



AGENDA

Historic District Commission Meeting

7:00 PM - Tuesday, September 27, 2022

Freighthouse

Page

1. CALL TO ORDER

2. ROLL CALL

Alex Pettit, Chair

James Chesnut, Vice Chair

James Ratzlaff

Stefan Szumko

Delrhea Byrge

Ellen Thackery, Staff

3. APPROVAL OF AGENDA

4. PUBLIC COMMENT ON AGENDA ITEMS

5. PUBLIC HEARINGS

6. BUSINESS SESSION

6.1. OLD BUSINESS

3 - 38

[1 408 N Huron clarification item](#)

[2 513 N River agenda item](#)

[3 216 S Washington agenda item](#)

6.2. NEW BUSINESS

39 - 61

[4 111 N Huron Agenda Item](#)

[5 319 N Huron agenda item](#)

6.3. STUDY ITEMS

63 - 84

[6 Study Item 311 Washtenaw](#)

[7 Study Item 115 Maple](#)

6.4. ADMINISTRATIVE APPROVALS

320 N Washington Street--asphalt roof to asphalt roof

115 Maple--asphalt roof to asphalt roof plus gutters and downspouts

19 N Hamilton--asphalt roof to asphalt roof; the panel covering their window must be removed.

6.5. OTHER BUSINESS

1. Property Monitoring--Commissioner Ratzlaff concerns?, resident suggested that the depot should be discussed as a potential demolition by neglect, other?
2. Updates from Staff--will schedule a meeting that had been requested in August soon, commissioner resignations
3. Commissioner Comments

7. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

8. HOUSEKEEPING BUSINESS

- 8.1. Approval of meeting minutes 08/23/2022
[Historic District 8-23-2022 draft](#)

85 - 90

9. ADJOURNMENT



HDC Agenda Item and Review Recap

Property address: 408 N Huron

Goal of this item: The commission is **not** re-reviewing this agenda item. Applicant is only seeking clarification. Did the commission give him approval for either type of window or only for glass block windows in the basement?

Item's History:

- This agenda item was reviewed August 23. The work permit application was to rebuild a failing foundation wall and applicant proposed a vinyl sliding window or a glass block window.
- Applicant thought a sliding window would look more appropriate because he thought it would look more like a traditional basement window.
- Staff's recommended motion was, "Move to issue a notice to proceed for the rebuilding of the stone foundation wall with concrete block and modern glass basement windows as proposed because the work began as a repair and became an emergency replacement, and an inadequate foundation wall could be viewed as a hazard to the safety of the occupants."
- Minutes recorded the motion made as recommended, except the word "block" was inserted after "glass" so that the phrase in the motion as recorded in the minutes was, "...rebuilding of the stone foundation wall with concrete block and modern glass **block** basement windows as proposed..."

Applicant wanted to clarify if he could use either glass block or slider windows.

Original application that has been approved is attached for reference.

Prepared by:
Ellen Thackery, 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.



HDC Work Permit Staff Review

Property address: 408 N Huron

Property History: The house was considered contributing at the time of the writing of the original National Register district nomination. In the nomination, 408 N Huron is described as "2 ½ story, L-shaped, late 19th-century with raking cornices without returns." Perhaps the current aluminum siding was added after the nomination was complete.

Date of Application: 7/29/22

Date of Review: 8/3/22; revised 8/17/22

Date of Meeting: 8/9/22; again 8/23/22

Proposed work: Rebuild foundation wall using concrete block and add basement windows.

Materials: Concrete block, basement windows either plain glass or glass block.

Staff review:

1. Applicant intended to repair his south foundation wall.
2. Instead, he found that the stone wall at less than 2' deep requires a complete replacement.
3. He proposes concrete block and basement windows, either glass block or typical basement windows.
4. Because this is the south wall of the house and because this house's whole south side is so visible compared with the neighbor to the south (the house to the south is set back much further from the street), staff would suggest typical basement windows instead of glass block.
5. The Secretary of the Interior's Guidelines for Rehabilitation state that *not* recommended is:
 - a. "removing, covering, or radically changing features of structural systems which are important in defining the overall historic

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.

- character of the building so that, as a result, the character is diminished.
- b. Demolishing a loadbearing masonry wall that could be augmented and retained, and replacing it with a new wall (i.e., brick or stone), using the historic masonry only as an exterior veneer.
 - c. Installing a visible replacement feature that does not convey the same visual appearance, e.g., replacing an exposed wood summer beam with a steel beam.
 - d. Using substitute material that does not equal the loadbearing capabilities of the historic material and design or is otherwise physically or chemically incompatible.
 - e. Leaving known structural problems untreated such as deflection of beams, cracking and bowing of walls, or racking of structural members.”
6. Presumably, the loadbearing capabilities of the concrete block are better than the stone the block is replacing, and addressing the structural problems is definitely better than *not* addressing them.
 7. The concrete block, however, does not convey the same visual appearance as the stone.
 8. Staff wondered if the stone wall could have been augmented and retained somehow, but applicant has explained that that was not possible, nor would it be possible to use concrete block only on portions below grade and reuse the stone on the visible parts of the foundation on the south wall.
 9. It seems to staff that because this work started out as a repair on the south side’s foundation and became an emergency replacement, the commission could issue a notice to proceed on replacing the stone wall with concrete block. Commission could include a condition that a structural assessment of the remaining walls would be completed before any more foundation work is begun in the future. Applicant has explained, however, that he does not predict any more foundation work in the foreseeable future, because other repairs have already been done.
 10. Before proceeding with work, applicant must obtain the appropriate building department permits.

Relevant Secretary of the Interior’s Standards:

Staff believes that the replacement of the stone foundation wall with concrete block actually does not meet the Standards. The Ypsilanti historic district ordinance defines a Notice to Proceed as, “the written permission to issue a permit for work that is inappropriate and that adversely affects the resource pursuant to a finding under subsection 54-83(c).” And one of the findings under that subsection is that the resource is a hazard to the safety of the public or the occupants. In this case, the resource itself is not a hazard, but an insufficient foundation wall could be seen as a hazard to the safety of the occupants.

Recommended Motions:

Move to issue a notice to proceed for the rebuilding of the stone foundation wall with concrete block and modern glass basement windows as proposed because the work began as a repair and became an emergency replacement, and an inadequate foundation wall could be viewed as a hazard to the safety of the occupants. [Commission requests that before any other foundation work is begun in the future, a structural analysis of the foundation walls is completed.]

Prepared by: **Ellen Thackery, Preservation Planner**

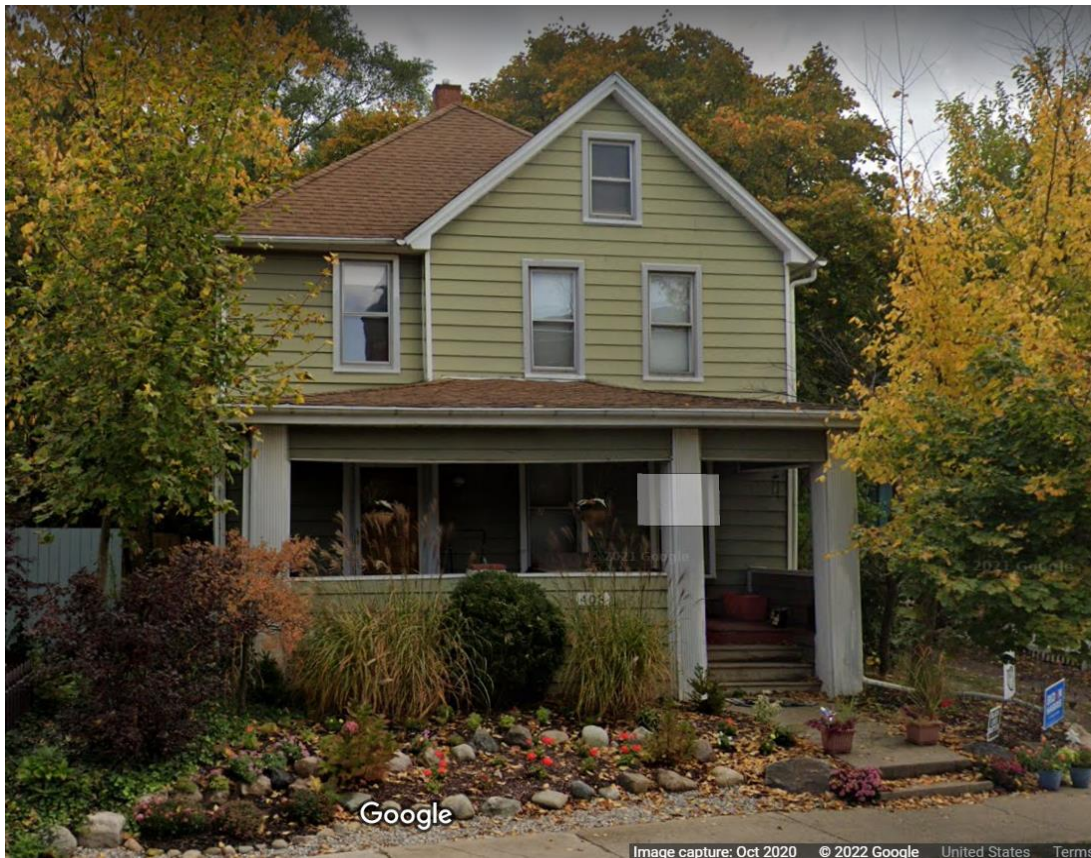


Image capture: Oct 2020 © 2022 Google United States Terms



408 N Huron St
Ypsilanti, Michigan
Google
Street View - Oct 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

408 N Huron St

Applicant

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

Name

Thomas McKee

Address

408 N Huron St

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Omega Construction, 4042 Ann Arbor Saline Rd., Ann Arbor, MI 734-665-8154

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

Replacement of south foundation wall. The wall was originally a stone foundation wall less than 2' deep. The contractor attempted to repair it but due to its lack of sufficient depth, replacement is the only option. It will be replaced with standard concrete block. Three windows will be placed directly below the existing windows on the first floor; these windows can be standard basement windows or glass block, whichever the Commission prefers.

The construction cost below is for the cost to replace the basement wall, not the entire project which includes non-visible interior work as well.

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

ReliaBilt 31.75-in x 23.75-in x 3-in Jamb Left-operable Sliding Window

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:

\$5,000

Permit fee:

\$45 + _____ = \$45

Signature

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

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

Signature:

[Redacted Signature]

Date:

7/29/2022

Print Name:

Thomas P McKee

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.







Further information and photos of 408 N Huron, 8/12/22

Hi Ellen,

Sure, no problem, I'll be there on the 23rd.

The original foundation was insufficiently deep along the south wall. It was only 18" or so below grade. This is the same depth as the original foundation along the north and west walls also, but given that the northern half of the house is on a crawl space rather than a Michigan basement that was dug out prior to my ownership, the 18" depth is sufficient for those walls.



The photo above was taken when we were initially trying to repair the wall. Where the dirt becomes visible is the bottom of the original foundation — grade level is visible through the window, and is actually probably less than 18" above the bottom of the original foundation wall. The Michigan-style basement was dug out and supported by the round stones piled in front of the original foundation, to keep the walls from failing due to lateral forces. The retaining wall of round stones is what was failing and led me to take on this project.



The above photo shows what the wall looked like prior to any work beginning. The stones were no longer secure as the mortar had all turned to sand. I frequently heard stones falling off the wall from my living room above the basement.



This is what the southern edge of the basement currently looks like. I would love to reuse the original stones for the visible portion of the new foundation wall, but my contractor says it is impossible.





These two pictures are views looking north. The existing stone retaining walls are solid here, and do not appear to be in danger of failing. They are also approximately 11' from the original foundation wall, compared to the south wall which had the retaining wall directly inside of the original foundation wall.

It appears the East wall was addressed by prior owners. The west wall is setup similar to how the south wall was, but the much shorter span and the fact that the wall is protected by the front porch appears to have spared it from the deterioration the south wall went through.



My contractor intends to replace the southern 5' of the west wall to ensure the two walls are fully integrated structurally. This will not be visible as it is blocked by the front porch.

Please let me know if you need any clarification or if I haven't answered any of your questions. Thanks!

We have a building permit for the project; is my contractor able to begin pouring footings and building the portion of the wall that will not be visible?

Thanks,

Tom

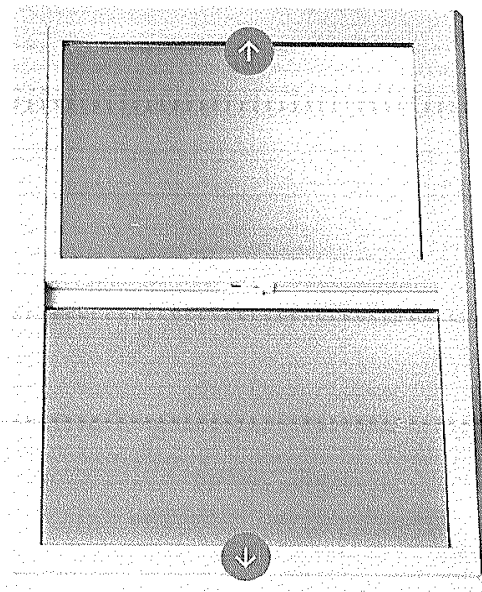
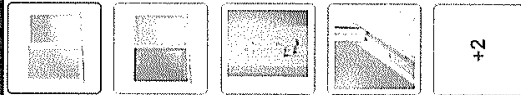
Proposed Basement Windows at 408 N Huron

ReliaBilt 31.75-in x 23.75-in x 3-in Jamb Left-operable Vinyl New Const...
Shop ReliaBilt ★★★★★ 2

\$118.00

Return to Top

Overview Specifications Compare Reviews Q&A Product Features



- Four-point welded vinyl sash and main frame is durable for lasting performance
- Insulated glass, interlocking main frame and wool pile seals keep cold air out and warm air in
- Vinyl sash glides effortlessly, and is maintenance free



Hurry, Low in Stock

1

+

Add to Cart

Get It Installed

Feedback



Free Store & Curbside Pickup
6 Available today at
Cammaro Trenchin Luster

OVERVIEW

Reliablitt vinyl basement slider windows are manufactured with a heavy duty extruded welded vinyl sash and main frame. The sash glides effortlessly, interlocking with the main frame, ensuring a weather-tight seal. Insulated glass and durable wool pile seals keep cold air out and warm air in. Included is an easily removable screen to keep insects out. Reliablitt vinyl basement slider windows are the perfect choice for new construction or remodeling needs.

- Four-point welded vinyl sash and main frame is durable for lasting performance
- Insulated glass, interlocking main frame and wool pile seals keep cold air out and warm air in
- Vinyl sash glides effortlessly, and is maintenance free
- Internal weeping system prevents moisture buildup
- Removable screen keeps insects out
- Easy new construction installation using extruded vinyl flange (removable for replacement applications)
- Backed by a lifetime manufacturer's warranty
- Exact size is 31.75 in x 23.75 in
- Rough opening size is 32 in x 24 in

 [Installation Manual PDF](#)

SPECIFICATIONS

Solar Heat Gain Coefficient (SHGC)	0	Mulling	N/A
Series Name	N/A	Grid Included	X
ENERGY STAR Certified North/Central Zone	X	Rough Opening Width (Inches)	32
Grid Profile	N/A	Lock Type	Q-clip
Frame Profile	Florida Range	Warranty	Lifetime
J Channel	N/A	Grid Width	N/A
Screen Included	Yes	Screen Type	Flt. Glass mesh
Interior Color/Finish	White	Design Pressure (DP) Rating	0
Jamb Depth (Inches)	3	ENERGY STAR Certified Northern Zone	X
Frame Material	Vinyl	Glass Strength	Double strength
Rough Opening Height (Inches)	24	Color/Finish Family	White
Exterior Color/Finish	White	Common Size (W x H)	32-in x 24-in
Lowe's Exclusive	X	Actual Height (Inches)	23.75
U Value	0	Sash Operation (Exterior View)	Left-Operable
Meets Egress Requirement	X	Screen Frame Type	Roll-Down
Grid Type	N/A	Nail Fin	Integrated

Sash Configuration	2-tilt	Obscure Glass	X
Number of Locks	1	Hurricane Approved	X
ENERGY STAR Certified South/Central Zone	X	Hardware Color/Finish	White
Ventilation Latches	N/A	Paintable	X
Actual Width (Inches)	31.75	Grid Pattern	None
Roller Type	N/A	Argon Gas Insulated	X
Sound Transmission Control (STC) Rated	X	Wood Jamb Extension	None
ENERGY STAR Certified Southern Zone	X	Meets CA Forced Entry Requirements	X
Project Type	New construction	Glazing Type	Double-pane



HDC Work Permit Staff Review

Property address: 513 N River

Property History: The house is considered non-contributing in the National Register nomination. It is described as "2-story, hipped roof, early 20th century" and the nomination notes that "no original exterior materials" are visible.

Date of Application: 8/2/22; revised design received 9/1/22—please see attached. Roofline is now separate over shed and patio areas, and patio area is now proposed to be 11' x 16' instead of 10' x 16' and patio height to roof will be at least 6'8".

Date of Review: 8/3/22; re-review 9/8/22

Date of Meeting: 9/13/22

- Item was postponed at the 8/9 and 8/23 meetings due to lack of quorum;
- item has been placed on the 9/13 meeting agenda
- **The HDC must take action on this application at or before the 9/27/22 meeting.**

Proposed work: Add a shed and patio behind garage

Materials:

Shed: gray roll roofing, smooth Azek trim on garage fascia and as trim, 8.25" Hardie-plank siding, custom double doors (**material needed**), paint to match existing garage

Patio: treated wood posts, either 4x4" or 6x6", 2"x8" treated wood beams, Azek trim (smooth side out), paint or stain wood to match existing garage paint

Fence: Black aluminum fence

Staff review:

1. Applicant proposes a shed and covered patio behind the garage.

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.

2. The proposed new construction would not be visible from the front or side of the property (the house is on a corner). It's not clear to staff, however, what will show from River Street from the perspective shown in Picture 2.
3. Staff believes that the proposed work meets Secretary of the Interior's Standard 9 in that the additions are secondary to the house and the proposed work does not diminish any historic character or features.
4. Staff notes that by the City's Porch fact sheet, "Treated lumber should be used only for the substructure of the porch. All parts of the porch that are above ground shall be painted or stained an opaque stain." Paint or stain is proposed here.
5. Staff wonders if a 6-12" elevation drop over 11' is too much slope to be comfortable for a patio.
6. Before proceeding with work, applicant must obtain the appropriate building and zoning department permits.

Relevant Secretary of the Interior's Standards:

9—"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

Recommended Motions:

Move to issue a certificate of appropriateness for application PHDC 22 0071 dated August 2, 2022 for a new shed and covered patio behind the garage because the proposed work meets Secretary of the Interior's Standard 9, as long as any treated lumber will be painted or opaquely stained once it cures and as long as the proposed work successfully passes zoning and building department review.

Prepared by:

Ellen Thackery, Preservation Planner



Picture 1. Courtesy of Bex Realty (<https://www.bexrealty.com/Michigan/Ypsilanti/513-N-River-St/home/>)



Picture 2. Google October 2020.



Picture 3. Google October 2020.



AUG 02 2022

RECEIVED

**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

\$65

30201
1102

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

513 N River

Applicant

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

Name

House-Storian, LLC

Address

232 N River St

Apt 1

City

[REDACTED]

State

MI

Zip

48198

Phone / Fax

[REDACTED]

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

Stefan Szumko of House-Storian, LLC [REDACTED]

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

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

- ☐ Painting
- ☒ Other
- ☐ Application Amendment

Complete Description of Proposed Work:

1. Add attached shed (8' x 16') to south side of detached garage
 - * Roof - gray, roll-roofing with gray drip edge
 - * Garage Fascia above shed - 1"x??? Azek smooth side out to eliminate gap between overhang and new roof (sealed on ends)
 - * Trim - Azek smooth side out (1"x4" on vertical corners, 1"x6" on fascia, 1"x12" under upper roof fascia)
 - * Siding - Hardie-Plank (8.25") LP Siding
 - * Doors - Custom double doors, ~60-72" total width, height to be determined
 - * Paint - Trim/Siding/Doors to match existing garage paint
2. Add attached patio roof to (10' x 16') to north side of new shed.
 - * 6"x6" treated wood posts (4"x4" if building department permits) - exposed and
 - * 2"x8" treated wood beams
 - * Trim - Azek smooth side out (1"x12" under upper roof fascia)
 - * Paint or stain exposed wood to match existing garage paint
3. Install metal fence (similar to neighbor's driveway) from southeast corner of the house to neighbor's driveway

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:

\$13700

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: 2 August 22

Print Name:

STEPAN J. SWANKO

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.

Ellen Thackery

From: Stefan Szumko [REDACTED]
Sent: Thursday, September 1, 2022 8:48 PM
To: Ellen Thackery; [REDACTED]
Subject: 513 N River
Attachments: 513 N River Shed and Patio Plans 1Sep22 - 2 structures.pdf

Attention: This email was sent to the City of Ypsilanti from an external source. Please be extra vigilant when opening attachments or clicking links.

Greetings and Salutations!

Ellen and Kurt,

Attached is the final revision for the shed and covered patio at 513 N River. I will drop off a paper copy to the building department Friday, September 2.

We were concerned about the headroom of the patio with the roofline matching the new shed. The elevation difference for the new patio area is approximately 6-10 inches below the existing patio and existing garage. So to ensure that the entire patio is a comfortable height, we are proposing two separate structures adjacent, but in close proximity to each other.

Ceiling height in the shed is not a priority, since it is simply for storage. But since the patio will be used for generations to come, we'd like to ensure that the ceiling is a minimum of 6'-8" (80") across the span, possibly higher, depending on how the landscaping works out. The patio roof will extend a few inches over the new shed roof. The shed roof will have a gutter which will also drain a portion of the existing garage.

Along with the change in elevation, a concrete garden block retaining wall will fortify the base of the shed. The retaining wall will be extended to provide step(s) down to the patio area.

Kurt - Since this final proposal is technically 2 structures, though adjacent to each other, I'm not sure if the new shed walls need to be 1-hour fire rated. Please advise. Thanks.

Ellen - Is there anything else I can offer for the HDC? Hopefully we'll have a quorum next time.

Stefan

Stefan Szumko
House-Storian, LLC
[REDACTED]
[REDACTED]

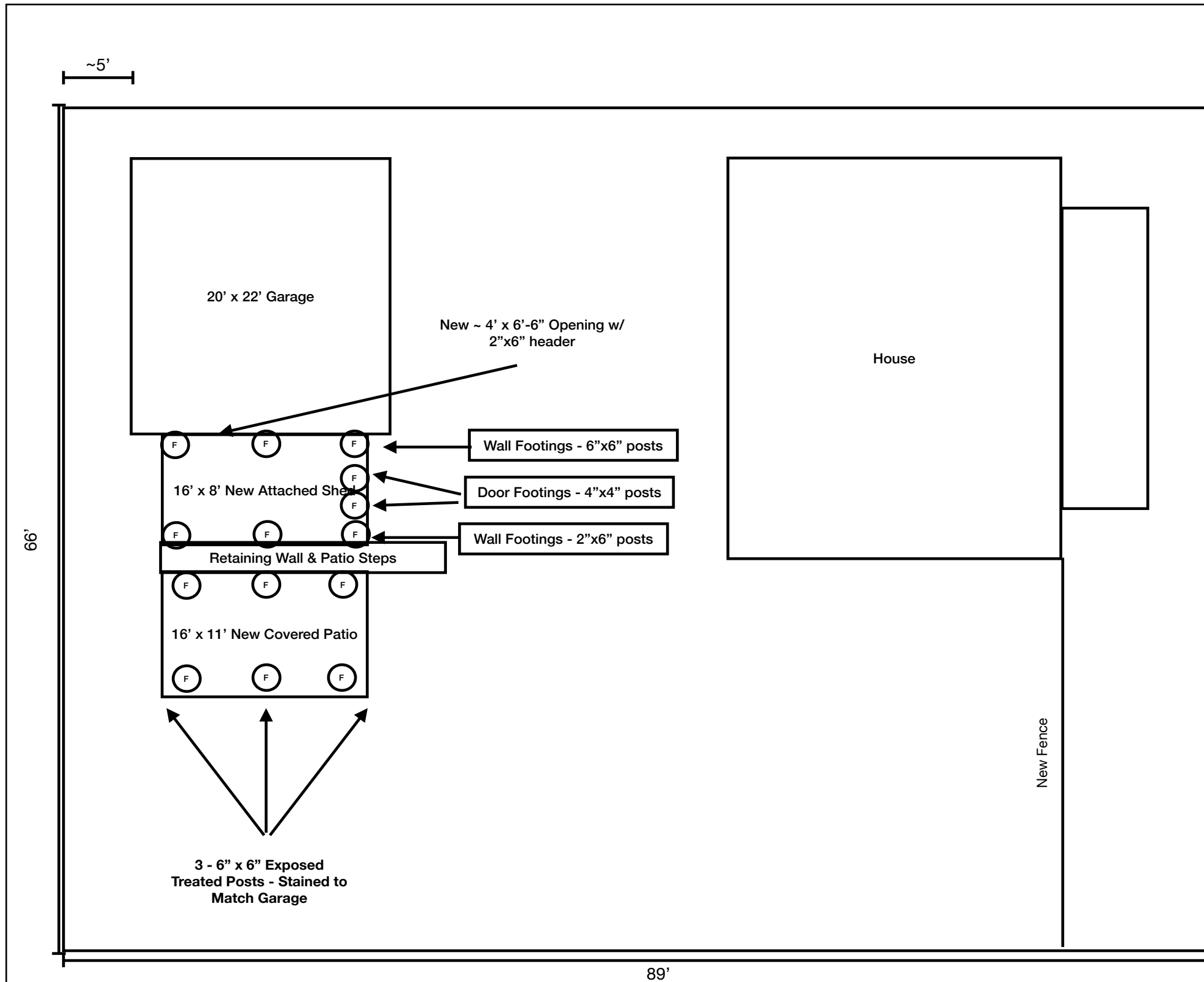
513 N River
Shed/Patio/Fence Proposal

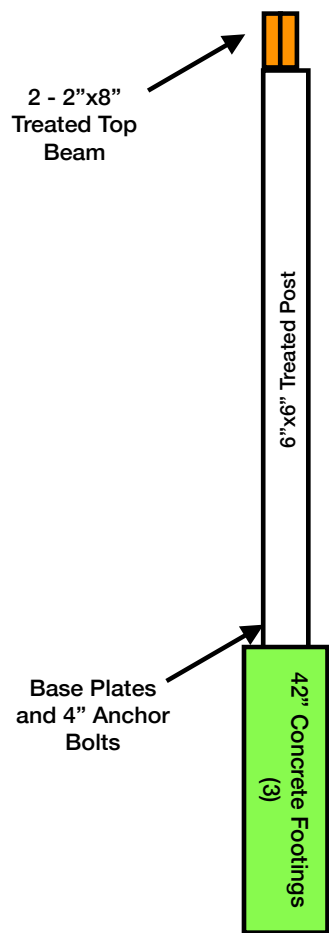
Stefan J Szumko
House-Storian, LLC

734-649-5024
house.storian@gmail.com

1Sep22

1" = ~8'





513 N River
Shed/Patio/Fence Proposal

Stefan J Szumko
House-Storian, LLC

734-649-5024
house.storian@gmail.com

1Sep22

1/2" = 1'



HDC Work Permit Staff Review

Property address: 216 S Washington

Property History: This house contributes to the National Register and the local historic district. The National Register nomination describes the house as, "2-story, side-gable, stucco-and-half-timbered Elizabethan with subsidiary front gable at one end of façade."

Date of Application: 9/2/22

Date of Review: 9/8/22

Date of Meeting: 9/13/22

Proposed work: Install a new bathroom fan that vents to the outside.

Materials: 4" vent cap that's paintable UV-resistant plastic (according to Lowes.com)

Staff review:

1. The applicant needs to vent their bathroom to the outside.
2. This is a very small vent cap and will be painted to match the stucco.
3. Staff believes the proposed work meets the Secretary of the Interior's Standards for Rehabilitation, specifically Standard 9.
4. Staff finds that the proposed work will not destroy historic materials, features, and spatial relationships that characterize the property.

Relevant Secretary of the Interior's Standards:
#9

Recommended Motions:

Move to issue a certificate of appropriateness for application PHDC-22-0078 for the installation of a 4-inch white vent cap

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.

for a bathroom fan to be painted to match the stucco proposed at 216 S Washington because the proposed work meets the Secretary of the Interior's Standards for Rehabilitation, specifically Standard 9.

Prepared by:
Ellen Thackery, Preservation Planner



216 S Washington from Google streetview October, 2020.



SEP 01 2022

RECEIVED

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

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

216 S WASHINGTON 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

CLAIRE SMALL

Address

216 S WASHINGTON ST

~~YPSILANTI~~

~~MI~~

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

BLT BUILT LLC (734) 945-0651

Type of work

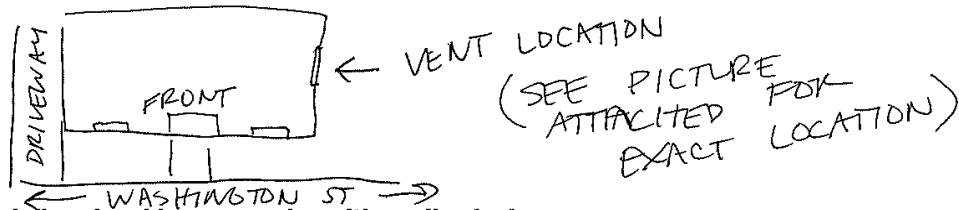
- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

WE ARE UPDATING OUR BATHROOM FAN TO A VENTED FAN. THERE IS CURRENTLY NO EXTERNAL VENTING (ONLY HEATED FAN) SO WE NEED AN EXTERIOR POINT TO VENT OUTSIDE. WHITE VENT WILL BE PAINTED TO MATCH THE STUCCO SO IT BLENDS INTO THE EXTERIOR.

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

4-INCH VENT CAP PRFD W/ 3-INCH PIPE WHITE
+ STUCCO PAINT COLOR

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:

\$300

Permit fee:

\$45 + _____ =

Signature

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

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

Signature:

Date:

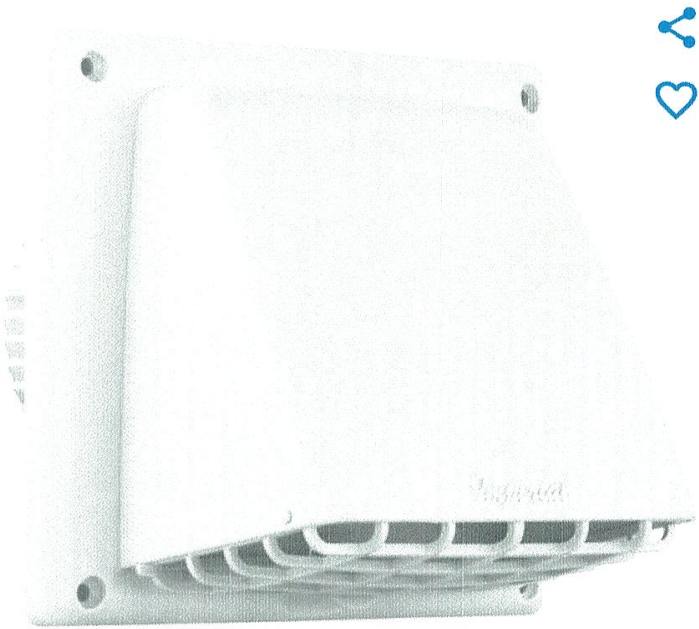
8/29/22

Print Name:

CLAIRE SMALL

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.



 View In Your Space

BEST SELLER

IMPERIAL

4-Inch Vent Cap PFRD with 3-Inch
Pipe White

Aisle 13

Bay 23

\$11 78

1



Add to Cart







HDC Work Permit Staff Review

Property address: 111 N Huron

Property History: This building was built after the National Register nomination was written in the early 1980s. It is not contributing.

Date of Application: 9/20/22

Date of Review: 9/23/22

Date of Meeting: 9/27/22

Proposed work: Replace monument sign

Materials: aluminum, acrylic, LED lights

Staff review:

1. Existing illuminated sign is approximately 7' 10" tall and 6' 8" wide at the base (94" tall x 80" wide).
2. The page of the application showing the images of the existing sign and listing the existing measurements in the upper right corner is incorrect.
3. The sign the applicant proposes will be 7' 6" tall by 7' wide, so it's slightly shorter and slightly wider. Additionally, it lacks the curve at the top the existing sign has, and "St Joseph Mercy Health System" is becoming "Trinity Health."
4. Staff does not think the proposed sign is very different from the existing and so staff does not see that the proposed sign will negatively impact the district, the proposed sign does not impact historic resources, and is removable without harming historic resources.
5. Before proceeding with work, applicant must obtain the appropriate permits, including permits from the Building Department and from Planning and Zoning.

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

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.

Recommended Motion:

Move to issue a certificate of appropriateness for Application PHDC 22-0083 dated September 20, 2022 for a replacement monument sign measuring 7'6" by 7' at 111 N Huron because the sign:

- is similar to the existing,
- does not destroy historic materials or spatial relationships,
- is compatible in scale and proportion to the nearby historic resources,
- and is removable without impact to historic resources, meeting Standards 9 and 10.

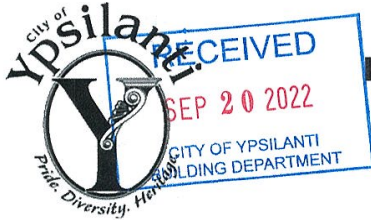
Further, the background of the proposed sign is dark and only the words are illuminated, which aligns with the exception listed in the City's fact sheet for signs. This sign will still need to be reviewed by the Planning and Building Departments, and will need to meet their requirements. Any amendments to the sign's design will need to be reviewed by the historic district commission.

Prepared by:

Ellen Thackery, Preservation Planner



Existing sign, 9/23/22. (Photo taken by staff.)



**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:

Receipt: 30388

Method: 96029

Action/Study Item

PHDC-22-0083

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing an overview of the building and 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 Friday eleven (11) days prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

111 N Huron St, Ypsilanti, MI 48197

Applicant

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

Name

Johnson Sign Company

Address

2240 Lansing Ave

City

Jackson

State

MI

Zip

49202

Phone / Fax

734-483-2000

E-Mail **Staff will contact you primarily via email*

jess@johnsonsign.com

Contractor

Contractor Name & Contact Info

James Johnson, 734-483-2000

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☐ Application Amendment
☐ Other

Complete Description of Proposed Work:

Manufacture and install an internally illuminated monument sign (7'-6" x 7') to the existing foundation to replace the existing sign

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

Aluminum sign cabinet, Acrylic sign faces, Internal LED lighting, Paint and vinyl as shown on prints existing footings and electrical

Detailed Materials Worksheet attached

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$1 - \$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:

\$9,800

Permit fee:

\$45 + \$15

=

\$ 60.00

Signature

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

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

Signature:

[Redacted Signature]

Date:

9/20/2022

Print Name:

James Johnson

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 ethackery@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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

PHD 22.0083

Detailed Materials Worksheet

Job Name **Trinity Health - Haab Health Building**
 Address **111 N Huron St
Ypsilanti, MI 48917**
 Salesperson **Jim Johnson**
 Estimated by

Estimate # **220340-01**
 Design No.
 Date Opened **07/14/2022**
 Date Required **07/17/2022**
 Date Revised

Description:

1. Furnish & Install the Following:

A. (1) new double sided lighted custom monument sign

TOP CABINETS: custom curved - .090 aluminum bottom/baffle with faces welded to bottom

FACES: .125 alum with r/o copy & 3/4" thick push thru acrylic with miratec vinyl BOTTOM

FACES: .125 alum with r/o copy & 7328 white acrylic backed

LED's: Bitro led's and power supplies on .5" x .5" alum tube

INSTALLATION: remove/dispose existing sign and install new sign on existing steel

Description	Size
ALSHT-48x96x.125	.125
ALSHT-48x96x.090	.090
Alum Tub 1.5 x 1.5 x .25 x 24'	1.5"
48"X96" 3/4" CLEAR ACRYLIC	.75"
48"X96" 3/16" WHITE 7328 ACRYLIC	.1875"
misc mounting	
48"X96" 3MM MATTE WHITE 1S ACM	3mm
Misc Electric - UL per sign	
Vinyl - Miratec Translucent (Trinity)	
Bitro Prime Defenders (Trinity)	
Bitro 24v/96w power supply (Trinity)	
Vinyl - Miratec Opaque (Trinity)	

OWNER/LANDLORD AUTHORIZATION & CONSENT FORM

Leased/Owned Premise Trinity Health IHA Haab Health Building
111 N Huron St
Ypsilanti, MI 48197

Landlord/Owner Contact: Doreen Facilities & real estate
IHA Health Services Corporation
Print Name: Lowell Sprague
Phone Number: [REDACTED]

In my capacity as the official representative, I do hereby authorize Johnson Sign Company (JSC) to perform all work associated with signage installation, removal and/or conversion at the above referenced location. I further authorize Johnson Sign Company to obtain all necessary permits for signs.

Landlord/Owner Signature: [REDACTED]
Date: 5/26/22

RECOMMENDATION BOOK

Site: SJAA-HC 03/10/22



Haab Health Building
111 N Huron St
Ypsilanti, MI 48197



DISCLAIMER:

Confidential - do not distribute.
Renderings show design intent only.
All sign messaging to be confirmed by client.
Technical survey is required prior to sign manufacturing.
Permitting and variance requirements to be completed by sign vendor.

Prepared By



Site:

SJAA-HC 111 N Huron St, Ypsilanti, MI

RECOMMENDATION BOOK

Site map



Site:

SJAA-HC 111 N Huron St, Ypsilanti, MI

1

Context

Location: Main Entrance

Recommendation Notes

Existing

Type: Monument Sign
Quantity: 1
Internal Illumination:
Attachment: Footing
Overall Height:
Overall Width:
Height: 14"-23"
Width: 68"
Sign Depth:
Mounting Height: Ground level
Existing Notes:



Existing - Image 1

Existing - Image 2

Existing - Image 3

Recommended Action:

Action: NEW MONUMENT SIGN



New

Type: Monument Sign
Quantity: 1
Internal Illumination:
Attachment: Internal
Height: 97"
Width: 89"
Notes:



Concept Rendering

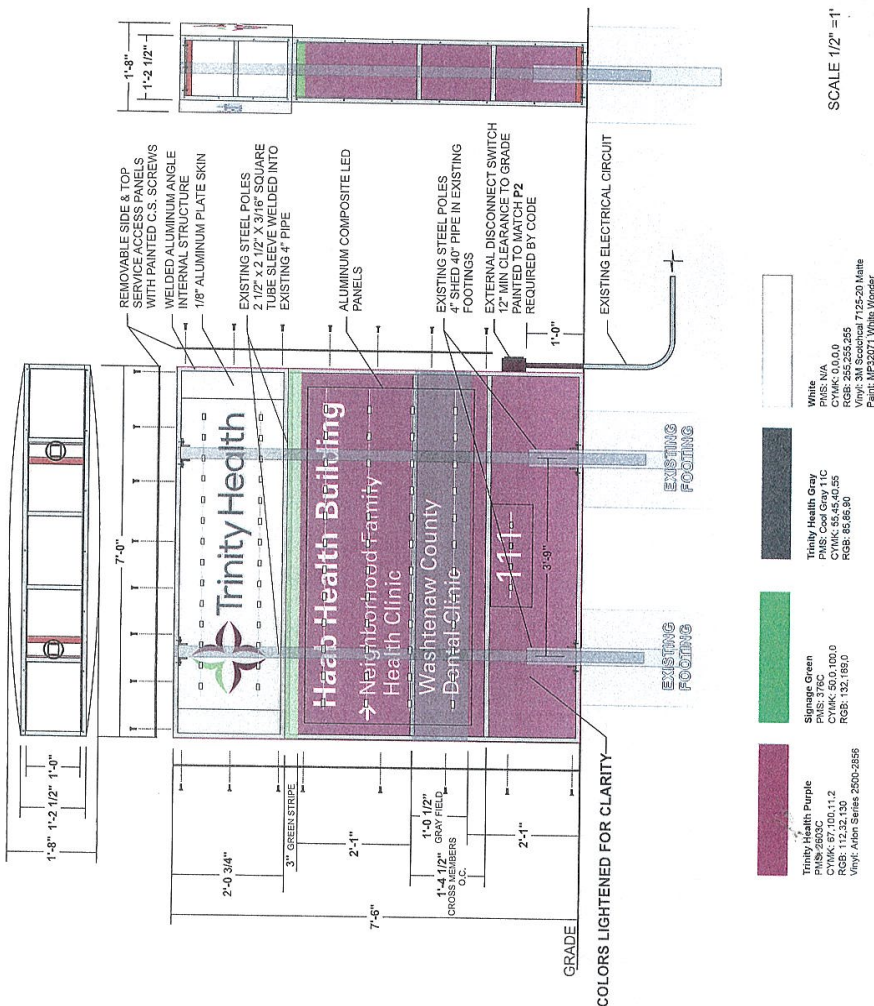
Sign Artwork

SCALE 3/8" = 1'



Trinity Health SJAA-HC Replacement Monument Sign

MN.E.90



Rounded Top Portion Sign Cabinet
All aluminum construction, countersunk fasteners, 1/8" thick aluminum cladding with curved front and back faces. No visible fasteners on sign faces.

Sign Cabinet
All aluminum construction, countersunk fasteners and 1/8" thick aluminum cladding. No visible fasteners on sign faces.

Logo Element
Icon: 1/4" proud push through clear acrylic icon with digitally printed translucent vinyl applied to the first and second surfaces of the clear acrylic faces. (full color by day and illuminated in full color by night with face and edge illumination)

Wordmark: 1/4" proud push through clear acrylic wordmark with digitally printed translucent vinyl applied to the first surface of the clear acrylic faces. (full color by day and illuminated in full color by night with face and edge illumination)

Illumination
Bitro Group LED 6500K OpticsPro.

Footings
To be provided by sign fabricator must be engineered to fully support sign system, as required. Footing to be designed to meet all municipal, state, zoning and/or regional standards and regulations. Install inorganic granular drainage material (crushed stone) around sign foundation connections. Landscape finish to be by others.



ILLUMINATION SIMULATION - SIDE B LAYOUT

APPROVED BY:

DATE:

DESIGNER	S. WILKIE
DATE	06/03/22
JOB NO.	220340
JOB NAME	220340-01
ADDRESS	111 N Huron St, Ypsilanti, MI

RACEWAY COLOR	N.A.
TRANSFORMER CLASS	2 LV
BALLAST	N.A.

# OF SETS	1 DOUBLE SIDED
FACE COLOR	SEE ABOVE
RETURN COLOR	SEE ABOVE
RETAINER COLOR	N.A. (BLIND)
LED COLOR	Bright White 6500K

RETURN DEPTH	20" OVA
TYPE OF INSTALL	GROUND MONUMENT
TYPE OF FACE	ALUMINUM
RACEWAY D.	H. L. N.A.
HOUSINGS	N.A.

SALESPERSON	JIM JOHNSON
-------------	-------------

www.johnsonsign.com



22401 Lansing Ave., Jackson, MI 49202
1800 S. Cedar St., Lansing, MI 48910
653 S. Mainfield, Ypsilanti, MI 48198
517.784.3720 | www.johnsonsign.com



INTERNATIONAL SIGN ASSOCIATION



THIS SIGN IS THE PROPERTY OF JOHNSON SIGN COMPANY. IT IS TO BE USED IN ACCORDANCE WITH THE SPECIFICATIONS AND INSTRUCTIONS PROVIDED HEREON. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF JOHNSON SIGN COMPANY.

JOHNSON SIGN CO. DOES NOT PROVIDE PRIMARY ELECTRICAL TO SIGN LOCATION RESPONSIBILITY OF OTHERS

THIS DRAWING IS PROVIDED & INTENDED FOR CONCEPTUAL PURPOSES ONLY. THE FINISHED PRODUCT MAY BE SUBJECT TO MINOR & NECESSARY MODIFICATIONS TO ADHERE TO LOCAL REGULATIONS & PROCEDURES.

THIS DRAWING IS THE REGISTERED PROPERTY OF JOHNSON SIGN COMPANY. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT FROM JOHNSON SIGN COMPANY.

© COPYRIGHT 2022



HDC Work Permit Staff Review

Property address: 319 N Huron

Property History: This building is centrally located in the district and the property is at the intersection of two commercial areas—downtown and Depot Town. The building was considered noncontributing at the time of the National Register nomination in the 1980s, and despite the fact that it might be considered contributing if the district were resurveyed today, the noncontributing status is the current status the commission must consider. Since the 1980s, the building has had signs painted on and, later, non-lighted, dimensional signage. The building recently received administrative HDC approval for repainting in light gray, medium gray, and a deep red.

Date of Application: September 12, 2022

Date of Review: September 19, 2022

Date of Meeting: September 27, 2022

Proposed work: New signage

Materials: two illuminated signs—one over the garage doors and one over the office door. Signs have a plexiglass face and are internally lit with LED lights.

Staff review:

1. Applicant proposes two internally-lit signs.
2. **Because the building is noncontributing, the question before the commission is, what effect would these new signs have on the neighboring buildings and the district? Standards 9 and 10 are the Standards to consider for a noncontributing building—are the proposed signs compatible and are they removable?**

Compatibility: Fact Sheet

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.

3. Ypsilanti's historic district Signs and Awnings fact sheet (attached) states that "Back-lit signs are strongly discouraged within the Historic District. When a back-lit sign is approved, only the letters may emit light, the background shall be opaque."
4. Staff research revealed that sign companies often mean something very specific when they refer to "backlighting." They often mean a halo effect that comes out from behind solid letters, like this (Amazon):



5. Sign companies also often refer to "backlit" signs as "lightbox signs" where the light is emitted through a plexiglass, vinyl, or fabric overlay. And the lightboxes can be custom-cut to the shape (contour) of the letters, like the sign proposed in this application over the office door.



(<https://www.signs.com/backlit/>)



(<https://spiritledlighting.com/led-light-box-signage-back-lighting/>)

6. Staff concluded that this lightbox type of sign shown in #4 above is what the fact sheet is referring to, since it mentions the letters themselves emitting light, and in the #3 example above, the letters don't emit light at all. Staff confirmed this conclusion with the chair of the historic district commission—historically, the commission was indeed referring to the lightbox-style of sign when it referred to “back-lit signs” in the fact sheet.
7. The chair also confirmed that the commission perceived that the lightbox signs with light or white backgrounds and a logo or words in front of that light background emitted a bright wash of light (similar to the examples in #4 above). The commission sought to minimize that effect with the fact sheet's statement, “When a back-lit sign is approved, only the letters may emit light, the background shall be opaque.”

Compatibility: Other signs in the district

8. Staff drove around the district on Michigan Avenue, Huron, and Cross Street at night to view existing signage. Most of the signs in the historic district are flat on signboards with gooseneck-style lights shining down, like Unicorn Feed and Supply, Ypsilanti Running Company, Ollie, Frenchie's, and Sidetrack. There are also a few examples of neon, like Tap Room, City Body, and Aubree's. There are many examples of businesses where the signs are on the store windows or on the valances of awnings and are not lit at night. The few examples of internally-lit signs staff observed were the corporate signs, like Sunoco and H.R. Block.

Compatibility: Potential Conclusions

9. This is a prominent corner, connecting downtown and Depot Town, and, as a result, signage here is central to the character of the district.
10. There are not many internally-lit signs in the historic district.
11. Because this is a noncontributing building in the district, however, perhaps the commission opts to consider the possibility of internally-lit signs on this site. Additionally, although the site is centrally located, it has a bit of buffer around it from nearby historic resources.
12. In this proposal, only the letters emit light—there is not a bright or light background to produce the bright wash that the commission has historically sought to avoid.
13. Before proceeding with work, applicant must obtain the appropriate planning and building department permits.

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

Potential Motions:

Move to issue a certificate of appropriateness for the two new internally-lit signs proposed at 319 N Huron (application PHDC 22-0080 dated September 12, 2022) because the building is noncontributing, only the letters on the signs will emit light, and the proposed signs will not

have a significant negative impact on the district. As a result, the proposed work meets Secretary of the Interior's Standards for Rehabilitation 9 and 10.

Move to postpone a decision on Application PHDC 22-0080 dated September 12, 2022 for proposed work at 319 N Huron so that staff can... [or commission can...] further research signs in historic districts, research..., determine...

Move to issue a denial for the two new internally-lit signs proposed at 319 N Huron (application PHDC 22-0080 dated September 12, 2022) because the commission finds that the internally-lit signs are not compatible with the historic district because their light source is behind the letters ("back-lit," according to the Signs and Awnings Fact Sheet) and the proposed signs will have a negative impact on the historic buildings nearby and the larger district. As a result, the proposed work does not meet Secretary of the Interior's Standards for Rehabilitation, specifically Standard 9.

Prepared by:

Ellen Thackery, Preservation Planner

Photos



Design R.A. Schweitzer, 1981

Painted sign, 1981, survey photo on file



Google streetview, 2008. Painted sign.



Google streetview, 2011.



Google Streetview, 2014. Signs have dimension but don't appear to be internally lit.



CITY OF

Ypsilanti

PRIDE | DIVERSITY | HERITAGE

Historic District Fact Sheet

Signs and Awnings

This Fact Sheet is not a substitute for the ordinance, but addresses common questions about City ordinances. For further information, please call the Building Department.

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

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

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

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

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

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

SIGNS

In general, signs should not be designed as a permanent feature, as the life of a given building normally exceeds the life of any business located in that building. Animated signs and roof billboards are prohibited by the zoning ordinance and will not be approved.

Back-lit Signs: Back-lit signs are strongly discouraged within the Historic District. When a back-lit sign is approved, only the letters may emit light, the background shall be opaque.

Wall Signs: Signs which are attached to the façade of a building, such as just above storefront windows, are normally constructed of aluminum, wood or MDO (medium density overlay). Signs shall be weatherproof and thus not constructed of any materials which cannot withstand the elements. Signs of this "board" type shall have trim around all edges to protect the sign from water damage.

Neon Signs: Pre-existing neon signs may be restored. The use of new neon signs must be appropriate to the character of the building.

Installation Methods:

- Signs must always be installed without causing undue damage to the fabric of the building.
- All installation devices (screws, nails, bolts, anchors, etc.) shall be corrosion-resistant and of a material that will not react adversely with adjacent materials. In most instances, stainless steel will be the metal of choice.
- Signs may be attached to wood surfaces with nails or screws.
- Signs that must be affixed to a brick or stone wall shall be attached with installation devices located at the mortar joints wherever possible.
- Standoffs shall be used when installing a panel sign to a building in order to provide air circulation between the sign and the surface of the building.
- Holes created to allow the insertion of installation devices shall be caulked with an exterior grade, high performance sealant to prevent water from entering the structure and causing damage to the fabric of the building.

AWNINGS

Varying styles of awnings may be used within the Historic District. The style and type that is acceptable for a particular location depends on the style of the building on which it will be installed. Owners should consider matching the profile of awnings on adjacent structures.

Materials for Awnings:

- Awnings with the Historic District shall NOT be translucent.
- Awnings may be constructed of many different materials. Canvas awnings are preferred but vinyl, acrylic and other materials may be considered.
- Lights under awnings may be approved provided light does not show through the awning.
- Metal, fiberglass and unpainted aluminum awnings are generally not in keeping with the style of buildings within the Historic District and are not likely to be approved but are reviewed on a case-by-case basis.

Lettering for Awnings:

- Awnings should not, in general, serve as the primary sign for a business.
- If an awning is intended to serve as a sign, lettering may be added to the valance only. Any other proposed uses of lettering will be examined on a case-by-case basis.

Last updated: January 2019

N

() Contributing (X) Non-contributing () LANDMARK

19

YPSILANTI MICHIGAN HISTORIC ARCHITECTURE SURVEY

Sheet# _____

SURVEY NAME YPSILANTI ARCHITECTURAL SURVEY

SURVEY DATE Fall 1982 SURVEYED BY Resource Design Group

ADDRESS 319 N. HURON

HISTORIC NAME _____

CURRENT NAME LAKE'S RADIATOR SERVICE

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

Zoning _____

NUMBER OF FLOORS 1 FRONT DIRECTION NORTHEAST

SURFACE MATERIAL: TILE ROOF MATERIAL: N/A

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

STRUCTURAL CONDITION: Excellent () Good () Fair (X) Poor ()
MAINTENANCE QUALITY: Excellent () Good () Fair (X) Poor ()
ALTERATIONS: None (X) Minor () Moderate () Extensive ()
ARE ALTERATIONS: Appropriate () Inappropriate ()

Attach photo here



Design R.A. Schweitzer, 1981

Style or Period

MODERN

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# 48 Frame# 12



**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:

Receipt: 30414

Method: mc

Action/Study Item

PHDC-22-0080

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing an overview of the building and 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 Friday eleven (11) days prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

319 N Huron st Ypsilanti MI 48197

Applicant

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

Name

Laith issa

Address

1472 W Chateau Vert st apt a

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail **Staff will contact you primarily via email*

Contractor

Contractor Name & Contact Info

A1 signs 313-522-5051

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☐ Application Amendment
☐ Other

Complete Description of Proposed Work:

New signs for over front garage doors and office

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

rendering of signs attached in email

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$1 - \$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:

3500.00

Permit fee:

\$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.

Signature:

LAITH ISSA

Date:

9/12/2022

Print Name:

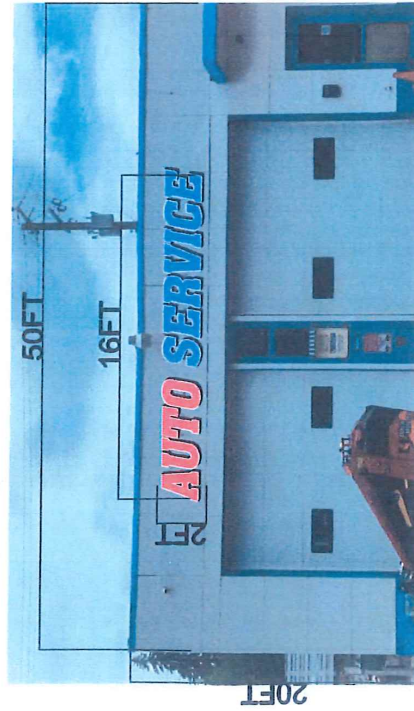
LAITH ISSA

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 ethackery@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

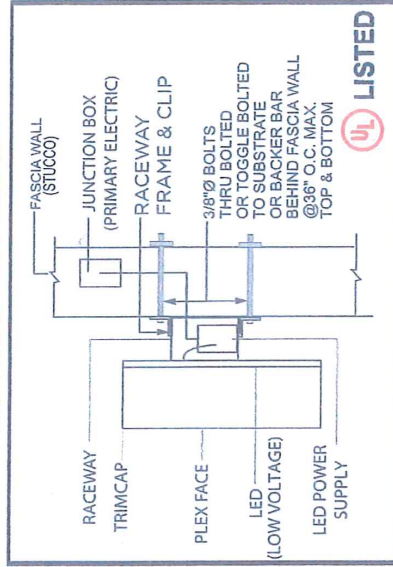
All other necessary Building Permits must be acquired before beginning work.







SIGN MOUNTING DETAILS



NOTES:
 APPROXIMATE SIGN WEIGHT = 100 LBS.
 THE SIGN MOUNTING IS DESIGNED FOR 115 MPH, 3 SEC. GUST ULT. WIND SPEED FOR CATEGORY II STRUCTURES AS PER FIG. 1609A OF 2015-MBC.
 ALL MOUNTING HARDWARE SHALL BE NON-CORROSIVE.
 THIS INSTALLATION IS DESIGNED TO BE INSTALLED AT THE ADDRESS SHOWN ON THE LEFT AND SHOULD NOT BE USED AT OTHER LOCATIONS UNLESS DEEMED SUITABLE BY A LICENSED ENGINEER.



319 N Huron St,
 Ypsilanti, MI 48197



Historic District Commission

Study Item and Materials

311 Washtenaw

Statement from Ron Rupert, contractor:

The owners of 311 Washtenaw would like to remove the deteriorating Insulbrick siding on the rear addition and replace with the rough sawed cedar OS 4x8 sheet siding like what was done at 313 Washtenaw, or whatever else you think would be appropriate, given that 313 Washtenaw was never permitted or approved.

Model Property, 313 Washtenaw, no permit.





311 Washtenaw, currently

Homeowners would like to do the work outlined on the cover page







Historic District Commission

Study Item and Materials

115 Maple



DAVID R ARNSDORF, PE
Structural Engineer
LDA Consultants LLC, CIVIL STRUCTURES
3450 Vintage Valley Road, Ann Arbor, MI 48105.
734-276-3045 drarnsdorf@gmail.com

August 12, 2022

Michael Leininger
[REDACTED]
[REDACTED]

House at 115 Maple St., Ypsilanti, MI

Dear Michael,

I was asked to inspect your house foundations. The house appears to have been built in at least 3 different pieces probably at different times. The oldest part of the house was built in 1888. It is considered a historic house and as such modifications that you can make are limited. The front part of the house has a basement but the back part of the house is on a very shallow crawl space and the foundation walls are very shallow and not to 42" depth requirements and are not in good condition. It also appears that the joists framing the floor in this area are too small because they feel a little bouncy. The floor also slopes to one side. This crawl space is partially excavated next to the basement area.

It appears that there are two structural issues, the foundation wall in this area needs to be replaced and the floor joists need to be reinforced. This structure is not great construction and if you could I suggest removing the back area and rebuilding. If you cannot do that then I suggest a two step process.

Step 1 is to fix the foundations and excavate under the crawl space. There are two reasons for this, to gain access to the underside of the floor and to lower the soil so it is farther below the wood joists. At present it is so close it may be touching in some areas. This is a big risk of causing rot and insect damage. You will also need to excavate the crawl space to get access to install shoring.

Replacing the foundation is typically done by first digging out the crawl space to get access and then adding temporary supports to hold up the floor. This is typically beams sitting on studs or concrete blocks sitting on the soil in the crawl space. Once that is in place, you can excavate around the foundation on the outside, remove the existing foundation wall, pour a new foundation and either pour or lay block to create a new foundation wall. You may be able to level the floor when you do this as well. Lifting wood houses works well because the wood is very flexible and the house is not very heavy. The foundation wall does not need to be more than 12 inches wide.

After the foundation is in place, you can look at the floor framing and decide what the simplest way of strengthening it is. A simple approach is to add a beam under the existing floor in the crawl space to reduce the span. This is an easy and quick way of reinforcing a floor.



If you have any questions or any of the details are not clear, please contact me. Thank you.

Sincerely,

David R. Arnsdorf, PE



David R. Arnsdorf

Email to accompany study item at 115 Maple, 9/2/22

Ellen,

I have included the structural report received as well as some more photos of the kitchen area. The photos of the cobble stone wall degradation are located in the files labeled "Foundation/foundation". There are some included photos of the kitchen joists which are in definite need of repair, but are again cut tongue and groove style into the sill plate. The file labeled "kitchen NW corner2" hopefully shows the current depth of foundation as well as previous emergency repair work. You can see numerous brick decaying and crumbling. You cannot see any supports vertically however.

As I mentioned the other day in your office, I did have what seemed to be my best and most honest consultation with Omega Construction. I feel comfortable quoting the price floor given on this project at that time beginning at 30K for the lifting, hand digging, repouring of footer, etc. This cost was also explained to me as being high due to the necessity of hand digging as I sit on a elevated portion where there is a drop within 5 feet of the wall. (We would be forced to hand dig versus use machinery due to the proximity to the lot line essentially.)

At this time, I would like to revisit what information is available on what 115 Maple and how it "contributes" to the "character" of the neighborhood, as I understand it. I would like to discuss what portions of my floor plan is considered "viewable" and also which parts the HDC considers "original" as well as what parts of my site would be listed as additions in any records. As always, your guidance and assistance is always appreciated during this process.

Many Thanks,

Michael Leininger
115 Maple St

Study Item: 115 Maple

Images from Staff Site Visit 9/7/2022



South (front) end and east side along driveway.



East side, along driveway from the front of the house. The oldest portion of the house is toward the front of the house, closest to the viewer. There is also an addition just past the downspout (you can see the change in the roofline), and then another addition toward the rear (north), where the roof changes again.



East side from the rear (north).



North end.

The west side of the house, with the chimney, is very close to the lot line and difficult to photograph.

Homeowner-provided images, 9/2/22



Chimney tie-in Depth



Kitchen Foundation Depth



Kitchen Foundation Furnace Glass Block



Kitchen Joists 3



Kitchen Northwest Corner 2—the pile of dirt almost touches the joists above

Basement and Foundation Images from Staff Site Visit 9/7/2022



In the basement, looking at the northwest corner, there is a large pile of dirt that spans the whole north wall and you can see the slope of the pile against the west foundation wall.



When you come down the basement stairs, slightly ahead of you and on your left, toward the east, is this brick wall that has been opened up and you can see the pile of dirt to the east, toward the driveway.



The pile of dirt, looking at the east brick wall of the foundation, along the driveway, through the opening cut in the brick shown in the previous picture.



MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION
Meeting held in person at Ypsilanti Freighthouse

Tuesday, August 23, 2022
7:00 P.M.

CALL TO ORDER AND ROLL CALL

In absence of chair, staff called meeting to order at 7:09 pm.

ROLL CALL

Commissioners Present:

Stefan Szumko - Washtenaw County, City of Ypsilanti
James Ratzlaff – Washtenaw County, City of Ypsilanti
Delrhea Byrge—Washtenaw County, City of Ypsilanti
Jimmy Huffman – Washtenaw County, City of Ypsilanti

Commissioners Absent:

Alex Pettit – Washtenaw County, City of Ypsilanti, excused
James Chesnut – Washtenaw County, City of Ypsilanti, excused
Jeff Muir – Washtenaw County, City of Ypsilanti

Staff Present:

Christopher Jacobs, Community Development Manager

ELECTION OF TEMPORARY CHAIR

Commissioner Ratzlaff moved to elect Commissioner Szumko as this meeting's chair. Commissioner Byrge seconded. Roll call vote. Unanimous. Motion carried.

APPROVAL OF AGENDA

Motion: Huffman (second: Ratzlaff) moved to approve the agenda.

Approval: Voice vote. Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS--none

PUBLIC HEARING—none

OLD BUSINESS

408 N Huron**Rebuilding a foundation wall*

Applicant: Thomas McKee, applicant, present.

Staff Report: Per packet.

Discussion: Applicant: Doing foundation work, old stone foundation. Prior owner added a Michigan basement. Original stone foundation only went 18" deep. Homeowner and contractor discovered this fact when they started their repair. Because of that instability, what was going to be a repair became work because much of the foundation on that south side then crumbled/collapsed. Only the south side is being discussed now. Homeowner believes the other walls are fine. Contractor told homeowner that the stone is unsalvageable and concrete block is the only viable material option for the foundation work. Commissioner noted that staff report states that proposal is inappropriate and outside of the Standards and Guidelines and commission had a brief discussion regarding what exactly is inappropriate—it is appropriate to best support the building, and some conversation about the Standards and a wood window vs a vinyl window vs a glass block window below grade. Conversation about the fact that the notice to proceed was recommended by staff because the historic foundation materials and basement window are being replaced, out of necessity.

Motion: Ratzlaff (second: Szumko) moved to issue a notice to proceed for the rebuilding of the stone foundation wall with concrete block and modern glass block basement windows as proposed because the work began as a repair and became an emergency replacement, and an inadequate foundation wall could be viewed as a hazard to the safety of the occupants.

Approval: Voice vote. Unanimous. Motion carried.

421 N Adams**Remove asphalt siding, repair and paint wood once exposed*

Applicant: Applicant present. Confirmed proposal. Commissioner confirmed that the colors are from Sherwin Williams' historic palette—applicant confirmed.

Staff Report: Per packet.

Motion: Ratzlaff (second: Byrge) moved to issue a certificate of appropriateness for the work proposed at 421 N Adams (Application PHDC 22 0072) to remove asphalt siding and repair, caulk, prime, and paint the revealed historic wood siding, with the conditions that horizontal joints between boards will not be caulked and that a powerwasher or other harsh cleaning or stripping agents will not be used.

Relevant Secretary of the Interior's Standards:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.

Approval: Voice vote. Unanimous. Motion carried.

513 N River

**New shed and patio.*

Discussion: Szumko explained that he must recuse himself from this vote.

Motion: Szumko moved to postpone this item until the next meeting because quorum is lost without his participation. Ratzlaff seconded.

Approval: Voice vote. Unanimous. Motion carried.

NEW BUSINESS

5 and 7 S Washington

**New awning covers on existing frames*

Applicant: Applicant present.

Staff Report: Per packet. Commissioner Szumko read the staff review into the minutes and requested discussion. Hearing none, requested a motion.

Motion: Huffman (second: Ratzlaff) moved to issue a certificate of appropriateness for the proposed awning recovering in slate canvas at 5 and 7 S Washington, with writing only on the valance and no lighting under or on the awning. The proposed work meets the Secretary of the Interior's Standards for Rehabilitation 9 and 10.

Approval: Voice vote. Unanimous. Motion carried.

305 E Forest

**Re-side non-contributing house in vinyl siding*

Applicant: Applicants present. Confirmed their proposal.

Staff Report: Per the packet.

Discussion: Applicants described how the house is non-contributing and its immediate neighbors are non-contributing also. Also described that many of the immediate neighbors have also been re-sided. Most in aluminum, some in vinyl. Commissioner clarified that this house is in the historic district

but is non contributing to the district. Applicant further clarified that the home does not contribute to the district because its date of construction was outside of the period of significance for the district, it relates more to the homes in the neighborhood immediately to the north, and it is on the very edge of this district. Staff stated that the main question of this application is, is the wood siding beyond repair and, if it is, is vinyl an acceptable substitute in this case? Commissioner clarified that siding will be smooth, applicant confirmed. Another commissioner asked about condition of wood siding. Applicant confirmed that the nails are splitting all the wood, the contractor stated that all boards would have to be replaced, and applicant reiterated that the previous owners who removed the aluminum siding without a permit and did not do anything to repair or prepare the wood siding properly for paint. Commissioner asked what the contractor would do to protect the wood under the proposed vinyl siding? What would proper insulation look like in this case? Commissioner explained that these nails that have been exposed were not meant to have been exposed so can't be painted over. Some discussion about construction of the house and the damage the house has. Commissioner referred to page 89 of the meeting packet as helpful information the commission can use. Discussed how the size of the proposed vinyl will match what's on the house now.

Motion: Ratzlaff (second: Huffman) moved to issue a notice to proceed for the work proposed in Application PHDC 22-0076 at 305 E Forest for the installation of 7-inch vinyl siding over the 7-inch wood siding on the house and garage because requiring the applicants to maintain and preserve the wood siding on this noncontributing house in this location among several non-contributing and re-sided houses at the edge of the historic district would cause an undue financial hardship. The siding must be smooth siding and not "wood grained."

Approval: Voice vote. Unanimous. Motion carried.

STUDY ITEM

401/407 N Huron

Property owner: Museum director of operations Dave Egeler attended and reminded commission where this study item is (has been a study item at a previous meeting): newer, non-historic, non-contributing building—apartments behind the historic firehouse museum. Not ALL of these windows need to be replaced, but are looking at replacing all anyway to reset the clock on the next maintenance cycle/product lifecycle. Some of the sashes no longer fit properly in their openings because the building settled. Aluminum-clad wood windows are what are currently in the window openings now. Has looked into aluminum-clad wood but also would like to look at vinyl since the building is non contributing and there would be a \$30,000 cost savings.

At the last meeting when this issue was a study item, the commission had requested a couple more pieces of information: sample of product (he brought one but noted the actual product would be a beige or sandstone color and not white), and measurements showing current glass surface vs proposed glass surface (he emailed that to staff and staff included it in packet).

Staff had also received questions from a commissioner after the last meeting, and staff shared those with Dave so he could be thinking about these ahead of the meeting on 8/23. These questions were (summarized):

- 1) If the claim is that vinyl windows are now better than previous generations of vinyl windows, please bring supporting documentation.
- 2) If the claim is that it is difficult to get contractors to install windows, please bring documentation that shows the efforts that have been made to secure contractors and the lack of response.
- 3) If cost will be a factor in the discussion, please bring documentation showing the cost of several window options.
- 4) If building settling has occurred and contributed to the deterioration of the existing windows, but will not impact new window replacements, please bring documentation that supports this.

For the first question, he provided links to two articles. For the second, he provided his notes documenting companies/installers he called and documenting their responses. For the third, he provided a spreadsheet of products the Museum has considered and the costs of them based on estimates received. Dave did not seem to address the fourth question.

There was some discussion of costs and finances. Dave explained that for 38 windows, vinyl provides a savings of \$30,000 over total project; for nonprofit, a significant amount of money. With expensive options, the nonprofit would be underwriting apartments instead of the other way around. They (the Museum) are charging \$1300 for a two-bedroom apartment with garage, which is way below market rate. The organization needs to look at rental rates, they know that that is significantly below market rate, and they strive to keep costs down. Could phase job so that they replace only the ones that must be replaced and wait for the others to fail and then replace those when necessary. He'd really rather replace all at once. He spoke about talking with Ellen (preservation planner) about how the commission tends not to approve vinyl. He is suggesting it may be a way to help address costs. A couple apartments face Huron but many face the alley. Staff offered a clarification that when we are looking at finances and hardship, we aren't looking at individual applicants and their finances—instead, we are looking at the building/project and comparing the costs of the various options and that building/project and it has to be shown that for that building or project, these options are not feasible because of material/installation costs etc. It's not so much about the personal or organizational finances but instead it's about the building or project and its feasibility.

Some windows face Huron but most face the alley. Commissioner suggested submitting two different applications—one for the more public-facing windows and one for the secondary façade(s) because the commission approves or denies whole applications. Dave mentioned that if they approve two different window types on the building (some on one façade, some on another), there could be a color difference.

Commission suggested that since a couple commissioners are missing who have significant experience and institutional knowledge, the commission directs staff to reach out to those absent commissioners to get their feedback on this study item so that their feedback can be noted and

conveyed to Dave and so this conversation doesn't need to be had all over again when those commissioners return. Staff will do this.

ADMINISTRATIVE APPROVALS

None

OTHER BUSINESS

1. Property Monitoring

- a. Commissioners/Staff discussed property concerns and property issues under review.

2. Updates from Staff – an update that a past decision is being appealed.

3. Commissioner Comments

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the Minutes of August 9, 2022

Motion: Szumko (second: Ratzlaff) moved to approve the minutes of August 9, 2022, as submitted.

Approval: Voice vote. Unanimous
Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:50 p.m.