

1. Historic District Commission Agenda 6-27-17

Documents:

[01-HDC JUNE 27, 2017 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 6-27-17

Documents:

[HDC MEETING PACKET 6-27-17.PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, June 27, 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

- 1. 201 N Hamilton**
- 2. 9 S Adams & 22 S Washington**
- 3. 39 E Cross**

Re-roof
Mural installation
Amendment to sign installation

B. NEW BUSINESS

- 4. 208 Olive**
- 5. 10 S Huron, Apr 2S**
- 6. 333 Oak**
- 7. 333 Oak**
- 8. 36 N Huron**
- 9. 422 N Hamilton**

Porch replacement
Windows replacement
Garage demo
Garage addition
Sign installation
Painting, driveway, window & porch installation
Door, light & stair installation
Reroof, gutter& downspout installation
Painting

- 10. 315 Washtenaw**

- 11. 109 Maple**

- 12. 306 W Cross**

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

- 13. 527 N Huron**

Reroof

E. OTHER BUSINESS

- 14. Light Fact Sheet**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of June 13, 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: 201 N Hamilton

Date of Application: May 16, 2017

Date of Review: June 23, 2017

Date of Meeting: June 27, 2017

Proposed work: re-roof

Materials: Terrabella Shingles; stone-coated steel roofing system

Staff review:

1. This application was tabled at the 6/13/17 HDC meeting for more information and the commission would like the applicant to see if she can provide a sample of the roof material.
2. Applicant is applying to re-roof the garage only.
3. Applicant states that no venting will be installed as none currently exists on the garage. The drip edge and flashing will be white.
4. The HDC has previously approved a similar roof for an entire house re-roof on Pearl back in October 13, 2015.
5. 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:

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

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
— Drip 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 terrabella.roof.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



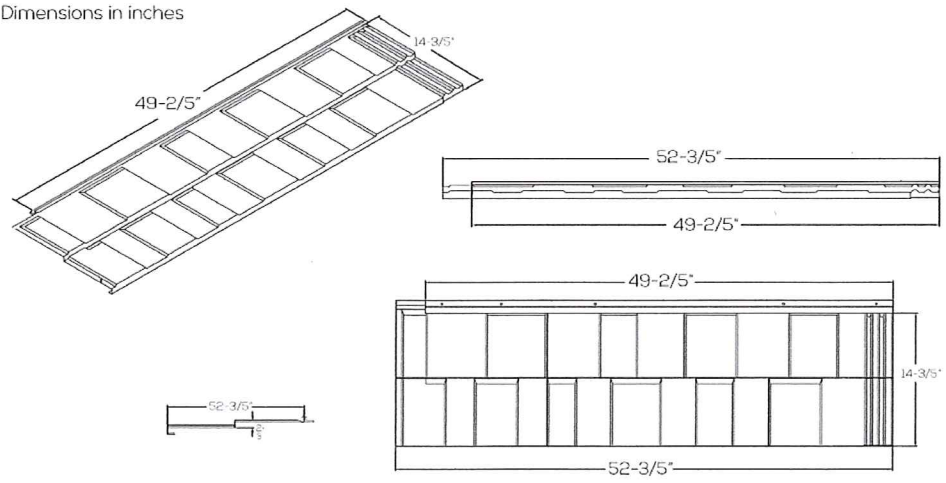
Chestnut



Charcoal



Dimensions in inches



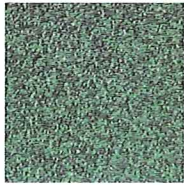
Terrabella Shingle® Znap	
Panel Size	415 mm (16.34") x 1,335 mm (52.60")
Installed Exposure	370 mm (14.60") x 1,255 mm (49.40")
Panel Per Square	21
Installed Weight	119.19 lbs/sq (54.06 kg/sq)
Minimum Pitch	3:12

[Download Installation Manual](#)

[Download Estimation Guide](#)



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

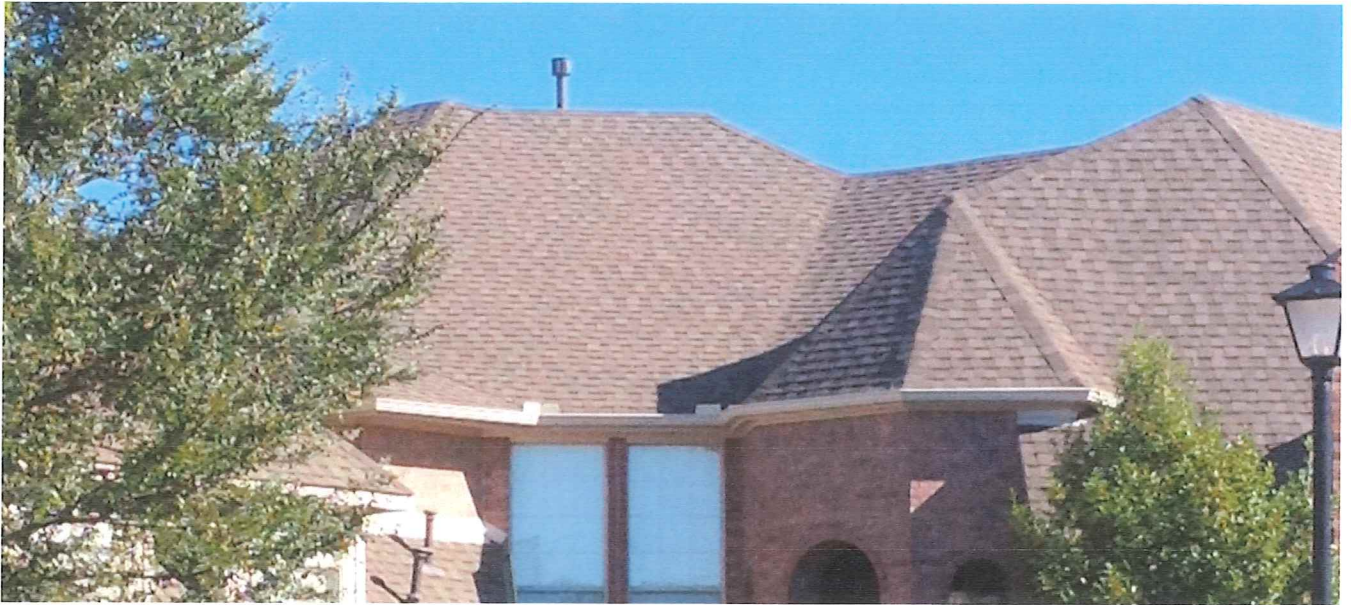
hpaz@alucom.com
PBX +1 305 414-2705
Tel. +1 +305-517-3045
Cel. +1 -786-281-7780
Skype: Alucom-Export

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



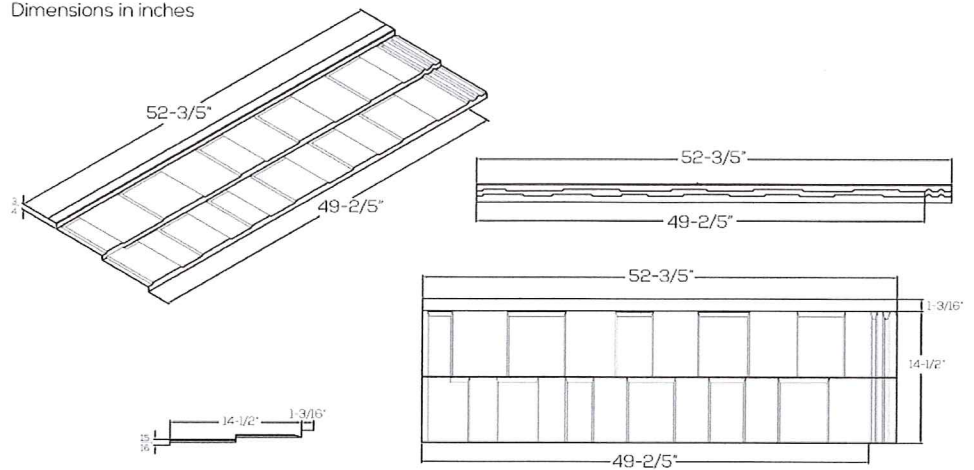
Chestnut



Charcoal



Dimensions in inches

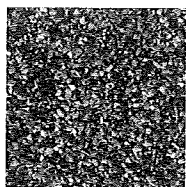


Terrabella Shingle®	
Panel Size	415 mm (16.34") x 1,340 mm (52.60")
Installed Exposure	370 mm (14.60") x 1,258 mm (49.40")
Panel Per Square	20
Installed Weight	119.19 lbs/sq (54.06 kg/sq)
Minimum Pitch	3:12

[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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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





HDC Work Permit Staff Review

Property address: 9 S Adams & 20 S Washington

Date of Application: May 16, 2017

Date of Review: June 8, 2017

Date of Meeting: June 13, 2017

Proposed work: mural installation

Materials: Dibond panels

Staff review:

1. Applicant submitted an amended application with additional details on the locations and the concepts of the murals.
2. 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.
3. Applicant states that Huron Sign Co. will be at the meeting to address the frame installation.
4. Applicant indicated to staff that the anti-graffiti coating will be applied to the murals over the summer break.
5. A building department permit is required for this work, applicant to obtain permit prior to commencing work.

Relevant Secretary of the Interior's Standards:
#10

Recommended Motion:

Move to *(approve/deny)* the mural installation project for 9 S Adams & 20 S Washington. Work to include the installation of murals painted on Dibond panels that will be framed and installed in the mortar joints of the walls of the buildings in the locations 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

9 S Adams and 20 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

MI

Zip

48197

Phone / Fax

734-221-1160

E-Mail

lsettle2@yoschools.us

Contractor

Contractor Name & Contact Info

Huron Sign Company , 663 Mansfield, Ypsilanti MI 48198, 734-483-2000

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

AMENDMENT TO PREVIOUS APPLICATION SUBMITTED ON MAY 17, 2017

The Ypsilanti Community High School, Community Arts class is doing 2 murals. (1) on the Ypsilanti connection to the Underground Railroad and (2) on Food Agriculture. The mural will be done on Diabond sign panels which are very durable for the weather. When the murals are completed they will be framed and hang on the building walls. They will be mounted only into the joints, not damaging the brick.

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

Diabond 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:

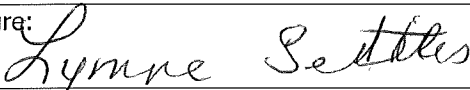
\$35 + _____ =

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:

6/22/2017

Print Name:

Lynne Settles

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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



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
Lynne Settles
Ypsilanti High School Art Teacher

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,

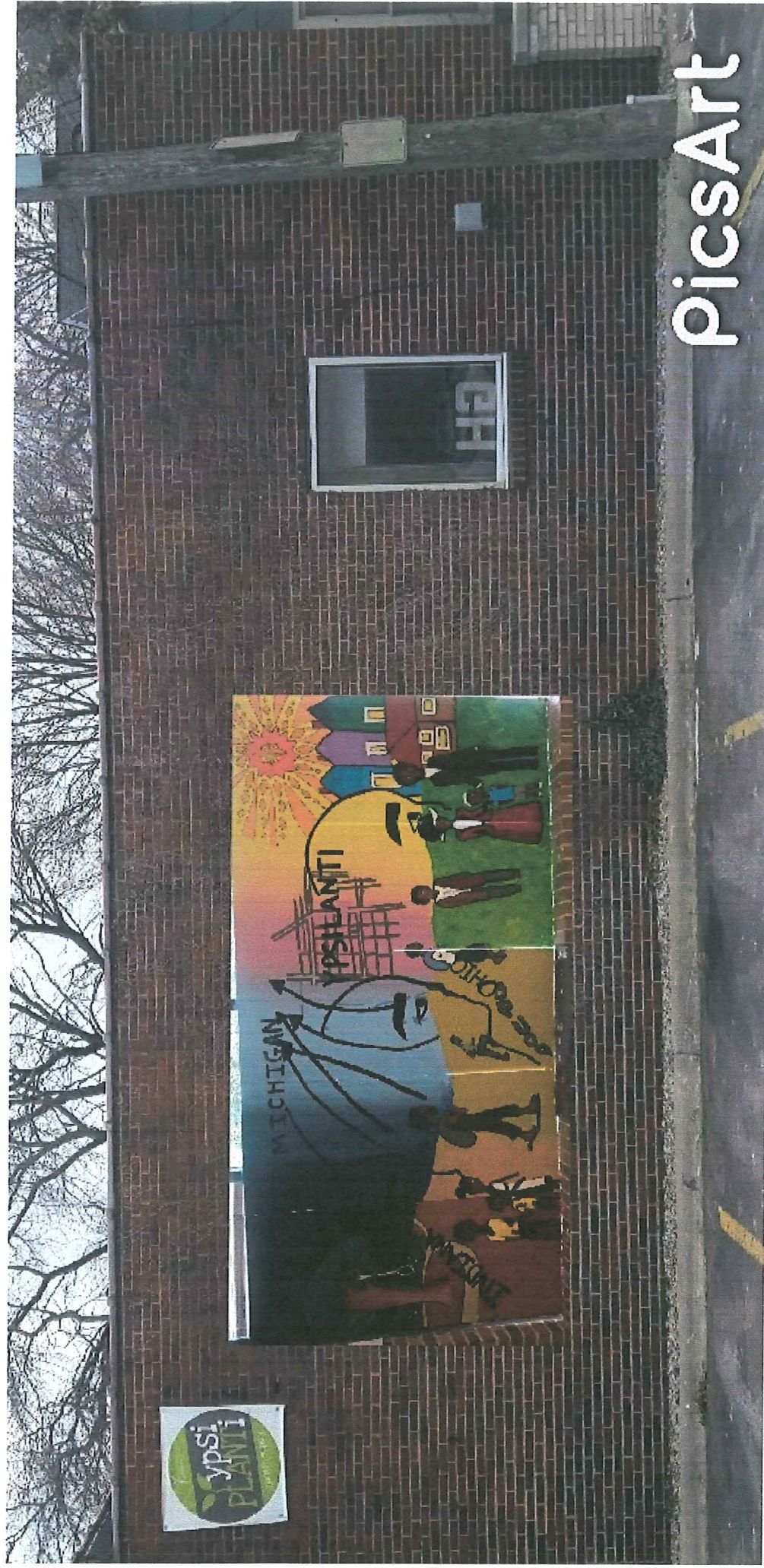
K.P.
Beer Cooler Owner

Kauputsky
05/09/17





Not to
scale



PicsArt

9 South Adams., Ypsilanti

Note scale



20 South Washington, Ypsilanti



HDC Work Permit Staff Review

Property address: 39 E Cross

Date of Application: June 19, 2017

Date of Review: June 23, 2017

Date of Meeting: June 27, 2017

Proposed work: amendment to previously approved sign installation

Materials: back-lit channel letter sign with low voltage LED, flat PVC letters

Staff review:

1. This is 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.
2. Applicant is returning to have the HDC consider the sign in a smaller version of the originally planned sign. This sign is also lower than the original design.
3. Staff advised that the back-lit and the brightness of the sign were originally a concern of the HDC.
4. A building department permit is required for this work, applicant to obtain permit prior to commencing work.

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

Recommended Motion:

Move to (approve/deny) the amendment to the previous application for work at 39 E Cross to include the installation of the back-lit channel letter sign in white with low voltage LED lighting and the flat PVC letters as depicted in the plans dated 6-16-17. The sign fasteners are to be installed in the mortar joints on the building.

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RECEIVED

JUN 20 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:

Meeting Date:

Action Item/Study Item

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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

Amendment to previous application

Address

39 E. CROSS

Applicant

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

Name

Andrew French

Address

5629 Pineview Dr.

City

Ypsilanti

State

Michigan

Zip

48197

Phone / Fax

734-657-5494

E-Mail

Andy@Aubrees.com

Contractor

Contractor Name & Contact Info

Bill Short - Huron Sign

734-483-2000 ext 14

734-483-5164 FAX

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

We wanted to provide a drawing which confirms the wall signs you granted at your meeting of 1/10/17.

Also we wanted to try to convince you to allow LED backlit letters with moderate light intensity for AUBREE'S similar to the brightness of the letters in the St John the Baptist Catholic sign which was done by Huron Sign Co in 2009.

No illumination is proposed for "Pizzeria" or "& Grill"

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

ALL COMPONENTS PROPOSED TO BE WHITE

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:

Andrew French

6.19.2017

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.

PHDC-17-0068

New Wall Signs

SIGN DETAILS



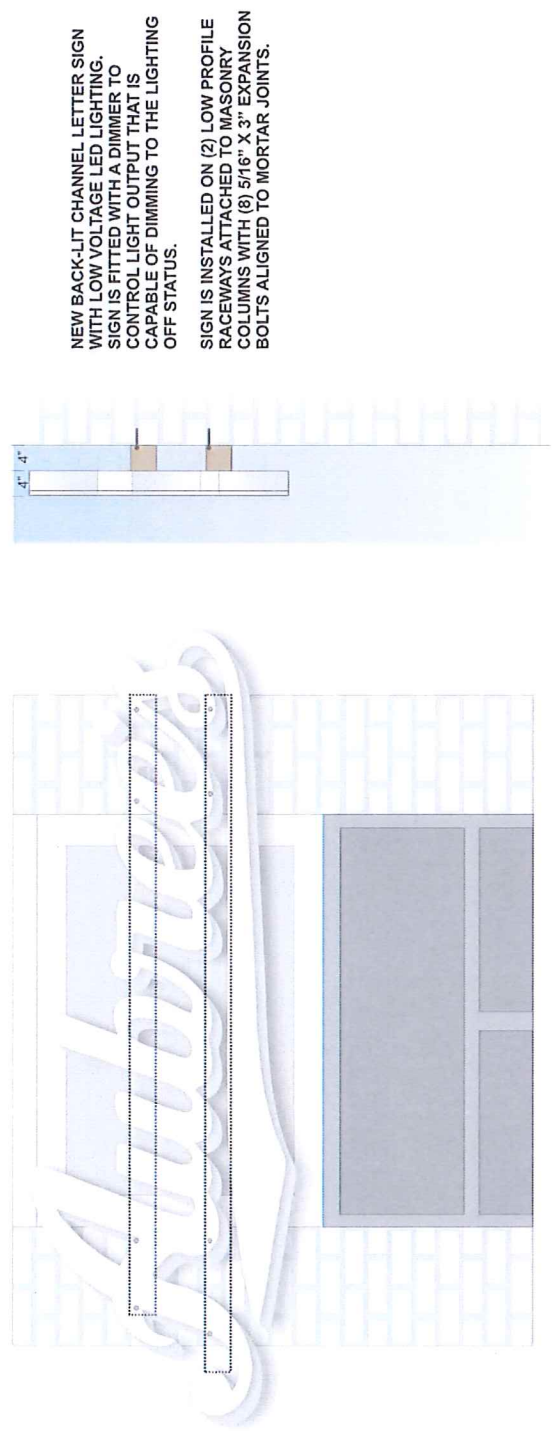
HURON SIGN
663 S. MANSFIELD
P.O. BOX 980423
YPSILANTI, MI 48198
PHONE 734-483-9000
1-800-783-0100
FAX 734-483-5164
www.huronsign.com



INTERNATIONAL SIGN ASSOCIATION
DESIGN COMPETITION
AWARD WINNER



WORLD SIGN ASSOCIATION
BEST OF THE BEST
AWARD WINNER



NEW BACK-LIT CHANNEL LETTER SIGN
WITH LOW VOLTAGE LED LIGHTING.
SIGN IS FITTED WITH A DIMMER TO
CONTROL LIGHT OUTPUT THAT IS
CAPABLE OF DIMMING TO THE LIGHTING
OFF STATUS.

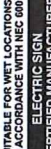
SIGN IS INSTALLED ON (2) LOW PROFILE
RACEWAYS ATTACHED TO MASONRY
COLUMNS WITH (8) 5/16" X 3" EXPANSION
BOLTS ALIGNED TO MORTAR JOINTS.

PIZZERIA & GRILL

NEW FLAT CUT 3/4" DEEP LIGHT WEIGHT EXPANDED PVC LETTERS PAINTED WITH MATHWEWS ACRYLIC POLYURETHANE
(2) PART CATALYZED PAINT. LETTERS ARE ATTACHED TO WALL WITH 3M VERY HIGH BOND (VHB) DOUBLE SIDED TAPE



ALL ELECTRICAL SIGNS TO
UNDERWRITERS
Laboratories, Inc.
-SUITABLE FOR WET LOCATIONS-
IN ACCORDANCE WITH NEC 606



ELECTRIC SIGN
CERTIFIED MANUFACTURER

# OF SETS	3	RETURN DEPTH	4"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	OFF WHITE	TYPE OF INSTALL	RACEWAY	TRANSFORMER	N.A.	DATE	08/16/17
RETURN COLOR	OFF WHITE	TYPE OF FACE	3/16" ACRYLIC	BALLAST	N.A.	JOB NO.	9971
RETAINER COLOR	OFF WHITE	RACEWAY D. H.	L. N.A.	COMMENTS:		JOB NAME	AUBREE-DEPOT-9971-3
LED COLOR	WHITE	HOUSINGS	N.A.	SALESPERSON:	BILL SHORT	ADDRESS:	39 E. CROSS ST. YPSILANTI, MI

APPROVED BY: _____ DATE: _____

THIS DRAWING IS THE REGISTERED PROPERTY OF HURON SIGN COMPANY. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REPRODUCTION OR MODIFICATION OF THIS DRAWING WITHOUT WRITTEN CONSENT FROM HURON SIGN COMPANY IS PROHIBITED.

THIS DRAWING PROVIDED & INCLUDED FOR CONCEPTUAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY NECESSARY MODIFICATIONS TO THE DRAWING SHALL BE MADE BY THE ARCHITECT OR ENGINEER. THIS DESIGN CONCEPT © COPYRIGHT 2017

New Wall Signs



**HURON
SIGN CO.**

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



52.3 SQFT TOTAL



# OF SETS	3	RETURN DEPTH	5"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	OFF WHITE	TYPE OF INSTALL	RACEWAY	TRANSFORMER	N.A.	DATE	06/16/17
RETURN COLOR	OFF WHITE	TYPE OF FACE	3/16" ACRYLIC	BALLAST	N.A.	JOB NO.	9971
RETAINER COLOR	OFF WHITE	RACEWAY D. H. L.	N.A.	COMMENTS:		JOB NAME	AUBREE-DEPOT-9971-2
LED COLOR	WHITE	HOUSINGS	N.A.	SALESPERSON:	BILL SHORT	ADDRESS:	39 E. CROSS ST. YPSILANTI, MI

APPROVED BY: _____ **DATE:** _____

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THIS DESIGN CONCEPT © COPYRIGHT 2017



HDC Work Permit Staff Review

Property address: 208 Olive

Date of Application: June 14, 2017

Date of Review: June 22, 2017

Date of Meeting: June 27, 2017

Proposed work: porch replacement

Materials: concrete

Staff review:

1. Applicant states that the new porch will be in the exact dimensions of the current porch.
2. Current porch has a tile surface, HDC to verify if that will remain.
3. Staff advised that the white curing compound is inappropriate.
4. A building department permit is required for this work, applicant to obtain permit prior to commencing work.

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

Recommended Motion:

Move to (*approve/deny*) the work at 208 Olive for the removal of the existing porch and step and the installation of a new concrete porch in the exact dimensions.

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

208 Olive St.

Applicant

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

Name

Matthew Waldsmith

Address

208 Olive St.

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-323-4561

E-Mail

Mwaldsmith@a2gov.org

Contractor

Contractor Name & Contact Info

Midwest Construction, Concrete & General Contractors, Inc.

*See attached Quote for
contact info.*

Type of work

☐ Roofing

☐ Window/Door
Replacement

☒ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Remove existing 6'10"x 4' deteriorating concrete porch w/step and replace with new concrete porch of the exact dimensions.

Existing porch has been repaired for many years by skim-coating with concrete. It is now reached a state where repair is not practical. Contractor worked on next door neighbors house last summer (502 N. Adams) replacing two concrete porches and did an excellent job.

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

Concrete

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:

\$3,520.00

Permit fee:

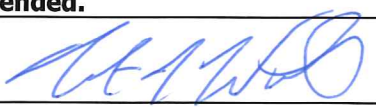
\$35 + 5 = \$40.00

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:

6/14/17

Print Name:

Matthew Walczuk

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.

208
Olive St.

P140C.17-0064



Google Maps 224 Olive St



Image capture: Oct 2014 © 2017 Google

Ypsilanti, Michigan

Street View - Oct 2014



**MIDWEST CONSTRUCTION, CONCRETE
& GENERAL CONTRACTORS, INC./
SAM'S CUSTOM CARPENTRY**

6315 E. Michigan Ave., Saline, Michigan 48176

Ph: 734-972-5566 ❖ Fax: 734-448-0776 ❖ Email: admin@midwestconcrete1.com
www.midwestconcrete1.com

CONCRETE ESTIMATE REQUEST

CUSTOMER CONTACT INFORMATION:

NAME:	<u>Matt Waldsmith</u>	PHONE:	<u>734-323-4561</u>
ADDRESS:	<u>208 Olive St.</u>	EMAIL :	<u>mwaldsmith@a2gov.org</u>
	<u>Ypsilanti, MI 48197</u>		

SCOPE OF WORK:

Replace front porch, 6'10" x 4' with a step.	
Tear out up to 4" thick of existing concrete in front porch and step. Form porch pad and step, compact base and pour 4" thick concrete, 4000 psi and 6 sacks. Return to remove forms and pack soil only along the sides of new concrete pads as needed. Price includes repairing a couple of blocks at the side of the house.	\$3,520.00

NOTES:

- 1) All work shall be done in a workmanlike manner, in accordance with Michigan Concrete Association guidelines.
- 2) When wire mesh is used it will be properly install by placing wire mesh below the depth centerline of the concrete for maximum effect.
- 3) Michigan recommends that a curing compound be applied the day of installation.
- 4) Unforeseen cost; there is no way of knowing if there was old concrete in the ground, what type of existing fill was used and what it was placed on (such as clay or organic material). In order to properly warranty our work we would remove any unacceptable material and replace it with a compacted 21AA crushed concrete or gravel base (we use sand for interior job). Though there would be no extra charge for the labor there would be for the extra sand/gravel. If there was old concrete in the ground, we will charge accordingly for removing concrete and extra fill material as needed.
- 5) The prices given are for tearing out 4" or 6" thick of existing concrete, if applicable. If the existing pad requires more than 4" or 6" tear out as specified, there will be extra charge according to the extra work needed.
- 6) Changes in cost due to unforeseen circumstances will be communicated to customer at the time they are discovered.

208 Olive





HDC Work Permit Staff Review

Property address: 10 S Huron, Apt 2S

Date of Application: June 16, 2017

Date of Review: June 22, 2017

Date of Meeting: June 27, 2017

Proposed work: window replacement

Materials: aluminum-clad wood windows

Staff review:

1. Applicant states that the windows will be replaced with double hung aluminum-clad wood windows. Windows will be white in color.
2. Applicant states that the windows will be as close as possible to the original size.
3. The photos and apartment number appear to indicate that the windows to be replaced are the two south windows on the front of the 2nd story.
4. A building department permit is required for this work, applicant to obtain permit prior to commencing work.

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

Recommended Motion:

Move to (*approve/deny*) the work at 10 S Huron, Apt 2S for the replacement of the two south windows on the front of the 2nd story with white aluminum-clad wood windows.

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.



Ypsilanti Historic District

Work Permit Application

PHDC-17-0065 3

Date filed 6-17 for HDC meeting date 6-27-17

Action item ☒

Study item ☐

Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 10 S. Huron, Apt. 25

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name Jeffrey Kuhns

Address 1302 Roosevelt

City Ypsilanti State MI Zip 48197

Phone (734) 604-4303 Fax _____

E-mail jkuhns@heritageappraisal.com

Owner _____
(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor Home Depot / Anderson Windows
(Name, address, phone) Carpenter Rd., Ann Arbor

Action Items only:

Construction Cost 2,908.80 Permit Application Fee 35.00

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

To complete this application:

1. On the reverse side, summarize the work proposed. Please be clear and complete. List the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed.
 - b. Paint color chips (if relevant).
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components.
 - d. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Demolition & moving structures: refer to the Historic District Ordinance and demo application for relevant provisions.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

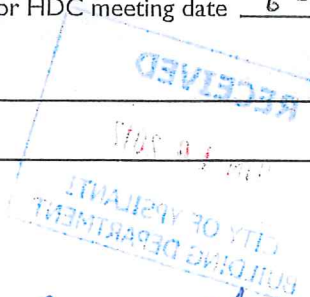
For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 6-8-17 for HDC meeting date 6-20-17

Property Address 10 S. Huron, Apt. 25

Applicant Jeff Kuhns



Description of proposed work (see sample applications)

2 windows will be replaced as close to the original size and materials as possible. The window material will be wood, clad in aluminum Double hung, white in color. The contractor is familiar with the ^{HDC} ~~HDC~~'s requirements and plans to conform to all specifications.

Materials

Wood & aluminum

Colors (Attach color chips or samples)

Body White

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

Other _____

- ☒ 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. (Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

Jeff Kuhns
Signature of Applicant

6-8-17
Date

CUSTOMER PRICE QUOTE



Date: 06/10/2017 Sales Consultant: Michael J. Boudiab Sales Consultant Phone #: (734) 646-2291	Branch: Detroit Customer Support Center: 1800 HOME-DEPOT MI Lic. # 2104158225 Michael J. Boudiab : 2105082986 License(s):
--	---

INSTALLATION ADDRESS: 10 south huron 2s YPSILANTI MI 48197 Job #: 10123201
--

PURCHASER(S):	Work Phone	Home Phone	Cell Phone
M/M jeff kuhms		(734) 482-8200	

Quote Name: Quote A

Your Project Price

	Total	Monthly*
Home Depot Price:	\$3636.00	\$56.65
Current Promotion:	-\$727.20	
Your Best Price:	\$2908.80	\$45.32

This is a price quote and does NOT constitute a Sales Contract The total investment (including discount amounts) is valid until the promotion expires, ask sales consultant for details. The Home Depot Price will expire on 07/10/2017



PROFESSIONAL INSTALLATION
 Licensed, insured and trusted experts from measurement to installation to cleanup



TOTAL PROJECT MANAGEMENT
 Team of dedicated professionals assigned to oversee every step of your project



SUPERIOR WARRANTIES
 The Home Depot stands behind your job; labor, materials and your satisfaction guaranteed by The Home Depot

CUSTOMER PRICE QUOTE



Purchaser's Name: M/M jeff kuhms Job#: 10123201

PROJECT SPECIFICATIONS

2 Andersen Double Hung (DH)

Double Hung (DH), White Int. Finish, White Ext. Finish, W- 37.62, H- 76.88, UI- 113,

10 S. Huron Street, Apt. 2S

Upper two windows on South side of Bldg.





HDC Work Permit Staff Review

Property address: 333 Oak

Date of Application: June 19, 2017

Date of Review: June 22, 2017

Date of Meeting: June 27, 2017

Proposed work: garage demolition

Staff review:

1. Applicant was seen by the HDC as a study item regarding this project back on February 14, 2017. At that time the applicant indicated that the existing garage and back deck would need to be demolished and a new garage installed to address accessibility issues with the property.
2. Applicant has not specified one of the four reasons in which a demo could be considered on the demolition permit. HDC to request that the one that best meets the situation be specified on the application.
3. Applicant is planning building a new attached garage at the rear of the property and has submitted a work permit application for the same.
4. City assessing records indicate the year built on both the house and the garage to be 1935. City records should be fairly accurate on the year built as the property was depicted as vacant on the 1927 Sanborn Map.
5. A building department permit is required for this work, applicant to obtain permit prior to commencing work.

Demolition Process Notes:

Prior to making a motion, the HDC must make a finding of whether or not the structure has any historical or architectural significance. If there is a unanimous vote of the members present that the structure is of minimal historic or architectural significance then then a motion can be made for the demolition immediately. If there is not a unanimous vote regarding the historical or architectural significance then the demo 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.

needs to go to a public hearing. A public hearing needs to be noticed 5-15 days prior to the hearing.

Recommended Motion (architectural significance):

Move to table the application for demolition of the garage structure and rear deck at 333 Oak pending a public hearing due to the structure's architectural significance.

Recommended Motion (no architectural significance):

Move to (*approve/deny*) the application for demolition of the garage structure and rear deck at 333 Oak with the findings that the structure is of minimal historic or architectural significance, this demolition will have no adverse impact on the adjacent area or upon the Historic District as a whole and (*one of the following*):

- The structure constitutes a hazard to the safety of the occupants
- The structure is a deterrent to a major improvement program that will be of substantial benefit to the occupant.

RECEIVED

JUN 19 2017

CITY OF YPSILANTI
BUILDING DEPARTMENT



PHDC-17-0067

4

Ypsilanti Historic District
Demolition Permit Application

Date Filed _____ for HDC meeting date _____

Property Address 333 OAK ST

Applicant: Name STEPHEN & JUDY LUCCIHETTI

Address 333 OAK ST

City YPSILANTI State MI Zip Code 48198

Phone 734-483-6484 Fax _____

Email SLUCCIHETTI@GMAIL.COM

If applicant is not owner:

Owner's name _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Signature of Owner [Signature]

Who will perform the work?

Contractor's name DAN TAYLOR

Address and phone 936 E. CLARK RD. (734-646-2704)

Cost of proposed work _____

Permit Application Fee _____

The permit fee is \$30 plus \$5 for each (or any portion of) \$3000 of construction cost and is due with the application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permits.

To complete this application:

1. Fill in all necessary information on both sides of this application
2. The following additional items must be submitted with the application in order for an application to be considered complete:
 - Information sufficient to justify the grounds upon which the applicant has chosen to base the application.
 - Written evidence that alternatives to demolition or moving have been evaluated (including, but not limited to rehabilitation, sale, adaptive reuse) and both architectural and financial data to support a conclusion that demolition is the only feasible option. The evidence shall show that the property was offered for sale, the price asked, the period of time during which the property was offered for sale, and how it was advertised.
 - Written evidence of advice sought by applicant from a professional experienced in historic preservation work.
 - It is the applicant's burden to show that the application complies with the Guidelines. If the application does not meet the burden, the application shall be denied.

Incomplete Applications will not be considered

RECEIVED
CITY OF YPSILANTI
BUILDING DEPARTMENT
JUN 19 2017

Ypsilanti Historic District Work Permit Application - Demolition / Page 2

Date filed _____ for meeting date _____

Property Address 333 Oak St

Applicant STEPHEN & JULY LUCCHEITTI

Grounds upon Which an Application May be Based

Please check appropriate box and provide as many as possible of the materials listed under each of the grounds in the "Guidelines for the Consideration of Applications for the Demolition or Moving of Structures within the Ypsilanti Historic District" which is attached to this form.

- ☐ The structure constitutes a hazard to the safety of the public or the occupants
- ☐ The structure is a deterrent to a major improvement program that will be of substantial benefit to the community, and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances.
- ☐ Retaining the structure will cause undue financial hardship (as defined on p.10 of the Guidelines) to the owner when a governmental action, an act of God, or other event beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at it's fair market value, or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
- ☐ Retaining the structure is not in the interest of the majority of the community.

GA DA

REQUEST - NEED TO MAKE HOME

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

WHEELCHAIR ACCESSIBLE

S.C. [Signature]
My Signature

6/19/2017
Date

For additional information visit our website www.cityofypsilanti.com, or contact the City of Ypsilanti Planning and Development Department, 734.483.9646.

Ypsilanti Historic District Home Renovation Project

Stephen & Judy Lucchetti

333 Oak St

Ypsilanti, MI 48198

CONTACT INFO

Stephen & Judy Lucchetti – 734-483-6484 (slucchetti@gmail.com)

Henry Ofiara (Architect) – 734-459-9739 (hofiara@sbcglobal.net)

Daniel Taylor (Contractor) – 734-646-2704 (thi.ypsilanti@gmail.com)

With HDC consent, we would like to place a temporary shed in our backyard to store lawn mower, weed wacker, etc during construction. This is temporary and WILL be removed when the new garage becomes available!

ARCHITECT PLANS

Plans are being supplied via email as pdf files.

DEMOLITION JUSTIFICATION

GARAGE DEMOLITION

Garage needs to be demolished to make room for a new 2 ½ car garage. We need a garage wide enough for 2 cars and wide/deep enough to permit loading/unloading a wheelchair from either the front or side of an SUV. New garage also needs to be wide enough to accommodate an electric lift (with supporting platform) to take a wheelchair from garage level to house level. Existing garage fails to meet these requirements.

REAR DECK DEMOLITION

Existing house has NO wheelchair accessible bathrooms AND fails to provide protected/covered handicap access into garage. Rear deck is to be demolished to provide room for a 1st floor accessible bathroom as well as a fully enclosed handicap accessible mudroom connecting the house and new 2 ½ car garage.

EXTERIOR FIT AND FINISH DETAILS

– Details As Necessary Supplied via Email

ROOFING

New roofing to match existing architectural shingles in style and color (Timberline Ultra shingles, Fox Hollow Gray) May be different manufacturer but we will match as closely as possible.

SIDING

Where new addition meets house: Boral (to better match profile of existing aluminum siding)

New Garage: Hardie board

GARAGE DOOR (attachment)

Polar White

Haas Door: 2500 Series, recessed panel, plain glass across top

GARAGE MAN-DOOR (attachment)

White

Door: Therma Tru – Fiberglass Entry Door, 6 Panel

Locks: Schlage – satin nickel. Dead-bolt with lever. (attachment)

PAINT (attachment)

Sherwin-Williams paint

House/Walls: Concord Buff

Trim: High Reflective White

Foundation Brick: Red Barn

GUTTERS (GutterRX attachment)

White

Replace with existing K-style gutters.

Gutter guard: GutterRX.com

EXTERIOR LIGHTING (website)

Black

2 sconces, one on each side of garage door

https://www.ferguson.com/product/kichler-lighting-chesapeake-1-light-100-w-medium-lantern-in-black-kk9776bk/_/R-217137?skuId=217137

WINDOWS (website)

Marvin Integrity Wood Ultrex windows: Vinyl clad outside, wood inside.

http://www.marvin.com/integrity/features/wood-ultrex-series?gclid=Cj0KEQjwg47KBRDk7LSu4LTD8eEBEiQAO4O6r9usL6ye7QFpaCEKSoncW_LW-nBc28D_GR9wPeX96FYaAi2a8P8HAQ

All double hung windows – see architectural drawings for specifics. All windows are double-hung with divided glass (permanent dividers!). Several that need to be escape windows are casement with double hung look.

Kitchen North facing window being replaced to match new windows AND the fact that the existing window is not original to house, poor quality and leaks horribly.

FENCING

Existing chain link fence being relocated to align with North edge of garage.







HDC Work Permit Staff Review

Property address: 333 Oak

Date of Application: June 19, 2017

Date of Review: June 22, 2017

Date of Meeting: June 27, 2017

Proposed work: garage addition

Materials: Timberline Ultra shingles in Fox Hollow Gray; Boral siding; Hardie Siding; Haas 2500 Series recessed panel garage door; Fibergalss 6 panel door, Sherwin-Williams paint in Concord Buff (House/Walls), High Reflective White (Trim) and Red Barn (Foundation Brick); Kichler Lighting Chesapeake 1 Light 100 W Medium Lantern in Black; Marvin Integrity Wood Ultrex Vinyl clad wood windows; Gutter RX gutter guard; K-style gutters in white.

Staff review:

1. Applicant was seen by the HDC as a study item regarding this project back on February 14, 2017. At that time the applicant indicated that the existing garage and back deck would need to be demolished and a new garage installed to address accessibility issues with the property.
2. Applicant has submitted a demo application to accompany the work permit application.
3. Applicant is planning building a new attached garage at the rear of the property, the driveway will be expanded, windows will be replaced and new egress window added and the existing fence moved back.
4. Staff has advised the applicant that vinyl-clad windows are not appropriate and any divided lights need to be exterior to the window.
5. A building department permit and sketch plan application from the planning department are required for this work, applicant to obtain permit prior to commencing work.

Relevant Secretary of the Interior's Standards:

#9

Recommended Motion:

Move to (*approve/deny*) the work at 333 Oak for the construction of an attached garage shingled in Timberline Ultra shingles in Fox Hollow Gray and Hardie Siding with a smooth finish on the garage. The garage will have a Haas 2500 Series recessed panel garage door with plain carriage house series windows, Kichler Lighting

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.

Chesapeake 1 Light 100 W Medium Lantern in Black and K-style gutters in white with a Gutter RX gutter guard. Work to also include the installation of Boral siding on the addition with Fiberglass 6-panel door. The installation of a new egress window on the west side of the house and the replacement of the existing windows with wood or aluminum-clad 3 over 1 divided light windows. The addition and garage will be painted in Sherwin-Williams paint in Concord Buff (House/Walls), High Reflective White (Trim) and Red Barn (Foundation Brick).

**RECEIVED****JUN 19 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:

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

333 Oak 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

Stephen & Judy Lucchetti

Address

333 Oak Street

City

Ypsilanti

State

Michigan

Zip

48198

Phone / Fax

734-483-6484

E-Mail

slucchetti@gmail.com

Contractor

Contractor Name & Contact Info

Daniel Taylor: 734-646-2704 (thi.ypsilanti@gmail.com)

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

Complete Description of Proposed Work:

MAKE HOUSE WHEELCHAIR ACCESSIBLE

Demolish existing garage and rear deck.

Replace garage with 2 1/2 car deeper garage to permit wheelchair loading into car from front or rear AND to provide room for lift to get wheelchair from garage to house level.

Garage lifted one foot to better accommodate roof lines.

New asphalt driveway.

Bump out house NORTH (replacing rear deck) to create 1st floor bedroom/wheelchair bathroom and direct entry from house into garage. 2nd Floor deck door replaced with double-hung casement window to accommodate new roof line.

Move basement escape window from North side to West side.

Replace broken North facing kitchen window.

Paint entire house.

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

Supplied via email.

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:

\$105,000

Permit fee:

\$35 + \$170

= \$205

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:

6/19/2017

Print Name:

Stephen C. Lucchetti

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.

Ypsilanti Historic District Home Renovation Project

Stephen & Judy Lucchetti

333 Oak St

Ypsilanti, MI 48198

CONTACT INFO

Stephen & Judy Lucchetti – 734-483-6484 (slucchetti@gmail.com)

Henry Ofiara (Architect) – 734-459-9739 (hofiara@sbcglobal.net)

Daniel Taylor (Contractor) – 734-646-2704 (thi.ypsilanti@gmail.com)

With HDC consent, we would like to place a temporary shed in our backyard to store lawn mower, weed wacker, etc during construction. This is temporary and WILL be removed when the new garage becomes available!

ARCHITECT PLANS

Plans are being supplied via email as pdf files.

DEMOLITION JUSTIFICATION

GARAGE DEMOLITION

Garage needs to be demolished to make room for a new 2 ½ car garage. We need a garage wide enough for 2 cars and wide/deep enough to permit loading/unloading a wheelchair from either the front or side of an SUV. New garage also needs to be wide enough to accommodate an electric lift (with supporting platform) to take a wheelchair from garage level to house level. Existing garage fails to meet these requirements.

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Haas Door: 2500 Series, recessed panel, plain glass across top

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EXTERIOR LIGHTING (website)

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2 sconces, one on each side of garage door

https://www.ferguson.com/product/kichler-lighting-chesapeake-1-light-100-w-medium-lantern-in-black-kk9776bk/_/R-217137?skuId=217137

WINDOWS (website)

Marvin Integrity Wood Ultrex windows: Vinyl clad outside, wood inside.

http://www.marvin.com/integrity/features/wood-ultrex-series?gclid=Cj0KEQjwg47KBRDk7LSu4LTD8eEBEiQAO4O6r9usL6ye7QFpaCEKSoncW_LW-nBc28D_GR9wPeX96FYaAi2a8P8HAQ

All double hung windows – see architectural drawings for specifics. All windows are double-hung with divided glass (permanent dividers!). Several that need to be escape windows are casement with double hung look.

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Residential Product Line

Available Colors



Polar White



Almond



Sahara Tan



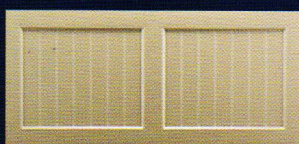
Sandstone



Brown



2570 in white with sunset windows



Ribbed Short Panel
Models 2560/2560L*
 Carriage Windows p23
Models 2572/2572L*
 Ranch Windows p24
Models 2582/2582L*
 Standard Windows p25



Recessed Short Panel
Models 2561/2561L*
 Carriage Windows p23
Models 2571/2571L*
 Ranch Windows p24
Models 2581/2581L*
 Standard Windows p25



Raised Ranch Panel
Models 2570/2570L*
 Ranch Windows p24



Raised Standard Panel
Models 2580/2580L*
 Standard Windows p25

2560 in sandstone with
6-pane double arch
windows

2500
series

2500 Series / 2" thick / R-7.45 available

Exceptional Value.

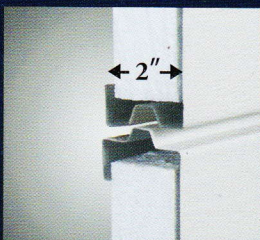
The 2500 Series is an attractive garage door line that combines the strength and durability of 25 gauge galvanized steel with the handsome appearance of natural wood grain. Built economically without sacrificing quality, the 2500 Series is an unmistakable value that will complement the appearance of any home.

The 2500 residential garage door series is engineered to offer beauty, practicality and affordability. An upgrade to energy efficient insulation is also available with the 2560L, 2561L, 2570L and 2580L models. As always, our doors are backed by a Limited Lifetime Warranty against rust through, warping or cracking.

11,050



2580 in white with cascade windows



Tongue-and-groove construction is used in the manufacturing of all 2500 series doors. The door shown includes optional polystyrene insulation panel. (exterior cross section view)

Carriage House Series Windows

5210

2010, 2060, 2061, 2063, 2064

3/4" Insulated

3/4" Insulated Frosted

5710

710, 760, 761, 763, 764

610, 660, 661, 663, 664

1/8" Tempered, 1/8" Tempered Frosted

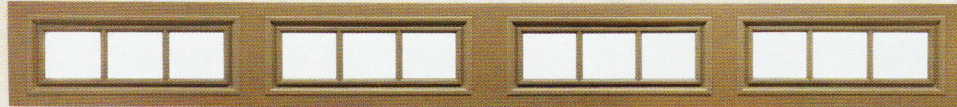
1/2" Insulated, 1/2" Insulated Frosted

2410, 2460, 2461

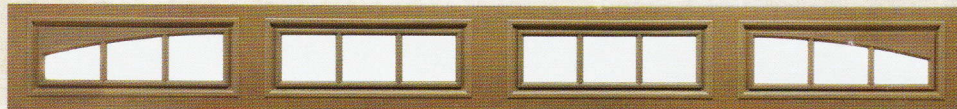
2560, 2561

1/8" Tempered

1/8" Tempered Frosted



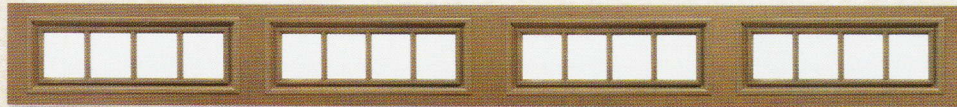
3-Pane



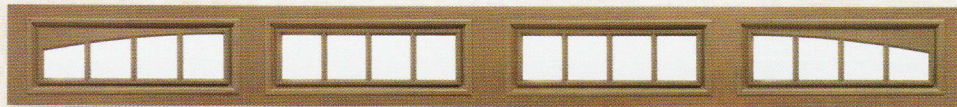
3-Pane Single Arch



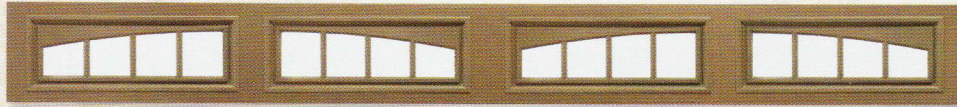
3-Pane Double Arch



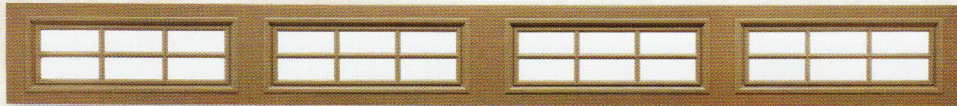
4-Pane



4-Pane Single Arch



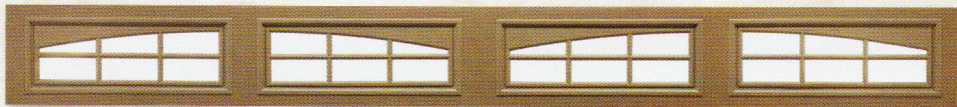
4-Pane Double Arch



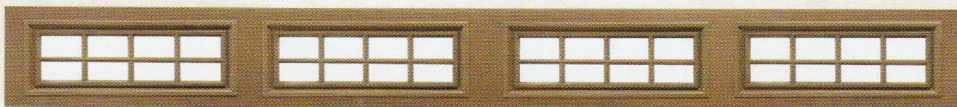
6-Pane



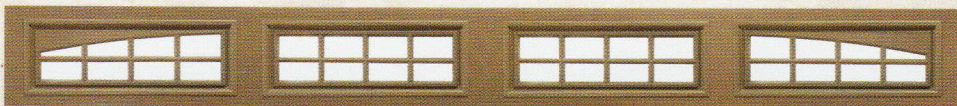
6-Pane Single Arch



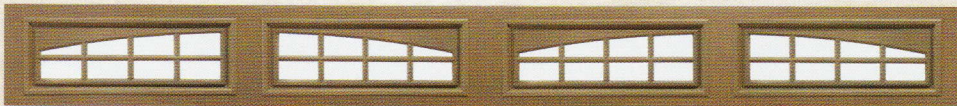
6-Pane Double Arch



8-Pane



8-Pane Single Arch



8-Pane Double Arch



Plain





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Schlage FB50ACC619 Satin Nickel Accent Keyed Entry Leverset and Deadbolt Combo from the FB-Series

Item # bci2557980 | Model # FB50ACC619 | Accent Collection



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Finish: Satin Nickel

Free Shipping!

★ ★ ★ ★ ★ (2)— Write a Review

96 In Stock

Leaves the Warehouse in 1 to 2 business days

Quantity:

1 

- **B60:** Single Cylinder Deadbolt

For the past 90 years, Schlage has been creating the strongest and most technologically advanced products to help our consumers secure and monitor their homes and businesses.

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- Browse All Schlage Products
- Accent Collection

This product is listed under the following manufacturer number(s):

- Schlage FB50ACC505*
Lifetime Bright Brass
- Schlage FB50ACC619
Satin Nickel

*Denotes a finish or option that has been discontinued.

Manufacturer Resources

- Installation Sheet
- Door Template
- Deadbolt Installation Sheet

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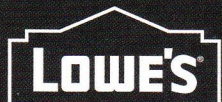
Fiberglass Entry Doors



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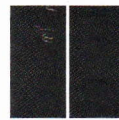
Go beyond the aisle.
More options available.

To order additional brochures use Lowe's Fax on Demand form.
©2016 Therma-Tru Corp. All rights reserved. THERMA-TRU
BENCHMARK and the Red Door Logo are trademarks of
Therma-Tru Corp. Therma-Tru Corp. is an operating company of
Fortune Brands Home & Security, Inc. HESB/JAN 16

Design Your Door

gutter guard

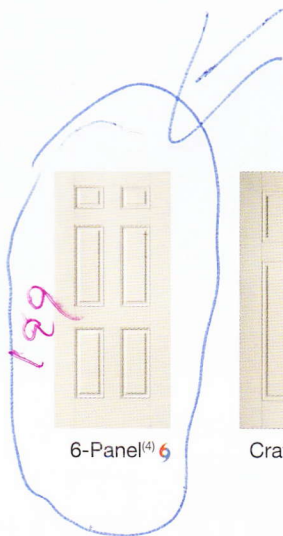
Available Pre-Hung
Entry Door Sizes⁽³⁾



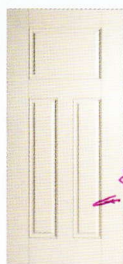
	Slab Width	Single Door	Single Door, 1 Sidelite	Single Door, 2 Sidelites	Double Door	Single Door, 2 Sidelites, Rectangular Transom	Single Door, 2 Sidelites, Elliptical Transom
6-ft, 8-in Tall	32-in wide	33-1/2-in x 81-1/2-in	47-in x 81-1/2-in	60-1/2-in x 81-1/2-in	66-1/4-in x 81-1/2-in	N/A	N/A
	36-in wide	37-1/2-in x 81-1/2-in	51-in x 81-1/2-in	64-1/2-in x 81-1/2-in	74-1/4-in x 81-1/2-in	64-1/2-in x 95-1/8-in	64-1/2-in x 95-3/4-in
8-ft, 0-in Tall	32-in wide	33-1/2-in x 97-1/2-in	47-in x 97-1/2-in	60-1/2-in x 97-1/2-in	66-1/4-in x 97-1/2-in	N/A	N/A
	36-in wide	37-1/2-in x 97-1/2-in	51-in x 97-1/2-in	64-1/2-in x 97-in	74-1/4-in x 97-1/2-in	64-1/2-in x 112-1/8-in	64-1/2-in x 111-3/8-in

Above dimensions are for inswing boxed sill units with 12-in sidelites. For 14-in sidelites, add 2-in per sidelite to unit width. Therma-Tru recommends a rough opening size 1/2-in larger in height and 3/4-in larger in width than actual unit size. An additional allowance may be required for carpet shim. See store associate for special order sizing (1/2-in to 5-in cut-down, from bottom of door).

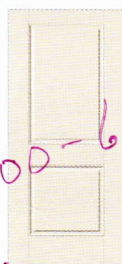
Opaque & Clear Glass Doors



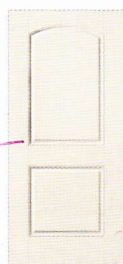
6-Panel⁽⁴⁾ 6



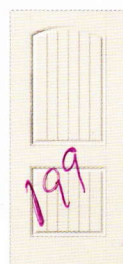
Craftsman



2-Panel
Square Top 6



2-Panel
Soft Arch 6



2-Panel
Soft Arch
Plank 6



9-Lite
Door⁽⁵⁾ 6



1-Lite
Craftsman⁽⁶⁾ 6



6-Lite
Craftsman⁽⁶⁾



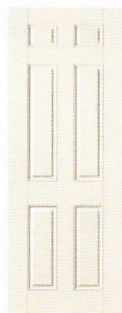
Full
Sidelite⁽⁶⁾ 6



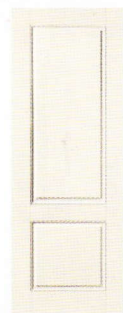
4-Lite
Sidelite⁽⁶⁾ 6



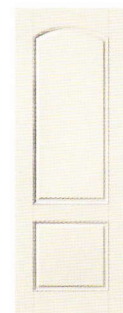
3-Lite⁽⁵⁾ 6



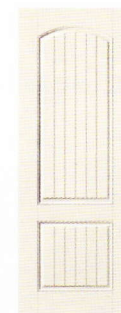
8-ft Tall
6-Panel⁽⁴⁾ 6



8-ft Tall
2-Panel
Square Top 6



8-ft Tall
2-Panel
Soft Arch 6



8-ft Tall
2-Panel
Soft Arch
Plank 6



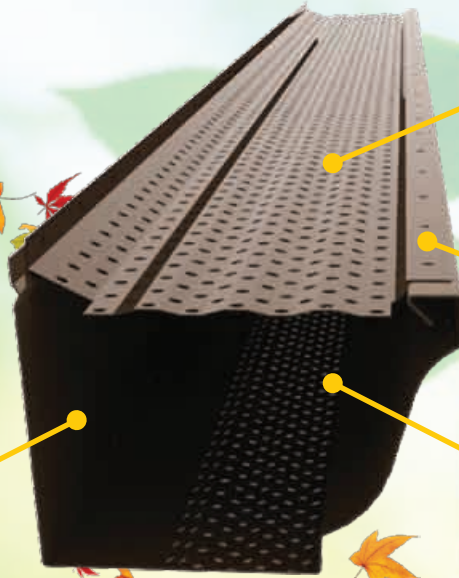
8-ft Tall
6-Lite
Craftsman⁽⁶⁾



GUTTER **Rx**

The **Cure** for Your Clogged Gutters

TM



The ridges make GutterRx™ self-cleaning by promoting air flow. Dry debris blows off the system with a slight breeze.

GutterRx is an all aluminum system so you don't have to worry about it warping or deteriorating over time.

GutterRx completely encloses your gutter so birds, squirrels and insects cannot build nests.

GutterRx does not interfere with your roof.

GutterRx is attached to the front & back of the gutter which strengthens the entire gutter system making it strong enough to handle snow and ice buildup.



Available in White and Dark Bronze in both 5" and 6".
GutterRx is invisible from the ground.

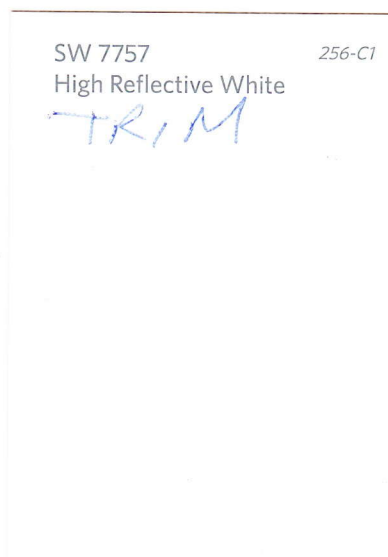
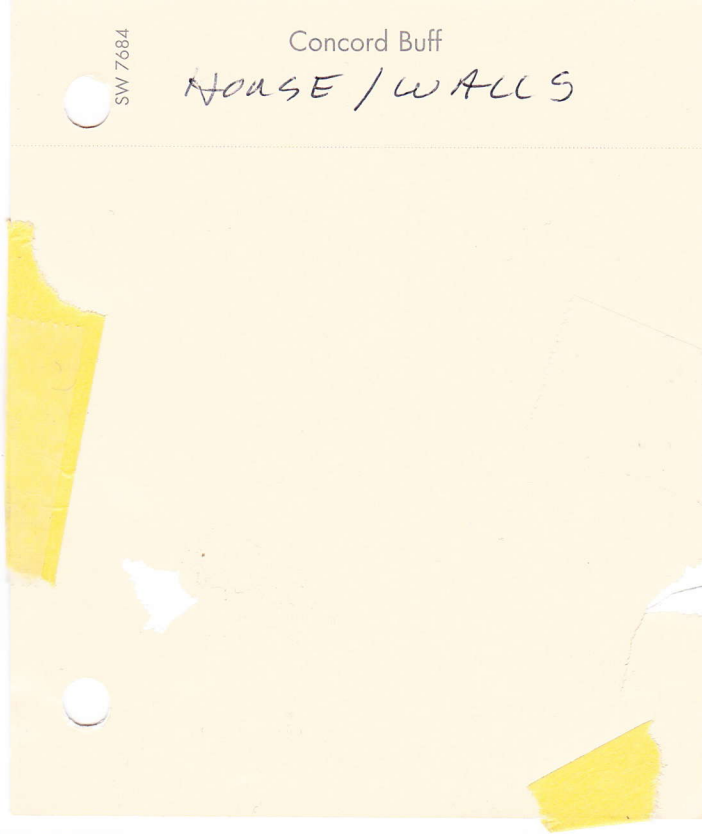
GUTTER Rx
The **Cure** for Your Clogged Gutters™



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Build something great™

Boral **TruExterior®** Siding & Trim

Product Guide





Products shown: Bevel Siding, Trim

So Authentic. So Reliable. Nothing Compares.

Boral TruExterior® Siding & Trim offers real workability that exceeds that of wood without sacrificing the look, feel and character of traditional wood products, creating a balance of performance and aesthetics that cannot be found with other manmade alternatives.



Pioneering an entirely new category of building materials made with the revolutionary poly-ash material, Boral TruExterior® Siding & Trim is the only product available today that addresses both the moisture- and movement-related issues commonly seen with other exterior materials on the market.

addresses both moisture- and movement- related issues

Moisture

Boral TruExterior® products contain no wood fiber, preventing the moisture-related issues that commonly plague wood, wood composites and fiber cement.

- Virtually no moisture cycling
- No need to prime ends or field cuts
- Resists rot and termite attacks†
- No swelling†
- No cracking or splitting
- No cupping or checking†
- Suitable for ground contact

Movement

Boral TruExterior® products offer a high level of dimensional stability, eliminating many of the movement-related issues seen with PVC and vinyl.

- Maintains a high level of dimensional stability†
- Installation is the same regardless of the season
- No special precautions or adhesives to control or limit movement
- No need for special paints
- No limitations on paint colors

†Please see Boral TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at www.boraltruexterior.com. Always follow local building codes and construction best practices. See the complete Installation Guidelines for Boral TruExterior® Siding & Trim at www.boraltruexterior.com.

Cut. Fasten. Paint. **Done.**

It really is that simple. That's because Boral TruExterior® Siding & Trim offers phenomenal performance, remarkable workability and a lasting look while eliminating the need for gluing, gapping and other cumbersome and costly installation techniques.

Application

- Designed for use in non-structural applications
- Suitable for ground contact
- Can be used in moisture-prone areas

Expansion & Contraction

- No special precautions or adhesives are required to control or limit movement caused by moisture or temperature changes
- Traditional exterior-grade caulks, auto-body or wood fillers are all acceptable for filling nail holes

Tools

- Installed using proven woodworking tools and methods
- Carbide-tipped blades and bits are recommended for a longer tool life

Fastening

- Accepts a wide variety of high-quality exterior-grade fasteners that are suitable for the local environment
- Can be fastened close to the edge
- No need for pre-drilling
- No mushrooming

Painting

- Boral TruExterior® products come pre-primed and do require paint
- No need to prime end cuts
- Can be painted with any high-grade exterior paint when following the paint manufacturer's instructions
- Can be painted any color without special precautions as it is not prone to movement caused by heat gain from dark colors†
- Paint lasts longer than on wood because Boral TruExterior® products cycle virtually no moisture†

Boral TruExterior®

Our Product Offering

The exclusive poly-ash technology platform behind Boral TruExterior® Siding & Trim creates a high-performance material with a high level of dimensional stability and resistance to moisture, making it ideal for a number of exterior applications. With a complete offering of 5/8, 4/4, 5/4 and 2x Trim, Accessories, Beadboard and Siding, Boral TruExterior® Siding & Trim has everything you need to create a polished and professional installation.

SIDING BEADBOARD TRIM ACCESSORIES

Bevel Collection

About the Bevel Collection

Bevel Siding is the newest addition to Boral TruExterior® Siding – the first manmade siding profiles to genuinely replicate the natural aesthetic of real wood while maintaining a high level of dimensional stability.

Recreating the look and character of traditional clapboard or bevel lap siding, Boral TruExterior® Siding's Bevel profile offers the true taper and shadow line effect historically seen with cedar and redwood siding, without the moisture-related issues that commonly plague wood.

All images below depict Boral TruExterior® Bevel Siding



Bevel

The Bevel profile authentically replicates the look of cedar and redwood siding.

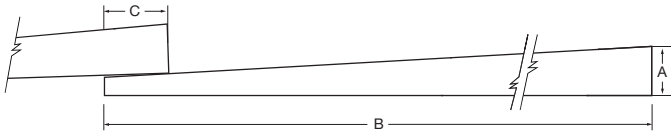
Available Finish:



smooth



Nominal Size	Actual Thickness (A)	Actual Width (B)	Minimum Overlap (C)
1/2 x 6	0.50"	5.50"	1.0"
1/2 x 8	0.50"	7.25"	1.0"
3/4 x 10	0.75"	9.25"	1.0"



Rabbeted Bevel

This variation of the Bevel profile is rabbeted to create a perfectly spaced overlap.

Available Finish:



smooth



Coming Soon!

Beaded Bevel

The Beaded Bevel profile features a beaded edge that adds detail and charm.

Available Finish:



smooth



Coming Soon!

Craftsman Collection™

About the Craftsman Collection™

The Boral TruExterior® Siding Craftsman Collection™ offers a variety of authentic, full-thickness profiles with bold, defined shapes and the natural aesthetic of traditional wood siding, all without the maintenance and upkeep associated with exterior wood products.

Six historically and architecturally accurate profiles – Channel, Channel Bevel, Cove/Dutch Lap, Nickel Gap, Shiplap and V-Rustic – are the ideal solution for homeowners who desire the look, feel and character of authentic wood siding while avoiding rotting, cracking, splitting and termite attacks.



V-Rustic

The V-Rustic profile features a deep "V" groove that creates an appealing shadow line effect

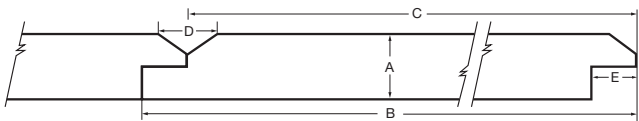
Available Finish:



smooth



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Channel (D)	Tongue (E)
1 x 6	0.6875"	5.50"	5.0"	0.625"	0.50"
1 x 8	0.6875"	7.50"	7.0"	0.625"	0.50"
1 x 10	0.6875"	9.50"	9.0"	0.625"	0.50"



Cove/ Dutch Lap

The Cove/Dutch Lap profile features a subtle curve that creates a unique, eased appearance

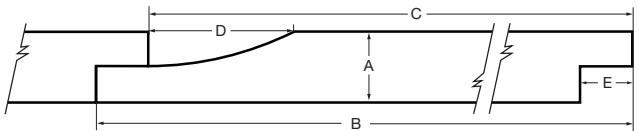
Available Finish:



smooth



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Channel (D)	Tongue (E)
1 x 6	0.6875"	5.50"	4.969"	1.469"	0.531"
1 x 8	0.6875"	7.25"	6.719"	1.469"	0.531"
1 x 10	0.6875"	9.25"	8.719"	1.469"	0.531"



Channel

The Channel profile's wide groove creates a rich shadow line effect

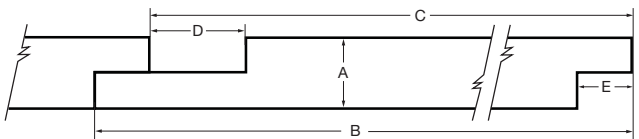
Available Finish:



smooth



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Channel (D)	Tongue (E)
1 x 6	0.6875"	5.50"	4.969"	0.969"	0.531"
1 x 8	0.6875"	7.25"	6.719"	0.969"	0.531"
1 x 10	0.6875"	9.25"	9.719"	0.969"	0.531"



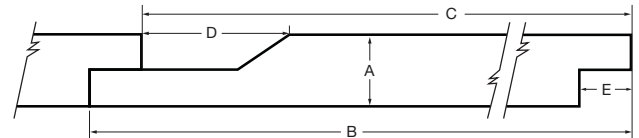
Channel Bevel

The Channel Bevel profile features a channel-style joint with an angled edge

Available Finish:



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Channel (D)	Tongue (E)
1 x 6	0.6875"	5.50"	4.969"	1.469"	0.531"
1 x 8	0.6875"	7.50"	6.969"	1.469"	0.531"
1 x 10	0.6875"	9.50"	8.969"	1.469"	0.531"



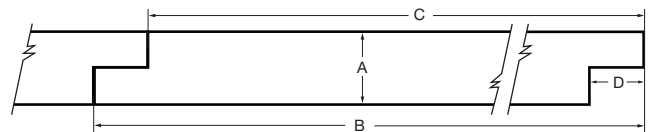
Shiplap

The Shiplap profile is edge-matched for a tight joint appearance. It is intended to be installed with the finished surface exposed and is not reversible

Available Finishes:
(not reversible)



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Tongue (D)
1 x 6	0.6875"	5.50"	4.969"	0.531"
1 x 8	0.6875"	7.25"	6.719"	0.531"
1 x 10	0.6875"	9.25"	8.719"	0.531"



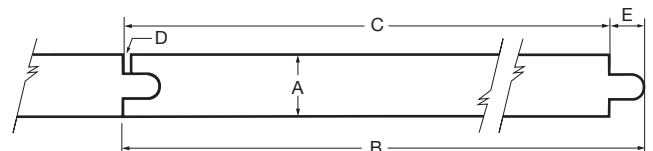
Nickel Gap

The tongue-and-groove profile is self-gapping, creating a consistent nickel-sized space between each board

Available Finish:



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Gap (D)	Tongue (E)
1 x 4	0.6875"	3.50"	3.159"	0.08"	0.341"
1 x 6	0.6875"	5.50"	5.159"	0.08"	0.341"
1 x 8	0.6875"	7.25"	6.909"	0.08"	0.341"
1 x 10	0.6875"	9.25"	7.909"	0.08"	0.341"



Beadboard

About Boral TruExterior® Beadboard

Including 4-inch, double-4, 6-inch and double-6 profiles, Boral TruExterior® Beadboard is ideal for porch ceilings, soffits and decorative wall applications, and allows for a variety of installations, as it can be attached in either parallel or perpendicular directions.

The high level of dimensional stability[†] allows the product to be installed 24" on center without the need for additional backing for added support. Its "tongue-and-groove" design allows it to be fastened through the tongue, resulting in a clean look free from visible fasteners, or it can be reversed to offer a contemporary "V-groove" appearance.

All images below depict Boral TruExterior® Beadboard





Boral TruExterior® Beadboard

Single Beadboard

Two distinct beaded patterns — 4" and 6" — to suit the most popular design trends

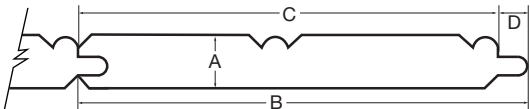


Available Finish:



smooth

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Tongue (D)
5/8 x 4	0.625"	3.50"	3.16"	0.34"
5/8 x 6	0.625"	5.25"	4.91"	0.34"



Double Beadboard

The same appearance as the single-profile products, but with twice the coverage

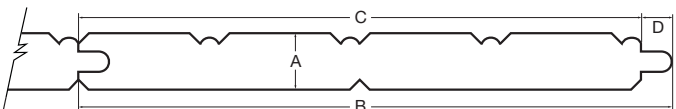


Available Finish:



smooth

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Tongue (D)
5/8 x 8	0.625"	6.6825"	6.3425"	0.34"
5/8 x 12	0.625"	10.25"	9.91"	0.34"



Trim

About Boral TruExterior® Trim

Designed to be used in non-load-bearing applications, Boral TruExterior® Trim is suitable for ground contact and moisture-prone areas, which makes it ideal for exterior trim applications such as fascia, door trim, soffits, rake boards and a variety of other exterior applications. Because of its high level of dimensional stability†, there is no need to prime ends or field cuts. Plus, it can be painted any color. Boral TruExterior® Trim accepts a wide variety of fasteners and can be installed using standard woodworking tools and methods.

All images below depict Boral TruExterior® Trim





Boral TruExterior® Trim

5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1 1/2" x 1 1/2"
—	—	1 x 3	3/4" x 2 1/2"	5/4 x 3	1" x 2 1/2"	—	—
5/8 x 4	5/8" x 3 1/2"	1 x 4	3/4" x 3 1/2"	5/4 x 4	1" x 3 1/2"	2 x 4	1 1/2" x 3 1/2"
—	—	1 x 5	3/4" x 4 1/2"	5/4 x 5	1" x 4 1/2"	—	—
5/8 x 6	5/8" x 5 1/2"	1 x 6	3/4" x 5 1/2"	5/4 x 6	1" x 5 1/2"	2 x 6	1 1/2" x 5 1/2"
5/8 x 8	5/8" x 7 1/4"	1 x 8	3/4" x 7 1/4"	5/4 x 8	1" x 7 1/4"	2 x 8	1 1/2" x 7 1/4"
5/8 x 10	5/8" x 9 1/4"	1 x 10	3/4" x 9 1/4"	5/4 x 10	1" x 9 1/4"	2 x 10	1 1/2" x 9 1/4"
5/8 x 12	5/8" x 11 1/4"	1 x 12	3/4" x 11 1/4"	5/4 x 12	1" x 11 1/4"	2 x 12	1 1/2" x 11 1/4"

Boral TruExterior® Trim is reversible with wood grain on one side and a smooth finish on the reverse. 16' lengths are available in all sizes with 12' and 20' lengths available in 4/4, 5/4 and 2x Trim.

Available Finishes:
(Reversible)



Accessories

About Boral TruExterior® Siding & Trim Accessories

Boral TruExterior® Siding & Trim Accessories make it easy to create polished, professional-looking siding and trim installations. Decorative yet functional, the poly-ash accessories are designed to go where other materials can't, making them the perfect complement to cedar, fiber cement and other traditional siding products, as they are suitable for ground, roofline and masonry contact.

Skirt Board

Provides a decorative yet functional way to create the required clearance between siding and grade

Available Finishes:
(not reversible)



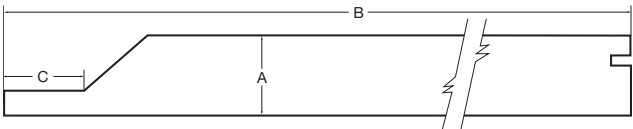
smooth



wood grain



Nominal Size	Actual Thickness (A)	Actual Width (B)	Tongue (C)
1 x 6	0.75"	5.50"	1.0"
1 x 8	0.75"	7.25"	1.0"
5/4 x 6	1.0"	5.50"	1.0"
5/4 x 8	1.0"	7.25"	1.0"



Plowed Fascia

Rabbeted groove on the reverse accepts soffit panel for an easier install

Available Finishes:
(not reversible)



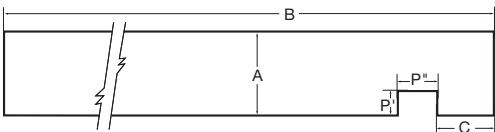
smooth



wood grain



Nominal Size	Actual Thickness (A)	Actual Width (B)	Distance to Edge (C)	Pocket (P' x P'')
1 x 6	0.75"	5.50"	0.625"	0.375" x 0.5"
1 x 8	0.75"	7.25"	0.625"	0.375" x 0.5"



Rabbeted Trim with Window Pocket

The rabbeted groove helps trim to sit flush over the window's nailing flange, eliminating the need for cuts or shims

Available Finishes:
(not reversible)



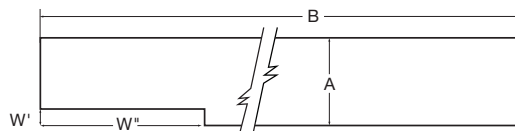
smooth



wood
grain



Nominal Size	Actual Thickness (A)	Actual Width (B)	Window Pocket (W' x W'')
5/4 x 4	1.0"	3.50"	0.187" x 1.88"
5/4 x 6	1.0"	5.50"	0.187" x 1.88"
5/4 x 8	1.0"	7.25"	0.187" x 1.88"



Rabbeted Trim with Siding Pocket

Perfect for end wall terminations, this trim with a 3/4" siding pocket accepts all Boral TruExterior® Siding profiles

Available Finishes:
(not reversible)



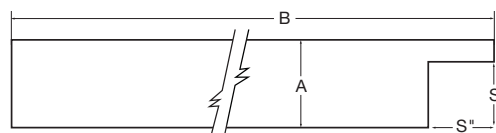
smooth



wood
grain



Nominal Size	Actual Thickness (A)	Actual Width (B)	Siding Pocket (S' x S'')
5/4 x 3	1.0"	2.50"	0.75" x 0.75"
5/4 x 4	1.0"	3.50"	0.75" x 0.75"
5/4 x 5	1.0"	4.50"	0.75" x 0.75"
5/4 x 6	1.0"	5.50"	0.75" x 0.75"
5/4 x 8	1.0"	7.25"	0.75" x 0.75"



Rabbeted Trim with Window and Siding Pocket

The ultimate accessory to build a neat, professional-looking window surround

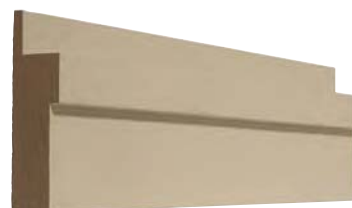
Available Finishes:
(not reversible)



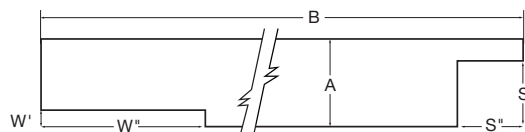
smooth



wood
grain



Nominal Size	Actual Thickness (A)	Actual Width (B)	Window Pocket (W' x W'')	Siding Pocket (S' x S'')
5/4 x 4	1.0"	3.50"	0.187" x 1.88"	0.75" x 0.75"
5/4 x 6	1.0"	5.50"	0.187" x 1.88"	0.75" x 0.75"
5/4 x 8	1.0"	7.25"	0.187" x 1.88"	0.75" x 0.75"



Sustainability

The sustainable properties of Boral TruExterior® Siding & Trim are a result of a combination of proprietary polymer chemistry and highly refined, recovered coal combustion products (fly ash), which are endorsed by the U.S. Green Building Council (USGBC) for use in construction materials.

- Cradle to Cradle Certified™
- Contains a minimum of 70% recycled content – verified by SCS Global Services



Code Listings

Boral TruExterior® Siding & Trim have undergone rigorous internal and third-party testing to provide building officials, architects, contractors, specifiers, designers and others with reliable, high-performing products.

- PEI Evaluation Service Report ESR-14090 – Trim and Beadboard
- PEI Evaluation Service Report ESR-13069 – Siding
- ICC-ES Evaluation Report ESR-3597 verifies that Boral TruExterior® Siding meets code requirements*
- California's Wildland-Urban Interface (WUI) listed
- Florida Product Approval FL17285

Project Estimator

V-Rustic		Cove/Dutch Lap		Channel	
Nominal Size	Boards per square	Nominal Size	Boards per square	Nominal Size	Boards per square
1 x 6	15	1 x 6	15	1 x 6	15
1 x 8	11	1 x 8	12	1 x 8	12
1 x 10	9	1 x 10	9	1 x 10	9

Channel Bevel		Shiplap		Nickel Gap	
Nominal Size	Boards per square	Nominal Size	Boards per square	Nominal Size	Boards per square
1 x 6	15	1 x 6	15	1 x 4	24
1 x 8	11	1 x 8	12	1 x 6	15
1 x 10	9	1 x 10	9	1 x 8	11
				1 x 10	10

Bevel 1" lap		Bevel 1.25" lap		Bevel 1.5" lap	
Nominal Size	Boards per square	Nominal Size	Boards per square	Nominal Size	Boards per square
1 x 6	17	1 x 6	18	1 x 6	19
1 x 8	12	1 x 8	12	1 x 8	12
1 x 10	10	1 x 10	10	1 x 10	9

*ESR-3597 does not include the new Bevel Siding profile

Trim

5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1 ½" x 1 ½"
—	—	1 x 3	¾" x 2 ½"	5/4 x 3	1" x 2 ½"	—	—
5/8 x 4	5/8" x 3 ½"	1 x 4	¾" x 3 ½"	5/4 x 4	1" x 3 ½"	2 x 4	1 ½" x 3 ½"
—	—	1 x 5	¾" x 4 ½"	5/4 x 5	1" x 4 ½"	—	—
5/8 x 6	5/8" x 5 ½"	1 x 6	¾" x 5 ½"	5/4 x 6	1" x 5 ½"	2 x 6	1 ½" x 5 ½"
5/8 x 8	5/8" x 7 ¼"	1 x 8	¾" x 7 ¼"	5/4 x 8	1" x 7 ¼"	2 x 8	1 ½" x 7 ¼"
5/8 x 10	5/8" x 9 ¼"	1 x 10	¾" x 9 ¼"	5/4 x 10	1" x 9 ¼"	2 x 10	1 ½" x 9 ¼"
5/8 x 12	5/8" x 11 ¼"	1 x 12	¾" x 11 ¼"	5/4 x 12	1" x 11 ¼"	2 x 12	1 ½" x 11 ¼"

Craftsman Collection™ Siding

V-Rustic		Cove/Dutch Lap		Channel		Channel Bevel		Shiplap		Nickel Gap	
											
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
1 x 6	11/16" x 5 ½"	1 x 6	11/16" x 5 ½"	1 x 6	11/16" x 5 ½"	1 x 6	11/16" x 5 ½"	1 x 6	11/16" x 5 ½"	1 x 4	11/16" x 3 ½"
1 x 8	11/16" x 7 ½"	1 x 8	11/16" x 7 ¼"	1 x 8	11/16" x 7 ¼"	1 x 8	11/16" x 7 ½"	1 x 8	11/16" x 7 ¼"	1 x 6	11/16" x 5 ½"
1 x 10	11/16" x 9 ½"	1 x 10	11/16" x 9 ¼"	1 x 10	11/16" x 9 ¼"	1 x 10	11/16" x 9 ½"	1 x 10	11/16" x 9 ¼"	1 x 8	11/16" x 7 ¼"
										1 x 10	11/16" x 9 ¼"

Bevel Collection Siding

Bevel	Beaded Bevel	Rabbeted Bevel
	Coming soon!	Coming soon!
Nominal	Actual	
½ x 6	½" x 5 ½"	
½ x 8	½" x 7 ¼"	
¾ x 10	¾" x 9 ¼"	

Beadboard

Accessories

Single		Double		Skirt Board		Plowed Fascia		Rabbeted Trim with Window Pocket		Rabbeted Trim with Siding Pocket		Rabbeted Trim with Window and Siding Pocket	
													
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
5/8 x 4	5/8" x 3 ½"	5/8 x 8	5/8" x 6 11/16"	1 x 6	¾" x 5 ½"	1 x 6	¾" x 5 ½"	5/4 x 4	1" x 3 ½"	5/4 x 3	1" x 2 ½"	5/4 x 4	1" x 3 ½"
5/8 x 6	5/8" x 5 ¼"	5/8 x 12	5/8" x 10 ¼"	1 x 8	¾" x 7 ¼"	1 x 8	¾" x 7 ¼"	5/4 x 6	1" x 5 ½"	5/4 x 4	1" x 3 ½"	5/4 x 6	1" x 5 ½"
				5/4 x 6	1" x 5 ½"			5/4 x 8	1" x 7 ¼"	5/4 x 5	1" x 4 ½"	5/4 x 8	1" x 7 ¼"
				5/4 x 8	1" x 7 ¼"					5/4 x 6	1" x 5 ½"		
										5/4 x 8	1" x 7 ¼"		

Note: All Boral TruExterior® Products are available in standard 16' lengths. 12' and 20' lengths are also available in 4/4, 5/4 and 2x Trim.

[†]Please see Boral TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at www.BoralTruExterior.com

Made in USA

1.888.9BORAL9 | www.BoralTruExterior.com

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**STONE
SIDING
TRIM
ROOFING**





Chesapeake Collection

Outdoor Wall 1Lt

9776BK (Black (Painted))

Product Description:

The Chesapeake Collection features a line of outdoor fixtures that embody America's coastal communities. Featuring a lantern-like shape, each piece is formed from die-cast aluminum by the finest craftsmen in the industry, providing the quality Kichler is synonymous for. This 12 1/2" high outdoor 1-light wall lantern is the perfect way to update your home's profile while adding a classic touch. It includes our Black finish with clear glass panels, uses a 100-watt (max.) bulb, and is U.L. listed for wet locations.

Available Finishes

Black (Painted)
White

Technical Information

Lamp Included:	Not Included
Lead Wire Length:	3.5"
Glass Description:	CLEAR BEVELED GLASS
Extension:	8
Safety Rated:	Wet
HCWO:	3.25
Base Backplate:	5 7/8 X 4 5/8 X 1
CFL Bulb Type:	HYBRID (23-30W)
Dual Mount:	No
Light Source:	Incandescent
Socket Base:	Medium
Number of Bulbs:	1
Lamp Type:	A
Max Watt:	100W
Width:	6.5"
Height:	11.5"
Collection:	Chesapeake Collection
Finish:	Black (Painted)

Project
Type
Ordering #
Comments

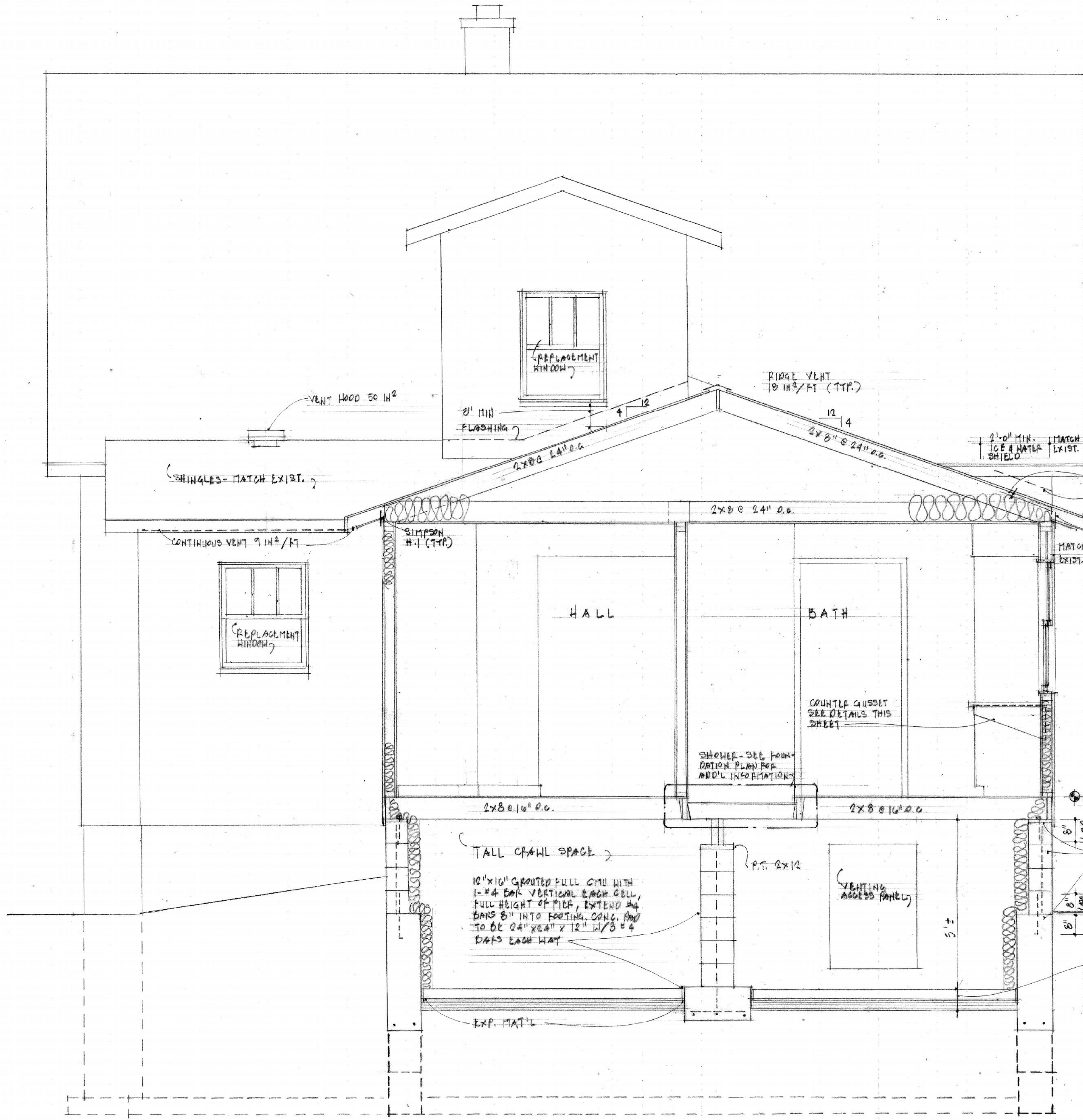
- LOT DISTRICT R.1
- LOT SIZE 16,209 SF
- PROPOSED LOT COVERAGE 13%



- $8\frac{1}{2}'' \pm$ VERIFY

NEW VENTING ACCESS PANEL, 5 CFM MIN
TRANSFER

EXIST. UTILITY RM



ROOF MATERIAL LIST

- SHINGLES - MATCH EXIST.
- 30# FELT UNDERLAMENT
- 10L & WATER SHIELD @ EAVE & PENETRATIONS
- 40/20 OSB SHEATHING
- 1000 FRAMING @ 24" O.C.
- MIN. R-30 SPAT FOAM INSULATION (NON-GARAGE)
- 1/2" GTP. BD. (NON-GARAGE)

UPPER EXTERIOR WALL MATERIAL LIST

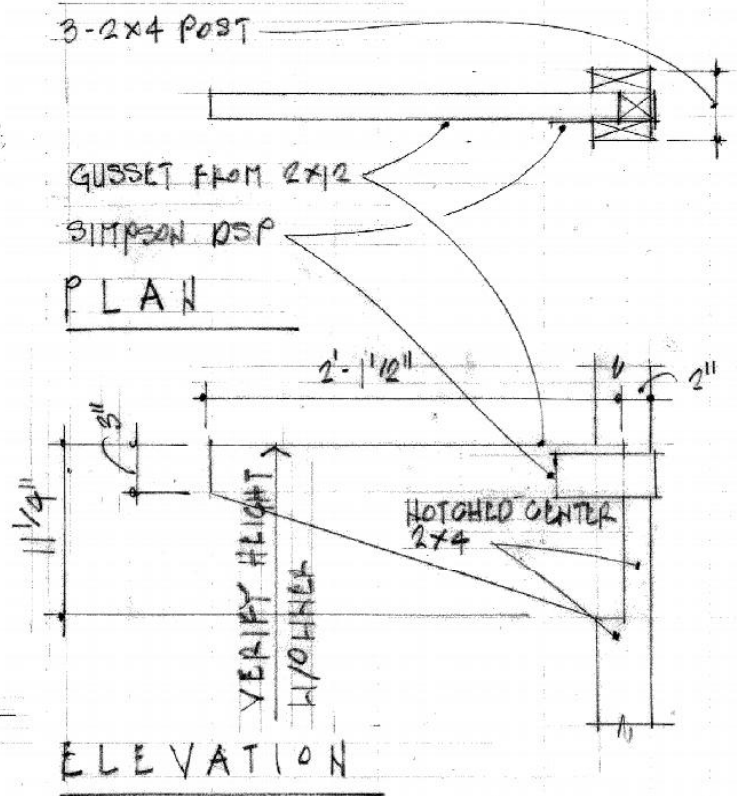
- CEMENT BOARD SIPPING - 8" EXPOSURE
- WATER RESISTANT BARRIER
- 24/16 OSB SHEATHING
- 2x4 STUD @ 16" O.C.
- MIN. R-21 SPAT FOAM INSULATION (NON-GARAGE)
- 1/2" GTP. BR. (GARAGE - SOUTH WALL ONLY, UP TO ROOF PECK)

FLOOR MATERIAL LIST

- FLOOR FINISH - SEE FLOOR PLAN
- 40/20 PLYWOOD SUBFLOOR
- 2x8 FLOOR JOISTS @ 16" O.C.

LOWER EXTERIOR WALL MATERIAL LIST

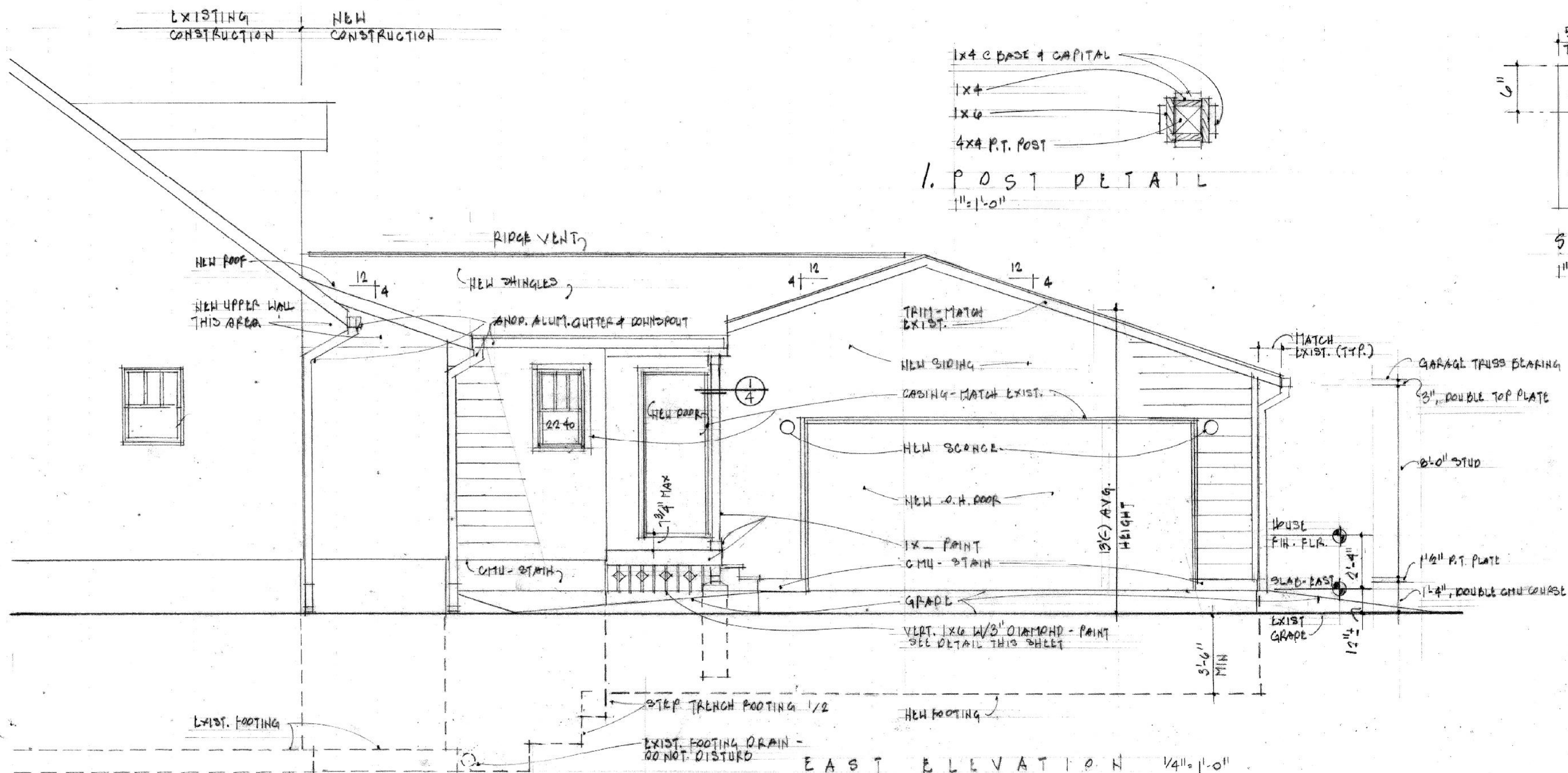
- SILL SEAL
- P.T. 2x8 SILL W/1/2" @ ANCHOR BOLT @ 40" O.C. MAX
- 8" CMU W/CONTINUOUS #4 BARS, GROUT CUS FULL @ 32" O.C. MAX
- 12" CONC. TRENCH FOOTING W/2-#4 BARS @ BOTTOM
- MIN. R-10 SPAT FOAM INSUL. FRONT SLAB TO SILL
- PROTECT SPAT FOAM INSUL.



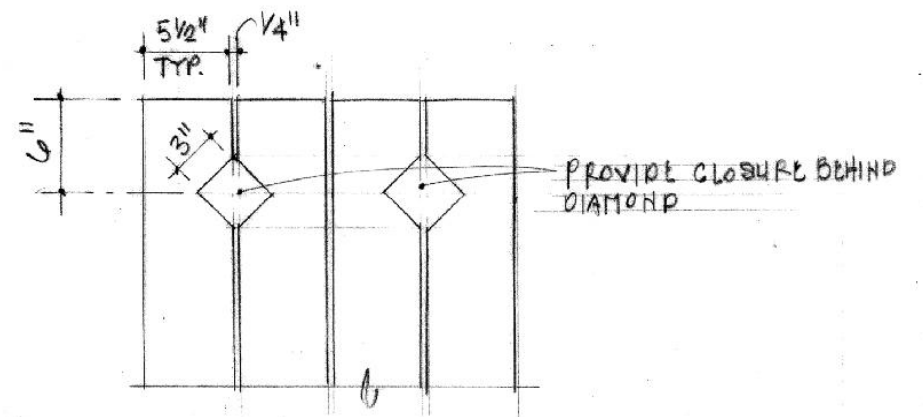
COUNTER GUSSET DETAILS

- 3" CONC. SLAB W/6x6 = 10-10 WHM
- 6 MIL MIN. POLYETHYLENE VAPOR BARRIER
- TURN UP 6" @ BOT. WALL
- 4" SAND/GRAVEL OVER COMPACTED FILL

SECTION A 1/2" = 1'-0"

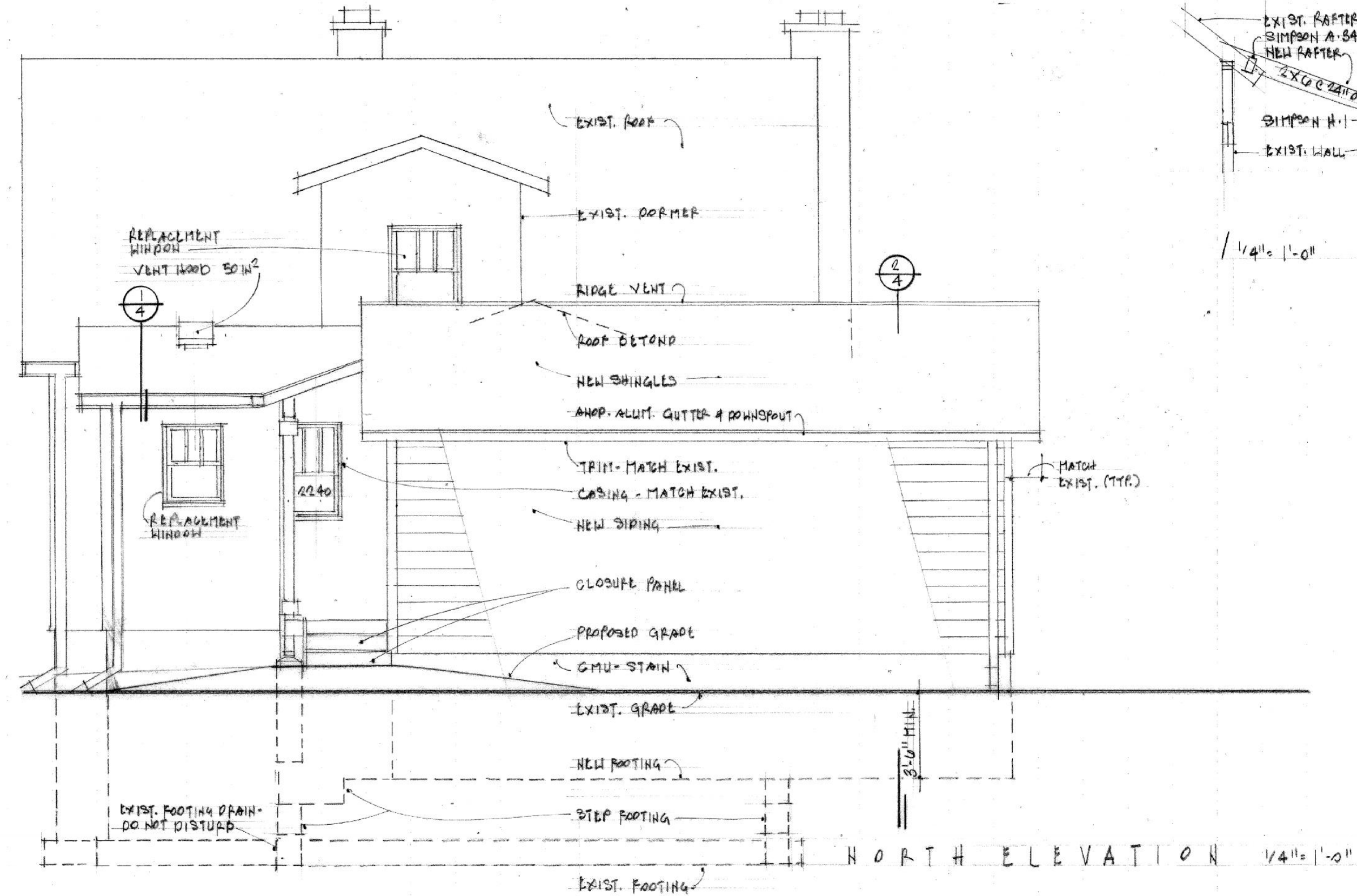


1. POST DETAIL
1" = 1'-0"

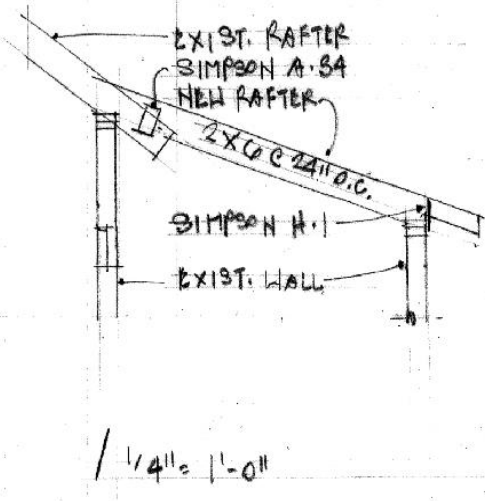


SKIRT DETAIL
1" = 1'-0"

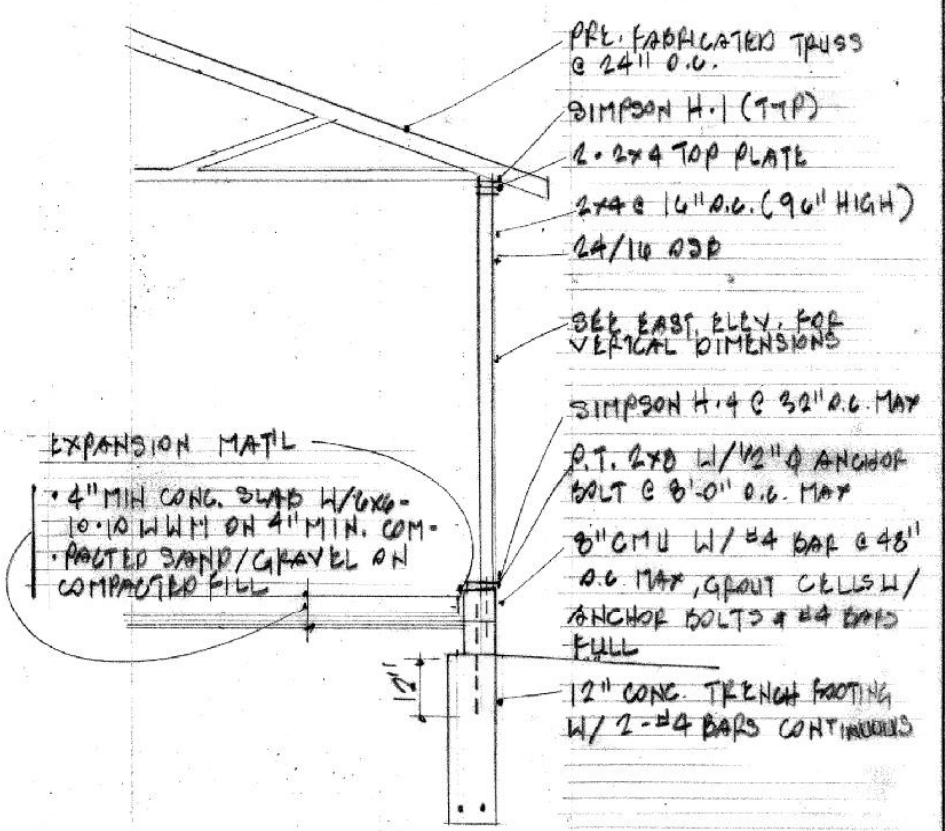
WINDOW SIZING DESIGNATION
2240; HORIZONTAL ROUGH OPENING = 22"
VERTICAL ROUGH OPENING = 40"



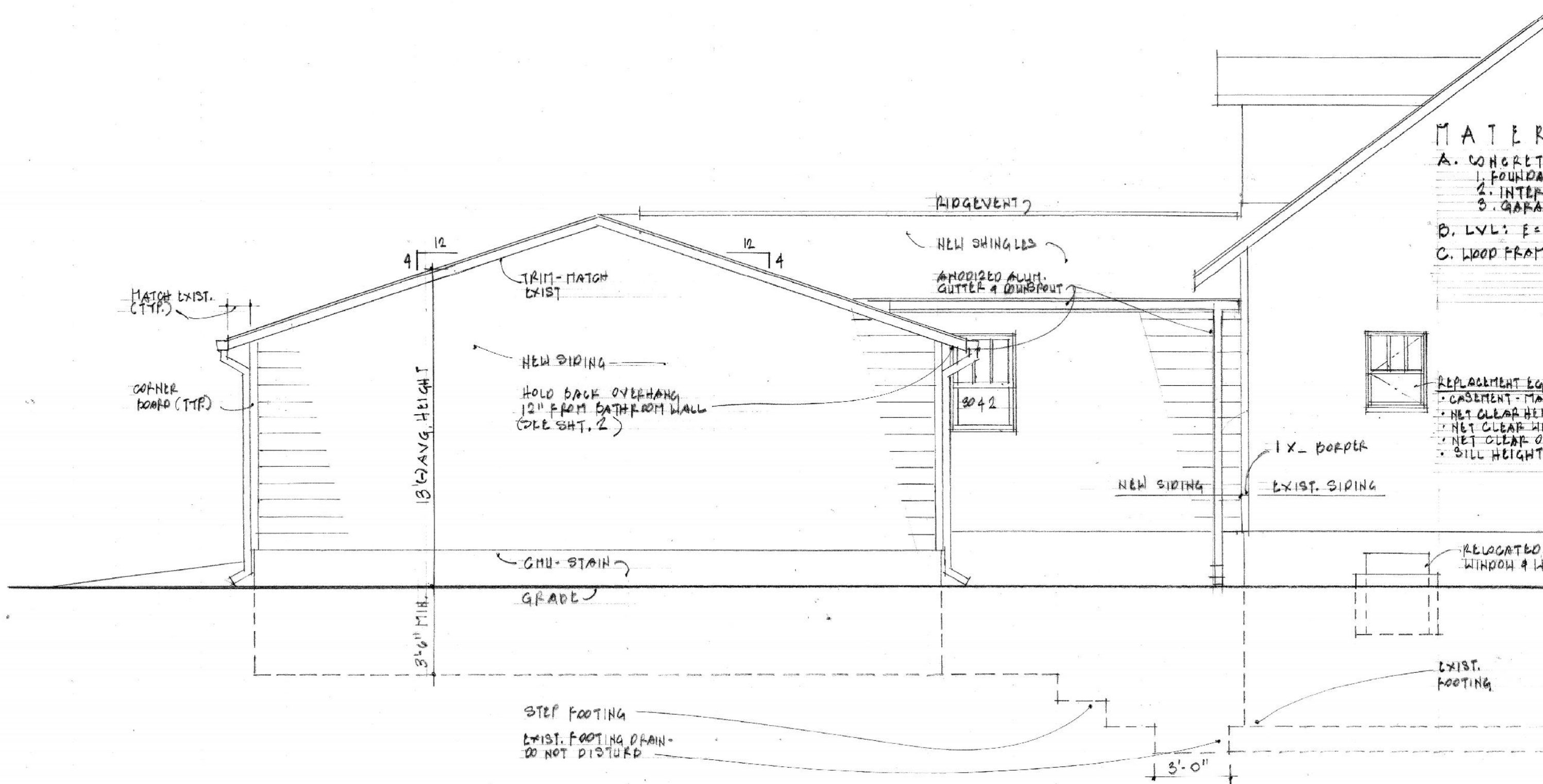
NORTH ELEVATION 1/4" = 1'-0"



1/4" = 1'-0"



2 GARAGE SECTION
1/4" = 1'-0"

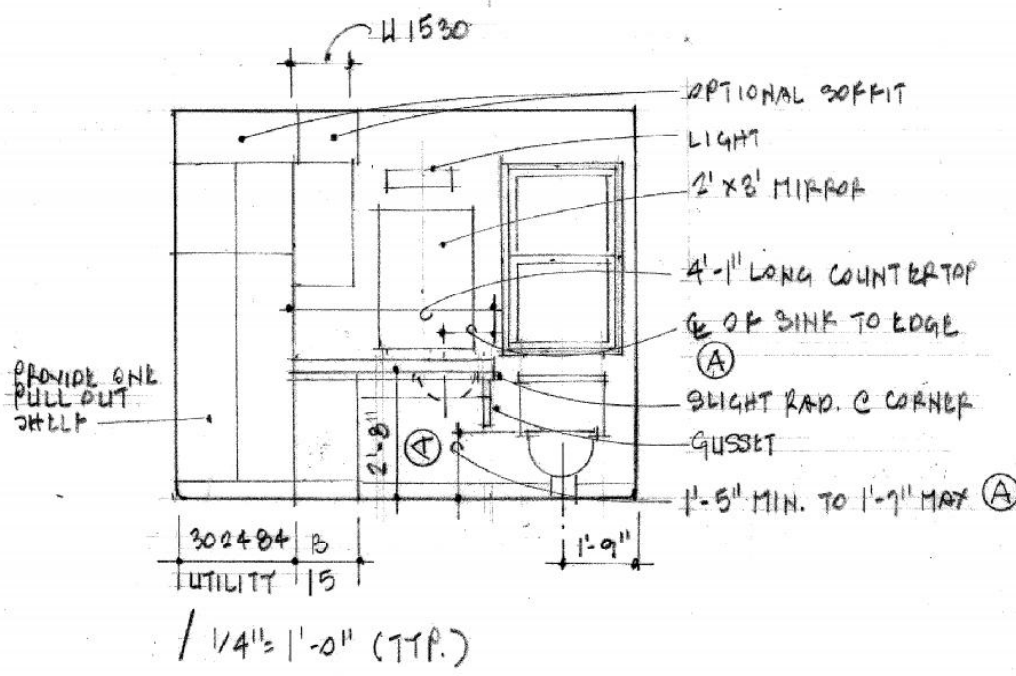


MATERIAL SPECIFICATION

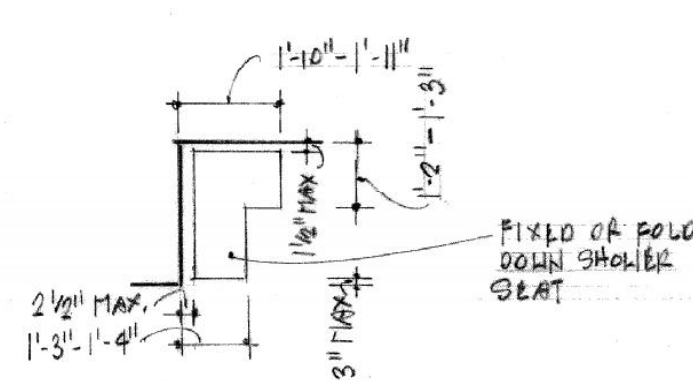
- A. CONCRETE
 - 1. FOUNDATIONS: FIC = 2500 PSI
 - 2. INTERIOR SLAB: FIC = 2500 PSI
 - 3. GARAGE SLAB: FIC = 3500 PSI, AIR ENTRAINED
- B. LVL: F = 2.0X106 PSI FB = 2,950 PSI
- C. WOOD FRAMING: SPF #2 OR BETTER

- REPLACEMENT EGRESS WINDOW
- CASEMENT - MATCH DOUBLE HUNG PATTERN
 - NET CLEAR HEIGHT 24" MIN
 - NET CLEAR WIDTH 30" MIN
 - NET CLEAR OPENING 5.0 S.F. MIN
 - SILL HEIGHT 4" MAX

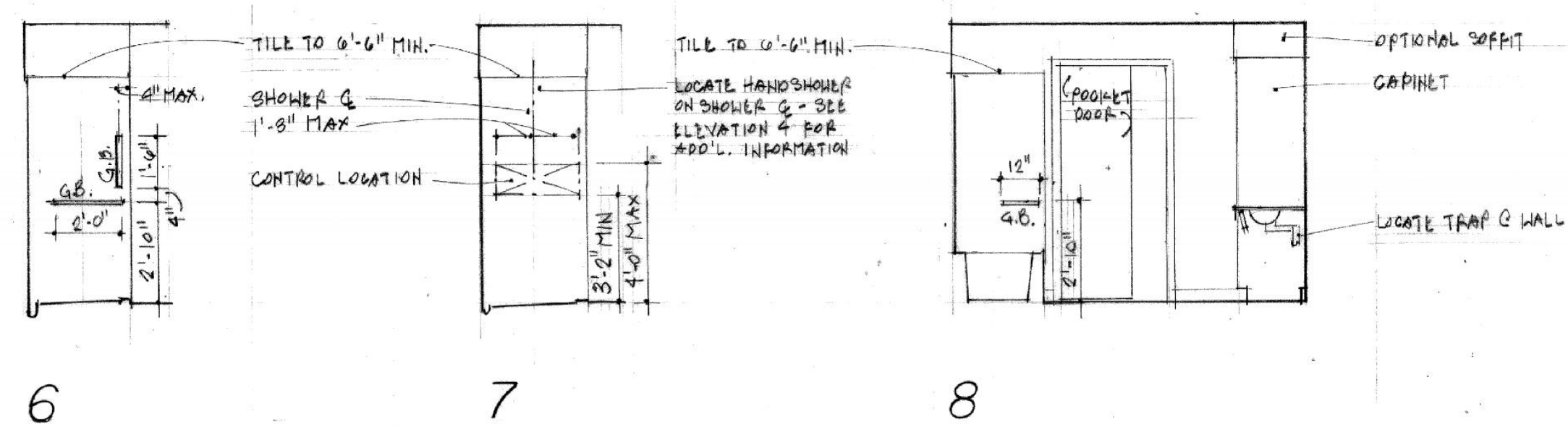
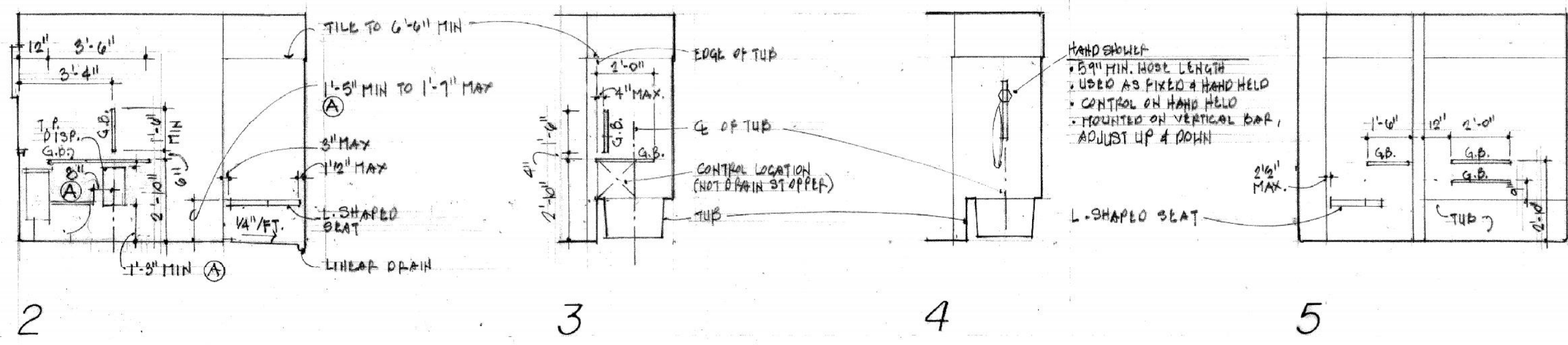
WINDOW SIZING DESIGNATION
3042; HORIZONTAL ROUGH OPENING = 30"
VERTICAL ROUGH OPENING = 42"



(A) VERIFY DIMENSION W/OWNER ON SITE



PLAN 1/4" = 1'-0"



WATER TEMPERATURE IN NEW BATHROOM NOT TO EXCEED 120°F AT SINK, TUB & SHOWER



20HDC Work Permit Staff Review

Property address: 36 N Huron

Date of Application: June 20, 2017

Date of Review: June 23, 2017

Date of Meeting: June 27, 2017

Proposed work: sign installation

Materials: printed vinyl window graphic and aluminum wall sign

Staff review:

1. Applicant is looking to add a wall sign in the existing signboard and place a vinyl logo on the storefront window.
2. There is no lighting proposed nor is there any current lighting for the sign.
3. Zoning allows 1 sf per foot of building frontage as a max for building mounted signs and the window sign may not occupy more than 25 % of the total transparent area of any individual window. As the signs stand now (at 19.5 sf and 12.5 sf) they may be too large.
4. A building department permit is required for this work, applicant to obtain permit prior to commencing work.

Relevant Secretary of the Interior's Standards:

#9, #10

Recommended Motion:

Move to (approve/deny) the application for work at 36 N Huron to include the installation of a printed vinyl window graphic and aluminum wall sign as submitted with the application dated June 20, 2017.

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

JUN 20 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:

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

36 N. HURON ST.

Applicant

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

Name

MARA EVENSTAR

Address

1616 GREGORY ST.

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

734 325 3045

E-Mail

MARA@EVENSTARSCHALICE.COM

Contractor

Contractor Name & Contact Info

FAST SIGNS - JARED

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

1. STORE NAME SIGN ABOVE WINDOWS. (PREVIOUS COMMERCIAL SIGNS HERE BEFORE) SIGN MADE OF ALUMINUM FLUSH MOUNT LETTERS
2. WINDOW GRAPHIC APPLIED W/ VINYL THAT HAS A UV SCREEN.

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

ALUMINUM LETTERS TOP SIGN
VINYL ON WINDOW

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:

\$ 1700.00

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:



Date:

6/20/17

Print Name:

MARA EVENSTAR

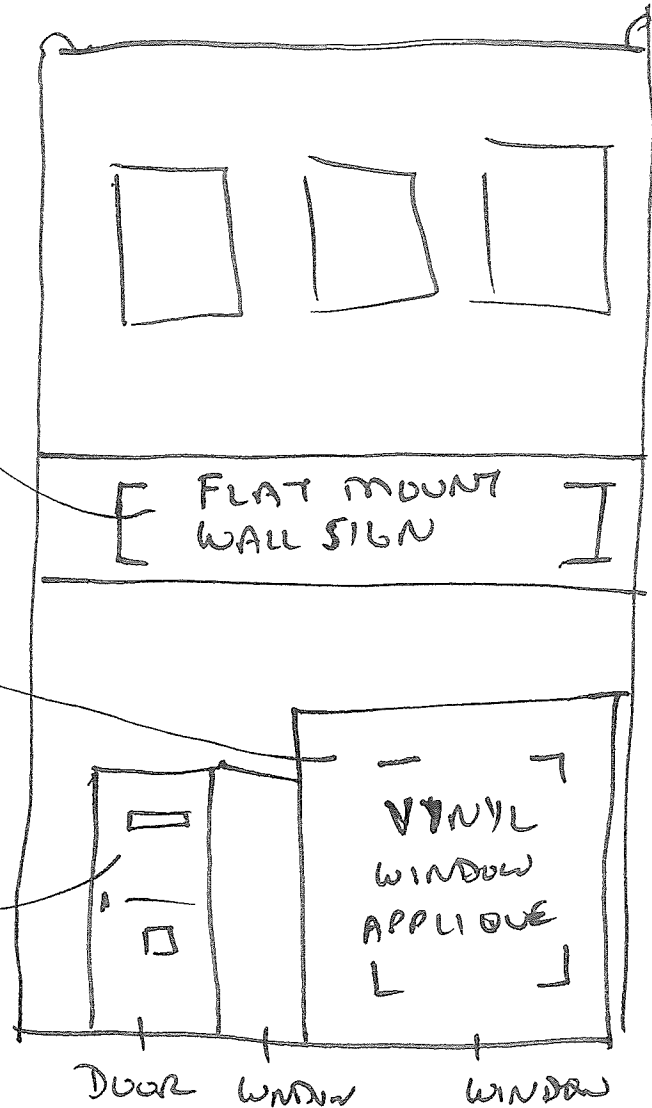
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

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

1. ALUMINUM LETTERS
 3/8" THICK
 ALUMINUM LETTERS
 20" X 90"
 H L

2. VINYL GRAPHIC
 63.5" X 43.65"

SMALL WINDOW
 MOUNT SIGN & GRAPHICS
 "HOURS" "OPEN" ETC





More than fast. More than signs.™

FASTSIGNS

3500 Washtenaw Ave. Suite J

Ann Arbor, MI. 48104

ph: 734-677-1500

fax: 734-677-5656

Email: 166@fastsigns.com

Estimate

166- 22505

Estimate Date: 6/19/2017 3:40:03PM

Printed: 6/19/2017 4:31:51PM

Customer: **Evenstar's Chalice** ph: (734) 325-3095
Contact: **Mara Evenstar** Customer: 24597
Description: Window decal & 3-dimensional logo (exterior)
Sales Person: **Jared Paulson**
Clerk: **Jared Paulson** email: mara@evenstarschalice.com

Dear Mara:

Sincerely,

Jared Paulson

	Product	Qty	Sides	H x W	Unit Cost	Totals
1	Digital RTA - HxW	1	1	63.5 x 43.65	\$260.30	\$260.30
	Description: Digital Printed Vinyl Graphics (C40) + UV protective laminate. Lg. logo in center with white text around perimeter separated by diamonds.					
	Color: White					
	Text: Top: VINTAGE RELICS (2.5" tall white) Right Side: GALLERY ARTS (2.5" tall white) Bottom: SACRED SWAG (2.5" tall white) Left Side: DIVINE WARES (2.5" tall white) Center: Logo size 63.5" x 43.65"					
2	INSTALL	1.5	1	1 x 1	\$110.00	\$165.00
	Description: Installation of window graphics at customer location.					
	Color: N/A					
3	DIMENSIONAL	* 1	1	20 x 90	\$1,429.00	\$1,429.00
	Description: ALUMINUM (3/8" thick) dimensional logo: Logo EVENSTAR'S Painted Black. Black painted rectangle bar w/ CHALICE painted white. Template and stud mount for installation. 10 days production					
	Color: N/A					
	Text: Evenstar's Chalice (logo)					
4	INSTALL	2	1	1 x 1	\$110.00	\$220.00
	Description: Installation of 3-dimensional logo at customer location.					
	Color: N/A					

Notes:



More than fast. More than signs.

FASTSIGNS

3500 Washtenaw Ave. Suite J

Ann Arbor, MI. 48104

ph: 734-677-1500

fax: 734-677-5656

Email: 166@fastsigns.com

Estimate

166- 22505

Estimate Date:

6/19/2017 3:40:03PM

Printed:

6/19/2017 4:31:51PM

Line Item Total:	\$2,074.30
Tax Exempt Amt:	\$424.00
Subtotal:	\$2,074.30
Shipping:	\$39.00
Taxes:	\$101.36
Total:	\$2,214.66

Deposit Required:

\$1,107.33

Bill To: Evenstar's Chalice
Mara Evenstar
36 N. Huron St
Ypsilanti, MI. 48197

Received/Accepted By:

/ /

EVENSTARS
CHALICE



EVENSTAR'S
CHALICE

everyday enchantments & inspiration

DIVINE WARES VINTAGE RELICS GALLERY ARTS SACRED SWAG





20HDC Work Permit Staff Review

Property address: 422 N Hamilton

Date of Application: June 20, 2017

Date of Review: June 23, 2017

Date of Meeting: June 27, 2017

Proposed work: gravel driveway installation, light installation, painting, porch railing and stair installation and basement window installation, window repair

Materials: Freedom VersaRail black aluminum deck railing kit, tilting vinyl double-hung basement window, satin white paint

Staff review:

1. Applicant has been advised that the vinyl windows are inappropriate. Applicant to bring another option to the meeting.
2. Applicant will need to pursue a special use and site plan approval from the City Planning Commission.
3. HDC to verify if lighting is appropriate.
4. HDC to verify what the replacement material for the steps will be.
5. A building department permit is required for this work, applicant to obtain permit prior to commencing work.

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

Recommended Motion:

Move to (approve/deny) the application for work at 422 N Hamilton to include the installation of a gravel driveway at the back of the lot, the installation of two new lighting fixtures to match the existing, and the painting of all four entrance doors in a satin white. Work to also include the installation of a Freedom VersaRail black aluminum deck railing kit and step replacement at the front entrance, window repair and the replacement of two basement window replacement with *(type)* windows.

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

JUN 20 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

R. 22343
PHDC-17-0670

8

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

422 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

Karl Staffeld

Address

2358 Loeffler

City

Chelsea

State

Mi

Zip

48118

Phone / Fax

(734) 417-0432

E-Mail

karl@staffeld.com

Contractor

Contractor Name & Contact Info

Karl Staffeld, 2358 Loeffler, Chelsea, Mi 48118, (734) 417-0432, Builders License #210211468

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☒ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

See attached description of work, Exhibit A, and Exhibit B.

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

See attached sheets.

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:

\$ 5,090

Permit fee:

\$35 + 5 = \$ 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:

Karl Staffeld

Date:

6.20.17

Print Name:

Karl Staffeld

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 for 422 Hamilton

Karl Staffeld (734) 417-0432

DESCRIPTION OF PROPOSED WORK

Install approximately 2,300 SF gravel driveway at the rear of the property. See attached Exhibit A. This will provide parking for six cars. Prepare the surface by removing 4" of topsoil. Deliver, distribute, and compact approximately 28 cubic yards of 21AA stone.

Install two new light fixtures to match existing fixture at south door at each of the four entrance doors. See Exhibit B.

Paint all four entrance doors satin white. See Exhibit B.

Remove and replace stair treads at front entrance (west door) and install Freedom VersaRail Black Aluminum Deck Railing Kit. See attached cut sheet and Exhibit B.

Repair existing north window. Reuse existing frame and install new glass. Repair existing storm window. See Exhibit B.

Install new basement windows in two locations on north and south faces of foundation walls. See attached Exhibit B and cut sheet for Project source Series 30001 Tilting Vinyl Double Pane Double Strength Replacement Hopper Window.



Open until 10PM!
Westland Lowe's ✓

Prices, promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

Freedom (Assembled: 6-ft x 3-ft) VersaRail Black Aluminum Deck Railing Kit

Item # 444480 Model # 73013153

★★★★☆ (2 Reviews)



In-use/lifestyle images - accessories not included

\$118.00

—

1

+

ADD TO CART

♥ SAVE

🔗 SHARE



Ships to Store FREE

✓ Ready for pickup on
07/11/2017 at Westland
Lowe's



Delivery

✓ Ready for delivery on
07/11/2017 at Westland
Lowe's



5% OFF* Every Day or 6 Months Special Financing**

\$299 minimum purchase required for Special Financing. Subject to credit approval.
Credit offers cannot be combined.

[Get Details >](#)

Product Information

Description

- Stair Rail kit comes unassembled and includes top rail, bottom rail, line brackets, 3/4-in balusters and Snap&Stay locking strips
- Easy to assemble panel with patented Snap&Stay technology that snaps and secures pickets into rail sections to deliver a strong and stylish finish with no visible fasteners
- Made of durable, low maintenance, powder coated aluminum
- Tested to meet IRC code requirements - always check local building codes
- Rail profile provides easy comfort grip
- Included adjustable brackets allow for stair installation from 26° to 38°
- Transferable limited lifetime warranty
- Manufactured in the USA

Specifications

Series Name	VersaRail	Minimum Opening (Inches)	0
Maximum Installed Width (Feet)	6	Maximum Opening (Inches)	70.25
Assembled Height (Feet)	3	Baluster Material	Aluminum
Assembled Length (Feet)	6	Rail Material	Aluminum
Pressure Treatment Type	N/A	Wood Species	N/A (not woo "

💬 CHAT WITH LOWE'S



Open until 10PM!
Westland Lowe's ✓

Prices, promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

Project Source 30001 Series Tilting Vinyl Double Pane Double Strength Replacement Basement Hopper Window (Rough Opening: 32.25-in x 14.25-in Actual: 31.75-in x 13.75-in)

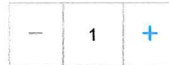
Item # 5581 Model # VBHI3214

★★★★☆ (17 Reviews)



ONLY AT LOWE'S

\$47.00



ADD TO CART

♥ SAVE

🔗 SHARE



FREE Store Pickup

✓ 9 available today at Westland Lowe's!



Delivery

✓ Delivery available as soon as tomorrow!

📍 In-Store Map

CHECK OTHER STORES



5% OFF* Every Day or 6 Months Special Financing**

\$299 minimum purchase required for Special Financing. Subject to credit approval. Credit offers cannot be combined.

Get Details >

Product Information

Description

- Project Source hopper window is manufactured with a heavy duty welded vinyl main frame
- White vinyl window with dual pane insulated glass
- Internal weeping system
- Included is an easily removable full screen that keeps insects out
- Heavy duty vinyl frame and metal hinges
- Install with 1/2-in vinyl installation flange (which can be removed for replacement applications)
- Actual Size 31-1/2-in width x 13-1/2-in height
- Nominal Size: 32-in width x 14-in height
- Rough opening 32-in width x 14-in height

Specifications

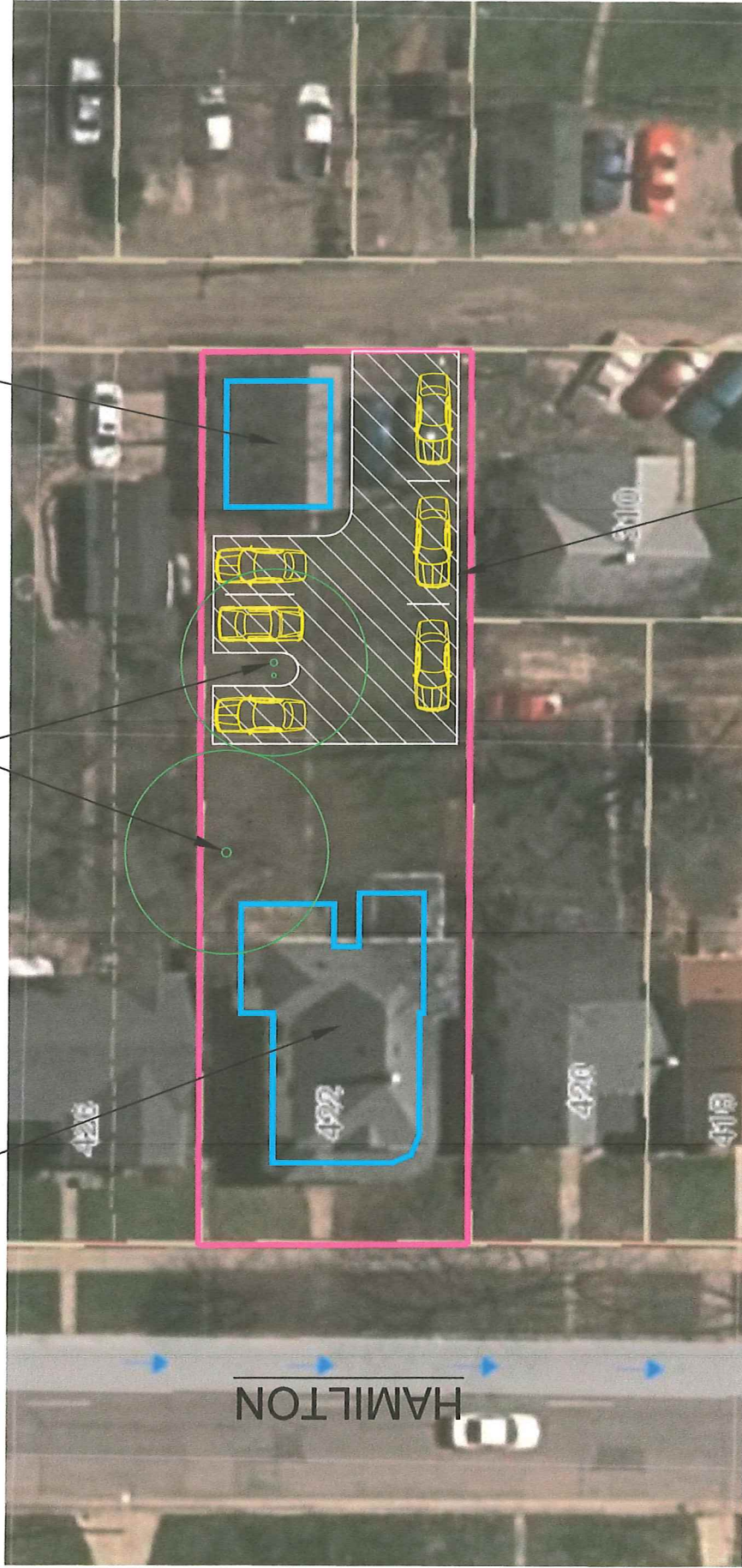
Actual Height (Inches)	13.75	Meets Egress Requirement	×
Actual Width (Inches)	31.75	Lock Type	Sweep
Jamb Depth (Inches)	3	Nail Fin	Integrated
Tilting	✓	J Channel	N/A
Series	30001	Mulling	N/A
Interior Color/Finish	White	Wood Jamb Extension	None

💬 CHAT WITH LOWE'S

422 HAMILTON

EXISTING
TREES

EXISTING
BARN

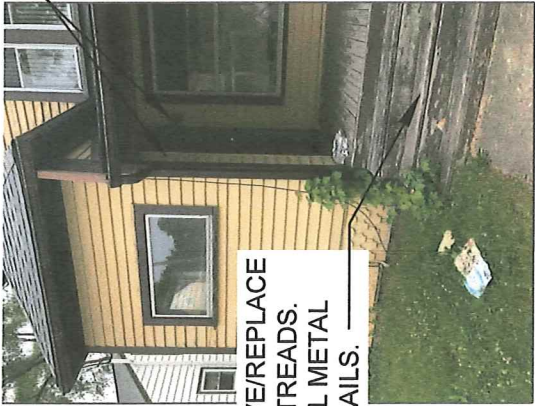


**PERMIT APPLICATION
FOR 422 HAMILTON**

SCALE: NONE
06/20/17

APPROX. 2,300 SF
GRAVEL DRIVEWAY
PARKING FOR
SIX CARS

EXHIBIT A

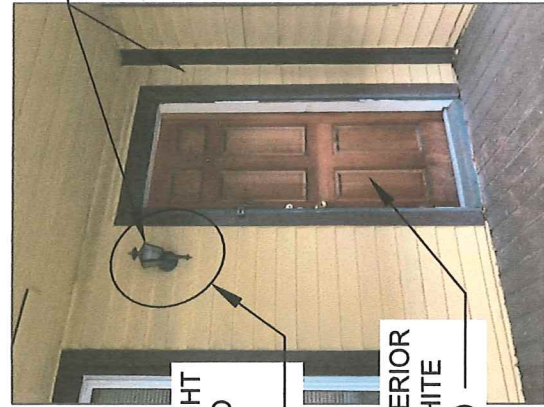


REMOVE/REPLACE
STAIR TREADS.
INSTALL METAL
HANDRAILS.

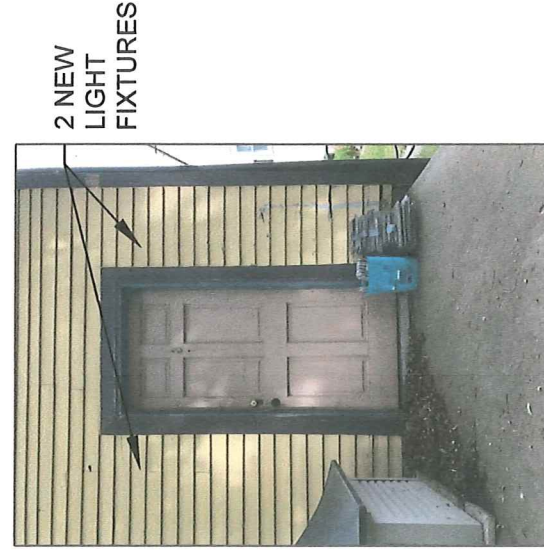
2 NEW
LIGHT
FIXTURES

ALL NEW LIGHT
FIXTURES TO
MATCH
EXISTING

PAINT EXTERIOR
DOORS WHITE
(4 PLACES)



2 NEW
LIGHT
FIXTURES



2 NEW
LIGHT
FIXTURES

WEST DOOR

SOUTH DOOR

EAST DOOR 1



2 NEW
LIGHT
FIXTURES



REPAIR
EXISTING
WINDOW



INSTALL
NEW BASEMENT
WINDOWS
(2 PLACES)

EAST DOOR 2

NORTH WINDOW

TYPICAL BASEMENT WINDOW

PERMIT APPLICATION FOR 422 HAMILTON

06/20/17

EXHIBIT B



20HDC Work Permit Staff Review

Property address: 315 Washtenaw

Date of Application: June 20, 2017

Date of Review: June 23, 2017

Date of Meeting: June 27, 2017

Proposed work: door installation, light installation and stair installation

Materials: solid wood 6-panel doors, light fixtures, and treated wood stairs, satin white paint

Staff review:

1. HDC to verify if lighting is appropriate.
2. HDC to require the painting of the stairs and verify the color to be used.
3. A building department permit is required for this work, applicant to obtain permit prior to commencing work.

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

Recommended Motion:

Move to (approve/deny) the application for work at 315 Washtenaw to include the installation of three solid wood 6-panel doors to be painted satin white, the installation of two light fixtures as depicted in the submitted application and treated wood stairs painted or finished in an opaque stain.

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****JUN 20 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:

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

315 Washtenaw Ave., Ypsilanti, Mi 48197

Applicant

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

Name

Karl Staffeld

Address

2358 Loeffler

City

Chelsea

State

Mi

Zip

48118

Phone / Fax

(734) 417-0432

E-Mail

karl@staffeld.com

Contractor

Contractor Name & Contact Info

Karl Staffeld, 2358 Loeffler, Chelsea, Mi 48118, (734) 417-0432, Builders License #210211468

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

Complete Description of Proposed Work:

See attached description of proposed work and Exhibit A.

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

See attached sheet

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:

\$1,400

Permit fee:

\$35 + 0 = \$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:

Karl Staffeld

Date:

6.20.17

Print Name:

Karl Staffeld

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 for 315 Washtenaw Ave.

Karl Staffeld (734) 417-0432

DESCRIPTION OF PROPOSED WORK

Install three new solid wood exterior 6-panel doors into the three existing exterior door frames. Paint all doors satin white to match the existing satin white trim. See attached Exhibit A for photos of the three door locations.

Install two new light fixtures at each of the two main entrance doors. See Exhibit A for the photo of the light fixture and the locations at the entrance doors.

Install new treated wood stairs at the entrance to Door 3 at the rear of the property. There will be two standard steps up to the Door 3 entrance.



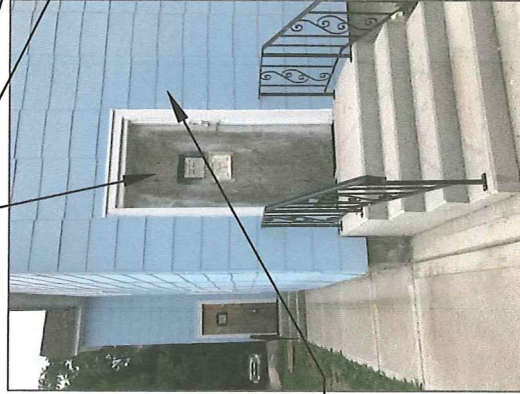
NEW LIGHT
FIXTURES

INSTALL NEW
EXTERIOR 6-PANEL
WOOD DOOR
PAINT WHITE
(3 PLACES)

NORTH
ELEVATION



NEW
LIGHT FIXTURE



NEW LIGHT
FIXTURE

DOOR 1



NEW LIGHT
FIXTURE

DOOR 2



PAINT
TRIM
WHITE

NEW
WOOD
STAIRS

DOOR 3

PERMIT APPLICATION FOR 315 WASHTENAW

06/19/17

EXHIBIT A



20HDC Work Permit Staff Review

Property address: 109 Maple

Date of Application: June 20, 2017

Date of Review: June 23, 2017

Date of Meeting: June 27, 2017

Proposed work: reroof, gutter & downspout replacement

Materials: Atlas architectural shingles in dark grey, k-style gutters

Staff review:

1. Applicant advised staff that the existing gutters on the house are k-style and they will be replaced with same.
2. HDC to verify color of the new gutters and locations of the downspouts.
3. HDC to verify plans for replacement of the damaged soffit and fascia and the new vents will be installed in the same locations.
4. A building department permit is required for this work, applicant to obtain permit prior to commencing work.

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

Recommended Motion:

Move to (approve/deny) the application for work at 109 Maple to include the reroofing in Atlas architectural shingles in dark grey. New roof vents will be installed in the same locations as the existing in a similar color to the new roof. If any new can vents are required by code they must be placed at the rear of the structure and must not be visible from the street. (*soffit and fascia replacement*) Work to also include the replacement of the gutters and downspouts with k-style gutters in (*color*) in the existing locations.

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. 22341 10
PHDC-17-0071

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

109 Maple St

Applicant

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

Name

Matthew Peters

Address

109 Maple St

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

724-496-1509

E-Mail

matthewd_86@hotmail.com

Contractor

Contractor Name & Contact Info

Self

Type of work

☒ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Remove all existing shingles.
Deck roof over existing slat board with 1/2" OSB plywood.
Lay down ice/water guard and felt over decking
Replace old metal ridge caps and valley with new metal caps and valley
Install new white drip edge.
Reinstall new roof cap vents to replace old damaged ones.
Install new shingles

Company: Atlas
Style: Architectural
New Color: Pinical Prestine (AKA dark gray)
Old Color: Sandstone

The house currently has flashed aluminum soffit and fascia.
Contemplating replacing damaged soffit and fascia flashing or leaving and repainting as exposed wood
Replace all damage gutters and down spouts with new ones

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

Shingle example to be brought to commission meeting.

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: \$2200	Permit fee: \$35 + 0.00 = \$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:

6-17-17

Print Name:

Matthew Peters

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

PRODUCTS

LITERATURE

ROOF INSPIRATION CENTER

ATLAS PRO

TOOLS & RESOURCES

APPS

FIND A CONTRACTOR

WARRANTY

CONTACT

SEARCH

[Roofing Shingles](#) / [Choose Your Shingle](#) / Pinnacle® Pristine

Pinnacle® Pristine
High Performance Architectural Shingles

Featuring **SCOTCHGARD®** PROTECTOR 3M

Pristine Appearance. Protected Appeal.

Pinnacle® Pristine architectural shingles provide stunning color that lasts.

Pristine Black

Pristine Appearance. Protected Appeal.

Pinnacle® Pristine architectural shingles provide stunning color that lasts.

FINAL COLOR SELECTIONS SHOULD BE MADE USING FULL SIZE SHINGLES. Colors and shadow lines on the sample board and in the photos should only be used as a guideline and not for your final color selection. Please consult your Atlas distributor for specific color and product availability.

Color Palette:



Pristine Black



Pristine Desert



Pristine Dove



Pristine Green



Pristine Hearthstone



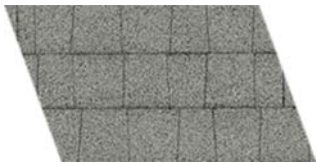
Pristine Heather



Pristine Hickory



Pristine Oyster



Pristine Pearl



Pristine Pewter



Pristine Sienna



Pristine Sunset



Pristine Tan



Pristine Weathered



Pristine Weathered Shadow

Where To Buy

Find A Local Retailer

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Get It Installed

Find A Local Roofing Contractor

YOUR ZIP CODE: 32714



Request A Quote

Click Here





20HDC Work Permit Staff Review

Property address: 306 W Cross

Date of Application: June 20, 2017

Date of Review: June 23, 2017

Date of Meeting: June 27, 2017

Proposed work: painting of an exterior door and frame

Materials: light pink (pantone 487C)

Staff review:

1. Applicant is looking to paint a door and frame on the front of the building. This door is partially blocked from sight due to setback, the roof overhang and a fence.
2. HDC to verify applicant will not power wash.
3. A building department permit is not required for this work.

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

Recommended Motion:

Move to (approve/deny) the application for work at 306 W Cross for the painting of the front door and frame in light pink (pantone 487C).

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

R. 22347 11
PHDC-17-0073

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). *-emailed to hntern@cityofypsilanti.com*
 - 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

306 WEST CROSS STREET

Applicant

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

Name

Stephen Woodcock

Address

209 Buena Vista Ave

City

Ann Arbor

State

Michigan

Zip

48103

Phone / Fax

630-730-3292

E-Mail

woodcock@gmail.com

Contractor

Contractor Name & Contact Info

N/A

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other (paint)

Complete Description of Proposed Work:

PAINT exterior door and 2" sash surrounding door (but flexible ~~as~~ if HDC prefers frame be not be painted).

Door is one of six exterior doors on the south and West sides of the building, is set back approx 40 ft. from the sidewalk on the North side of W. Cross. Partially blocked from street view by fence and shingled awning.

Prep will be removing remenance of old adhesive logo with low-grade cleaner/brush (no powerwashing), and a coat of metal primer paint.

Photos emailed to hintern@cityofypsilanti.com.

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

Paint Color "PANTONE 487C"

Light Pink (see attached)

Permit Application Fee (action items only)

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

Construction Cost:

\$100

Permit fee:

\$35 + 0 = \$35

Signature

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

Signature:



Date:

June 20, 2017

Print Name:

Stephen Woodcock

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.

Paint Sample

306 W. Cross

HDC Application, June 20

Exterior Door



PANTONE®
487 C







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

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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

527 N Huron St.

Applicant

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

Name

Carol Champagne

Address

527 N Huron St

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-485-1914

E-Mail

ccchampagne@lycos.com

Contractor

Contractor Name & Contact Info

Self

Type of work

☒ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Replacement of garage roof

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:

\$1,500

Permit fee:

\$35 + 0 = 35⁰⁰

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:

Carol Champagne

Date:

6/14/17

Print Name:

Carol Champagne

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

PHD-17.0063

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Shopping Cart

Your purchase is always

Lowe's Of Harper Woods, MI | [Change Store](#)

19340 Vernier Road, Harper Woods, MI 48225

Print

Products in Cart

Select a Delivery Method

Quantity

Unit Price

Total



WEN Roundhead Roofing
Pneumatic Nailer
Item #:447172 | Model #:61782

Store Pickup

Your order will be available
for pickup by 06/08/2017.

1

\$98.34

\$98.34

Lowe's Truck Delivery

You'll be contacted within 24
hours of 06/08/2017 to
arrange your delivery.

FREE
Shipping



Hitachi 7,200-Count 1.25-in
Roofing Pneumatic Nails
Item #:688873 | Model #:12111

Store Pickup

Your item is available for
pickup today.

2

\$21.97

\$43.94

Lowe's Truck Delivery

You'll be contacted within 24
hours to arrange your
delivery.

Parcel Shipping

Sent by carriers like UPS,
FedEx, USPS, etc.



Severe Weather Max 1/2-in
Common Southern Yellow Pine
Plywood Sheathing , Application
as 4 x 8

Item #:602851 | Model #:124PCCECO

Store Pickup

Your item is available for
pickup today.

10

\$25.63

\$256.30

Lowe's Truck Delivery

You'll be contacted within 24
hours to arrange your
delivery.

× Parcel Shipping

Unavailable for This Order
Sent by carriers like UPS,
FedEx, USPS, etc.



Severe Weather Max (Common: 2-in x 4-in x 8-Ft; Actual: 1.5-in x 3.5-in x 8 Feet) Pressure Treated Lumber

Item #:489060 | Model #:204080ECO

Store Pickup

Your item is available for pickup today.

10

\$4.81

\$48.10

Lowe's Truck Delivery

You'll be contacted within 24 hours to arrange your delivery.

× Parcel Shipping

Unavailable for This Order
Sent by carriers like UPS, FedEx, USPS, etc.



Owens Corning Supreme 33.33-sq ft Aspen Gray Traditional 3-Tab Roof Shingles

Item #:267152 | Model #: PM03

Store Pickup

Your order will be available for pickup by 06/16/2017.

Please enter a quantity of 9 or more

\$23.00

\$230.00

Lowe's Truck Delivery

You'll be contacted within 24 hours of 06/16/2017 to arrange your delivery.

10

× Parcel Shipping

Unavailable for This Order
Sent by carriers like UPS, FedEx, USPS, etc.



Union Corrugating 2.38-in x 10-ft Aluminum Drip Edge

Item #:11688 | Model #:WHA1F45TSRE

Store Pickup

Your item is available for pickup today.

4

\$3.96

\$15.84

Lowe's Truck Delivery

You'll be contacted within 24 hours to arrange your delivery.

× Parcel Shipping

Unavailable for This Order
Sent by carriers like UPS, FedEx, USPS, etc.



36-in x 144-ft 432-sq ft Felt Roof Underlayment

Item #:10306 | Model #:FGUR35

Store Pickup

Your item is available for pickup today.

2

\$16.98

\$33.96

Lowe's Truck Delivery

You'll be contacted within 24 hours to arrange your delivery.

× Parcel Shipping

Unavailable for This Order
Sent by carriers like UPS, FedEx, USPS, etc.

Cart Summary

Promotion Code

Subtotal	\$726.48
Estimated Sales Tax	\$43.59
Estimated Total	\$770.07

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JUNE 13, 2017

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice-Chair 7:04 PM

Meeting Location: SPARK East, 215 W Michigan Ave

Commissioners Present: Hank Prebys, Alex Pettit, Jane Schmiedeke, Ron Rupert, Mike Davis, Jr. (7:50)

Commissioners Absent: Erika Lindsay, Anne Stevenson

Staff Present: Cynthia Kochanek, Associate Planner

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moves approval of the agenda as amended to add 169 N Washington as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING—none

OLD BUSINESS

201 N Hamilton

**Application is for a re-roof.*

Applicant: Kelly Newberry, Applicant- Not Present

Discussion: Kochanek: Advises that the applicant emailed prior to the meeting and stated that she would not attend as she is still waiting on the samples from the contractor.

Motion: Schmiedeke (second: Rupert) moves to table the application pending the receipt of samples of the roofing.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

16 S Washington

**Application is for painting on the driveway.*

Applicant: Laura Gillis, Applicant – Present

Discussion: Prebys: Inquires as to the change in the application.

Gillis: States that she submitted an amendment of the previous application to remove the second art project of the fence slat installation and that she is looking to get approval for just the asphalt painting at this time.

Prebys: Asks for more details on the asphalt painting.

Gillis: Advises that this will be a painted walkway using the peapod image for the Ypsilanti Farmers Marketplace. She states that the image that will be painted on the ground will not have the background that is seen in the image that was submitted. She states that she submitted a photo shopped image of what it will look like. She states that it will start behind the sidewalk on 16 S Washington and run to the green doors at the back of the lot.

Prebys: Asks if there are any questions.

Kochanek: Advises that she was told that there will be other games that will be added at the back of the lot, such as hopscotch, etc. later in the summer. To Gillis, she advises that any painting cannot interfere with the existing parking lot striping, per zoning.

Motion: Rupert (second: Schmiedeke) moves to approve the painted walkway and hopscotch pattern on the parking lot at 16 S Washington as presented.

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

Approval: Unanimous. Motion Carries.

16 S Washington, 9 S Adams & 22 S Washington

**Application is for mural installation.*

Applicant: Lynne Settles, Applicant – Not Present

Discussion: Kochanek: Advises that the applicant will not be able to make it to the meeting tonight.

Motion: Schmiedeke (second: Rupert) moves to table the application due to the applicant not being present.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

NEW BUSINESS

502 N River

**Application is for a re-roof.*

Applicant: Tom Meadows, Neighborhood Roofing, Applicant- Present

Discussion: Prebys: Asks if there is a change in the color of the roof.

Meadows: States that he is planning on using a color that is as close to the existing color as he can get. He states that there is currently a three tab shingle on the house and but that they will be replacing that with an architectural shingle.

Pettit: Asks what the specific color is.

Meadows: States that it will be Oxford Grey.

Pettit: States that there is some additional roofing to be applied besides the architectural shingles. Inquires about the membrane roofing.

Meadows: States that there is a small shed roof off of the upper portion of the home that has too low of a slope for the traditional roofing.

Schmiedeke: Asks how that roof will be attached.

Meadows: States that it is fully adhered. That it is a peel and stick process.

Schmiedeke: Asks if they will use a torch.

Meadows: States that they do not do torch down roofing.

Prebys: Asks about the vents.

Meadows: States that there is box vents on the steep slope section of the roof that will be replaced and that the owner already has intake vents.

Prebys: Asks about the drip edge and color.

Meadows: States that it will be replaced in white to match the existing trim.

Rupert: Asks if there will be any gutter work involved.

Meadows: States that there will not be.

Motion: Pettit (second: Rupert) moves to approve the application for work at 502 N River to include the removal of the existing roof and the replacement with Tamko Heritage dimensional shingles in Oxford Grey. The second story entrance area is to have a GAF Liberty membrane style roof installed. Vents to match as close as possible to the shingles and in similar locations to the existing locations. The drip edge to be white to match the existing trim.

Secretary of the Interior Standards:

#5 - Preserve distinctive features.

#10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

224 W Michigan Ave

**Application is for sign installation.*

Applicant: Angel Vanas, Applicant - Present

Discussion: Vanas: States that she is looking to install a sign at 224 W Michigan. She commissioned Rob Todd to do the sign. She states that she submitted a full proposal with mock-ups with the application.

Schmiedeke: Asks about a framing.

Vanas: States that there is framing already present on the building in a beige color and that the sign pieces will be placed on an MDO board that is painted to match and then placed into the existing framework.

Prebys: States that the concern that Commissioner Schmiedeke is getting at is that if water infiltrates the sides of the MDO it may deteriorate fairly quickly. The edges of the MDO should be sealed for the protection of the sign.

Motion: Pettit (second: Schmiedeke) moves to approve the application for work at 224 W Michigan to include the installation of a sign as in the proposal and detailed write-up as submitted with the application. The sign will be on a MDO background and painted beige to match the existing signboard color with the attached sign elements painted black and gold.

Secretary of the Interior Standards:

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

#10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

117 E Cross St

**Application is for window installation.*

Applicant: Gerry Kreiner, Applicant - Present

Discussion: Prebys: Requests that the applicant describe his plans.

Kreiner: States that they are working on restoring most of the windows on the house but the top two front ones were too far gone.

Prebys: States that the applicant provided pictures of those windows.

Kreiner: States that they are proposing to replace the windows with wood windows that are the exact same size as the ones that are there.

Prebys: Asks if there are any questions.

Kreiner: States that currently some of the windows are boarded up since those windows have been taken out for restoration. States that it will take about a month for those windows to be returned to the house. States that the two that he is requesting the replacement for would have had to have been entirely recreated.

Motion: Pettit (second: Rupert) moves to approve the application for work at 117 E Cross to include the replacement of the two second story windows at the front of the house. The new windows will be PlyGem wood double-hung windows with full screens finished in white and installed in the rough opening maintaining the original window size.

Secretary of the Interior Standards:

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

#10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

312 N River

**Application is for sign installation.*

Applicant: Corinne Sikorski, Applicant - Present

Discussion: Prebys: Asks the applicant to describe the work planned.

Sikorski: States that they are planning on putting up a sign in the existing wrought iron hanger that would stick out perpendicular to the building for the bakery. Also, a vinyl brick wrap of their logo that will be installed on the northwest corner of the building.

Motion: Rupert (second: Schmiedeke) moves to approve the new signage at 312 N River to include the HDU foam sign and the vinyl wrap sign on the building to indicate the bakery.

Secretary of the Interior Standards:

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

#10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

Sikorski: Asks if she can inquire about the doors for the building that the HDC saw as a study item at the last meeting.

Prebys: Confirms that she can.

Sikorski: States that she understands that the HDC would prefer that the doors not be replaced with metal doors and that they would prefer wood doors for replacement. She asks if that was a hard and fast rule or if that is something that she may be able to find a better metal replacement option.

Prebys: States that the thinking behind that was that due to the historic nature of the building, it calls for something that is not a modern commercial door or a metal door.

Sikorski: Asks for suggestions since they have wood doors and in their experience they do not last long and are heavy.

Pettit: States that to add to that, it was more than just the replacement of the door but that there is a whole opening that will be replaced with metal and that created some hesitation on the part of the HDC. The examples that were included in the study item were not appropriate but that the HDC would be open to taking a look at a more appropriate options.

Sikorski: States that the study item was a bit rushed as she was under a deadline for the grant but that she will find better examples to bring back to the HDC.

15 W Michigan

**Application is for painting.*

Applicant: Frank Fejeran with Ma Lou's, Applicant - Present

Discussion: Prebys: Asks about the plans.

Fejeran: States that they are looking to paint the outside of the building and the trim.

Prebys: Asks if there are any questions.

Schmiedeke: States that she has a request that they paint the meter boxes and the ac unit.

Fejeran: Agrees.

Motion: Pettit (second: Schmiedeke) moves to approve the application for work at 15 W Michigan to include the painting of the body of the building in Behr White Flour (OR-W10) and the trim in Behr Flirt Alert (P150-7). Any cleaning of the building that is required to prepare for painting is to be done in the gentlest means possible; no power washing.

Secretary of the Interior Standards:

#7 - Clean building gently—no sandblasting.
#10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

Fejeran: States that he has one question about whether the no sandblasting statement includes no power washing.

Prebys: Confirms that power washing is not permitted. That power washing can damage the brick permanently. States that the pressure out of a garden hose can be used to successfully clean the brick for painting.

Fejeran: States that there are already some damaged bricks.

Rupert: Advises that there is a sealer for the damaged bricks that may help with them. Advises that power washing can cause the bricks to spall.

214 N Huron

**Application is for gate installation.*

Applicant: Cheryl Farmer, Applicant - Present

Discussion: Prebys: Asks about the plans for work.

Farmer: States that about a year and half ago she came to the HDC to talk about this gate as a study item. She is looking at it as an art piece and that during the study item she stated that she would place it at the front of the house. Since then she has located some other fencing for the front and the gate no longer fits in with her plans for the front of the house. So now she plans on installing the fence on the north side rear of the house. She states that she forgot that she did not have a formal approval for the gate and states that the contractor has already started installing it.

Motion: Schmiedeke (second: Pettit) moves approval of the gate.

Secretary of the Interior Standards:

#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

169 N Washington

Applicant: Ash Agarwal, Owner - Present

Discussion: Agarwal: *Provides handouts with photos of the project areas.* States that there was a fire at the house prior to his purchasing it. That he plans on installing some windows to match on the ones that were damaged in the fire. He is looking at replacement windows from Pella that have dividers.

Pettit: Asks if the dividers are inside the window or outside the glass.

Agarwal: States that they are outside the glass.

Pettit: States that would be appropriate as opposed to the dividers inside the glass which would not be appropriate.

Agarwal: Discusses options for replacement of the back window on the house. Asks if he could use a slider window or side by side double hung windows.

Prebys: States that the slider would be inappropriate. Double hung windows with dividers would be more appropriate.

Pettit: States that he should be able to do two double-hung windows in this area. It would need to be installed in the rough opening as a full frame window or sash packs in the current frame, so that the glass size is not reduced. States that a double hung window may have been what was there originally.

Rupert: States that casements may be an option as well but that an awning window would not provide enough room for egress.

Prebys: States that the awning window would not be appropriate.

Agarwal: States that on the first floor in the kitchen there is also an awning style window.

Prebys: States that if it will be replaced, the replacement needs to be appropriate, an awning window is not appropriate.

Agarwal: States that he is also looking to restore the back porch that was destroyed in the fire and to re-roof the house.

Prebys: States that the HDC would like to see what he is proposing for the porch including lights, roofing materials, steps, decking, finishing, etc.

Pettit: States that the re-roof is a pretty simple, straight forward process for the application.

NEW BUSINESS

319 S Washington

**Application is for fence installation*

Applicant: Elizabeth Bevin, Applicant – Not Present

Discussion: Kochanek: Advises that this application was not forwarded from the building department when it was turned in in April and that this application is approaching the 60 day approval timeframe therefore the application cannot be tabled at this time without owner permission.

Schmiedeke: Asks if the works has been started.

Kochanek: States that work has not begun. That the work will be entirely interior to the lot line and that the building permit has been issued but that staff advised the building department that the fence will need to be painted.

Prebys: States that the application needs to either be denied or approved.

Schmiedeke: States that the fence does need to be painted.

Kochanek: States that in her discussions with the building department, they offered to redo their permit to include the painting.

Davis: States that he does not think that the application needs to be denied.

Motion: Davis (second: Rupert) moves to approve the work at 319 S Washington for the installation of a pressure treated dog ear fence interior to the lot lines. The applicant is to apply paint or an opaque stain to the entire fence.

Secretary of the Interior Standards:

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

#10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

100 Market Place

**Application is for light installation.*

Rupert: Asks if he can present both of the applications and then leave the meeting for deliberations.

Kochanek: States that is fine, but since there are two separate applications the motions will need to be separate.

Rupert excuses himself as a commissioner and moves from his position as a commissioner at the table to the applicant seat.

Applicant: Ron Rupert, FOYF board member and building manager, Applicant – Present

Discussion: Rupert: States that the diagram shows the sixteen exterior lights and their proposed locations on the building. The pictures of the lights show that they are non-descript aluminum light with an LED lighting system inside. These lights are down directed.

Prebys: Asks for where on the wall these lights will be located.

Rupert: Describes the symbol on the plans that indicates the light locations on the building. States that the lights will be thirteen feet up from the deck on the building. States that there are three lights on the staircase and ADA ramp that will be installed on an 8'- 6" x 6" treated post that will light that area. States that all told there will be thirteen lights on the building and three on the ADA ramp and deck.

Prebys: Asks where the thirteen feet will reach on the side of the building.

Rupert: States that thirteen feet brings it to right about where the existing gooseneck lights are on the building.

Schmiedeke: Asks what color the lights will be.

Rupert: States that the gooseneck lights are green and that the new lights will be brown.

Davis: Asks about the lighting options in regards to color. Inquires as to whether it is possible to go with a light that will match in color tone to the current gooseneck lights.

Rupert: States that this type of light is required per the photometric study that they had completed for egress requirements.

Davis: States that they will still be a different color from the light being emitted from the goosenecks.

Rupert: States that as the bulbs in the gooseneck lights burn out, he replaces them with LED lights. But that right away they will not all emit the same color.

Prebys: Asks if there is any more questions about the lights. Requests that the HDC move on to the other application for the generator.

Rupert: States that that the generator is needed for operation of the exterior and interior lighting as well as for the heating elements for the plumbing and for the alarm system if the power goes out. States that the unit that will be installed is depicted in the packet. It looks a lot like a freezer in a sand color. It will be positioned as depicted on the map on the southwest corner of the building. It will be next to the ac unit for the café. There will be three bollards to protect the generator and the ac unit from vehicles. States that this area was approved years ago as a refuse area, but that will not be installed in this area. The fencing that was previously approved will no longer be installed. The generator will be placed on a concrete pad.

Commissioner Rupert excuses himself from the meeting and leaves the room for deliberation by the rest of the commission.

Prebys: Asks if there is any discussion for the lighting application. *(After hearing none)* he requests that a motion be made.

Pettit: Asks about the removal of the mercury vapor lights listed in the staff report.

Kochanek: States that there are about four box shaped mercury vapor lights that currently exist on the building that no longer function and will be removed.

Motion: Pettit (second: Schmiedeke) moves to approve the work at 100 Market Place to include the removal of the existing exterior mercury vapor lights on the structure. Work to also include the installation of sixteen LED architectural wall scones as identified in the submitted cut sheet and located as indicated in the submitted architectural drawing. The lights not attached to the building will be mounted on an 8 ft tall 6" x 6" painted pressure treated posts in a color to match the existing decking. The lights on the building are to be mounted on the same level as the existing gooseneck lighting.

Secretary of the Interior Standards:

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

#10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

100 Market Place

*Application is for generator installation.

Applicant: Ron Rupert, FOYF board member and building manager, Applicant – Present

Discussion: *See discussion at the end of the previous application, 100 Market Place-lighting.*

Prebys: Asks if there is any discussion for the generator application. (*After hearing none*) he requests a motion be made.

Motion: Davis (second: Pettit) moves to approve the installation of the Kohler generator on the west side of 100 Market Place with three concrete bollards to protect it. It will be sitting on a concrete pad, that concrete pad should be appropriate to the generator and the bollards.

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

Approval: Unanimous. Motion Carries.

OTHER BUSINESS

Administrative Approvals

311 E Forest-ramp installation

Discussion: Schmiedeke: States that she has a problem with the ramp not being painted.

Kochanek: States that she indicated in the administrative approval that the ramp would need to be painted, that the ramp would need to comply with the porch fact sheet and that the decking should not be pressure-treated wood.

Rupert: Asks if the ramp is going to be temporary.

Pettit: States that it is only temporary after someone takes it down.

Davis: States that it is not temporary, it will probably be there as long as the owner has the house.

Prebys: States that he has no problem with the staff approval.

Rupert: Agrees.

Motion: Davis (second: Pettit) moves to approve the administrative approval for 311 E Forest.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Lighting Fact Sheet

Davis: states that he does not have anything prepared.

Prebys: States that this will be postponed to the next meeting.

Demo by Neglect Process

Prebys: States that since the Chair is not present that this should be postponed to the next meeting.

STUDY ITEM

215 S Washington

Applicant: Pace Nielson, Owner - Present

Discussion: Nielson: Inquires as to whether the commission has any suggestions as to where to purchase a small amount of replacement wood siding since they noticed some the boards were missing during the removal of the aluminum siding. States that he called around and that he can only find places that will order it in large quantities.

Rupert: Suggests checking a local provider.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of May 23, 2017

Motion: Rupert (second: Davis) moves to approve the minutes as amended to add "OTHER BUSINESS" before the lighting fact sheet item.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 8:27 p.m.