1. Historic District Commission Agenda 7-11-17

   Documents:

   HDC JULY 11, 2017 AGENDA.PDF

2. Historic District Commission Meeting Packet 7-11-17

   Documents:

   7-11-17 HDC MEETING PACKET.PDF

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, July 11, 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	**Re-roof**
2. 39 E Cross	**Amendment to sign installation**
3. 422 N Hamilton	**Painting, driveway, window & porch installation**
4. 315 Washtenaw	**Door, light & stair installation**

B. NEW BUSINESS

5. 47 N Huron	**Little library installation**
6. 301 S Washington	**Reopen east porch**
7. 218 N Washington	**Chimney repair**
8. 53 E Forest	**Window replacement**
9. 9 S Adams	**Sign installation**
10. 613 N Prospect	**Reroof, gutter replacement, tuck-pointing and painting**

C. STUDY ITEMS

11. 620 Norris	**New Build**
12. 15 S Washington	**East storefront alignment**

D. ADMINISTRATIVE APPROVALS

13. 301 S Huron	**Reroof**
14. 334 E Forest	**Reroof**

E. OTHER BUSINESS

15. Light Fact Sheet

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of June 27, 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.

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

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HDC Work Permit Staff Review

Property address: 201 N Hamilton

Date of Application: May 16, 2017

Date of Review: July 6, 2017

Date of Meeting: July 11, 2017

Proposed work: re-roof

Materials: Terrabella Shingles; stone-coated steel roofing system

Staff review:

1. Applicant emailed staff and advised that they will be submitting an amendment to the application for architectural asphalt shingles.
2. The 60 day timeframe for a decision on this application is July 15, therefore it would need to be approved or denied by the July 11th meeting.
3. This application was tabled at the 6/27/17 HDC meeting for more information and the commission would like the applicant to see if she can provide a sample of the roof material.
4. Applicant is applying to re-roof the garage only.
5. Applicant states that no venting will be installed as none currently exists on the garage. The drip edge and flashing will be white.
6. The HDC has previously approved a similar roof for an entire house re-roof on Pearl back in October 13, 2015.
7. 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.

Rec 22214
PHDC-17-0047

RECEIVED
MAY 16 2017
CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

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

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 terrabellaroof.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.

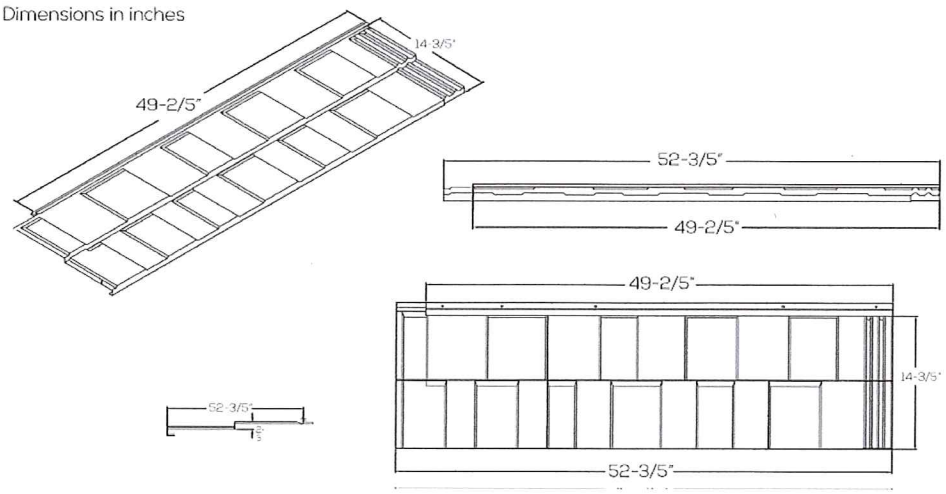
All other necessary Building Permits must be acquired before beginning work.

PHDC-17-0047

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.

Dimensions in inches



Specifications

Walnut

Chestnut

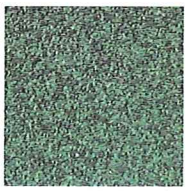
Charcoal

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**

Weathered Timber

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.

Export Manager

hpaz@alucom.com
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Cel. +1 -786-281-7780
Skype: Alucom-Export

App Store

Play Store

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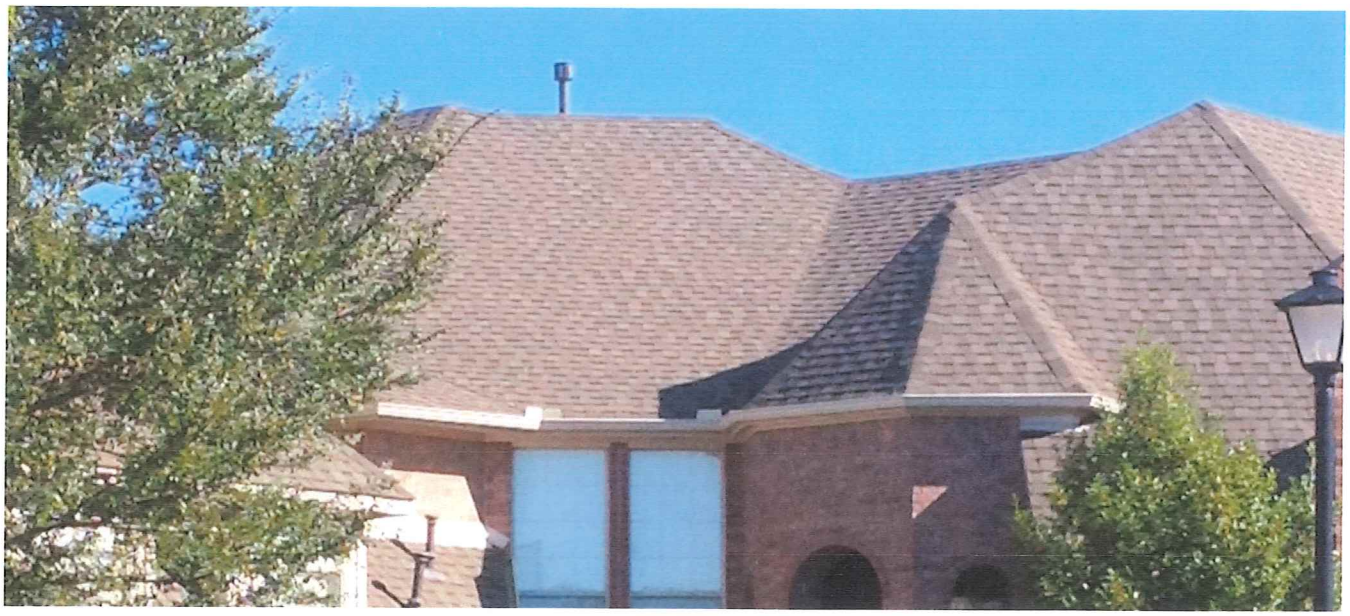
PHDC-17-0047



TERRABELLA SHINGLE®

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

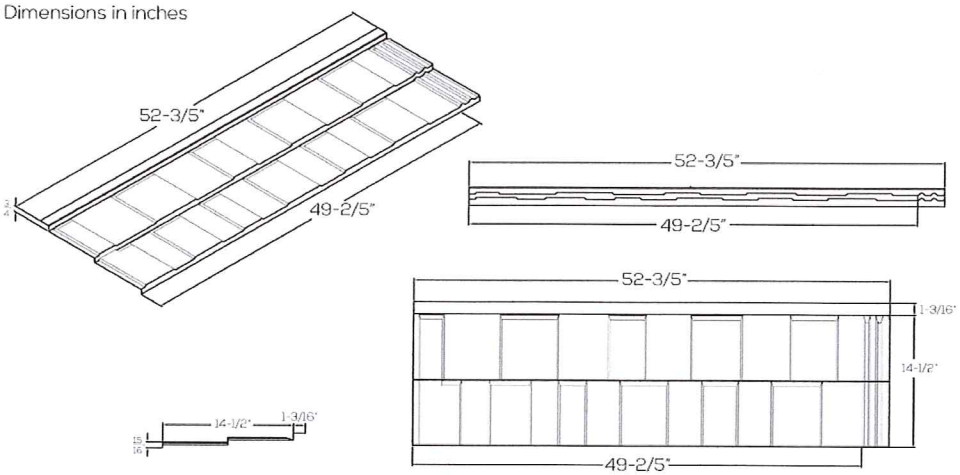
Specifications

Walnut

Chestnut

Charcoal

Dimensions in inches



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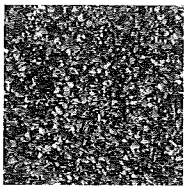
Installed Exposure	370 mm (14.60") x 1,258 mm (49.40")
Panel Per Square	20
Installed Weight	119.19 lbs/sq (54.06 kg/sq)
Minimum Pitch	3:12

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.

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

Available on the App Store

Play Store

Google play

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HDC Work Permit Staff Review

Property address: 39 E Cross

Date of Application: June 19, 2017

Date of Review: July 7, 2017

Date of Meeting: July 11, 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. Staff is meeting with the applicant in order to address the concerns of the HDC and work towards a resolution.
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.

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.

PHDC-17-0068
Amendment to: PHDC-16-0106 6

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 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 Franck

Address: 5629 Pineview Dr.

City	State	Zip
Ypsilanti	Michigan	48197

Phone / Fax	E-Mail
734-657-5494	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: Andrew French	Date: 6·19·2017
Print Name: Andrew French	

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

PHDC.17-068

H·U·R·O·N S·I·G·N·C
663 S. MANSFIELD
P.O. BOX 980423
YPSILANTI, MI 48198
PHONE 734-483-2000
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FAX 734-483-5164
www.huronsign.com

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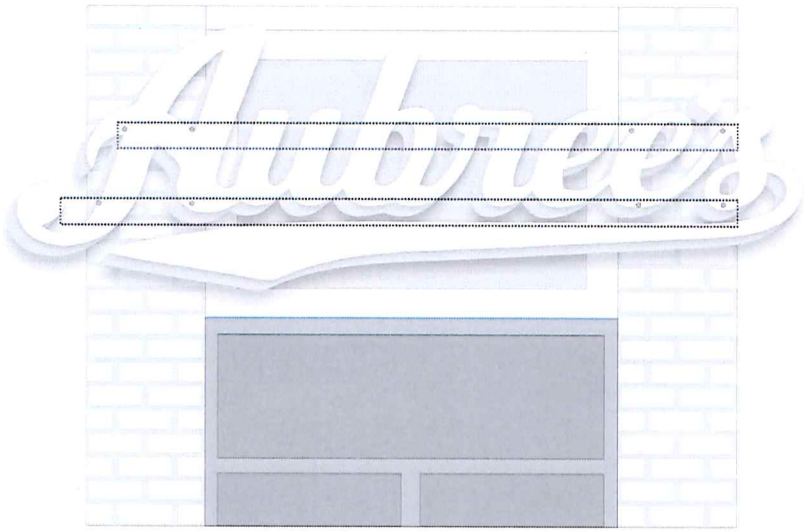
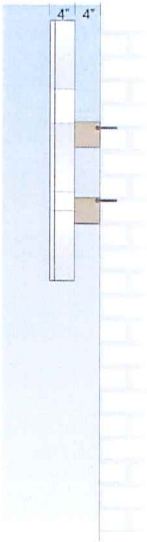
New Wall Signs

SIGN DETAILS





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 MATHEWS ACRYLIC POLYURETHANE (2) PART CATALYZED PAINT. LETTERS ARE ATTACHED TO WALL WITH 3M VERY HIGH BOND (VHB) DOUBLE SIDED TAPE

ALL ELECTRICAL SIGNS TO BEAR THIS MARK
UL Underwriters Laboratories, Inc.
-SUITABLE FOR WET LOCATIONS- IN ACCORDANCE WITH NEC 600
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	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-9971-3
LED COLOR	WHITE	HOUSINGS	N.A.	SALESPERSON:	BILL SHORT	ADDRESS:	39 E. CROSS ST. YPSILANTI, MI

APPROVED BY:_____ DATE: _____

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INTERNATIONAL SIGN ASSOCIATION
DESIGN COMPETITION AWARD WINNER

WSA WORLD SIGN ASSOCIATES
BEST OF THE BEST AWARD WINNER

New Wall Signs

52.3 SQFT TOTAL

ALL ELECTRICAL SIGNS TO BEAR THIS MARK
Underwriters Laboratories, Inc.
-SUITABLE FOR WET LOCATIONS- IN ACCORDANCE WITH NEC 600
ELECTRIC SIGN CERTIFIED MANUFACTURER

# 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 DRAWING PROVIDED & INTENDED FOR CONCEPTUAL PURPOSES ONLY. THE FINISHED PRODUCT MAY BE SUBJECT TO MINOR & NECESSARY MODIFICATIONS TO AID OR ENABLE FABRICATION PROCEDURES

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HDC Work Permit Staff Review

Property address: 422 N Hamilton

Date of Application: June 20, 2017

Date of Review: July 7, 2017

Date of Meeting: July 11, 2017

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

Materials: gravel, light fixtures (see application), Sherwin Williams Brevity Brown (SW 6068) paint (doors), pipe railing, Sherwin Williams French Roast (SW 6373) paint (trim and stairs), Sherwin Williams Harvester (SW 6068) paint (body of the house), Jeld-Wen W-2500 awning clad wood window, double-hung basement window, slate grey fiberglass shingles, siding repair, exterior metal door

Staff review:

1. Application was tabled at the June 27th meeting for more information on lighting and an amended application to include the south stair that the applicant proposed at the meeting.
2. Applicant has significantly changed the application to include work on the outbuilding including siding over the doors and reroofing; as well as painting the entire house. The additional stair that was discussed at the last meeting does not appear on the new application.
3. Applicant has proposed a JELD-WEN window that is clad, it appears to be aluminum-clad per the spec sheet.
4. Applicant will need to pursue a special use and site plan approval from the City Planning Commission.
5. HDC verified at the previous meeting that the replacement material for the steps will be wood.
6. 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, #10

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 new lighting fixtures *(type?),* and the painting of all four entrance doors in Sherwin Williams Brevity Brown (SW 6068).

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.

Work to also include the installation of a painted pipe rail on the west porch entrance and wood step replacement at the front entrance, window repair and the replacement of two basement windows with Jeld-Wen W-2500 awning aluminum-clad wood windows. Work to also include the painting of the entire house in Sherwin Williams French Roast (SW 6373) (trim and stairs) and Sherwin Williams Harvester (SW 6068) (body of the house). Work to also include the renovation of the outbuilding including its reroofing with slate grey fiberglass shingles, siding repair, the installation of a new exterior metal door and the closing off of the garage door openings.

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
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	State	Zip
Chelsea	Mi	48118
Phone / Fax	E-Mail	
(734) 417-0432	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, Exibit A, and Exibit 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:	Permit fee:
$5,090	$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

AMMENDED PERMIT APPLICATION 07/08/2017

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. Install geo-textile filter fabric and deliver, distribute, and compact approximately 28 cubic yards of 21AA stone.

Install one new light fixture at doors 1, 2, 3, and 4. See attached cut sheets for proposed light fixture types. See attached Exhibit B for light fixture locations.

- Wright house 1-light sorrel brown wall lantern
- light oil-rubbed bronze outdoor wall lantern
- light bronze seeded glass outdoor wall mount sconce with LED bulb
- Cape May 1-light burled iron outdoor wall mount lantern with amber tint etched hammered glass

Paint all four entrance doors Sherwin Williams Brevity Brown, SW 6068, 196-C6. See attached paint chips.

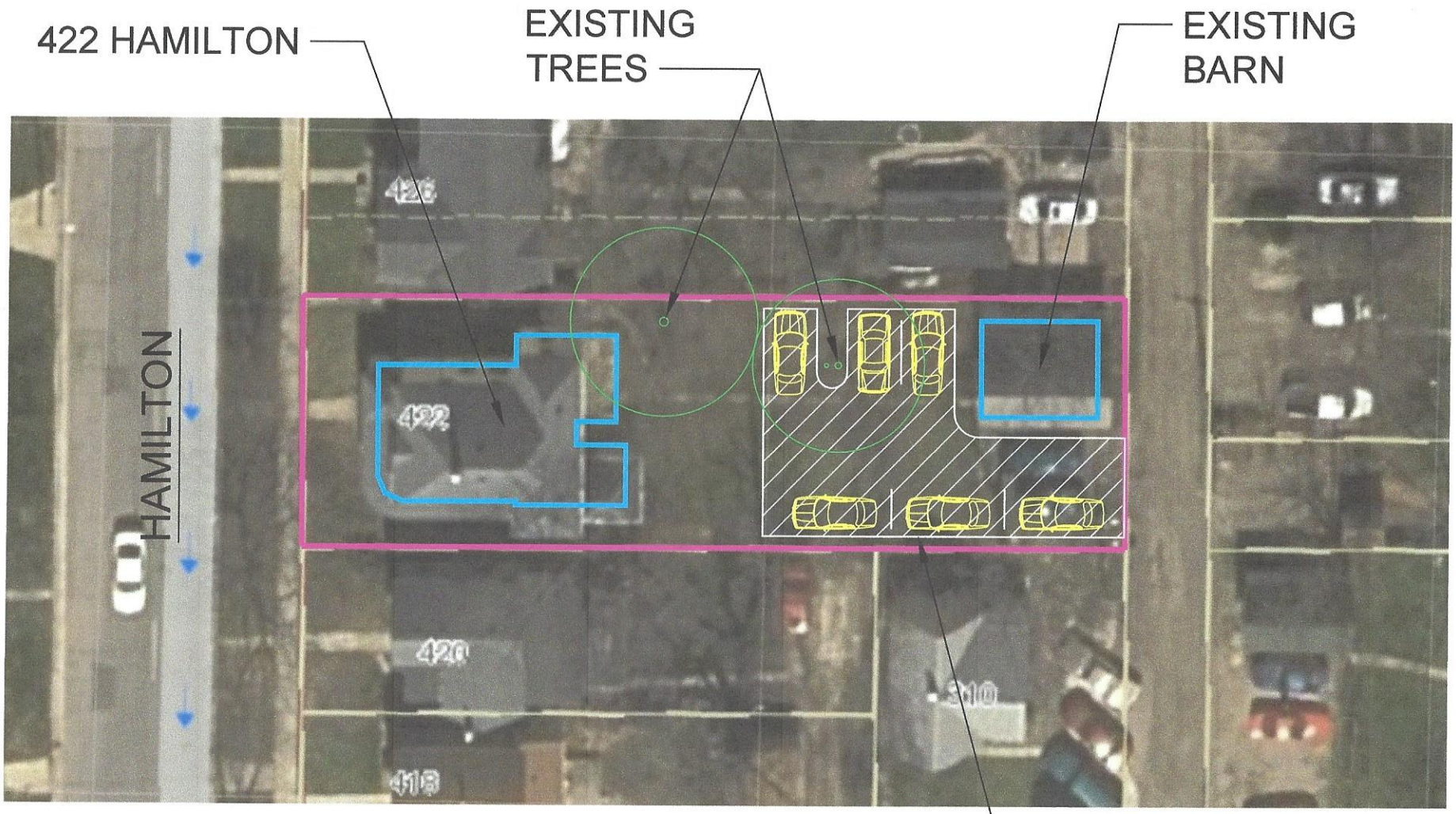
Remove and replace stair treads at front entrance (west door) and install pipe rail type handrail. Paint handrail and stairs Sherwin Williams French Roast, SW 6069, 196-C7, to match existing trim. See attached pain chip and Exhibit B.

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 JELD-WEN W-2500 awning clad wood window.

Repaint house walls, trim and doors using existing paint colors. Walls to be Sherwin Williams Harvester (yellow), SW 6373, 129-C2. Trim to be Sherwin Williams French Roast (dark brown) , SW 6069, 196-C7. Doors to be Sherwin Williams Brevity Brown (medium brown) SW 6068, 196-C6. See attached paint chips.

Renovate existing pole barn at the back of the property. Replace roof with slate grey fiberglass shingles to match existing house. Repair siding. Replace existing door with new plain exterior metal door. Install new window glass in existing window frame opening on west wall. Cover existing garage door openings on east side with siding. Paint walls, door, and trim to match house. See attached paint chips.

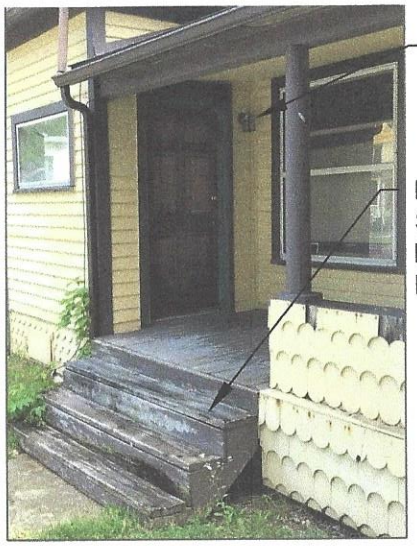


N

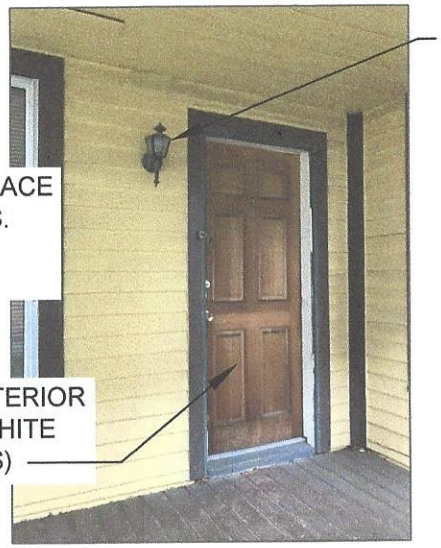
PERMIT APPLICATION FOR 422 HAMILTON

SCALE: NONE
06/20/17

EXHIBIT A

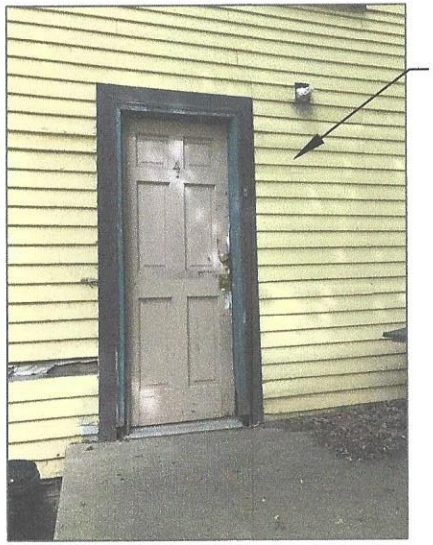


WEST DOOR

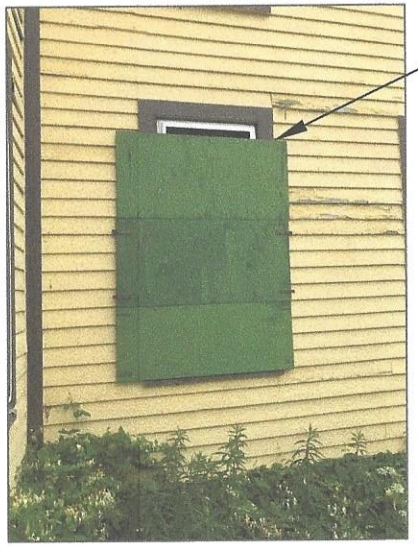


SOUTH DOOR

EAST DOOR 1



EAST DOOR 2



NORTH WINDOW

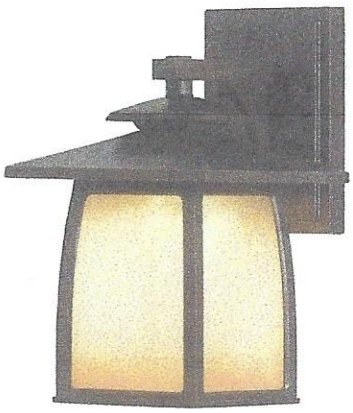
TYPICAL
BASEMENT WINDOW

PERMIT APPLICATION FOR 422 HAMILTON

06/20/17

EXHIBIT B

Model # OL8500SBR-LED Internet #207087207



Feiss

Wright House 1-Light Sorrel Brown Wall Lantern

Write the first Review Ask the first question

$115.00 /each

Share Save to List Print

Pick Up In Store

This product isn't currently sold in stores

We'll Ship It to You

Out of stock online

Receive an email if this item is back in stock.

Email Notify Me

Product Overview

The Feiss Wright House 1-light outdoor wall fixture in sorrel brown creates a warm and inviting welcome presentation for your home's exterior. With a transitional design complementing a wide array of architecture, the mission style Wright House lighting collection by Feiss includes seven outdoor fixtures in an Oil Rubbed Bronze finish with White Opal glass, as well as in a Sorrel Brown finish with Striated Ivory glass. The full collection comprises of 3 wall lanterns, two post lanterns, a hanging lantern and a flush mount in each of the finishes. Constructed of aluminum to withstand the elements. The LED version features field-replaceable advanced, warm-on-dim LED technology that warms in color when dimmed, going from 2700K to 2200K and is California Title 24 compliant.

- Featured in the decorative Wright House collection
- Uses 1 modules integrated 14-Watt light bulb
- Fixture is supplied with 1 light bulb
- Highlighted with striated ivory glass
- Advanced LED technology that warms in color when dimmed (2700K - 2200K)
- Meets title 24 energy efficiency standards
- Safety listed for use in wet locations
- A great choice for your do-it-yourself project
- Decorative sorrel brown finish to accent and brighten your room
- Preferred brand choice of builders and electricians

Info & Guides

Warranty

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

Specifications

Dimensions

Product Depth (in.)	8.3125	Product Length (in.)	10.9375
Product Height (in.)	10.9375	Product Width (in.)	7

Details

Exterior Lighting Product Type	Outdoor Lanterns	Number of Bulbs Required	1
Fixture Color/Finish	Sorrel Brown	Outdoor Lighting Features	No additional features,Waterproof
Fixture Material	Aluminum	Power Type	Hardwired
Glass/Lens Type	Frosted	Product Weight (lb.)	4.4lb
Included	Hardware Included	Recommended Light Bulb Shape Code	A19
Light Bulb Base Code	Other	Returnable	90-Day
Light Bulb Type Included	LED	Style	Transitional
Maximum Bulb Wattage	14	Wattage (watts)	14
Maximum Wattage (watts)	14		

Warranty / Certifications

Certifications and Listings	1-UL Listed	Manufacturer Warranty	5 Year limited Warrany

How can we improve our product information? Provide feedback.

Model # LEDOWL322ORB Internet #300360482

1-Light Oil-Rubbed Bronze Outdoor Wall Lantern

Write the first Review Ask the first question

$126.02 /each

Share Save to List Print

Quantity - 1 +

Not in Your Store - We'll Ship It There

Add to Cart

We'll send it to Cadillac for free pickup

Available for pickup
July 19 - July 24

Check Nearby Stores

We'll Ship It to You

Add to Cart

Free Shipping

Get it by
July 20

See Shipping Options

Or buy now with

We're unable to ship this item to:
GU, PR, VI

Easy returns in store and online
Learn about our return policy

Product Overview

Offering the perfect balance of style and function, this outdoor wall lantern is a sure-fire way to ramp up the curb appeal of your home. This 1-light outdoor fixture features an oil-rubbed bronze finish and clear/white glass. This fixture reimagines the classic outdoor lantern for today's upscale homes. This fixture adds upscale charm and contemporary aesthetics to your home.

- Compatible with any LED base, LED, halogen, CFL, or incandescent bulb, 11-Watt or less
- Features a clear/white glass shade
- Lantern-inspired design is truly striking
- Arm lighting mount for stability
- Bulb included
- Weather-resistant rating for lasting protection
- 1-light fixture with a bronze finish

Info & Guides

Warranty

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

Specifications

Dimensions

Product Depth (in.)	9.25	Product Length (in.)	9.25

Product Height (in.)	10.25	Product Width (in.)	7.5

Details

Exterior Lighting Product Type	Outdoor Lanterns	Maximum Wattage (watts)	11
Fixture Color/Finish	Oil-Rubbed Bronze	Number of Bulbs Required	1
Fixture Material	Metal	Outdoor Lighting Features	Weather Resistant
Glass/Lens Type	No glass/lens	Power Type	Hardwired
Included	Hardware Included	Product Weight (lb.)	5.5lb
Light Bulb Base Code	Other	Recommended Light Bulb Shape Code	T3
Light Bulb Type Included	LED	Returnable	90-Day
Maximum Bulb Wattage	11	Style	Modern

Warranty / Certifications

Certifications and Listings	1-UL Listed	Manufacturer Warranty	1-year limited

How can we improve our product information? Provide feedback.

Model # 17543 Internet #300739216 Store SKU #1002300086

DSI

1-Light Bronze Seeded Glass Outdoor Wall Mount Sconce with LED Bulb

Write the first Review Ask the first question

$59.97 /each

LET'S PROTECT THIS.
Add a 2-year Home Depot Protection Plan for $12.00
Learn More

Share Save to List Print

Quantity - 1 +

Pick Up In Store

Unavailable at Cadillac

0 in stock

Check Nearby Stores

We'll Ship It to You

Add to Cart

Free Shipping

Expect it
July 17 - July 19

See Shipping Options

Or buy now with

We're unable to ship this item to:
GU, PR, VI

Schedule delivery as soon as tomorrow

Product Overview

This 1-Light Bronze Seeded Glass (Small Size) Outdoor Wall Mount Sconce with LED Bulb will accent the exterior of your home with its simple, understated yet elegant design which makes it incredibly versatile for any home. Featuring a bronze finish and clear seeded glass shade, the weather-resistant design makes this sconce durable and able to withstand the test of time. Improve the exterior of your home or business with this beautiful fixture.

- Energy efficient LED bulb (included)
- Durable aluminum construction is built to last
- Uses 1 x 4-Watt medium ST64 LED bulb (included)
- Weather-resistant construction increases durability and lifespan
- Clear seeded glass shade
- Hardware included
- Brightness: 380 Lumens
- 2500K (warm light)

Info & Guides

Warranty

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

Specifications

Dimensions

Product Depth (in.)	6.50	Product Length (in.)	6.88
Product Height (in.)	10.63	Product Width (in.)	6.50

Details

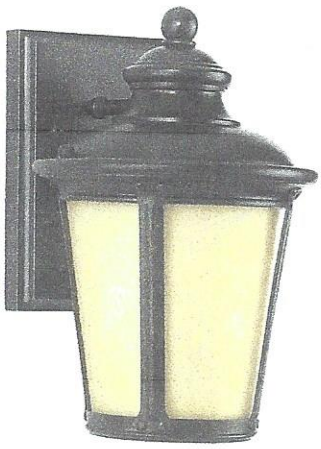
Exterior Lighting Product Type	Outdoor Sconces	Maximum Wattage (watts)	4
Fixture Color/Finish	Bronze	Number of Bulbs Required	1
Fixture Material	Aluminum	Outdoor Lighting Features	Weather Resistant
Glass/Lens Type	Seedy	Power Type	Hardwired
Included	Hardware Included	Product Weight (lb.)	2.40lb
Light Bulb Base Code	Medium	Recommended Light Bulb Shape Code	A23
Light Bulb Type Included	LED	Returnable	90-Day
Maximum Bulb Wattage	4 W	Style	Classic

Warranty / Certifications

Certifications and Listings	ETL Listed	Manufacturer Warranty	3 Years

How can we improve our product information? Provide feedback.

Model # 88240DEN-780 Internet #301386308



Sea Gull Lighting

Cape May 1-Light Burled Iron Outdoor Wall Mount Lantern with Amber Tint Etched Hammered glass

$117.50 /each

Share Save to List Print

Quantity - 1 +

Not in Your Store - We'll Ship It There

Add to Cart

We'll send it to Cadillac for free pickup

Available for pickup
August 10 - August 15

Check Nearby Stores

We'll Ship It to You

Add to Cart

Free Shipping

Get it by
August 10

See Shipping Options

Or buy now with

We're unable to ship this item to:
AK, GU, HI, PR, VI

Easy returns in store and online
Learn about our return policy

Product Overview

The Cape May Outdoor Lighting Collection is a regal, traditionally styled lantern collection. Design elements include leaf ornamentation on the back plate and finial arms. The beautiful combination of the Burled Iron finish and Etched Hammered glass with Light Amber Tint help to offer a warm glow.

- Includes 1 A19 medium 9-Watt LED light bulb
- Includes etched hammered with light amber glass shade and white aluminum shade
- ENERGY STAR qualified
- Dark sky friendly, designed to emit no light above the 90° horizontal plane
- C-UL-US listed for wet locations
- Great choice for your do-it-yourself project
- Preferred brand choice of builders and electricians

Info & Guides

Warranty

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

Specifications

Dimensions

Product Depth (in.)	7 in	Product Length (in.)	8 in
Product Height (in.)	10.5	Product Width (in.)	7 in

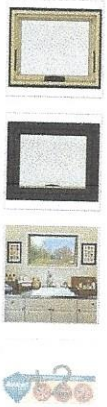
Details

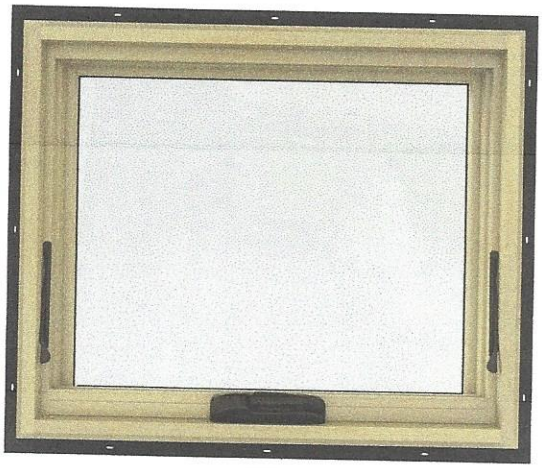
Exterior Lighting Product Type	Outdoor Lanterns	Maximum Wattage (watts)	9
Fixture Color/Finish	Burled Iron	Number of Bulbs Required	1
Fixture Material	Aluminum	Outdoor Lighting Features	No additional features
Glass/Lens Type	Frosted	Power Type	Hardwired
Included	Hardware Included	Product Weight (lb.)	2.7lb
Light Bulb Base Code	Medium	Recommended Light Bulb Shape Code	A19
Light Bulb Type Included	LED	Returnable	90-Day
Maximum Bulb Wattage	9 W	Style	Classic

Warranty / Certifications

Certifications and Listings	cUL Listed	Manufacturer Warranty	1 Year Warranty for standard fixtures and 3 year Warranty for ENERGY STAR®-qualified LED version; please go to www.seagulllighting.com for warranty details

Model # THDJW143300066 Internet #206454640





JELD-WEN

24.75 in. x 20.75 in. W-2500 Awning Clad Wood Window

★★★★★ (3) Write a Review Questions & Answers (8)

$187.85 /each

Choose Your Options

Bronze

Width (in.) x Height (in.)

24.75 x 20.75

Share Save to List Print

Quantity - 1 +

Not in Your Store - We'll Ship It There

Add to Cart

We'll send it to Portage (kalamazoo) for free pickup

Available for pickup
August 10 - August 15

Check Nearby Stores

We'll Ship It to You

Add to Cart

Free Shipping

Get it by
August 7

See Shipping Options

Or buy now with

We're unable to ship this item to:
AK, FL, GU, HI, PR, VI

Easy returns in store and online
Learn about our return policy

Product Overview

The JELD-WEN W-2500 wood window combines the beauty of wood with affordability and features narrow stiles and rails with a large glass viewing area to bring more of the outdoors into your home. Awning wood windows look intriguing when grouped with other windows and complement an array of architectural styles. Hinged at the top, they open out from the bottom in an upward swing and provide maximum ventilation for your home.

- Energy efficient glass helps keep the heat on the preferred side of the window: inside during cold weather and outside during hotter weather for greater savings and comfort
- Made with AuraLast wood that is guaranteed not to rot for as long as you own and occupy your home
- Lifetime limited warranty coverage for wood decay and termite damage
- BetterVue screen included and features a durable, fine, black fiberglass mesh that is less intrusive to your view
- Cam-lock has a simple, elegant and secure design
- Low maintenance exterior aluminum cladding has a baked-on color finish
- Pine wood interior adds warmth and beauty to any home
- Ideal for new construction or replacement window projects

Info & Guides

Instructions / Assembly

Use and Care Manual

Warranty

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

Specifications

Dimensions

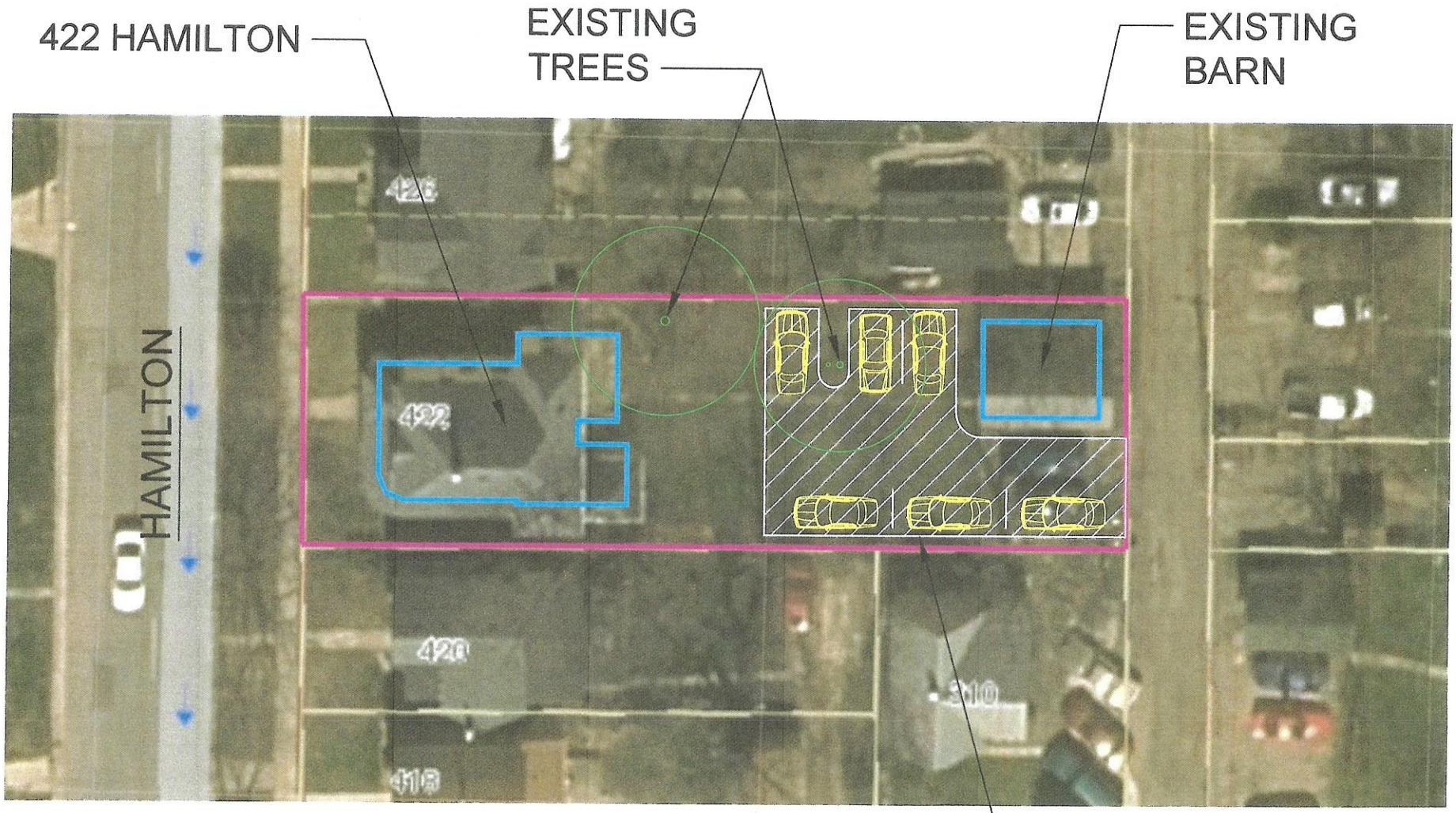
Grid Width (in.)	None	Product Width (in.)	24.75
Jamb Depth (in.)	4.563	Rough Opening Height (In.)	20.75
Product Depth (in.)	4.563	Rough Opening Width (In.)	24.75
Product Height (in.)	20.75		

Details

Exterior Color/Finish Family	Bronze	Number of Locks	2
Features	No Additional Features	Product Weight (lb.)	20.89lb
Frame Material	Wood	Returnable	90-Day
Glazing Type	Double-Pane	Solar Heat Gain Coefficient	0.21
Grid Pattern	None	U-Factor	0.28
Hardware Color/Finish Family	Bronze	Window Type	Awning
Interior Color/Finish Family	Unfinished Wood	Window Use Type	New Construction
Lock Type	Cam Action		

Warranty / Certifications

Energy Star Qualified	North-Central,Northern,South-Central,Southern	Manufacturer Warranty	Limited Lifetime

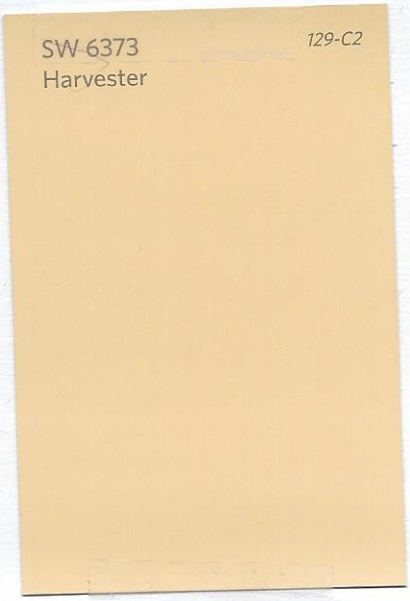


N

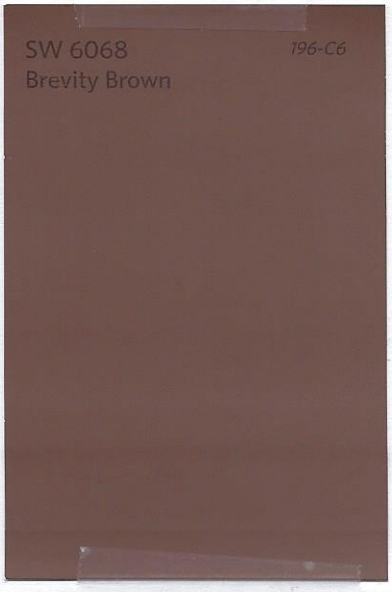
PERMIT APPLICATION FOR 422 HAMILTON

SCALE: NONE
06/20/17

EXHIBIT A



EXISTING
WALL
COLOR



PROPOSED
DOOR
COLOR

EXISTING
TRIM
COLOR

HDC Work Permit Staff Review

Property address: 315 Washtenaw

Date of Application: June 20, 2017

Date of Review: July 7, 2017

Date of Meeting: July 11, 2017

Proposed work: door installation, light installation and stair installation

Materials: solid wood 6-panel doors, light fixtures, and treated wood stairs, Sherwin Williams Blue Plate (#168-C6), plain metal exterior door, various lighting options (see application)

Staff review:

1. Application was tabled at the June 27th meeting for more information on the north door, the east door, the porch on the east side and the light fixtures.
2. Applicant is still proposing the 6-panel doors that the HDC was hesitant to approve at the previous meeting.
3. Applicant has included options for the three light fixtures that are needed on site.
4. HDC to require the painting of the stairs and verify what color is to be used.
5. The building department verified that a landing is not needed for the rear utility stairs.
6. Applicant to verify if any building permit is required for this work and to obtain any required permits 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 *(type?)* doors to be painted Sherwin Williams Blue Plate (#168-C6), the installation of three light fixtures *(type?)* 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.

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	State	Zip
Chelsea	Mi	48118
Phone / Fax	E-Mail	
(734) 417-0432	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 atttached description of proposed work and Exibit 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:	Permit fee:
$1,400	$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

AMMENDED PERMIT APPLICATION 07/08/2017

DESCRIPTION OF PROPOSED WORK

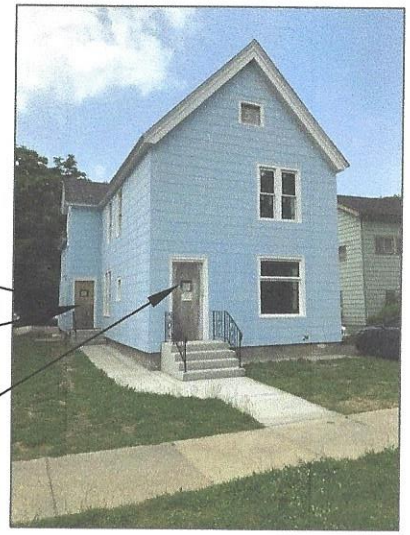
Install two new 6-panel solid wood exterior doors into the two existing exterior door frames. Paint all doors Sherwin Williams "Blue Plate" #168-C6. See attached paint chips. See attached Exhibit A for door 1 and door 2 locations. These 6-panel doors will match the existing 6-panel doors on the house directly across the street at 316 Washtenaw. See attached photo.

Install plain metal exterior door at door location 3. Paint door 3 Sherwin Williams "Blue Plate" #168-C6. See attached paint chips. See attached Exhibit A for door 3 location.

Install one new light fixture at doors 1, 2, and 3. See attached cut sheets for proposed light fixture types. See attached Exhibit A for light fixture locations.

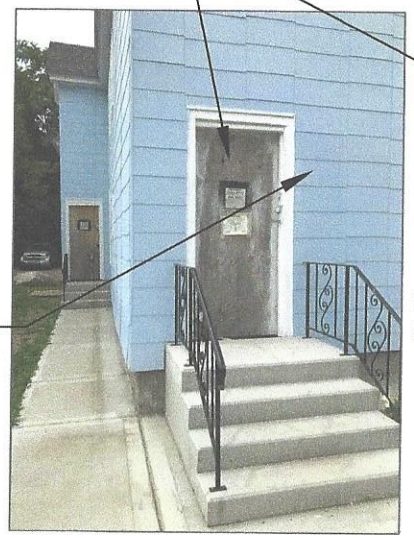
- Wright house 1-light sorrel brown wall lantern
- light oil-rubbed bronze outdoor wall lantern
- light bronze seeded glass outdoor wall mount sconce with LED bulb
- Cape May 1-light burled iron outdoor wall mount lantern with amber tint etched hammered glass

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. Construction is to comply with Historic District Porches, Steps, and Doors specifications. The Ypsilanti Building Department will allow <u>not</u> constructing a landing at the door 3 location. No handrail will be necessary as the stairs do not exceed four or more risers.

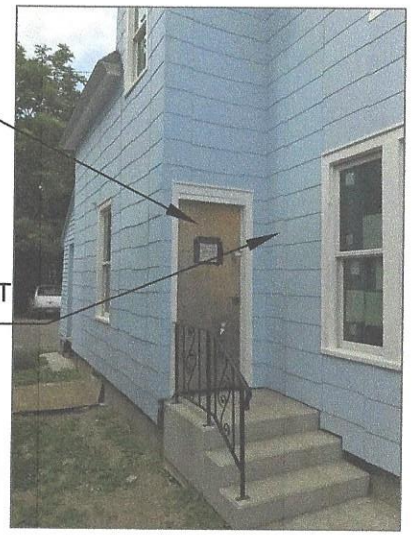


NORTH ELEVATION

INSTALL NEW EXTERIOR 6-PANEL WOOD DOOR PAINT WHITE (2 PLACES)



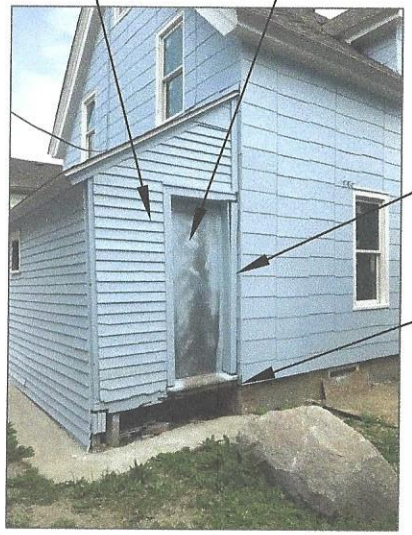
DOOR 1



DOOR 2

NEW LIGHT FIXTURE

INSTALL PLAIN METAL EXTERIOR DOOR

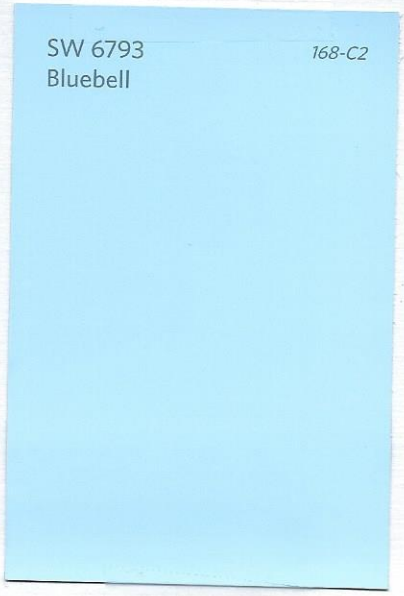


DOOR 3

PERMIT APPLICATION FOR 315 WASHTENAW

06/19/17

EXHIBIT A

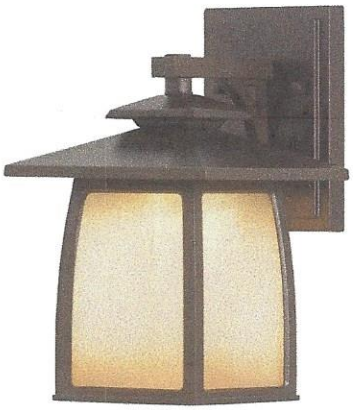


EXISTING
WALL
COLOR

PROPOSED
DOOR
COLOR

316
WELCOME

Model # OL8500SBR-LED Internet #207087207



Feiss

Wright House 1-Light Sorrel Brown Wall Lantern

Write the first Review Ask the first question

$115.00 /each

Share Save to List Print

Pick Up In Store

This product isn't currently sold in stores

We'll Ship It to You

Out of stock online

Receive an email if this item is back in stock.

Email Notify Me

Product Overview

The Feiss Wright House 1-light outdoor wall fixture in sorrel brown creates a warm and inviting welcome presentation for your home's exterior. With a transitional design complementing a wide array of architecture, the mission style Wright House lighting collection by Feiss includes seven outdoor fixtures in an Oil Rubbed Bronze finish with White Opal glass, as well as in a Sorrel Brown finish with Striated Ivory glass. The full collection comprises of 3 wall lanterns, two post lanterns, a hanging lantern and a flush mount in each of the finishes. Constructed of aluminum to withstand the elements. The LED version features field-replaceable advanced, warm-on-dim LED technology that warms in color when dimmed, going from 2700K to 2200K and is California Title 24 compliant.

- Featured in the decorative Wright House collection
- Uses 1 modules integrated 14-Watt light bulb
- Fixture is supplied with 1 light bulb
- Highlighted with striated ivory glass
- Advanced LED technology that warms in color when dimmed (2700K - 2200K)
- Meets title 24 energy efficiency standards
- Safety listed for use in wet locations
- A great choice for your do-it-yourself project
- Decorative sorrel brown finish to accent and brighten your room
- Preferred brand choice of builders and electricians

Info & Guides

Warranty

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

Specifications

Dimensions

Product Depth (in.)	8.3125	Product Length (in.)	10.9375
Product Height (in.)	10.9375	Product Width (in.)	7

Details

Exterior Lighting Product Type	Outdoor Lanterns	Number of Bulbs Required	1
Fixture Color/Finish	Sorrel Brown	Outdoor Lighting Features	No additional features,Waterproof
Fixture Material	Aluminum	Power Type	Hardwired
Glass/Lens Type	Frosted	Product Weight (lb.)	4.4lb
Included	Hardware Included	Recommended Light Bulb Shape Code	A19
Light Bulb Base Code	Other	Returnable	90-Day
Light Bulb Type Included	LED	Style	Transitional
Maximum Bulb Wattage	14	Wattage (watts)	14
Maximum Wattage (watts)	14		

Warranty / Certifications

Certifications and Listings	1-UL Listed	Manufacturer Warranty	5 Year limited Warrany

How can we improve our product information? Provide feedback.

Model # LEDOWL322ORB Internet #300360482

1-Light Oil-Rubbed Bronze Outdoor Wall Lantern

★★★★★ Write the first Review Ask the first question

$126.02 /each

Share Save to List Print

Quantity - 1 +

Not in Your Store - We'll Ship It There

Add to Cart

We'll send it to Cadillac for free pickup

Available for pickup
July 19 - July 24

Check Nearby Stores

We'll Ship It to You

Add to Cart

Free Shipping

Get it by
July 20

See Shipping Options

Or buy now with

We're unable to ship this item to:
GU, PR, VI

Easy returns in store and online
Learn about our return policy

Product Overview

Offering the perfect balance of style and function, this outdoor wall lantern is a sure-fire way to ramp up the curb appeal of your home. This 1-light outdoor fixture features an oil-rubbed bronze finish and clear/white glass. This fixture reimagines the classic outdoor lantern for today's upscale homes. This fixture adds upscale charm and contemporary aesthetics to your home.

- Compatible with any LED base, LED, halogen, CFL, or incandescent bulb, 11-Watt or less
- Features a clear/white glass shade
- Lantern-inspired design is truly striking
- Arm lighting mount for stability
- Bulb included
- Weather-resistant rating for lasting protection
- 1-light fixture with a bronze finish

Info & Guides

Warranty

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

Specifications

Dimensions

Product Depth (in.)	9.25	Product Length (in.)	9.25

Product Height (in.)	10.25	Product Width (in.)	7.5

Details

Exterior Lighting Product Type	Outdoor Lanterns	Maximum Wattage (watts)	11
Fixture Color/Finish	Oil-Rubbed Bronze	Number of Bulbs Required	1
Fixture Material	Metal	Outdoor Lighting Features	Weather Resistant
Glass/Lens Type	No glass/lens	Power Type	Hardwired
Included	Hardware Included	Product Weight (lb.)	5.5lb
Light Bulb Base Code	Other	Recommended Light Bulb Shape Code	T3
Light Bulb Type Included	LED	Returnable	90-Day
Maximum Bulb Wattage	11	Style	Modern

Warranty / Certifications

Certifications and Listings	1-UL Listed	Manufacturer Warranty	1-year limited

How can we improve our product information? Provide feedback.

Model # 17543 Internet #300739216 Store SKU #1002300086

DSI

1-Light Bronze Seeded Glass Outdoor Wall Mount Sconce with LED Bulb

Write the first Review Ask the first question

$59.97 /each

LET'S PROTECT THIS.
Add a 2-year Home Depot Protection Plan for **$12.00**
Learn More

Share Save to List Print

Quantity - 1 +

Pick Up In Store

Unavailable at Cadillac

0 in stock

Check Nearby Stores

We'll Ship It to You

Add to Cart

Free Shipping

Expect it
July 17 - July 19

See Shipping Options

Or buy now with

We're unable to ship this item to:
GU, PR, VI

Schedule delivery as soon as tomorrow

Product Overview

This 1-Light Bronze Seeded Glass (Small Size) Outdoor Wall Mount Sconce with LED Bulb will accent the exterior of your home with its simple, understated yet elegant design which makes it incredibly versatile for any home. Featuring a bronze finish and clear seeded glass shade, the weather-resistant design makes this sconce durable and able to withstand the test of time. Improve the exterior of your home or business with this beautiful fixture.

- Energy efficient LED bulb (included)
- Durable aluminum construction is built to last
- Uses 1 x 4-Watt medium ST64 LED bulb (included)
- Weather-resistant construction increases durability and lifespan
- Clear seeded glass shade
- Hardware included
- Brightness: 380 Lumens
- 2500K (warm light)

Info & Guides

Warranty

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

Specifications

Dimensions

Product Depth (in.)	6.50	Product Length (in.)	6.88
Product Height (in.)	10.63	Product Width (in.)	6.50

Details

Exterior Lighting Product Type	Outdoor Sconces	Maximum Wattage (watts)	4
Fixture Color/Finish	Bronze	Number of Bulbs Required	1
Fixture Material	Aluminum	Outdoor Lighting Features	Weather Resistant
Glass/Lens Type	Seedy	Power Type	Hardwired
Included	Hardware Included	Product Weight (lb.)	2.40lb
Light Bulb Base Code	Medium	Recommended Light Bulb Shape Code	A23
Light Bulb Type Included	LED	Returnable	90-Day
Maximum Bulb Wattage	4 W	Style	Classic

Warranty / Certifications

Certifications and Listings	ETL Listed	Manufacturer Warranty	3 Years

How can we improve our product information? Provide feedback.

Model # 88240DEN-780 Internet #301386308

Sea Gull Lighting

Cape May 1-Light Burled Iron Outdoor Wall Mount Lantern with Amber Tint Etched Hammered glass

$117.50 /each

Share Save to List Print

Quantity - 1 +

Not in Your Store - We'll Ship It There

Add to Cart

We'll send it to Cadillac for free pickup

Available for pickup
August 10 - August 15

Check Nearby Stores

We'll Ship It to You

Add to Cart

Free Shipping

Get it by
August 10

See Shipping Options

Or buy now with

We're unable to ship this item to:
AK, GU, HI, PR, VI

Easy returns in store and online
Learn about our return policy

Product Overview

The Cape May Outdoor Lighting Collection is a regal, traditionally styled lantern collection. Design elements include leaf ornamentation on the back plate and finial arms. The beautiful combination of the Burled Iron finish and Etched Hammered glass with Light Amber Tint help to offer a warm glow.

- Includes 1 A19 medium 9-Watt LED light bulb
- Includes etched hammered with light amber glass shade and white aluminum shade
- ENERGY STAR qualified
- Dark sky friendly, designed to emit no light above the 90° horizontal plane
- C-UL-US listed for wet locations
- Great choice for your do-it-yourself project
- Preferred brand choice of builders and electricians

Info & Guides

Warranty

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

Specifications

Dimensions

Product Depth (in.)	7 in	Product Length (in.)	8 in
Product Height (in.)	10.5	Product Width (in.)	7 in

Details

Exterior Lighting Product Type	Outdoor Lanterns	Maximum Wattage (watts)	9
Fixture Color/Finish	Burled Iron	Number of Bulbs Required	1
Fixture Material	Aluminum	Outdoor Lighting Features	No additional features
Glass/Lens Type	Frosted	Power Type	Hardwired
Included	Hardware Included	Product Weight (lb.)	2.7lb
Light Bulb Base Code	Medium	Recommended Light Bulb Shape Code	A19
Light Bulb Type Included	LED	Returnable	90-Day
Maximum Bulb Wattage	9 W	Style	Classic

Warranty / Certifications

Certifications and Listings	cUL Listed	Manufacturer Warranty	1 Year Warranty for standard fixtures and 3 year Warranty for ENERGY STAR®-qualified LED version; please go to www.seagulllighting.com for warranty details

HDC Work Permit Staff Review

Property address: 47 N Huron

Date of Application: June 22, 2017

Date of Review: July 7, 2017

Date of Meeting: July 11, 2017

Proposed work: add a little free library on the site

Materials: plywood, glass, stainless steel screws, caulk, paint

Staff review:

1. Applicant is proposing to install a little free library on the outside of the building. The dimensions would be 1′ x 2′ x 3′.
2. Applicant plans to replicate the design of the first section of their building in the little library.
3. It will be attached directly to the siding on the building, HDC to verify that this will not be too heavy or damage the existing siding or if a post should be used instead.
4. Applicant to make sure that the installation does not impede or go into the ROW.
5. Applicant to verify if a building department permit is required for this work, and to obtain that permit prior to commencing work, if needed.

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

Recommended Motion:
Move to (approve/deny) the installation of a little free library at 47 N Huron. The library will be a replica of the first section of the building and attached to the second section of the building. The installation is not to impede or go into the ROW.

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.

R. 22353
PHDC-17-0074

RECEIVED
JUN 22 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
47 N Huron St

Applicant

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

Name		
Corner Health Center		
Address		
47 N Huron St		
City	State	Zip
Ypsilanti	MI	48197
Phone / Fax	E-Mail	
734-714-2237	mdoyle@cornerhealth.org	

Contractor

Contractor Name & Contact Info

Type of work

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

Complete Description of Proposed Work:

The Corner Health Center would like to install a Free Little Library outside of our building so that passerby's could leave or take a book to read, to promote community literacy. The installation would not exceed 1ft x 2ft x 3 ft in body structure, and would be affixed to the wooden siding on the second section of our building using stainless steel screws, and sealant. Additionally, we could use an alternative method of installation as proposed by the HDC. The Free Little Library would be designed to look like a replica of the first section of our building, and would match all the paint and exterior design of the building. Mock ups attached

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

Plywood
Glass
Stainless steel screws
Caulk sealant
paint that matches the current color of the building

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:
$500	$35 + _____ = $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.

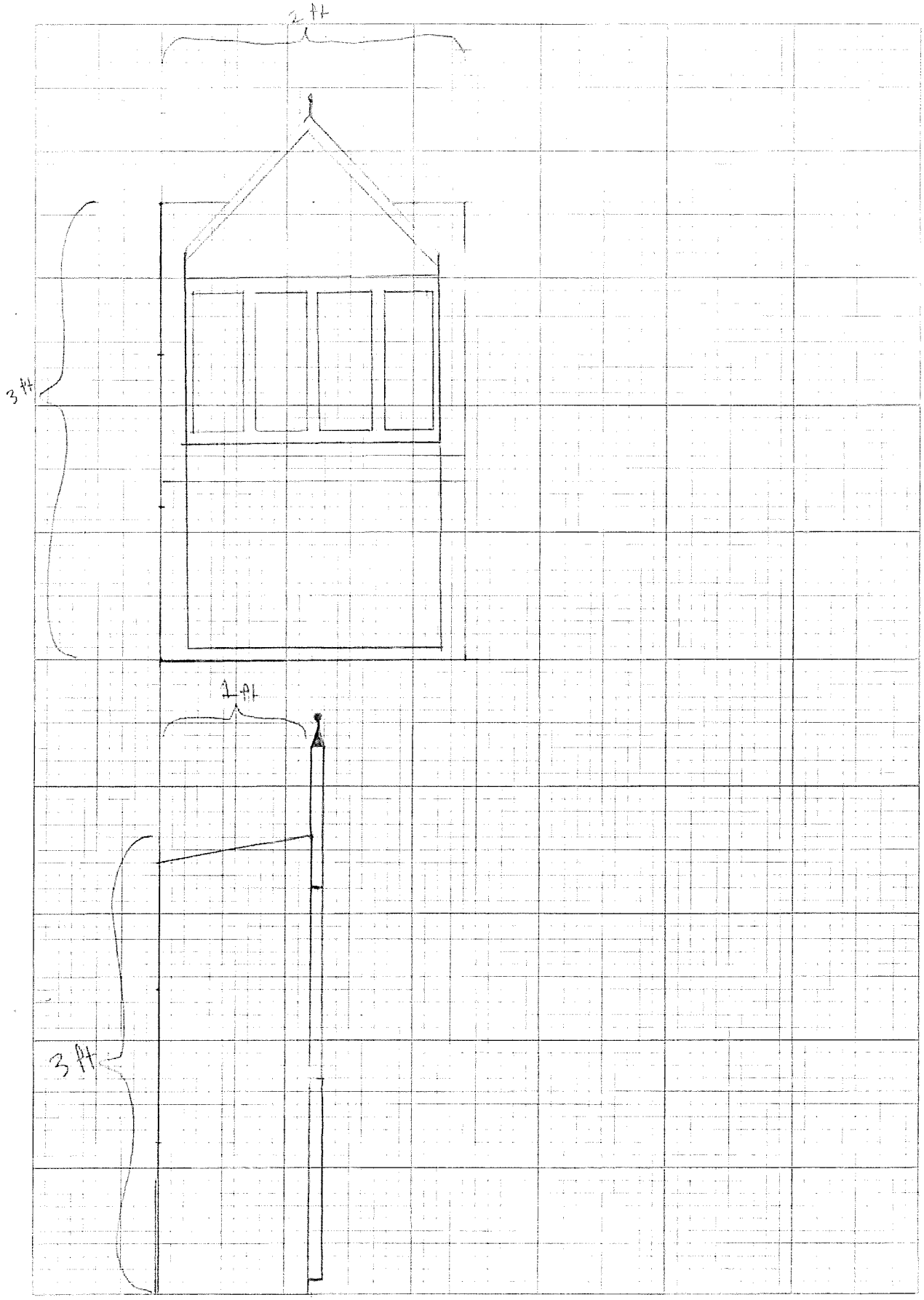
Signature:	Date:
Max Doyle	06-19-2017

Print Name:
Max Doyle

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-17-0074



Little Library mock up

Little Library mock up close up

HDC Work Permit Staff Review

Property address: 301 S Washington

Date of Application: June 23, 2017

Date of Review: July 7, 2017

Date of Meeting: July 11, 2017

Proposed work: re-open the east porch and reside the back patio

Materials: cedar shake

Staff review:

1. Applicant is proposing reopen the east side porch that was enclosed many years ago. Staff was unable to verify the year of when the porch was enclosed.
2. Applicant also plans to reside the back patio area with a cedar shake. HDC to verify if this will be painted.
3. Applicant was advised to email or bring in photos of the areas indicated in the application.
4. Applicant to verify if a building department permit is required for this work, and to obtain that permit prior to commencing work, if needed.

Relevant Secretary of the Interior's Standards:
(#4, denial only) #9

Recommended Motion:
Move to (approve/deny) the reopening of the east side porch and the residing of the rear patio area with cedar shake.

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.

R. 22539

2

RECEIVED
JUN 23 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: 7/11
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
301 S. Washington St.

Applicant

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

Name		
David Fischhaber		
Address		
301 S. Washington St.		
City	State	Zip
Ypsilanti	MI	48197
Phone / Fax	E-Mail	
770-530-8231	katfisch@mindspring.com	

Contractor

Contractor Name & Contact Info
N/A

Type of work

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

Complete Description of Proposed Work:

Reopen East Porch

Reside Back patio area with cedar shake that will be stained (medium?)

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:	Permit fee:
400.00	$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:	Date:
	06-23-2017
Print Name: David Fischhaber	

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.

301 S Washington

HDC Work Permit Staff Review

Property address: 218 N Washington

Date of Application: June 29, 2017

Date of Review: July 7, 2017

Date of Meeting: July 11, 2017

Proposed work: chimney repair work including parging

Materials: pre-cast cap, flue extension, mortar, paint

Staff review:

1. This is part of a larger renovation project that will be coming to the commission in different applications.
2. The applicant is having the chimney repaired, a new cap placed on top with a flue extension and parging.
3. Repointing with the proper mortar mix may be a more appropriate course of action.
4. HDC to advise on the correct parging mix, if permitted.
5. If a building department permit is required for this work, the applicant is to obtain the permit prior to commencing work.

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

Recommended Motion:
Move to (approve/deny) the repair work on the chimney at 218 N Washington. Work to include the installation of a new pre-cast cap, the addition of a top flue extension piece, the parging of the chimney and painting.

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.

PHDC-17-0078

RECEIVED
JUL 05 2017
CITY OF YPSILANTI
BUILDING DEPARTMENT

5

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
218 North Washington Street Ypsilanti, MI 48197

Applicant

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

Name		
Ypsilanti Ladies' Literary House Foundation (YLLHF)	Daneen Zureich, President, YLLHF Board of Directors 6602 Robindale Drive, Ypsilanti, MI 48197	
Address 218 North Washington Street		
City Ypsilanti	State Michigan	Zip 48197
Phone / Fax 734-483-1453 (phone)	E-Mail zureichd@comcast.net	

Contractor

Contractor Name & Contact Info: Michael Sarkisian 248-646-8970/734-284-5627	Ground To Crown Chimney And Fireplace Services, LLC 192 Antoine Street, Wyandotte, MI 48192 sarkisianmr@yahoo.com

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement
- ☐ Porches
- ☐ Sign
- ☐ Fence (or other sitework)
- ✓ Other: Chimney repair

Complete Description of Proposed Work:

Ladies' Literary Club Renovation Project

Pursuant to an assessment survey facility recently completed by EMU graduate student, Steven Stucky, the Ladies' Literary Club House Foundation is planning to make specific exterior repairs during the coming year.

As you may know, the building was constructed in 1843-44 as a private residence. Since that time, the Literary Club purchased the building for club meetings and over the years has completed two additions while maintaining the structure in a responsible manner.

We now wish to begin necessary upkeep by repairing the chimney (see attached proposal). We will then embark on repairing the sections of the roof that require attention (see attached). Ultimately we will also replace gutters as required.

We respectfully request your approval of these projects. Today's request focuses on the chimney. We will return with applications for the roof and gutters later this summer.

Thank you for your assistance.

House Foundation Trustees
Ladies' Literary Club

See attached Chimney PROPOSAL and pictures.

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:
Chimney Repair:	$650.00	$35 + _____ = $35
Primer/paint Labor:	$150.00	Ck #2909 $35 7-5-17
TOTAL:	$800.00	

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:
Daneen L. Zureich	06-29-2017

Print Name:
Daneen L. Zureich, President, Ypsilanti Ladies' Literary House Foundation

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.

Ground To Crown

Chimney And Fireplace Services, LLC

248-646-8970

734-284-5627

CHIMNEY SAFETY INSTITUTE OF AMERICA
CERTIFIED CHIMNEY SWEEP

Certified by Chimney Safety Inst. of America

Member
National Chimney Sweep Guild

Brick
PROPOSAL:

Michael Sarkisian

Commercial & Residential
Licensed & Insured

PHONE: 734-483-1453	DATE: 6/15/17
JOB NAME: D. Zureich Email:	
BILLING LOCATION:	
JOB LOCATION: 218 N. Washington St. Ypsilanti, MI	
JOB PHONE:	

Chimney repair: Add new pre-cast cap on top of old cement top, add top flue extension piece for proper draw, scrape chimney and parge chimney smooth to seal missing mortar and brick chips. $650.00

After parging dry's:
1. primer I will provide
2. 2 coats of paint (customer buys paint) labor $150.00

NOTE:

Please make check payable to: **Ground To Crown**

Please send check to: **192 Antoine St., Wyandotte, MI 48192**

dollars ($ $800.00

Payment to be made as follows: Half down upon start of work to be done. Balance upon completion.
Customer has 3 days to cancel payment.

***** Anything unforeseen will be charged at labor & materials plus %*****

We propose: hereby to furnish material and to furnish material and labor - complete in accordance with the above specifications. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikers, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance.

This proposal must be signed by an officer to be valid. Signature Ypsilanti Ladies' Literary Club Foundation

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

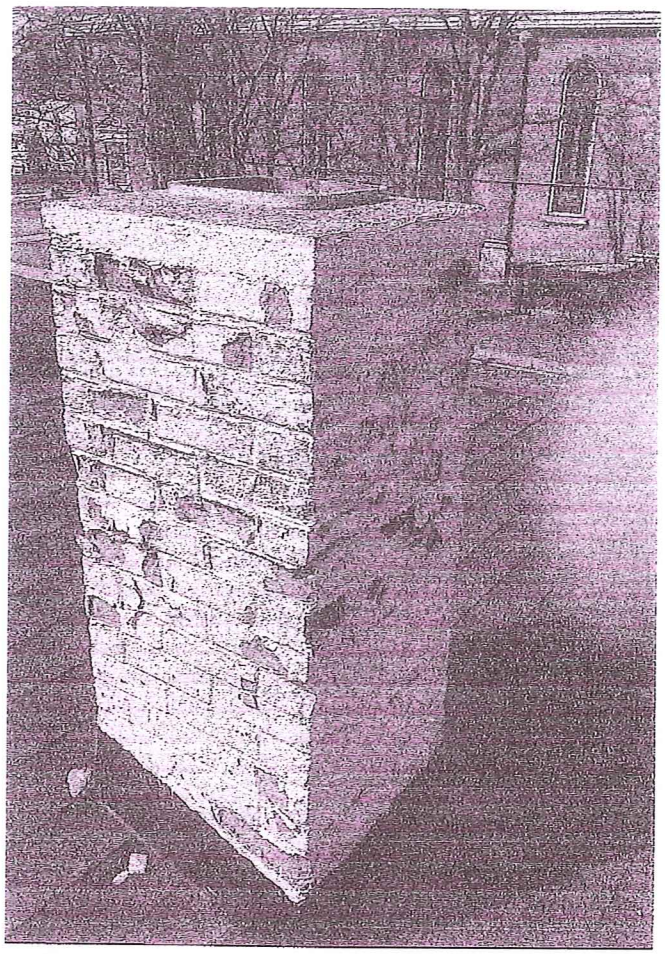
Signature: Daneen L. Zureich, President

Date of Acceptance:_____

Signature: _____

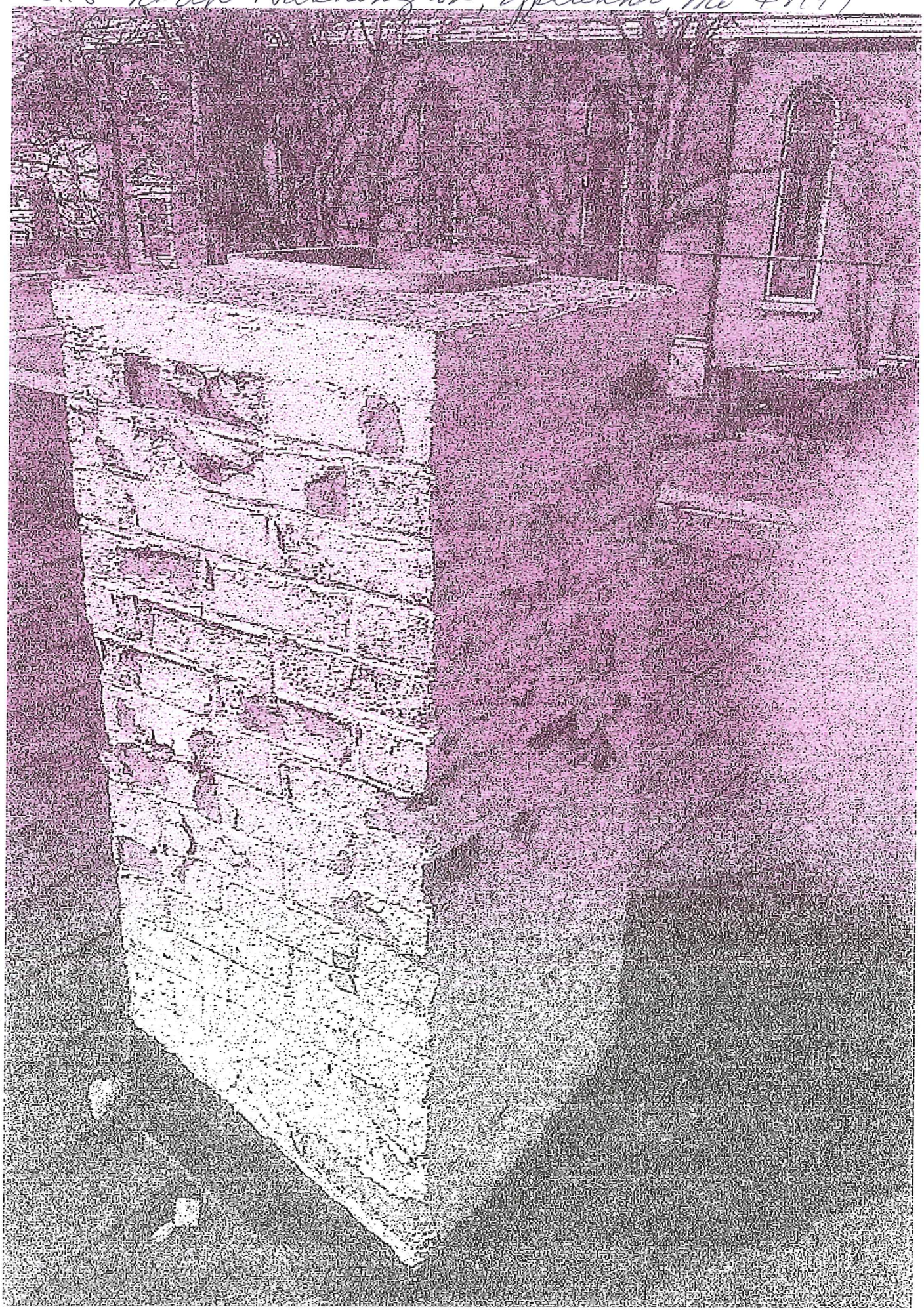
Ladies' Literary Club House
218 North Washington
Ypsilanti, Mi 48197

Ladies' Literary Club House
218 North Washington
Ypsilanti, MI 48197



Ladies' Literary Club House
218 N. Washington
Ypsilanti, MI 48197

Chimney - Ladies' Literary Club House
218 North Washington, Ypsilanti, Mi 48197



Ladies' Literary Club

218 North Washington Street

Ypsilanti, Michigan 48197

June 29, 2017

Ypsilanti Historic District Commission
One South Huron Street
Ypsilanti, MI 48197

Dear Commission Members,

Enclosed are the Ypsilanti Ladies' Literary House Foundation Historic District Commission Work Permit Application and documents related to the project. Please review and advise accordingly. Some of the Trustees are planning to attend the meeting to answer questions. Thank you. I look forward to hearing from you.

Respectfully,

Daneen L. Zureich

Daneen L. Zureich, President
Ypsilanti Ladies' Literary House Foundation
zureichd@comcast.net
734-483-1453

Enclosure

218 N Washington

HDC Work Permit Staff Review

Property address: 53 E Forest

Date of Application: July 5, 2017

Date of Review: July 7, 2017

Date of Meeting: July 11, 2017

Proposed work: window replacement

Materials: aluminum-clad wood windows

Staff review:

1. The applicant is planning on replacing 14 windows on the structure.
2. The applicant states that the replacement is needed due to water damage, wood rot, broken glass and draft issues.
3. Applicant was originally considering vinyl replacement windows, staff advised that they would not be considered appropriate despite the fact that this house was built in 1991.
4. HDC to verify the finish color on the windows, it appears to be listed as cream trim on the application.
5. HDC to verify all windows will be replaced as 1-over-1 double or single-hung.
6. HDC to advise on the requirement for a full frame replacement.
7. If a building department permit is required for this work, the applicant is to obtain the permit prior to commencing work.

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

Recommended Motion:
Move to (approve/deny) the replacement of 14 windows at 53 E Forest. The windows are to be aluminum—clad wood windows in cream in a 1-over-1 configuration to match the existing.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

rec # 22387
PHDC-17-0079

ENTERED
JUL 05 2017
CITY OF YPSILANTI
CITY MANAGER/PLANNING

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

6

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
53 E. Forest Ypsilanti MI 48198

Applicant

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

Name		
Lauren Ahearn		
Address		
53 E Forest ~~Ypsilanti MI 48198~~		
City: Ypsilanti	State: MI	Zip: 48198
Phone / Fax: 248 251 2738	E-Mail: layhearn@gmail.com	

Contractor

Contractor Name & Contact Info
quote pending

Type of work

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

Complete Description of Proposed Work:

- full replacement of all windows and frames
- all will be wood with aluminum cladding

replacement is due to water damage, wood rot, non working mechanisms and draft issues

- 14 windows total, 41 1/2 x 65 1/2 (13), 35 x 41 (1)
- photos to be emailed of interior & exterior windows

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

- wood
- replacement glass
- aluminum cladding
- cream trim, ~

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:
≈ $15,000	$35 + 20 = $55

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:
Lauren Ahearn	7-5-17
Print Name: Lauren Ahearn	

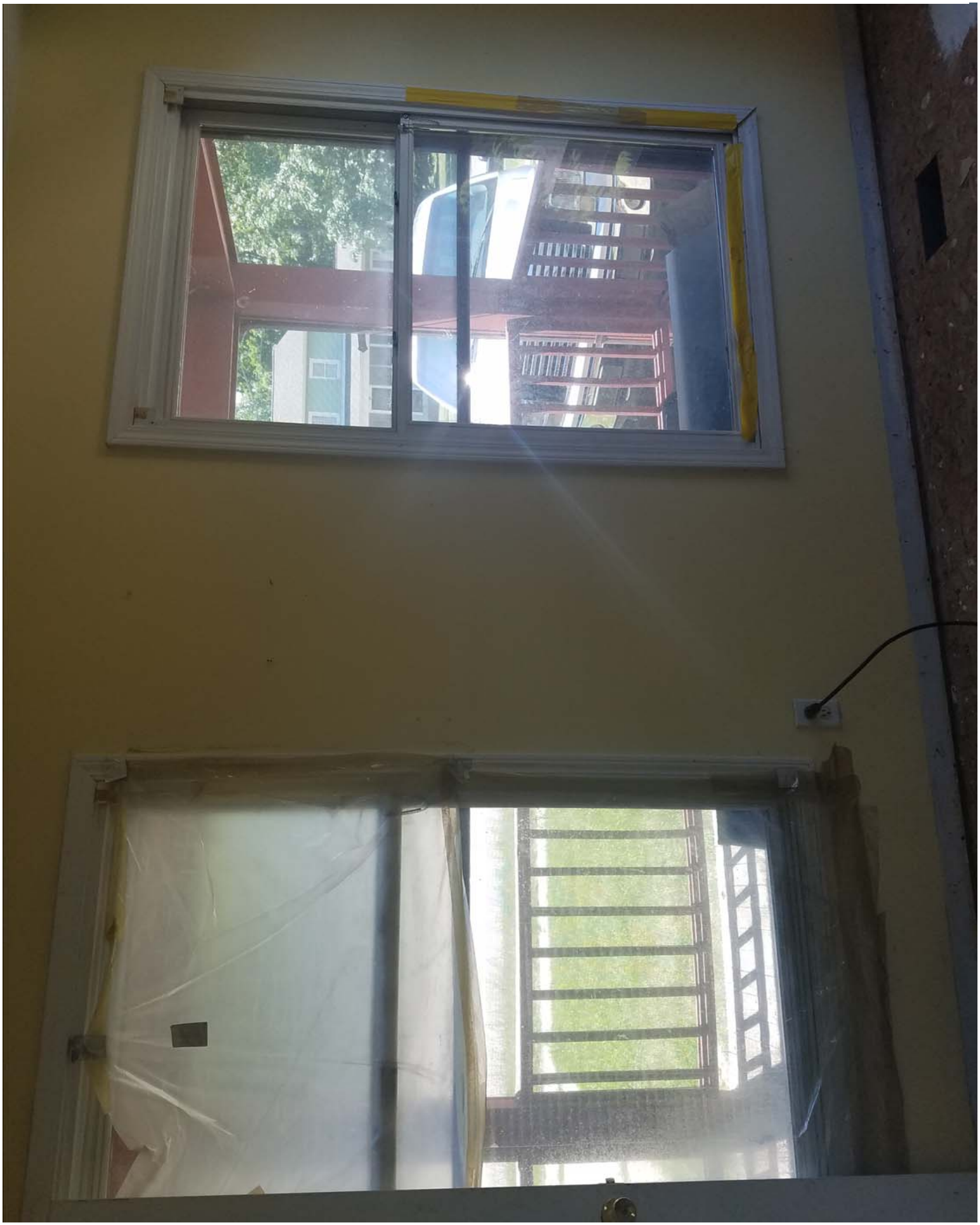
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

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

53 E Forest

53 E Forest

53 E Forest



53 E Forest

53 E Forest

HDC Work Permit Staff Review

Property address: 9 S Adams

Date of Application: July 5, 2017

Date of Review: July 7, 2017

Date of Meeting: July 11, 2017

Proposed work: sign installation

Materials: white powder-coated aluminum sign

Staff review:

1. The applicant is planning on installing a channel letter sign over the green double doors on the rear of 9 S Adams, at the back of the Farmer's Market lot at 16 S Washington.
2. Applicant was advised of the need for an access easement for this area and that the sign size will need to correspond to the size of that easement.
3. Applicant states that the sign will be attached to the building in the mortar joints.
4. A building department permit is required for this work, the applicant is to obtain the sign permit prior to commencing work.

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

Recommended Motion:
Move to (approve/deny) the installation of a white powder-coated aluminum sign at 9 S Adams as depicted in the application submitted on July 5, 2017. The sign will be attached to the building in the mortar joints.

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.

~~* MODIFICATION OF PREVIOUS APPLICATION *~~

PHDC-17-0080
rec #22388

7

OFFICE USE ONLY
Date Filed:
Meeting Date:
(Action Item)/Study Item

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

ENTERED
JUL 05 2017
CITY OF YPSILANTI
CITY MANAGER/PLANNING

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 South Adams Street, Ypsilanti MI 48197

Applicant

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

Name		
Growing Hope		
Address		
P.O. Box 980129		
City	State	Zip
Ypsilanti	MI	48198
Phone / Fax	E-Mail	
734-786-8401	laura@growinghope.net	

Contractor

Contractor Name & Contact Info
Rob Todd, Robotodd Industries LLC, 564 S. Mansfield, Ypsilanti MI 48198

Type of work

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

Complete Description of Proposed Work:

Action item:

To honor the father of Robert Barnes, of Barnes and Barnes Apartment Rental, Growing Hope will dedicate the MarketPlace Hall to Robert C. Barnes, Sr. In June 2017, Growing Hope purchased the two properties that comprise the Ypsilanti Farmers MarketPlace from Barnes and Barnes, a family business started by the senior Mr. Barnes and Mrs. Barnes.

The sign (see attached image) over the public entrance to the MarketPlace Hall will be fabricated as follows:
- Sign elements are each cut from a single piece of 3/16" aluminum.
- Each piece is then bent twice at 90 deg. into a "Z" shape to allow letters to stand 4" from the brick wall.
- For reference: "M" in MarketPlace is roughly 10" tall.
- Sign elements are the same font and powder-coated white for continuity with the main "Ypsilanti Farmers MarketPlace" sign on the YpsiPlanti building.
- Signage attaches to the building using appropriate masonry anchors into mortar joints. Anchors are visible and are roughly the same color as the brick.
- The sign is centered over the public double-door entry.

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

3/16" aluminum letters, powder-coated white, masonry anchors

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:
$1,500.00	$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: Laura Gillis	Date: July 5, 2017
Print Name: Laura Gillis for Growing Hope	

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.

June 5, 2017

Job Ypsilanti Farmers' MarketPlace Donor Wall and Hall Signage, Peapod sculpture

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

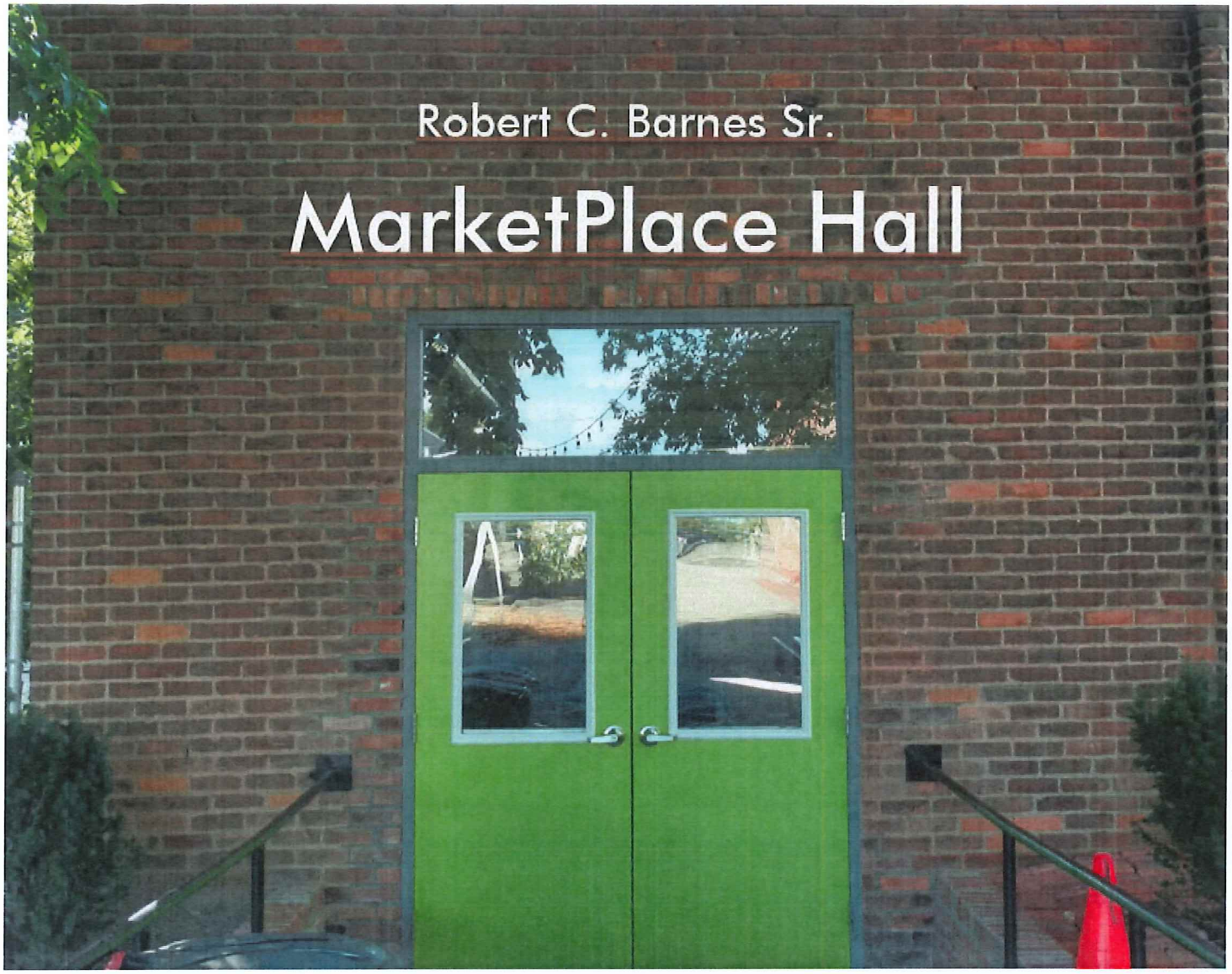
Quote #: 170605_GRH

Quantity	Description	Unit Price	Line Total
[redacted]	[redacted]		
	[redacted]	[redacted]	[redacted]
1	YFMP Hall Signage	$1,500.00	$1,500.00
[redacted]	[redacted]	[redacted]	[redacted]
		Subtotal	[redacted] $1500.00
		Sales Tax	NA
		Total	[redacted] $1500.00

Notes:

Quotes are good for 30 days.
Thanks!

Robotodd Industries LLC | 1240 Jewett Ave. #4, Ann Arbor, MI 48104 | 734.219.5268 | oddrobots@gmail.com


Robert C. Barnes Sr.
MarketPlace Hall

HDC Work Permit Staff Review

Property address: 613 N Prospect

Date of Application: July 5, 2017

Date of Review: July 7, 2017

Date of Meeting: July 11, 2017

Proposed work: re-roofing, gutter and downspout replacement, tuck-pointing, painting

Materials: Owens Corning Duration Shingles in Estate Gray, Total Protection roofing system from Owens Corning, Benjamin Moore Heritage Red paint (HC-181).

Staff review:

1. The applicant is planning on reroofing the house in Owens Corning Duration Shingles in Estate Gray. This appears to be an architectural shingle.
2. The Total Protection roofing system from Owens Corning appears to include ridge vents, an ice shield, an underlayment and soffit or intake vents.
3. Applicant states that the current gutters and drip edge will be replaced in white. The structure currently has k-style gutters.
4. HDC to verify the plans for venting, downspout locations and mortar mix for tuck-pointing.
5. Applicant to paint the storm windows using Benjamin Moore Heritage Red paint (HC-181).
6. A building department permit is required for this work, the applicant is to obtain the permit prior to commencing work.

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

Recommended Motion:
Move to (approve/deny) the work at 613 N Prospect to include the re-roofing with Owens Corning Duration Shingles in Estate Gray with the Total Protection roofing system from Owens Corning. Gutters and downspouts will be replaced in similar locations using k-style gutters and downspouts in white. The existing storms will be repainted in Benjamin Moore Heritage Red paint (HC-181). Work to also include tuck-pointing with the appropriate mortar mix.

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.

PHDC-17-0081
rec #22389
8

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

ENTERED
JUL 05 2017
CITY OF YPSILANTI
CITY MANAGER/PLANNING

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
613 N. Prospect Road Ypsilanti, Michigan 48918

Applicant

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

Name		
Peter Sturgeon		
Address		
613 N. Prospect Road		
City	State	Zip
Ypsilanti	Michigan	48198
Phone / Fax	E-Mail	
269-569-1984	pesturgeon@gmail.com	

Contractor

Contractor Name & Contact Info
800-New-Look Matt Cepak 248-306-9225 (Roof) Brickworks Jeremiah Campbell 586-943-9114 (Chimney)

Type of work

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

Complete Description of Proposed Work:

800-New-Look will be replacing the roof. The entire roof including cut backs and porches will be taken down to the decking (removing the existing shingles) and replaced with Owens Corning duration shingles in estate gray using the Total Protection Roofing System. Drip edge and gutters will be white to match the trim. Flashing will match the shingles.

Brickworks will be tuckpointing the chimney from the roof line up. A new crown and drip edge will be installed. See attached photo.

Homeowners will be re-painting the storm windows. The home has the original wood storm windows that need to be repainted. The window will be stripped using heat and putty knives to clean off old paint, sanded, primed, and repainted using Benjamin Moore's historic paint, Heritage Red HC-181. See attached photo.

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

Owens Corning Duration Shingles in Estate Gray.
Benjamin Moore Heritage Red HC-181

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:
$11,200	$35 + $15 = $50

Signature

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

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

Signature:	Date:
Peter Sturgeon	7/4/2017
Print Name: Peter Sturgeon	

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.

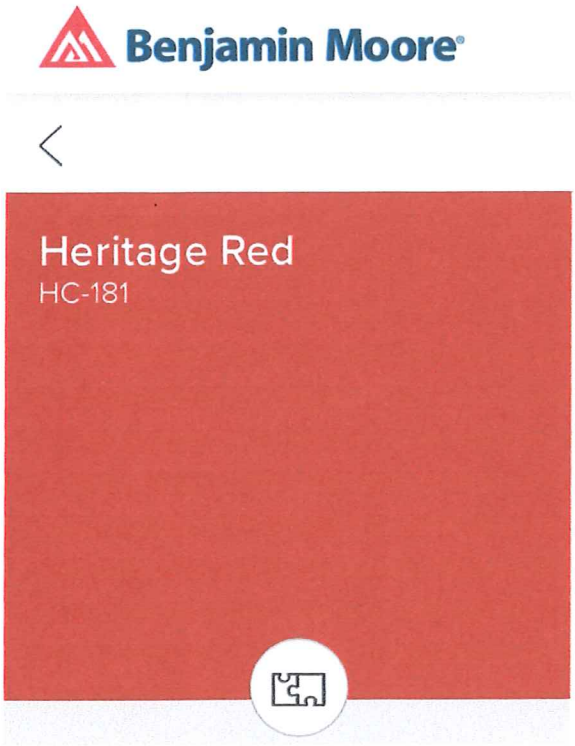
All other necessary Building Permits must be acquired before beginning work.

Proposed Work

Materials

Roofing: Total Protection roofing system from Owens Corning
Type: Owens Corning duration shingle
Color: Estate Gray

Windows
Benjamin Moore Heritage Red HC-181

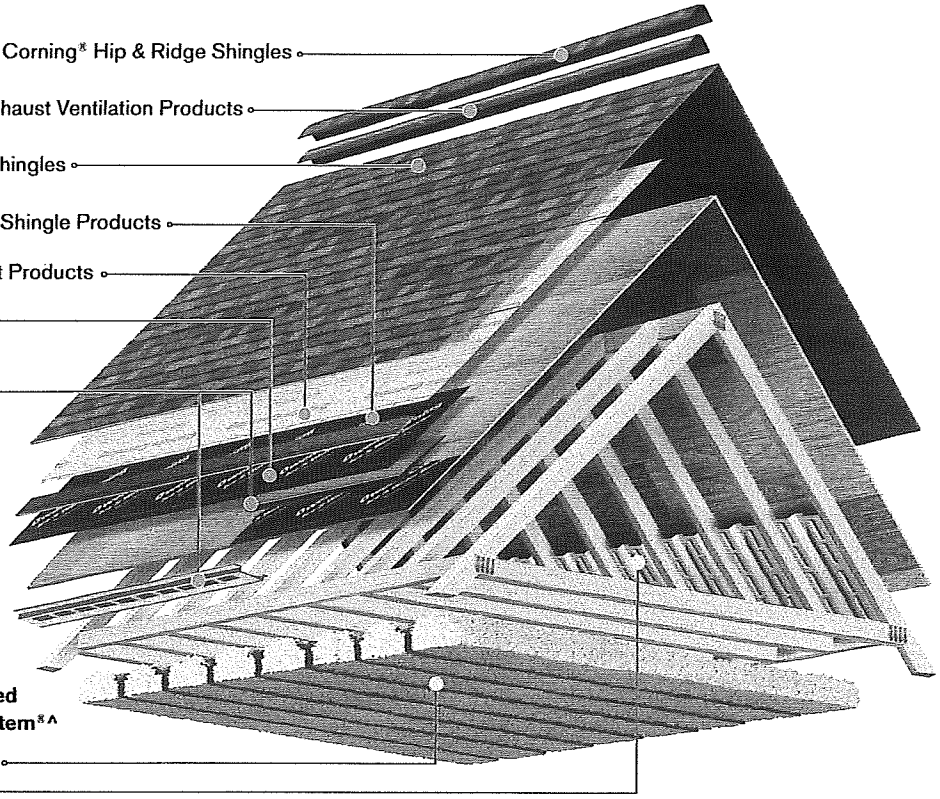


The Total Protection Roofing System®^

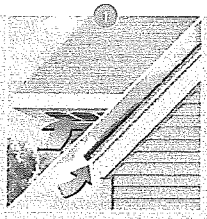
Working together to help protect and enhance your home.

It takes more than just shingles to protect your home. It takes an integrated system of components and layers designed to withstand the forces of nature outside while controlling temperature and humidity inside.

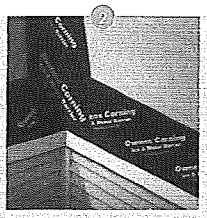
The Owens Corning® Total Protection Roofing System®^ gives you the assurance that all of your Owens Corning® roofing components are working together to help increase the performance of your roof – and to enhance the comfort and enjoyment of those who live beneath it.



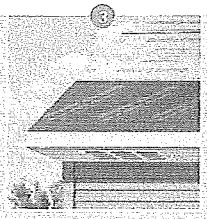
^Excludes non-Owens Corning® roofing products such as flashing, fasteners and wood decking.



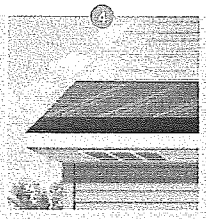
1 Help prevent heat and moisture buildup in the attic by allowing fresh air to enter the attic.



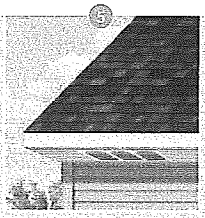
2 Help protect vulnerable areas where water can do the most damage: eaves, valleys, dormers and skylights.



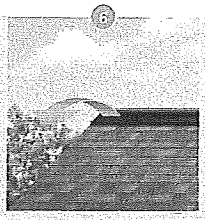
3 Help prevent damage from wind-driven rain by providing an additional layer of protection between the shingles and roof deck.



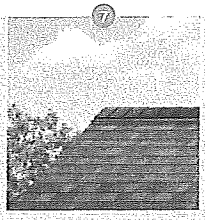
4 Enjoy clean lines and faster, easier installation by eliminating the need to cut shingle tabs.



5 Choose from a variety of durable styles and colors that provide the first line of defense against the elements.



6 Help protect your roofing system by allowing heat and moisture to escape from the attic.



7 Help protect the ridge vent and add an attractive, finished look to your entire roof.

OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OHIO, USA 43659

1-800-GET-PINK®
www.owenscorning.com/roofing

Pub. No. 10013980-F. Printed in U.S.A. April 2016.

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(Brookville, Kearny, Medina, Minneapolis, Summit)

613 N Propsect

613 N Propsect

613 N Propsect

9

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

ENTERED
JUL 0 2017
CITY OF YPSILANTI
CITY MANAGER/PLANNING

OFFICE USE ONLY
Date Filed: 7/5
Meeting Date: 7/11
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
620 Norris Rd. Ypsilanti, Michigan 48198

Applicant

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

Name		
Ryan McCarthy & Angela Peat		
Address		
790 Waymarket Dr.		
City	State	Zip
Ann Arbor	MI	48103
Phone / Fax	E-Mail	
248.736.5943/ 269.267.0935	mackarethee@mac.com/angela.peat@gmail.com	

Contractor

Contractor Name & Contact Info
We are still vetting builders but really like: Todd Quatro todd.quatro@quatroconstructionllc.com -734-755-0802

Type of work

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

Complete Description of Proposed Work:

Please see Attached PDF file

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

Please see Attached PDF file

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:
This is a study item/working session	$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:
Ryan McCarthy & Angela Peat	July 5th 2017

Print Name:
Ryan McCarthy and Angela Peat

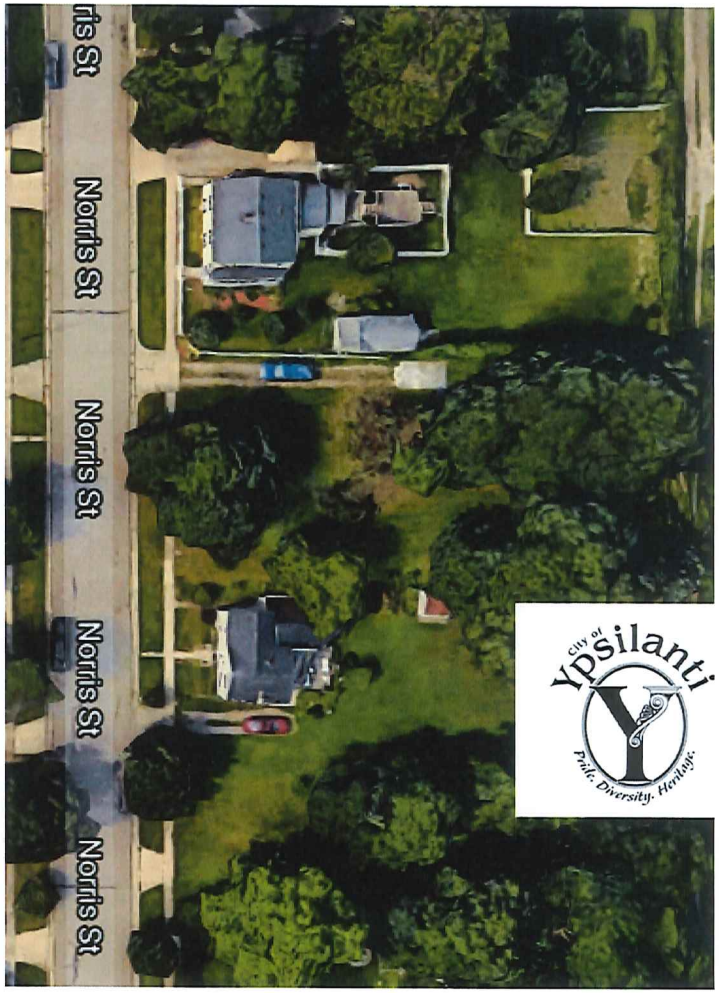
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

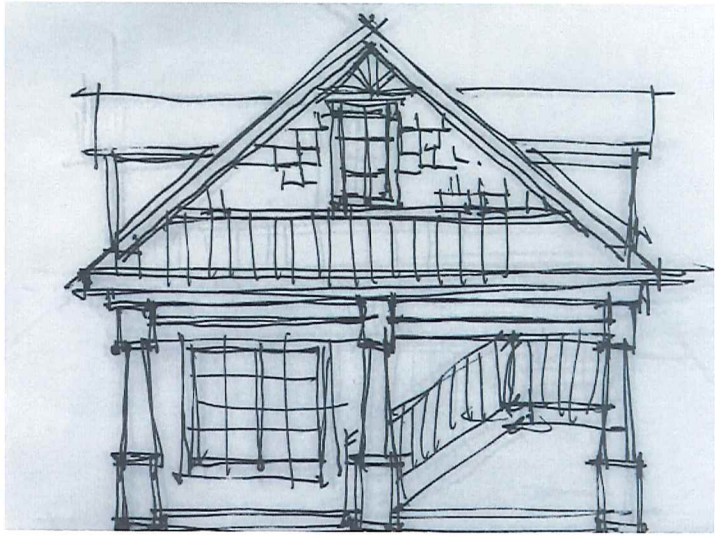
All other necessary Building Permits must be acquired before beginning work.

620 Norris St.

BUILDING PROPOSAL

Ryan McCarthy & Angela Peat





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8 | Guest Residence and Garage Elevations (Work In Process)

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11-12 | Site Plans

13 | Exterior Color Palettes/ Inspiration

Complete Description of Proposed Work

Dear Ypsilanti Historical Preservation Society,

Thank you for taking the time to review our building proposal, Angela and I are in the process of acquiring the parcel of land located at 620 Norris Rd. We have looked at the property and the homes in the surrounding neighborhood and are in the process of designing a new Arts and Crafts inspired home. We are working with our architect to ensure the style of the home will maintain the rhythm of the historic neighborhood.

The new construction will include a primary residence (1700-1900 sq. ft.) set on a foundation (materials to be determined). A breezeway will connect the primary residence to a 28'x32' garage. We will be building a 900 sq. ft. guest residence above the garage. The guest residence will have a covered private entrance behind the garage with covered parking.

We are nearing the stage where we will need begin the final selection of our exterior finish materials and would like to use this time as a working session to collaborate with the historical society on the style of siding, windows, and other exterior building materials available that meet historic district requirements.

Please see the enclosed architectural sketches and pictures. These materials showcase elevations, site plans and inspirational color palettes that we are considering for our new home.

Design Criteria (Pg.1 0f 3) | Sec. 54-82

(1) The proposed height should be within ten percent of the average height of the existing adjacent historic resources.

Questions: _____

(2) The proposed setback should not be more than five percent in front of or behind the existing setback of adjacent historic resources.

Questions: _____

(3) The relationship of the height to the width of the front facade should be consistent with the pattern established by existing adjacent historic resources.

Questions: _____

(4) The relationship of the height to the width of windows, doors and other openings should be consistent with the pattern established by existing adjacent historic resources.

Questions: _____

(5) The rhythm of structural mass to voids (openings) across the front facade should be consistent with the pattern established by existing adjacent historic resources.

Questions: _____

Design Criteria (Pg. 2 0f 3) | Sec. 54-82

(6) The rhythm of structural mass to open space between structures should be consistent with the pattern established by existing adjacent historic resources.

Questions: _____

(7) The rhythm created by the placement of sidewalks, entrances, steps, porches and canopies should be consistent with the pattern established by existing adjacent historic resources.

Questions: _____

(8) The proposed construction materials should be the same type as those that have already been heavily used in existing adjacent historic resources.

Questions: _____

(9) The proposed textures of the building materials should relate to and complement the predominant textures of the materials used in existing adjacent historic resources.

Questions: _____

(10) The proposed colors, whether of natural materials, such as brick and stone, or applied colors, such as paint and pre colored siding, should relate to and complement the colors used on existing adjacent historic resources.

Questions: _____

Design Criteria (Pg. 3 0f 3) | Sec. 54-82

(11) No specific architectural style shall be required for the construction of a new building, addition or other structure. The proposed architectural details, including, but not limited to, cornices, lintels, arches, balustrades, chimneys, porches, bays, railings, cupolas, gable ends, brackets and iron work, should be appropriate for the style of the structure on which they are to be used and compatible with other structures in the historic district and particularly to historic resources and sites to which they may be visually related.

Questions: _____

(12) The proposed roof shape and profile should relate to the predominant styles of existing adjacent historic resources.

Questions: _____

(13) The proposed landscape designs and choices of plant material should be appropriate to the character of the historic district and that of the involved historic resource.

Questions: _____

(14) The proposed paving (i.e., brick, block, concrete, slate, etc.) should be of the same types as those already heavily used around existing adjacent historic resources.

Questions: _____

(15) The proposed design shall not conflict with the building code as it relates to the welfare or safety of the occupants. (Code 1983, § 5.333)

Questions: _____

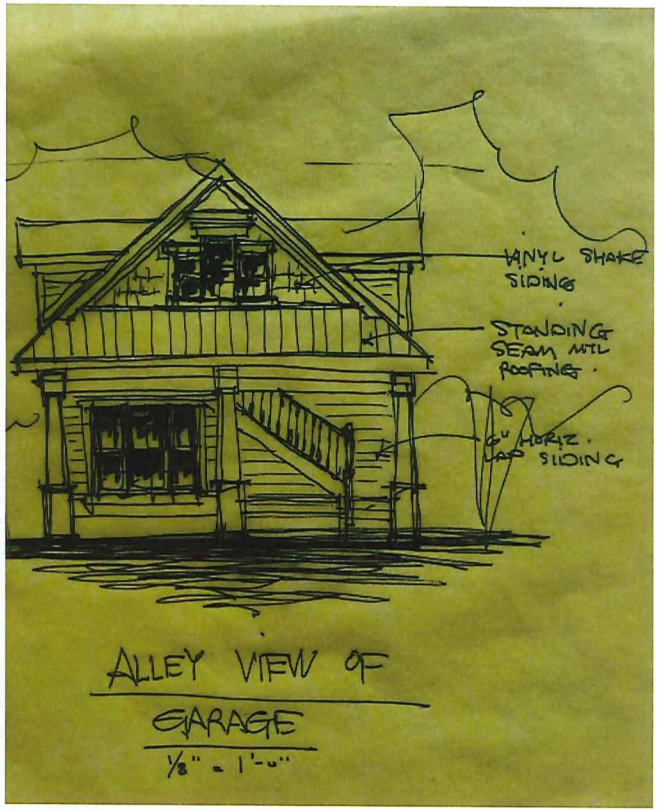
Primary Residence | Preliminary Elevations (Changes to come)

FRONT ELEVATION

LEFT ELEVATION

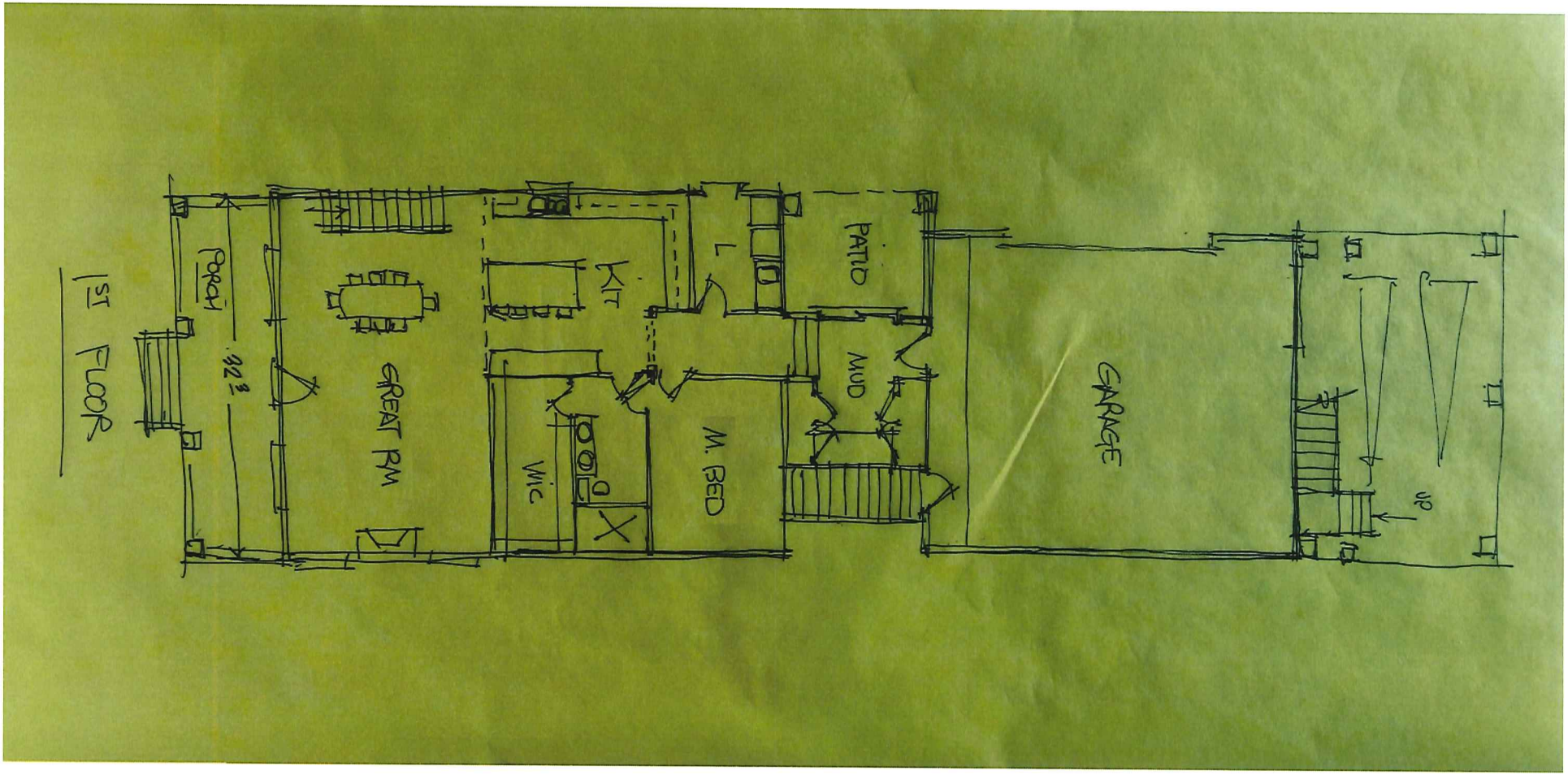
Guest Residence and Garage | Preliminary Sketches (Changes to come)

Side Elevation

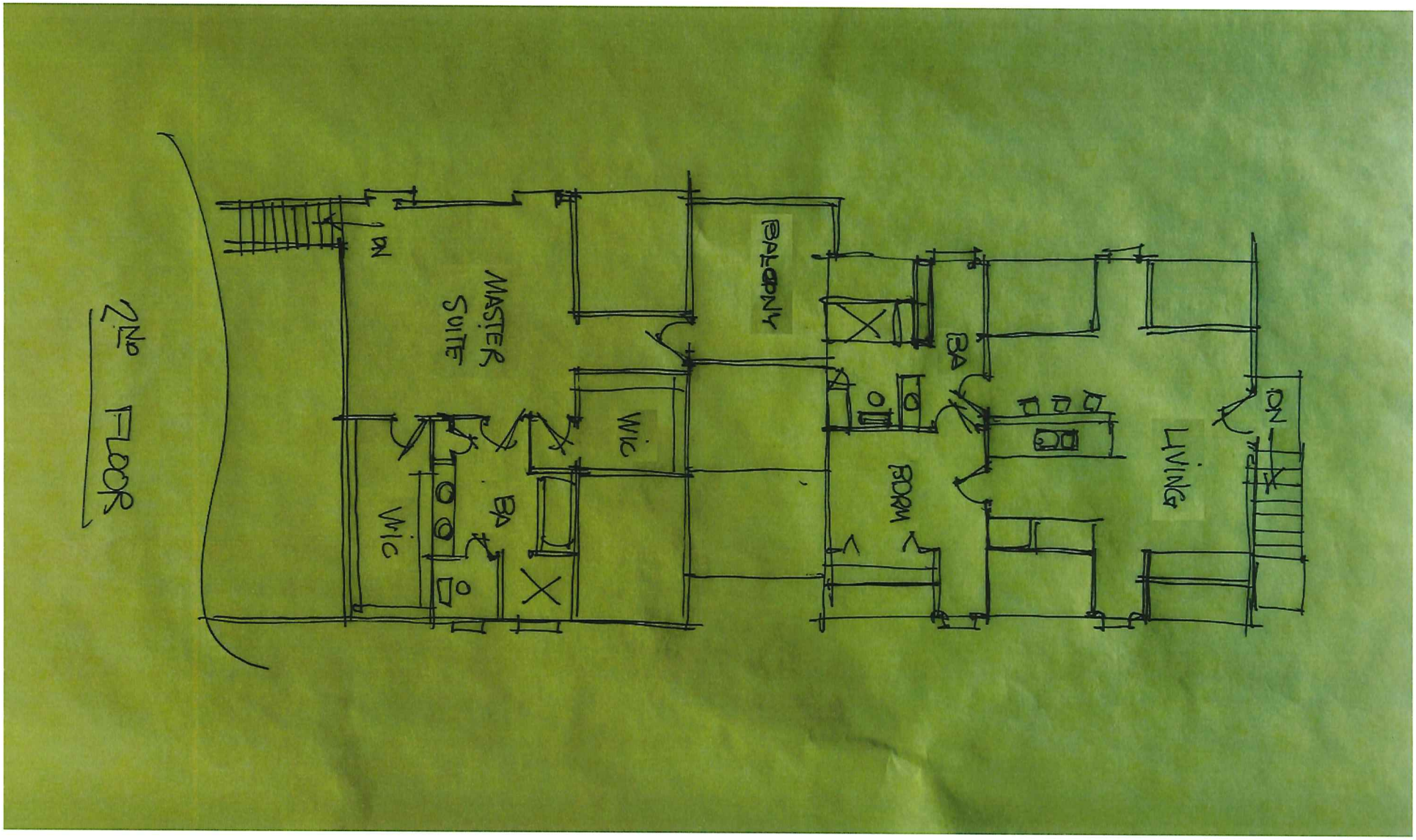


Rear Elevation

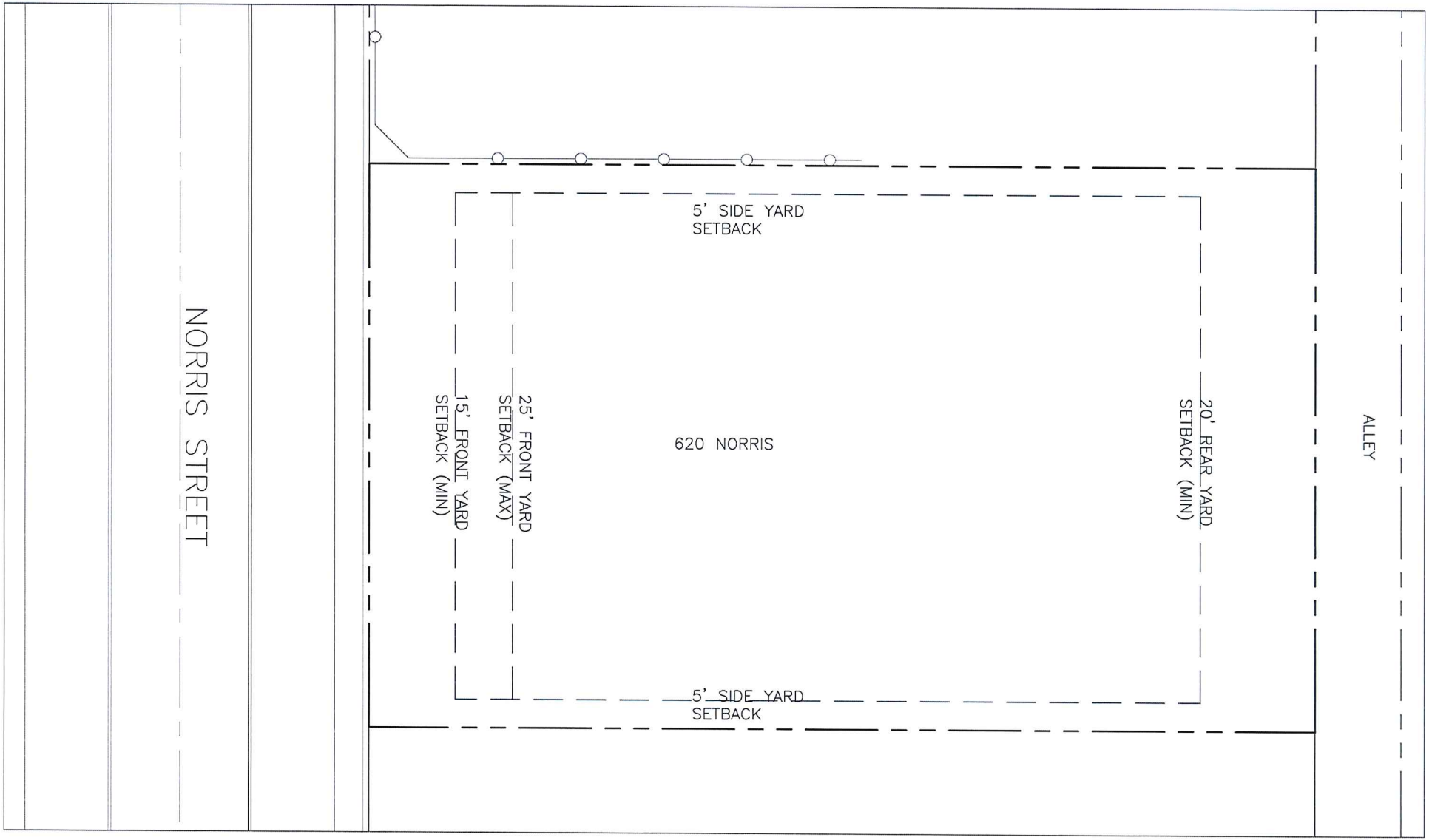
Primary Residence 1st Story | Preliminary Architectural Drawings



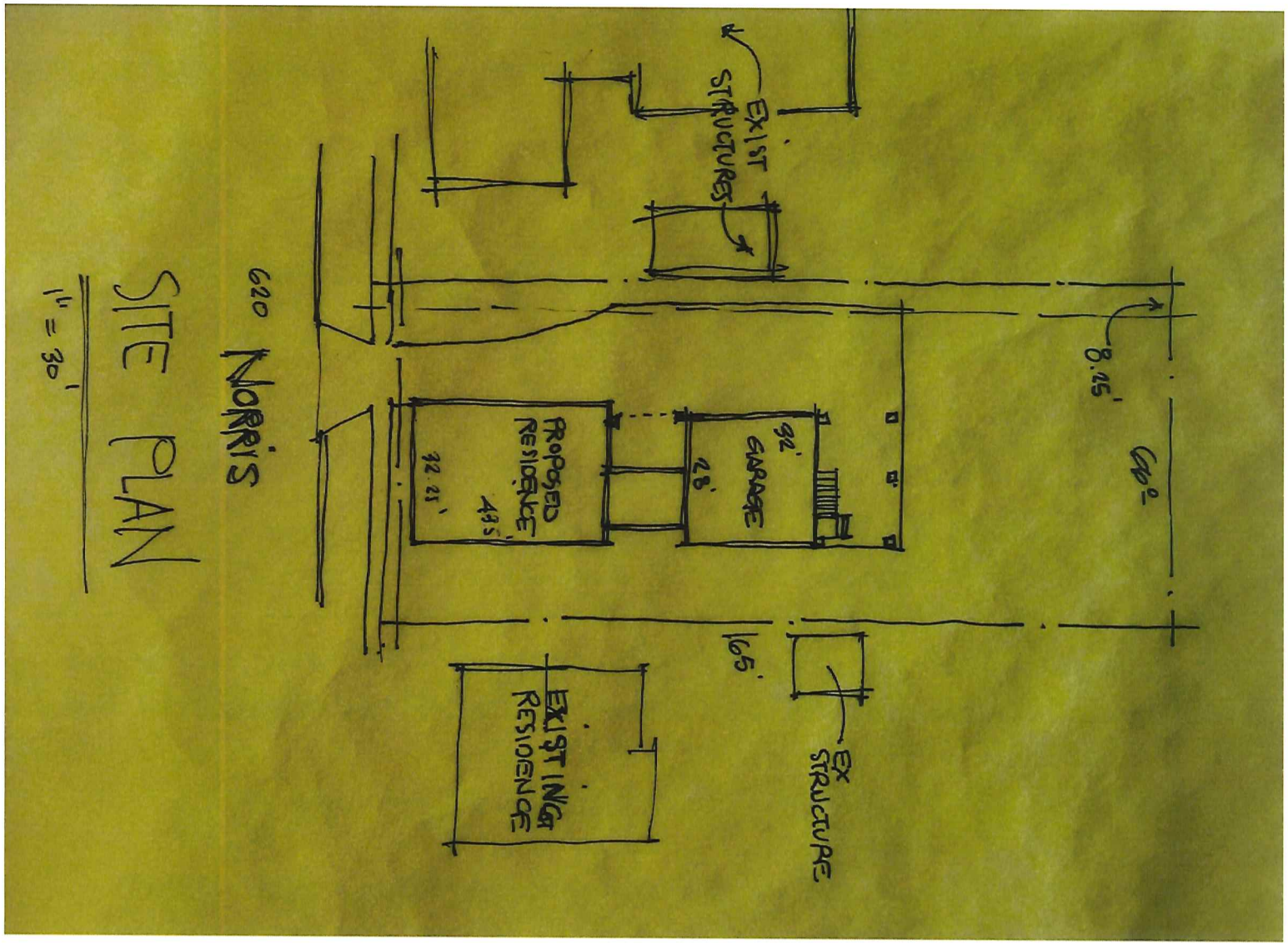
Primary Residence 2cnd Story | Preliminary Architectural Drawings



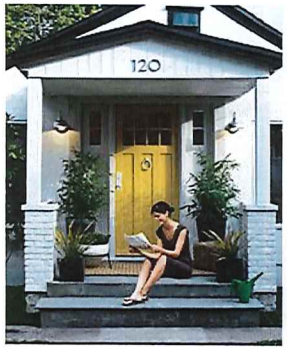
Preliminary Site Plan | Setback Information



Preliminary Site Plan | the total built footprint (building and garage) will be less than 60% of the site



Exterior Color Palettes/ Inspiration

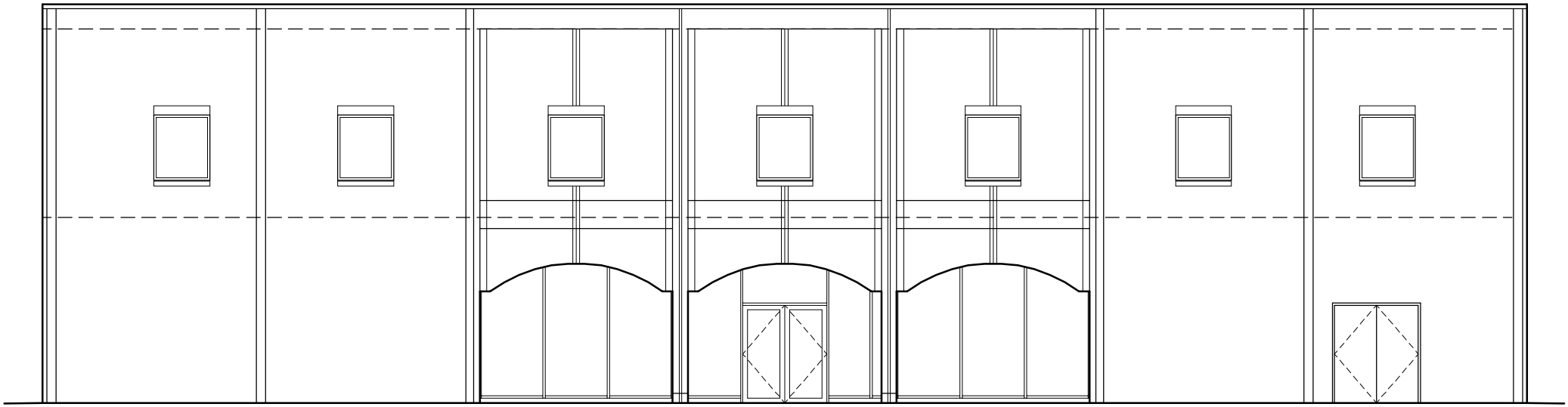


Primary Siding

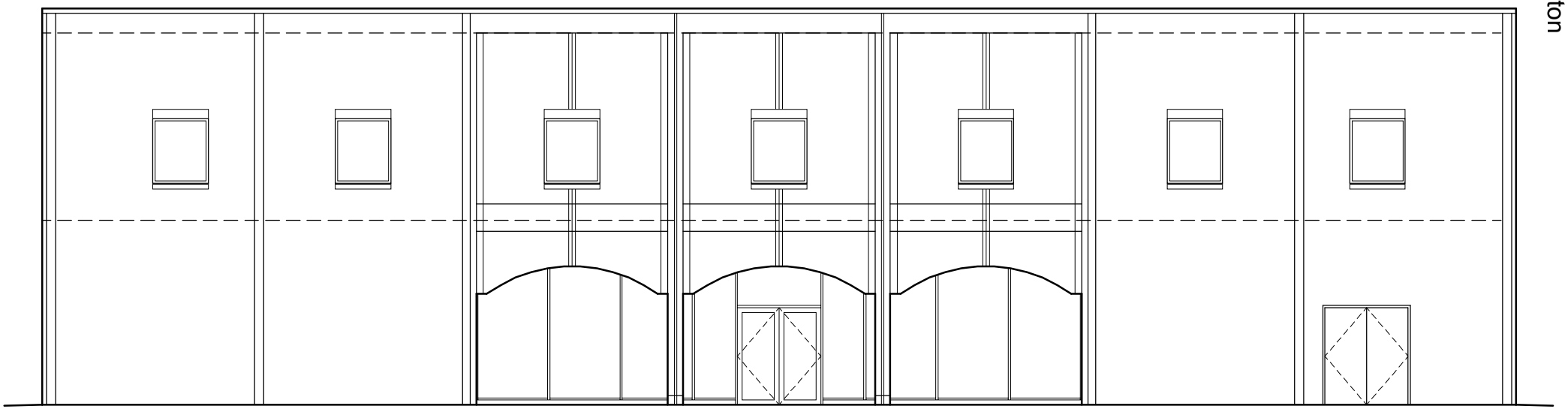
Trim/Railings

Doors

THANK YOU

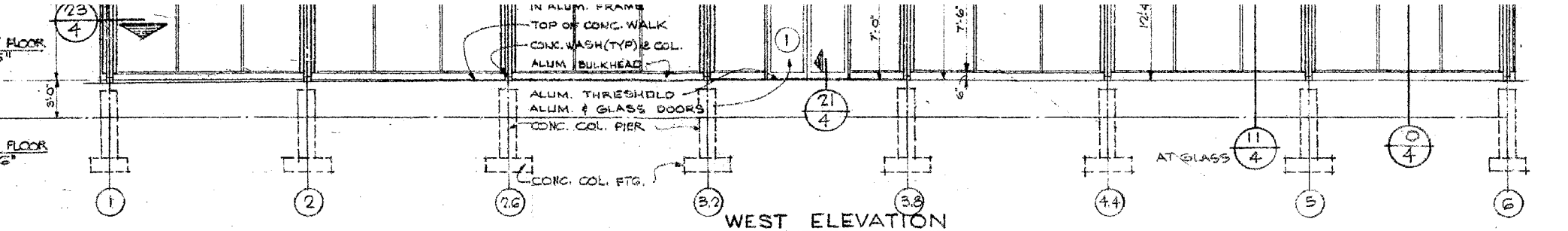


15 S WASHINGTON EAST ELEVATION W/
STOREFRONT PER ORIGINAL DRAWINGS



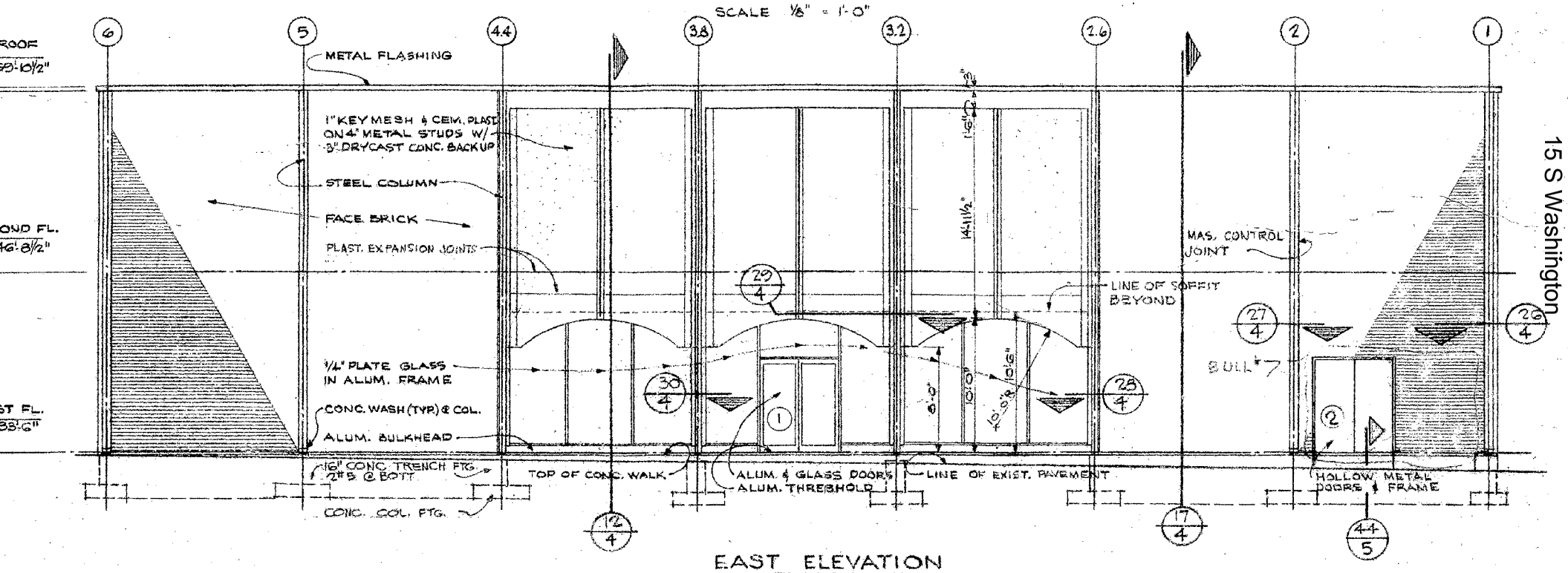
15 S WASHINGTON EAST ELEVATION W/
STOREFRONT MATCHING EX. LAYOUT

15 S Washington



WEST ELEVATION

SCALE 1/8" = 1'-0"



EAST ELEVATION

SCALE 1/8" = 1'-0"

15 S Washington

15 S Washington

R.22363
PHDC-17-0076 3

RECEIVED
JUN 23 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
301 S. Huron St. Ypsilanti, MI 48197

Applicant

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

Name		
Karen Himmelspach		
Address		
301 S. Huron St. Ypsilanti, MI 48197		
City	State	Zip
Phone / Fax	E-Mail	
734 657-0054		

Contractor

Contractor Name & Contact Info
Sherriff Goslin Roofing Company, Ben Sherriff (734)680-7291

Type of work

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

Complete Description of Proposed Work:

The roof is to be replaced with the same color & type of shingle that is currently on the house.

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: $12,900	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: Jason Larabee	Date: 6/26/17
Print Name: Jason Larabee	

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.

MICHIGAN RETAIL INSTALLMENT CONTRACT - SHERRIFF-GOSLIN COMPANY - Good Roofs Since 1906

Branch Office	Customer Phone		Customer Email
Ann Arbor	734-657-[illegible]		
Order No. 36	Year Home Built	Miles One Way 3	Company Representative Ben Shaw
Max Eave Height 12	D/C Slope 11/12	No. of applications of asphalt and/or wood shingles over wood deck 3	
Building Permit Required? ☐ Yes ☐ No	Governing Authority ☐ City ☐ Twp ☐ County of		

Customer Name: Karen Himmelreich

Customer's Mailing Address: [illegible] Battle Creek MI 49017

Address of Property on which Sherriff-Goslin (the "Company") will apply the work described below: Same

Title Owner of Property: [illegible] Work Description ("Work"): House front section Back section Tear off Back [illegible] Install drip edge, Ice & fel - Steel valleys [illegible] pipe [illegible] cap Clean up Scraps & haul away. All to match existing ☐ See attached Addendum.

Material Selected: [illegible] ☐ Roof System:

THE COMPANY GUARANTEES:

ART-LOC® and StormMaster® shingle work carries **a special Sherriff-Goslin Labor and Material GUARANTEE** against leaks and defective material and/or workmanship with full service at no expense to the Customer for 10 years (5 years on Pinnacle®, 3-tab and roll/low slope roofing), except for fire, tornado, hail/impact of foreign objects, ice back-up, certain algae, acts of nature, or other circumstances beyond our control.

Siding is guaranteed for 10 years against defective material and/or workmanship, except for changes in color or obsolescence of material.

Guarantees are only transferable to successor title owners of Property and may not otherwise be assigned.

These Guarantees are in addition to the standard Manufacturer's WARRANTY. Additional information about the Company's Guarantees and copies of the Manufacturer's Warranty can be found at www.sherriffgoslin.com.

Company makes no other warranty or guarantee, express or implied, and expressly disclaims any warranty of merchantability for a particular purpose.

PAYMENT TERMS:

1. **CASH PRICE** $ [illegible]
2. **LESS: CASH DOWN PAYMENT** $ —
3. UNPAID BALANCE OF CASH PRICE (1-2) $ [illegible]
4. LESS: CASH UPON COMPLETION $ —
5. AMOUNT FINANCED (3-4) (Amount of credit provided to you or on your behalf) $ —
6. **FINANCE CHARGE** (Dollar amount the credit will cost you) $ —
7. TOTAL OF PAYMENTS (5+6) $ —
8. TOTAL CONTRACT PRICE (1+6) (Total cost of purchase on credit, including down payment) $ —
9. **ANNUAL PERCENTAGE RATE** (Cost of your credit as a yearly rate) ____%

Your payment schedule is:

No. of Payments	Payment Amount	Payments are Due
1	[illegible]	30 days after completion
		On the ____ day of every month thereafter

Installment payments shall be made by check to the Company's Home Office: 10 Avenue C, Battle Creek, MI 49037.

There is no penalty for prepayment.

If the Property is sold, the unpaid balance on the Contract becomes immediately due.

For any payment 10 days or more past due, Customer shall pay a late charge of 3% of the payment amount or $50.00, whichever is less. Company may

NOTICES TO CUSTOMER:

1. **DO NOT SIGN THIS CONTRACT BEFORE YOU READ IT OR IF IT CONTAINS BLANK SPACES. YOU ARE ENTITLED TO A COPY OF THE CONTRACT YOU SIGN. YOU ARE ENTITLED TO A PARTIAL RETURN OF THE FINANCE CHARGE IF YOU PREPAY THE BALANCE.**
2. CANCELLATION. You may cancel this Contract before midnight on the third business day after the date you sign this Contract. To cancel, you must give written notice of cancellation to the Company's Home Office: 10 Avenue C, Battle Creek, MI 49037. Written notice may be provided by mail, telegram, manual delivery, or other personal delivery. Written notice of cancellation shall be effective upon the date of postmarking.

   See attached Notice of Cancellation form for an explanation of this right. Additionally, the Company is prohibited from having an independent courier service or other third-party pick up your payment at your residence before the end of the 3-business-day period in which you can cancel the transaction.
3. PREPAYMENT. If you prepay any balance of this Contract, Company must provide or make available for your examination a statement or table showing how the partial refund of the time price charge is to be computed.
4. NOTICE OF CLAIM. As a condition precedent to Company's obligations under the Guarantee, Customer shall immediately notify Company's Home Office in writing, at the address listed above, if any service is not satisfactorily performed in accordance with this Contract and afford Company the opportunity to repair or replace defective work covered by the Guarantees.
5. EXCLUSIVE REMEDY. Customer's remedy against Company arising out of this Contract and the Guarantees are limited, in the sole discretion of Company, to Company's repair or replacement of work determined to be defective and covered by the Guarantees or the cost of such repair or replacement. In no event shall Company's liability to Customer exceed the Cash Price of this Contract.
6. RELEASE OF LIABILITY. Customer, for himself or herself and his or her heirs, successors, assigns, residents, invitees, licensees, and other guests, releases, indemnifies, and forever discharges the Company and its agents, officers, shareholders, and employees from any and all liability, claims, demands, and causes of actions whatsoever, arising out of or related to any loss, damage, or injury, including, but not limited to, personal injury as a result of asbestos, development of molds, or other environmental exposures arising out of or resulting from Company's Work. Customer releases Company from any claim for indirect, special, punitive, and/or consequential damages.

   ____ Please initial when read.
7. INSURANCE AND PERMITS. Company shall carry workers' compensation insurance on all its workers at all times and shall obtain all necessary permits.
8. SCHEDULE. Approximate start date is 6-25-17. Approximate completion date is 7-25-17. These dates may change due to circumstances beyond Company's control, such as weather, fire, licensing or permit requirements, availability of materials, destruction of property, or Customer's delay or failure to act.
9. This Contract is subject to the approval of the Company's Home Office.
10. MODIFICATION. This Contract cannot be modified except by writing signed and dated by Customer and authorized agent of the Company.
11. A residential builder or a residential maintenance and alteration contractor must be

Rec 22367 4
PHDC-17-0077

RECEIVED
JUN 27 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
334 E. FOREST AVE. YPSILANTI MI 48198

Applicant

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

Name		
IMPERIAL BUILDING & ROOFING		
Address		
4724 S. STATE RD.		
City	State	Zip
ANN ARBOR	MI	48108
Phone / Fax	E-Mail	
(734) 995-9955 / (734) 429-0858	IMPERIALROOFINC@AOL.com	

Contractor

Contractor Name & Contact Info
Imperial Building & Roofing (734) 995-9955

Type of work

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

Complete Description of Proposed Work:

Complete roof replacement (tear-off).
- Remove all existing shingles.
- Install ridge vent.
- Install black drip edge.
- Install shingles (gray color) to match existing color. Dimensional.

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

GAF HD - Williamsburg Slate

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:
$6,990.00	$35 + $10.00 = $45.00

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:
	6/16/2017

Print Name:

MIKHAIL LOZOVYY

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.

DocuSign Envelope ID: FD778915-96DE-4B40-BE25-2F17C31A450C

Commercial VISA MasterCard

Imperial Building & Roofing

Residential VISA MasterCard

4724 S. State Rd. Ann Arbor, MI 48108 Ph.(734) 995-9955 Fax (734) 429-0853 Lic. # 2102184230 GAF Lic. # ME18643
Check us at www.imperialbuildinginc.com info@imperialbuildinginc.com

Licensed **VALUE PROPOSAL** Insured

Proposal Submitted To: **Location:** **Date:** 6/12/2017

Name: MELISSA BURNETTE E-mail: MMBURN@UMICH.EDU

Address: 334 E. FOREST AVE. Address:

City: YPSILANTI State: MI Zip: 48198 City: State: Zip:

H/W Phone: ( ) Cell Phone: (865)310-2209 Fax: ( )

Roofing: Tear-Off (X) **SCOPE OF WORK** **House Only**

1. Prepare house to have roof removed, to ensure debris not damaging any siding, shrubs, lawn, decks.
2. Remove all roofing layers down to original roof decking and haul away (Dump Fee Included).
3. If any rotted roof boards, replace with 1"x 6" roof board at $3.25 per linear ft., OR with 4'x 8' OSB at $50.00 per sheet – whichever is present on roof.
4. Install heavy gauge 1 ½" face drip edge and rake edge on perimeter of roof.
5. Install Snow & Ice Shield (6) feet on eaves, around chimney, walls, skylights, valleys.
6. Cover the rest of the roof with Premium Synthetic Underlayment.
7. Install Starter Shingles on entire perimeter of roof.
8. Replace all plumbing pipe stack flashings /rubber boots with new heavy gauge flashings. Replace chimney flash/ counter flash/ use diamond blade grinder into chimney. All flashing to be Heavy Gauge Aluminum.
9. Install a Continuous Ridge Vent.
10. Cover all ridges with Cap Shingles.
11. (6) galvanized coil nails to be used on shingle fastening.
12. Paint all penetrating pipes with Black/Brown paint.
13. Clean up entire job site, rake and pick up nails with magnetic roller, clean all dust with air blower.

Cover Entire Roof With: **CHECK-CASH PRICE:**

☐ GAF TIMBERLINE LIFETIME HIGH DEFINITION SHINGLES — $6,990.00

- 50 Yrs. Non-Prorated Manufacturer's Warranty.

☐ Owens Corning (OC) – DURATION — $6,990.00

- 50 Yrs. Non-Prorated Manufacturer's Warranty.

Special Notes: Existing siding is crumbling. During a roof replacement more siding may be lost.

Please note this property is located in a Historic District. Special approval will be required by the Historic Commission.

(15) Fifteen Years workmanship warranty by Imperial Building & Roofing. Details on the back side. Check/Cash for payment

We Propose hereby to furnish materials and labor-complete in accordance with above specifications, for the sum of:

Payments as follows: Dollars $6,990.00

Deposit (50% via check) due on acceptance and (50% via check) due upon completion.

All work to be done in workmanlike manner according to standard practices. Any alterations or deviations from above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. All change orders must be in writing, faxed to us and sign by us. All agreements contingent upon strikes, weather, accidents or delays beyond our control. Owner must to carry: fire, tornado, flood and other necessary insurance. Final payment should be paid in full within 24 hours after completion. Failure to do so will incur an additional charge of 1.5% fine of the whole contract daily until paid in full.

Authorized Name: Mikhail Lozovyy **Phone #:** (734) 660-4906 **Date:** 06/12/2017

Authorized Signature: Mikhail Lozovyy Full Conditional Lien Waiver Upon Roof Completion.

Note: this proposal may be withdrawn by us if not accepted within 30 days. Full Unconditional Lien Waiver Upon Final Payment.

Shingle Selection:

Brand: GAF TIMB. HD or OC DURATION **Color:** To match existing as close as possible **Drip Edge Color:** Black / Brown

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. I authorize to do the work as specified. Payment will be made as outlined above. Extra wood replacement and/or any additional services will be paid upon completion. Imperial Building & Roofing will inform me/us about any additional charges/services via email and will require email confirmation. Any verbal agreements will not be accepted. If final payment for the scope of work and additional services is not made within 24 hours after completion I will be responsible for 1.5% fines per day, until balance is paid in full. Initials: MB

I/We've read front and back of this proposal. I/We Accept ☒ or Deny ☐ work recommended by Imperial Building & Roofing.

Date of Acceptance: 6/16/2017 **Print Name:** Melissa Burnette **Signature:** Melissa Burnette

DocuSigned by: 9770EC748AF946B...

No work shall commence until this proposal is returned to Imperial Building & Roofing signed by the customer.

Imperial Building & Roofing is properly licensed, insured and is responsible for acquiring permit.

Price includes: Materials, Labor, Dump Fees, Permit, Taxes.

GAF MasterElite — SEPA — Imperial Building & Roofing

CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF JUNE 27, 2017

CALL TO ORDER AND ROLL CALL

Anne Stevenson	Chair 7:02 PM
Meeting Location:	Ypsilanti Senior Center, 1015 North Congress
Commissioners Present:	Anne Stevenson, Jane Schmiedeke, Ron Rupert, Mike Davis, Jr., Alex Pettit
Commissioners Absent:	Erika Lindsay, Hank Prebys
Staff Present:	Cynthia Kochanek, Associate Planner

APPROVAL OF AGENDA

Motion: Schmiedeke (second: Rupert) moves approval of the agenda with the amendments to reorder the agenda to move 109 Maple to item #6, 306 W Cross to item # 7, 36 N Huron to # 8, 333 Oak to # 9 and #10, 422 N Hamilton to #11 and 315 Washtenaw to #12 and to add 15 S Washington to the agenda as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING—none

OLD BUSINESS

201 N Hamilton
**Applicant was not present at the meeting so the application was moved to the end of the meeting.*

9 S Adams & 22 S Washington
**Application is for mural installation.*

Applicant: Lynne Settles & Bill Short with Huron Signs, Applicants – Present

Discussion: Stevenson: Asks about the framing and attachment of the murals.

DRAFT

Short passes out a drawing for the aluminum flush wall bracket system.

Short: States that they have used this method before for the mural on the health center. He states that red channels go across the wall horizontally and are made large enough to hold the mural. There is a track that it is set in. The panels would be slid in at the ends.

Rupert: Advises that they should use silicone around the fastener in the mortar joints.

Motion: Rupert (second: Schmiedeke) moves to approve the installation of a mural at 9 S Adams and 22 S Washington. The mural will be suspended and hung via the flush wall mount brackets, submitted in the drawings dated 6/27/17. The murals will be mounted on the wall in the areas indicated in the submitted drawings.

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.

39 E Cross
**Application is for an amendment to a previous application for sign installation.*

Applicant: Bill Short, Huron Sign Co., Contractor – Present

Discussion: Stevenson: States that this is an applications that has been seen before but that this is an amendment. Asks for clarification on the plans.

Short: States that someone from Design House appeared before the HDC back in January. That the sign that was previously approved by the HDC was for a smaller one than what was originally proposed. It was also lit from above rather than the proposed internally lit sign. The "Pizzeria & Grill" was approved as well. He states that it is the desire of the owner to have the individual back lit letter sign. He states that Huron Sign Co. previously did the St. Johns Church with a back lit sign but that it was not individual lit letters that was previously approved by the commission.

Passes out a photo of the sign of the church that he is talking about.

Short: States that there was some concern that the letters on that sign would be too bright and that they would guarantee that the light on the new sign would be moderate.

Davis: Asks if the chair would like to elaborate on the reasoning why that sign that was originally proposed would not be appropriate.

DRAFT

Stevenson: States that gooseneck lights were approved for the sign but that the back lit white light was not approved.

Short: States that the LEDs can be concentrated in various configuration and that the LEDs in this sign can be adjustable.

Rupert: Asks if the letters are opaque.

Short: States that it is a translucent white. It will show up white.

Stevenson: States that it is somewhat opaque then.

Davis: States that as a general principle that the HDC does not permit back lit signs. States that he is unsure of the need to light this sign from the back since it is white. States that the HDC has a fact sheet that speaks to this. He also states that this will be the largest sign in the area.

Short: States that it makes sense that this sign will be a large one since there is a 60 foot frontage on the restaurant.

Pettit: Asks about the currently proposed size of the sign.

Short: States that the length of this one will be 11 ft.

Pettit: States that there is a difference in size between the sign in the photo from St. Johns Church and the one that is being proposed at Aubree's.

Stevenson: States that it will set precedent and that she does not see the need for the back lit sign in this area.

Kochanek: Offers to research signs in the district.

Pettit: States that he would like to see that data since the HDC may see signs like this in the future.

Rupert: States that it may set a precedent and that it may be different if the logo was smaller and or lit by gooseneck lights.

Motion: Rupert (second: Davis) moves to table for more information.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

NEW BUSINESS

208 Olive
**Application is for a porch replacement.*

DRAFT

Applicant: Matthew Waldsmith, Owner- Present

Discussion: Stevenson: States that the applicant is looking to replace the porch in the same dimensions that it is currently. Inquires as to whether the tile surface that is currently on the porch will remain.

Waldsmith: States that it will not.

Davis: Asks if the tile was original.

Waldsmith: States that it was not. That the tile was put on seven or eight years ago.

Stevenson: Asks if this is a replication of the current porch.

Waldsmith: States that is correct.

Davis: Confirms with the applicant that this is just plain concrete.

Stevenson: Asks about the curing compound.

Rupert: States that they usually do not use that in the summer.

Schmiedeke: States that the motion should state that no white curing compound is to be used.

Motion: Davis (second: Rupert) moves to approve the work at 208 Olive for the removal of the existing concrete porch and step and the installation of a new concrete porch in the exact dimensions. The installation will refrain from using a white curing compound.

Secretary of the Interior Standards:
#6 - Repair, don't replace. Replacements shall match original.
#9 - Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion Carries.

10 S Huron, Apt 2 S
**Application is for window replacement.*

Applicant: Jeffrey Kuhns, and Nancy Ballough, Applicants - Present

Discussion: Stevenson: Recaps the project as listed in the application which calls for white aluminum-clad wood windows to replace windows on the front façade.

Kuhns: Clarifies that the metal clad is preferred to vinyl-clad.

DRAFT

Rupert: States that is correct, that the vinyl deteriorates quickly so aluminum is permitted.

Davis: Asks if the replacement is for all five windows on the top floor.

Kuhns: States that it is just the two for now since that tenant just moved out of this unit but that there is still a tenant in the other unit. Eventually the same windows will be installed on the northern three windows.

Rupert: Asks if it is a full frame replacement or a sash pack.

Kuhns: States that he is ok with either one.

Schmiedeke: States that she is concerned with the statement on the application that the applicant will be as close as possible to the current size.

Kuhns: States that they will be a custom size.

Pettit: States that the sash pack may be possible since the frame still looks like it is in good shape and it does not reduce the glass area.

Kuhns: Clarifies that the commission wants the same glass size that currently exists.

Pettit: Confirms that is the case.

Stevenson: States that a sash pack inside the current wood frame or a full frame replacement in the rough opening would be appropriate as long as there is no frame within a frame replacement and no reduction in glass size.

Rupert: States that the safety stops may also be needed.

Motion: Davis (second: Rupert) moves to approve the work at 10 S Huron, Apt 2S for the replacement of the two south windows on the front of the second story with aluminum-clad wood windows without a reduction in glass size or the use of a sash pack and saving the existing window frames. The color is to be white or another color to match the existing colors on the building.

Kuhns: Asks if the windows need to be white.

Rupert: States that the application states that the windows will be white.

Davis: States that he is fine with leaving the color up to the applicant.

Stevenson: States that it can match the color on the building if he would like.

Secretary of the Interior Standards:

#6 - Repair, don’t replace. Replacements shall match original.

DRAFT

#9 - Contemporary designs shall be compatible and shall not destroy significant original material.
#10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

109 Maple
**Application is for reroof, gutter & downspout replacement.*

Applicant: Matthew Peters & Anka Olgren, Applicants - Present

Discussion: Stevenson: States that the application is for reroofing, some gutter and downspout replacement with venting. She asks if the current gutters are k-style.

Peters: States that they are.

Stevenson: Asks about the work to be done on the gutters and downspouts.

Peters: States that the house was leaking in the valley. States that the gutters are currently a rust color k-style. Downspouts are located on all four corners of the house. He states that there is currently aluminum flashing on the soffit and fascia and an aluminum soffit underneath. The house currently has architectural shingles on it. It will be a tear-off with re-decking and shingling. He wants to know if the flashing needs to be returned. He has a hip roof and it is not conducive to the ridge venting. The roof vents that are currently there are roof cap vents he plans on using the same style.

Stevenson: Asks if they vents will be in the same size and locations.

Peters: States that is correct.

Stevenson: Asks if they will be in a color to match the roof.

Peters: States that is correct.

Pettit: States that the fascia would be mostly covered by the getters.

Peters: Confirms that is the case.

Pettit: Asks if there is a color planned for the fascia.

Peters: States that he is planning on painting later but that he is planning on using white.

Pettit: Asks if the downspout locations will be changed.

Peters: States that they will be the same.

DRAFT

Pettit: States that he does not need the flashing returned, that the commission would not require it.

Stevenson: Asks about the color of the shingles.

Peters: States that the color will be Pinnacle Pristine Pewter.

Rupert: Asks about how the gutters will be attached.

Peters: States that it will be with straps.

Rupert: States that they need to be installed under the gutters.

Motion: Rupert (second: Schmiedeke) moves to approve the reroofing at 109 Maple to include the replacement of white gutters and downspouts in k-style. The shingles are to be Pinnacle Pristine Pewter architectural shingles. In applying the gutters, if a strap is used the straps should be installed underneath the shingles. The 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.

Secretary of the Interior Standards:
#5 - Preserve distinctive features.
#10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

306 W Cross
**Application is for painting.*

Applicant: Kristen Drozdowski, owner of Worthwhile Paper, Applicant - Present

Discussion: Stevenson: States that the applicant is looking to paint the front door pink. Inquires as to why the door needs to be painted.

Drozdowski: States that the previous applicant spray painted their logo on the front door and she needs to paint over it. She states that she choose the color that she did since she often uses this color in her art.

Stevenson: Asks about the old adhesive logo that was mentioned in the application.

Drozdowski: States that she was able to remove the sticker off of the door.

Davis: States that given the view from the street and the unique character of the building he is does not have a problem with the color.

DRAFT

Motion: Davis (second: Rupert) moves to approve the application for painting at 306 W Cross for the front door and the frame in light pink, Pantone 487C.

Secretary of the Interior Standards:
#7 - Clean building gently—no sandblasting.
#10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

36 N Huron
**Application is for sign installation.*

Applicant: Russell Jones, representative for Applicant - Present

Discussion: Stevenson: Recaps the application and advises that the signs as depicted in the application may be over the signage allotment from zoning. Asks if there will be any lighting.

Jones: States that there is no lighting and that they are aware of the signage allotment and have adjusted for that.

Davis: Asks about the opaqueness of the window sign.

Jones: States that there will still be a lot of the window that will still be visible.

Pettit: Asks about the new size of the vinyl graphic.

Jones: States that it will be about 60" x 36".

Motion: Davis (second: Rupert) moves to approve the application at 36 N Huron to include the installation of a printed vinyl window graphic to be approximately 60" x 36" and an aluminum wall sign to be approximately 20" x 90" that will be aluminum mounted to the signboard. Let the record note that the applicant must meet zoning signage square footage.

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.

333 Oak
**Application is for garage demolition.*

Applicant: Stephen & Judy Lucchetti (owners), Henry Ofiara (architect) and Dan Taylor (contractor), Applicant - Present

DRAFT

Discussion: S. Lucchetti: States that that rationale for this work is that he is handicapped and that they need to make their house as accessible as mush as possible. For them it means a first floor bathroom and a direct access from the house into the garage that is capable of loading a wheelchair or scooter from either the side or the back of the van and to contain a lift to handle the grade change from the house to the garage.

Stevenson: Advises the commission on the process for the demolition. States that the commission needs to first have a discussion on whether the garage has any architectural significance and that will determine whether the demo goes to a public hearing.

S. Lucchetti: States to be clear that the attached deck will need be removed as well.

Stevenson: States that she does not feel that the structure retains any architectural value.

Davis: States that the only thing of interest is the siding in the triangle on the garage.

J. Lucchetti: States that that is left over asphalt roofing.

Davis: States that that that is interesting but that he concurs with Chairperson Stevenson.

Pettit: Sates that the only issue that he has is that the garage appears to be in decent shape.

J. Lucchetti: States that the floor of the garage is the not in the best shape and that a lot of the wood used in the construction of it has rotted away.

Stevenson: Asks the commission if they believe that the structure has any architectural significance.

Pettit: States that he does not.

Davis: Agrees.

Schmiedeke: States that it does not.

Rupert: States that he would like to point out that another garage will be replacing this one.

Stevenson: States that this process need to be completed in two parts.

Kochanek: States that the applicant will need to choose one of the criteria on which to base the demolition application as none was checked on the demo application.

DRAFT

Stevenson hands the application to the applicant and asks him to choose a criteria on which to base the demolition.

Motion: Pettit (second: Rupert) moves to approve the application for demolition of the garage structure and connecting deck at 333 Oak with the findings that this structure is of minimal historic significance within the historic district, this demolition will have no adverse impact on the adjacent area or upon the district as a whole and that retaining this structure is not in the interest of the majority of the community.

Secretary of the Interior Standards:
n/a

Approval: Unanimous. Motion Carries.

Stevenson: States that the next step is to actually approve the demolition now that they have unanimously stated that the garage and deck have no architectural significance.

Motion: Rupert (second: Schmiedeke) moves to approve the demolition at 333 Oak for the garage and the deck area attachment.

Secretary of the Interior Standards:
n/a

Approval: Unanimous. Motion Carries.

333 Oak
**Application is for a garage addition.*

Applicant: Stephen & Judy Lucchetti (owners), Henry Ofiara (architect) and Dan Taylor (contractor), Applicant - Present

Discussion: Stevenson: Asks for more information.

S. Lucchetti: States that they are bumping out the house about 10-12 ft. to the north to allow for the accessible bathroom as well as a connecting entryway or hallway from the garage to the house. There would be an addition of a 2.5 car garage with room for a lift and room for the loading of a wheelchair inside the garage. They will be replacing the driveway and also be repainting the house.

Ofiara: States that they will be raising the driveway and will be sloping the new driveway towards the alley. There will be a tall crawl space under the new addition and a slab on grade for the garage.

S. Lucchetti: States that there will be a porch with a man door entrance on the alley side with a roof. States that it is to be a wood porch.

DRAFT

Davis: Asks if the chain-link fence in the photos is at the property line.

S. Lucchetti: States that it is not, that the property line goes much farther back.

Pettit: Asks for the roof angles and the massing info.

Lucchetti points out the existing house on the plans.

Taylor: States that it was maintained at a 4:12 pitch and that the view from the window is still there.

Stevenson: States that overall the plan is good but she would like more details about the specific elements. Asks about the Boral material that will be used on the addition.

Taylor: States that it is a composite maternal made from bore ash and that this holds paint better. States that it does not have a problem with moisture contact.

Stevenson: States that vinyl-clad windows are not approvable but that aluminum-clad are fine.

S. Lucchetti: Agrees, states that they were previously permitted so that it what they thought that the commission wanted.

Stevenson: Asks about the garage door.

J. Lucchetti: States that she is not stuck on the design of the garage door but that should would like windows on it.

Stevenson: States that she does not have a problem with it.

Stevenson: Asks about the man door.

Schmiedeke: Points out that it is a fiberglass 6-panel door.

S. Lucchetti: Confirms that it is a fiberglass 6-panel door.

Stevenson: Asks if the fiberglass door can been seen from the street.

S. Lucchetti: States that it cannot be seen from the street but it can be seen from the alley.

Davis: Asks if the entire house will be painted and if the garage will match the main house.

DRAFT

S. Lucchetti: States that it will be the entire house. That they matched it as close as possible to the current colors on the house.

Stevenson: States that the commission is looking for lighting that does not look historic since it will be placed on a modern structure. The plainer the better.

Davis: States that they are looking for a more simple light.

Stevenson: States that the Hardie board on the garage needs to be a smooth finish.

Schmiedeke: States that there are two issues with the man door; the material and the style.

Pettit: States that the commission does not usually approve a fiberglass door. The plainer the better so as not to make up any history that was not there.

Taylor: Asks if the commission has considered a CCA door that looks like wood.

Pettit: Asks if it has an imitation grain.

Taylor: States that it does.

Rupert: States that that is the type of imitation material that the commission does not approve.

Stevenson: States that the two panel square top door shown in the spec sheet in fiberglass in a smooth finish would be acceptable. States that if it does have a grained finish, that it needs to be painted over.

Davis: Agrees that if there is graining it needs to be painted over.

Stevenson: States that in regards to the temporary shed that sometimes that the commission finds that sometimes something that was meant to be temporary can sometimes become more permanent.

J. Lucchetti: States that they are looking to a temporary Rubbermaid shed only to hold the lawnmower and weed whacker so that they are not out in the elements while the construction is occurring.

Davis: Asks if the applicant will be ok with a timeframe on the removal.

Stevenson: Suggests that the commission put a timeframe of 30 days after completion of the project.

S. Lucchetti: Asks if the locks and doorknob that he has proposed were ok.

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Stevenson: States that they are.

Motion: Pettit (second: Davis) moves to approve the application for work at 333 Oak. Work to include the construction of the 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, with light fixtures on either side of the garage door similar to the Bellacor Fremont Black 7-Inch Wide Outdoor Wall fixture. The garage to be guttered in K-style gutters in white with a Gutter RX gutter guard. Work to also include the installation of Boral siding on the west side of the addition. Work to also include the installation of a two-panel square top fiberglass door with a smooth finish. The installation of a new egress window on the west side of the house and the replacement of the existing windows with aluminum-clad wood three-over-one divided light windows. The body of the house and the garage will be painted in Sherwin-Williams paint in Concord Buff (House/Walls), High Reflective White (Trim) and Red Barn (Foundation Brick).

Secretary of the Interior Standards:
#9 - Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion Carries.

J. Lucchetti: Asks if the current metal door that exists on the garage could be reused at the side of the house.

Pettit: States that is acceptable since it is already there.

422 N Hamilton
**Application is for gravel driveway installation, light installation, painting, porch railing and stair installation and basement window installation, window repair*

Applicant: Karl Staffeld & Azar Sadeghi, Applicant - Present

Discussion: Stevenson: Recaps the project and asks for clarification on the details.

Sadeghi: States that they would like to add something to the project. They would like to cut in a rail and add stairs from the porch for the south door.

Staffeld: States that he would like to do the same treatment there as he is planning for the front stair.

Pettit: Asks what occurs at the south door currently.

Staffeld: States that the porch is one large enclosed L-shaped porch.

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Stevenson: States that there are a couple of issues and asks staff to chime in on the special use.

Kochanek: Advises that this will need a special use for the four units as the previous use was discontinued and a site plan is also required, especially for the parking.

Stevenson: States that the basement windows cannot be vinyl. States that in regards to porch she would like more details.

Staffeld: Advises of what will be going on for the front stairs that the stair treads will be replaced in kind and that he would like to add an aluminum handrail.

Pettit: States that the fact sheet allows for a pipe rail or wood handrails and that those would be more appropriate. Asks if the railing is even required.

Stevenson: States that the pipe rail would be more appropriate and cost effective.

Rupert: States that one rail may be needed for each side.

Stevenson: States that the both the west and the south entrance for the porch should have pipe rail. Asks if the west and the south stairs and rails will be constructed to be the same.

Staffeld: States that they will match.

Pettit: States that the HDC porch fact sheet explains what the porch needs to be.

Staff provides the porch fact sheet to the applicant.

Stevenson: Asks about the driveway. States that the applicant needs to check in with planning to clarify what it required for the parking.

Stevenson: Asks about the light fixtures.

Staffeld: States that they plan to match what is there on the south door.

Rupert: States that the existing one is a coach lamp and it is not appropriate. States that that a more appropriate light is a plainer more simple light.

Stevenson: States that the commission will need to see a cut sheet for the lights.

Stevenson: States that the white color painted on the doors may be too light and will show dirt. Another color would be more appropriate.

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Stevenson: States that in regards to the window repair as long as it is like-to-like repair it would not be something that the commission needs to consider.

Stevenson: States that in regards to the basement windows they cannot be vinyl.

Staffeld: States that the found a JELD-WEN window that is a hopper type window in wood.

Stevenson: States that the application will need to be tabled and asks for light specs and a color for the doors as well as an amended application for the south stair.

Motion: Rupert (second: Davis) moves to table the application for 422 N Hamilton for more information on lighting and for amended application.

Secretary of the Interior Standards:
n/a

Approval: Unanimous. Motion Carries.

315 Washtenaw
**Application is for door installation, light installation and stair installation.*

Applicant: Karl Staffeld & Azar Sadeghi, Applicant - Present

Discussion: Stevenson: Summarizes the application and asks for info about the doors. States that she would not recommend the white paint on the doors as it would show dirt. She states that the 6-panel is not appropriate.

Staffeld: States that he has one like that already but that the doors that are there are a special size. States that the 6-panel was the only thing that he could find in that size.

Stevenson: States that she feels pretty strongly against the 6-panel.

Pettit: Asks what would be more appropriate.

Stevenson: States a craftsman is not appropriate but that the 6-panel is more contemporary.

Davis: States that he is fine with it especially due to the size issue.

Staffeld: Asks if the doors will need to match each other.

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Stevenson: States that they do not need exactly match but they need to relate to each other. She states that the light color proposed for the door will be difficult to keep clean.

Staffeld: Asks about what color the commission would suggest with the light blue on the house.

Davis: Suggests a darker blue or another type of blue.

Stevenson: Asks about the lights. States that while the proposed light is a carriage light she is ok with it since it is really simple.

Davis: States that he is fine with it as well.

Stevenson: Asks about the stairs. States that the porch fact sheet would also be a good reference. Suggests to do the same as what is there at the other two doors.

Staffeld: States that this is not a main entrance so he was hoping to go with just steps without a landing.

Pettit: States that the building department may have an issue with no landing and to check in with them.

Staffeld: States that he is looking to add gravel on an existing gravel driveway and asks if that would need to be seen by the commission.

Pettit: Clarifies that the gravel driveway already exists and that it is just a repair.

Staffeld: States that is correct.

Rupert: States that it is a repair and does not need to be on the application.

Motion: Rupert (second: Davis) moves to table 315 Washtenaw for more info regarding the north door and east door and the porch on the east side and the light fixtures.

Secretary of the Interior Standards:
n/a

Approval: Unanimous. Motion Carries.

STUDY ITEM

15 S Washington

Applicant: David Esau (Architect with Cornerstone Design) & Bob Gillett (Director of Michigan Advocacy Program) - Present

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Discussion: Gillett: Advises what Legal Services is and talks over his plans for the building at 15 S Washington that is under contract.

Esau: Talks about the structure and that they plan on using the space for offices. There are three things that they would like to talk about. They would like to add windows to the north and south walls as well as to the east wall above the arches. The real need is for the window openings on the north and south walls in order to utilize the structure as offices. They also want to know how the commission feels about retaining the arches on the east and west walls. States that repairs to those facades may be possible.

Schmiedeke: States that the commission needs to be concerned with not allowing changes that makes this building into something that it has never been. The windows on the second floor would be fine, but the commission needs to know the materials and designs.

Rupert: States that they would prefer to see a metal window storefront type window as that would be appropriate to what this type of structure would have had. They should also be stationary windows.

Stevenson: States that she would be fine with the windows on the north and the south walls and even those proposed for the second story on the parking lot side. States that the west side arched façade is something that she would like to retain and that this building has even been in a couple movies.

Schmiedeke: States that the arches are an architectural feature.

Rupert: Asks about the sign.

Esau: States that the sign is not on their property. Asks if a knee wall could be added to the west side.

Stevenson: States that there are options for the west wall with the possibility of adding a knee wall.

OLD BUSINESS

201 N Hamilton

**Applicant was not present at the meeting so the application was moved to the end of the meeting.*

Applicant: Kelly Newberry, Applicant- Not Present

Discussion: None

Motion: Rupert (second: Davis) moves to table for more information and a roofing sample.

Secretary of the Interior Standards:

DRAFT

N/A

Approval: Unanimous. Motion Carries.

OTHER BUSINESS

Administrative Approvals

527 N Huron – reroof

Motion: Schmiedeke (second: Davis) moves to accept the administrative approval for reroofing at 527 N Huron.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Lighting Fact Sheet

Davis: States that due to the lateness of the hour that the fact sheet can be tabled to the next meeting.

Demolition by Neglect

Stevenson: States that the property owner needs to be noticed prior to any decision and that the commission should have received an attorney opinion on the process from staff.
Kochanek: States that she is working on the notice.

Property Monitoring

Forest Ave ADA ramp: Commissioner Schmiedeke states that the ramp that went up recently does not conform to the porch fact sheet.
Go Ice Cream: Commissioner Pettit states that there is a neon sign in the window on N. Washington that the commission has not seen.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of June 13, 2017

Motion: Davis (second: Rupert) moves to approve the meeting minutes.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 9:51 p.m.

DRAFT

H·U·R·O·N S·I·G·N·C
663 S. MANSFIELD
P.O. BOX 980423
YPSILANTI, MI 48198
PHONE 734-483-2000
1-800-783-0100
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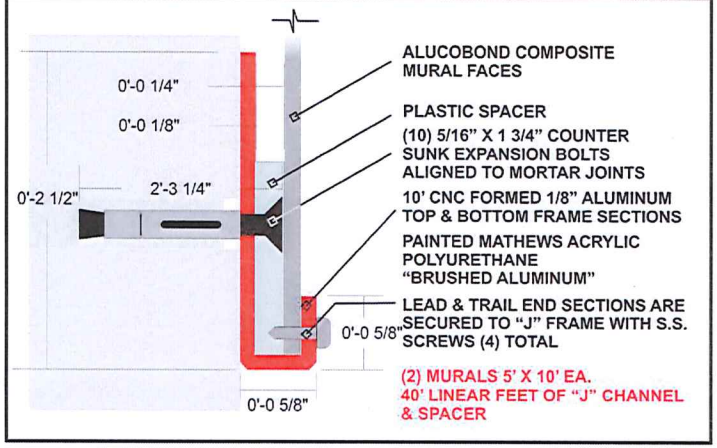
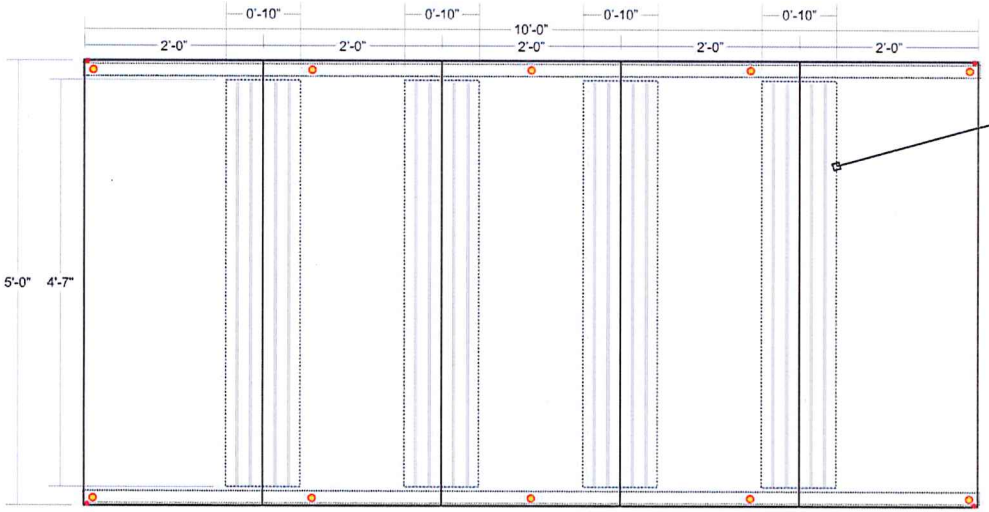
SIDE VIEW "J" FRAME SECTION DETAIL — SCALE 1:1





PANEL SEAMS ARE JOINED WITH 10" X 55" X .040" ALUMINUM SHEETS BONDED TO PANELS ON BACK SIDE WITH 3M VERY HIGH BOND (VHB) DOUBLE SIDED TAPE.

○ = INSTALLATION BOLT POSITIONS (10) TOTAL ACROSS TOP AND BOTTOM RAILS ALIGNED TO MORTAR JOINTS
● = (4) TOTAL #10 X 3/8" S.S. SCREWS TO SECURE PANELS TO "J" FRAMES

ALL ELECTRICAL SIGNS TO BEAR THIS MARK
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ELECTRIC SIGN CERTIFIED MANUFACTURER

# OF SETS	1	RETURN DEPTH	5/8"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	HAND PAINTED	TYPE OF INSTALL	EXP. BOLTS	TRANSFORMER	N.A.	DATE	06/27/17
RETURN COLOR	N.A.	TYPE OF FACE	ALUCOBOND	BALLAST	N.A.	JOB NO.	9974
RETAINER COLOR	SILVER	RACEWAY D. H. L.	N.A.	COMMENTS:		JOB NAME	YCS-9974-1
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	BILL SHORT	ADDRESS:	YCS - YPSILANTI, MI

APPROVED BY:_____ DATE: _____

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