

1. Historic District Commission Agenda 5-9-17

Documents:

[01-HDC MAY 9, 2017 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 5-9-17

Documents:

[5-9-17 HDC MEETING PACKET.PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, May 9, 2017
7:00 p.m.

The Ypsilanti Historic District Commission works to safeguard Ypsilanti's built heritage by guiding development and renovation within the Historic District. Enabled by federal, state, and local legislation, the HDC seeks to stabilize and improve property values, to promote preservation education, and to develop the Ypsilanti Historic District as a vital living area.

An audio recording of the meeting will be made for the purpose of assisting in the preparation of official minutes only. Once the official minutes are approved the audio recording will be destroyed.

I. CALL TO ORDER AND ROLL CALL

Anne Stevenson, Chair	P	A
Hank Prebys, Vice Chair	P	A
Mike Davis Jr.	P	A
Erika Lindsay	P	A
Alex Pettit	P	A
Ron Rupert	P	A
Jane Schmiedeke	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING—none

V. BUSINESS SESSION

A. OLD BUSINESS—none

B. NEW BUSINESS

1. 316 N Lincoln

2. 306 N River, suite d

3. 8 N River

4. 215 S Washington

5. 316 E Forest

Sign installation

Sign installation

**Door & window replacement,
painting**

**Reroof, dormer and cellar
entrance removal, painting**

**Window & door replacement &
painting**

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

6. 316 N Lincoln

7. 430 N Washington

Re-roof

Re-roof

E. OTHER BUSINESS

8. Masonry repair and cleaning fact sheet update

9. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of April 25, 2017

VIII. ADJOURNMENT

Secretary of the Interior's Standards for the Rehabilitation of Historic Structures

Developed by the U.S. Department of the Interior, the Standards provide a framework that guides protective decisions regarding historic structures. The Historic District Commission is required to cite applicable Standards with each formal decision it renders. It may also cite HDC Fact Sheets as part of its decision-making process.

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

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

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

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Do not imitate earlier styles.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Preserve significant changes acquired over time.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Preserve distinctive features.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Clean building gently—no sandblasting.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Preserve archaeological resources.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

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

10. New work shall be removable.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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HDC Work Permit Staff Review

Property address: 316 N Lincoln

Date of Application: April 29, 2017

Date of Review: May 5, 2017

Date of Meeting: May 9, 2017

Proposed work: sign installation

Materials: 8' x 4' dibond sign with acrylic logo

Staff review:

1. HDC to advise on proper attachment methods.

Relevant Secretary of the Interior's Standards:
#10

Recommended Motion:

Move to (*approve/deny*) the sign installation at 316 N Lincoln. The sign is to be an 8' x 4' dibond sign with acrylic logo. Sign mounts to be installed in way that will create the least amount of damage to the structure.

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6. Repair, don't replace. Replacements shall match original.
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- 10. New work shall be removable.**



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:

5/9/17
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 prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

316 N. Lincoln Street Ypsilanti, MI 48198

Applicant

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

Name

Kent Greniewicki

Address

316 N. Lincoln Street

City

Ypsilanti

State

Michigan

Zip

48198

Phone / Fax

734-482-8300

E-Mail

kent@johnwicki.com

Contractor

Contractor Name & Contact Info

Steve's Custom Signs / Anita Baur 734-662-5964

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☒ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Installation of sign on the front of the building.

Building Signage

Sign(s) digitally printed:

Substrate and thickness: 6mm dibond

Sided: One

Size: 8' x 4'

3/4" acrylic logo - standard blue and red

Drill Flush Stud Mount

Mock brushed metal looking background

Materials (for paint include color chips or samples with application):**Permit Application Fee (action items only)**

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost.

An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost:

2000.00

Permit fee:

\$ 35 + _____ = \$35.00

Signature

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

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

Signature:

Date:

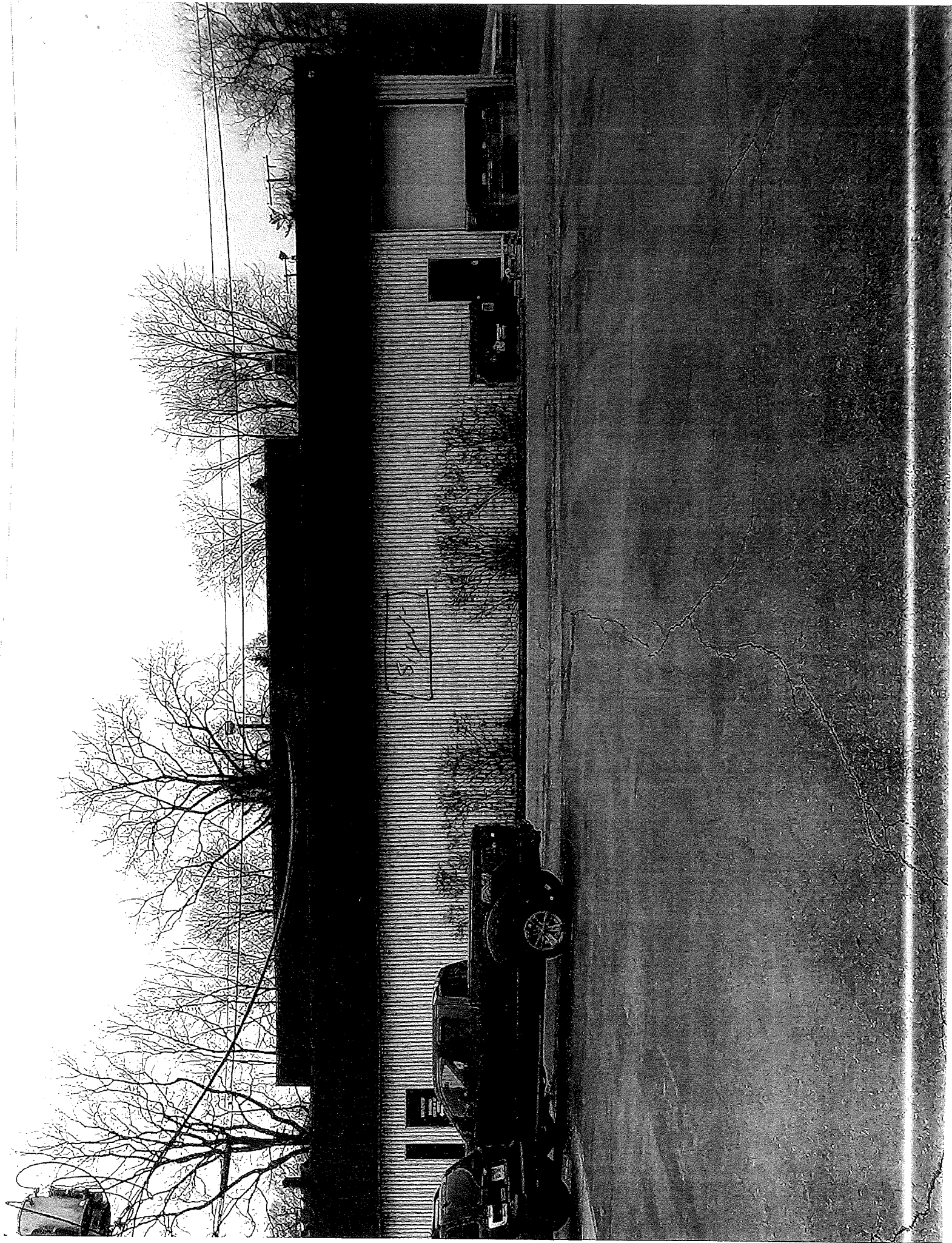
04/29/2017

Print Name:

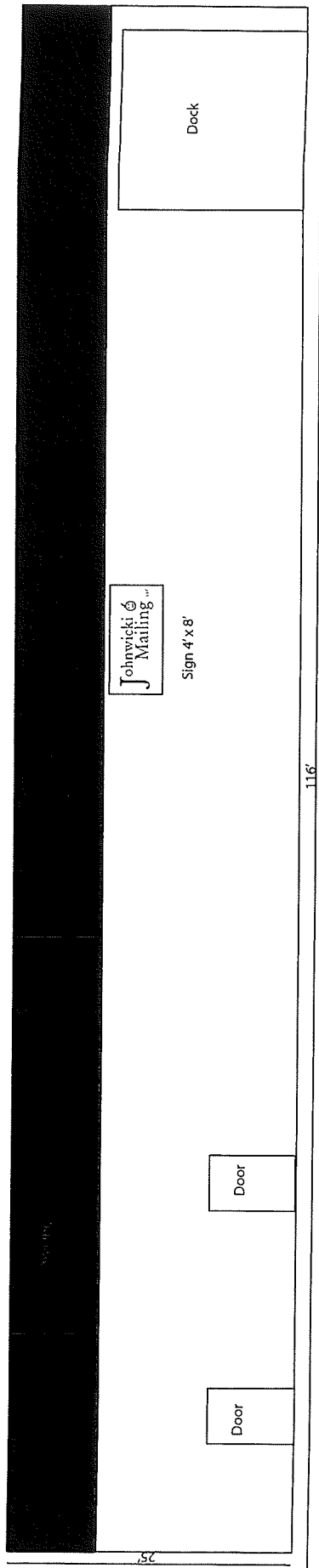
Kent Greniewicki

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 hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

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



Building Face.ai 1 04/10/2017 1:44:14 PM



Johnwicki Mailing



HDC Work Permit Staff Review

Property address: 306 N River, Suite D

Date of Application: April 25, 2017

Date of Review: May 5, 2017

Date of Meeting: May 9, 2017

Proposed work: sign installation

Materials: copper, vinyl, steel

Staff review:

1. Applicant indicates that the sign will be installed in the mortar joints.
2. Saturn logo counts towards signage allotment, applicant advised to check with the building official as to total signage allowed prior to completing order for sign.

Relevant Secretary of the Interior's Standards:
#10

Recommended Motion:

Move to (*approve/deny*) the sign installation at 306 N River, Suite D. The sign is to be Saturn logo sign installed on the southeast corner of the building. The bracket for the sign is to be installed in the mortar joints on the building.

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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.

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www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

5/9/17
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).
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 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

306 N. RIVER ST SUITE D

Applicant

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

Name

ERIC MULLINS (HYPERION COFFEE CO)

Address

306 N. RIVER ST SUITE D

City

YPSILANTI

State

MI

Zip

48198

Phone / Fax

734 547 5329

E-Mail

HYPERIONCOFFEECO@GMAIL.COM

Contractor

Contractor Name & Contact Info

ROB TODD 517-414-0538 ROB0TODD@GMAIL.COM

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

☐ Other

Complete Description of Proposed Work:

SATURN LOGO SIGN HUNG OFF SOUTH ~~WEST~~ CORNER
OF 306 N RIVER ST BUILDING. BASICALLY A
THREE DIMENSIONAL SATURN (PLANET) TO LET FOLKS
KNOW WE EXIST SO FAR OFF THE STREET.
SAME MATERIAL USED TO PRODUCE FARMER'S
MARKET & GO ICE CREAM SIGNAGE.

30" DIAMETER 8" WIDE SIGN FROM BOTTOM

25lb MAX WEIGHT

MOUNTED ON BRACKET (SIMILAR TO ATTACHED SHEET) IN MORTAR OF BUILD

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

COPPER, HARD VINYL, STEEL

Permit Application Fee (action items only)

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

Construction Cost:

\$2000

Permit fee:

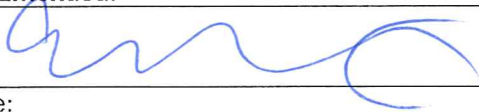
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Signature:



Date:

3/29/2017

Print Name:

ERIC MULLINS

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 Street Sign Frames & Brackets
 Sign Hanging Hardware
 Real Estate Sign Products and Promotional Sign Supplies

SIGN HARDWARE & SIGN MOUNTS

Sign Hardware - All
 Direct Sign Mounts | Corridor Sign Holders
 Cleat Hangers & French Cleats
 Sign Standoffs
 Wall Mount Sign Hardware, Hardware For Signs
 Post Mount Sign Hardware
 Ceiling Mount Sign Hardware
 Interior Displays & Brackets
 Street Sign Mounting Brackets
 Strap Banding Sign Hardware
 Sign Hanging Hardware
 Sign Security Hardware

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Banner Brackets- All
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 Post Mount Banner Brackets
 Banner Bracket Hardware
 Lighted Banner Brackets

SIGN & BUSINESS LIGHTING

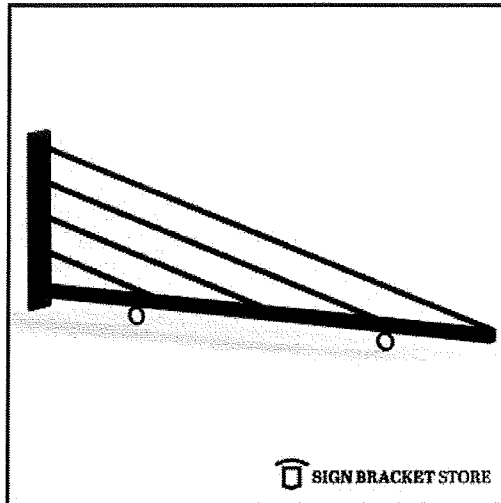
Lighting - All
 Gooseneck Lighting - Aluminum - With Quickship Option
 Flood/Spot Lights
 Flood/Spot Lighting
 Installation Accessories
 Sign Lighting - Bullet Lights
 Barn Lights, Barn Sconces & Barn Style Lighting
 Street Lights, Street Lamps and Lighted Post Fixtures
 Outdoor Wall Lighting Fixtures

POST AND PANEL

Post and Panel Signs - All
 Architectural Post & Panel
 Contemporary Post and Panel

Home > Architectural Sign Brackets > Architectural Sign Brackets - All > Wall Mount Sign Brackets > Wall Mount Blade Sign Brackets > 50in. Terazza Triangle Sign Bracket

50in. Terazza Triangle Sign Bracket



Click to enlarge

Description	Dimensions
Overall Width: 50"	
Suggested Sign Width: 34" - 48"	
Ring Centers: 30"	
Installation Hardware Not Included	

Code: 410B-50

Price: \$159.85

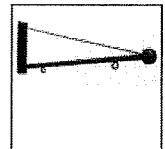
Availability: Usually ships in 1-2 weeks

Dimensions: See Dimensions Tab Below

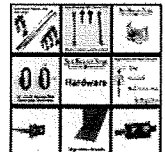
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ADD TO CART

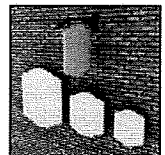
You May Also Like



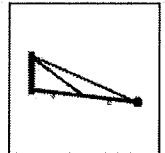
50in. Triangle Ball Hanging Blade Sign Bracket
 Price: \$114.85



Sign Hanging Hardware



PVC Sign Blanks



50in. Triangle Truss Hanging Sign Bracket
 Price: \$159.85

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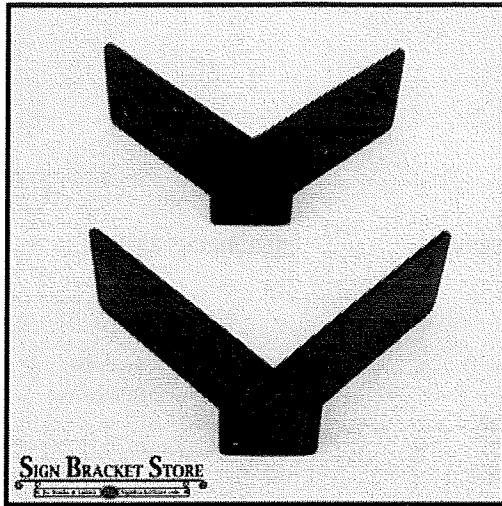
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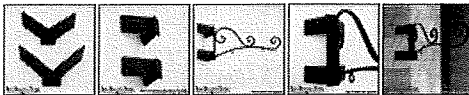
Post and Panel Signs - All
 Architectural Post & Panel
 Contemporary Post and Panel

Home > Architectural Sign Brackets > Architectural Sign Brackets - All > Wall Mount Sign Brackets > Wall Mount Blade Sign Brackets > Universal Corner Mount Blade Sign Bracket Adapter (2 pcs) | 90 Degrees

Universal Corner Mount Blade Sign Bracket Adapter (2 pcs) | 90 Degrees



Click to enlarge



Description Dimensions

Universal Corner Mount Blade Sign Bracket Adapter (2 pcs) | 90 Degrees.

An inexpensive and fast solution for your corner-mount bracket needs! Previously only available by custom order, this corner mount adaptor is made to fit a 90 degree corner and is compatible with wall mount blade sign brackets with 3" wide back plates.

- Fits Sign Brackets w/ 3" wide Back Plates.
- 2-piece set
- Hardware not included.

Please note: Due to slight variances in the fabrication process the holes in the corner mount adapters may be slightly off from those in the bracket mounting plates. As a result, you may have to re-drill the holes in the 3/16" steel plates to ensure proper alignment. If you do not have the ability to drill these items we can fabricate brackets with corner mounting plates permanently affixed (fabrication lead times will apply).

Custom sizes are available, please call for pricing and availability - 888-919-7446

Code: 2100B-BLD-CM90

Price: \$99.85

Availability: Usually ships in 2-3 business days

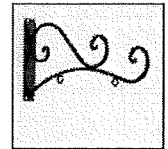
Dimensions: Fits most brackets with 3"W back plates.

Qty: 1

ADD TO CART

Product Specifications PDF

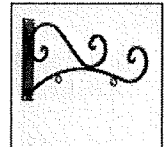
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30" Milano Arch Hanging Blade Sign Bracket
 Price: \$104.85



40" Milano Arch Hanging Blade Sign Bracket
 Price: \$114.85



50" Milano Arch Hanging Blade Sign Bracket
 Price: \$139.85

SIMILAR BRACKET
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 IN MORTAR OF BUILDING

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 Sign Standoffs
 Wall Mount Sign Hardware, Hardware For Signs
 Post Mount Sign Hardware
 Ceiling Mount Sign Hardware
 Interior Displays & Brackets
 Street Sign Mounting Brackets
 Strap Banding Sign Hardware
 Sign Hanging Hardware
 Sign Security Hardware

BANNER BRACKETS

Banner Brackets- All
 Wall Mounted Banner Brackets
 Post Mount Banner Brackets
 Banner Bracket Hardware
 Lighted Banner Brackets

SIGN & BUSINESS LIGHTING

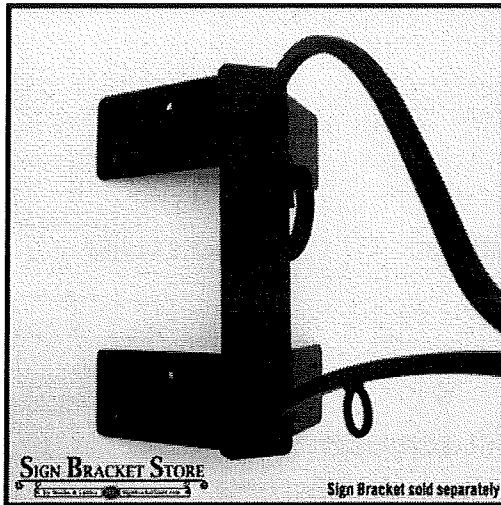
Lighting - All
 Gooseneck Lighting - Aluminum - With Quickship Option
 Flood/Spot Lights
 Flood/Spot Lighting Installation Accessories
 Sign Lighting - Bullet Lights
 Barn Lights, Barn Sconces & Barn Style Lighting
 Street Lights, Street Lamps and Lighted Post Fixtures
 Outdoor Wall Lighting Fixtures

POST AND PANEL

Post and Panel Signs - All
 Architectural Post & Panel
 Contemporary Post and Panel

Home > Architectural Sign Brackets > Architectural Sign Brackets - All > Wall Mount Sign Brackets > Wall Mount Blade Sign Brackets > Universal Corner Mount Blade Sign Bracket Adapter (2 pcs) | 90 Degrees

Universal Corner Mount Blade Sign Bracket Adapter (2 pcs) | 90 Degrees


[Click to enlarge](#)

[Description](#) | [Dimensions](#)

Universal Corner Mount Blade Sign Bracket Adapter (2 pcs) | 90 Degrees.

An inexpensive and fast solution for your corner-mount bracket needs! Previously only available by custom order, this corner mount adaptor is made to fit a 90 degree corner and is compatible with wall mount blade sign brackets with 3" wide back plates.

- Fits Sign Brackets w/ 3" wide Back Plates.
- 2-piece set
- Hardware not included.

Please note: Due to slight variances in the fabrication process the holes in the corner mount adapters may be slightly off from those in the bracket mounting plates. As a result, you may have to re-drill the holes in the 3/16" steel plates to ensure proper alignment. If you do not have the ability to drill these items we can fabricate brackets with corner mounting plates permanently affixed (fabrication lead times will apply).

Custom sizes are available, please call for pricing and availability - 888-919-7446

Code: 2100B-BLD-CM90

Price: \$99.85

Availability: Usually ships in 2-3 business days

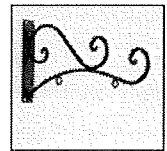
Dimensions: Fits most brackets with 3"W back plates.

Qty: 1

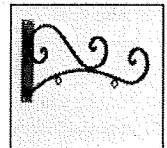
ADD TO CART

[Product Specifications PDF](#)

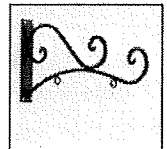
You May Also Like



30° Milano Arch Hanging Blade Sign Bracket
 Price: \$104.85



40° Milano Arch Hanging Blade Sign Bracket
 Price: \$114.85



50° Milano Arch Hanging Blade Sign Bracket
 Price: \$139.85

Customer Product Reviews

» [Click Here to Share Your Thoughts!](#)



HDC Work Permit Staff Review

Property address: 8 N River

Date of Application: April 28, 2017

Date of Review: May 5, 2017

Date of Meeting: May 9, 2017

Proposed work: painting, door & window installation, trim and shingle siding repair

Materials: metal-clad wood windows, Craftsman style fiberglass doors

Staff review:

1. Applicant was advised that more details are needed for this application. Applicant to provide info to staff prior to meeting.
2. City records indicate that the house was built in 1901.
3. A wood Craftsman door similar in style to the ones proposed for the side of the house was approved by the HDC for the front in 2014.
4. Painting is proposed to match the existing color on the front of the house.
5. HDC to verify that the trim repair & replacement will be with like materials.

Relevant Secretary of the Interior's Standards:
#6, #9, #10

Recommended Motion:

Move to (*approve/deny*) the work at 8 N River to include the window repair and replacement as indicated in submitted documents. New windows are to be aluminum-clad wood windows. The installation of two fiberglass doors on the north and south side of the building. Also, painting, siding and trim repair/replacement with like materials.

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.



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 prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

8 N RIVER YPSILANTI, MI 48198

Applicant

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

Name

THE EQUITY BUILD COMPANY ROBERT HOPPS-GENERAL MANAGER

Address

290 EDISON AVE

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

734.644.9297

E-Mail

EQUITYBUILD@GMAIL.COM

Contractor

Contractor Name & Contact Info

SEE ABOVE

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:**WINDOWS:**

Remove and replace several windows to meet Life - Safety requirements of the ICC. We will install new egress windows and repair several of the existing double-hung windows. We will be removing one window on the second floor and moving another window over to locate it appropriately in the Master Bedroom. In addition, we will build a new replacement sash to install on the south side that duplicates the front window. (see pictures)

DOORS:

Having already installed a beautiful front entrance and porch, we will replace the SIDE doors, one on the driveway side and one down the north side with an Energy Star Certified Feather River 6-Lite Craftsman Stained Chestnut Mahogany Fiberglass Prehung Entry system.

(see unit on hand)

Note: These are for the SIDE doors.

EXTERIOR REPAIRS & PAINT:

Prepare the existing shingle siding and all trim for a new coat of paint.

Build or repair sashes of existing damaged windows.

Remove & replace the failing window glazing compound on the remaining existing windows.

Repair or replace the damaged exterior trim, including cornice, soffits, rakes, pediments, etc.

Prime & paint the entire exterior of the home, including all trim & siding.

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

Windows: white metal clad wood double-hung windows

Doors: Energy efficient fiberglass & foam core system with dark bronze aluminum sill

Paint: Sherwin Williams or Glidden Exterior primer & paint. Same color as front of house.

Permit Application Fee (action items only)

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

Construction Cost:

\$ 5,800.00

Permit fee:

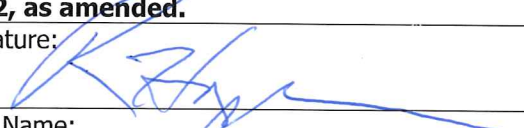
\$35 + 5.00 = \$40.00

Signature

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

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

Signature:



Date:

4/28/2017

Print Name:

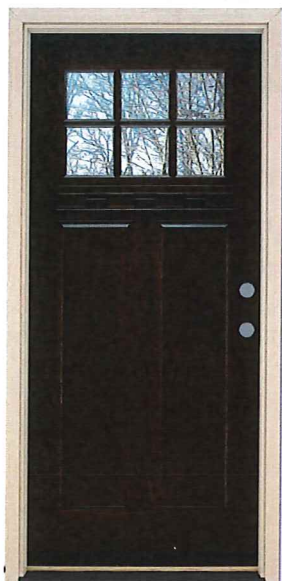
ROBERT HOPPS

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 hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

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

[Home](#) / [Doors & Windows](#) / [Exterior Doors](#) / [Front Doors](#) / [Fiberglass Doors](#) / [Doors With Glass](#)

Model # FF3790 Internet #202981638 Store SKU #173869
Store SO SKU #806449



Feather River Doors

37.5 in. x 81.625 in. 6 Lite
Craftsman Stained
Chestnut Mahogany Left-
Hand Inswing Fiberglass
Prehung Front Door

★★★★★ (68) [Write a Review](#) [Questions & Answers \(84\)](#)

- Fiberglass construction with a polyurethane foam core
- Mahogany woodgrain texture with chestnut finish
- Energy Star certified to keep utility bills minimized

\$499.00 /each

Choose Your Options

Mahogany Woodgrain: Pre-Finished Chestnut



Door Size (WxH) in.

38 x 82

Door Hanging

Left-Hand/Inswing

Quantity

-

1

+



Pick Up In Store Today



Add to Cart

Free store pickup at Ann Arbor

1

in stock

Aisle 24, Bay 001

[Check Nearby Stores](#)



We'll Ship It to You



Express Delivery

Expect it
as soon as tomorrow



You choose the time and place, we'll deliver!
See your options in checkout.

Or buy now with **PayPal**

Your local store: Ann Arbor
[Store Details & Services](#)

Easy returns in store and online
[Learn about our return policy](#)

Product Overview

Feather River Doors 6 Lite Clear Craftsman with Dentil Shelf is a Mahogany Woodgrain Fiberglass Door Pre-Finished in Chestnut. This classic design will provide instant curb appeal to any opening and has the true Craftsman look with matching Dentil Shelf. The rich Mahogany Woodgrain Texture is patterned off a true wood door design to give the door the warmth and feel of wood with the long lasting benefits of fiberglass - a great look, along with a load of features and benefits usually viewed as upgrades with other doors plus energy efficient and Energy Star qualified. Door Spec: 36 in. x 80 in. Prehung Door, 4-9/16 in. Primed Jamb, Left Hand Inswing, Fits Rough Opening of 38-1/4 in. x 82-1/8 in. California residents: see [Proposition 65 information](#) ↗

- Fiberglass construction resists denting, rusting and rotting for durability in the elements
- Polyurethane foam core provides energy-efficient insulation
- Composite adjustable threshold and compression weather-strip help to prevent air and water infiltration
- Sill-to-jamb kit and bottom door rail provide resistance to exterior jamb and door rot
- Matching sill and hinge finish add a stylish accent
- Double pane glass is insulated and tempered for energy efficiency and security
- High-definition panel embossments with a chestnut mahogany finish and a wood-grain texture for the warmth and feel of wood
- Ball-bearing hinges offer smooth operation and help to prevent door sagging and hinge wear
- Requires a 38-1/4 in. x 82-1/8 in. rough opening for a secure fit
- Energy star qualified to meet or exceed federal guidelines for energy efficiency for year-round energy and money savings
- Features 6 lite with bronze simulated divided lite and attached dentil shelf for authentic craftsman design and look
- From outside, open towards the inside of the home with the hinges on the left
- Limited lifetime warranty, 2-year finish warranty
- [Click here to check out our project guide on installing an entry door](#)
- [Click here to learn more about buying exterior doors](#)

Info & Guides

- [Energy Guide](#)
- [Installation Guide](#)
- [Instructions / Assembly](#)
- [Product Brochure](#)
- [Use and Care Manual](#)
- [Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents. [Download](#) a free copy from the Adobe Web site.

Specifications

Dimensions

Door Height (in.)	81.625	Jamb Size (in.)	4-9/16"
Door Thickness (in.)	1.75 in	Rough Opening Height (In.)	82.125 in
Door Width (in.)	37.5	Rough Opening Width (In.)	38.25 in

Details

Color Family	Mahogany	Glass Style	Clear
Color/Finish	Mahogany Woodgrain: Pre-Finished Chestnut	Glass Type	6 Lite
Door Configuration	Single Door	Hinge Finish	Patina
Door Glass Insulation	Dual Pane	Included	No Additional Items Included
Door Handing	Left-Hand/Inswing	Material	Fiberglass
Door Style	Beach Style, Carriage, Classic, Craftsman, Farmhouse	Number of Hinges	3.0
Door Type	Exterior Prehung	Panel Type	2 Panel
Features	Brickmould, Lockset Bore (Double Bore), Weatherstripping	Product Weight (lb.)	92lb
Finish Type	Stained	Suggested Application	Back, Front, Side
Glass Caming Finish	No caming		

Warranty / Certifications

Energy Star Qualified	North-Central, Northern, South-Central, Southern	Manufacturer Warranty	Limited Lifetime Warranty; 2 Year Finish Warranty
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HDC Work Permit Staff Review

Property address: 215 S Washington

Date of Application: May 2, 2017

Date of Review: May 5, 2017

Date of Meeting: May 9, 2017

Proposed work: painting, removal of third story entrance door and dormer, removal of above ground cellar entrance, restoration of the original cellar doors, roofing installation on the carriage house

Materials: GAF Timberline HD Shingles in Pewter Grey, Sherwin Williams Classical White (SW 2829), Sherwin Williams Rookwood Red (SW 2802), Sherwin Williams Needlepoint Navy (SW 0032), Sherwin Williams Inkwell (SW 6992), Sherwin Williams Curio Grey (SW 0024)

Staff review:

1. Applicant was advised to bring paint swatches to the meeting. HDC to verify if it is only the carriage house that will be painted at this time.
2. City records indicate that the dormer and stairs on the southeast corner of the house were installed circa 1995. (see photo in packet)
3. HDC to verify if roofing installation on the outbuilding will include gutters, trim or venting.
4. HDC to advise on proper cleaning methods for painting and repair of structure once dormer and cellar entrance removed.

Relevant Secretary of the Interior's Standards:
#7, #9, #10

Recommended Motion:

Move to (*approve/deny*) the work at 215 S Washington to include the removal of the 3rd story dormer on the southeast corner of the structure. Work to include the removal of the above ground cellar entrance and restoration of the original cellar doors, painting and roof installation on the carriage house as indicated in the submitted application.

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.



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 prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

215 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

Pace & Chantel Nielson

Address

215 S. Washington St

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-545-4914

E-Mail

pace.nielson@gmail.com

Contractor

Contractor Name & Contact Info

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

☐ Other

Complete Description of Proposed Work:

Removal of 3rd story entrance door and dormer. Restoring to original roofline with materials to match existing.

Removal of above ground cellar entrance. Restoring to original cellar doors.

Repair and painting of carriage house consistent with color plan for house.

- Main Floor SW 0024 Curio Gray
- Window Sashes SW 6992 Inkwell
- Window Trim SW 2802 Rookwood Red
- 2nd Floor SW 0032 Needlepoint Navy
- Railings and Accents SW2829 Classical White

Shingling of carriage house with GAF Timberline HD Pewter Gray shingles

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

3 roof trusses will need to be replaced and then decking and shingles to match what is currently on roof
Siding to be restored to original clapboard and painted same color as rest of first floor will be (SW 0024 Curio Gray)

Shingles to be used are GAF Timberline HD Pewter Gray

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost.

An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost:

\$6,000

Permit fee:

\$35 + _____ = \$40

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:

May 2, 2017

Print Name:

Pace Nielson

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 hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

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

PRODUCT INFORMATION SHEET**Timberline HD® Shingles**

Made To Protect Your Home. Your Story. And Those Of Over 50 Million Of Your Fellow North Americans!

**PRODUCT INFORMATION**

"Value and performance in a genuine wood-shake look"

Timberline HD® Shingles Provide These Unique Benefits:

- **Dimensional Look . . .** Features GAF's proprietary color blends and enhanced shadow effect for a genuine wood-shake look
- **Highest Fire Rating . . .** Class A fire rating from Underwriters Laboratories
- **High Performance . . .** Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more)
- **Stays In Place . . .** Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph (209 km/h).¹
- **Peace Of Mind . . .** Lifetime Ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years²
- **Perfect Finishing Touch . . .** Use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles³

¹This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.

²See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

³These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

COLORS/AVAILABILITY

- **COLORS:** Barkwood, Birchwood, Biscayne Blue, Canadian Driftwood, Charcoal, Copper Canyon, Driftwood, Fox Hollow Gray, Golden Amber, Hickory, Hunter Green, Mission Brown, Oyster Gray, Patriot Red, Pewter Gray, Shakeswood, Slate, Sunset Brick, Weathered Wood, White, and Williamsburg Slate
- **REGIONAL AVAILABILITY:** Northeast, Southeast, Southwest, West, and Central Areas

^{*}See http://www.gaf.com/Roofing/Residential/Products/Shingles/Timberline/High_Definition for color availability in your area

APPLICABLE STANDARDS & PROTOCOLS

- UL 790, Class A
- Miami-Dade County Product Control Approved – 130419.04 (Location dependent; contact Technical Services at 800.766.3411)
- Florida Building Code Approved FL10124-R12
- UL 997 modified to 110 mph
- ASTM D7158, Class H
- ASTM D3161, Class F
- ASTM D3018, Type 1
- ASTM D3462
- ICC ESR-1475, ESR-3267**
- Texas Department of Insurance
- CSA A123.5***
- ENERGY STAR® Qualified (White Only) (U.S. Only)
- Title 24 Compliant, CRRC Listed, and Meets Los Angeles Green Building Code (Birchwood, Copper Canyon, Golden Amber, and White Only)

Effective 7/1/08, existing NYC MEA's may be used but are no longer required.

**Obtained ESR 3267 evaluation from ICC Evaluation Services based on compliance with the requirements of AC438, an acceptance criteria established by ICC Evaluation Services to evaluate asphalt shingles that contains performance tests in addition to those required by the building code. (ICC Evaluation Services provides technical evaluations of building products that directly address the issue of code compliance. Building inspectors use these evaluation reports to help determine code compliance and enforce building regulations.)

***Refers to shingles sold in Canada only.

PRODUCT/SYSTEM SPECIFICS†

- Fiberglass Asphalt Construction
- Dimensions (approx.): 13 1/4" x 39 3/8" (337 x 1,000 mm)
- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- Nails/Square: 256 (384 where 6 nails per shingle is required)††
- StainGuard® Protection: Yes (Location dependent; contact Technical Services at 800.766.3411)
- Hip/Ridge: Timbertex®; Seal-A-Ridge®; Z® Ridge; Ridglass® 8"; Ridglass® 10"
- Starter: ProStart® & WeatherBlocker™

†Refer to complete published installation instructions.

††Required by some local codes and required for enhanced wind coverage on certain products.

INSTALLATION

Detailed installation instructions are provided on the inside of each bundle wrapper of Timberline HD® Shingles. Installation instructions may also be obtained at www.gaf.com.

Color Availability

Most Popular (Available Nationwide)



We can help you
choose the right shingle
for your roof!

Try GAF's Virtual Home Remodeler at gaf.com. Visualize GAF Shingles on a house like yours—or upload and decorate your own house. Try different siding, trim, and brick colors. It's fun!



Regional (See Color Availability Chart On Next Page For Details)



NOTE: It is difficult to reproduce the color, clarity and detail of these products. Colors shown are for reference only. Please refer to the actual product for details.

¹ Rated by the Cool Roof Rating Council (CRRC), can be used to comply with Title 24 roofing product requirements, and meets the Los Angeles Green Building Code.
² Limited availability.
³ Timberline HD® White is ENERGY STAR® certified (U.S. only).



SW 2829
Classical White

SW 2802
Rookwood Red

SW 0032
Needlepoint Navy

SW 6992
Inkwell

251-C4

SW 0024
Curio Gray





215 S Washington -1995





HDC Work Permit Staff Review

Property address: 316 E Forest

Date of Application: May 2, 2017

Date of Review: May 5, 2017

Date of Meeting: May 9, 2017

Proposed work: repair work from fallen tree; including door and window replacement, re-roofing and re-painting

Materials: 4-panel wood door, double hung wood window, three-tab shingles and paint

Staff review:

1. Applicant to provide additional info to HDC as needed. No info has been provided regarding the brand of window and door nor any photos of the originals.
2. Painting to match the color that already exists on the structure.
3. Applicant indicates that the roofing material is 3-tab silver shingles and will be replaced by same.

Relevant Secretary of the Interior's Standards:
#6, #7, #10

Recommended Motion:

Move to (*approve/deny*) the work at 316 E Forest to include the replacement of a wood door and wood double-hung window damaged by a fallen tree. Work to include re-roofing in shingles to match the existing on the structure and painting to match the current colors on the house.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

RECEIVED

MAY 03 2017

PHDC-17-0044 6

22144



CITY OF YPSILANTI
BUILDING DEPARTMENT

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

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

316 E. Forest Ave.

Applicant

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

Name

John Shuler

Address

316 E. Forest Ave.

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

734-657-7967

E-Mail

johnlshuler@comcast.net

Contractor

Contractor Name & Contact Info

Kelly Construction

Type of work

- ☒ Roofing
☒ Window/Door
Réplacement

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

☐ Other

Received via email on 5/2/17 @ 4:07 pm

Complete Description of Proposed Work:

Repair of damage caused by a fallen tree. Structure is leaning about 10 degrees so must be straightened and wind bracing added. Roof is damaged and must be repaired. Side access door is broken and must be replaced. Rear window is broken and must be replace.

Door was a 4 panel wooden door; will be replace by same.

Window was a undivided lights double hung wooden window; will be replace by same.

Roofing is silver 3-tab shingles; will be replaced by same.

Entire building will be repainted same color as before.

Materials (for paint include color chips or samples with application):**Permit Application Fee (action items only)**

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost.

An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost:

\$9500.00

Permit fee:

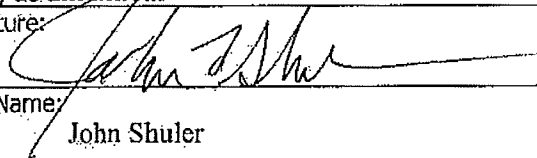
\$35 + \$15 = \$50

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:



Date:

5/2/2017

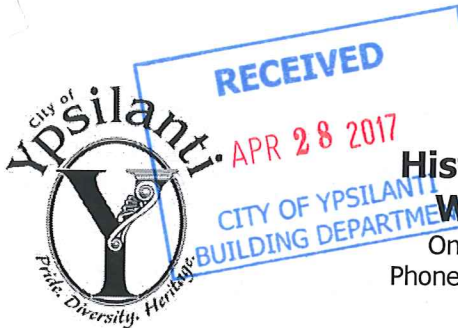
Print Name:

John Shuler

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 hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

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





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

Rec. 22116
PHDC-17-0041

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 prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

316 N. Lincoln St Yps. MI. 48198

Applicant

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

Name

Ali Hwario
A.H. Const. Co.

Address

5417 Daytona Ave

City

YPS.

State

MI.

Zip

48197

Phone / Fax

(734) 216-6455

E-Mail

alihuawio@sbcglobal.net

Contractor

Contractor Name & Contact Info

A.H. Const. Co. 5417 Daytona Ave. Yps. 48197 Builder Licence
2101075386

Type of work

- ☒ Roofing
☐ Window/Door
Replacement

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

☐ Other

Complete Description of Proposed Work:

Remove & Replace Rubber Flat Roof with Dura-Last
Roof. Due to wind damage. All work
must meet manufacturee specification

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

Permit Application Fee (action items only)

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

Construction Cost:

106,461.72

Permit fee:

\$35 + _____ =

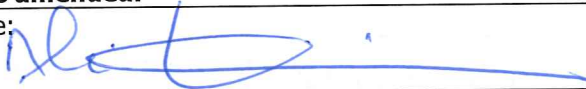
210.00

Signature

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

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

Signature:



Date:

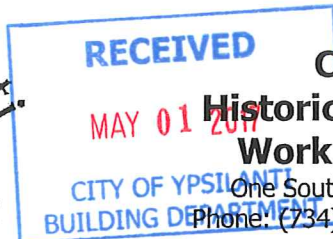
4/28/17

Print Name:

Alittwio / A.H. Cort Co.

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

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



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

Rec 22126
PHD-17-0042 Page 1
4

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 prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

430 N. Washington, Ypsilanti 48197

Applicant

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

Name

John Russell

Address

3132 Tiger Lily Court

City

Ann Arbor

State

MI

Zip

48103

Phone / Fax

734-476-2481

E-Mail

JRTreetown@gmail.com

Contractor

Contractor Name & Contact Info

Company: Victor's Roofing
734-397-4611

Victor's Roofing contact: Brennan Phelan
Brennan's #: 734-740-0008

Type of work

- ☒ Roofing
☐ Window/Door
Replacement

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

☐ Other

Complete Description of Proposed Work:

Roofing Project: Tear-off and Reroof

Reason: Significant damage from March 8, 2017 windstorm.

Work to be performed:

- Strip away old roof, haul away debris
- Replace all rotten or damaged roof boards and roof decking
- Nail any loose roof boards
- Install 1.5" Brown drip edge
- Install brown flashing
- Install CertainTeed Corp. Landmark Shingles
Color: Burnt Sienna
- Install/Replace White Gutter and downspout at right of front porch.

No modifications to roof structure or other house structures.

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

- 1.) CertainTeed Landmark Shingles - Color Burnt Sienna
- 2.) Brown Lomanco S (Aluminum) roof vents, Brown drip edge.
- 3.) Brown chimney flashing
- 4.) White Gutter and downspout

Permit Application Fee (action items only)

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

Construction Cost:

\$5690

Permit fee:

\$35 + \$5 = \$40

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:

John M. Russell

Date:

4/30/2017

Print Name:

John M. Russell

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 hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

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

VICTORS ROOFING

Built on Integrity



4952 DeWitt Road Suite 101
Canton, MI 48188
734.397.4611
VictorsRoofing.com

Owners Name John Russell Date 4/12/17
Address 430 N Washington Cell Phone 734 476 2481
City Ypsilanti Email johnrussell@gmail.com
JRTreetown@gmail.com

-Choose a Roofing System listed below-

Fiberglass System CertainTeed Landmark Lifetime	Fiberglass SCOTCHGARD System Atlas Pinnacle Lifetime	Rubber SCOTCHGARD System Atlas StormMaster Shake Lifetime
CertainTeed Landmark Shingles 50-Year Material Coverage 235 lbs. per square or Ice and Water Shield Synthetic Roofing Underlayment Venting as Specified Back Page 12-Year NO-LEAK Guarantee	Atlas Pinnacle Lifetime Shingles HP Technology 1 1/4 Sweet Spot 50-Year Material Coverage SCOTCHGARD Protector 235 lbs. per square VentedEdge for Intake Ventilation add \$ Gold Standard Ice and Water Shield Integrity Synthetic Roofing Underlayment Self Sealing Starter Shingles Atlas SBS Hip and Ridge for Caps Venting as Specified on Back Page 12-Year NO-LEAK Guarantee	StormMaster SBS Lifetime Shingles SBS Rubber - Class 4 Impact Resistance HP Technology 1 1/4 Sweet Spot 50-Year Material Coverage SCOTCHGARD Protector 250 lbs. per square VentedEdge for Intake Ventilation add \$ Gold Standard Ice and Water Shield Integrity Synthetic Roofing Underlayment Self Sealing Starter Shingles Atlas SBS Hip and Ridge for Caps Venting as Specified on Back Page W-Style Open Metal Valleys add \$ 12-Year NO-LEAK Guarantee
Cost: \$ <u>5,520</u>	Cost: \$ <u>5,790</u>	Cost: \$ <u>6,420</u>

Premium Gutter Guards	Seamless Gutter System	Attic Insulation
Install Rigged Mechanically Fastened Clean Sweep. Self-Sealing Back Flange Invisible from the Ground. Low-Maintenance Product Increased amount of icicles is possible with Clean Sweep. This is normal operation.	Install 5" Seamless Gutters with Hidden one-piece bracket/screws Install 2x3 Downspouts Color to be <u>PUT IN COLOR HERE</u> 18-Month Workmanship Warranty 30-Year Materials Warranty <u>Gutter only</u>	Install Blown-In Premium Fiberglass Insulation 4.5" R-13 _____ 10.5" R-30 _____ 17" R-49 _____ 20" R-60 _____
Add. Cost: \$ _____	Add. Cost: \$ <u>60</u>	Add. Cost: \$ _____

Gutter + Downspout
9170

Roof Removal/Installation

Obtain necessary building permits. Permit cost to be reflected on the final invoice. The job is located in _____
Provide Victors Roofing dump trucks for debris management.
Provide Victors Roofing tool trucks for installation equipment.
Prepare house to have roof removed by using tarps and boards to prevent damage. _____

Roof Surface Preparation

Strip away all old layers of roofing and haul away debris via Victors Roofing dump trucks.
Replace all rotten or damaged roof decking. 3 sheets of 7/16" OSB are free of charge, \$45 each after the first 3 sheets. _____ initials
Replace all rotten or damaged 1x6 roof boards (not fascia). 30 ft. are free of charge. \$3/ft. after the first 30ft. _____ initials
Re-nail any loose roof boards to make deck flat and secure for shingles.
Install 1.5" BROWN BLACK - WHITE aluminum drip edge on perimeter of house which protects fascia and directs water.

Waterproofing Underlayment

Install Ice and Water Shield 6 ft. up eaves to prevent snow and water infiltration.
Install Ice and Water Shield around chimneys, skylights, valleys, and walls.
Cover entire remaining roof decking with shingle underlayment.
Install 90-pound rolled roofing in all valleys to make a weak point stronger.

Shingle and Flashing Installation

Install starter shingle on all eaves and rakes.
Install shingles (as specified on front page) in Burnt Sienna color on the entire roof surface with 1.25" nails.
Install new BROWN BLACK - GREY chimney flashing/counterflashing. Flashing to be saw cut into masonry.
Install new aluminum vent stack flashing which keeps water from entering at plumbing vent pipes.

Ventilation, Insulation, and Seamless Gutters

Install _____ Lomanco 750s roof vents in BROWN BLACK - GREY
Install _____ Air Vent Shingle Vent II RidgeVent system for an additional cost of \$ _____
Install _____ bathroom damper vents.

Caps and Clean-Up

Install hip and ridge cap shingles (as listed on front page) to finish hips and ridges, putting the final touch on the roof finish.
Thoroughly clean up entire job site. Use a blower to clean out any fine debris to clean out the gutters, downspouts, and driveways.
Run magnet roller system around house and driveway to pick up loose nails.

Notes and Additional Specs.

Any unforeseen/additional work will be discussed at the time of install and billed accordingly.

~~Front Gate = \$3,100~~

Payment is due upon completion. Payment will be in the form of CHECK - CREDIT CARD - FINANCING

The FINE Print

Victors Roofing will remount dish antennas if needed, but the TV provider might need to realign for signal. Please remove any valuable/fragile items from walls or ceiling. Victors Roofing is not liable for these items. Victors Roofing is not liable for any drywall nail pops that might occur during a roof install. If replacement of joists or beams is necessary, there will be an additional charge for labor and materials. Victors Roofing shall not be liable for any damage to driveways.

Our Warranty

Your new roof is guaranteed by Victors Roofing to be Leak Free for a period of 12 years from the date of installation as outlined in our Limited Workmanship Warranty. This warranty provides at no cost to the homeowner, a roof inspection upon request.
The 12-Year NO-LEAK Guarantee is fully transferable at any time within the 12 year duration.

We propose to furnish material and labor - according to the above specifications for the sum of: \$5,690

Above price reflects all promotions and coupons.

Victors Roofing Agent X [Signature]

Homeowner X [Signature]

Date of Acceptance: 4/14/2017

All

Images

Maps

Shopping

More

Settings

Your location: Dearborn, MI

Sort: Default ▾

View: List ▾

🔖 My Shortlist (0) ⌵

Merchant links are sponsored ⓘ

Show only

☐ New items



Lomanco Static Roof Vent, Slant Back, Galvanized Steel Brown - 750GSBR

from Energy Conscious

Slant Back Vent Aluminum screen attached for enhanced protection. Available in Aluminum, 750-S, and Galvanized, 750-GS. Greater air flow with three louvered sides. Fits all hip, ...

[See more details at Energy Conscious »](#)

\$31.94

Free shipping. No tax

[Energy Conscious](#)

★★★★★ (231)

[Shop](#)

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Results for lomanco roof vent brown

- 

Lomanco 770 All-Aluminum Slant Back Vent (Largest Version) Carton ...

\$221.84 from Modern Builders Supply ★★★★★ 484 seller reviews

The **Lomanco 770** is the largest of slant back vents. This vent has a three sided louver to allow more air to flow through the vent which in turn ...
- 

Lomanco 770D (Twin 770) All-Aluminum Off Ridge Vent (Largest Versi...

\$226.14 from Modern Builders Supply ★★★★★ 484 seller reviews

The **Lomanco 770D** is a twin 770 off-ridge vent. An off-ridge vent is placed a certain distance off the roof ridge that allows air to circulate the ...
- 

Lomanco 600 All-Aluminum Rolled Flange Pan Style Static Vent Carto...

\$179.79 from Modern Builders Supply ★★★★★ 484 seller reviews

The **Lomanco 600** series static vent features a rolled flange to prevent weather infiltration. A weather tight sealed collar and bird-proof design ...
- 

LomanCool 2000 Brown Power Attic Vent, Brown/Tan

\$160.26 from 2 stores

★☆☆☆☆ 1 product review

The **LomanCool 2000TH** is a roof mount power vent designed for quite operation and high volume air removal. The **LomanCool 2000TH Power Vents** are ...

LANDMARK® COLOR PALETTE



Atlantic Blue



Burnt Sienna



Cobblestone Gray



Colonial Slate



Cottage Red



Driftwood



Georgetown Gray



Heather Blend



Hunter Green



Moire Black



Pewter



Resawn Shake



Silver Birch



Weathered Wood

Landmark®
Series
available in
areas shown



CertainTeed Corporation

20 MOORES ROAD MALVERN, PA 19355

ASK ABOUT ALL OF OUR OTHER CERTAINTEED® PRODUCTS AND SYSTEMS:

ROOFING • SIDING • TRIM • DECKING • RAILING • FENCE • GYPSUM • CEILINGS • INSULATION

Professional: 800-233-8990 Consumer: 800-782-8777 certainteed.com



CITY OF

Ypsilanti

PRIDE | DIVERSITY | HERITAGE

Historic District

Masonry Repair and Cleaning

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

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

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

Building

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

Planning

4th Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/planning

Historic District

4th Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/hdc

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

Repairing and Repointing Historic Brick

The soft, low-fired brick commonly used in pre-1900 buildings is like a loaf of bread – soft inside, crusty outside. It was laid up with soft mortar. Modern cement-based mortar is very hard and creates a serious problem if used with old soft brick. During the freeze-thaw cycle, hard mortar does not yield to expansion and contraction, causing the outer crust of the brick to spall, or break off. Once this crust is gone, moisture penetrates the brick; when it freezes, the brick is further damaged, ultimately turning it to dust. Thus, *soft mortar with high lime content must be used whenever old soft brick is laid or repointed. Any mortar must be tinted to match existing mortar color.*

Mortar Formula for Use with Soft Brick

- 10 parts sharp mason's sand
- 4 parts hydrated lime
- 1 part white Portland cement, Type I, ASTM C150
- 1/4 to 1/8 box of tint to match existing mortar color, as directed by manufacturer (run pancake tests to confirm dried color match)

Please see NPS Technical Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings for more details

Cleaning Historic Masonry

Historic masonry (brick, stone, etc.) is susceptible to damage from modern cleaning techniques, and modern cleaning techniques may also damage the natural patina, an effect the original builders intended to achieve. Thus, masonry cleaning should be limited to the removal of surface grime (airborne dirt and pollutants); staining resulting from failed drainage systems, graffiti, and damaged and/or loose paint in preparation for repainting; or to determine the condition of the underlying masonry. ~~Water-based cleaning (including pressure washing, chemical cleaning, and steam cleaning) should generally only take place June through September to avoid freeze-thaw cycles.~~

Repairs (tuck-pointing, brick replacement, etc.) must be done before cleaning, as the surface must be in good repair to prevent further damage. Rarely, gentle cleaning may be done first to discover the extent of needed repairs.

~~Abrasive cleaning and power washing is not permitted on any masonry surface.~~

Abrasive cleaning is any technique that wears away surface material, including but not limited to the use of materials under pressure, such as sand, baking soda, or ground corncobs; or the use of abrasive tools and/or equipment, such as wire brushes or sanders.

~~Pressure washing must be done delicately to avoid being abrasive, and done only when freezing is not threatened within two weeks of the cleaning. For water cleaning/rinsing or test cleaning, do not exceed 200 psi. For low-fired (soft) brick, 300 psi is appropriate with a medium to wide spray tip. For high-fired or glazed brick, 600 psi is appropriate when used with a medium to wide spray tip.~~

Chemical cleaning may be permitted, provided that the applicant submit written guarantees stating that any damage that might be caused shall be repaired in an appropriate manner and timeframe determined by the HDC, and that the cleaning method proposed is not known to cause damage to the type of material to be cleaned. With the exception of certain detergents, chemical cleaning is not recommended for most stone and stucco surfaces.

Please see NPS Technical Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings for more details

~~High temperature water or steam cleaning can usually be used successfully on masonry surfaces. Pressure levels for water cleaning/rinsing are limited to 200 psi.~~

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF April 25, 2017

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice-Chair 7:08 PM

Meeting Location: Council Chambers, 1 S. Huron St.

Commissioners Present: Jane Schmiedeke, Hank Prebys, Alex Pettit, Mike Davis Jr.

Commissioners Absent: Anne Stevenson, Erika Lindsay, Ron Rupert

Staff Present: Cynthia Kochanek, Associate Planner

APPROVAL OF AGENDA

Motion: Schmiedeke (second: Davis) moves approval of the agenda as submitted.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

320 E Cross

**Application is for painting.*

Applicant: William & Lindsay Clark, Applicants - Present

Discussion: Prebys: Asks the applicant to provide detail on the plans.

W. Clark: States that right now there is a four color scheme on the house.
They are planning on painting using three colors.

Applicant provides photos to the Commission for review.

L. Clark: States that it is really time to paint and that the paint is chipping.
States that they painted a test patch and that can be seen in the photos.

W. Clark: States that these are the swatches if the commission would like to see them.

Applicant provides swatches to the Commission.

Prebys: Asks for clarification on where the black, grey and white colors will be applied.

W. Clark: States that on the right side of the chimney is the exact color scheme.

Prebys: Inquires as to whether anyone on the commission has any additional questions.

Motion: Davis (second: Schmiedeke) moves to approve the painting at 320 E Cross St. The painting is to be Sherwin Williams Colonial Revival Grey for the main body of the house with two accent colors of Sherwin Williams Pure White and Sherwin Williams Peppercorn. The applicant is to clean using the gentlest means possible. No power washing.

Secretary of the Interior's Standards:

#7- Clean building gently—no sandblasting.

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

Prebys: Welcomes them to the historic district and advises of the option to be seen as a study item prior to committing to any future work for the structure.

15 E Cross

**Application is for awning removal and the amendment of a previous application for door installation.*

Applicant: Patrick Echlin, representative for 734 Brewing, Applicant - Present

Discussion: Echlin: States that they came in two months ago with another permit and that they are hoping to change that permit a little bit and to also remove the awning from the building.

Davis: Inquires as to where the door is going.

Echlin: States that it is going in where the formerly green door area was.

Davis: Asks for clarification on what the new installation will be.

Echlin: States that it will be glass and aluminum.

Pettit: Asks if the glass window is the full height of the door.

Echlin: Confirms and states that the entire panel needed to be removed to get some larger equipment in the space.

Pettit: States that there is no problem with the removal of the green panel and that he is not particularly stuck on what was there.

Echlin: States that the other portion of this project is the awning removal for the entire building.

Prebys: Clarifies that it will be removed on the entire building.

Echlin: Confirms that the whole awning will be removed.

Prebys: States that there appears to be some pre-existing old painted signs on the building. States that they may have been from the plumbing company.

Echlin: States that they hope that those will be a nice feature once uncovered.

Motion: Pettit (second: Davis) moves to approve the application for work at 15 E Cross. Work to include the installation of a dark bronze anodized aluminum door and glass panel with a regal bronze double faced embossed insulated aluminum transom, dimensions as shown in submitted drawings. Work will also include the removal of the awning on the entire building and repair with similar mortar as needed.

Secretary of the Interior Standards:

#5- Preserve distinctive features.

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

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

STUDY ITEMS

16 S Washington & 9 S Adams

Applicant: Laura Gillis – Present

Discussion: Gillis: Advises that she has two study items, one for the donor wall at 16 S Washington and another for the signage at 9 S Adams. States that there are two options for the sign materials, either acrylic or PVC. The colors will be the same as in the drawings, in the marketplace colors. These would be installed on the north side of the structure.

Pettit: States that either option for materials would be acceptable.

Gillis: States that the second item is for 9 S Adams she states that the old warehouse will be renamed for Robert C. Barnes and they wish to acknowledge that with a sign. States that the sign will be installed between the existing lights. States that the peapod sculpture will be a slightly different design than what was originally submitted.

Applicant shows the commission the different design for the peapod sculpture.

16 S Washington & 9 S Adams

Applicant: Lynne Settles – Present

Discussion: Settles: States that she is the art teacher at the high school. Advised that they are planning on doing two murals, one on food & agriculture and one on the Underground Railroad. She states that the plan is to install the Underground Railroad mural behind the library on the Adams St building and the food & agriculture mural will be placed on the side of the Beer Cooler. She states that the mural will be placed on panels and then will be installed on the structures. The murals will be 10' x 5'.

Schmiedeke: States that the murals will need to be installed so that there is a gap between the building and the framing for the mural so that moisture will not collect between the mural and the structure.

406 Oak

Applicant: Anne Hunter, Owner - Present

Discussion: Hunter: Discusses the porch repair that is needed. She states that she is looking to add a roof to the one landing and to replace the railings. The lattice framing is discussed as well as options for the railings.

Applicant is provided with the porch fact sheet.

Pettit: Requests that the new porch roof line be in harmony with what already exists on the house.

Prebys: Advises to come back with some options as proposals for another study item and the requirements for the action item application.

215 S Washington

Applicant: Pace Nielson, Owner - Present

Discussion: Nielson: Discusses the porch repair/replacement that is needed. Discusses paint colors and windows. States that the colors that they picked are as

close to the original house colors as they could get. States that the carriage house needs to be repaired and the carriage house will be the same color scheme as the main house.

202 S Huron

Applicant: Kathy Johnson, Owner - Present

Discussion: Johnson: Discusses the possibility of power washing the brick and the specifics of that option.

Prebys: Advises of options for cleaning and the issue with the power washing is mainly that water can get trapped behind the surface and cause issues.

Johnson: Discusses venting options for the bathroom and laundry venting.

OTHER BUSINESS

Administrative Approvals

533 N Huron & 616 Norris

Motion: Schmiedeke (second: Davis) moves to accept the administrative approvals for re-roofing at 533 N Huron and 616 Norris.

Approval: Unanimous. Motion carries.

Property Monitoring

219 N Huron: scaffolding has been put up on the property, this work appears to be a repair. Staff to monitor.

402 S Huron: scaffolding has appeared on the side of the house, it appears that there is some painting prep on site. Staff to monitor.

LED light strips: the commission requests that staff contact the gas station on W Cross and the H & R Block in Downtown regarding the installation of these types of lights.

Elbow Room: the commission requests that staff send a letter the owner regarding the re-installation of the awning on the building.

Lighting Fact Sheet

The commission requests that staff explore the option for a lighting fact sheet. That this include the LED light strips that do not conform to the HDC's adopted policy for lights that conform to the "Good Lights for Good Nights" fact sheet.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of April 11, 2017

Motion: Pettit (second: Davis) moves to accept the minutes as amended for corrections.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Davis (second: Schmiedeke) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 8:07 p.m.

DRAFT