

1. Historic District Commission Virtual Meeting

Documents:

[HISTORIC DISTRICT COMMISSION - 26 OCT 2021 - AGENDA - PDF.PDF](#)



AGENDA

Historic District Commission Meeting

7:00pm - 10/26/2021

Virtual- See footer

Page

1. CALL TO ORDER
2. ROLL CALL

Alex Pettit, Chair
Erika Lindsay, Vice Chair
James Ratzlaff
Amy Swift
James Chesnut
Stefan Szumko
VACANT
Scott Slagor, Staff
3. APPROVAL OF AGENDA
4. PUBLIC COMMENT ON AGENDA ITEMS
5. PUBLIC HEARINGS
6. BUSINESS SESSION
 - 6.1. OLD BUSINESS
 - 6.2. NEW BUSINESS 3 - 15
[202 N Washington Veneer](#)
 - 6.3. STUDY ITEMS 17 - 18
[202 N Washington Mural](#)
 - 6.4. ADMINISTRATIVE APPROVALS 19 - 49
[210 Washtenaw Roof](#)
[304 E Forest Deck](#)
[304 E Forest Roof](#)
 - 6.5. OTHER BUSINESS
 1. Property Monitoring
 2. Updates from Staff
 3. Commissioner Comments
7. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS
8. HOUSEKEEPING BUSINESS
 - 8.1. Approval of meeting minutes 10/12/2021 51 - 57
[Historic District 10-12-2021 Full Minutes](#)
9. ADJOURNMENT

Meeting ID: 828 2803 0191, Meeting Link:

<https://us02web.zoom.us/j/82828030191>, Phone Access: 888 475 4499 or 877 853 5257



HDC Work Permit Staff Review

Property address: 202 N Washington

Property History: The property includes a former filling station/repair garage that was listed as non-contributing in the National Register nomination due to age. Assessing records date the building to 1924, however that date likely reflects when the first gas station was erected on site, as Building Department records show a permit was pulled to construct the extant building in 1950. The early permits are scant on details regarding materials and design. However, a second building permit was pulled in 1970 to add the brick veneer and mansard roofline. It is not known what clad the building prior to brick, but staff expect it was likely some type of enameled panel, similar to the former gas station at 301 N Huron. The brick veneer and modified roofline appear to have been part of a brand update for a chain of gas stations, as the applicant has pointed out that the design is similar to another gas station at 1465 Washtenaw.

Date Complete Application Received: October 19, 2021

Date of Review: October 21, 2021

Date of Meeting: October 26, 2021

Proposed work: Replace brick veneer.

Materials: Thin brick in "plantation red" and natural gray mortar.

Staff review:

1. This project was reviewed by the HDC as a study item on October 12, 2021.
2. The applicant removed brick veneer on the south elevation, and vinyl siding from the bulkhead wall under the storefront windows without a permit, citing poor condition.
3. The applicant and HDC discussed multiple treatment options for the exterior, coming to the consensus that the concrete masonry walls were not designed to be bare and should have some type of covering.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

4. The applicant is proposing to replace the brick veneer with a new thin brick and traditional gray mortar that matches the color and texture of what was installed previously.
5. Additionally, the applicant proposes to brick the bulkhead walls under the display windows, following the example of the filling station at 1465 Washtenaw.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 202 N Washington as submitted in the application dated October 21, 2021, for installation of a thin brick veneer in "plantation red" with gray mortar on the south elevation and under the display windows, as specified.

Relevant Secretary of the Interior's Standards:
#6

Prepared by:

Scott E. Slagor, Preservation Planner



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

One South Huron • Ypsilanti, MI 48197

Phone: (734) 483-9646

Fax: (734) 483-7260

www.cityofypsilanti.com

Office Use Only

Rec. No. _____

Method: _____

PHDC: _____

To complete this application:

1. Complete this form.
2. Attach the following documents: (**See Checklist on Page 3 Complete Description**)
 - a. Photo(s) showing all locations where work is proposed and the façade for context (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 BE REJECTED

Type of Item: ☒ Action Item ☐ Study Item

Property

Address

202 N. WASHINGTON

Applicant

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

Name

William Sloan

Address

[Redacted]

City

NORTHVILLE

State

MI

Zip

48167

Phone / Fax

E-Mail *Staff will contact you primarily via email

[Redacted]

Contractor

Contractor Name & Contact Info

DAVID DOMINGUEZ

Type of work

☐ Roofing

☐ Window/Door

Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Siding - Brick
Venetian

Last modified April 2021

Page 1 of 3

Complete Description of Proposed Work:

- REPLACE BRICK VENEER W/ SIMILAR RED BRICK VENEER TO MATCH EXISTING ORIGINAL VENEER. NATURAL GRAY MORTAR TO BE USED TO MATCH.

Scope: Adhere veneer on south side of Building & underneath windows on west & south side.

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

- EMANLED.
- PLANTATION RED W/ NATURAL GRAY MORTAR.

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:

\$3800-

Permit fee:

\$45 + 50 = \$95-

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 Signature]

Date:

10/19/21

Print Name:

William Sloan

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, email us at sslagor@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

All other necessary Building Permits must be acquired before beginning work.

 SHAPES AND SIZES TECHNICAL INFORMATION

Modular size shown in the picture is most common for wall veneering.

Wire cut bricks will meet or exceed all requirements as set forth in ASTM C-1088, Type TBS, Grade Exterior.

 IMAGES MORTAR COLORS FILES

CUSTOMERS ALSO CONSIDERED

[VIEW ALL →](#)

PRODUCT OVERVIEW



SHAPES AND SIZES



THIN BRICK



BRICK SIZE	HIGH	LENGTH	RETURN	THICKNESS
Modular (MOD)	2 1/4	7 5/8	-	9/16

TECHNICAL INFORMATION

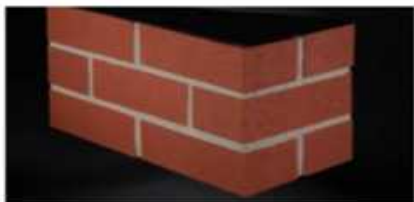


IMAGES



MORTAR COLORS





MORTAR COLORS



4:24

50%

AA

brickit.com



IMAGES

MORTAR COLORS



NATURAL WHITE



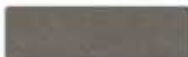
NATURAL GRAY



TAUPE 402



SLATE 601







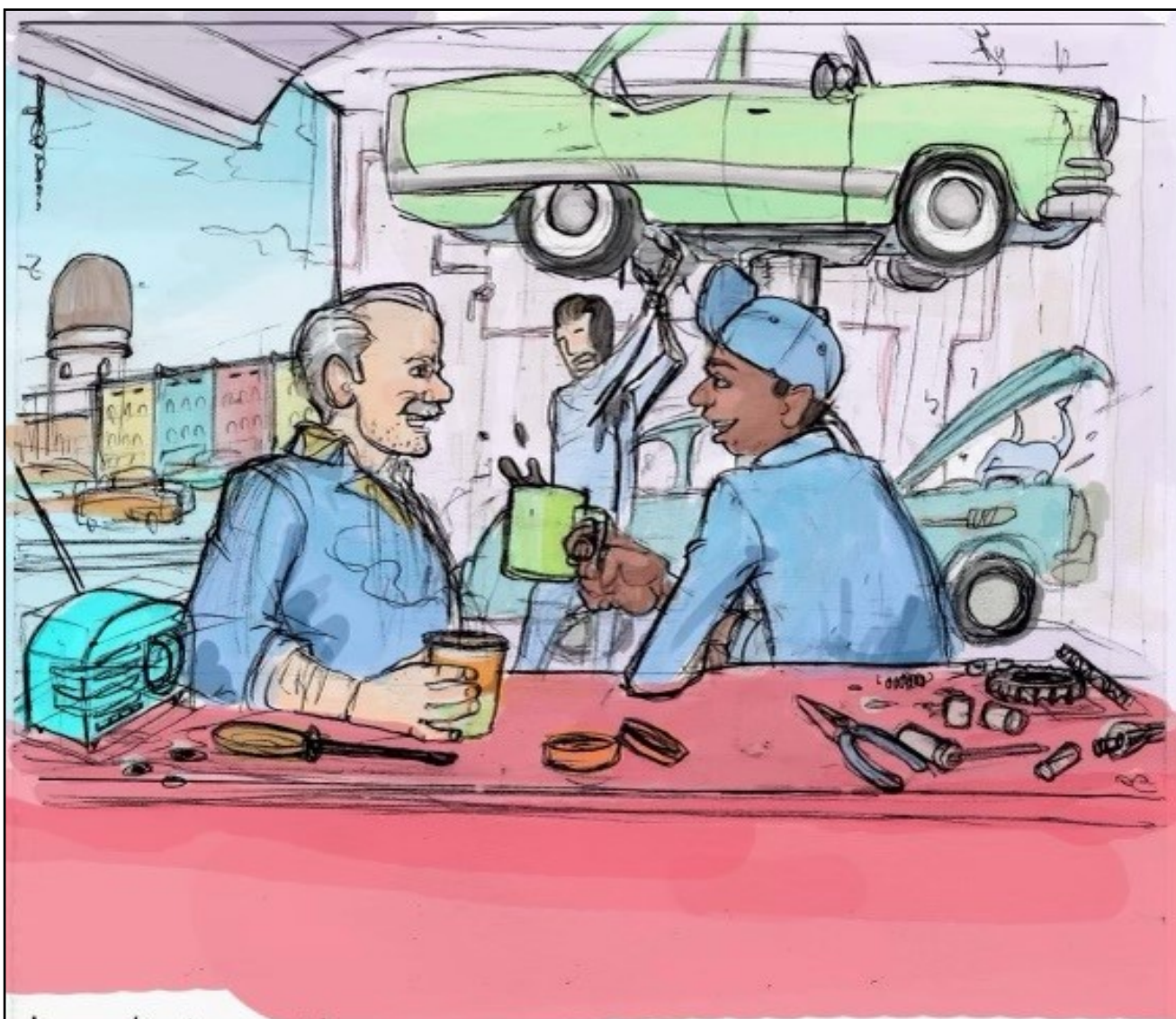




Comparable property at 1465 Washtenaw







Kaiser Manhattan 4-Door Sedan 53

Also Look up

Hudson Hornet

| Hudson Hornet
Fabulous Hudson Hornet
92



City of Ypsilanti

Community and Economic Development

October 20, 2021

GO TO ROOFING INC
[REDACTED]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-21-0080) for Re-roofing at 210 WASHTENAW

Dear GO TO ROOFING INC,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to reroof the house with Marlakey Vista shingles in "antique brown" has been **approved**. Please review the following list of conditions before starting work.

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. Staff understand that there are existing can vents on this resource. Those may be replaced in-kind but no new can vents shall be added.
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 Signature]

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

CC: Property Owner - [Redacted]
File
Building Department



RECORDED
OCT 18 2021

**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

PHDC-21-0080

29095
100692

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

210 Washtenaw Rd, Ypsilanti, MI 48197

Applicant

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

Name

GOTO Roofing Inc

Address

[REDACTED]

City

Ann Arbor

State

MI

Zip

48103

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

GOTO Roofing Inc

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

House roof installation tear off and re-roof
no structure changes.

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

mlorkey Vista/Antique Brown.

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: \$19,635.00

Permit fee:

\$45 + _____ =

Signature

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

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

Signature

Date:

10/11/2021

Print Name:

Beverly Veronica Lopez

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.

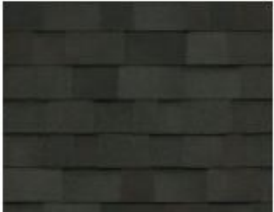
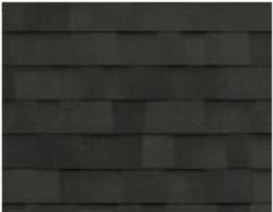
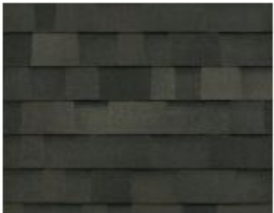


Showing products available near

48025

 **FIND**

← 1 / 3 →

 Antique Brown	 Black Oak	 Heather
 Midnight Black	 Natural Wood	 Sienna Blend
 Silverwood	 Storm Grey	 Weathered Wood



Architectural Shingles shown in Antique Brown – Des Moines, Iowa



City of Ypsilanti

Community and Economic Development

October 12, 2021

ELLER, TREVOR
[REDACTED]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-21-0068) for rear deck repairs at 304 E FOREST

Dear ELLER, TREVOR,

Staff has reviewed the Historic District Work Permit Application for the above-named address. Your application to make repairs to the rear non-historic deck as submitted in the application has been **approved**. Approved work includes replacing the deck floor with deck boards matching the original deck boards; replacing the deck skirt with framed wood lattice as specified and finishing the product with stain.

The following Historic District conditions must be followed:

1. **The wood surfaces must be finished in a paint or opaque stain.** No raw material or transparent stains.

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 specified deck work 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]

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



**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
304 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 Trevor Eller		
Address [REDACTED]		
City Ypsilanti	State MI	Zip 48198
Phone / Fax [REDACTED]		E-Mail [REDACTED]

Contractor

Contractor Name & Contact Info

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

Our deck on the back of the house had faling boards so I replaced them with pressure treated pine. I understood (or misunderstood) that I did not need to get approval the the Historic Society because I was not altering the apperance of the buidling. Regardless after getting a letter it seems that we do. Unexpectedly we fixed the grading under the deck which made us remove the balusters that were the skirt of the deck. After emaling with Steve Slagor we are looking for approval for the following things.

1. Changing the baulster skirt to a wood lattice skirt with 1x4 framing.

<https://www.homedepot.com/p/4-ft-x-8-ft-Southern-Yellow-Pine-Weather-Shield-Cedar-Tone-Pressure-Treated-Garden-Wood-Lattice-163109/203982545>

2. Seeking apporval of this stain color to be used on the lattice and deck boards.

<https://www.olympic.com/color/exterior/color-families/browns-tans/timberline-olystain3056>

3. We used the following wood on the deck.

<https://www.lowes.com/pd/Severe-Weather-Common-5-4-in-x-6-in-x-12-ft-Actual-1-in-x-5-5-in-x-12-ft-Standard-Treated-Treated-Deck-Board/50088716>

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

see above link

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: Boards = \$432.97 Screws \$49.98	Permit fee: \$50	\$95
Lattice & 1x4 aprox \$260	\$45 + _____	=

Signature

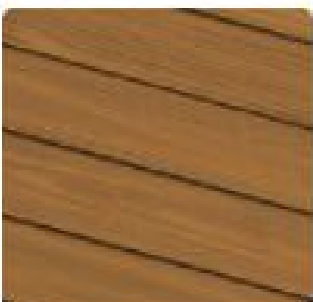
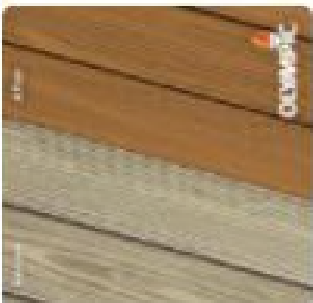
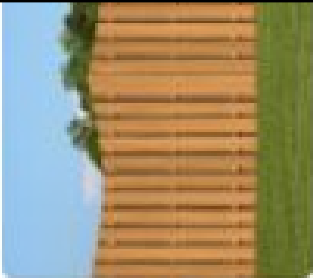
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I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature:	Date:
Print Name:	

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

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





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SIMILAR ITEMS



Severe Weather
5/4-in x 6-in x 16-ft
Standard Radius



Severe Weather
5/4-in x 6-in x 8-ft
Standard Radius



Severe Weather
5/4-in x 6-in x 12-ft
Premium Radius



Severe Weather 2-
in x 6-in x 12-ft #2
Prime Square



Online

Ask me anything!
I am here to help.



Se
5/4-in x 6-in x 10-ft
Standard Radius

Feedback



Severe Weather 5/4-in x 6-in x 12-ft
Standard Radius Edge Pressure Treated
Lumber

[Add to Cart](#)

[Overview](#)

[Specifications](#)

[Reviews](#)

[Questions & Answers](#)

[Product Features](#)



★★★★☆ 536

[View Q&A](#)

Severe Weather 5/4-in x 6-in x 12-ft Standard Radius Edge Pressure Treated Lumber

Item #489036 Model #54612T22SEL

[Get Pricing and Availability](#)



Zip Code or City, State

[Use Current Location](#)

Common dimensions: 5/4-in x 6-in x 12-ft; actual dimensions: 1-in x 5.5-in x 12-ft

Standard grade southern yellow pine allows larger knots, some exposed bark and has a radius edge on all 4 corners

Severe Weather Above Ground pressure treated exterior wood protected by Ecolife (EL2); a stabilizing formula that repels water keeps boards straight...



Online

Ask me anything!
I am here to help.



Feedback

OVERVIEW

Pressure treated southern yellow pine decking with a lifetime limited warranty.



Severe Weather 5/4-in x 6-in x 12-ft
Standard Radius Edge Pressure Treated
Lumber

[Add to Cart](#)

[Overview](#)

[Specifications](#)

[Reviews](#)

[Questions & Answers](#)

[Product Features](#)

- Common dimensions: 5/4-in x 6-in x 12-ft; actual dimensions: 1-in x 5.5-in x 12-ft
- Standard grade southern yellow pine allows larger knots, some exposed bark and has a radius edge on all 4 corners
- Severe Weather Above Ground pressure treated exterior wood protected by Ecolife (EL2); a stabilizing formula that repels water keeps boards straighter and looking better longer
- Ecolife (EL2) provides built-in water repellency that lasts for up to 3 years and reduces surface cracking and checking by up to 50% compared to ordinary treated wood
- Treatment meets American Wood Protection Association (AWPA) standards and is building code compliant (IRC and IBC)
- Lifetime limited warranty that protects against damage by fungal decay or termite attack which makes the wood structurally unfit for which it was intended
- For optimal performance of paint and stain coatings, allow wood to dry after installation, and apply a UV protective finish to enhance long-term beauty
- Install the deck boards tightly together, and pre-drill holes at the ends of boards to minimize splitting
- Use building code approved fasteners and hardware, hot-dipped galvanized or stainless-steel is recommended



**Use and Care
Manual**

PDF



**Warranty
Guide**

PDF



Online

Ask me anything!
I am here to help.



Feedback

SPECIFICATIONS

Series Name	N/A
For Use with Decking	✓
Common Length Measurement	12-ft
UNSPSC	30103600
Contact Type Allowed	Above-around

Warranty	Lifetime limited
Industry Standard Min Thickness (Inches)	1.0
Industry Standard Minimum Width (Inches)	5.5
Industry Standard Minimum Length (Feet)	12.0



Severe Weather 5/4-in x 6-in x 12-ft
Standard Radius Edge Pressure Treated
Lumber

Add to Cart

Overview

Specifications

Reviews

Questions & Answers

Product Features

COMPARE

#1 Home Improvement Retailer



You're shopping
Dearborn ▼
● **OPEN** until 10 pm

Delivering to
48126 ▼



Cart | 0 items 

Home / Lumber & Composites / Lattice / Wood Lattice

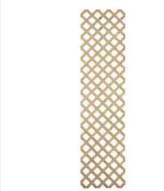
Internet #203982545 Model #163109 Store SKU #1000004887

Customers Who Viewed This Also Viewed

Best Seller



4 ft. x 8 ft.
Pressure Treated
Garden Wood
★★★★★ (187)
\$28⁹⁸



2 ft. x 8 ft.
Pressure Treated
Garden Wood
★★★★★ (190)
\$14⁹⁸

Live Chat

Feedback

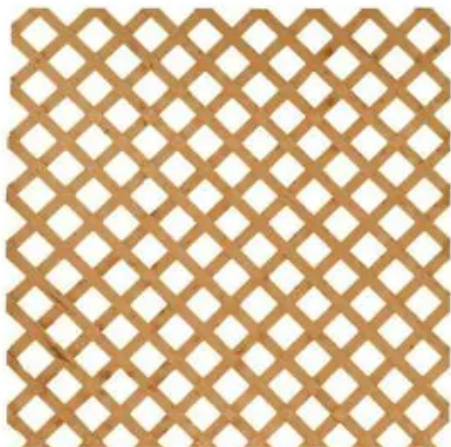
Top Rated

4 ft. x 8 ft. Southern Yellow Pine Weather Shield Cedar Tone Pressure Treated Garden Wood Lattice

★★★★★ (22) ▼ [Questions & Answers \(2\)](#)







Live Chat

Feedback

How to Get It

Delivering to: 48126 | [Change](#)

Store Pickup
Pickup
Today (15.0 mi)
FREE

Ship to Home
Not available for this item

Scheduled Delivery
Not available for this item

Not in stock at Dearborn
36 in stock at **Farmington Hills** (15.0 mi away)
[Curbside pickup available.](#)
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1

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Product Overview

For decades, pressure-treated wood lattice panels have been primarily used as a low-maintenance skirt around porches and decks. But over the past several years, builders, architects and

Info & Guides

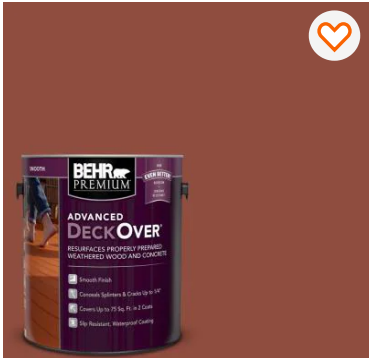
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homeowners have discovered lattice's amazing versatility. Installation is simple and provides great-looking results. And because pressure-treated diamond lattice is both weather resistant and insect resistant, long-lasting results.

site.

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Get Everything You Need (3)



BEHR PREMIUM ADVANCED DECKOVER
1 gal. #SC-330 Redwood
Smooth Solid Color Exterior...

★★★★★ (342)

\$37⁹⁸

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BEHR PREMIUM
1 gal. #ST-104 Cordovan Brown
Semi-Transparent Waterproofi...

★★★★★ (87)

\$40⁹⁸ /gallon

Add To Cart



BEHR PREMIUM
1 gal. #ST-533 Cedar
Naturaltone Semi-Transparent...

★★★★★ (2263)

\$40⁹⁸

Add To Cart

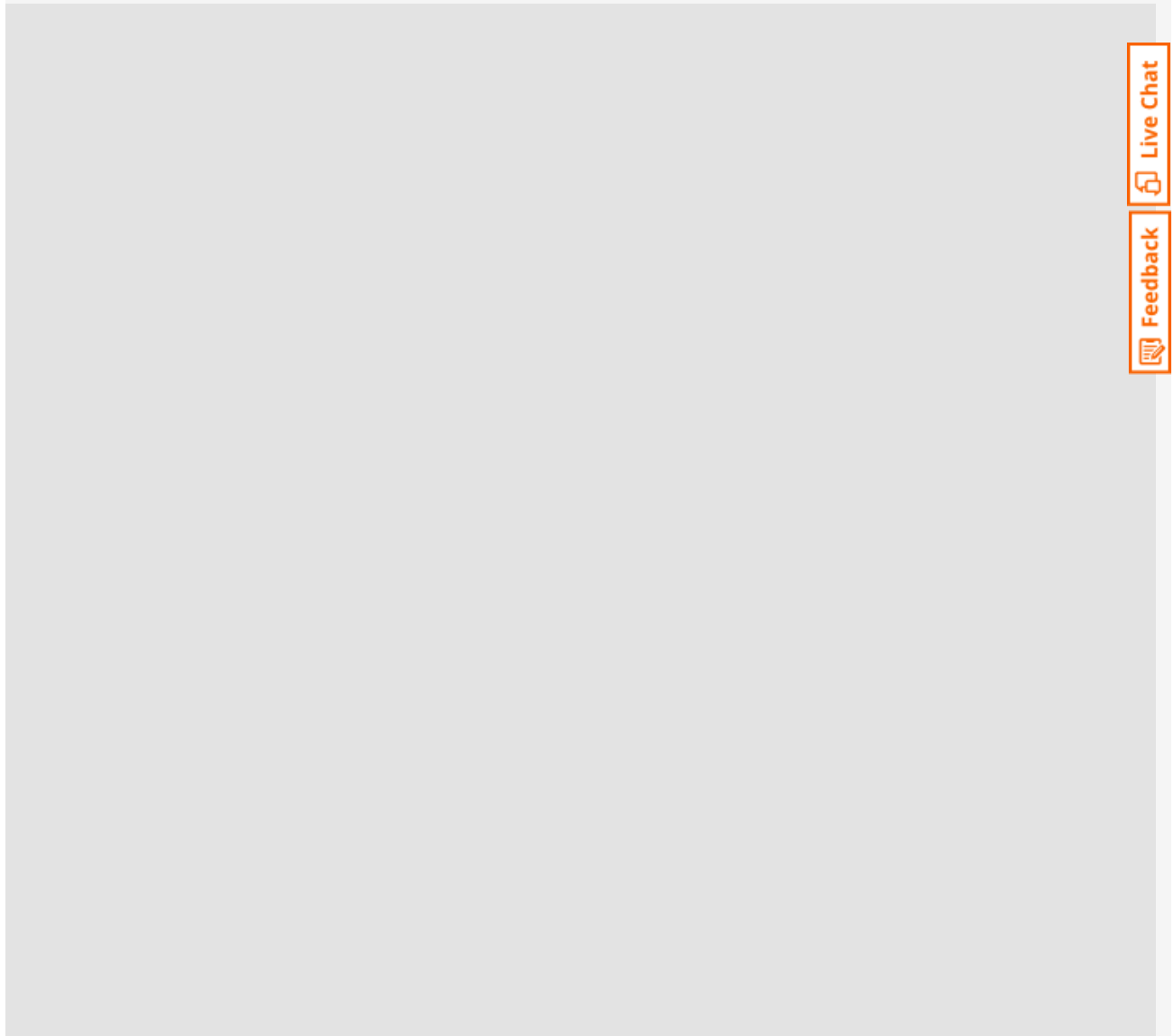
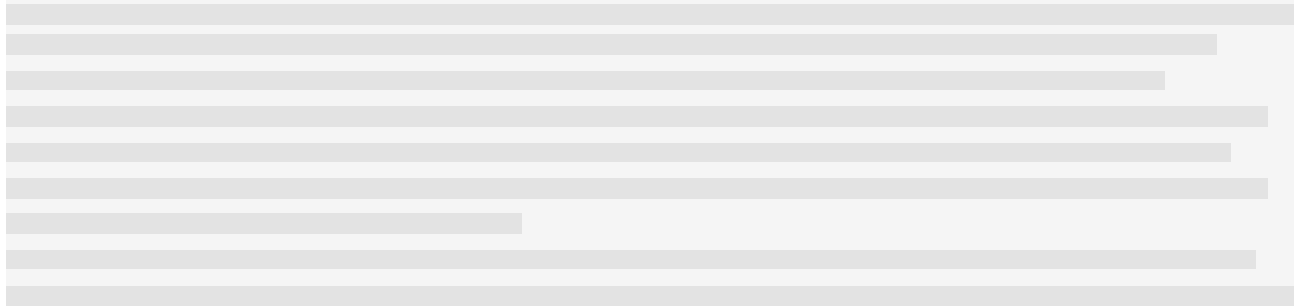
Live Chat

Feedback



Live Chat

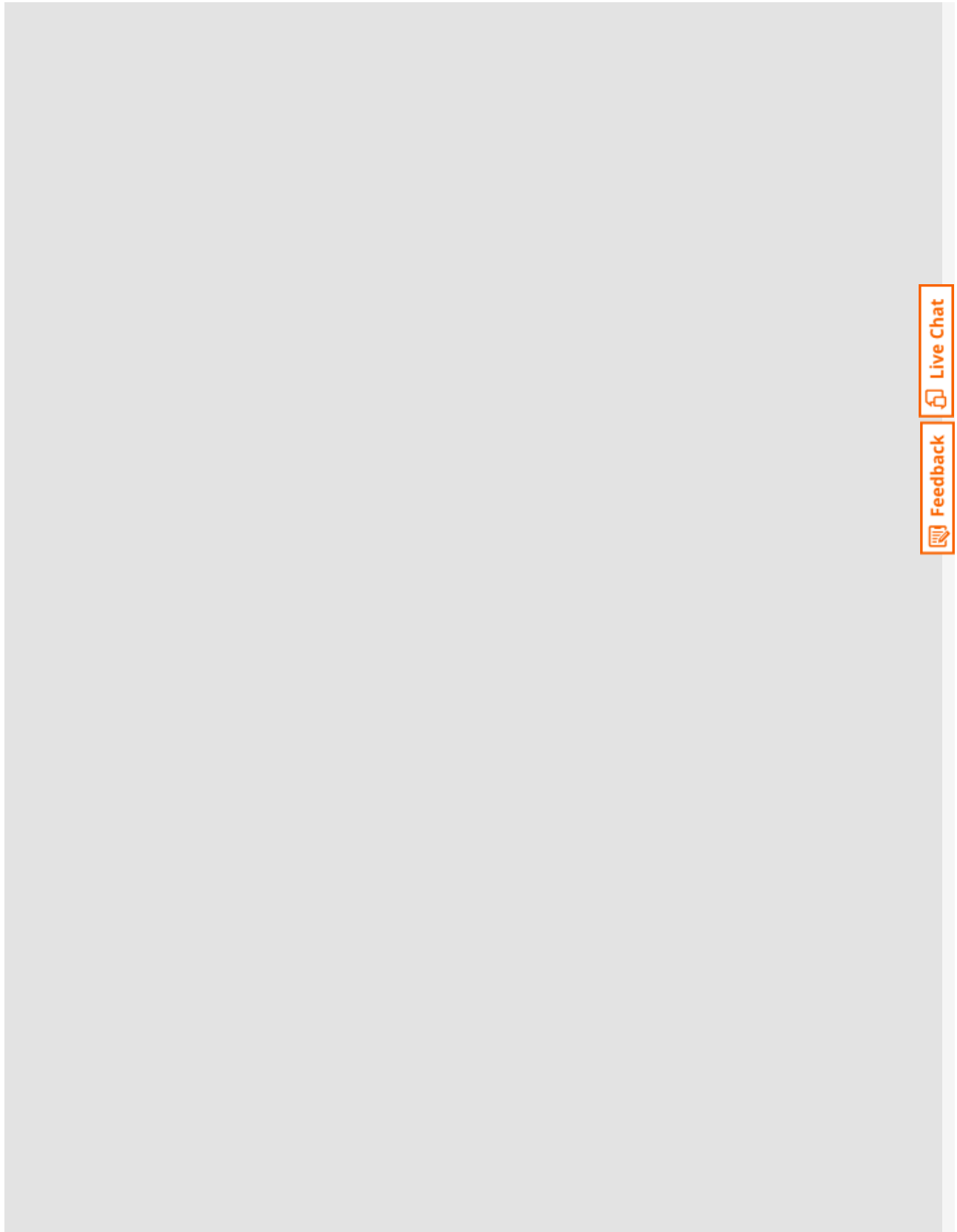
Feedback



Live Chat

Feedback





Feedback

Live Chat

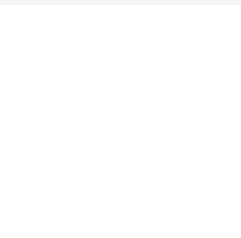




 Live Chat

 Feedback

Recently Viewed Items



Unbranded 4 ft. x
8 ft. Southern
Yellow Pine

★★★★☆ (22)



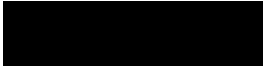


City of Ypsilanti

Community and Economic Development

October 12, 2021

ELLER, TREVOR



CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-21-0078) for Re-roofing at 304 E FOREST

Dear ELLER, TREVOR,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to reroof the house with IKO Dynasty shingles in "Fronstone Grey" has been **approved**. Please see the below list of conditions.

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 approved 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.**

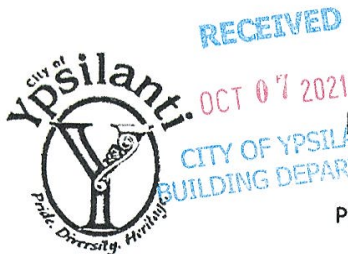
Sincerely,

[Redacted Signature]

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

CC: Property Owner - ELLER, TREVOR [Redacted]
File
Building Department

PHDC-21-0078



**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

340 E. Forest Ave Ypsilanti, MI 48197

Applicant

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

Name

Veronica Gladstone

Address

City

Canton

State

MI

Zip

48188

Phone / Fax

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:

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 + _____ =

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:

9/29/21

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.



NORTHGATE CONSTRUCTION

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

PHDC-21-0078

Name: Trevor & Miriam Eller Date: 10-5-21
Street: 304 E Forest Ave City: Ypsilanti ZIP: 48197
Phone Number: [REDACTED] E-Mail: [REDACTED]
Inspector Name: Kelsey Homer Inspector Phone: [REDACTED]

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 \$85.00 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 including valleys, flashing, chimneys, as needed. This 3' 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 barbed nails.
6. Install 1.5" drip edge to all rake edges & non-heated eaves.
7. Install high efficiency venting system along all heated eaves. This specialized product is used to create the necessary fresh air intake ventilation you must have to deter mold growth and reduce moisture in insulation, thus making it more energy efficient and creating a healthier, more comfortable environment.
8. Install _____ box vents or low profile of low-profile ridge vent system. Waterproof guarantee, not just water resistant.
9. Install a multiple layer high-wind sealant strip perimeter system on all outside edges.
10. Install commercial grade neoprene vent stack collars to all stack pipes to ensure a watertight seal.
11. Install closed cut, rubberized multiple layer valley system. We use a SBS granulated roof membrane, not a 90 lb. paper valley.
12. Flash and counter flash chimneys and walls where necessary. This process binds the heavy gauge aluminum to the brick and guarantees zero water penetration.
13. Install limited LIFETIME MANUFACTURERS WARRANTED Iko Dynasty shingle.
14. Contractor is not liable for any resulting damages to concrete or driveways. Please initial X _____
15. Skylights not warranted unless new

ROOF PRICE	\$ <u>9,594.68</u>	SQUARES	<u>18sq.</u>	SH. COLOR	<u>Frost Grey</u>	HOUSE ONLY	<u>NO</u>
Before supplements\$		LAYERS	<u>1</u>	FLASH	<u>Black</u>	STORIES	<u>1</u>
		PITCH	<u>-</u>	DRIP	<u>White</u>	BATH VENTS	<u>2</u>
		S.S. RAKE	<u>-</u>	CHIMNEY	<u>1</u>	RIDGE VENT	_____ FT.
		S.S. EDGE	<u>-</u>	ANT./DISH	<u>-</u>	FLASH FEET	_____
		CAP FEET	<u>-</u>	GUTTERS	<u>-</u>	RUBBER COLOR	_____ SQ.
DEPOSIT	\$(_____)	VENTED EDGE	<u>-</u>	GUT. COLOR	<u>-</u>	REDECK	<u>-</u>
SUBTOTAL	\$_____	DRIP EDGE	<u>-</u>	INSULATION	<u>-</u>	MOLD KILL	_____ GUTTER
		VALLEY FEET	<u>-</u>	VENTS	<u>-</u>	PROT.	<u>-</u>
				VENT COLOR	<u>-</u>	OTHER TRADE	<u>-</u>

ADDED INFO:

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

Owners X [REDACTED] Owners X [REDACTED] Date: 10/6/21

Inspector X Kelsey Homer

Payment Type: Ins. Chec

PRICE GIVEN IS THE CASH OR CHECK PRICE. IF PAYING BY CREDIT CARD, PLEASE ADD 10% ADDITIONAL TERMS & CONDITIONS ON BACK.



Enter your street address to see pricing

CALCULATE PRICE

< Catalog



IKO Dynasty Frostone Grey



IKO Dynasty Frostone Grey

Type: Asphalt Shingle

Grade: Architectural

Warranty: Limited Lifetime with 15 Year Ironclad Protection

Top Features: Larger shingle exposure, algae protection

IKO Dynasty premium-quality laminated performance shingles offer peace of mind and protection from inclement weather. PLUS they look fantastic, boost curb appeal and can potentially increase the resale value of your property. What's an "ArmourZone?" It's a 1 1/4" wide nailing surface for correct nail placement reinforced by a tear-resistant band that provides even more fastening strength over a wider surface area of the shingle. Nails applied in this area are optimally positioned to help resist nail pull-through and shingle blow-off, even in high winds.

0 People Have Saved

\$

SEE MY PRICE







MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION Virtual Meeting held via Zoom

Tuesday, October 12, 2021
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Chairperson Pettit Video/telephone usage instructions given for potential attendees
Meeting called to order at 7:04pm

Commissioners Present: Alex Pettit – Washtenaw County, City of Ypsilanti
James Chesnut – Washtenaw County, City of Ypsilanti
James Ratzlaff – Washtenaw County, City of Ypsilanti
Stefan Szumko - Washtenaw County, City of Ypsilanti

Commissioners Absent: Erika Lindsay, Amy Swift

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

APPROVAL OF AGENDA

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

Roll Call Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko
Nays: None
Absent: Commissioners Lindsay, Swift
Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

415 N Huron

**Porch stairs.*

Applicant: Steven Hudock, owner – present

Discussion: Slagor: Staff provided a review citing the following information — that the proposed

project was reviewed by the HDC as a study item on September 28, 2021; that the house is an 1884 Italianate that is within the Historic District; that the applicant proposes to replace two back porch stairs that provide access to the house; that all of the work will be behind the fence; that eventually the steps will connect to a larger deck system that will be ground level replacing the patio pavers *[reference photo packet materials/relayed background information for clarity]*.

Staff stated that because the greater vision for the proposed project will be to have a contemporary designed deck that is visually contrasting to the 19th century house and of our current time, that the applicant is hoping to use Trex synthetic deck boards in a dark gray color and then a modern contemporary rod railing system.

Staff stated that during the study item discussion, the Commission seemed to generally understand the applicant's vision; however, advised applicant that the Commission generally does not approve simulated wood or faux wood grain. Staff stated that applicant did some searching and would still like to pursue the Trex product based on the color selection and positive reviews from contractors.

Staff indicated that one thing to possibly consider is that the deck material may not be as visible because it is going to be applied at a horizontal plane.

Staff reiterated that the HDC is currently reviewing only the steps on either back door and that the applicant would eventually like to install a wraparound deck, although it is not being proposed at this time. *[Staff overviewed information included in the packet]*

Hudock: Discussed his preference for the proposed Trex product as compared to the Azek product *[reference packet materials]*. Indicated his willingness to have the rise on the fascia of the steps be more of a steel or black in order to match the railing. Stated that the underside of the porch/step area would be treated lumber with footings.

Pettit: Asked for clarification regarding the risers.

Hudock: Stated that the railing is black with a stainless or platinum looking rod; that the fascia of the rise would either be black or that metal color *[reference packet materials]* but it would be solid and not a wood grain, so that it coordinates with the railing.

[Discussion continued re: riser/contrasting]

Ratzlaff: Indicated an opinion that it is appropriate – i.e., a contemporary construction using contemporary materials that are distinct from the original structure which means that there is no imitation trying to be done; that it is a horizontal surface; and that it is not visible from the street.

Pettit: Indicated an opinion that the fact that it is a separate structure and not part of the historic building lends favorably to what is proposed.

Szumko: Indicated his agreement with what is proposed and the use of the Trex product.

Chesnut: *[Initiated clarification discussion re: railing considerations, per drawing in packet materials]*. Acknowledged agreement with previous commissioner comments.

Stated an advisory opinion to applicant, that had the decking material been proposed for the front porch, it would probably have been rejected.

Hudock: Acknowledged.

Pettit: Acknowledged agreement with previous commissioner comments.

Motion: Chesnut (second: Szumko) moved to approve and issue a Certificate of Appropriateness for the work at 415 N Huron as submitted in the application dated September 27, 2021 for installation of two rear stair systems, as specified. The stairs may use Trex decking in "island mist" and a signature rod rail as submitted. The contemporary designs and materials are appropriate in this instance as the area is small, detached from the building, and not visible from public view. Additionally, the stair system creates a visually distinctive contemporary design that does not compete nor detract from the historic fabric of the building. Risers are intended to be black to contrast the decking.

Secretary of the Interior Standards:

#3- Do not imitate earlier styles.

#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, Chesnut, Ratzlaff, Szumko

Nays: None

Absent: Commissioners Lindsay, Swift

Motion carried.

309 N Grove

**Handrail.*

Applicant: Mary Ellen Hagenauer, owner - present

Discussion: Slagor: Staff provided a review citing the following information — that the property consists of a Ranch house built in 1956; that the applicant would like to add a handrail to the façade to make it easier to access one of the two doors at the front entrance. *[Further explained the step system, proposed handrail product and installation reference packet materials]*.

Hagenauer: Indicated not having any comments to add.

Ratzlaff: Asked if the rail is removable.

Hagenauer: Confirmed. Stated that it is just going to be screwed on.

Ratzlaff: Indicated not having an issue with the request.

Chesnut: Stated an opinion that an application like this does not put the historical nature of the building or the materials for the house in jeopardy in any way; indicated not having an issue with the request.

Motion: Szumko (second: Chesnut) moved to approve and issue a Certificate of Appropriateness for the work at 309 N Grove for installation of an aluminum handrail at the façade entrance as specified in the application dated September 29, 2021.

Secretary of the Interior Standards:

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

Roll Call Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko

Nays: None

Absent: Commissioners Lindsay, Swift

Motion carried.

307 N River

**Fence.*

Applicant: Kyle Chatfield, contractor - not present
Luis Gilling and Mark Demorest, property representatives - present

Discussion: Slagor: Staff provided a review citing the following information — that in January 2020, under previous owners, the HDC approved parts of a large site plan for the building – i.e., a four-foot aluminum fence enclosure on the front yard of the property to be used as a beer enclosure; that the current owners are working toward achieving the site plan but because the approved aluminum fence is on back order, they would like to do a picket fence and a privacy fence as well, to screen a neighboring property.

Staff estimates that the original concrete block section of the building, with two garage bays, was erected around 1964 and that the bricked section of the building appears to have been completed around 1968.

Further indicated, through staff review, that the applicant proposes to enclose the beer garden largely with a four-foot picket fence, but also a six-foot dogeared privacy fence on the south side of the front yard that borders a neighboring residential property; that the HDC has no official guideline for fence height, however generally the HDC has only approved four-foot fences in the front yard in order to preserve historic viewsheds; that because the south property boundary abuts a vehicular driveway, legally by the City's zoning ordinance, there must be some level of transparency.

Staff indicated communicating to the property owner that in order to meet transparency and height requirements, the picket fence should be used from the southeast corner of the property, extending ten-feet in from the sidewalk; that, legally, a six-foot fence could be used after the first

ten-feet of the four-foot fence, pending approval from the Planning Commission; that the pickets in the picket fence must be spaced wider to achieve greater than fifty-percent transparency.

Staff shared that the neighbors that live in the house indicated per photo materials stated their appreciation in eventually having a slight privacy screen. After explaining how the proposed fencing would be installed, staff stated that there is some sight line being preserved. Staff stated an opinion that because this is a transitional area with commercial buildings on the other side of the street and parking lots behind, that this is not as obstructive as a six-foot fence would be in the front yard of a building further down on River Street *[reference photo materials]*.

Staff indicated communicating to the applicant that the fence will need to be either painted or stained in an opaque stain; however, a color has not yet been selected.

Staff provided Zoning ordinance, Sec. 122.675. "Traffic visibility" for review *[reference packet materials]*.

Demorest: Indicated not having any comments to add.

Gilling: Discussed conversation had with the neighbor at 301 N River and their appreciative comments regarding the proposed privacy fence.

Pettit: *[Initiated procedural discussion regarding previous applications/approvals as regards to current application]*

Ratzlaff: *[Initiated discussion as to fencing regarding an adjacent property]*
Asked if there will be a plan to eventually use the aluminum fence.

Gilling: Indicated that they have not talked about taking out the wooden fence to replace it with an aluminum one.

Szumko: Expressed, for the record, that although he is a neighbor across the street, not feeling obligated to recuse himself per the conflict-of-interest policy. Stated an opinion that the project is viable, it works with the neighboring fence that the HDC approved this spring and it would be in conjunction with the rest of the neighborhood.

Ratzlaff: *[Initiated procedural discussion re: what constitutes an adjacent property]*
Asked about the proposed design and color for the picket fence.

Gilling: Stated that they are discussing between either white or black.

Slagor: Staff noted that the picket spacing may end up being wider in order to accommodate the level of transparency that is required for the driveway, which is greater than fifty-percent transparency. *[Clarifying discussion re: transparency/paint color considerations]*

Chesnut: Asked if the fence touches the building.

Gilling: Stated that a gate is planned for the north side of the building which would be drilled into the concrete.

Chesnut: Asked if you have to go through a gate to get to the door to go into the building?

Gilling: Confirmed yes.

Chesnut: Indicated not having an issue as long as nothing is being attached to the building.

Pettit: Acknowledged agreement.

Motion: Ratzlaff (second: Chesnut) moved to approve and issue a Certificate of Appropriateness for the work at 307 N River as submitted in the application dated October 5, 2021, for installation of a fence enclosure in the front yard, including a 4' picket fence and a 6' dogeared privacy fence. The fence must meet the requirements of Sec. 122-675 of the Zoning Ordinance to preserve historic viewsheds and allow for traffic visibility. Additionally, the HDC understands that the final version of the picket fence will likely have pickets with greater spacing to achieve required transparency. Approval is conditioned that the fence is finished in a paint or opaque stain.

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, Chesnut, Ratzlaff, Szumko

Nays: None

Absent: Commissioners Lindsay, Swift

Motion carried.

STUDY ITEMS

220 N Huron

**Ramp and Parking Lot.*

Property representative, Bill Nickels, discussed replacement of the current ramp system and expansion of the parking lot area.

316 N Grove

**Roof drainage.*

Applicant/representative not present. Study item not discussed.

202 N Washington

**Exterior treatments.*

Property owner, William Sloan, discussed plans and options to address the building exterior.

ADMINISTRATIVE APPROVALS

9 N River Roof

106 N River Roof

205 Maple Roof

Historic District Commission

October 12, 2021

6

313 Maple Fence

Motion: Chesnut (second: Szumko) moved to accept the administrative approvals cited above, as submitted by staff on 10-12-2021.

Roll Call Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko
Nays: None
Absent: Commissioners Lindsay, Swift
Motion carried.

OTHER BUSINESS

1. Property Monitoring

Commissioners/Staff discussed property concerns and status of property issues under review.

2. Updates from Staff

Re: HDC commissioner vacancy.

3. Commissioner Comments

Commissioner Ratzlaff – discussion re: vinyl window removal.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of September 28, 2021

Motion: Chesnut (second: Ratzlaff) moved to approve the minutes of September 28, 2021, as submitted.

Roll Call Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko
Nays: None
Absent: Commissioners Lindsay, Swift
Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 9:12 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson