

1. Historic District Commission Agenda 5-23-17

Documents:

[HDC MAY 23, 2017 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 5-23-17

Documents:

[MAY 23, 2017 HDC MEETING PACKET.PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, May 23, 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. 39-41 E Cross

**Amendment to storefront
window installation**

2. 220 S Huron

Porch step replacement

3. 201 N Hamilton

Re-roof

4. 317 N Washington

LED light strip installation

5. 16 S Washington

**Fence slat installation &
painting on the driveway**

6. 621 N River

Air conditioner installation

**7. 16 S Washington, 9 S Adams
& 22 S Washington**

Mural installation

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

8. 205 S Washington

Re-roof

E. OTHER BUSINESS

9. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of May 9, 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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Historic District Commission
Regular Meeting Agenda

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HDC Work Permit Staff Review

Property address: 39-41 E Cross

Date of Application: May 16, 2017

Date of Review: May 17, 2017

Date of Meeting: May 23, 2017

Proposed work: storefront window replacement

Materials: Tubelite anodized aluminum windows in clear glass and dark bronze finishes

Staff review:

1. This appears to be part of a larger renovation project that was previously approved back in January 10, 2017 that included awning and signage replacement, new thermal windows and painting. However it is unclear as to whether these are the same windows that were applied for in the original application.
2. HDC to clarify locations and if this application is just providing more detail on the finishes for the windows/storefront installation.
3. Staff emailed the applicant asking for more information.

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

Recommended Motion:

Move to (approve/deny) amend the previous application for work at 39-41 E Cross to include the installation of Tubelite anodized aluminum windows in clear glass and dark bronze finishes.

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.



Rec 22219
PHDC 17-0051

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

7	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 39-41 East Cross St.

Applicant

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

Name Sandra French		
Address 5629 Pineview Dr		
City Ypsilanti	State Michigan	Zip 48197
Phone / Fax 734-482-3846	E-Mail sande@aubrees.com	

Contractor

Contractor Name & Contact Info Phoenix Contractors - Mark Hiser (734-487-9640)

Type of work

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

Complete Description of Proposed Work:

We are looking to change our windows to a thermal windows and change the dividers between the glass.

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

The material is Tubelite's Anodized Finishes Clear Class and Dark Bronze.

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:

\$20,000

Permit fee:

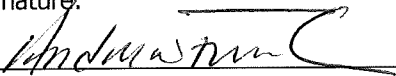
\$35 + 85 = \$120.00

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:

5-16-2017

Print Name:

Andrew French

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

P17DC-17-0051

DesignhausArchitecture

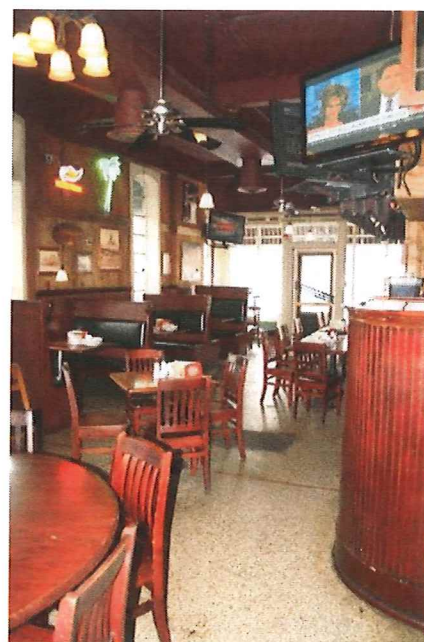
Preliminary Design Investigation Package
for **Aubree's Ypsilanti**
at 39 E Cross St, Ypsilanti, MI 48198



March 26, 2015
301 Walnut Blvd | Rochester, Michigan | 48307 | p 248 601 4422 | www.designhaus.com

Existing Photos

DesignhausArchitecture



TUBELITE®

DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

GLASCO
corporation

contract glazier
glass distributor
sash distributor

18205 Weaver

Detroit, MI 48228

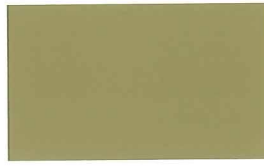
Anodized Finishes



Clear Class 2 **C2**
Clear Class 1 **C1**



Light Champagne
LC



Champagne
CH



Light Bronze
LB



Medium Bronze
MB



Dark Bronze
DB



Extra Dark Bronze
EB



Black
BL



Copper
CA

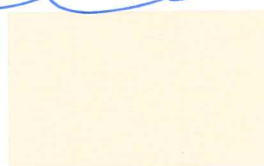


Brushed Stainless
SS

Standard Painted Colors – 70% PVDF



Bone White **1P**
LT609-70



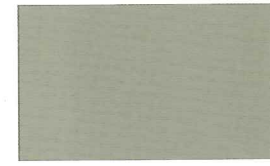
Colonial White **NP**
LT640-70



Sandstone **5P**
LT607-70



Burnt Sun **7P**
LT612-70



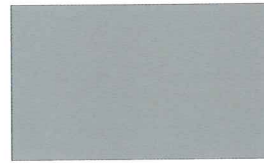
Antique Bronze **ZP**
LT641-70



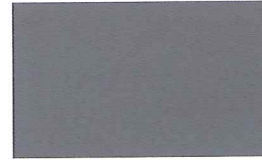
Beige **BP**
LT603-70



Light Seawolf Beige **CP**
LT614-70



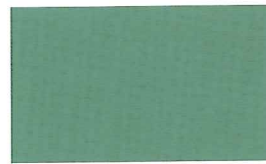
Dove Gray **VP**
LT615-70



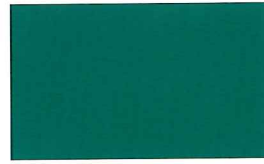
Slate Gray **WP**
LT604-70



Charcoal Gray **XP**
LT605-70



Patina Green **SP**
LT616-70



Dark Ivy **TP**
LT617-70



Hartford Green **2P**
LT606-70



Military Blue **DP**
LT610-70



Black **3P**
LT601-70



Colonial Red **RP**
LT622-70



Boysenberry **9P**
LT608-70



Sage Brown **8P**
LT620-70



Quaker Bronze **6P**
LT602-70

NOTE: Colors shown are not exact and are intended for planning purposes. For actual job, Tubelite® will supply Linetec color chips.

TUBELITE®

DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

We offer an option for recycled aluminum on selected extruded products with an industry leading content of post-consumer and pre-consumer material.

Finish Color Guide Chart

Depend on Tubelite® for detailed information on the performance, integrity, and weatherability of anodized finishes, and for specifications on the color retention, erosion resistance, and gloss retention of painted finishes.

Finish Colors					
	AAMA Code	Code Performance	Content	Applicable Warranty	Tubelite® Colors Available
ANODIZED	611	Anodized aluminum provides and maintains a superior level of performance in terms of film integrity, exterior weatherability, and general appearance for many years.	Two-step electrolytic anodizing process	Standard Linetec 5yr. warranty applies on Class I anodize 3 Standard Tubelite 2yr. warranty applies on Class II anodize	Standard Finishes: Clear - Class II C2 Dark Bronze - Class I DB Special Finishes: Clear - Class I C1 Light Champagne - Class I LC Champagne - Class I CH Light Bronze - Class I LB Medium Bronze - Class I MB Extra Dark Bronze - Class I EB Black - Class I BL Copper - Class I CA Brushed Stainless SS
	2605	Co 10 yrs - Fade = 5 Delta E Ch 10 yrs - Chalk = 8 Gl 10 yrs - 50% retention Er 10 yrs - 10% loss SS 4,000 hrs Hu 4,000 hrs	70% PVDF	10-Yr Linetec Warranty ✓	Standard Finishes: Bone White 1P Charcoal Gray XP Colonial White NP Patina Green SP Sandstone 5P Dark Ivy TP Burnt Sun 7P Hartford Green 2P Antique Bronze ZP Military Blue DP Beige BP Colonial Red RP Light Sea Wolf Beige CP Sage Brown 8P Boysenberry 9P Quaker Bronze 6P Dove Gray VP Black 3P Slate Gray WP Custom Finishes: Nearly unlimited in-house blendable shades
PAINTED	2604	Co 5 yrs - Fade = 5 Delta E Ch 5 yrs - Chalk = 8 Gl 5 yrs - 30% retention Er 5 yrs - 10% loss SS 3,000 hrs Hu 3,000 hrs	50% PVDF	5-Yr Linetec Warranty ✓	Custom Finishes: Nearly unlimited in-house blendable shades Decoral Process: Wood Grain WG (14 Types) (288" max. lengths - 286" usable)
	2603	Co 1 yr - "slight" fade Ch 1 yr - "slight" chalk Gl no specification Er no specification SS 1,500 hrs Hu 1,500 hrs	Baked Enamel	5-Yr Linetec Warranty (Adhesion only)	Custom Finishes: Nearly unlimited in-house blendable shades

KEY Co = Color Retention SS = Salt Spray
 Ch = Chalk Resistance Hu = Humidity
 Gl = Gloss Retention = Tubelite Standard Color Palette
 Er = Erosion Resistance

NOTE Class I = Minimum 0.7 mil thickness
 Class II = Minimum 0.4 mil thickness
 ✓ = Extended Warranty Available (Contact Tubelite Inc.)

Eco-Friendly Finishes

Beyond being compliant, Tubelite's sister company Linetec captures and destroys the Volatile Organic Compounds (VOCs) present in solvent-borne paints during the finishing process. 100% of the solvents are captured from the painting operations, and destroyed with a \$2 million "oxidizer", which burns the VOCs at 1500 degree heat, converting them to harmless water vapor. In doing so, our liquid-paints are just as VOC-free to the environment as powder or waterborne paints.

At Linetec's anodize operations, the process does not use heavy metals or toxins and is environmentally friendly. Anodized aluminum is 100% recyclable and uses simple water-based chemistry that can be treated easily and releases no harmful by-products. Linetec's voluntary commitment to a clean and healthy environment goes well beyond industry standards or regulatory requirements.



HDC Work Permit Staff Review

Property address: 220 S Huron

Date of Application: May 15, 2017

Date of Review: May 17, 2017

Date of Meeting: May 23, 2017

Proposed work: replace front porch steps and repair cheek walls

Materials: limestone

Staff review:

1. Applicant was seen previously as study item in October 2015 to discuss the possibility of the step replacement.
2. At that time the applicant indicated that the Trex that was installed over the steps was not working out and it was suggested by the commission that there was a moisture issue that may be causing the problems with the steps in this location.
3. Applicant states that the slate cheek walls are to be repaired and that the steps will be replaced with limestone which was previously used on the side veranda.
4. HDC to verify the profile of the new steps will be similar to that of the existing slate steps.

Relevant Secretary of the Interior's Standards:
#5, #6

Recommended Motion:

Move to (*approve/deny*) the work at 220 S Huron to include the replacement of the front steps with limestone in the same profile as the existing steps and the repair of the slate cheek walls.

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 15 2017

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

Rec. 2220p
PHDC-17-0046

2 OFFICE USE ONLY
Date Filed:

Meeting Date:

5/23/17
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

220 S. Huron St.

Applicant

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

Name

Marla Frudden Queen

Address

220 S. Huron St

City

Ypsilanti, MI 48197

State

Zip

Phone / Fax

734-961-8435

E-Mail

Innkeeper@queensresidence.com

Contractor

Contractor Name & Contact Info

Dan's Custom Brickwork, Inc. Plymouth, MI 48170 734-416-5425

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

☐ Other

Complete Description of Proposed Work:

Repair of front Steps & sides:

The existing slate sides will be repaired, not replaced.

The steps and landing which are slate (in very bad shape) will be replaced with limestone which is the same material as the side verandah.

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:

\$6,350.00

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:

Marla Frudden Queen

Date:

5-15-2017

Print Name:

Marla Frudden Queen

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

PHDC-17-0046

220

slate

PHDC-17-0046





PHDC.17-0041



HDC Work Permit Staff Review

Property address: 201 N Hamilton

Date of Application: May 16, 2017

Date of Review: May 17, 2017

Date of Meeting: May 23, 2017

Proposed work: re-roof

Materials: Terrabella Shingles; stone-coated steel roofing system

Staff review:

1. Applicant is applying to re-roof the garage only.
2. Applicant states that no venting will be installed as none currently exists on the garage. The drip edge and flashing will be white.
3. The HDC has previously approved a similar roof for an entire house re-roof on Pearl back in October 13, 2015.
4. The commission argued that this type of roofing does imitate another material however asphalt shingles were themselves an imitation of earlier roofing materials.

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

Recommended Motion:

Move to (*approve/deny*) the work at 201 N Hamilton to include the reroofing of the garage with Terrabella shingles in birch.

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

Rec 22214
PHDC-17-0047

3	OFFICE USE ONLY
	Date Filed:
	Meeting Date: 5/23
Action Item/Study Item	

To complete this application:

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INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

201 N. Hamilton Ypsilanti, MI 48197

Applicant

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

Name

Kelly Newberry

Address

49526 Martz Rd

City

Belleville

State

MI

Zip

48111

Phone / Fax

734-218-5515

E-Mail

info@wwcproperties.com

Contractor

Contractor Name & Contact Info

MG Home Services - Cory Chaffe

810-285-4473

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

- MG Home Services will remove the existing shingles on the garage located at 201 N. Hamilton. The garage will then be re-roofed with the proposed material, Terrabella Shingle. Terrabella Shingles are a stone coated steel roof that simulate the look of architectural shingles.

Please see attached brochures for Terrabella shingles, Terrabella Shingle Snap, Laboratory Test Results, UL test results, and the Notice of Acceptance from Miami-Dade County concerning the roofing material.

- No vents are present on the roof and none will be installed
- Drop edge will be white to match the drip edge on the house, as will the flashing.

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

Terrabella Shingles in Birch (to match the architectural shingles on the roof of the house) I have attached information, and more can be seen at terrabelloorf.com

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:

\$2150.00

Permit fee:

\$35 + 0 = \$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:

Kelly Newberry

Date:

5/16/2017

Print Name:

Kelly Newberry

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.



TERRABELLA SHINGLE® ZNAP

Is a system coated steel roofing stone that offers a classic look mixed with traditional style, reinforced the strength and durability of steel and Znap system makes it easier to install. Unlike conventional roofs, is lightweight and not split, break or change its appearance over the life of the roof. It is made of a steel core coated Acrylum® which gives greater resistance to corrosion. Complete composition an acrylic layer that seals the stone giving it a glossy finish that also protects you from moisture and UV rays.

Specifications



Walnut



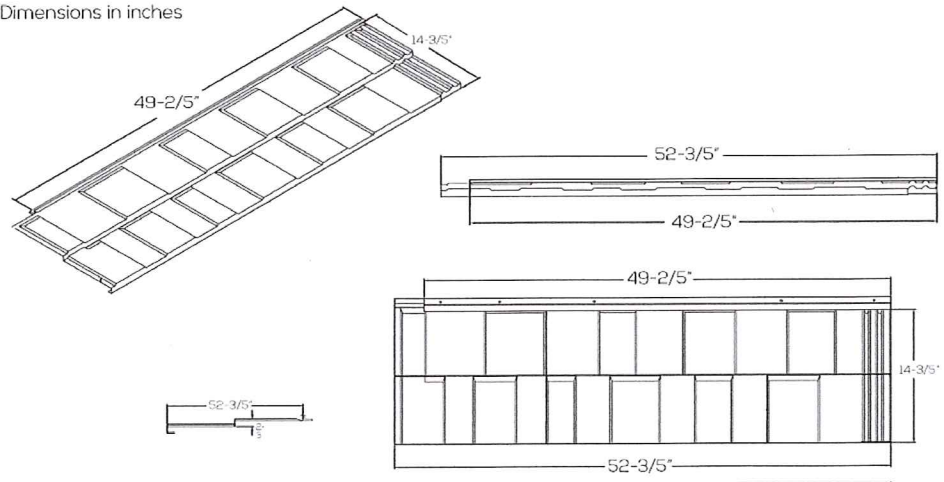
Chestnut



Charcoal



Dimensions in inches



Terrabella Shingle® Znap

Panel Size	415 mm (16.34") x 1,335 mm (52.60")
Installed Exposure	370 mm (14.60") x 1,255 mm (49.40")
Panel Per Square	21
Installed Weight	119.19 lbs/sq (54.06 kg/sq)
Minimum Pitch	3:12



Birch



Hunter Green

Disclaimer.

We have made every effort to accurately reproduce our color range on screen, however according to the configuration of each computer color quality and clarity differ between screens, Please refer to actual color samples before purchasing your roof.

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Latest News

IRE 2016 (International Roofing Expo)

April 11, 2016 / No Comments

Florida Roofing & Sheet Metal Expo 2015

July 1, 2015 / No Comments

IRE 2015 (INTERNATIONAL ROOFING EXPO)

May 14, 2015 / No Comments

Export Manager

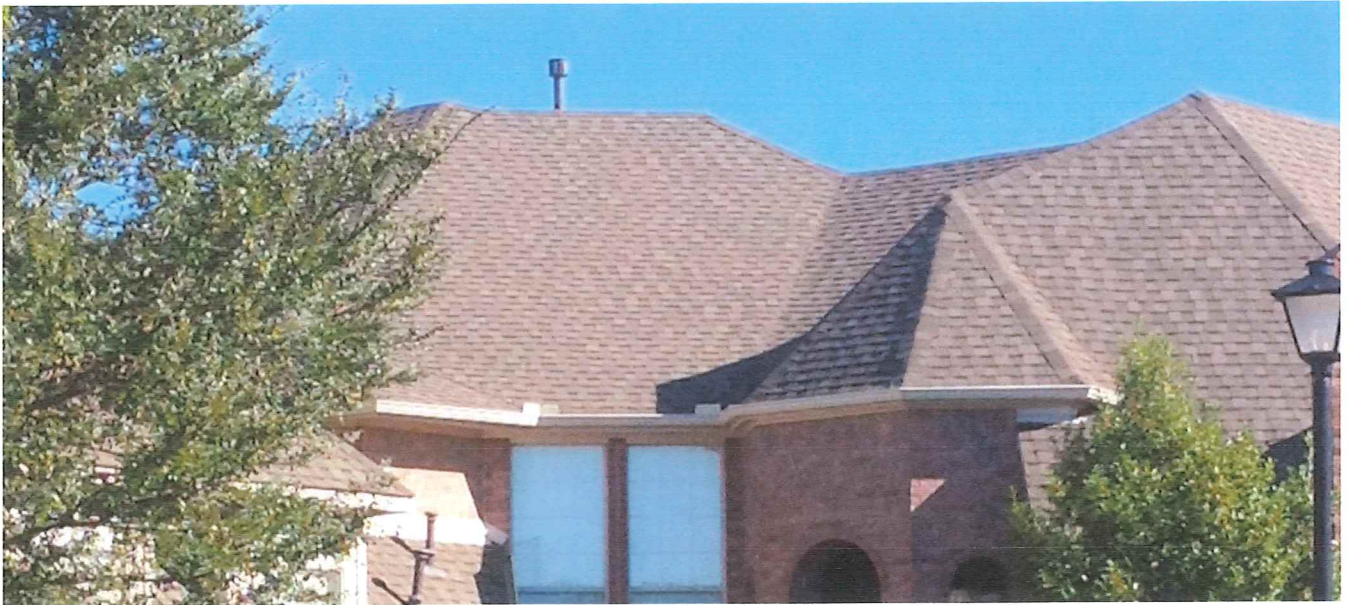
hpaz@alucom.com
PBX +1 305 414-2705
Tel. +1 +305-517-3045
Cel. +1 -786-281-7780
Skype: Alucom-Export

App Store



Play Store





TERRABELLA SHINGLE®

Provides a classic look that features a traditional style, reinforced with the strength and durability of steel.

Specifications



Walnut



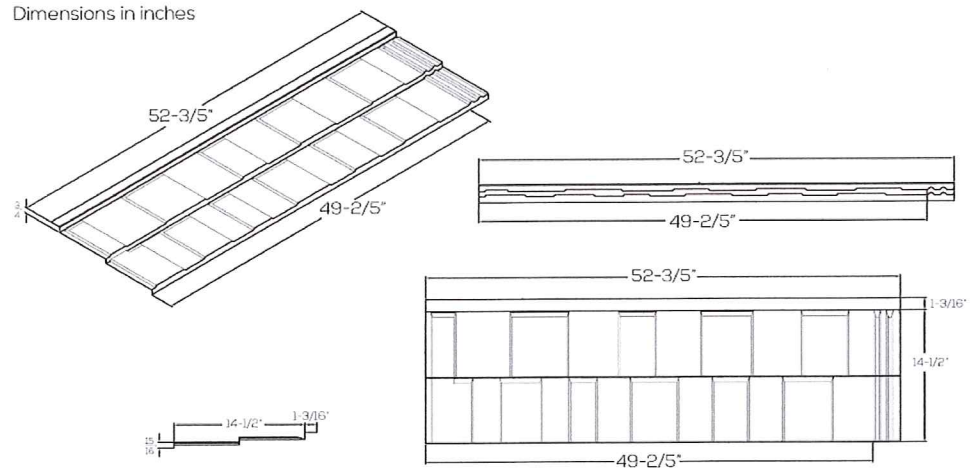
Chestnut



Charcoal



Dimensions in inches



Terrabella Shingle®	
Panel Size	415 mm (16.34") x 1,340 mm (52.60")
Installed Exposure	370 mm (14.60") x 1,258 mm (49.40")
Panel Per Square	20
Installed Weight	119.19 lbs/sq (54.06 kg/sq)
Minimum Pitch	3:12

[Download Installation Manual](#)

[Download Estimation Guide](#)

Weathered Timber



Birch

Disclaimer.

We have made every effort to accurately reproduce our color range on screen, however according to the configuration of each computer color quality and clarity differ between screens, Please refer to actual color samples before purchasing your roof.

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Florida Roofing & Sheet Metal Expo 2015

July 1, 2015 / No Comments

IRE 2015 (INTERNATIONAL ROOFING EXPO)

May 14, 2015 / No Comments

Export Manager

hpaz@alucom.com
 PBX +1 305 414-2705
 Tel. +1 +305-517-3045
 Cel. +1 -786-281-7780
 Skype: Alucom-Export

App Store



Play Store





HDC Work Permit Staff Review

Property address: 317 N Washington

Date of Application: May 16, 2017

Date of Review: May 17, 2017

Date of Meeting: May 23, 2017

Proposed work: LED light installation

Materials: LED light strips

Staff review:

1. Staff mailed a letter to the owner regarding installation without a permit in the HDC.
2. LED lights were installed surrounding the windows of the building.
3. This is for work already completed.

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

Recommended Motion:

Move to (approve/deny) the installation of LED light strips on the windows at 317 N Washington.

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.**

Rec 22215



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

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
317 N Washington st Ypsilanti MI - 48197

Applicant

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

Name		
SEA MIKE MART		
Address		
317 N Washington - st		
City	State	Zip
Ypsilanti	MI	48127
Phone / Fax	E-Mail	
734 454 1936 313.510.9278		

Contractor

Contractor Name & Contact Info

Type of work

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

Complete Description of Proposed Work:

I put LED light strips around the building window

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:

300 \$

Permit fee:

\$35 + _____ = 35⁰⁰

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:

[Handwritten Signature]

Date:

5-18-17

Print Name:

Ali Elsayar

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.



HDC Work Permit Staff Review

Property address: 16 S Washington

Date of Application: May 16, 2017

Date of Review: May 17, 2017

Date of Meeting: May 23, 2017

Proposed work: Fence slat installation & the painting of pea pods on the driveway

Materials: reclaimed flexible materials, paint

Staff review:

1. Applicant is applying to install chain-link fence slats made of plastic or recycled materials in the existing fence on the south side of the property.
2. Staff advised the applicant that the chain-link slats may not be all that permanent of an installation as these are also installed on a property on Norris and some have fallen out or broken since being installed about a year ago. HDC may want to inquire as to a maintenance plan for the slats.
3. The painting of several pea pods is planned for the northern driveway, running from the sidewalk on Washington to the rear door of 9 S Adams.

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

Recommended Motion:

Move to (approve/deny) the work at 16 S Washington to include the installation of fence slats made of plastic or recycled materials on the existing chain-link fence on the south side of the property. Work to also include the painting of several pea pods on the northern driveway, running from the sidewalk on Washington to the rear door of 9 S Adams.

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 16 2017

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

Rec. 22216
PHDC-17-0049

5 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

16 S. Washington Street, Ypsilanti MI 48197

Applicant

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

Name

Growing Hope

Address

P.O. Box 980129

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

734-786-8401

E-Mail

laura@growinghope.net

Contractor

Contractor Name & Contact Info

Growing Hope

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☒ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

With the support of a "Lighter, Quicker, Cheaper" placemaking grant from the Ann Arbor Board of Realtors, Growing Hope proposes to add two art projects to the Ypsilanti Farmers MarketPlace:

- 1) add reclaimed flexible materials woven into a chain link fence to transform it into public art. It will start at about the halfway mark of the depth of the property on the south side (behind the Beer Cooler) and extend to the southwest corner. The north and west chain link fences will not be included, nor will the black fence on the east side of the property (on Washington Street). In addition to brightening the area it will partially obscure the property behind the Beer Cooler where people often urinate in public, creating an inhospitable atmosphere for farmers market customers, YpsiPlanti shoppers and guests
- 2) use stencils, asphalt paint and brushes, to paint a bright walkway using a pea pod image (in two shades of green, each 8' in length) from the asphalt edge of the South Washington Street sidewalk to the bright green double doors that serve as the public entrance to the MarketPlace Hall.

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

- 1) chain link fence: plastic slats or recycled materials
- 2) painted walkway: two tones of green from the Growing Hope palette, appropriate asphalt paint, stencils

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:

1600.00

Permit fee:

\$35 + 1600 = \$1635.00

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:

Laura Gillis

Date:

5/16/2017

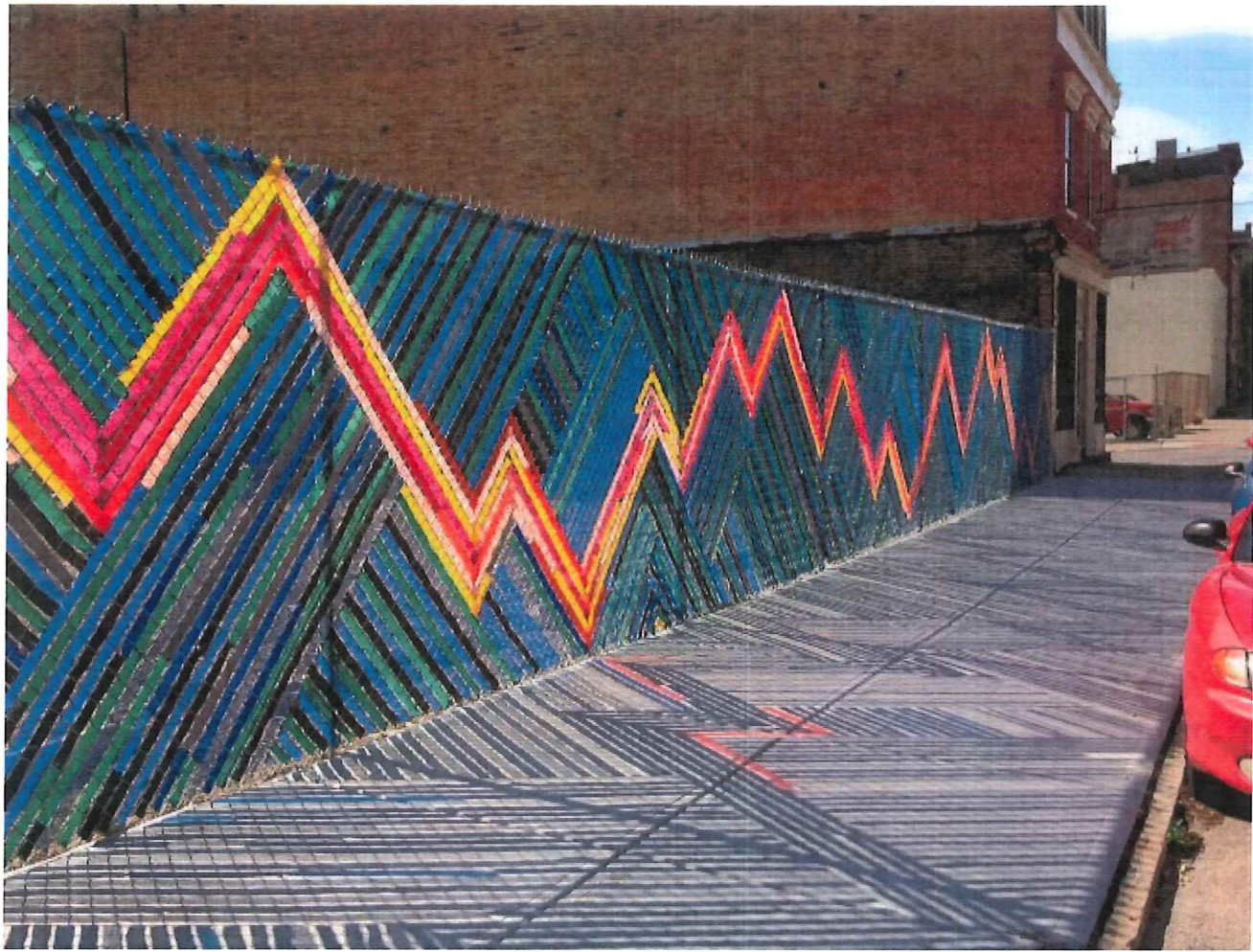
Print Name:

Laura Green Gillis

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

PHDC-17-0049



ENTRY TO MARKETPLACE HALL



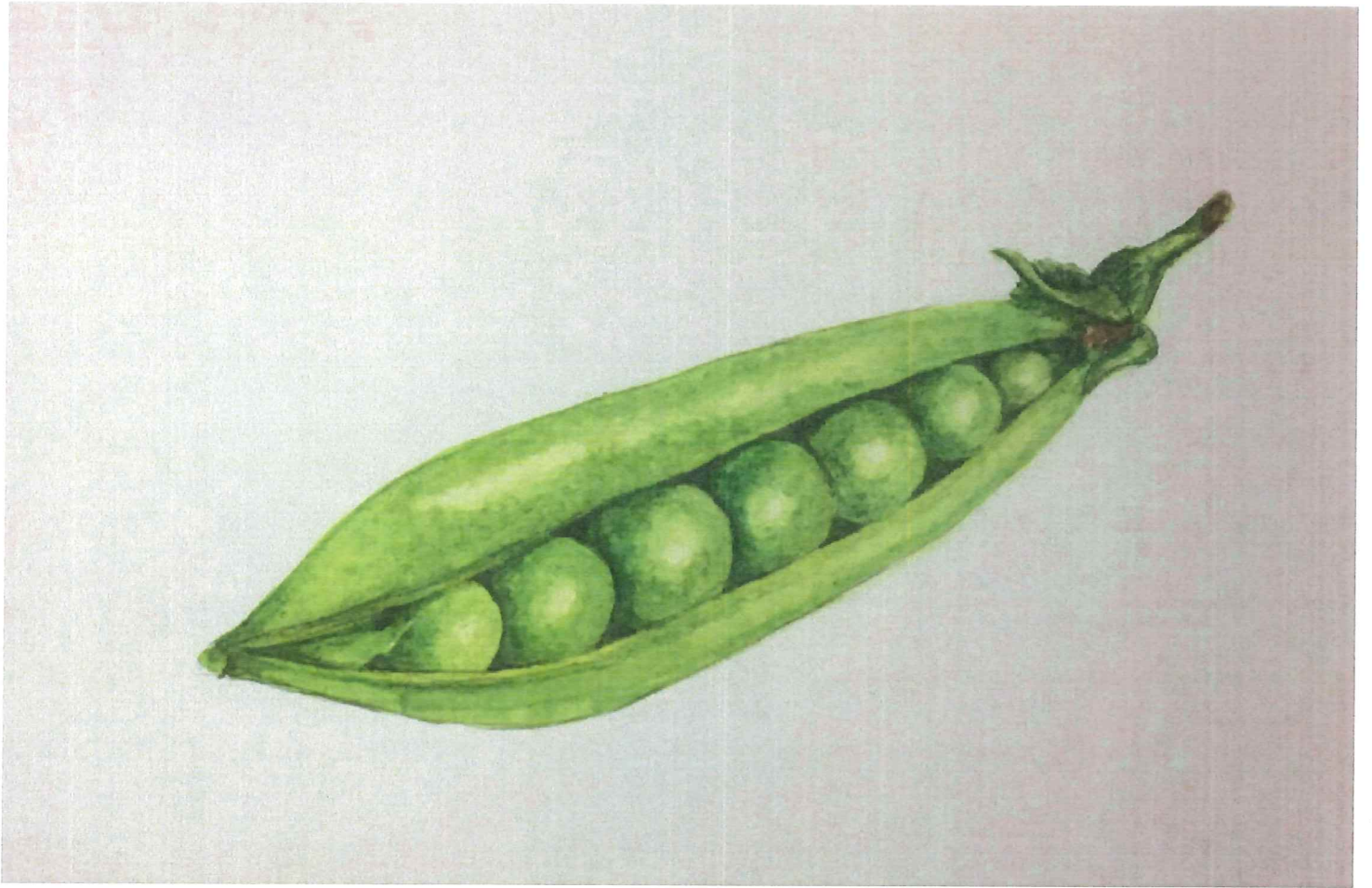
YPSIPLANT 1

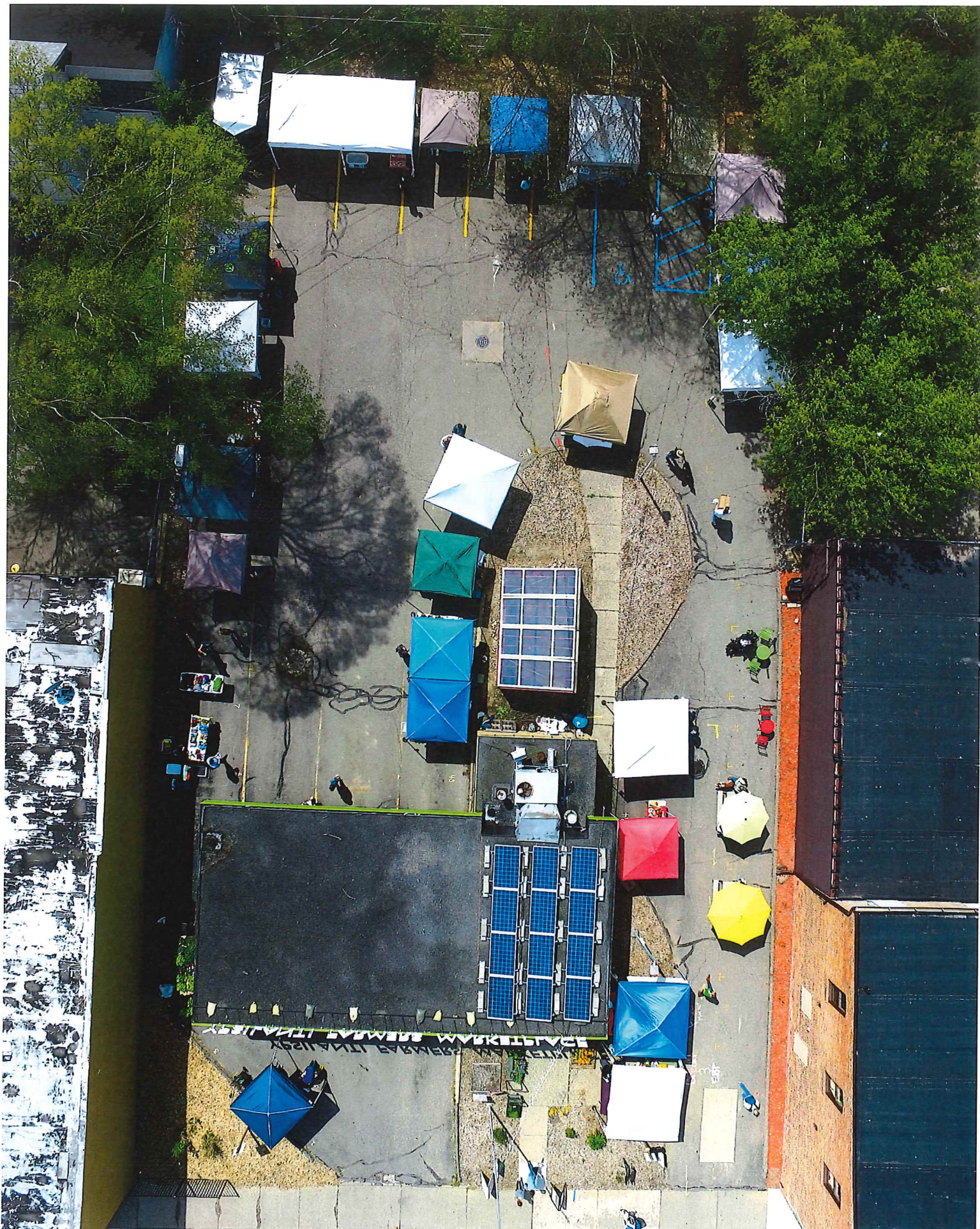
165. WASHINGTON STREET

THRIFT SHOP

THRIFT SHOP

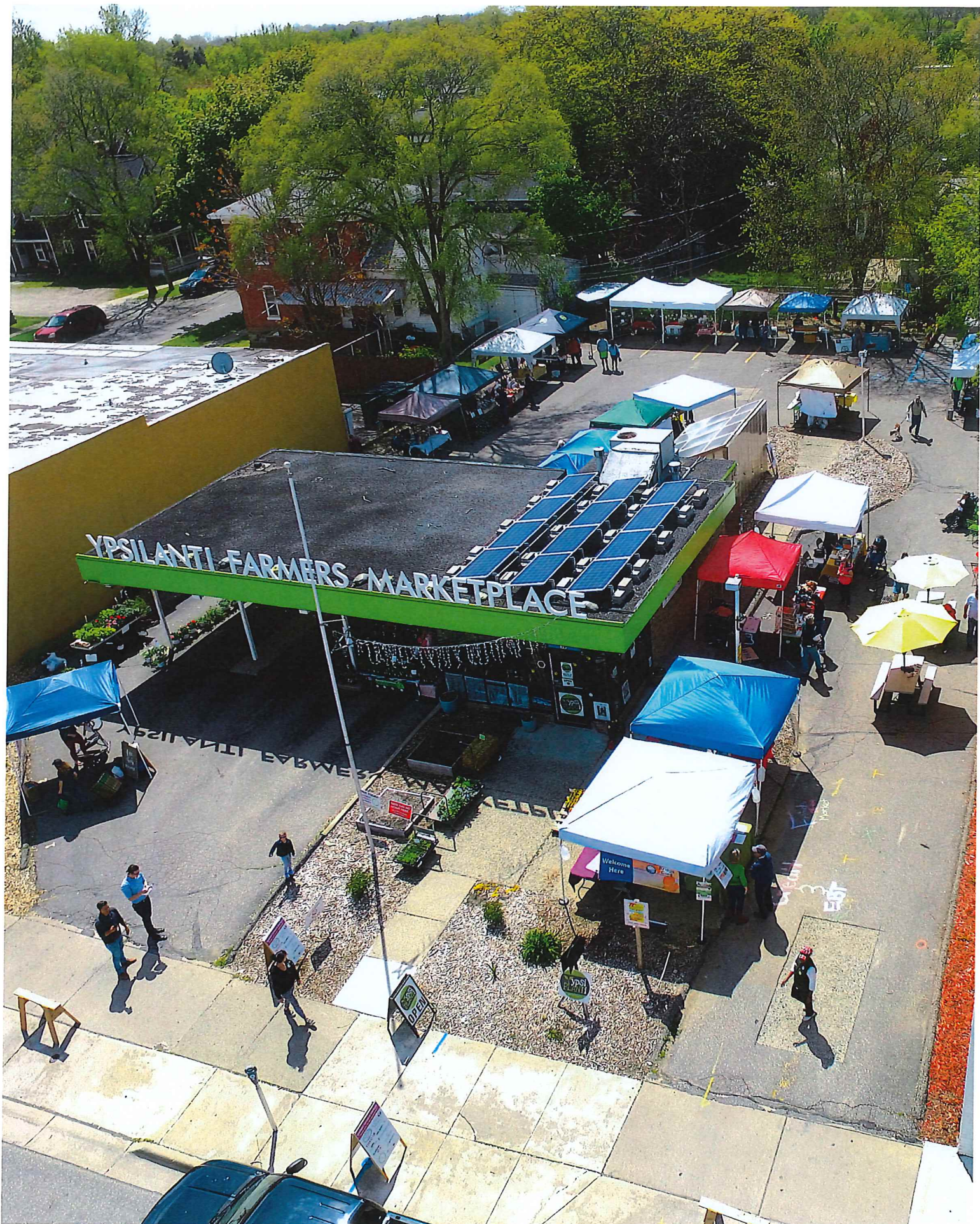
BEER COOLER





116 S Washington

May 2017



16 S. Washington

may 2017



HDC Work Permit Staff Review

Property address: 621 N River

Date of Application: May 16, 2017

Date of Review: May 17, 2017

Date of Meeting: May 23, 2017

Proposed work: Air conditioner installation

Materials: Goodman GSX13 air conditioner

Staff review:

1. Applicant is having an air conditioner installed on the house.
2. Central air does not currently exist in the house.

Relevant Secretary of the Interior's Standards:
#9

Recommended Motion:

Move to (approve/deny) the work at 621 N River to include the installation of a Goodman GSX13 air conditioner condenser unit.

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 16 2017****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

Rec 22217
PHDC 17-0050**OFFICE USE ONLY**

Date Filed:

Meeting Date:

5/23
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

621 N River

Applicant

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

Name

James Fishelson

Address

621 N River

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

9178360382

E-Mail

jfishelson@gmail.com

Contractor

Contractor Name & Contact Info

James Knox Heating 7343684272

Type of work☐ Roofing☐ Window/Door
Replacement☐ Porches☐ Sign☐ Fence (or other sitework)☒ Other

Complete Description of Proposed Work:

Install central air conditioner. Condensor outside.

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.

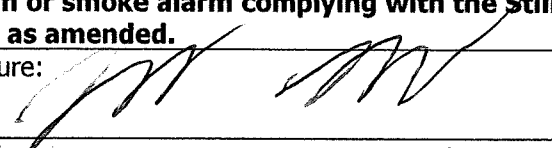
Construction Cost:
2600.00

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:

5-16-17

Print Name:

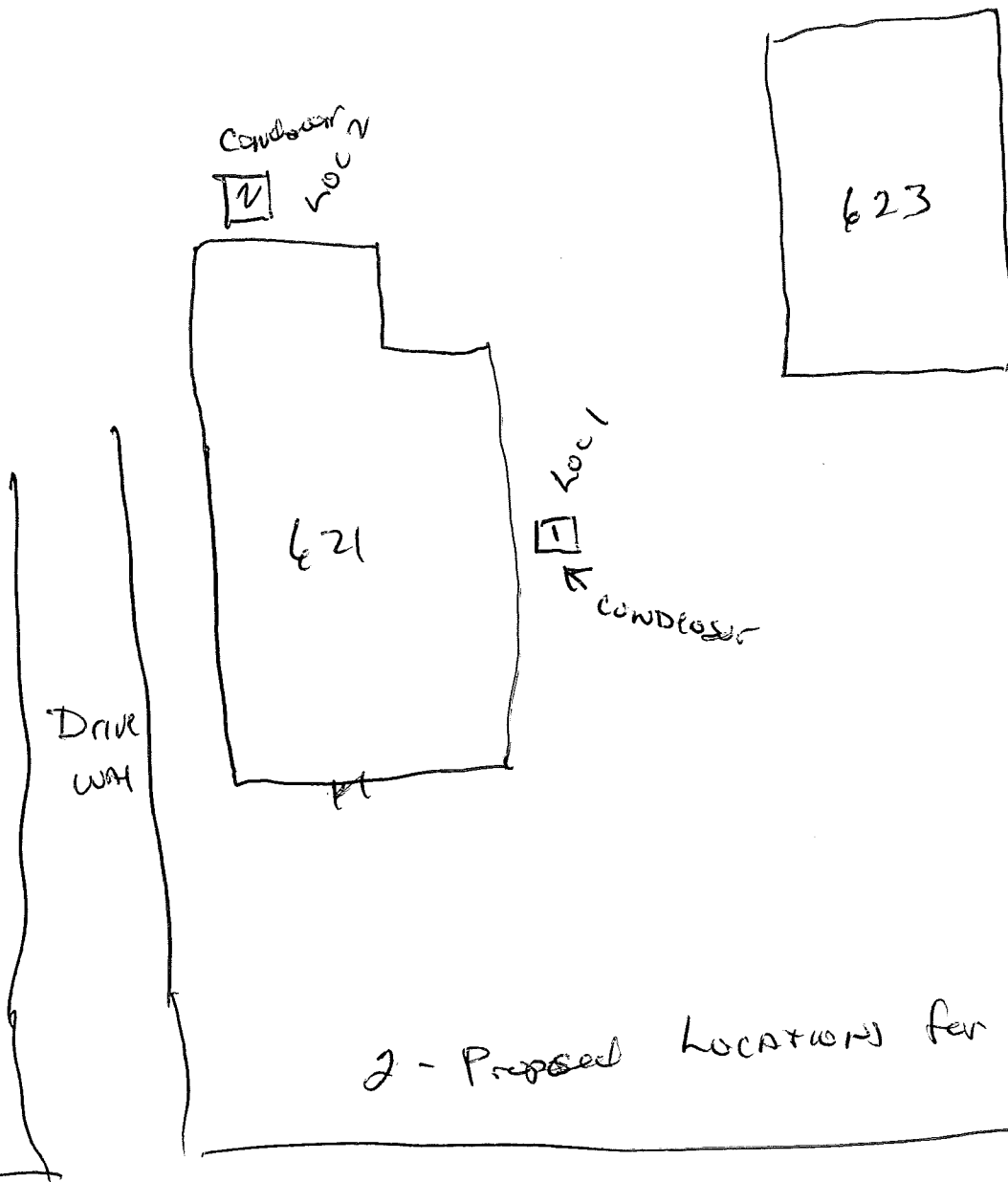
James Fishelson

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

621 N River

PHDC-17-0050



2 - Proposed Locations for Condenser

N River

13 SEER PERFORMANCE

PHDc-17-0050



Air Conditioning & Heating

GSX13 ENERGY-EFFICIENT AIR CONDITIONER



Thank goodness for Goodman®.

MODEL	COOLING EFFICIENCY SEER	LIMITED WARRANTY* COVERAGE			COMPRESSOR SOUND BLANKET	FACTORY-INSTALLED FILTER DRIER
		10-YEAR UNIT REPLACEMENT LIMITED WARRANTY*	LIFETIME COMPRESSOR LIMITED WARRANTY*	10-YEAR PARTS LIMITED WARRANTY*		
DSXC18	Up to 18	•	•	•	•	•
DSXC16	Up to 16	•	•	•	•	•
GSX16	Up to 16			•	•	•
SSX14	Up to 15		•			•
GSX13	13			•		•

*Complete warranty details available from your local dealer or at www.goodmannmfg.com. To receive the 10-Year Unit Replacement Compressor Limited Warranty, Lifetime Compressor Limited Warranty (good for as long as you own your home), 10-Year Compressor Limited Warranty and 10-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Quebec.



GOODMAN – A MEMBER OF DAIKIN GROUP

Daikin Industries, Ltd. (DIL) is a Fortune 1000 company with more than 49,000 employees worldwide, making it the number one residential and commercial HVAC manufacturer in the world. Daikin is engaged primarily in the development, manufacture, sales and aftermarket support of heating, ventilation, air conditioning and refrigeration equipment, refrigerants and other chemicals, as well as oil hydraulic products. DIL is headquartered in Osaka, Japan, has manufacturing operations in 18 countries and a sales presence in more than 90 countries.

The company provides innovative, premium quality indoor climate management solutions to meet the changing needs of residential, commercial and industrial customers.



a member of **DAIKIN** group

Our continuing commitment to quality products may mean a change in specifications without notice.
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www.goodmannmfg.com



GSX13 02-14



Air Conditioning & Heating

ENERGY EFFICIENCY

As the owner of an efficient Goodman® brand GSX13 R-410A Air Conditioner, you have made one of the best purchasing decisions possible in the HVAC marketplace. At Goodman, we strive to build heating and air-conditioning equipment that offers high performance, energy efficiency, durability, and an environment-complementing design – all at a price that will have you saying

"Thank goodness for Goodman."

In particular, your Goodman brand GSX13 Air Conditioner will provide you with reliable cooling at money-saving energy efficiency levels as compared to lower SEER air conditioner units.



COMFORT. SAVINGS. PERFORMANCE.

ENJOY THE COMFORT

You can count on your Goodman brand GSX13 Air Conditioner to keep you cool on even the hottest summer days. Your Goodman brand air conditioner starts with an energy-efficient compressor, which operates in tandem with our high-efficiency coil. The coil is made of filled refrigeration-grade copper tubing and corrugated aluminum fins in a design that maximizes surface area. These high-quality components together cool your home effectively.

SMARTCOIL™ TECHNOLOGY SMALLER IS SMARTER

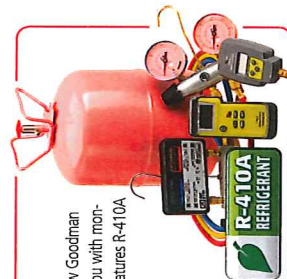
Long ago the HVAC industry determined that the combination of copper tubing and aluminum fins provided the most efficient transfer of thermal heat available. Today, the Goodman brand has improved upon this industry standard by making the condenser coil copper tubing smaller and smarter. The result is an air conditioner unit that can offer high-efficiency, use less refrigerant, and deliver money-saving and energy-saving comfort to you for years and years.



Goodman's SMARTCOIL
5mm tube condenses
coil design optimizes
the heat transfer ability
of R-410A refrigerant
compared to standard
3/8" copper tubing.

QUIET YOU CAN COUNT ON

We know that the last thing you want to hear at night is a noisy air conditioner starting up. So, we build our Goodman brand GSX13 Air Conditioners with sound-dampening features that help ensure that your cooling system doesn't interfere with a good night's sleep. We rely on a quiet condenser fan system – a three-bladed fan and a unique lowered sound-control top – to reduce fan-related noise. Your Goodman brand GSX13 Air Conditioner will keep your home cool and comfortable, year after year.



R-410A REFRIGERANT

Compared to lower SEER, R-22 refrigerant units, your new Goodman brand GSX13 Air Conditioner system will not only provide you with money-saving cooling performance for many years, but it also features R-410A refrigerant. This refrigerant does not contain chlorine.

Introduced in 1995, R-410A refrigerant has helped increase the durability and reliability of air conditioner compressors.

IMPRESSIVE FEATURES AND BENEFITS: GOODMAN® BRAND GSX13 R-410A ENERGY-EFFICIENT AIR CONDITIONER

- Chlorine-free R-410A refrigerant
- An energy-efficient compressor
- A factory-installed in-line filter drier
- Copper tube/aluminum fin coil
- A louvered cabinet made of heavy-gauge galvanized steel that protects the coil
- Brass liquid and suction line service valves
- A high-efficiency condenser coil made of corrugated aluminum fins and rifled refrigeration-grade copper tubing
- Air Conditioning, Heating, and Refrigeration Institute (AHRI) certified

Talk to your Goodman brand dealer about opportunities to optimize the efficiency of your new unit.

OUTSTANDING WARRANTY* PROTECTION

**10 PARTS
LIMITED
YEAR WARRANTY**

*Complete warranty details available from your local dealer or at www.goodmannig.com. To receive the 10-year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Quebec.



ADDITIONAL INFORMATION

Before purchasing this appliance, read important information about its estimated annual energy consumption, yearly operating cost, or energy efficiency rating that is available from your retailer.

Goodman

Thank goodness for Goodman®.



HDC Work Permit Staff Review

Property address: 9 S Adams, 16 S Washington & 22 S Washington

Date of Application: May 16, 2017

Date of Review: May 17, 2017

Date of Meeting: May 23, 2017

Proposed work: mural installation

Materials: Dibond panels

Staff review:

1. Applicant attended the April 25, 2017 meeting as a study item to discuss the project. At that meeting, the applicant was advised that a gap should be left between the wall and the frames for the murals so that moisture does not collect in between.
2. Staff emailed the applicant and requested final concepts and locations for the murals. The concept included in the packet was provided to staff for the study item.
3. Applicant plans to install the mural frames into the mortar joints.
4. HDC to inquire as to the final plans for the framing and fasteners.

Relevant Secretary of the Interior's Standards:
#10

Recommended Motion:

Move to (approve/deny) the installation of the murals at 9 S Adams & 22 S Washington. The murals will be painted on to Dibond panels and placed in framing that will be installed in the mortar joints of the walls.

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

Growing Hope 16 South Washington, and Beer Cooler 22 S. Washington

Applicant

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

Name

Lynne Settles

Address

2095 Packard Road

City

Ypsilanti

State

Michigan

Zip

48197

Phone / Fax

734-221-1160

E-Mail

lsettle2@yoschools.us

Contractor

Contractor Name & Contact Info

Fast Sign, 3500 Washtenaw Ave, Ann Arbor, MI . 734-677-1500

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

The Ypsilanti Community High School, Community Arts class is doing 2 mural(s) (1) on the Ypsilanti connect to the Underground railroad and (2) Food and Agriculture . The mural will be done on dibond sign panels which are very durable for the weather. When the murals are completed it will be framed and hang on the building wall mounted only into the joints not damaging the brick.

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

dibond will be the paint surface for both murals.

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:

Permit fee:

\$35 + _____ =

Signature

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

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

Signature:

Date:

May 15, 2017

Print Name:

Lynne Settles

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.

Growing Hope
922 W Michigan Ave, Ypsilanti, MI. 48197

Ypsilanti Community Schools
1885 Packard Rd, Ypsilanti, MI 48197

May 1, 2017

Ypsilanti Historic District Commission
City Council Chambers
1 S. Huron Street
Ypsilanti, MI 48197



I give my permission for the Ypsilanti High School art class and Growing Hope to install a mural on the north-facing wall of the Beer Cooler. The mural can be removed if necessary because it will be installed on panels. I am interested in reviving the S Washington Street corridor, and believe a youth-led mural can add vibrancy to this block. Over the last year I have started talking more with Growing Hope about the benefits of the Ypsilanti Farmers Market, which is next door to my store. I believe being a good neighbor involves participating in community projects such as this mural.

Thank you,

K.P.
Beer Cooler Owner

Kanulputhly
05/09/17

Ypsilanti Community Schools
1885 Packard Rd, Ypsilanti, MI 48197

May 1, 2017

Ypsilanti Historic District Commission
City Council Chambers
1 S Huron Street
Ypsilanti, MI 48197



Dear Ypsilanti Historic District Commission:

The Ypsilanti High School art class and Growing Hope seek permission to highlight the rich African-American food heritage in Ypsilanti through a youth-developed mural at 16 S Washington Street. This mural would be installed outdoors at the Ypsilanti Farmers MarketPlace on the north facing wall of the Beer Cooler located at 22 S Washington Street. Growing Hope and the Ypsilanti High School art class has secured funding through the Ann Arbor Area Community Foundation to research the project's themes and install the mural.

The Beer Cooler owner has approved the mural installation on his building and is willing to work with Growing Hope and the Ypsilanti High School art class. The timeline for this mural is late spring through early summer 2017. Upon approval from Ypsilanti Historic District Commission the YHS art students will paint and install the mural.

This project will have a positive effect on neighborhood aesthetics in a long-vacant area, and will provide an educational opportunity for the local history of Ypsilanti's food culture and untold histories. Additionally, it will give students a chance to engage in local Ypsilanti history and become active citizens in the community. Between 500-800 customers visit the Ypsilanti Farmers Market in the outdoor season and the mural will be visible to all.

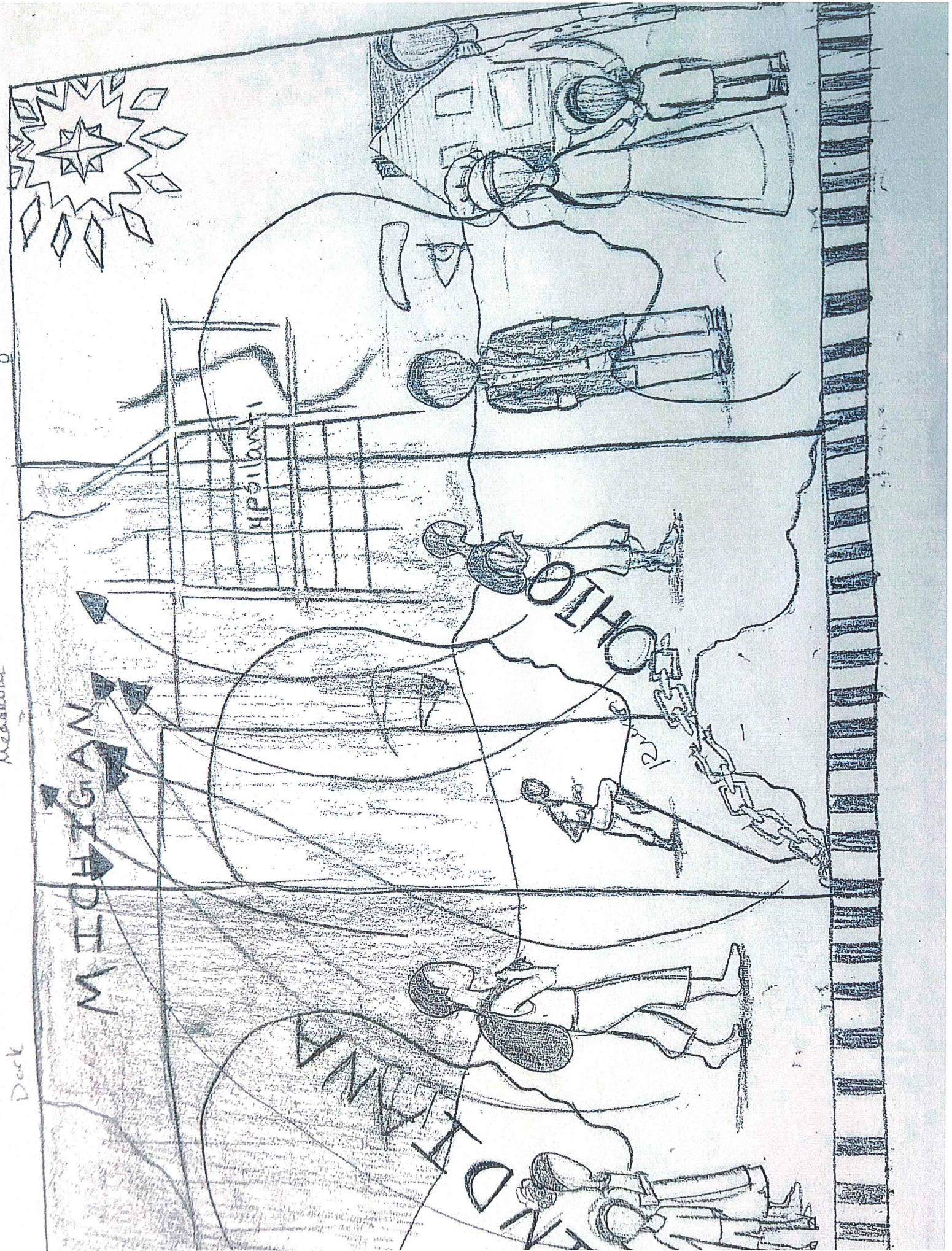
Thank you for the opportunity to bring more vibrancy to one of Ypsilanti's most historic districts. Growing Hope and the Ypsilanti High School art class look forward to working with the Historic District Commission to ensure all mural aesthetics, materials and installation techniques meet the YDC preferences.

Sincerely,
Erica Bloom
Erica Bloom
Program Director, Growing Hope

Lynne Settles
Ypsilanti High School Art Teacher

Ugma

Measurum



Deck

RECEIVED

MAY 09 2017



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: 1

Meeting Date: 5/23
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	205 S. Washington, Ypsilanti, MI 48197
---------	--

Applicant

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

Name			Jeff Greunke								
Address						205 S. Washington					
City						Ypsilanti					
State						MI					
Zip						48197					
Phone / Fax						734-576-0718					
E-Mail											

Contractor

Contractor Name & Contact Info
GOTO Roofing Inc / Veronica Lopez (office manager)
734-260-6706

Type of work

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

Complete Description of Proposed Work:

See contract please!

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:

\$7455.34

Permit fee:

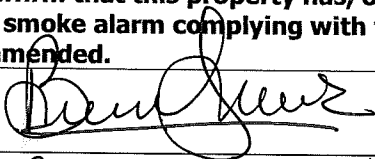
\$35 + _____ =

Signature

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

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

Signature:



Date:

5/3/2017

Print Name:

B. Veronica Lopez

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

PHOC-17-0045



Lifetime Roof System

(734) 627-ROOF

6867 Crane Road Pittsfield Township, 48197

Name Jeff Greinke Date 5/2/17 Est install date _____
Street 205 S. Washington City Ypsilanti Zip 48197 Twp Yps City
Primary 734-576-0718 Secondary _____ Email jgreinke88@comcast.net
Roof Inspector Steve D Cell Phone 734-246-5934 Email stevd@gotoroofing.com

- 1) Prepare property for construction project. Tarp/protect outside of building and landscaping to ensure debris does not damage property. Please be sure to remove yard decorations and fragile landscaping items prior to installation date.
- 2) Remove all old roofing material to original wood decking. Remove and replace any rotten/damaged wood decking.
- 3) The first 100ft of linear board decking OR 4 4'X8' sheets of OSB are included in this agreement. Thereafter, a charge of \$3 per foot of linear board and \$4.5 per sheet of OSB will be added. Customer signature Jeff Greinke
- 4) Install premium 1.5' "T Style" aluminum drip edge along all eaves and rakes.
- 5) Install premium ice and water shield at all eaves (min 6'')/flashings/valleys/skylights and where needed to exceed building code requirements to prevent possible damage that ice dams cause to roof system. (Ice and water shield does not stop the formation of ice on roofs)
- 6) Install Synthetic OR ~~felt paper~~ roofing underlayment on remainder of the roof. (CIRCLE CHOICE)
- 7) Install Lifetime architectural shingle: Manufacturer Malarkey Brand Legacy
(We recommend Malarkey's Legacy for the most "bang for your buck", however we will install which ever shingle you choose to our high standards)
- 8) Use premium Galvanized high wind 1.25" ring-shank OR 1.5" smooth shank (not staples) to secure shingles.
- 9) Install heavy duty neoprene vent stack collars to all stack pipes (NOT PLASTIC!).
- 10) Install multiple layer high wind perimeter system on all outside edges of roof.
- 11) Install premium Metal vents (NOT PLASTIC!) OR low profile ridge exhaust ventilation system. (Circle Choice)
- 12) Inspect intake ventilation. Add additional intake vents (soffit, rooftop, or fascia style available) at a cost of \$ describe in @ notes
- 13) Flash and counter flash all chimneys, walls and roof penetrations as needed. (FLASHING TO BE SAW CUT INTO ALL MASONRY)
- 14) Job includes thorough clean-up with MAGNETIC SWEEP and proper disposal of all debris. All permits, fees and taxes are included in this agreement. Permits pulled by GoTo Roofing NOT a subcontractor.
- 15) Quality control inspection will be performed after the roof has settled. Free Re-inspection once per year at homeowner's request.
- 16) Limited lifetime warranty from manufacturer included, PLUS 30 years NO LEAK GUARANTY from GoTo Roofing on material and labor. (length of "No Leak guaranty" is based on quality of materials chosen by homeowner) - GoTo Roofing holds funds in escrow specifically for repairs. Which means we back our guaranty with CASH MONEY not empty promises. Cost \$ included

ADDITIONAL NOTES/UPGRADES: Historical District, does not include side porch (not included in insurance claim), remove and rehang gutters.

SKYLIGHT SIZE: <u>0</u> QTY <u>0</u>		QTY <u>0</u>	
NOTICE OF RIGHT TO CANCEL: YOU THE BUYER MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE BACK OF THIS AGREEMENT FOR THE NOTICE OF CANCELLATION FORM AND EXPLANATION OF THIS RIGHT.			
ROOF PRICE \$ <u>7458.34</u>	Color Choices	CIRCLE PAYMENT TYPE	
GUTTERS \$	SHINGLES: <u>Storm Grey</u>	<u>CASH/CHECK</u>	CREDIT CARD FINANCE
<u>Discount 500.00</u>	DRIP: <u>blk</u> white ww bfo	DEPOSIT CHECK #	CC LAST 4:
DEPOSIT \$	VENTS: MATCH SHINGLES	**CASH/CHECK DISC. CANNOT BE COMBINED WITH OTHER OFFERS	
SUBTOTAL \$	GUTTERS: <u>0</u>		
MONTHLY PAYMENTS (estimate) \$			

SIGNATURE Jeff Greinke DATE MAY 2, 2017
SIGNATURE _____ DATE _____

Your location: 48104 | [Change](#)[Select Language](#) ▼[Where To Buy](#)[Request A Sample](#)[Contractor Login](#)[Residential Roofing](#)[Commercial Roofing](#)[Sustainable Roofing](#)[About Us](#)[Shingle Color Selector \(Click Here\)](#) [Roof Designer \(Click Here\)](#) [Image Gallery \(Click Here\)](#) [Designer Shingles](#)[Laminated
Architectural Shingles](#)[Solar Reflective
Shingles](#)[3-Tab Shingles](#)

Choose a shingle product line to view colors:

LEGACY® XL
FEATURING SCOTCHGARD™**LEGACY®**
SHINGLE LINE**VISTA™**
SHINGLE LINE**HIGHLANDER®**
SHINGLE LINE**Storm Grey**Legacy product literature available:
[visit the Legacy product page.](#)[Browse our Video Library.](#)[Find a Malarkey Certified Residential Contractor.](#)View the Roof Designer visualizer or
download the app for tablets:**RoofDesigner** iPad Android

Sample pieces or photographs of shingles may not accurately represent the true color level or variations of color blends that will appear on the roof. Before installation, five or six shingles should be laid out and reviewed for conformity to desired color level. If color levels are unsatisfactory, advise your dealer before proceeding with installation. Colors and specifications subject to change without notice. Limited warranties carry terms and conditions.

[Residential Roofing](#)[Shingle Design Center](#)[Shingle Color Selector](#)

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CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF MAY 9, 2017

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:02 PM

Meeting Location: Ypsilanti Historical Society Archives, 220 N. Huron St.

Commissioners Present: Anne Stevenson, Hank Prebys, Alex Pettit, Jane Schmiedeke

Commissioners Absent: Erika Lindsay, Ron Rupert, Mike Davis, Jr.

Staff Present: Cynthia Kochanek, Associate Planner

APPROVAL OF AGENDA

Motion: Prebys (second: Schmiedeke) moves approval of the agenda as amended to move 316 E Forest to administrative approvals.

Approval: Unanimous. Motion carries.

Stevenson: Inquired as to whether anyone in the audience needed to be added to the agenda as a study item. 333 E Cross requested to be added to the agenda.

Motion: Prebys (second: Pettit) moves to amend the agenda to add 333 E Cross as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

316 N Lincoln

**Item was moved to the end of the agenda as the applicant was not present at the meeting.*

306 N River, Suite D

**Application is for sign installation.*

Applicant: Eric Mullins, Applicant - Present

Discussion: Stevenson: States that this is for the Saturn logo sign. States that the applicant was previously seen as a study item about this sign. Advised the applicant to check in with the building department about the total signage allotment.

Mullins: States that he is aware of the need to check in with the building department and when he inquired he was told that he should be within the signage allotment.

Stevenson: Inquires about the spec sheets on the bracket options.

Mullins: States that he avoided the ornate scroll like bracket, as was suggested in the previous meeting as a study item. He states that he is looking for a more industrial looking bracket. States that the spec sheet is for a 50" bracket but the actual bracket will be 40".

Pettit: Asks if it is used in conjunction with the corner brackets.

Mullins: Confirms that is the case.

Motion: Prebys (second: Schmiedeke) moves approval of the application for work at 306 N River, Suite D for the sign installation with the Saturn logo with the bracket at 40" to be installed at the southeast corner of the building. The sign is to be installed in the mortar joints with non-corrosive hardware.

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

Approval: Unanimous. Motion Carries.

8 N River

**Application is for painting, door & window installation, trim and siding repair.*

Applicant: Robert Hopps, general manager of The Equity Build Company- Applicant & Phil Meyers, Owner- present

Discussion: *Hopps provides photos of the house showing the changes to the windows.*

Hopps: Discusses the window changes, states that the replacement windows will be supplied from Marvin. He will be replacing four windows and restoring one window. States that the small window on the house that was not supposed to be there will be removed and sided over. The window on the top will be moved down from under the gable to the bottom to match the window below.

Stevenson: Clarifies the window removals and replacements. The four new windows will be white aluminum clad windows. Clarifies that these will be double-hung windows like the others.

Prebys: Asks about the window in the stairwell that has divided lights.

Meyers: States that the stairwell was an addition that is about 70- 80 years old. States that the transoms that exist on the structure now are fixed and will remain on the structure.

Stevenson: Asks the commission if there are any more questions about the windows.

Received no more inquiries.

States to proceed on to the doors.

Hopps: States that they are looking to replace both the side doors and the back door on the house.

Stevenson: Asks what type of doors are there now.

Meyers: States that they are flat slab steel entrance doors.

Pettit: Asks about the finish on the new door.

Hopps: States that it is smooth finish door.

Stevenson: States that there is a grain like finish that makes it appear to imitate wood. States that she is fine with the doors if they can be painted since right now the doors are one material but appears to imitate another material. States that the applicant can paint the door to match the front door or another color if they prefer. Inquires about the color that the house will be painted.

Hopps: States that he will want to come back to the commission with a different paint color as he has not proposed the new color to the owners yet.

Stevenson: States that the commission cannot approve a partial application, that they would need to table the application and come back with the color.

Hopps: Asks if the commission can approve it for the same color that is on the house currently and then he can return with an amendment for the house color.

Stevenson: Advises that would be possible.

Motion: Pettit (second: Prebys) moves to approve the application for work at 8 N River to include the moving of several windows on the north side of the

house. On the second story center section, the centermost window will be moved to the main floor where the siding pattern shows a previous window once existed. The smaller window next to the one window on the second story will be eliminated entirely. The front 2nd story window will be moved back to where the current window will be removed from under the center gable section but will fit below the cornice board. Where the westernmost 2nd story window is to be removed a new egress window will be installed as depicted in the submitted photos. The new window will be a Marvin Next Generation double-hung aluminum-clad in snow white with a one-over one pattern. Repairs will be completed as necessary to the remaining windows. The installation to include three new doors on the north, south and east faces, the door to be Feather River Craftsman style fiberglass door to be painted in a color similar to the front door. The one remaining window on the second story east corner of the building will be sided over. The house to be painted in a color similar to the existing color on the house.

Secretary of the Interior Standards:

- # 6- Repair, don't replace. Replacements shall match original.
- #9- Contemporary designs shall be compatible and shall not destroy significant original material.
- #10- New work shall be removable.

Approval: Unanimous. Motion Carries.

215 S Washington

**Application is for painting, the removal of third story entrance door and dormer, the removal of an above ground cellar entrance, restoration of the original cellar doors and roofing installation on the carriage house.*

Applicant: Pace Nielson, Applicant - Present

Discussion: Prebys: States that they have previously spoke with the applicant about this project as a study item several times. States that this all seems to be what was previously discussed with the applicant.

Stevenson: Asks if there is anything else that the applicant would like to discuss.

Nielson: States that the older photo that was included in the packet shows a different staircase that was no longer there when he purchased the property and it appears that the dormer that he has proposed for removal was not there in that photo. States that he would like to make like the dormer was never there. Asks if there is a different shingle color that the commission would prefer since that was not discussed before.

Prebys: States that there no issue with the shingle color.

Motion: Prebys (second: Schmiedeke) moves to approve the application for work at 215 S Washington to include the removal of the third story entrance door

and dormer at the rear of the building, restoring it to original roofline with materials to match the existing. The removal of the above ground cellar entrance and the restoration to the original cellar doors. The repair and painting of the carriage house consistent with the color plan of the house. The main floor is Sherwin Williams 0024-Curio Gray, window sashes in Sherwin Williams 6992-Inkwell, window trim in Sherwin Williams 2802-Rookwood Red, the 2nd Floor in Sherwin Williams 0032-Needlepoint Navy, and the railings and accents in Sherwin Williams 2829-Classical White. The shingling of carriage house with GAF Timberline HD Pewter Gray shingles.

Secretary of the Interior Standards:

7- Clean building gently—no sandblasting.

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

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

STUDY ITEM

333 E Cross

Applicant: Darlene Moran & Vivian Phillips, owner

Discussion: Moran: States that she is looking for the rules on the roofing and windows for the historic district since they are just getting started looking into repairs for the house.

Stevenson: Advises that there is information about that online.

Moran: Asks regarding what colors are allowed.

Stevenson: States that there is no specifics provided for color online since color selection is particular to each individual property. States that the commission needs to adhere to the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures whenever they approve a project. Inquires about the windows that are there now.

Phillips: States that what exists no longer works.

Moran: States that new wood windows are about \$1,000.

Prebys: States that they do not have to spend that kind of money, that many wood windows could be repaired for a lot less. States that the historic windows are made from better and stronger wood and just need to be maintained. States that if replacements are pursued, the replacement windows will need to be wood and will need to match the light patterns of what exist on the house.

Pettit: States that the metal clad is also an option.

Prebys: States that screens can be added as storms or can come with the new windows.

Moran: Inquires as to what to do for egress windows when the current ones do not open.

Pettit: States that repairs can make them functional again. States that the applicant needs to identify which windows need to be used for egress and to come back with a proposal for repair or replacement for them for the commission to consider. States that regarding roofing the HDC just wants to know what color, type of shingles, venting and gutters.

Moran: States that they want it pretty much the same.

Pettit: States that if it does not change the look of the exterior then it is a fairly simple process for roof approval.

Moran: Inquires as to what colors that the commission would approve.

Pettit: States that the commission is flexible on the colors but that there is no specific color list.

Prebys: States that the same is true for the colors in which to paint the house. Also, that for roof colors the applicant can look to what the roof colors are on the houses surrounding theirs.

Stevenson: Advises that if the applicant is looking for contractor info, to possibly do a Google search or use the MPHN resource guide.

Prebys: States that the commission cannot recommend a contractor.

Stevenson: States that there may be some windows that can still be repaired.

Moran: Asks if it is ok to have some windows replaced and some that are just repaired, as they may look different.

Prebys: Confirms that would be fine. As for screens, original ones may still exist on site.

Moran: Asks about the approval process and if the roof and windows need to be done on the same application.

Prebys: States that both items do not need to be on the same application. Recommends that the applicant comes back to discuss the major projects prior to finalizing any details.

NEW BUSINESS

316 N Lincoln

**Application is for sign installation.*

Applicant: Kent Greniewicki, Applicant - Absent

Discussion: Prebys: States that he does not see any problems with the application.

Stevenson: States that she does not see any problems. States that the attachment methods can be addressed in the motion.

Prebys: States that the building is concrete block.

Motion: Prebys (second: Schmiedeke) moves approval of the application for the sign installation at 316 N Lincoln as proposed, to include an 8'x4' Dibond sign with an acrylic logo. The sign mounts are to be installed in the mortar joints of the block structure or where it will cause the least amount of damage to the structure.

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

OTHER BUSINESS

Administrative Approvals

316 N Lincoln & 430 N Washington-re-roof 316 E Forest-repairs from storm damage

Motion: Schmiedeke (second: Prebys) moves acceptance of the administrative approvals for 316 N Lincoln, 430 N Washington and 316 E Forest.

Approval: Unanimous. Motion carries.

Masonry & Mortar Fact Sheet Update

Staff advised of the changes made to the fact sheet so that it corresponds to the policy document that was approved last fall.

Motion: Prebys (second: Pettit) moves approval of the edits to the masonry repair and cleaning fact sheet which was last updated in November 2015, as submitted.

Approval: Unanimous. Motion carries.

Property Monitoring

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

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: a the letter has been written and will go out to the owner for the W Cross gas station with LED lights, this property is actually addressed to N Washington. Staff will verify if there are LEDs in H & R Block in Downtown and then send a letter.

Elbow Room: the commission requests that staff send a letter the owner regarding the re-installation of the awning on the building as the current façade looks to be completed but does not have the awning re-installed.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of April 25, 2017

Motion: Pettit (second: Schmiedeke) moves to accept the minutes as submitted.

Approval: Unanimous. Motion carries.

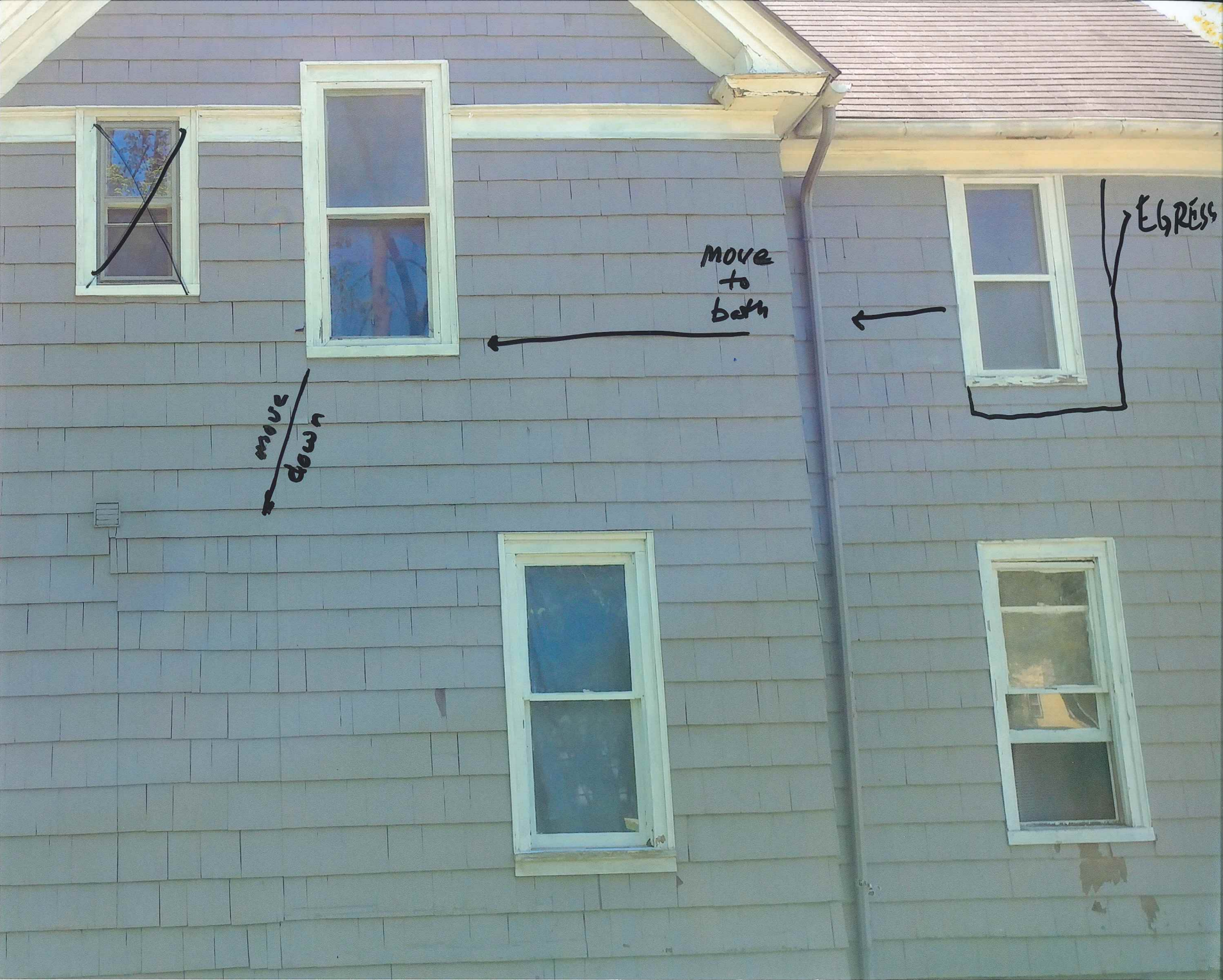
ADJOURNMENT

Motion: Pettit (second: Stevenson) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 7:59 p.m.

8 N River-photos submitted at 5-9-17 meeting



move
to
bath



move
down



Egress





BELFOR (o)
1800-421-4141





move

EGRESS