Pinnacle® Pristine shingles feature comprehensive warranty coverage for black streaks caused by algae, damage from high winds and manufacturer defects.

130 mph WIND RESISTANCE | ATLAS Signature Select ELIGIBLE | Lifetime LIMITED WARRANTY

See All Features **See All Technical Info**

To provide homeowners the most accurate representation of color options, several photo scans and house shots were utilized in various lighting conditions. Variations in lighting illustrate the color gradients on asphalt shingle roofs.

Color blends vary from shingle to shingle. Before installation, consult with your contractor and request to view the actual shingles being installed on your roof to ensure confidence in your final color selection.

Where To Buy

Find A Local **Retailer**

YOUR ZIP CODE

Get It Installed

Find A Local **Roofing Contractor**

YOUR ZIP CODE

Request A **Quote**

Click Here

We use cookies to offer you a better browsing experience, analyze site traffic and personalize content. By clicking yes you consent to our use of cookies. YES NO

JN MS PHDC20-0073

ROOF ADVANCE

Office: 734-255-3237
info@roofadvance.com
www.roofadvance.com
3748 Carpenter Rd Ypsilanti MI 48197

Owners' name Beal Properties LLC (Stewart Beal) Date 07/17/2020

Address 417 N Adams st City/State Ypsilanti MI Zip 48197

Cell Phone [redacted] Email [redacted]

New Project Proposal *Roof Advance Rep* Jakob Smolyanov *Phone* [redacted]

1. Prepare house to have roof removed by using tarps and plywood boards, to ensure debris does not damage any siding, lawn etc.
2. Remove all old roofing materials down to the original roof decking.
3. Replace any rotted roof decking. **The first 30 lineal feet of 1"x 6" board or 2 pc of 4'x 8' sheet of OSB are included.** Additional charge of **$3.00 per foot of 1"x 6" and $45.00 per each 4'x 8' OSB plywood** will be added Replace any rotted **Facia board at $6** per ln ft. Costumer signature _____
4. Install **Heavy Gauge** aluminum 1 ½ inch drip edge **(vented drip if needed)** and rake edging, this material is used to create a clean smooth appearance of entire perimeter and to make a positive transfer of water from roof to gutters.
5. Install ICE&WATER shield 6 feet up all eaves. This product will also be installed in **all valleys, around flashings, chimneys,** and as needed anywhere else. This provides a watertight seal and stop ice and/or water from penetrating the roof system.
6. Install code-rated Synthetic Underlayment _____ on remainder of the roof.
7. Install **PRO-CUT** starter shingles. This allows the first course of shingles to properly seal down.
8. Install Architectural **LIFETIME WARRANTY SHINGLES** **Atlas Pinnacle** **COLOR** **Black**
9. All shingles to be **nailed**, not stapled. Utmost care will be taken to ensure that each shingle is properly nailed. This eliminates blow-offs and guarantees manufacturer's warranty. Nails are to be 1 ¼ inch roofing nails.
10. Install new rain **collar roof flashing** to all plumbing stack pipes to ensure a watertight seal.
11. Install **PRO-CUT** Hip & Ridge Shingles on all peaks and ridges
12. Flash and counter flash (heavy gauge aluminum) all chimneys, walls, and where needed. **FLASHING TO BE SAW CUT INTO MASONARY**
13. Install _____ Lomanco **#750 Roof vents, or** _____ **Shingle Vent II** Ridge vent system.
14. Job includes thorough clean up, run **magnet roller system** around house and driveway to pick up loose nails, and proper disposal of all debris.
15. All taxes and **Permit** fees are included in this proposal. All required permits to be pulled by **Roof Advance** prior to beginning the job.

Written 15 Year **NO-LEAK GUARRANTEE** and full waiver of lien to be sent to owner by mail no later than **30** days after completion of the project.

Total Roof Price $ 11,900.00

Additional Options

Gutters YES / [redacted]	Install 5" Seamless gutters and downspouts Color _____	Cost $ 2,300.00
Gutter Guards [redacted] / NO	Install strainer style Leaf protection	Cost $ _____
Insulation [redacted] / NO	Install Blown-in premium fiberglass insulation R-38 R-49 R-60	Cost $ _____

Specifications

House	YES [redacted]	Drip	300
Garage	[redacted] NO	**Vented drip**	---
Out Building	[redacted] NO	Color br bl wh cl	
Squares	32	Ridge vent	120
Layers	2-3	Vents	----
Pitch	6-8/12	Color br bl wh cl	
Cap ft	130	Valley ft	70
Rubber	YES [redacted]	Kit vent	--
Rubber SQ	1	Bath vent	

More Info: There might be a redeck. To redeck entire roof $3,200.00 additional.

Re-Deck (if needed) $ 3,200.00

$ _____

Total Cost: $ _____

Deposit $ _____

Payment Upon Completion $ _____

CASH – CHECK – CREDIT CARD – FINANCING

Customer Signature X Stewart Beal **Date of Acceptance** _____

Roof Advance Rep X Jakob Smolyanov Proposed Install Date _____

Price given in Cash or Check Price. If paying by credit card 3.2% charge will apply


734-662-6133
GoBeal.com

City of Ypsilanti

Community and Economic Development

October 20, 2020

112 W MICHIGAN AVE, LLC

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0077) **for Re-painting at 112 W MICHIGAN**

Dear 112 W MICHIGAN AVE, LLC,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to repaint the exterior has been **approved**. Specifically, approved items include repairing wood components of the storefront in-kind and repainting it in a base of white with red trim.

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

1. **The surfaces shall be prepared in the gentlest means possible; no pressure washing or sandblasting.** Hand-scraping and sanding is permitted. If the building is to be washed, no pressure greater than that of a garden hose shall be used.

2. **Historic unpainted surfaces shall remain unpainted**. Natural unpainted brick, stone, or wood shall not be painted.

The following Secretary of Interior Standards were considered in approving your application:
#7 – Clean building gently, no pressure washing or sandblasting.
#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 [redacted] in this letter. This approval is for re-painting and repairs only, which according to your [redacted]on is the only work being performed at this time. Any additional work on the gutter [redacted]be reviewed by the HDC. If you have any questions regarding this information please c[redacted]me at (734) 483-9646. **Approval by the Historic District Commission does not ex[redacted]ou from nor can it be substituted for zoning or building department approval.**

Sincerely,

[redacted]

One South Huron Street
Ypsilanti, MI 48197
Tel: (734) 483-9646
Fax: (734) 483-7260
www.cityofypsilanti.co[redacted]

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

CC: Property Owner -
File
Building Department

April 3 last

DocuSign Envelope ID: FDB19E75-141C-41A4-8C9F-13B67CF7F7D4

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
112 W Michigan Ave

Applicant

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

Name
Anthony Nitsos, Managing Member, 112 W Michigan Ave. LLC

Address
[redacted]

City
Ann Arbor

State
MI

Zip
48104

Phone / Fax
[redacted]

E-Mail
[redacted]

Contractor

Contractor Name & Contact Info
Chris McCarthy. Chris McCarthy Construction, LLC [redacted]

Type of work

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

DocuSign Envelope ID: FDB19E75-141C-41A4-8C9F-13B67CF7F7D4

Complete Description of Proposed Work:

Repaint the exterior first floor front of the building (Michigan Ave side). Hand wash, sand, scrape exterior for preparation. Replace any rotted wood with identical style materials. Current tan background to be repainted white, current green trim to be repainted red.

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

Sherwin Williams "Emerald Rain Refresh" exterior latex primer, White and Heartthrob Red

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: $2,200 to $2,400	Permit fee: $45 + 10 =

Signature

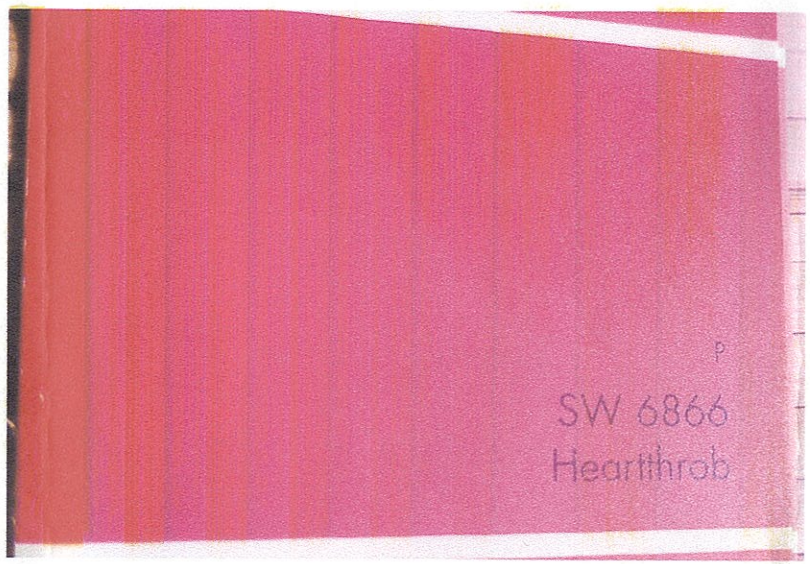
I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

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

Signature: DocuSigned by: Anthony Nitsos E66115A729A6485...	Date: 10/16/2020
Print Name: Anthony Nitsos	

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.


SW 6866
Hearthrob


112

City of Ypsilanti

Community and Economic Development

October 22, 2020

MOORE, ERIC W

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0081) **for Re-painting at 309 W CROSS**

Dear MOORE, ERIC W,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to repaint the exterior in "Kensington Blue," "Sheer Romance," and light trim colors has been **approved**.

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

1. **The surfaces shall be prepared in the gentlest means possible; no pressure washing or sandblasting.** Hand scraping and sanding is permitted. If the building is to be washed, no pressure greater than that of a garden hose shall be used.

2. **Historic unpainted surfaces shall remain unpainted**. Natural unpainted brick, stone, or wood shall not be painted.

The following Secretary of Interior Standards were considered in approving your application:
#7 – Clean building gently, no sandblasting or pressure washing.
#10 – New work shall be removable.

This 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-painting only, which according to your application is the only work being performed at this time. Any additional work must be reviewed by the HDC. If you have any questions regarding this information please contact me at (734) [redacted]. **Approval by the Historic District Commission does not exempt you fr[redacted]r can it be substituted for zoning or building department approval.**

Sincerely,

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

One South Huron Street
Ypsilanti, MI 48197
Tel: (734) 483-9646
Fax: (734) 483-7260
www.cityof[redacted].com

CC: Property Owner - M
File
Building Department

R.27458 #584
PHDC-20 0081

RECEIVED
OCT 20 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
309 W Cross Street, Ypsilanti, MI 48197

Applicant

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

Name
Emily & Eric Moore

Address

City	State	Zip
Kill Devil Hills	NC	27948

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement
- ☐ Porche
- ☐ Sign
- ☐ Fence ther sitework)
- ☑ Painting
- ☐ Other
- ☐ Application Amendment

Complete Description of Proposed Work:

Painting exterior of home

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

See attached paint colors and virtually painted house image

sent via email

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
	$45 + _____ =$10

Signature

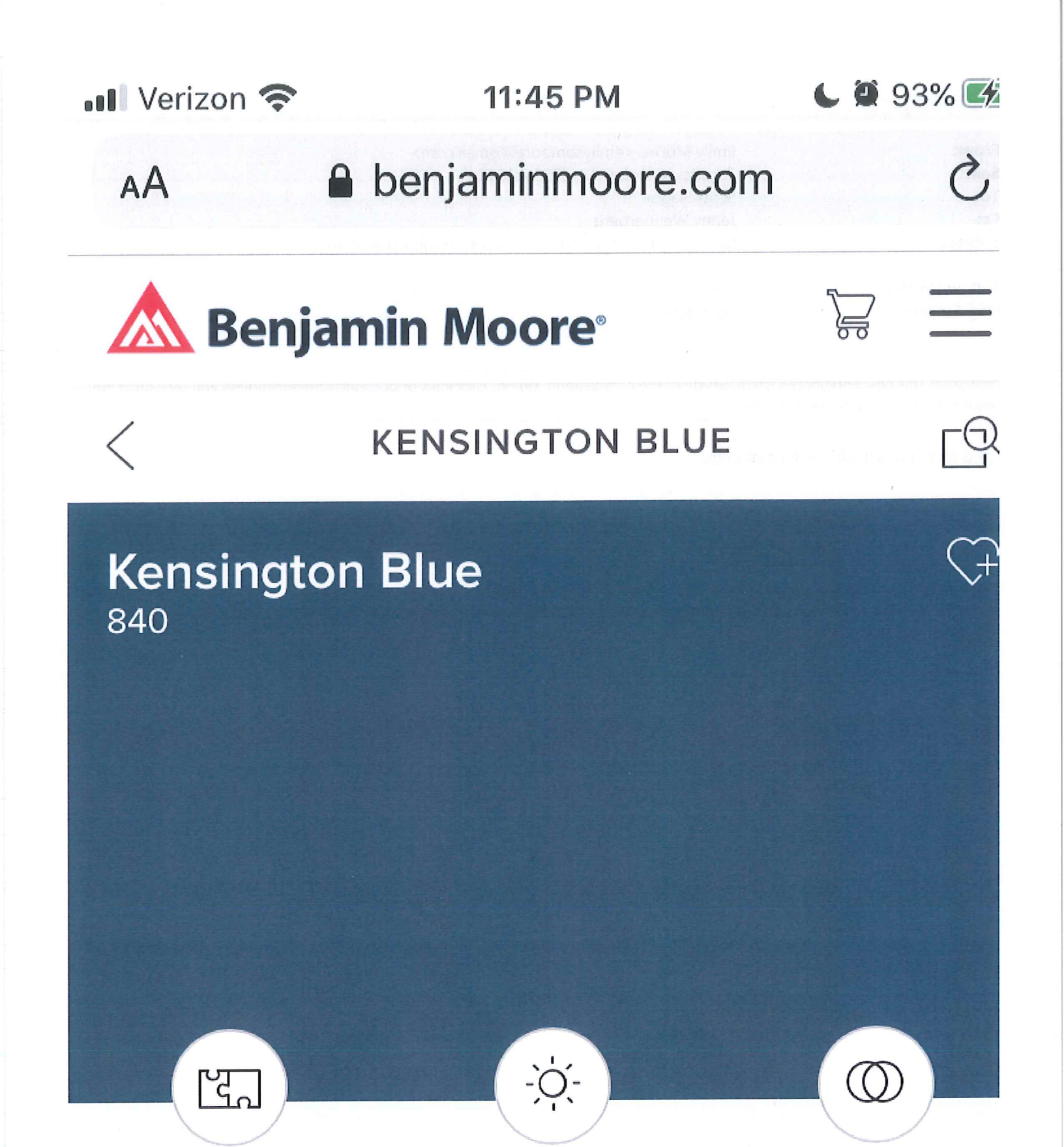
I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

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

Signature:	Date: 10/ /2020
Print Name: Emily Moore	

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/hdc.

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


Verizon
11:45 PM
93%
AA
benjaminmoore.com
Benjamin Moore®
KENSINGTON BLUE
Kensington Blue
840
GOES WITH
SHADES
SIMILAR

Verizon 11:46 PM 93%
AA benjaminmoore.com
Benjamin Moore®

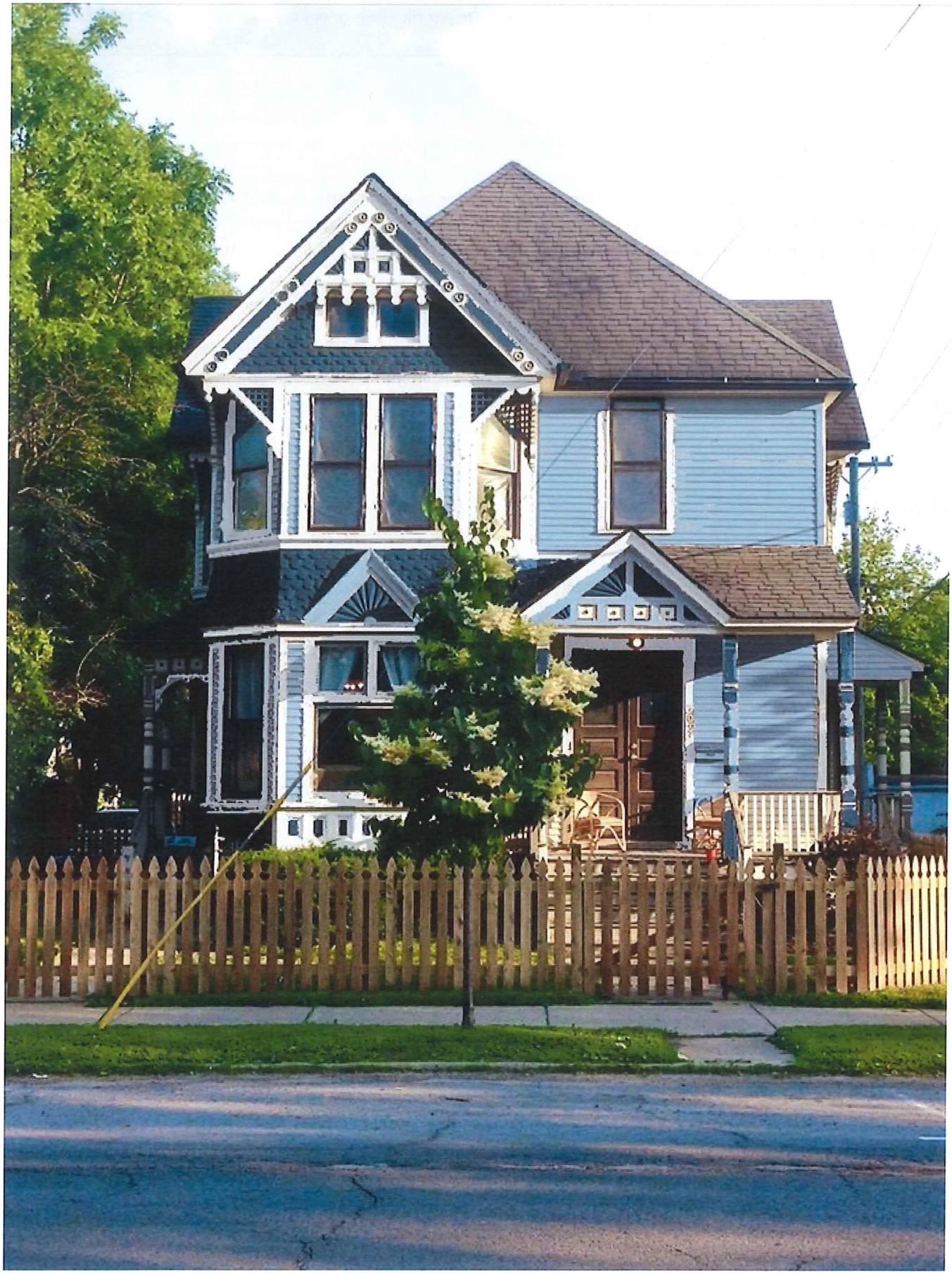
SHEER ROMANCE

Sheer Romance
837

GOES WITH

SHADES

SIMILAR



City of Ypsilanti

Community and Economic Development

October 22, 2020

NORTHGATE CONSTRUCTION

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0083) **for Re-roofing at 300 N WASHINGTON**

Dear NORTHGATE CONSTRUCTION,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to reroof the gabled section of the building has been **approved**. The roof shall be sheathed in IKO Dynasty shingles in "Frostone Grey," with ridge vents, and a black drip edge.

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.

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

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 - FIRST PRESBYTERIAN CHURCH 300 N WASHINGTON YPSILANTI MI 48197
File
Building Department

[redacted]

R.27520 mc
PHDC-200083

RECEIVED
OCT 20 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: 300 N. Washington St.

Applicant

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

Name: NorthGate Construction

Address: [redacted]

City: Canton | State: MI | Zip: 48188

Phone / Fax: [redacted] | E-Mail: [redacted]

Contractor

Contractor Name & Contact Info: NorthGate Construction

Type of work

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

Complete Description of Proposed Work:

Rear of RE Roof.
Shingle - iko dynasty in Frostone Gray
Drip Edge. Black (remove & replace exsisting w/new)
Vents - Ridge Vents

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

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee: $45 + _____ = 90.00

Signature

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

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

Signature: [redacted]	Date: 10/20/20
Print Name: Veronica Gladstone	

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.

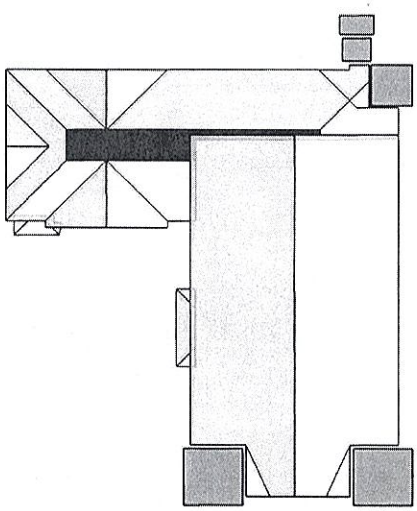
PHDC-20 0083

eagleview™

Premium Report

9/15/2020

300 N Washington St, Ypsilanti, MI 48197-2522 Report: 36408630



In this 3D model, facets appear as semi-transparent to reveal overhangs.

Claim: BA-20-1311
Claim Info: First Presbyterian
Date of Loss: 9/2/2020

TABLE OF CONTENTS

Images 1
Length Diagram 4
Pitch Diagram 5
Area Diagram 6
Notes Diagram 7
Penetrations Diagram 8
Report Summary 9

MEASUREMENTS

Total Roof Area =11,190 sq ft
Total Roof Facets =31
Predominant Pitch =5/12
Number of Stories >1
Total Ridges/Hips =260 ft
Total Valleys =193 ft
Total Rakes =178 ft
Total Eaves =348 ft
Total Penetrations =9
Total Penetrations Perimeter = 112 ft
Total Penetrations Area = 118 sq ft

Measurements provided by www.eagleview.com

Certified Accurate

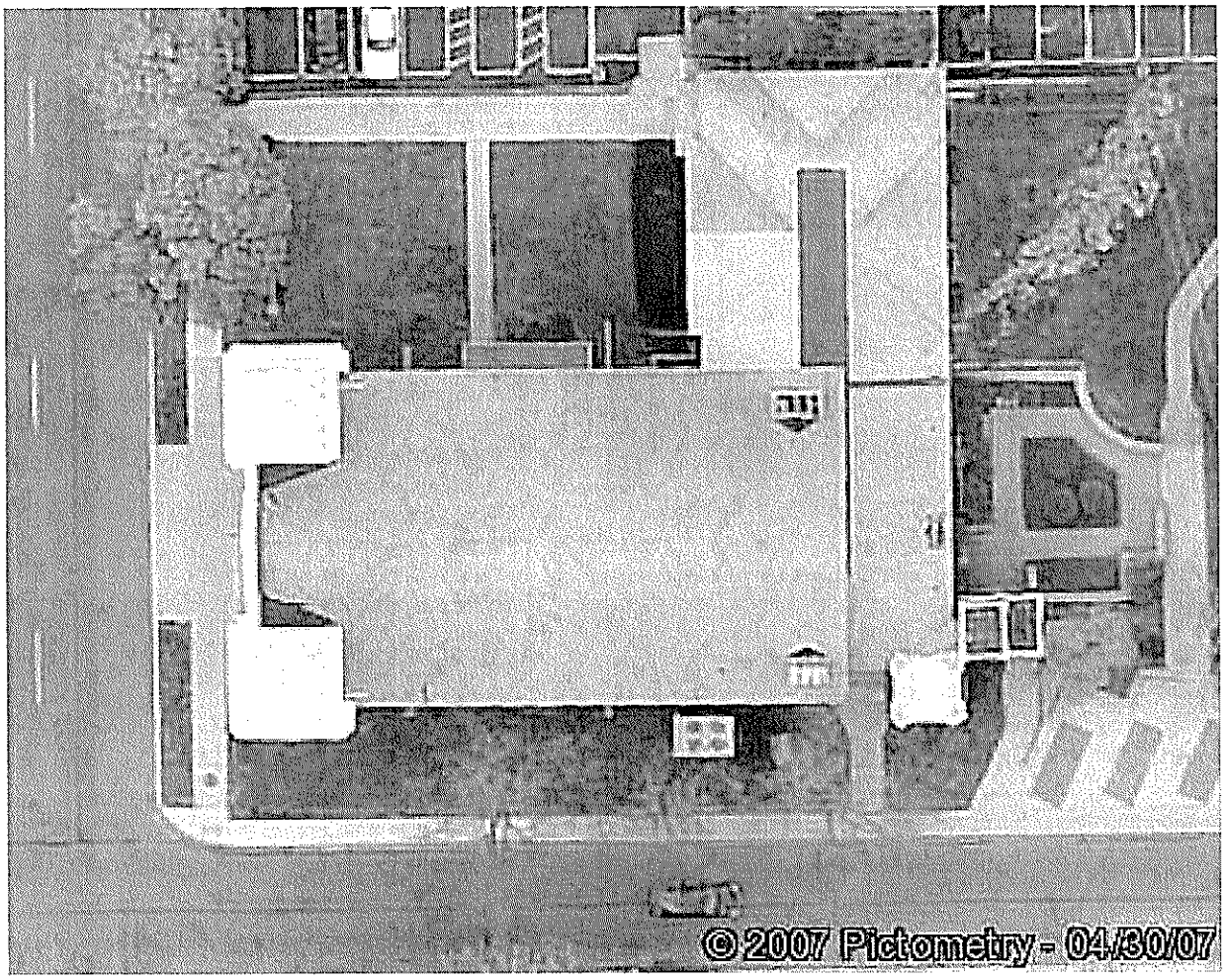
www.eagleview.com/Guarantee.aspx

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IMAGES

The following aerial images show different angles of this structure for your reference.

Top View



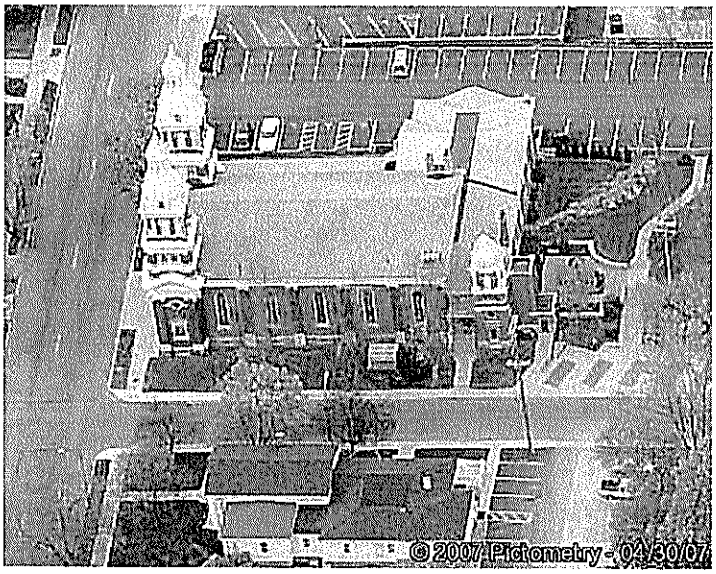
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IMAGES

North Side



South Side



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IMAGES

East Side



West Side



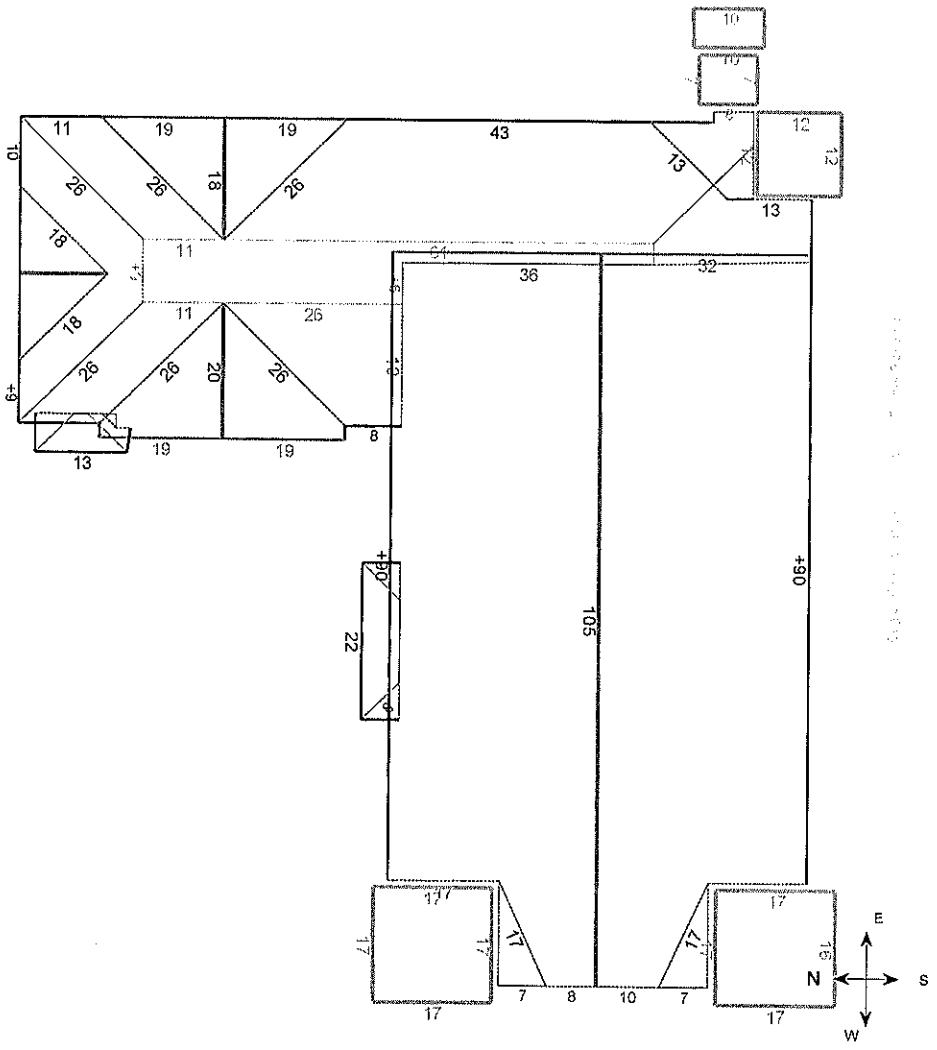
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LENGTH DIAGRAM

Total Line Lengths:
Ridges = 155 ft
Hips = 105 ft

Valleys = 193 ft
Rakes = 178 ft
Eaves = 348 ft

Flashing = 77 ft
Step flashing = 177 ft
Parapets = 244 ft

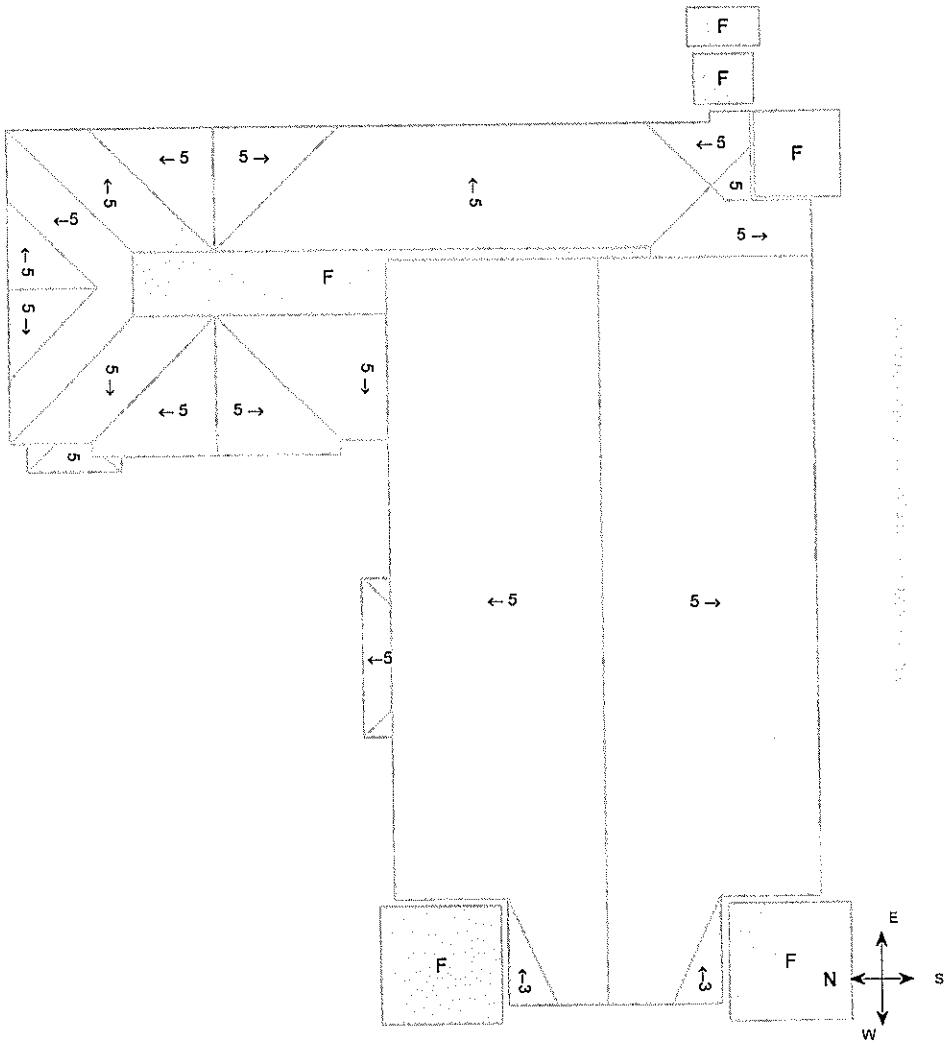


Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

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PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 5/12

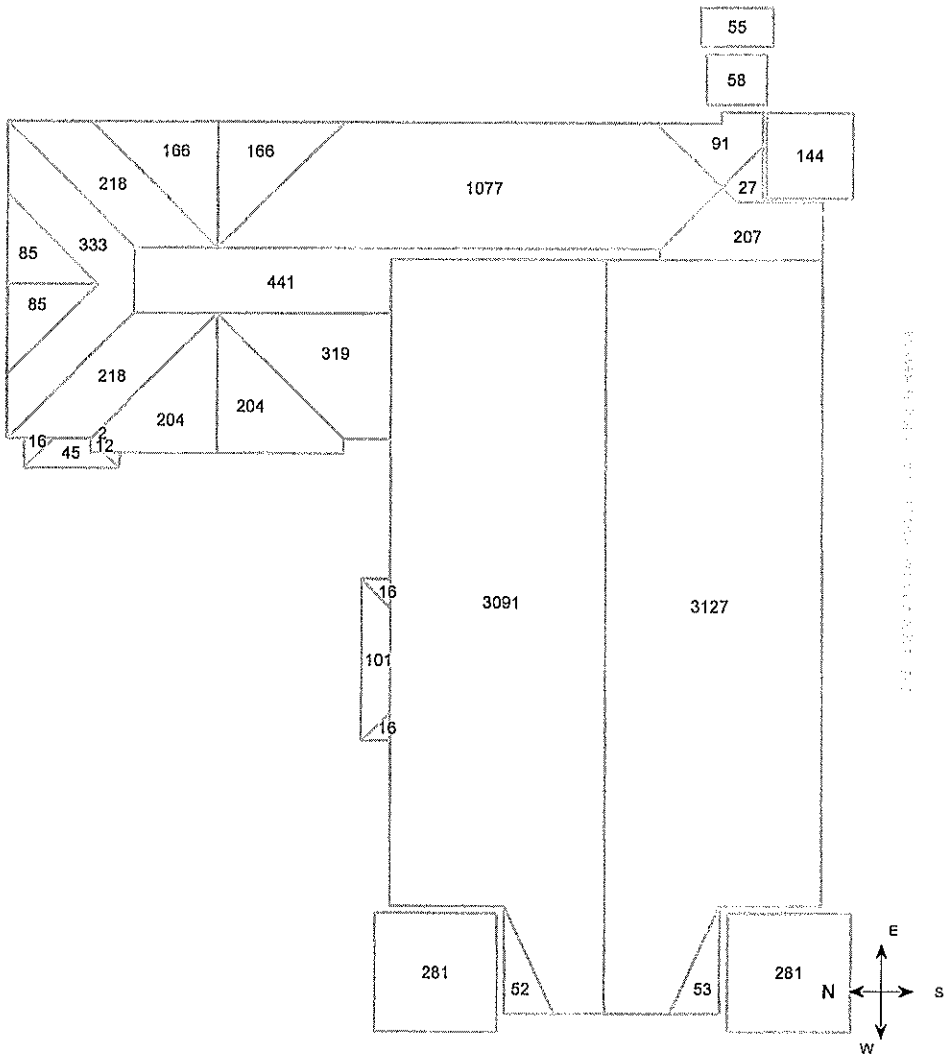


Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet (no pitch).

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AREA DIAGRAM

Total Area = 11,190 sq ft, with 31 facets.

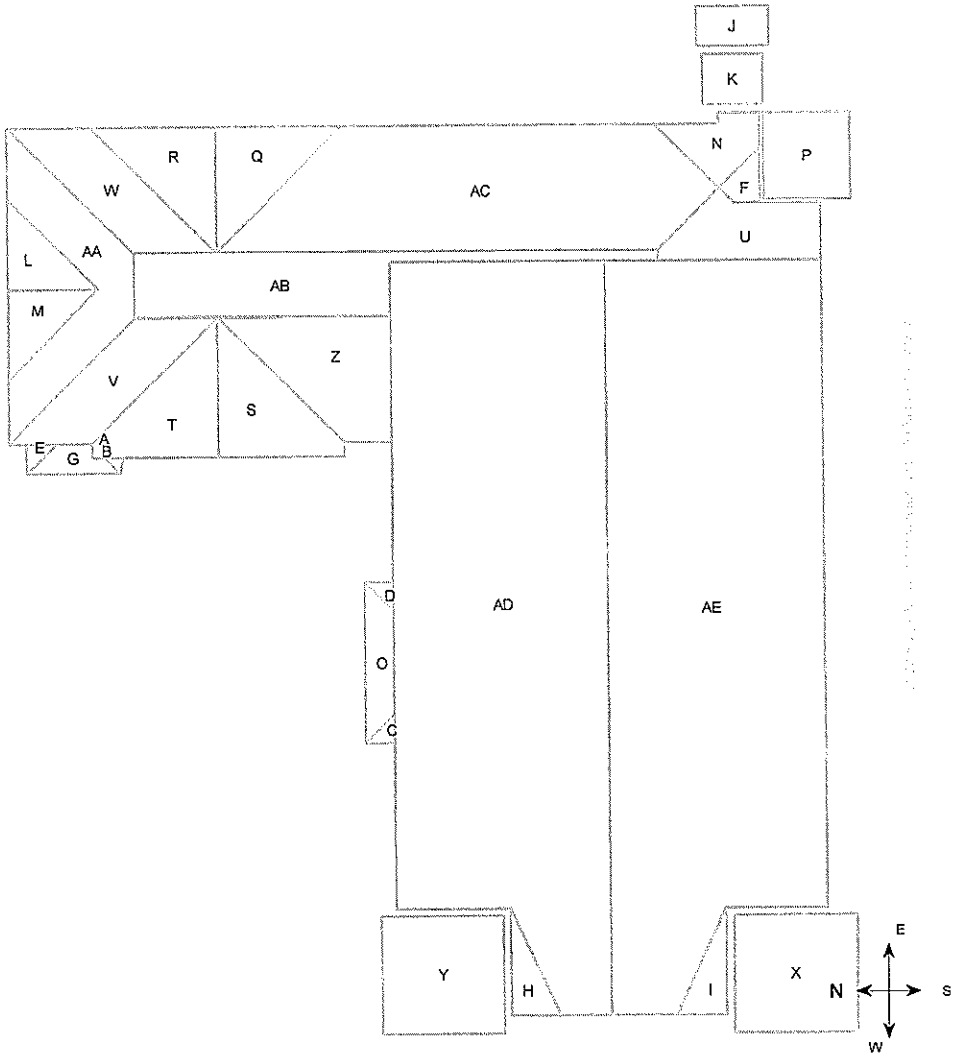


Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

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NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



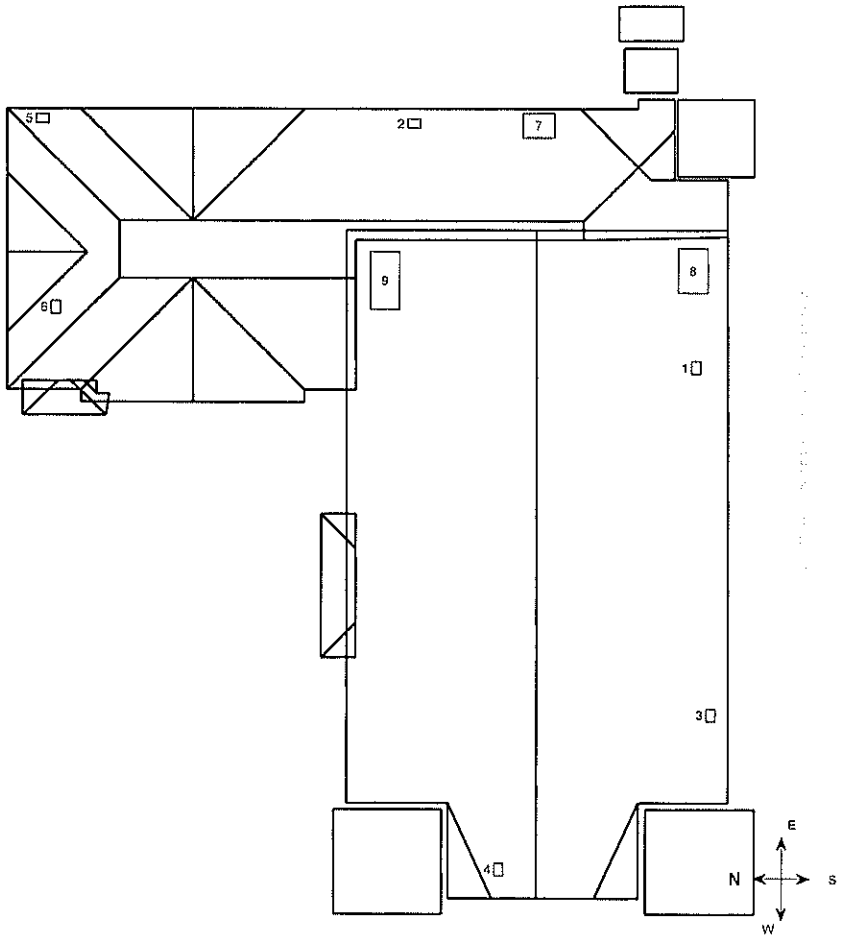
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PENETRATIONS NOTES DIAGRAM

Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations = 9
Total Penetrations Perimeter = 112 ft

Total Penetrations Area = 118 sq ft
Total Roof Area Less Penetrations = 11,072 sq ft



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First Presbyterian Church
300 North Washington • Ypsilanti, Michigan 48197 • 734.482.1525
www.fpcy.org

October 20, 2020

Please be advised that Northgate Construction is authorized by First Presbyterian Church of Ypsilanti to do repair work and replacement of shingles at the church at 300 N. Washington St.

Blessings,

Ke

KG:gls

[redacted]

NORTHGATE CONSTRUCTION

5751 [redacted]n Rd.
Canton, MI 48188
(734) 340-3208

Name: First Presbyterian Church Ypsilanti Date: _____ Twp: _____

Street: 300 north washington st City: Ypsilanti ZIP: 48197

Phone Number: 7344821525 E-Mail: Keith@fpcy.org

Inspector Name: Ricky Steele Inspector Phone: 7347801284

1. Prepare house to have roof removed, (tarp, etc.) to ensure debris does not damage any siding, shrubs, lawn, etc. Remove all old roofing material to original roof decking, secure any problem areas, remove and replace any rotten wood decking.
2. The first 50' x 1" x 6" boards or 2 – 4' x 8' sheets of O.S.B. is included. Thereafter, a charge of $5.00 per foot of 1" x 6" (not fascia and $70.00 per each 4' x 8' sheet of O.S.B. will be added to the subtotal. Please initial X _____
3. Install commercial grade rubberized ice guard a minimum of 6' up all eaves, 3' valleys, flashing, chimneys, as needed. This provides a weather tight seal that deters water caused from ice dams from penetrating the roofing system.
4. Install Commercial grade, underlayment on remainder of the roof deck.
5. All shingles to be nailed using galvanized, high-wind nails.
6. Install 1.5, drip edge to all rake edges & non-heated eaves.
7. Install _____ box vents or Low profile of low-profile ridge vent system. Waterproof guarantee, not just water resistant.
8. Install a multiple layer high-wind sealant strip perimeter system on all outside edges.
9. Install commercial grade neoprene vent stack collars to all stack pipes to ensure a watertight seal.
10. Install closed cut, rubberized multiple layer valley system.
11. Flash and counter flash chimneys and walls where necessary. This process binds the heavy gauge aluminum to the brick and guarantees zero water penetration.
12. Install limited LIFETIME MANUFACTURERS WARRANTED Iko 50 yr shingle.
13. Contractor is not liable for any resulting damages to concrete or driveways. Please initial X _____

ROOF PRICE (BEFORE SUPPPLEMENTS)	$ 29,713.21	SQUARES		SH. COLOR	Dual grey	HOUSE		
_____	$ _____	LAYERS		FLASH		GARAGE		
_____	$ _____	PITCH		DRIP		BATH VENTS		
_____	$ _____	S.S. RAKE		CHIMNEY		RIDGE VENT		FT.
_____	$ _____	S.S. EDGE		ANT./DISH		FLASH FEET		
DEPOSIT	$(_____)	CAP FEET		GUTTERS		RUBBER COLOR		SQ.
SUBTOTAL	$ _____	VENTED EDGE		GUT. COLOR		REDECK		
		DRIP EDGE		INSULATION		MOLD KILL		
		VALLEY FEET		VENT COLOR		GUTTER PROT.		

ADDED INFO:
Cathedral three tab shingle only refasten rolled rubber roof

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

Owners _____ Owners X _____ Date: 9/29/2020

Inspector _____ Payment Type: Check

Pitch 5/12

NORTHGATE CONSTRUCTION

Richards BUILDING SUPPLY
Building relationships since 1978

3916 Ann Arbor Rd, Jackson MI
Phone: 517.748.700
Fax: 517.748.2840

Job Name: Church

Address: 300 N. Washington St City: Ypsilanti

Shingle

☐ CAMBRIDGE

☐ Dual Black	☐ Driftwood	
☐ Charcoal Grey	☐ Redwood	
☐ Harvard Slate	☐ Earthtone Cedar	
☐ Dual Grey	☐ Super White	
☐ Dual Brown	☐ Beachwood	
☐ Weatherwood	☐ Patriot Slate	

☒ DYNASTY IKO Quantity: 72

☐ Granite Black	☐ Appalachian	☐ Emerald Green	
☐ Glacier	☐ Brownstone	☐ Shadow Brown	
☐ Castle Grey	☒ Frostone Grey	☐ Pacific Rim	
☐ Driftshake	☐ Biscayne Atlantic		
☐ Sedona	☐ Atlantic Blue		
☐ Cornerstone	☐ Monaco Red		

Cap: 4 bundles (33 lin ft) Starter: 3 bundles (123 lin ft)

Drip Edge: 37 pcs (10ft) Color: Black 213

Ice Guard: 10 2sq/roll Synthetic: 5 10 sq/roll

Ridge Vent: 4 30"/roll 750 Can Vent: ____ Color: ____

Pipe Boots

☐ Sm (1"-3"): ____ ☐ Lg (3"-4"): ____

Flash Cards: ☐ 8"x8" ☐ 5"x7" Prebent ☐ Black ☐ Brown Quantity: ____

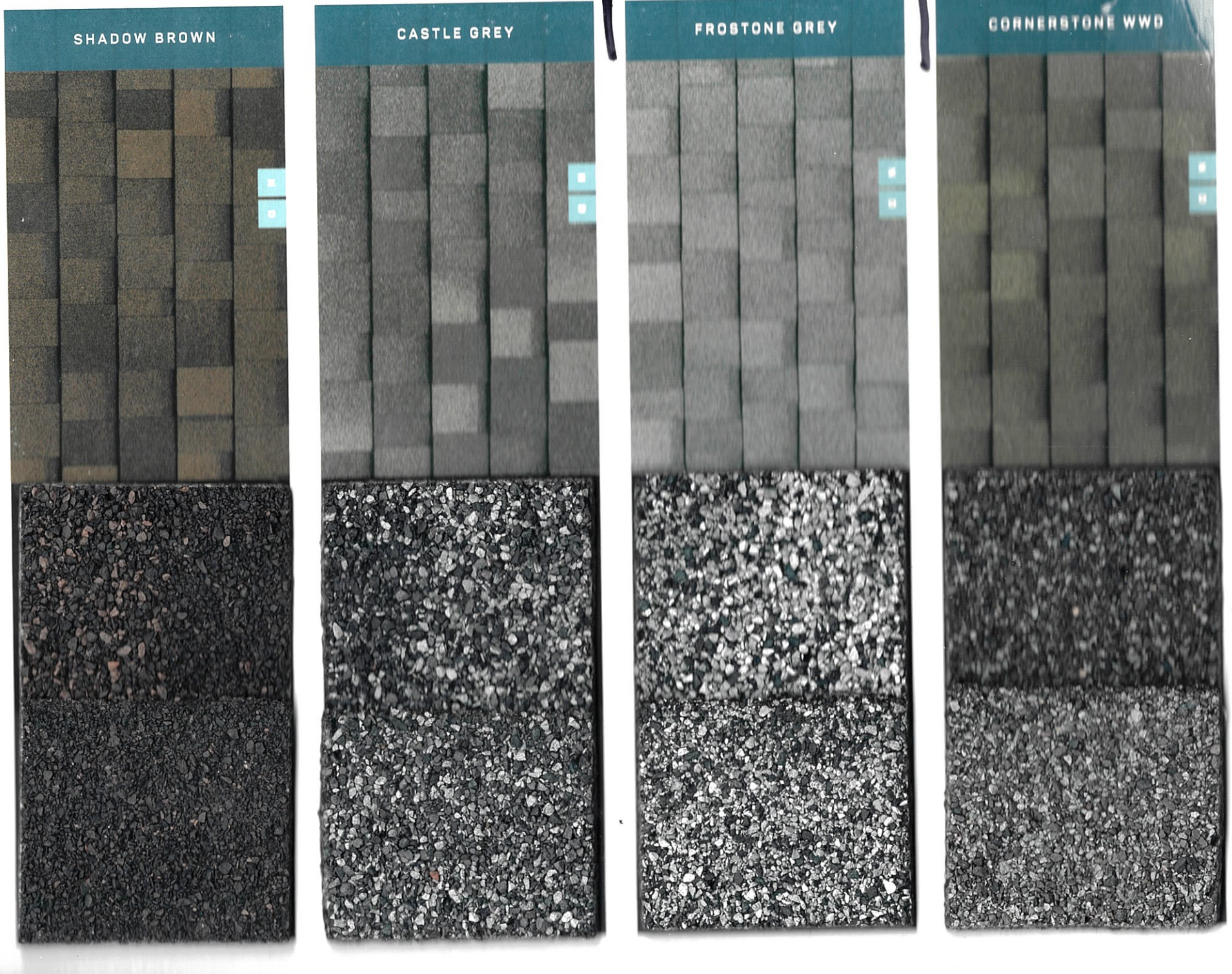
Coil Nails: ☐ 1 1/4" ☐ 1 1/2" ☐ 1 3/4" ____ boxes

T-50 Staples: ____ boxes SYCR Staples: ____ boxes

Caulk: ____ tubes Color: ☐ Black ☐ Brown ☐ Other

24"x50' Coil: ____ rolls Color: ☐ Black ☐ Brown ☐ Other

Notes/Other: Roof load everything
Main roof only


SHADOW BROWN
CASTLE GREY
FROSTONE GREY
CORNERSTONE WWD

City of Ypsilanti

Community and Economic Development

October 22, 2020

ZONCA, DEREK A.
[redacted]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0078) **for Gutters at 406 N HAMILTON**

Dear ZONCA, DEREK A.,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to replace the front porch gutters and install new gutters on the house has been **approved**. Gutters are to be K-style, installed with vampire straps and hidden hangers, and finished in a sand color to match the house.

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

1. **Gutter straps must be installed under the roof shingles**.

2. **Downspouts must be located at the corners of the structure to minimize visibility.**

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

#5 – Preserve distinctive features.
#9 – Contemporary designs shall be compatible and not destroy significant original material.
#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 gutters only, which according to your application is the only work being performed at this time. Any additional work must be reviewed by the HDC. If you have any questions regarding this information please contact me at (734) 483-9646. **Approval by the Historic District Commission does not exempt you from nor can it be substituted for zoning or building department approval.**

Sincerely,

Scott E. Kloger

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

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

CC: Property Owner - ZONCA, DEREK A. 406 N HAMILTON ST YPSILANTI MI 48197
File
Building Department

R. 27443 #108

PHDC-20-0078

RECEIVED

OCT 19 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
406 N Hamilton 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		
Derek Zonca		
Address [redacted]		
Apt. 1		
City: Ypsilanti	State: MI	Zip: 48197
Phone / Fax [redacted]	E-Mail [redacted]	

Contractor

Contractor Name & Contact Info
Livingston Gutter Inc / [redacted]

Type of work

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

Complete Description of Proposed Work:

Removal of existing gutters and downspouts and installation of new gutters and downspouts. The gutters are 5 inches and downspouts are 2x3. Hangers will be hidden vampire hangers and the color will be 793 Sand.

There is a need for new gutters and installation of gutters in some areas of the roof, as there are no gutters in some spots, which is causing higher moisture in the basement and foundation walls. The downspouts will direct water away from the house and the gutters will protect the foundation walls and roof in areas where there are currently no gutters.

Currently, the company is booking into January; however, a date of completion will not be finalized until permit approval is received.

Please see the written quote from Livingston Gutter Inc. for further specs and details. → Page 3 of these forms

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

N/A

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
2,071.50	$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 amen

Signature: [redacted]	Date: 10/14/2020
Print Name: Derek Zonca	

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-2000078

LIVINGSTON GUTTER LLC
517-548-0134

2723 E. Grand River
Howell, MI 48843
(810) 227-7053
sales@livingstongutter.com

Customer: Derek Zonca

Job Address: 406 N. Hamilton St., Ypsilanti, 48197

Cell Phone #: _____ Alt. Phone#: [redacted]

Business Address: _____

Email: zonca-mgmt@gmail.com

- [x] 5 Gutter
- [ ] 6 Gutter
- [ ] 7 Gutter
- [x] 2x3 Downspout
- [ ] 3x4 Downspout
- [ ] 4x5 Downspout
- [x] Hidden Hangers or Spikes/Ferrule
- [x] Vampire Hangers
- [ ] Wedges _____
- [x] Power Available? (Y) N
- [x] Power Location: _____

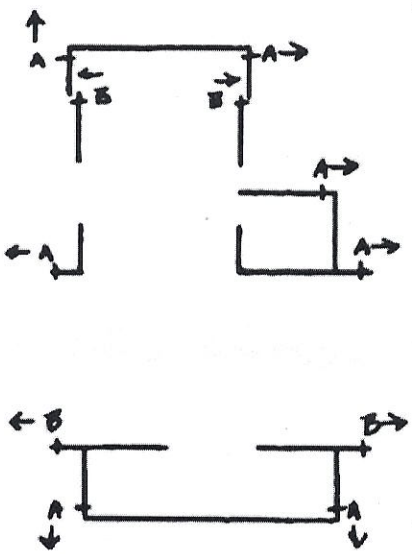
- [ ] Bay
- [ ] CLEANING
- [ ] Covers Gutter RX 5" 6"
- [ ] Covers Leaf Free 5" 6"
- [ ] Drip Edge
- [ ] Flashing
- [ ] Fascia or Soffit
- [ ] Screens Premium 5" 6"
- [ ] XTREME 5" 6"
- [ ] TEAR OFF 5" 6"
- [ ] ZIP HINGES _____

TBD: ☐

GUT. COLOR: 793 SAND

DP COLOR: " "

Additional Special Instructions:

Specifications	
GUTTERS + D/S $2,071.50 PREMIUM SCREEN LEAF COVER (OPTIONAL) $769.50  Front	

All material is guaranteed for 10 years and labor for 5 years, and the above work to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner. If Gutters and or Covers are purchased, the home-owner is responsible for removing debris from gutters and or covers to keep them working properly. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Purchaser shall and does hereby agree to pay any and all bank fees, attorney fees and court costs as a result of non-payment.

For the Sum of $ SEE ABOVE OPTIONS with payment to be made: **CHECK M/C VISA AMEX Discover**

_____ (Dollars)

Respectfully submitted on 7-27-20 Per ANDY WALLACE Customer's Acceptance _____

Note: This Proposal maybe withdrawn by us if not accepted within 90 days.



City of Ypsilanti

Community and Economic Development

October 20, 2020

IVEZAJ VINCE

RE: 527 N HURON HDC Work Permit Application PHDC-20-0057-CONSIDERED APPROVED

Dear IVEZAJ VINCE,

Your Historic District Work Permit Application for the above-named address is **considered approved**. Per State law and Section 54-83 of the City's Historical Preservation Ordinance, "*the [Historic District] commission must act within 60 calendar days after the date a complete application is filed with the commission. Failure to act shall constitute approval unless an extension is agreed up on in writing by the applicant and commission.*" The application was submitted August 19, 2020; 60 calendar days is October 18, 2020. Because the Historic District Commission (HDC) did not reach a decision in this time frame, this letter serves to inform you that the work submitted in the application is considered approved. Specifically, approved work includes:

> Installation of Pella Lifestyle aluminum-clad wood windows in the locations and grille pattern specified in the application dated August 19, 2020. Windows are to be a full frame replacement and the muntins are to have an exterior reveal.

Approval is granted only for the work detailed above, which according to your application is the only work being completed at this time. Any additional work, or changes to the above work must be reviewed by the HDC. Changes to the work can be submitted as amendments, wh new work must have a new application.

Please know that approval by the Historic District Commission does not exempt you from nor can it be substituted for zoning or building department approval.

Please contact me at 734-483-9646 or sslagor@cityofypsilanti.com wi y questions.

Sincerely,

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

Cc: Property Owner:
File
Building Department

RESOLVED BY THE YPSILANTI HISTORIC DISTRICT COMMISSION:

WHEREAS, the Ypsilanti Historic District Commission is charged with safeguarding the city's historic resources.

WHEREAS the City of Ypsilanti will be entering into an agreement with the Highland Cemetery Association to restore the stained-glass windows in Starkweather chapel, at 943 N River Street and;

WHEREAS, the City of Ypsilanti will file an application to the Michigan State Historic Preservation Office (SHPO) for the Certified Local Government (CLG) grant program for the Starkweather Chapel Stained Glass Window Restoration and;

WHEREAS, Scott Slagor, Preservation Planner for the City of Ypsilanti is appointed as the Grant Project Manager who will oversee the CLG grant management and grant administration duties and;

NOW THEREFORE BE IT RESOLVED that the Ypsilanti Historic District Commission supports application for a reimbursable Certified Local Government grant through the Michigan State Historic Preservation Office to support the Highland Cemetery Association in its effort to restore stained glass windows at the historic Starkweather Chapel.

OFFERED BY: _____

SUPPORTED BY: _____

YES: **NO:** **ABSENT:** **VOTE:**
















A
IHS



MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION
Virtual Meeting

Tuesday, September 22, 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 7:03pm**
Commissioners Present:	**Alex Pettit, Anne Stevenson, Amy Swift, James Chesnut**
Commissioners Absent:	**Ron Rupert, Erika Lindsay**
Staff Present:	**Scott Slagor, Preservation Planner** **Nancy Hare-Dickerson, Commission Recording Secretary**

APPROVAL OF AGENDA

Slagor: **Staff request to add 208 E Cross to the agenda as a study item.**

Motion: **Swift (second: Stevenson) moved to approve the agenda as amended.**

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

PUBLIC COMMENT ON AGENDA ITEMS

The Commission received written public comment via email and three attendees submitted comment during the meeting.

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS
123 N Adams
Door.

Applicant: **Lillian Harris, representative of Ekklesia Fellowship – not present**

Discussion: **Pettit: Indicated that in the absence of applicant, that the Commission would review the materials that they have. Indicated that the application is for work completed without a permit.**

[Commission reviewed application and reference materials]

Motion: **Chesnut (second: Stevenson) moved to issue a Notice to Proceed for the work at 123 N Adams, as submitted in the application dated August 19, 2020, for the installation of a metal security door on the north elevation, with the condition that the new door and frame be painted to match the trim on the rest of the building.**

Secretary of the Interior Standards:
#9 – Contemporary designs shall be compatible and not destroy significant original material.

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

527 N Huron
***Windows.**

Applicant: **William Johnson, contractor - not present**

Discussion: **Pettit: Indicated that the application is for new windows. Indicated that it is unclear as to which windows are proposed to be replaced and the extent of the work. Stated that per staff notes,** more windows are documented than are included in the replacement proposal. Indicated concern about the front window ***[reference photo materials].***

Swift: Indicated agreement with Commissioner Pettit's comments and concern. Stated that the proposed new front window looks like it is changing the light pattern from an asymmetric six-lite that is fixed in front of the porch. Stated that there is a six-lite that is included that seems to be proposed but it is not an asymmetric look. Indicated the desire to have more information about the condition of the windows. Indicated that it appears that the worse of the fire damage is in the rear, so wondering if the front façade could be salvaged.

[Discussion continued as to light pattern/window condition considerations]

Motion: **Swift (second: Chesnut) moved to table action on the proposed work at 527 N Huron and request that the applicant provide a side-by-side comparison of which window in the proposal is to be replacing which window as proposed, and more information regarding the condition of the windows in the front façade on both the first and second floor.**

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

19 N Hamilton
Sign and Paint.

Applicant: **Nemer Haddat, business representative- not present; Alan Shamoun, applicant's attorney – present**

Discussion: **Pettit: Stated that the application is for signage and painting. Asked applicant to walk the Commission through the application.**

Shamoun: Stated that the painting was already completed. Indicated that two options were provided for the proposed signage. Stated that the temporary sign will be taken down to comply with the HDC requirements. Stated that the first proposal has two aluminum signs - one facing Pearl and one facing Hamilton. Stated that all other signage would be removed except those two – one on each corner. Indicated if that is not appropriate, they would like to put an aluminum sign on the ground in place of the sign that is on the corner facing both streets.

Swift: Asked if the new aluminum sign in option one is to cover the existing windows on the second floor.

Shamoun: Stated that he believes that they are in front of the windows. Stated that he thinks they are attached to the structure but not covering the windows entirely – not in the space of the windows.

Swift: Asked -- the window with the sign installed as proposed, you would not be able to see the window.

Shamoun: Confirmed.

Swift: Stated an opinion that that would be problematic to have them installed over a significant feature as it is proposed. Stated being more open to discussing signage being installed on the first floor as indicated in the second proposal; that the first-floor signage, since it is a later addition, is stylistically different.

Chesnut: Indicated agreement with Commissioner Swift.

Shamoun: Asked if the proposal the Commission is willing to consider is an aluminum sign on the first floor, on the ground, detached from the building.

Swift: Stated that the details can be discussed. Indicated an opinion that the first option of having the signage installed over the significant features of the original windows is inappropriate.

Chesnut: Indicated agreement with Commissioner Swift. Stated an opinion that option one may not be up for discussion. Indicated that it may be best to move on to option two – the first-floor proposal.

Shamoun: *[Reference photo materials]*, stated that that is the temporary sign that was installed

that will be removed. Asked if that sign was permanent, in an aluminum box with the sign in there, if that could be considered.

Slagor: ***[Discussed background information as to freestanding sign/building mounted sign considerations in the zoning district]***

[Discussion continued, reference photo materials, as to the above considerations]

Swift: Asked if the proposal for the first-floor signage would essentially be transitioning the temporary sign that is hung on the building into a more permanent solution that is installed on the building.

Shamoun: Confirmed. Stated that they are looking for a permanent installation, something that will last the winter.

[Discussion continued as to options]

Chesnut: In summary, stated that option one is off the table. Stated that option two is only the sign facing Pearl and that that is what is being looked at. Indicated that, realistically, the option the Commission is considering that sounds promising is having just that eight-foot-by-eight-foot sign that is facing Pearl that is on brick ***[reference photo materials]*****. Stated that it is going to look like the white sign above** ***[reference photo materials]*** **because the details show a sign that is white and black on a brick façade on page sixty of the document** ***[reference materials]*****. Indicated that it is a blank brick wall with no architectural features underneath the sign** ***[reference photo materials]*** **other than brick.**

[Discussion continued as to the above considerations]

Shamoun: Stated that where that sign is, right in the center of the screen ***[reference photo materials]*****, that there is not a window behind that one.**

Stevenson: Indicated an opinion of being all right with that option.

Chesnut: Indicated agreement with Commissioner Stevenson.

Pettit: Stated that that looks like how it is detailed on page sixty – option two.

Motion: **Chesnut (second: Stevenson) moved to approve and issue a Certificate of Appropriateness for the work at 19 N Hamilton, as submitted in the application dated August 31, 2020 for the painting of the wood-clad portions of the building; and for the work as submitted in the amended application, for the installation of aluminum wall-mounted signage in accordance with Option 2, which is the single-wall mounted sign facing Pearl Street; with the condition that the existing vinyl wall-mounted sign on the north (Pearl) elevation will be removed, and in anticipation that the post-mounted sign and signage that faces Hamilton will be removed as well.**

Secretary of the Interior Standards:
#10 – New work shall be removable.

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

24 N Huron
Stone-faced concrete wall.

Applicant: **Bessie Pappas, owner- present; Maria Pappas, owner's daughter - present**

Discussion: **Pettit: Stated that the application is for work for retrofitting some block barriers. Asked applicant to walk the Commission through the application.**

M. Pappas: Indicated that the barriers are a foundation for a wall that rocks will be added on. Indicated that they have submitted an estimate from their contractor and photos to show what the wall will end up looking like *[reference photo materials].* Stated that the wall is within their property boundaries and that everything is being done per Code. *[Comments regarding background information as to prior HDC application review/denial and current circumstances].*

Pettit: Stated that as to the Commission approving materials for the wall, the assumptions are that all relevant Zoning related codes will be followed. Stated that the Commission has approved other applications for fencing but not the kind that is currently there. Stated that it appears that applicant is no longer proposing to do any of that work; asked if applicant is proposing something entirely new.

M. Pappas: Asked for clarification.

Pettit: Stated that there had been applications submitted in the past for this property for fencing material. Stated that there is history behind what was built and what is no longer there. Stated that the Commission has approved materials for this before. Stated that it looks like what is currently being proposed is entirely new.

M. Pappas: *[Continued comments as to prior HDC application review/denial and current circumstances].* Stated that there has to be some kind of a foundation; that you are still going to put cement and then you are going to build on that to beautify it.

Chesnut: Stated a concern that the blocks are not a foundation and are not quite large enough to be considered a mat foundation which is kind of a floating foundation. Stated a concern that regardless of the engineering behind it, it would be susceptible to cracking in between the blocks because of the way they move in different seasons. Stated that the examples that are set likely have a footing foundation. Stated that once you tie a long wall together, there needs to be control joints even in a well-grounded structure. Stated that the concern is aesthetic that over the long term, this is going to break down because it is not engineered correctly.

Pettit: Indicated that one of the questions from past Commission deliberations as to materials for

fencing was that there seemed to be some sort of consensus around the possibility of a type of metal fencing; that there was no consensus in the direction of any masonry considering the context and location.

[Discussion continued as to photos - page seventy-nine and eighty of reference materials and as to previous Commission deliberations]

Swift: ***[Expressed agreement with above commissioner comments/concerns]***

M. Pappas: Stated that if there is a concern about the foundation and the long term of a break down, that they can ask the contractor to do something about that.

Pettit: Asked commissioners if a wall or structure of this type is appropriate for this context.

Swift: Stated that in terms of the material application, that this could possibly be worked into a solution. Stated that there are a lot of details that are missing in terms of what that proposal will actually look like.

Chesnut: Indicated having questions about where it starts and stops, because looking at the photo – there is a big gap. Asked about what happens in the gap between the block and that structure ***[reference photo materials]*****.**

[Discussion continued as to material/context/longevity considerations]

Motion: **Swift (second: Chesnut) moved to table action on the proposed work at 24 N Huron, so the applicant can provide more information on the height, length, thickness, and materiality of the wall.**

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

Slagor: Staff added that commissioners also mentioned concern over how the structure is to be supported – what kind of foundation the structure would have.

Pettit: Confirmed. Stated that any additional materials that would further describe the finished product, that accurately reflects what is proposed, would be helpful.

9 S Adams

****New doors and lighting.***

Applicant: **Elisa Marroquin, project representative - present**

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

Marroquin: Stated that the proposal is to replace an exterior door that currently faces 9 S Adams.

Indicated that it is an all glass commercial door with a metal frame. Indicated that they are proposing to install a metal style door with a glass window, as well as put in a keypad. Indicated that lighting is planned. Stated that they currently have some existing barn lighting on the property which they would copy. Stated that they would put that style lighting over those two entrances *[reference materials]*.

[Discussion as to HDC lighting/temperature requirements]

Motion: **Stevenson (second: Swift) moved to approve and issue a Certificate of Appropriateness for the work at 9 S Adams, as submitted in the application dated September 1, 2020, for the installation of two TruDoor half-light metal doors and Strongway "barn light" fixtures, as specified; with the condition that the light temperature of the fixtures be no greater than 3000k.**

Secretary of the Interior Standards:
#9 – Contemporary designs shall be compatible and not destroy significant original material.

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

Chesnut: ***[Initiated further clarifying discussion as to light temperature requirements]***

406 Oak
****New window.***

Applicant: **Michael Hurley, owner - present**

Discussion: **Hurley: Indicated that the plan is to replace a rotted casement window in the rear area of the home. Stated that, per the contractor, it is a non-repairable window. Indicated that a gutter water-leak problem has been remedied.**

Pettit: Stated that it appears to be an appropriate looking window, material-wise.

Hurley: Stated that the contractor recommended changing the window from a casement to an awning and getting the Andersen E-series custom size awning option *[reference materials]*. Stated that what is there is a casement window and that there is another casement window to the left. Stated that he would eventually like to have two awning windows. Stated that he would like to replace and maximize the glass – that right-side casement *[reference photo materials]* with an Andersen E-series awning window.

Pettit: Asked what the opening would look like – what the lite pattern would be.

Hurley: Stated that the opening extends ten to twelve inches. Stated that it would actually be better for this window *[reference photo materials]* seeing that it extends forward as opposed to horizontally – swings open like a casement to prevent any further rain from getting closer to the house.

Pettit: Asked about the overall window size.

Hurley: Stated that it would remain the same, the frame size. Stated that with the awning window, the middle wood sash that separates the two casements would be eliminated with the awning.

Pettit: Asked if it would be one single pane of glass that fits that same size opening.

Hurley: Confirmed.

Swift: Stated that these were replaced, that these were casements. Indicated that based on the photos, looking at the front and back of the house in terms of typical window patterns, it looks as though it is either single or double hung windows.

Hurley: Confirmed.

Swift: Indicated that since applicant would be replacing already replaced windows, there is a lot of leeway in terms of how the solution is detailed. Stated opinion that having one single awning window is not going to fit with the stylistic nature of the house. Indicated that an awning window is not going to have the same sort of cadence along the façade as a casement would given that everything else on the house is a double hung.

[Discussion continued as to the above considerations]
[Discussion regarding the Andersen series window options that were submitted]

Motion: **Chesnut (second: Swift) moved to approve and issue a Certificate of Appropriateness for the work at 406 Oak, as submitted in the application dated September 1, 2020, for the installation of a replacement of a casement window on the south elevation with an awning style window. The replacement shall be a full-frame installation of either an Anderson 100 Series or Andersen E series window.**

Secretary of the Interior Standards:
#9 – Contemporary designs shall be compatible and not destroy significant original material.

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

303 N Summit
****New concrete steps.***

Applicant: **Scott Westover, YCUA representative - present**

Discussion: **Pettit: Asked applicant to walk the Commission through the application.**

Westover: Stated that there are two pieces of concrete in bad shape. Stated that the one on the west side is not connected to the tower. Indicated that the plan is to replace the stairs on the east side which are in bad shape. Stated that they do not believe they can do it without touching the stairs *[reference photo materials]*, touching the tower. Indicated that to get a better product than the existing, they are going to have to get into the opening between the top of the stairway and the doorway which is within the footprint of the structure itself.

Pettit: Asked if the work will continue past the threshold of the doorway.

Westover: Confirmed, no. Stated that they anticipate it will be somewhere either at the outside face of the door or somewhere between the door and the existing crack at the exterior outline footprint of the tower itself.

Pettit: Asked if the work also includes the cheek walls and the sides that contain the steps.

Westover: Stated that the thought would be to try and reuse those. Stated that if they do need to be replaced, they would be replaced in exactly the same location at about the same profile. Stated that the hope would be to save it, but that they are not sure, once the stairs are taken out, if it is going to be salvageable or not.

Swift: Asked about the transition between the concrete steps and the historic stone wall with the joint that it is going to be comprised of.

Westover: Stated that he believes it is concrete right up to the stone itself. Stated that he does not believe there is a joint material there.

[Discussion continued as to expansion joints/transition/threshold considerations/additional information needed]

Pettit: Asked if the walkway includes a step or two on this side *[reference photo materials]* but not on the other end.

Westover: Confirmed.

Motion: **Swift (second: Chesnut) moved to table action on the proposal for 303 N Summit to see further information detailed as discussed at the meeting, specifically concerning the expansion joints and their location; as well as the potential for a threshold to be installed.**

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

305 E Cross
****New windows.***
Applicant: **Ashanti Harris, owner - present**

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

Harris: Indicated that the plan is to replace all of the windows on the front and side, except for two that are in the dining room area – a total of ten windows. Stated that most would be the double-hung windows. Indicated that the Pella Lifestyle wood clad windows are proposed. Stated that there are four windows that are a bit different. Stated that the two windows in the front *[reference photo materials]* are outlined in the green. Indicated that she does not have a matching color for them, so the planned color choice would be black. Stated that the bedroom windows which are grid windows, would be replaced with grid windows and would match what is currently there. *[Discussed, reference photos, condition of the windows/sills]*

Swift: *[Discussed window sills -- possible water leak issues, reference photo materials]*. Stated that there are definitely a lot of replaceable conditions being presented. Stated that there are also some that look okay. Stated that there is a solid argument for replacement of at least a portion.

Chesnut: Asked about the front windows.

Swift: Asked if there are only two windows on the front.

Harris: Confirmed.

Swift: Stated that the ones on the front of the house have that same sill issue which may be solved with replacements if done appropriately.

Harris: Stated that none of the windows are opening *[reference photo materials]*. Stated that she was actually going to wait on the two front windows.

Swift: Stated that if they are painted shut or if there is peeling paint, that that is not a replaceable defense.

Harris: Stated that she has not found someone who says they can repair it. Stated that she was going to wait on those because of cost.

[Continued discussion as to condition of front façade windows]

Slagor: *[Discussion as to obtaining repair resource information]*

Harris: Acknowledged understanding that resource information provided is not a recommendation.

[Procedural discussion]

Applicant amended the application to not include replacement of the two façade windows

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

amended application as stated at the meeting for the work at 305 East Cross Street for the full-frame installation of eight windows as submitted and specified in the application, specifically with the front two windows being removed.

Secretary of the Interior Standards:
#6 – Repair, don't replace. Replacements shall match the original.

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

110 W Michigan
Sign and paint.

Applicant: **Jen Eastridge, business owner - present**

Discussion: **Eastridge: *[Shared her City business ownerships]*. Stated that she is hoping for the approval of two items – the black trim paint on the front of the building *[reference photo materials]* and the affixing of the metal letters that are one-sixteenth inch aluminum. *[Discussed reference image showing actual scale of letters].* Stated that the letters will be affixed with stainless steel woodscrews, with a two-inch standoff behind each letter. Stated that they will be affixed directly to the wood panels on the front of the building. Stated that all of the hardware will be painted black to match the letters. *[Further discussed the "Black Magic" paint choice"].***

Chesnut: Asked about the thickness of the channel letters.

Eastridge: Stated that it is a flat aluminum letter that is going to be drilled and then affixed. Stated that they are actually one-sixteenth inch. Stated that they do not have a dimension to them.

Pettit: Asked if lighting is a part of this proposal.

Eastridge: Confirmed, no.

Motion: **Chesnut (second: Stevenson) moved to approve and issue a Certificate of Appropriateness for the work at 110 W. Michigan Ave. as submitted in the application dated September 17, 2020, for the painting of the trim as specified, and the aluminum channel letter signage as specified.**

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, Swift, Chesnut
Nays: None
Absent: Commissioners Rupert and Lindsay
Motion carried.

STUDY ITEMS

208 E Cross

***Siding.**

The applicant had to leave the meeting before the Study Items section of the agenda was reached; therefore, the item was not discussed by the Commission.

ADMINISTRATIVE APPROVALS

Motion: **Stevenson (second: Chesnut) moved to approve the administrative approvals for 148 N Washington and 311 E Forest.**

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

OTHER BUSINESS—none

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS -none

HOUSEKEEPING BUSINESS

Approval of the minutes of August 25, 2020

Motion: **Stevenson (second: Chesnut) moved to approve the minutes of August 25, 2020, as submitted.**

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

ADJOURNMENT

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

MEETING ADJOURNED at 10:02 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson

3242 N HURON LLC
Ann Arbor, MI 48105
[redacted]

Ypsilanti Historical District Commission
October 8, 2020

RE: 24 N Huron Concrete highway barricades

As an adjoining property owner to 24 North Huron, I am strongly opposed to the HDC approving the 24 North Huron fence/wall Application.

On August 20 Bessie Pappas was given 2 weeks to obtain a contractor to remove the barricades. She asked at that time if she could replace them with an alternative and was told in clear terms that an application to retain the barricades was not an option and they had to be removed. To even consider this application prior to removing the barricades is blatant favoritism and unequal enforcement and is contrary to August 20 city requirements.

1. The proposed wall is <u>not</u> to stop trespass on their property
    a. They are attempting to deny use of a prescriptive easement in place long before their purchasing the property in 2005 (See key dates document)
    b. Prescriptive easement created in 2001 or prior by
        i. Decades of driving around HAABs delivery vehicles
        ii. The stairs behind 12 North Huron (also owned by Bessie Pappas).
        iii. Parking east of their 12 North Huron stairs.
    c. Bessie was informed in 2016 & 2017 by my attorney that she could not block the corner.
    d. Corner is currently subject to a court order and a pending court decision.

2. Application fails to address the HDC April 24, 2018 objections of general unsightliness. The historical haphazard mix of materials are still there.

> Motion: Prebys (second: Schmiedeke) moved to deny the application for 24 N Huron because of the lack of consideration for location, visibility and the historic character of the site and the mixture of inappropriate materials in the proposal.

3. The Applicants history of ignoring the city is well documented
    a. October 22, 2002 - Letter from City, East end – replace rotted, warped, unstable fire escape, landing, and plywood. No permit pulled.
    b. April 22, 2004 - Letter from City, East end – replace rotted, warped, unstable fire escape, landing, and plywood. No permit pulled.
    c. March 16, 2006 – Letter from City, East end – replace rotted, warped, unstable fire escape, landing, and plywood. PERMIT REQUIRED. No permit pulled.
    d. March 31, 2006 – Letter from City to repair/replace rear (east) exit stair. Building permits, HDC approval and signed/sealed plans required. No Application or permits filed.
    e. For those on the commission in 2018, you may recall Bessie Pappas comment when her Application was turned down; “It’s my property. I should be able to do what I want”.
    f. The barricades were supposed to have been removed in March

4. Multiple property owners and tenant have had conflicts with Bessie and Maria Pappas.

a. The former owner of 22 NH sued & won a claim against 12 North Huron for ordinance violations (that the city refused to enforce).
b. The owner of 8 W Michigan forcibly removed identical highway barricades placed onto their property by Pappas.
c. Multiple people, including their own tenants, have complained about Bessie or Maria Pappas.
d. Multiple vehicles have been damaged by Pappas obstructions.

5. Applicant currently has multiple violations on the property
    a. They have never provided a survey and this application does not include a stakes survey.
    b. Existing blocks are not on their property
    c. Adjoining post and gates have no application or permit
    d. Former post/gate & fence were not on their property
    e. Blacktop paving extends far beyond their East and South property lines.
    f. Balcony added in 1986 without Application or Permit behind 24 North Huron

6. We are dealing with people making multiple unsubstantiated claims. Documents should be requested supporting any claims made.
    a. Both Bessie and Maria Pappas told police they owned the alley behind the cleaners
    b. Both Bessie and Maria Pappas claimed under oath, they owned the alley behind the cleaners.
    c. The 2016 HDC submission misrepresented the reasons Bessie Pappas requested the fence.
    d. The current HDC submission misrepresents the reason for requesting the wall.
    e. Contrary to their claims, their property is constantly unsightly.

Thank you for your time.

Sincerely

[redacted]

Lawrence R Yapp, Member

PS - The claim that enforcement was delayed by the lawsuit is flat wrong. Ordinance enforcement was never questioned. Only the refusal to enforce. Furthermore, the lawsuit against the city was dismissed in April 2019.

September 22, 2020

My Name is Larry Yapp and I am one of the property owners north of the 24 North Huron Application area.

I STRONGLY OPPOSE THIS APPLICATION BEING ON THE AGENDA.

1. The HDC previously denied an application for the highway barricades. Applicant had until March 21, 2020 to reapply or remove. Applicant did neither.
2. City sat on its hands for months, finally scheduling a hearing on August 20, 2020, but the city then canceled the hearing.
3. Instead a private Zoom meeting was held between applicant and city staff. Although I was wrongly locked out of that meeting, I could still hear city staff. Applicant was told that they could not file an application and were given 2 weeks to find a contractor to remove the blocks.
4. Because the current Application is in defiance of the city's clear direction, commission should determine the Application invalid and remove it from the agenda.

I DISAGREE WITH THE RECOMMEND MOTIONS OPTIONS

1. Move to table – I oppose because this is exactly what Applicant wants. More time to interfere with those who use the alley to access their apartments and businesses.
2. Move to a approve – I oppose for several reasons
    a. Application does not address the April 24, 2018 HDC concerns
    "moved to deny the application for 24 N Huron because of the lack of consideration for location, visibility and the historic character of the site and the mixture of inappropriate materials in the proposal"
    b. Adding faux stone only worsens the disjointed mix of materials already in place.
    c. Stone veneer is not historically appropriate.
    d. Three vehicles have already hit the existing concrete barricades. Based on Applicants failure to maintain past damage to the gate, we can safely assume damage to the faux stone would not be repaired either.
3. There are 2 other motion options
    a. Deny the Application as invalid as stated above
    b. Deny the Application until Property owner files applications for installations previously made without application, including
        i. 12 N Huron stairway – date unknown
        ii. 12 N Huron stairway addition – added after 2008
        iii. 24 N Huron balcony – added in 2008
        iv. 24 N Huron parking lot post and gate – added around 2016
        v. 24 N Huron multiple rows of railroad ties added around 2014
        vi. 28 N Huron balcony & windows– added in 2008

EASEMENT

1) For decades prior to Applicants purchase, vehicles cut this corner as stairs and parked vehicles blocked a portion of the alley.
2) Applicant was notified in 2016 & 2017 of a prescriptive easement granting the legal right to cut the corner.
3) Attempts to continue to cut the corner are not "trespassing" but exercising a legal right to use the prescriptive easement.

OTHER CONSIDERATIONS

1) A ruling in an ongoing lawsuit affecting this corner is expected soon
2) The concrete barricades are not on applicant's property (see below)
3) Applicant has never produced a boundary survey
4) Applicant has a history of ignoring city requirements. Notices were sent and ignore requiring a permit to rebuild the stairs behind 12 N Huron
    a. October 22, 2002
    b. April 24, 2004
    c. March 16, 2006
    d. March 31 ,2006
    e. A permit was never pulled

FINAL THOUGHT – PLEASE ASK YOURSELF WHY THE CITY REFUSES TO ENFORCE ITS ORDINANCES AND IS SO LENIENT WITH A PROPERTY OWNER WITH A HISTORY OF IGNORING OTHERS NEEDS, CITY ORDINANCES AND CITY DEADLINES.

REAR OF BUILDINGS BEFORE APPLICANTS PURCHASE.



24 & 28 NH ENCROACHING ADDITIONS, WINDOW CHANGES AND PAINTING, ALL WITHOUT APPLICATION OR PERMIT



BEFORE BARRICAIDS (Showing survey marker)



ENCROACHING INTO ALLEY



OVERALL BLIGHT & UNPERMITTED FARM GATES



KEY DATES	SIGNIFICANCE
1928 – 'Donut' easement created	5 properties become easement owners
Around 1940 – HAABs opens	Deliveries to rear would force access to North
07/23/59 – Proposed L shaped alley dedication to city	City never accepted the dedication. If accepted, City becomes owner of land subject to existing easements
Unknown date – 12 NH stairs encroach in the alley	No date documentation - No permit
09/10/86 – Application to **REPLACE** 22 NH stairs	**Earliest documented alley encroachment date.** Forced access to the East
Between 1993 & 1997 photo of parking behind 12 NH	Forced access to the North & East
09/10/01 – Prescriptive easement documented	**Provides legal right to cut the corner which Pappas is blocking**
Ongoing truck & vehicle parking behind HAABs & 12 NH	Forced access to the North & East
Jan 2005 – Pappas purchases cleaners (24 NH)	Pappas purchased after prescriptive easement created
11/23/16 – Lawyer's notice can't block the corner	Bessie proceeded to install metal post & gate
11/03/17 – Lawyer's cease interfering	Bessie ignored
01/11/18 – Restraining order	Court ordered 3-foot setback
06/16/16 – Highway barricades installed	No application or permits
03/21/20 – HDC deadline to reapply expired	Highway barricades must be removed
08/20/20 – Schedule Hearing replaced by conference	Informed Application date is past. Barricades must be removed
09/01/20 – Current HDC Application	Pappas ignored staff instructions by filing Application





CERTIFIED EASEMENT EXHIBIT

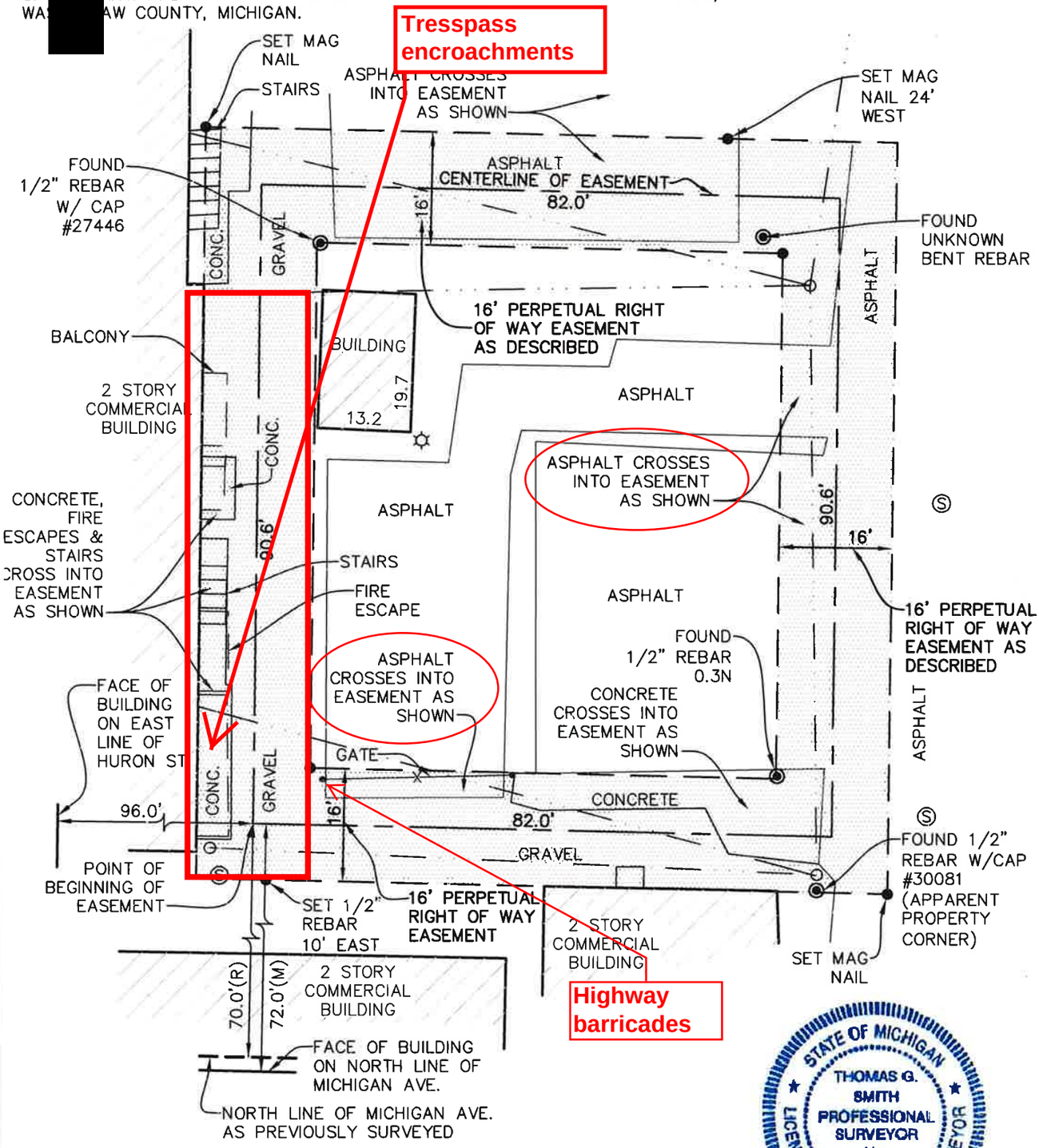
PR[redacted]RTY DESCRIPTION:

A P[redacted]TUAL RIGHT OF WAY IN COMMON TOGETHER WITH THE OWNERS OF OTHER AD[redacted]T PARCELS THERETO OVER A PARCEL OF LAND 16 FEET IN WIDTH, THE CEN[redacted]NE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 96 FEET EAS[redacted]THE EAST LINE OF NORTH HURON STREET AND 70 FEET NORTH OF THE NOR[redacted]NE OF WEST MICHIGAN AVENUE (MEASURED AS 72 FEET FROM FACE OF BUI[redacted]ON MICHIGAN AVE.), THENCE NORTH PARALLEL WITH HURON STREET 90.6 FEE[redacted]ENCE EAST PARALLEL WITH MICHIGAN AVENUE, 82 FEET; THENCE SOUTH PAR[redacted] WITH HURON STREET 90.6 FEET; THENCE WEST PARALLEL WITH MICHIGAN AVE[redacted]82 FEET TO THE PLACE OF BEGINNING, AND RIGHT OF WAY FROM THENCE TO [redacted]GAN AVENUE BETWEEN PREMISES FORMERLY OWNER BY BREWER AND PRE[redacted] NOW OWNED BY ZECK, SAID PARCELS 1 AND 2 BEING A PART OF LOTS 175[redacted] AND 177, ACCORDING TO THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF [redacted]ANTI AND A PART OF FRENCH CLAIM 691 IN SAID CITY OF YPSILANTI, WA[redacted]AW COUNTY, MICHIGAN.

NORTH

SCALE: 1"=20'

0' 10' 20'



STATE OF MICHIGAN
THOMAS G. SMITH
PROFESSIONAL SURVEYOR
No. 32341
LICENSED PROFESSIONAL SURVEYOR

LEGEND

- ● SET 1/2" REBAR WITH CAP, #32341
- ◉ FOUND MONUMENT (AS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION

REVISED SEPTEMBER 6, 2017
REVISED AUGUST 18, 2017

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HEREIN PLATTED AND DESCRIBED AND THAT THE RATIO OF CLOSURE MEETS THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970.

THOMAS G. SMITH, P.S. NO. 32341

KEM-TEC & ASSOCIATES
22556 GRATIOT AVE. EASTPOINTE, MI 48021
PROFESSIONAL SURVEYORS – PROFESSIONAL ENGINEERS
(586)772-2222 * FAX (586)772-4048

CERTIFIED TO: 32-42 N HURON LLC	
FIELD SURVEY: TS MR	DATE: MARCH 31, 2017
DRAWN BY: NS DLD JDM	SHEET: 1 OF 1
SCALE: 1" = 20'	JOB NO.: 17-00978

PUBLIC NOTICE
CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION – VIRTUAL MEETING

The Ypsilanti Historic District Commission (HDC) will hold A Virtual Meeting on Tuesday, October 27, 2020 at 7 p.m.

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

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

October 27, 2020 HDC Regular Meeting Virtual Access Link

https://us02web.zoom.us/j/83075647626

When prompted, enter **Meeting ID**: 830 7564 7626

October 27, 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**: 830 7564 7626, 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: October 24, 2020