

1. Historic District Commission Agenda 7-25-17

Documents:

[HDC JULY 25, 2017 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 7-25-17

Documents:

[7-25-17 HDC MEETING PACKET-REDUCED.PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, July 25, 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. 39 E Cross

Amendment to sign installation

2. 422 N Hamilton

**Painting, driveway, window & porch
installation, outbuilding work
Door, lights & stair installation**

3. 315 Washtenaw

B. NEW BUSINESS

4. 47 N Huron

Little library installation

5. 301 S Washington

Reopen east porch

6. 218 N Washington

Chimney repair

7. 53 E Forest

Window replacement

8. 9 S Adams

Sign installation

9. 613 N Prospect

**Reroof, gutter replacement, tuck-pointing &
painting**

10. 10 N Adams

Sign & awning installation

11. 103 Washtenaw

Painting

12. 25 S Huron

Sign Installation

13. 106-108 N Adams

Greenhouse, fence, sign & tile installation

14. 15 S Washington

**Storefront & door installation, window
additions**

C. STUDY ITEMS

15. 620 Norris

New Build

D. ADMINISTRATIVE APPROVALS

16. 201 N Hamilton

Reroof

17. 301 S Huron

Reroof

18. 334 E Forest

Reroof

19. 333 E Cross

Reroof

20. 109 Buffalo

Reroof

21. 118 Maple

Reroof

E. OTHER BUSINESS

22. Light Fact Sheet

23. LED Sign Memo

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.

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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.



HDC Work Permit Staff Review

Property address: 39 E Cross

Date of Application: June 19, 2017

Date of Review: July 18, 2017

Date of Meeting: July 25, 2017

Proposed work: amendment to previously approved sign installation

Materials: new exposed neon channel letter sign

Staff review:

1. This is part of a larger renovation project that was previously approved back in January 10, 2017.
2. The applicant is returning to have the HDC consider the sign in a modified version from what was originally approved back in January.
3. The original proposal was for a back-lit channel letter sign. Staff advised that the back-lighting and the brightness of the sign were originally a concern of the HDC.
4. Staff met with the applicant in order to address the concerns of the HDC and work towards a resolution that would satisfy both the HDC and the applicant. At that meeting the applicant proposed a neon sign in red and indicated a desire for a sign that is not the same as other signs in district and/or immediate area.
5. Neon signs have been approved in various areas of the historic district including more recently Maiz located across the street from 39 E Cross. Red neon will also be less bright than the LED and white neon.
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:
#9, #10

Staff Recommended Motion:

Move to approve the amendment to the previous application for work at 39 E Cross to include the installation of the new exposed neon channel letter sign with red neon 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.



**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

39 E Cross

Applicant

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

Name

Sandee French

Address

5629 Pineview Dr

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-657-5494

E-Mail

sandee@aubrees.com

Contractor

Contractor Name & Contact Info

Bill Short-Huron Signs 734-483-2000, ext 14

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

Complete Description of Proposed Work:

Amendment to previous application submitted on 6-20-2017
Sign installation as depicted on on Huron Sign drawing dated 6-16-17 to install the Aubrees script with red neon and channel letters for Pizzeria & Grill.

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

see attachment

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 + 0

=paid with PHDC-17-0068

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:

July 10, 2017

Print Name:

Sandee French

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

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

New Wall Signs



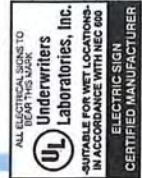
663 S. MANSFIELD
P.O. BOX 980493
YPSILANTI, MI 48198
PHONE 734-483-9000
1-800-783-0100
FAX 734-483-5164
www.ironsign.com



52.3 SQFT TOTAL

NEW EXPOSED NEON CHANNEL LETTER SIGN.
SIGN IS FITTED WITH A DIMMER TO CONTROL
LIGHT OUTPUT THAT IS CAPABLE OF DIMMING
TO THE LIGHTING OFF STATUS.

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



# 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-9971-5
NEON COLOR	CLEAR RED	HOUSINGS	GLASS	SALESPERSON:	BILL SHORT	ADDRESS:	39 E. CROSS ST. YPSILANTI, MI

APPROVED BY: _____ DATE: _____

THIS DRAWING IS THE REGISTERED PROPERTY
OF HURON SIGN COMPANY. IT IS UNLAWFUL TO
REPRODUCE IT IN ANY FORM, WITH-OUT WRITTEN
CONSENT FROM HURON SIGN COMPANY.
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**HURON
SIGN CO.**

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



New Wall Signs

SIGN DETAILS

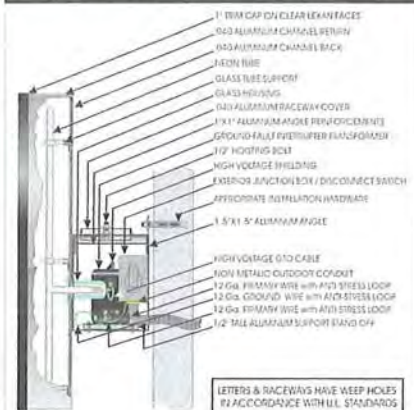


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EXPANSION BOLTS ALIGNED TO MORTAR JOINTS.



Cross Section Typical Channel Letter on Raceway



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



# 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. 7" H. 14" L. 125"		COMMENTS:		JOB NAME	AUBREE-DEPOT-9971-4
NEON COLOR	WHITE	HOUSINGS	GLASS	SALESPERSON:	BILL SHORT	ADDRESS:	39 E. CROSS ST. YPSILANTI, MI

APPROVED BY: _____ DATE: _____

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PURPOSES ONLY. THE FINAL PRODUCT MAY BE
SUBJECT TO MATERIAL & MANUFACTURING TOLERANCES TO
AND ON USABLE FABRICATION PROCEDURES.

THIS DESIGN CONCEPT © COPYRIGHT 2017



HDC Work Permit Staff Review

Property address: 422 N Hamilton

Date of Application: June 20, 2017

Date of Review: July 18, 2017

Date of Meeting: July 25, 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

Staff Recommended Motion:

Move to approve 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.

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3. Do not imitate earlier styles.

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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.



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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).
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Property

Address

422 Hamilton, Ypsilanti, Mi 48197

Applicant

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

Name

Karl Staffeld

Address

2358 Loeffler

City

Chelsea

State

Mi

Zip

48118

Phone / Fax

(734) 417-0432

E-Mail

karl@staffeld.com

Contractor

Contractor Name & Contact Info

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

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☒ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

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

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

See attached sheets.

Permit Application Fee (action items only)

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

Construction Cost:

\$ 5,090

Permit fee:

\$35 + 5 = \$ 40

Signature

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

Signature:



Date:

6.20.17

Print Name:

Karl Staffeld

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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 burlled 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 paint 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.

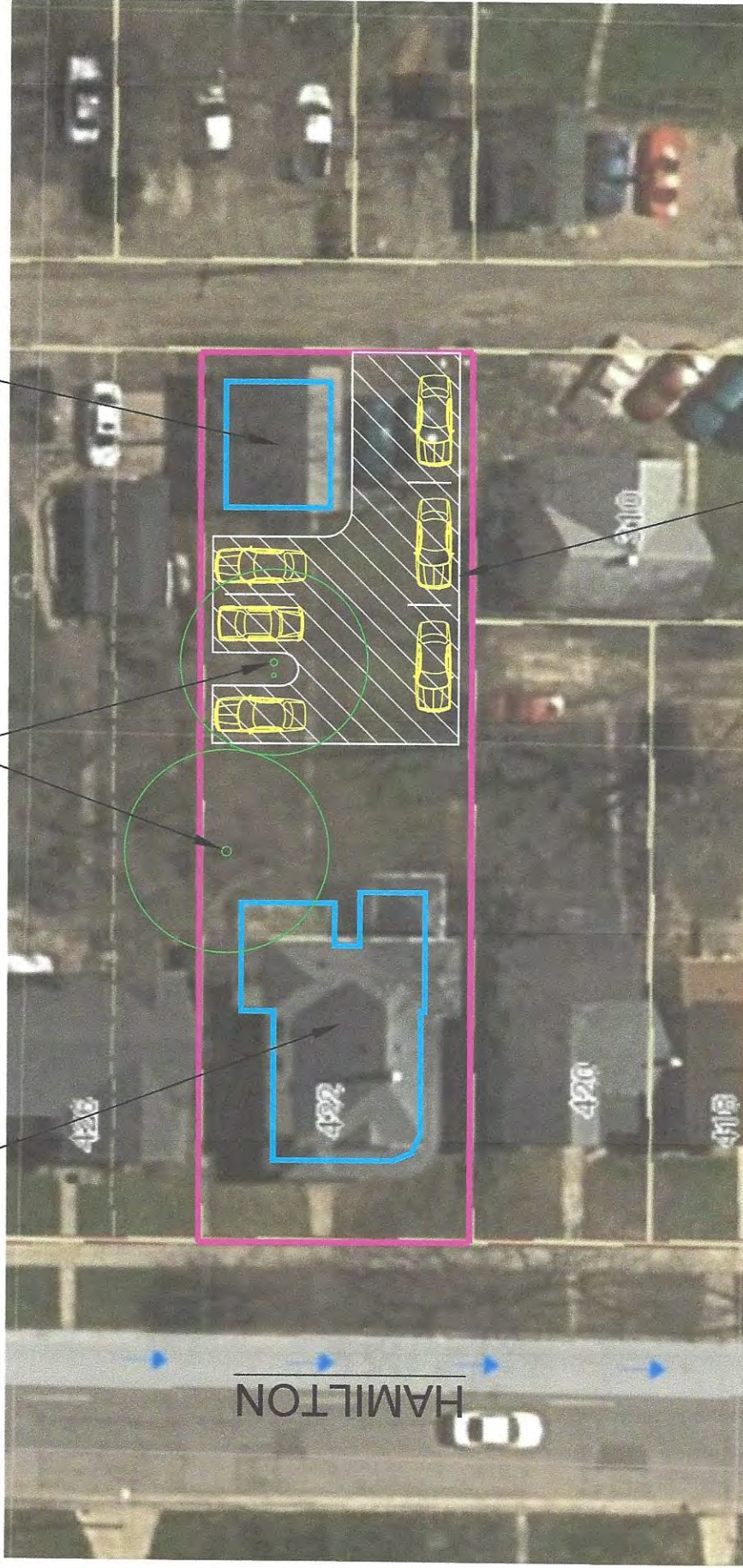
Repaint house walls, trim and doors using existing paint colors. Walls to be Sherwin Williams Harvester (yellow), SW 6373, 129-C2. Trim to be Sherwin Williams French Roast (dark brown), SW 6069, 196-C7. Doors to be Sherwin Williams Brevity Brown (medium brown) SW 6068, 196-C6. See attached paint chips.

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.

422 HAMILTON

EXISTING
TREES

EXISTING
BARN



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



**PERMIT APPLICATION
FOR 422 HAMILTON**

SCALE: NONE
06/20/17

EXHIBIT A



NEW
LIGHT
FIXTURE

REMOVE/REPLACE
STAIR TREADS.
INSTALL PIPE
HANDRAILS

PAINT EXTERIOR
DOORS WHITE
(4 PLACES)

WEST DOOR



NEW
LIGHT
FIXTURE

SOUTH DOOR



NEW
LIGHT
FIXTURE

EAST DOOR 1



NEW
LIGHT
FIXTURE

EAST DOOR 2



REPAIR
EXISTING
WINDOW

NORTH WINDOW



INSTALL
NEW BASEMENT
WINDOWS
(2 PLACES)

TYPICAL
BASEMENT WINDOW



Feiss

Wright House 1-Light Sorrel Brown Wall Lantern

[Write the first Review](#) [Ask the first question](#)

\$115⁰⁰ /each

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[Print](#)

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This product isn't currently sold in stores

We'll Ship It to You

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Email

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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



1-Light Oil-Rubbed Bronze Outdoor Wall Lantern

[Write the first Review](#) [Ask the first question](#)

\$126⁰² /each



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Quantity

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July 19 - July 24

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Free Shipping

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GU, PR, VI

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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
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DSI

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

Write the first Review Ask the first question

\$59⁹⁷ /each

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Quantity

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Free Shipping

Expect it
July 17 - July 19

[See Shipping Options](#)

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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



Sea Gull Lighting

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

\$117⁵⁰ /each

Share

Save to List

Print

Quantity

-

1

+

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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

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AK, GU, HI, PR, VI

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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



JELD-WEN

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

★★★★★ (3) [Write a Review](#) [Questions & Answers \(8\)](#)

\$187⁸⁵ /each

Choose Your Options

Bronze



Width (in.) x Height (in.)

24.75 x 20.75

[Share](#)

[Save to List](#)

[Print](#)

Quantity

-

1

+

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[Add to Cart](#)

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Available for pickup
August 10 - August 15

[Check Nearby Stores](#)

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Free Shipping

Get it by
August 7

[See Shipping Options](#)

Or buy now with

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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
-----------------------	--	-----------------------	------------------

SW 6373
Harvester

129-C2

EXISTING
WALL
COLOR

SW 6068
Brevity Brown

196-C6

PROPOSED
DOOR
COLOR

SW 6069
French Roast

196-C7

EXISTING
TRIM
COLOR



HDC Work Permit Staff Review

Property address: 315 Washtenaw

Date of Application: June 20, 2017

Date of Review: July 18, 2017

Date of Meeting: July 25, 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

Staff Recommended Motion:

Move to approve 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

Chelsea

State

Mi

Zip

48118

Phone / Fax

(734) 417-0432

E-Mail

karl@staffeld.com

Contractor

Contractor Name & Contact Info

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

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

See attached description of proposed work and Exhibit A.

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

See attached sheet

Permit Application Fee (action items only)

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

Construction Cost:

\$1,400

Permit fee:

\$35 + 0 = \$35

Signature

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

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

Signature:



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 not 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)



NEW LIGHT
FIXTURE

DOOR 1



NEW LIGHT
FIXTURE

DOOR 2



NEW LIGHT
FIXTURE

INSTALL PLAIN
METAL EXTERIOR
DOOR

PAINT
TRIM
WHITE

NEW
WOOD
STAIRS

DOOR 3

PERMIT APPLICATION FOR 315 WASHTENAW

06/19/17

EXHIBIT A

SW 6793
Bluebell

168-C2

EXISTING
WALL
COLOR

SW 6796
Blue Plate

168-C6

PROPOSED
DOOR
COLOR



316

WELCOME



Feiss

Wright House 1-Light Sorrel Brown Wall Lantern

[Write the first Review](#) [Ask the first question](#)

\$115⁰⁰ /each

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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

1-Light Oil-Rubbed Bronze Outdoor Wall Lantern

★★★★★ [Write the first Review](#) [Ask the first question](#)

\$126⁰² /each



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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](#)

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Specifications

Dimensions

Product Depth (in.)

9.25

Product Length (in.)

9.25



DSI

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



[Write the first Review](#)

[Ask the first question](#)

\$59⁹⁷

/each

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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



Sea Gull Lighting

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

\$117⁵⁰ /each

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[Print](#)

Quantity

-

1

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August 10 - August 15

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August 10

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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



HDC Work Permit Staff Review

Property address: 47 N Huron

Date of Application: June 22, 2017

Date of Review: July 18, 2017

Date of Meeting: July 25, 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

Staff Recommended Motion:

Move to approve 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.



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

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

R. 22353
PHDC-17-0074

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

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-714-2237

E-Mail

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 1 ft x 2 ft 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:
\$500

Permit fee:
\$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:

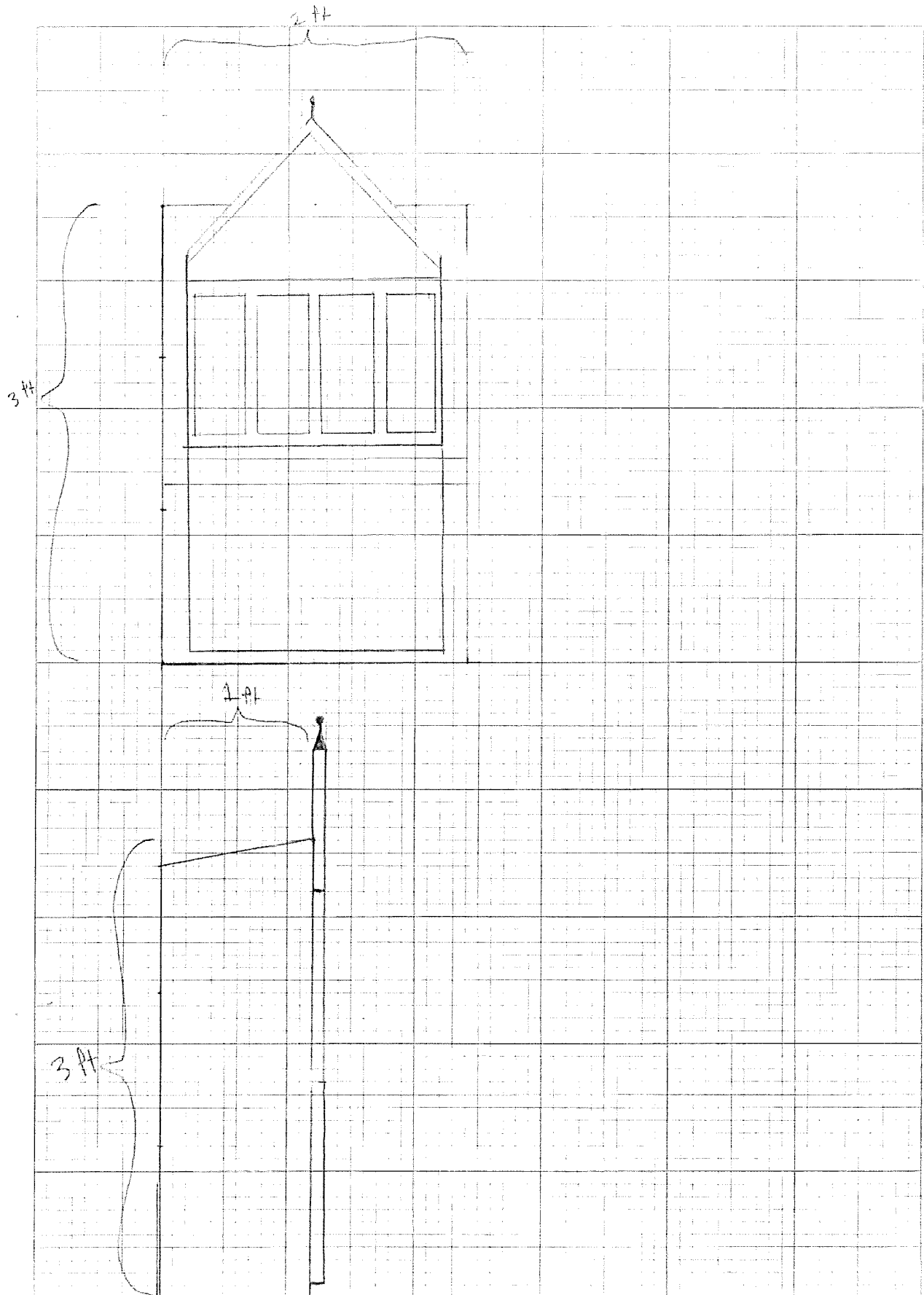
06-19-2017

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.





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 18, 2017

Date of Meeting: July 25, 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 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:
#5, #9

Staff Recommended Motion:

Move to approve the reopening of the east side porch and the residing of the rear patio area with cedar shake at 301 S Washington. The cedar shake is to be painted to match the existing surrounding area.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



RECEIVED

JUN 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. 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

Ypsilanti

State

MI

Zip

48197

Phone / Fax

770-530-8231

E-Mail

Katfish@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:

400⁰⁰

Permit fee:

\$35 + ~~0~~ = \$35⁰⁰

Signature

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

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

Signature:



Date:

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.

Requests to the Historic District Regarding 301 S Washington St

1. Paint the house



The house sits squarely at the corner of S Washington St and Catherine.

The existing color is a bleached, greatly aged, and well-worn gray. Quite a few repairs are required.



The trim will remain white as shown above. The siding color will be Behr Parador Stone, PPU24-08. It is a darker gray with some brown (muddy gray?).

2. Add siding to back porch wall



When we moved the window in the picture to its current location, we had expected to have quite a few sections of siding left over to restore the back of the house to like the rest of the house.

However, most of the existing siding crumbled when removed. There isn't enough siding left over to cover even half the required area that measures 8 feet high by 25 feet long let alone make repairs to the rest of the house.

Worse yet, the existing siding is no longer available.

What we propose to do is cover the area with a vapor barrier followed by cedar shake and then stain. We're thinking a medium shade to enhance the beauty of the cedar.

On the next page is an example of what we propose. In our case, we prefer a lighter gray as well as a lighter stain.

Example: Office Facility behind Monument Sales office on Prospect Across from Cemetery



To prepare the house for paint, we will have to repair/replace quite a bit of the siding. Unfortunately, it is unlikely the remainder of the siding from the back of the house will be enough to make the repairs. That is one of several reasons for our third request.

3. Open up the east porch to its original condition.



Obviously, the space in the picture was a porch. Obviously, too, the construction was very poorly executed. We intend to remove the walls from the bottom of the windows up. What remains below the windows will be restored with the rest of the house. In the process of restoring the porch, we intend to save as much of the siding as possible so as to complete repairs on the remainder of the house.



HDC Work Permit Staff Review

Property address: 218 N Washington

Date of Application: June 29, 2017

Date of Review: July 18, 2017

Date of Meeting: July 25, 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. HDC to confirm that the entire exterior area of the chimney is to be parged. Repointing with the proper mortar mix would 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

Staff 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.



**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

RECEIVED
JUL 05 2017
CITY OF YPSILANTI
BUILDING DEPARTMENT

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
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Phone / Fax 734-483-1453 (phone)	E-Mail zureichd@comcast.net
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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 | ☐ Porches | ☒ Other: Chimney repair |
| ☐ Window/Door Replacement | ☐ Sign | |
| | ☐ Fence (or other sitework) | |

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: Chimney Repair: \$650.00
Primer/paint Labor: \$150.00
TOTAL: \$800.00

Permit fee:
\$35 + _____ = \$35

OK #2909 AB
\$35 12-5-17

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:

06-29-2017

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



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.

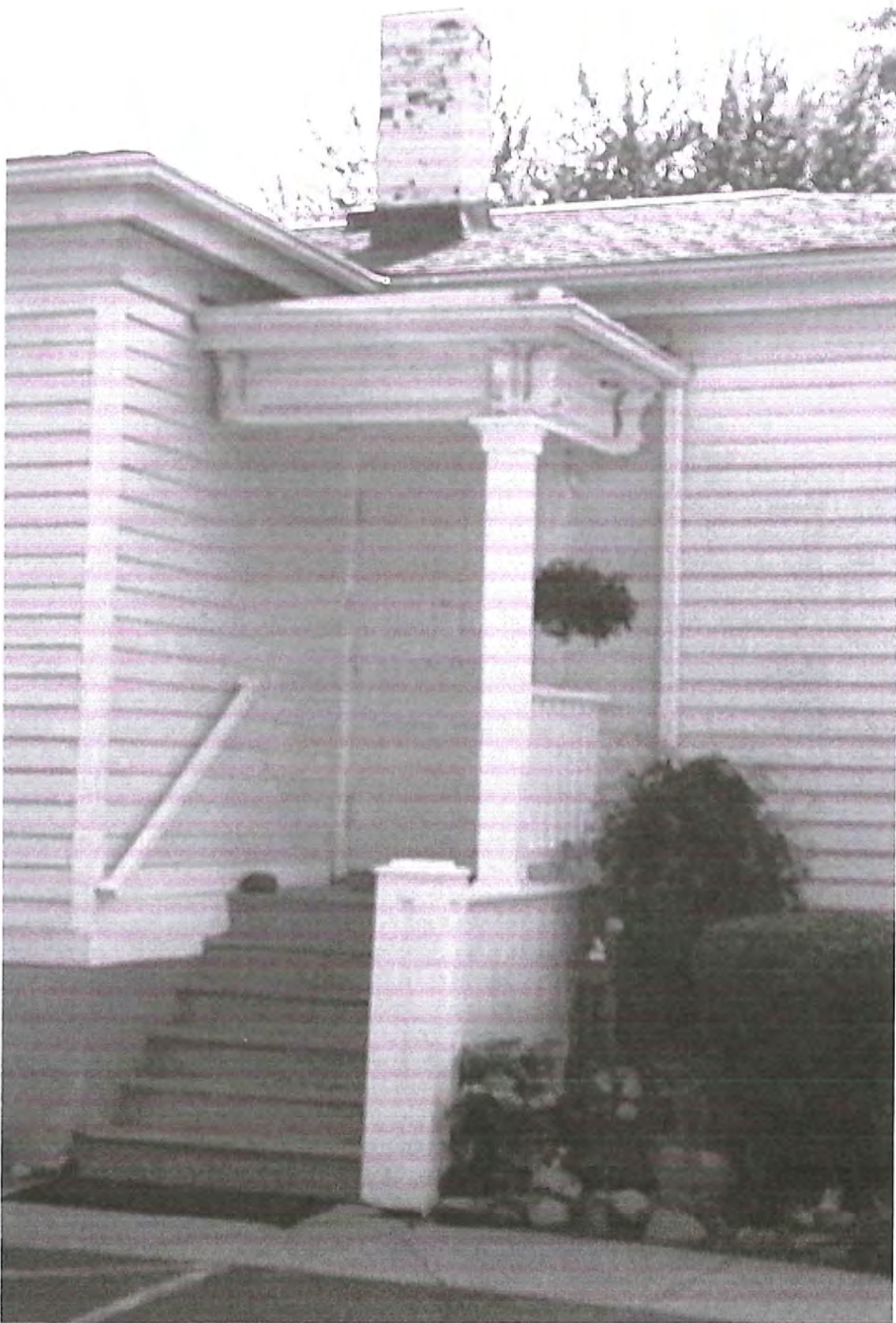
This proposal must be signed by an officer to be valid. Signature

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

Date of Acceptance: _____

Signature: _____

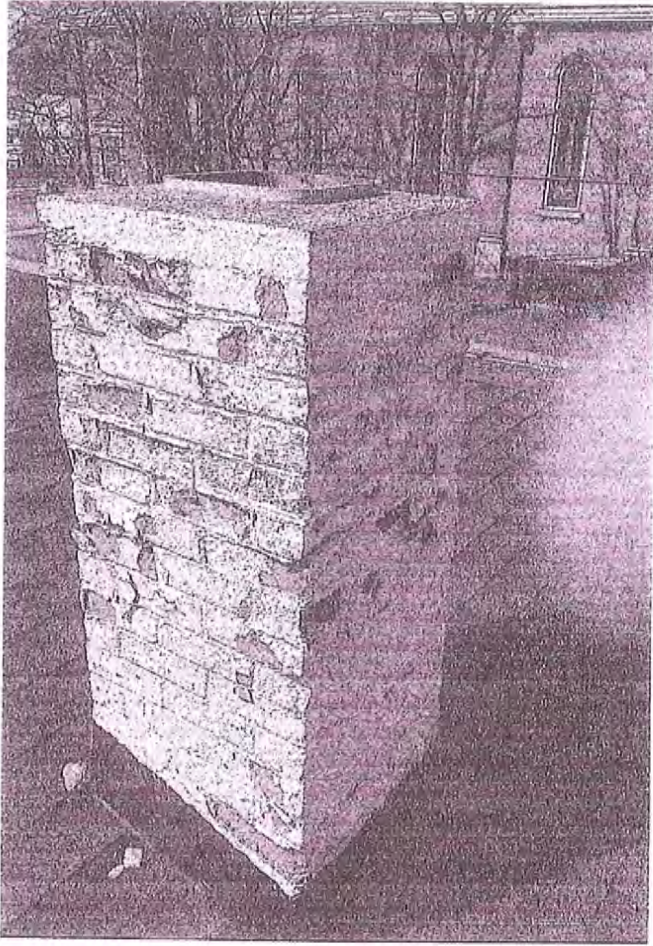
Ypsilanti Ladies' Literary Club Foundation
President



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

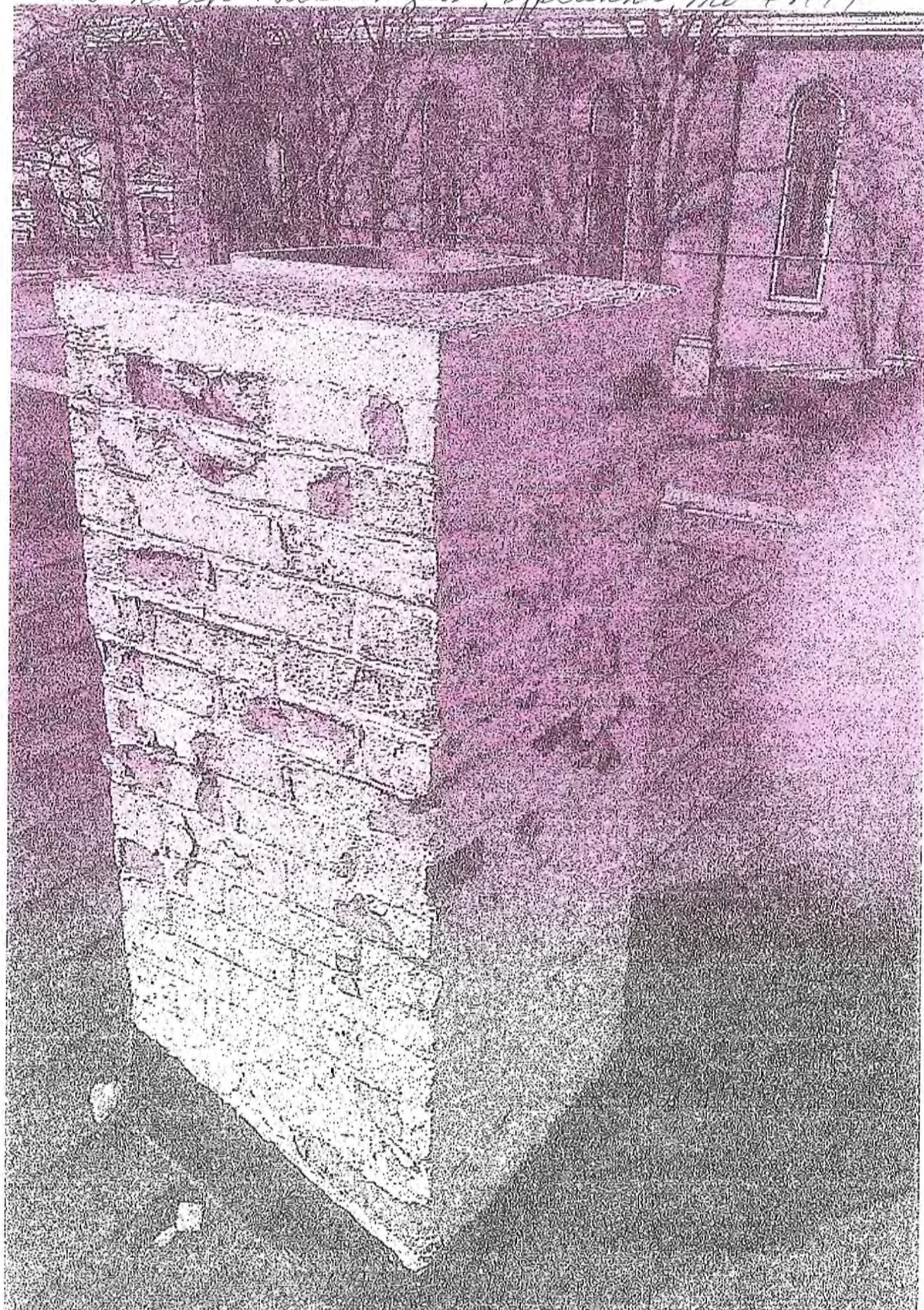


Ladies' Literary Club House
218 North Washington
Ypsilanti, Mi 48197



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

Enclosure



June 1998 Installed 5 player CD Finn Henk
 140 installed 313-292-4700

Donated organ (Thomas to Apostolic Faith
 Pentecostal Church - Textile Rd. Ypsi.

July-1998 ^{Wass} John Switched outdoor faucet to cold.
 It was tapped into hot water.

(1998) July 27-30 Kim Zehnbauer repaired ceiling above front
 stairs - Painted ceiling and hall - ~~\$800~~
 woodwork in entire downstairs.

August 3 - House Pressure washed
 10 - Primed

Sept. 1998 Painting completed - Cleaned gutters, trimmed trees -
 both porches repaired a new
 wood - door screen fixed front
 porch.
 New mailbox (front)

Paessler Painting - Jim Warring
 484-1185

Aug 29-1998 Matt Yaffe - Ginn Carpet Carpet cleaning - cleaned
 all carpeting on first floor - Price same as last year.
 \$231 cleaning - \$1 Scotchguard \$312.
 994-9044

Sept. 10/1998 New chimney + flashing. "The Chimneyman" 665-2929
 Pat Ratcliff
 \$1350



HDC Work Permit Staff Review

Property address: 53 E Forest

Date of Application: July 5, 2017

Date of Review: July 19, 2017

Date of Meeting: July 25, 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 but as white on one of the quotes with the application.
5. Quotes included with the application indicate that the replacement windows will be 1-over-1 double hung aluminum clad wood windows.
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

Staff Recommended Motion:

Move to approve the replacement of 14 windows at 53 E Forest. The windows are to be one-over-one aluminum—clad wood in white. The full frames are to be installed in the rough opening.

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



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

One South Huron • Ypsilanti, MI 48197
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 - 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, 41'2" x 65'2" (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, etc

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:

≈ \$15,000

Permit fee:

\$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:

7-5-17

Print Name:

Lauren Ahearn

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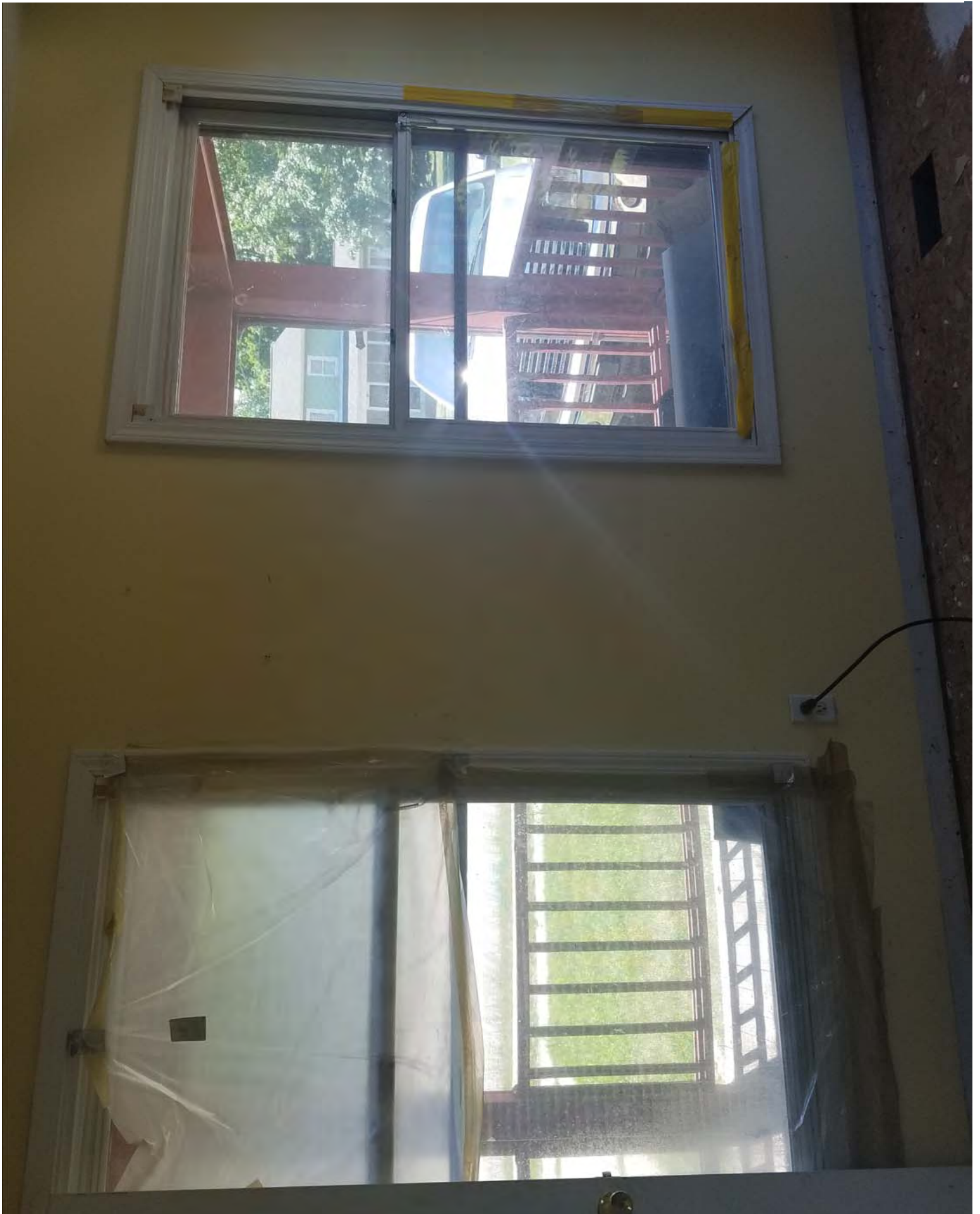
All other necessary Building Permits must be acquired before beginning work.



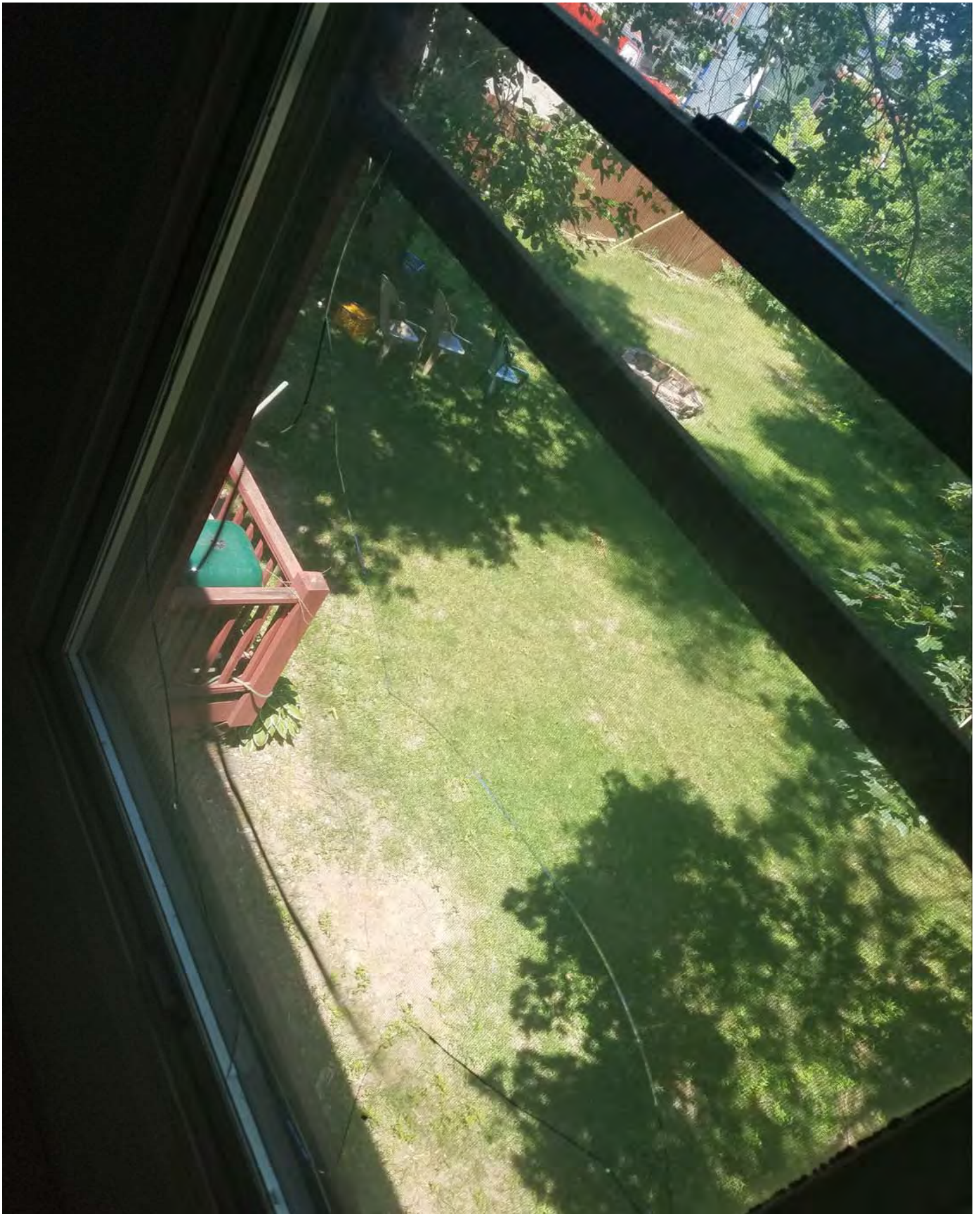
53 E Forest

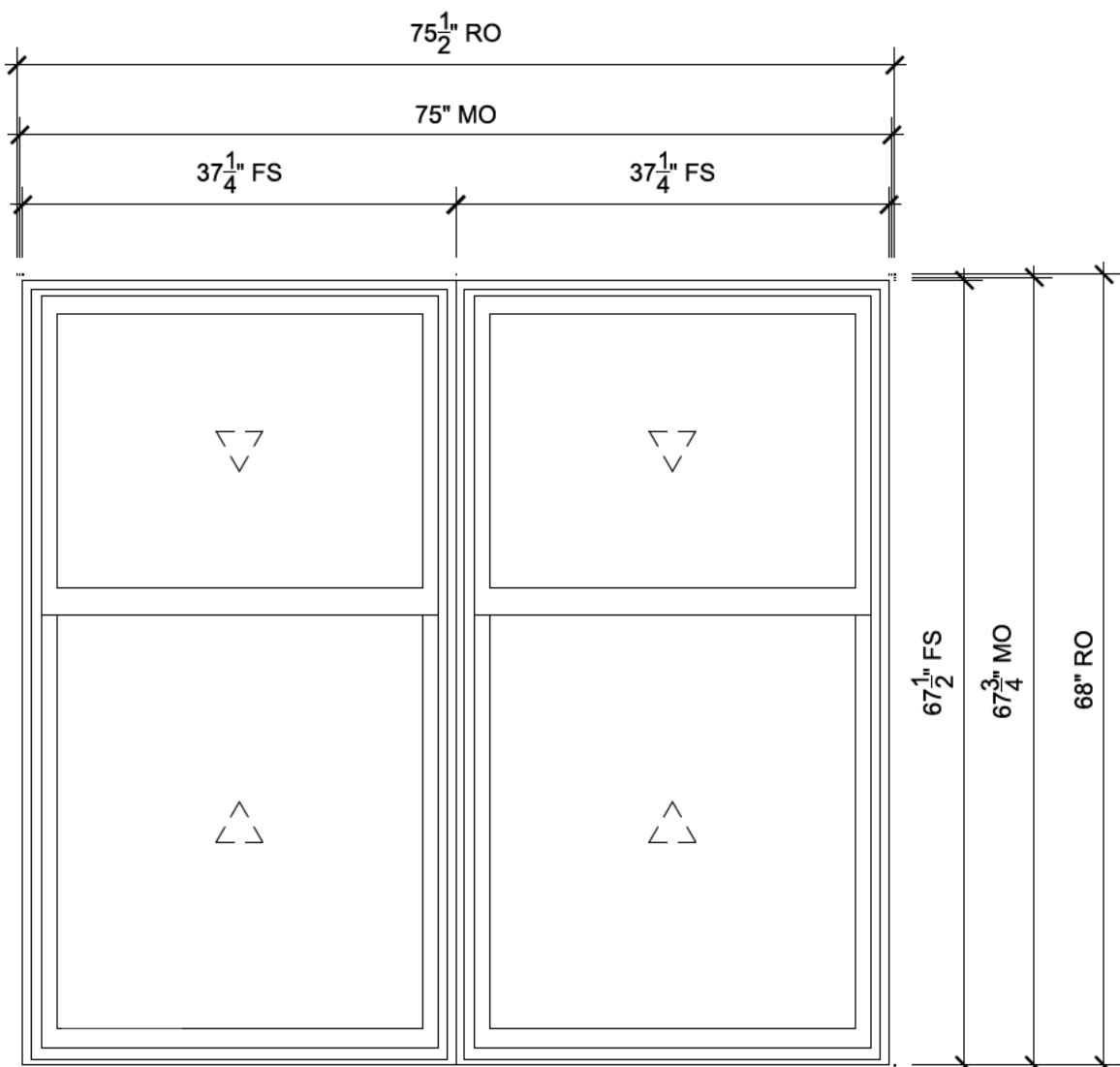


53 E Forest



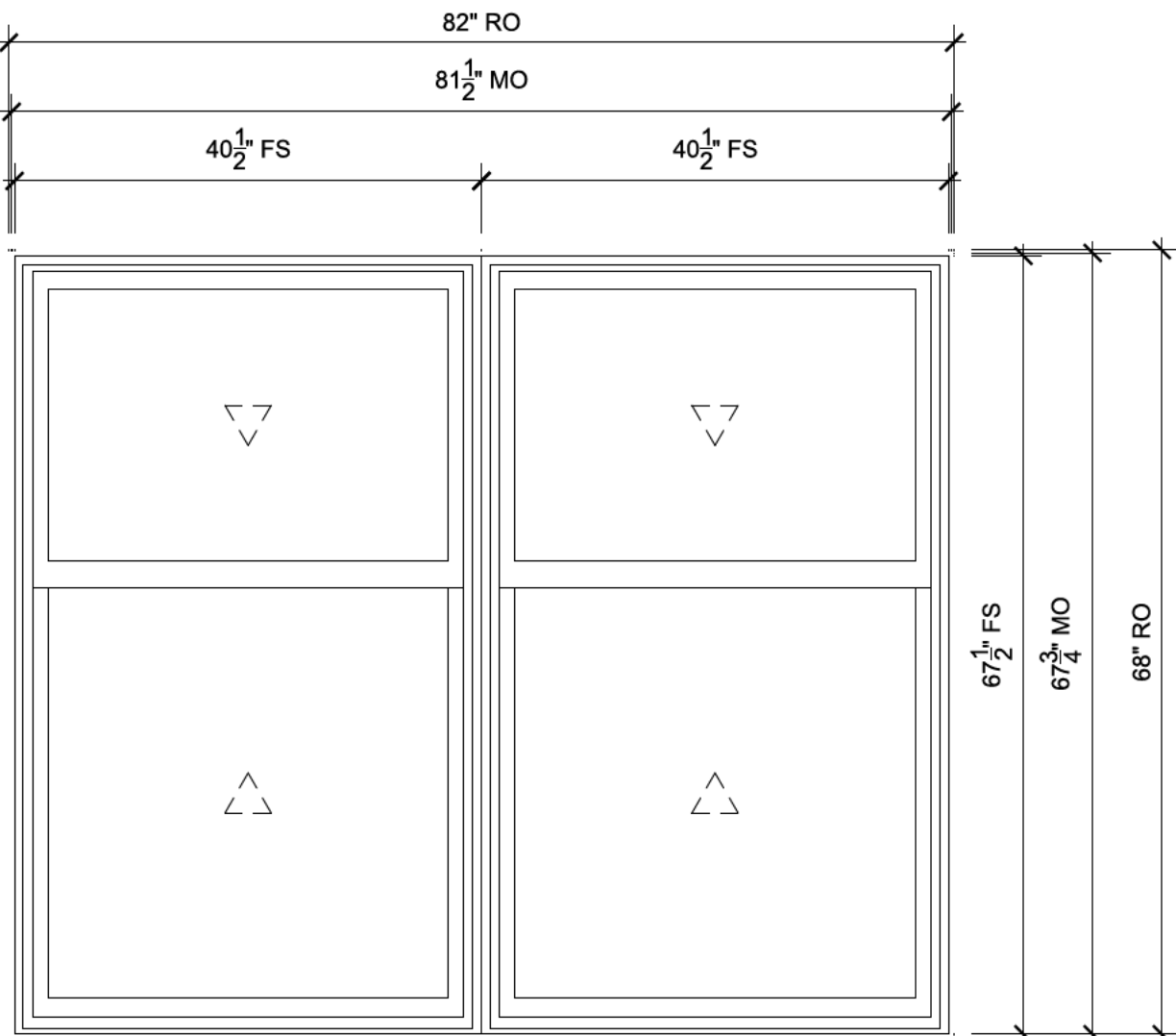






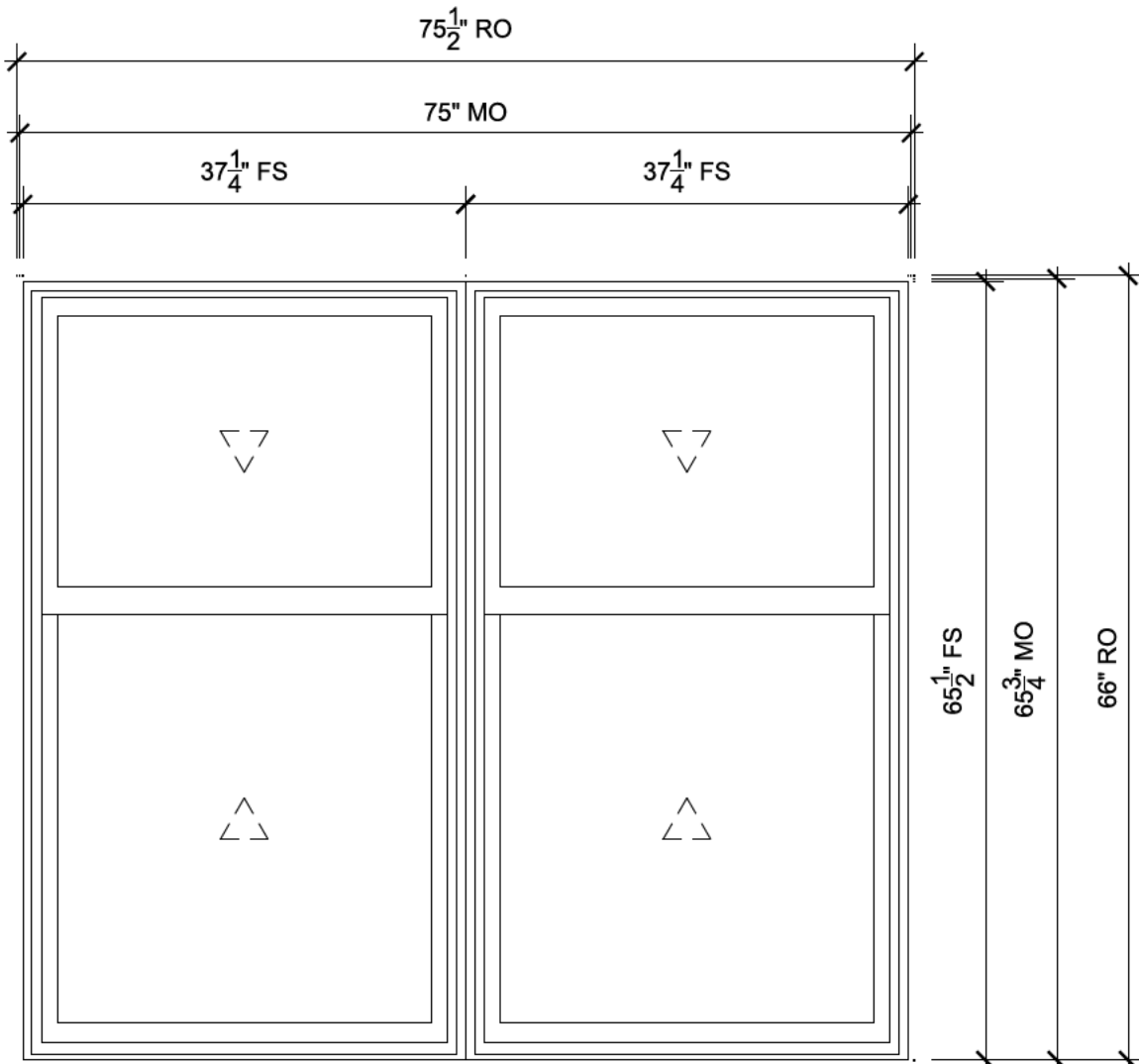
FIRST LEVEL
SCALE: 3/4" = 1'-0"

- 1/2 Head
1/2 Check Rail
1/2 Jamb
1/2 Vertical Mullion
1/2 Sill



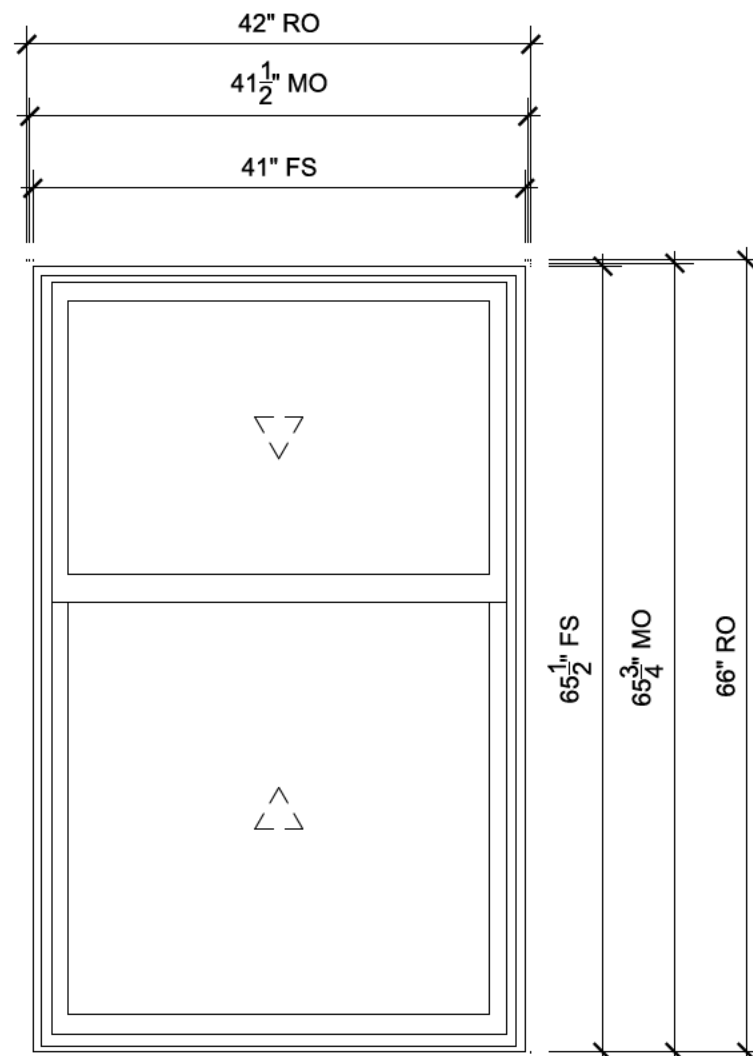
FIRST LEVEL
SCALE: 3/4" = 1'-0"

- 1/2 Head
1/2 Check Rail
1/2 Jamb
1/2 Vertical Mullion
1/2 Sill



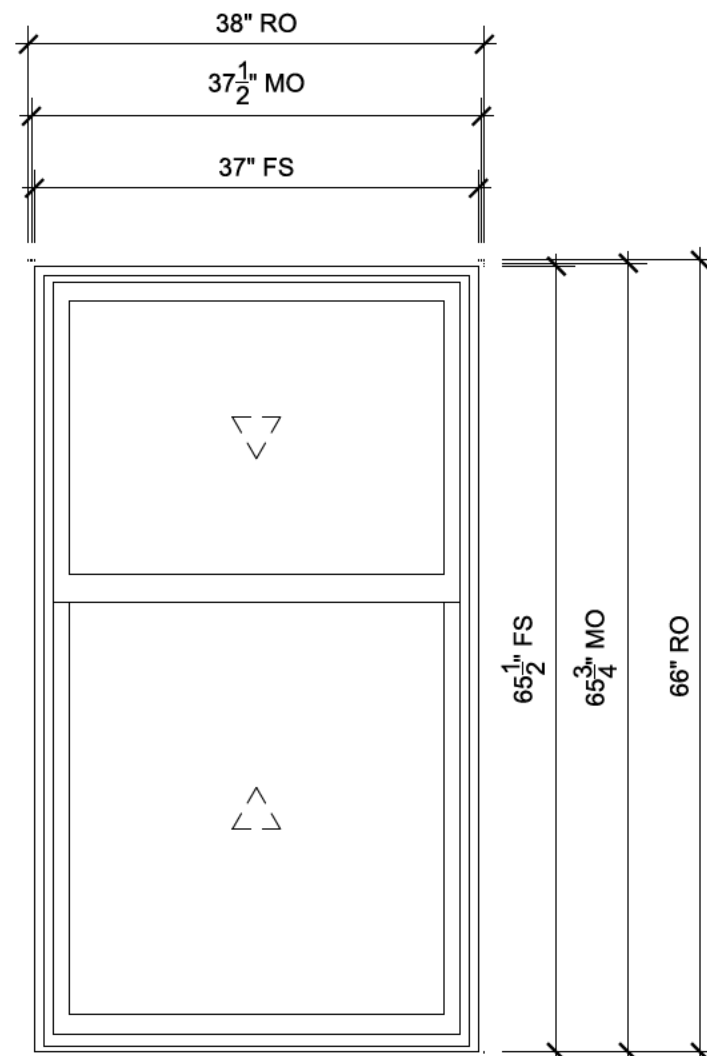
FIRST LEVEL
SCALE: 3/4" = 1'-0"

- 1/2 Head
1/2 Check Rail
1/2 Jamb
1/2 Vertical Mullion
1/2 Sill



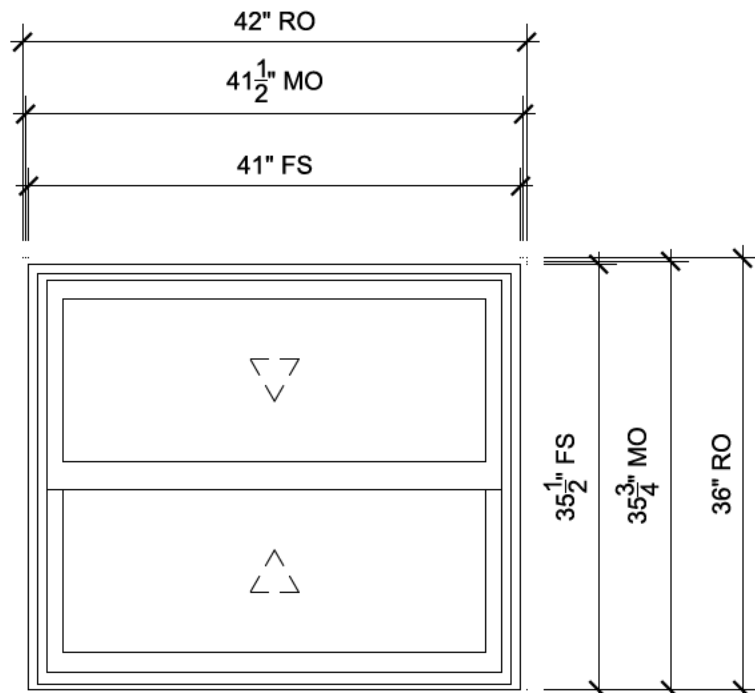
SECOND FLOOR
SCALE: 3/4" = 1'-0"

- 1/2 Head
1/2 Sill
1/2 Jamb
1/2 Check Rail



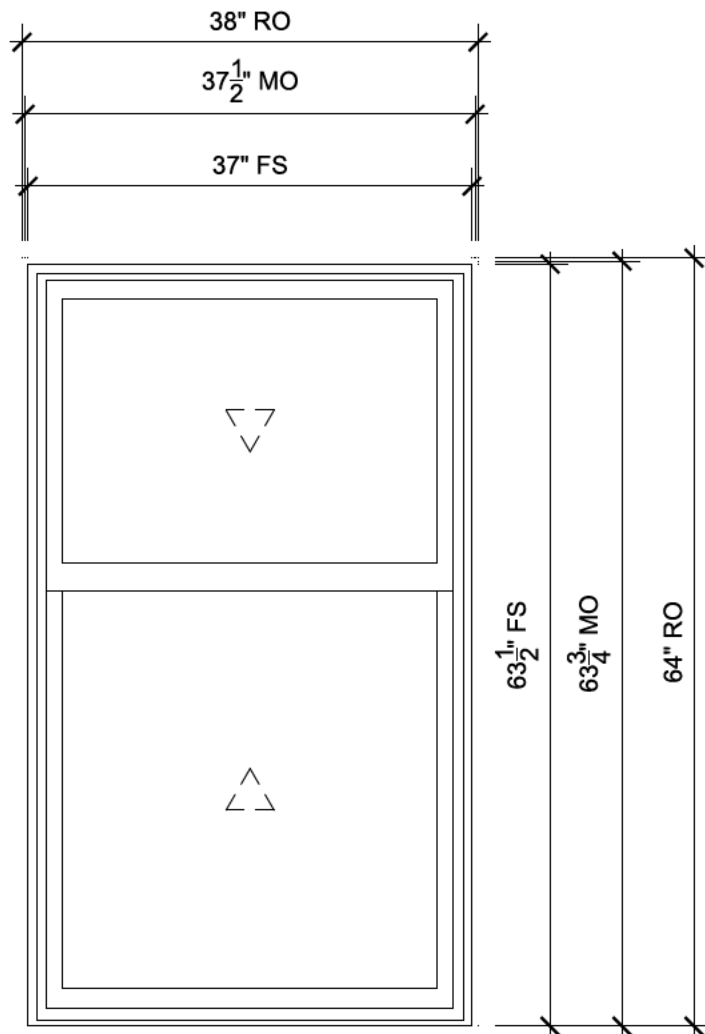
SECOND FLOOR
SCALE: 3/4" = 1'-0"

- 1/2 Head
1/2 Sill
1/2 Jamb
1/2 Check Rail



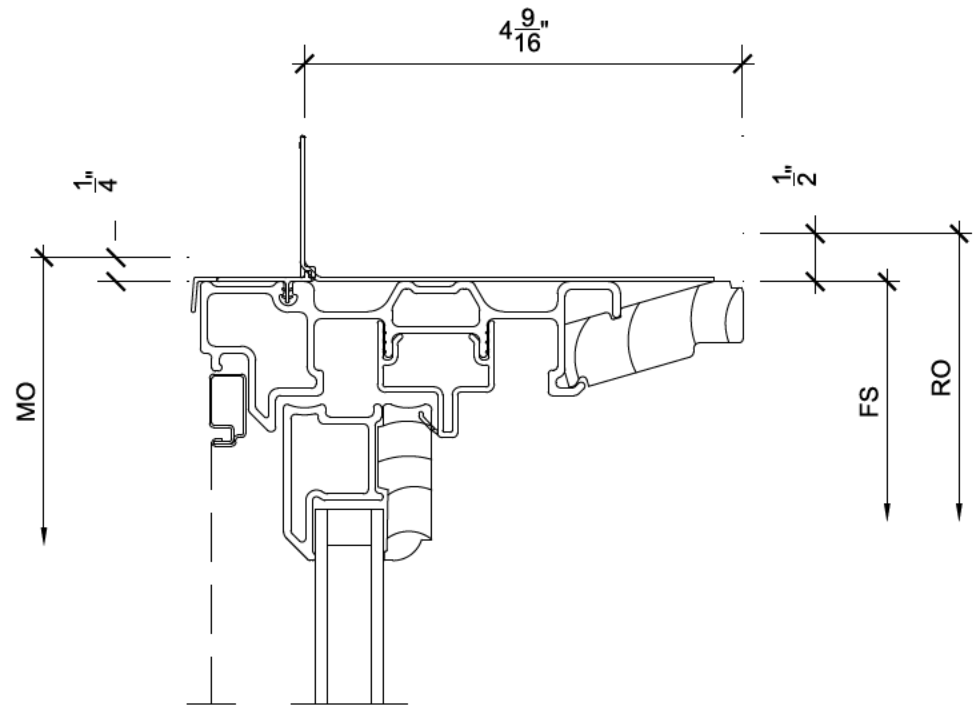
SECOND FLOOR
SCALE: 3/4" = 1'-0"

- 1/2 Head
1/2 Sill
1/2 Jamb
1/2 Check Rail

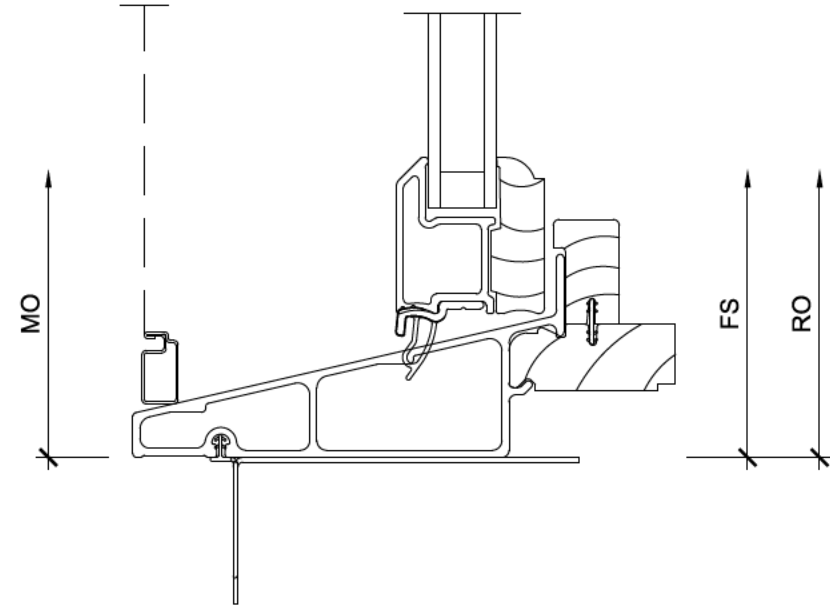


SECOND FLOOR
SCALE: 3/4" = 1'-0"

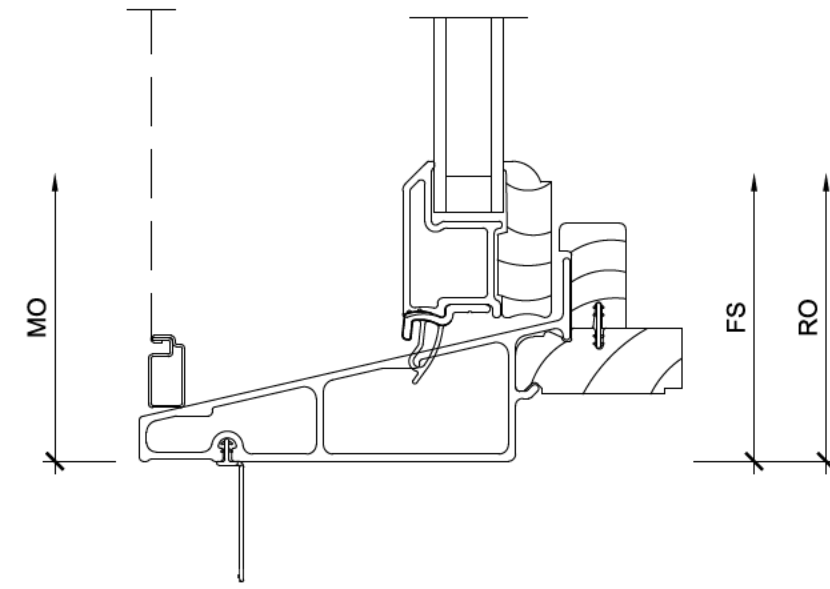
- 1/2 Head
1/2 Sill
1/2 Jamb
1/2 Check Rail



1
2 Head SCALE: 6" = 1'-0"

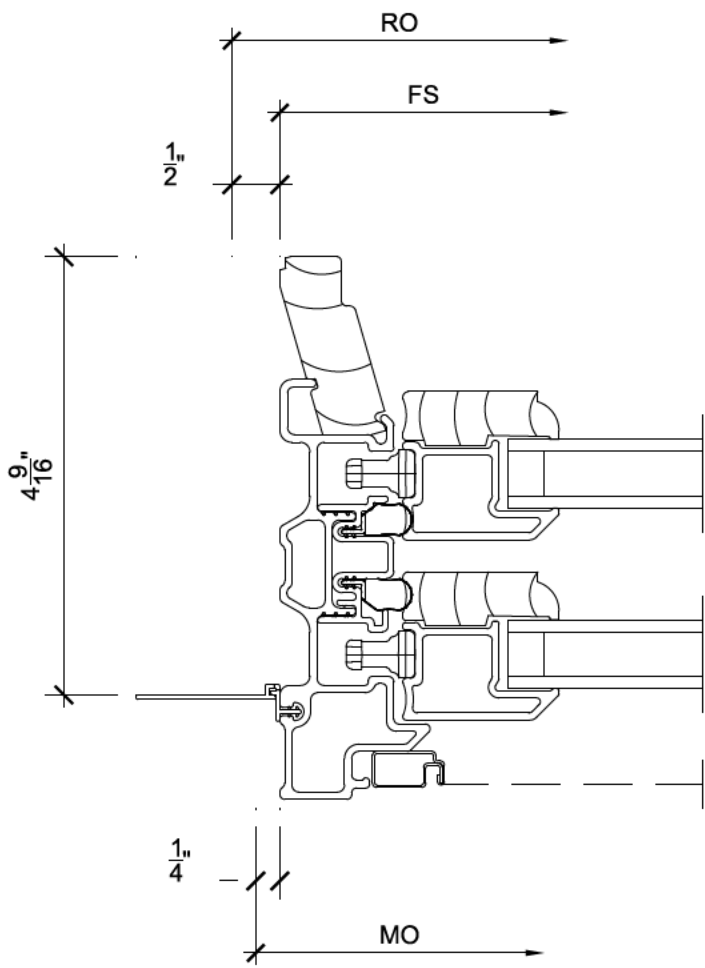


4
2 Sill SCALE: 6" = 1'-0"

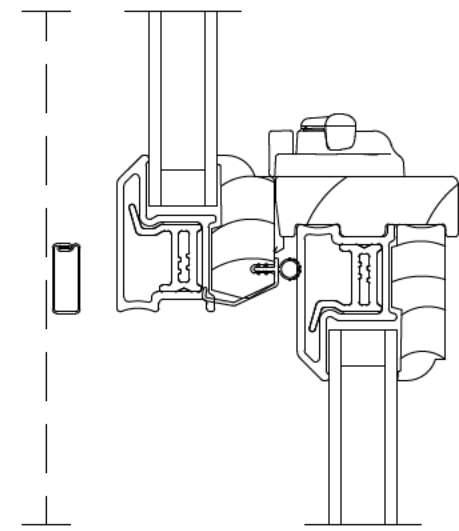


7
2 Sill SCALE: 6" = 1'-0"

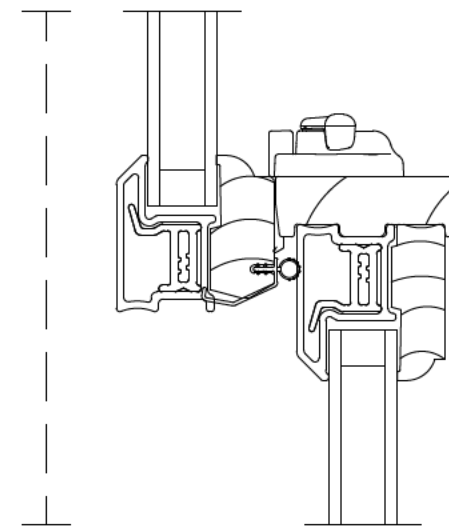
10
2 NOT USED SCALE: 6" = 1'-0"



2
2 Jamb SCALE: 6" = 1'-0"

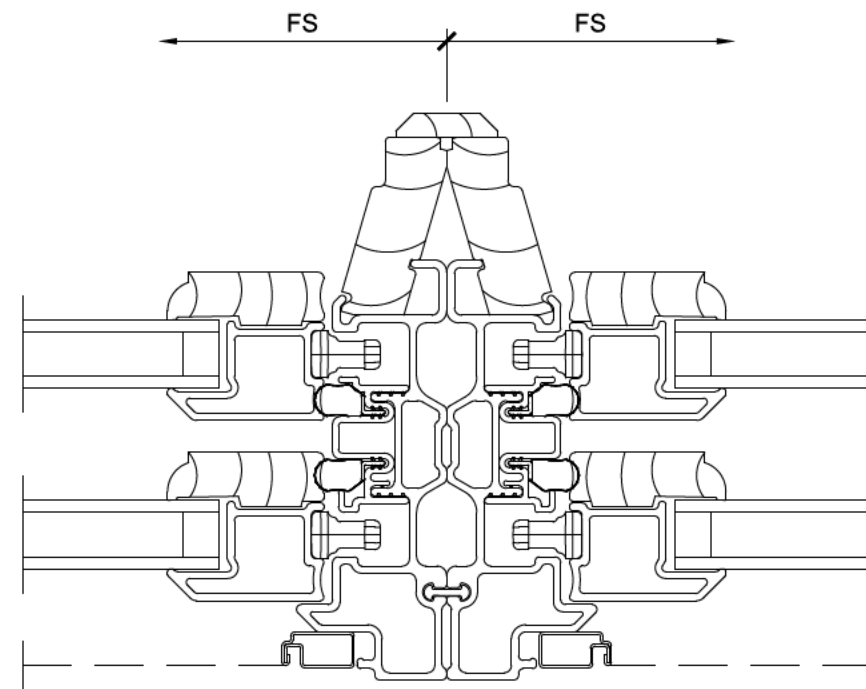


5
2 Check Rail SCALE: 6" = 1'-0"

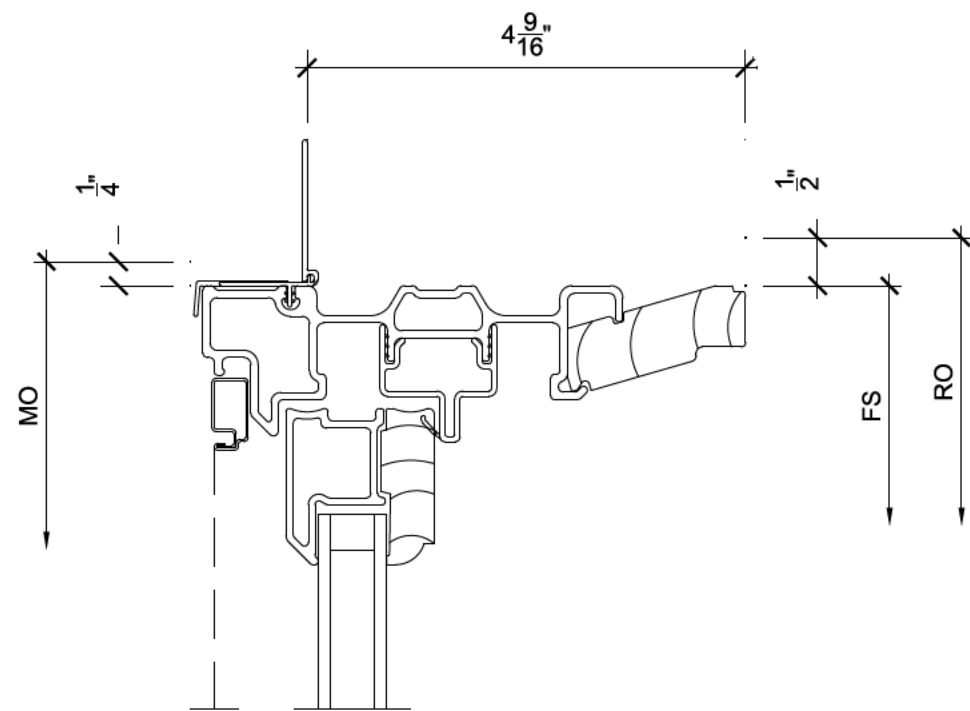


8
2 Check Rail SCALE: 6" = 1'-0"

11
2 NOT USED SCALE: 6" = 1'-0"



3
2 Vertical Mullion SCALE: 6" = 1'-0"



6
2 Head SCALE: 6" = 1'-0"

9
2 NOT USED SCALE: 6" = 1'-0"

12
2 NOT USED SCALE: 6" = 1'-0"

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

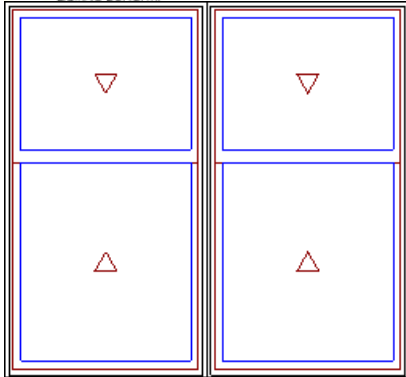
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 7		TOTAL UNIT QTY: 11		EXT NET PRICE: USD 8,038.46		
LINE	MARK UNIT	BRAND	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	FIRST LEVEL	Integrity	Wood-Ultrex Integrity Assembly RO 75 1/2" X 68" Entered as RO 75 1/2" X 68"	1,160.16	1	1,160.16
2	FIRST LEVEL	Integrity	Wood-Ultrex Integrity Assembly RO 82" X 68" Entered as RO 82" X 68"	1,222.34	1	1,222.34
3	FIRST LEVEL	Integrity	Wood-Ultrex Integrity Assembly RO 75 1/2" X 66" Entered as RO 75 1/2" X 66"	1,160.16	1	1,160.16
4	SECOND FLOOR	Integrity	Wood-Ultrex Traditional Double Hung RO 42" X 66" Entered as RO 42" X 66"	597.28	4	2,389.12
5	SECOND FLOOR	Integrity	Wood-Ultrex Traditional Double Hung RO 38" X 66" Entered as RO 38" X 66"	566.19	2	1,132.38
6	SECOND FLOOR	Integrity	Wood-Ultrex Traditional Double Hung RO 42" X 36" Entered as RO 42" X 36"	430.60	1	430.60
7	SECOND FLOOR	Integrity	Wood-Ultrex Traditional Double Hung RO 38" X 64" Entered as RO 38" X 64"	543.70	1	543.70

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: FIRST LEVEL	Net Price:		1,160.16
Qty: 1		Ext. Net Price:	USD	1,160.16



As Viewed From The Exterior

Entered As: RO
MO 75" X 67 3/4"
FS 74 1/2" X 67 1/2"
RO 75 1/2" X 68"
Egress Information A1, A2
No Egress Information available.

Stone White Exterior
Bare Pine Interior
2W1H - Rectangle Assembly
Assembly Rough Opening
75 1/2" X 68"

Unit: A1
Integrity Traditional Double Hung
Wood-Ultrex
Basic Frame 37 1/4" X 67 1/2"
Rough Opening 38 1/4" X 68"
Cottage
Top Sash
G.S. 32 1/2" X 24 21/32"
IG - 1 Lite
Low E2 w/Argon
Bottom Sash
G.S. 32 1/2" X 36 19/32"
IG - 1 Lite
Low E2 w/Argon
White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh

Unit: A2
Integrity Traditional Double Hung
Wood-Ultrex
Basic Frame 37 1/4" X 67 1/2"
Rough Opening 38 1/4" X 68"
Cottage
Top Sash
G.S. 32 1/2" X 24 21/32"
IG - 1 Lite
Low E2 w/Argon
Bottom Sash
G.S. 32 1/2" X 36 19/32"
IG - 1 Lite
Low E2 w/Argon
White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
4 9/16" Jambs
Nailing Fin w/Certification Brackets
***Note: This configuration is certified to AAMA 450.

Initials required

Seller: _____

Buyer: _____

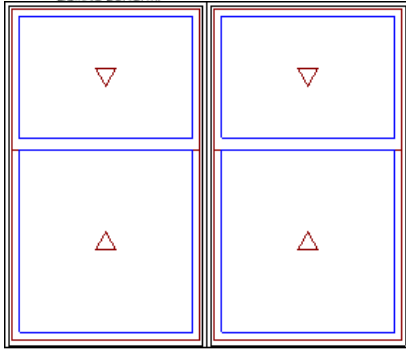
Line #2	Mark Unit: FIRST LEVEL	Net Price:		1,222.34
Qty: 1		Ext. Net Price:	USD	1,222.34

Stone White Exterior

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Page 2 of 6



As Viewed From The Exterior

Entered As: RO

MO 81 1/2" X 67 3/4"

FS 81" X 67 1/2"

RO 82" X 68"

Egress Information A1, A2

No Egress Information available.

Bare Pine Interior
2W1H - Rectangle Assembly
Assembly Rough Opening
82" X 68"

Unit: A1

Integrity Traditional Double Hung

Wood-Ultrex

Basic Frame 40 1/2" X 67 1/2"

Rough Opening 41 1/2" X 68"

Cottage

Top Sash

G.S. 35 3/4" X 24 21/32"

IG - 1 Lite

Low E2 w/Argon

Bottom Sash

G.S. 35 3/4" X 36 19/32"

IG - 1 Lite

Low E2 w/Argon

White Sash Lock

Exterior Aluminum Screen

Stone White Surround

Charcoal Fiberglass Mesh

Unit: A2

Integrity Traditional Double Hung

Wood-Ultrex

Basic Frame 40 1/2" X 67 1/2"

Rough Opening 41 1/2" X 68"

Cottage

Top Sash

G.S. 35 3/4" X 24 21/32"

IG - 1 Lite

Low E2 w/Argon

Bottom Sash

G.S. 35 3/4" X 36 19/32"

IG - 1 Lite

Low E2 w/Argon

White Sash Lock

Exterior Aluminum Screen

Stone White Surround

Charcoal Fiberglass Mesh

4 9/16" Jambs

Nailing Fin w/Certification Brackets

***Note: This configuration is certified to AAMA 450.

Initials required

Seller: _____

Buyer: _____

Line #3	Mark Unit: FIRST LEVEL	Net Price:		1,160.16
Qty: 1		Ext. Net Price:	USD	1,160.16



Stone White Exterior
Bare Pine Interior
2W1H - Rectangle Assembly
Assembly Rough Opening
75 1/2" X 66"

Unit: A1

Integrity Traditional Double Hung

Wood-Ultrex

Basic Frame 37 1/4" X 65 1/2"

Rough Opening 38 1/4" X 66"

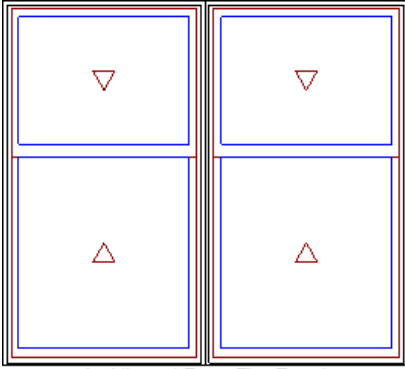
Cottage

Top Sash

Accepted:

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Page 3 of 6



As Viewed From The Exterior

Entered As: RO
MO 75" X 65 3/4"
FS 74 1/2" X 65 1/2"
RO 75 1/2" X 66"
Egress Information A1, A2
No Egress Information available.

G.S. 32 1/2" X 23 27/32"
IG - 1 Lite
Low E2 w/Argon
Bottom Sash
G.S. 32 1/2" X 35 13/32"
IG - 1 Lite
Low E2 w/Argon
White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh

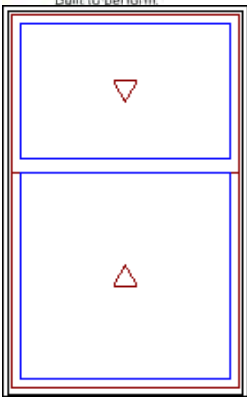
Unit: A2
Integrity Traditional Double Hung
Wood-Ultrex
Basic Frame 37 1/4" X 65 1/2"
Rough Opening 38 1/4" X 66"
Cottage
Top Sash
G.S. 32 1/2" X 23 27/32"
IG - 1 Lite
Low E2 w/Argon
Bottom Sash
G.S. 32 1/2" X 35 13/32"
IG - 1 Lite
Low E2 w/Argon
White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
4 9/16" Jambs
Nailing Fin w/Certification Brackets
***Note: This configuration is certified to AAMA 450.

Initials required

Seller: _____

Buyer: _____

Line #4	Mark Unit: SECOND FLOOR	Net Price:		597.28
Qty: 4		Ext. Net Price:	USD	2,389.12



As Viewed From The Exterior

Entered As: RO
MO 41 1/2" X 65 3/4"
FS 41" X 65 1/2"

Stone White Exterior
Bare Pine Interior
Integrity Traditional Double Hung
Wood-Ultrex
Rough Opening 42" X 66"
Cottage
Top Sash
G.S. 36 1/4" X 23 27/32"
IG - 1 Lite
Low E2 w/Argon
Bottom Sash
G.S. 36 1/4" X 35 13/32"
IG - 1 Lite
Low E2 w/Argon
White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
4 9/16" Jambs
Nailing Fin

Initials required

Seller: _____

Accepted:

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Page 4 of 6

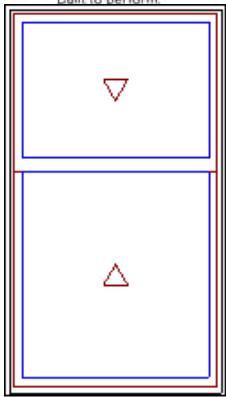
RO 42" X 66"

Egress Information

No Egress Information available.

Buyer: _____

Line #5	Mark Unit: SECOND FLOOR	Net Price:		566.19
Qty: 2		Ext. Net Price:	USD	1,132.38



As Viewed From The Exterior

Stone White Exterior
Bare Pine Interior
Integrity Traditional Double Hung
Wood-Ultrex
Rough Opening 38" X 66"
Cottage
Top Sash
G.S. 32 1/4" X 23 27/32"
IG - 1 Lite
Low E2 w/Argon
Bottom Sash
G.S. 32 1/4" X 35 13/32"
IG - 1 Lite
Low E2 w/Argon
White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
4 9/16" Jambs
Nailing Fin

Entered As: RO
MO 37 1/2" X 65 3/4"
FS 37" X 65 1/2"
RO 38" X 66"

Egress Information

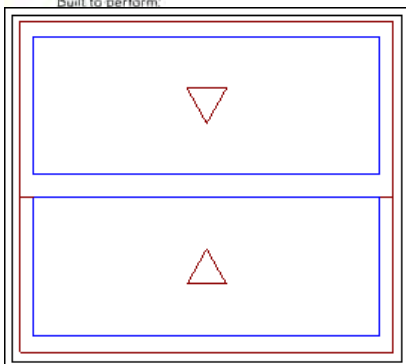
No Egress Information available.

Initials required

Seller: _____

Buyer: _____

Line #6	Mark Unit: SECOND FLOOR	Net Price:		430.60
Qty: 1		Ext. Net Price:	USD	430.60



As Viewed From The Exterior

Stone White Exterior
Bare Pine Interior
Integrity Traditional Double Hung
Wood-Ultrex
Rough Opening 42" X 36"
Top Sash
IG - 1 Lite
Low E2 w/Argon
Bottom Sash
IG - 1 Lite
Low E2 w/Argon
White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
4 9/16" Jambs
Nailing Fin

Entered As: RO
MO 41 1/2" X 35 3/4"
FS 41" X 35 1/2"
RO 42" X 36"

Egress Information

Width: 37 7/8" Height: 12 27/32"
Net Clear Opening: 3.38 SqFt

Initials required

Seller: _____

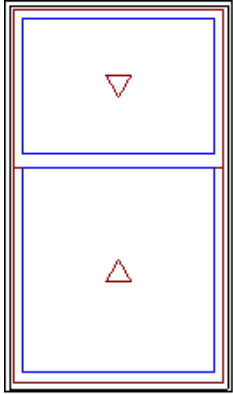
Buyer: _____

Accepted:

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Page 5 of 6

Line #7	Mark Unit: SECOND FLOOR	Net Price:		543.70
Qty: 1		Ext. Net Price:	USD	543.70



As Viewed From The
Exterior

Entered As: RO
MO 37 1/2" X 63 3/4"
FS 37" X 63 1/2"
RO 38" X 64"

Egress Information

No Egress Information available.

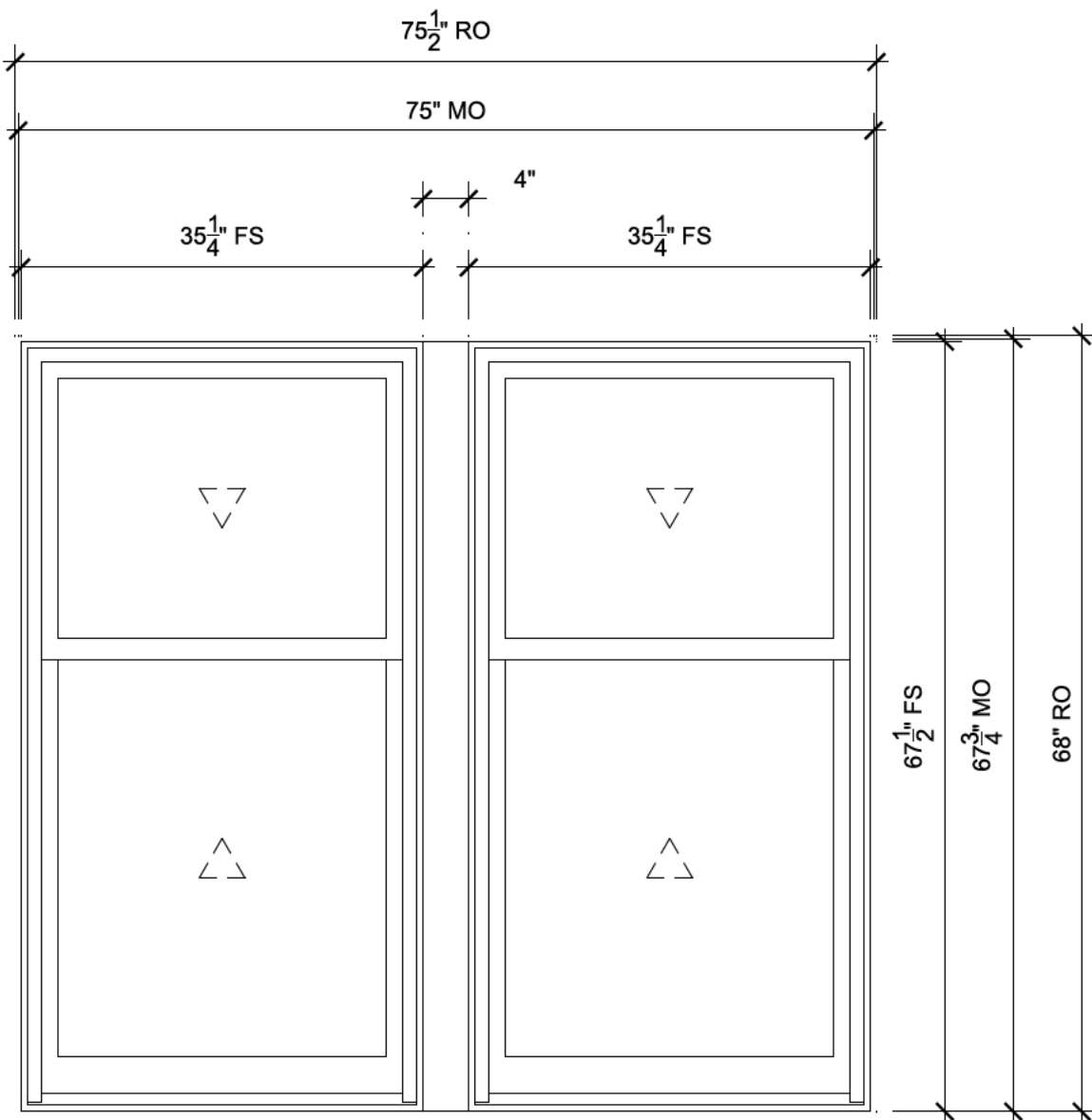
Stone White Exterior
Bare Pine Interior
Integrity Traditional Double Hung
Wood-Ultrex
Rough Opening 38" X 64"
Cottage
Top Sash
G.S. 32 1/4" X 23 3/64"
IG - 1 Lite
Low E2 w/Argon
Bottom Sash
G.S. 32 1/4" X 34 13/64"
IG - 1 Lite
Low E2 w/Argon
White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
4 9/16" Jambs
Nailing Fin

Initials required

Seller: _____

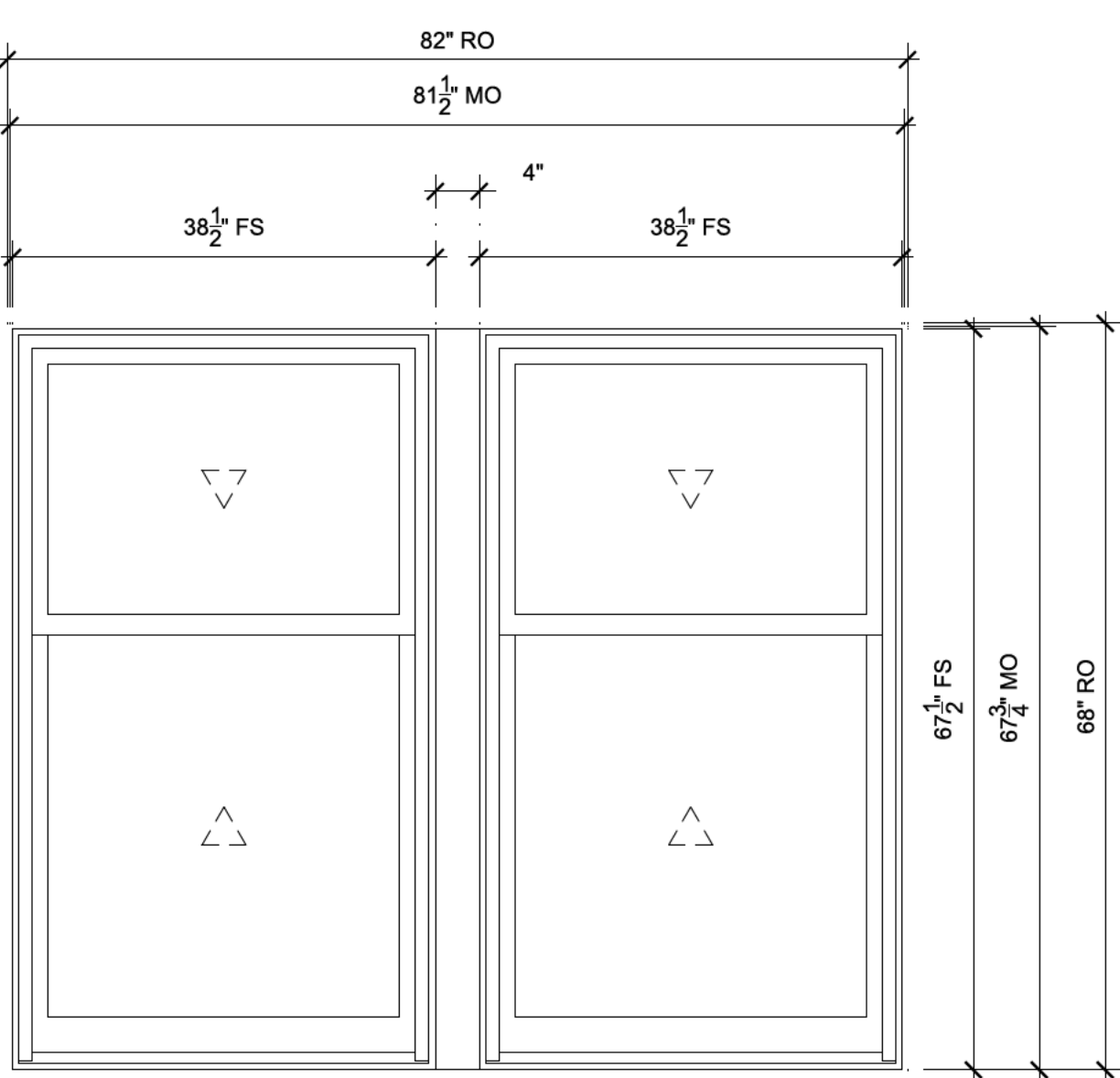
Buyer: _____

Project Subtotal Net Price: USD 8,038.46
6.000% Sales Tax: USD 482.31
Project Total Net Price: USD 8,520.77



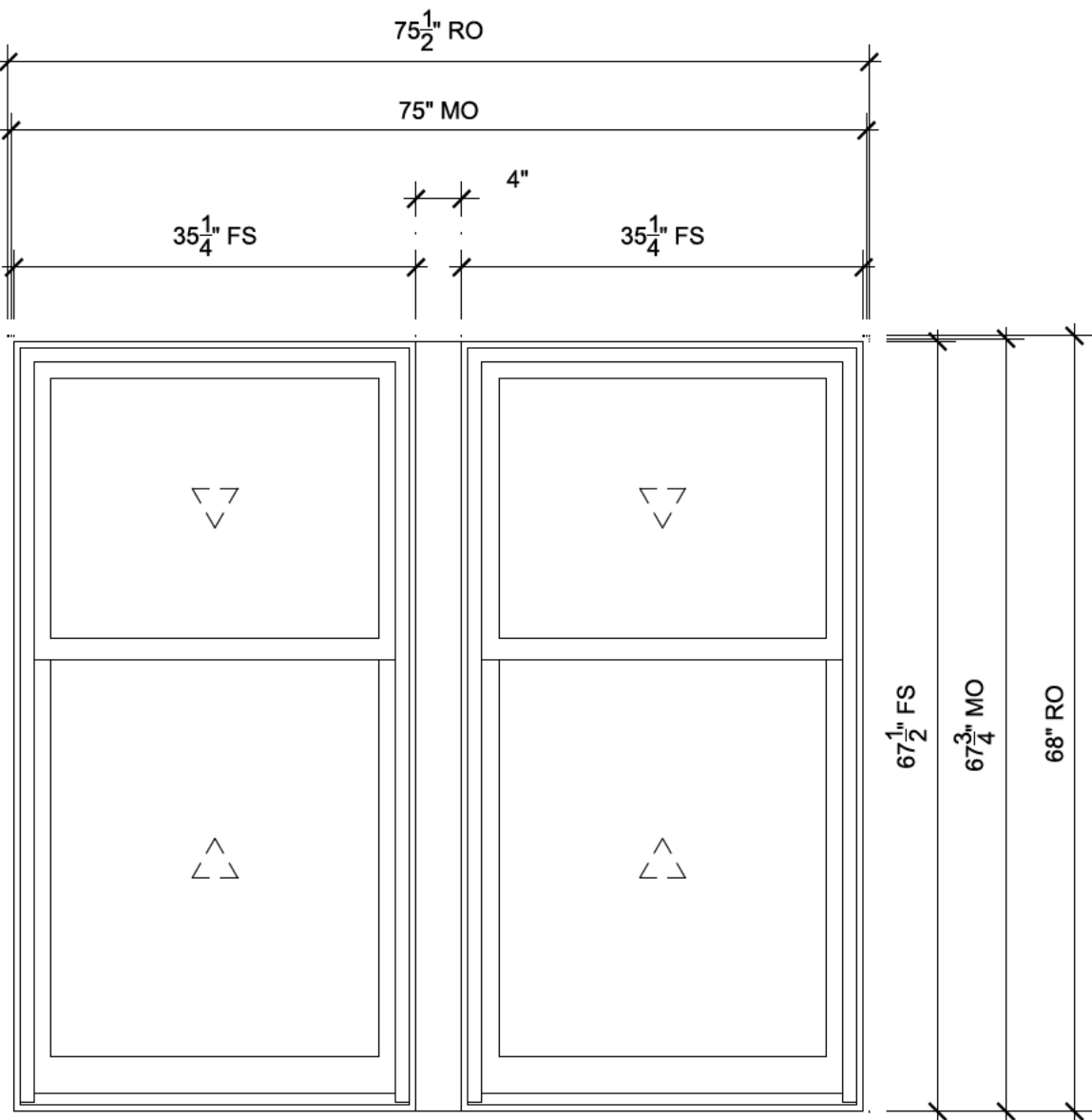
FIRST LEVEL
SCALE: 3/4" = 1'-0"

- ① Head ② Jamb ③ Vertical Mullion ④ Sill
⑤ Checkrail



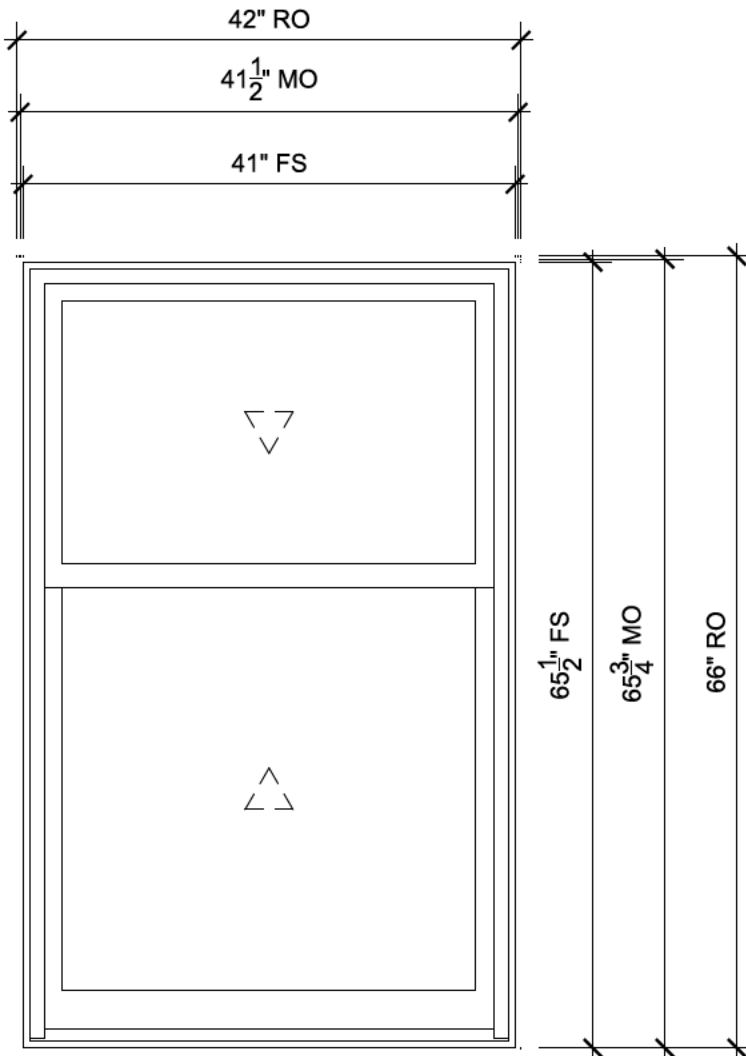
FIRST LEVEL
SCALE: 3/4" = 1'-0"

- ① Head ② Jamb ③ Vertical Mullion ④ Sill
⑤ Checkrail



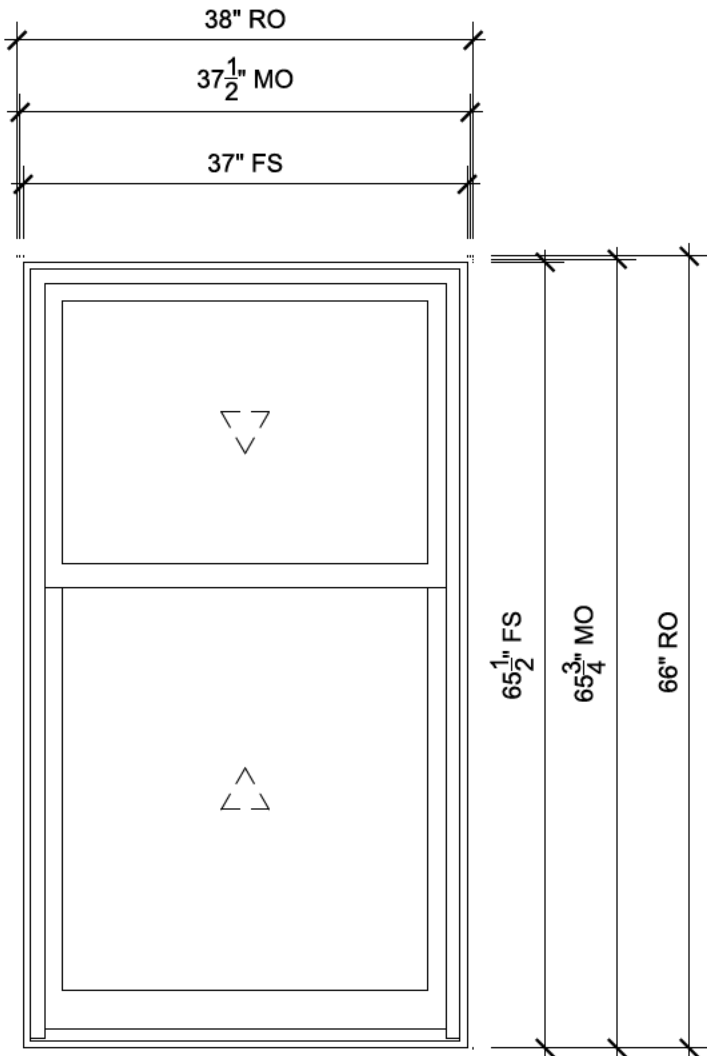
FIRST LEVEL
SCALE: 3/4" = 1'-0"

- ① Head ② Jamb ③ Vertical Mullion ④ Sill
⑤ Checkrail



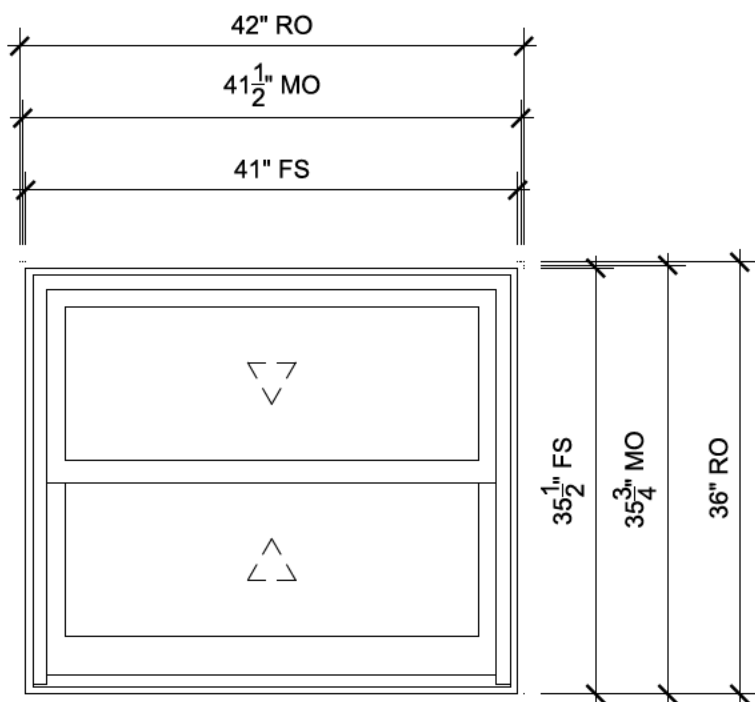
SECOND FLOOR
SCALE: 3/4" = 1'-0"

- ① Head ② Jamb
③ Sill ④ Checkrail



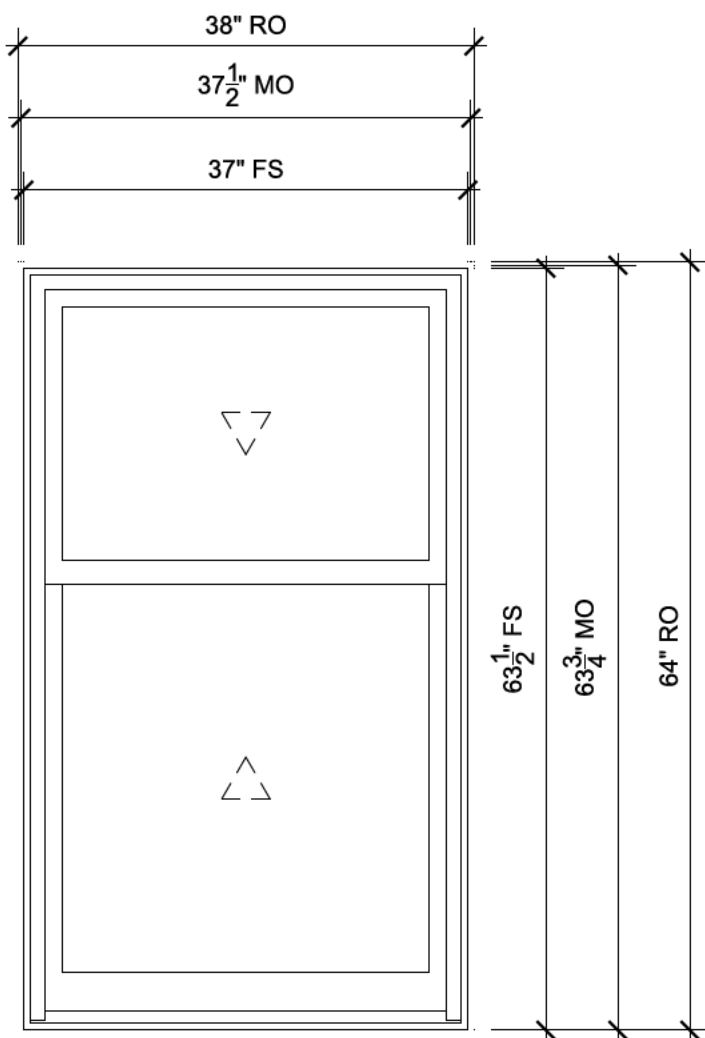
SECOND FLOOR
SCALE: 3/4" = 1'-0"

- ① Head ② Jamb
③ Sill ④ Checkrail



SECOND FLOOR
SCALE: 3/4" = 1'-0"

- ① Head ② Jamb
③ Sill ④ Checkrail



SECOND FLOOR
SCALE: 3/4" = 1'-0"

- ① Head ② Jamb
③ Sill ④ Checkrail

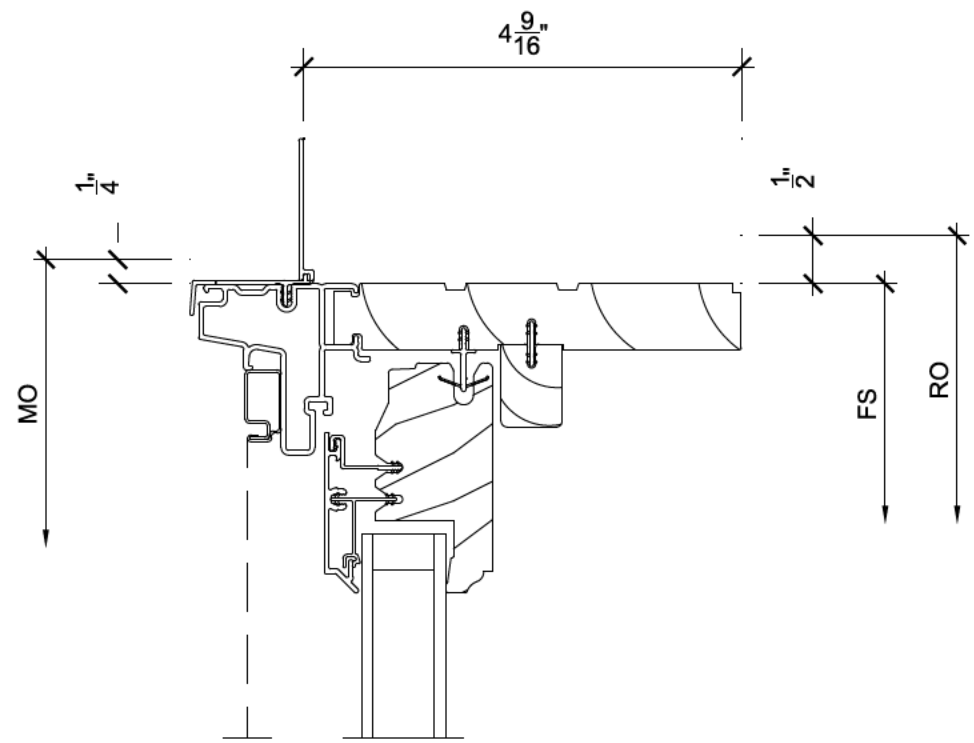
ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56583. The purchaser's signature must be on the drawings and must be to the approved shop drawings. Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: 53 FOREST / YPSILANTI
DIST/DEALER: O L BLYYARD LUMBER CO
DRAWN: ROSS JOSEPHSON
QUOTE#: 1M2L8Y8

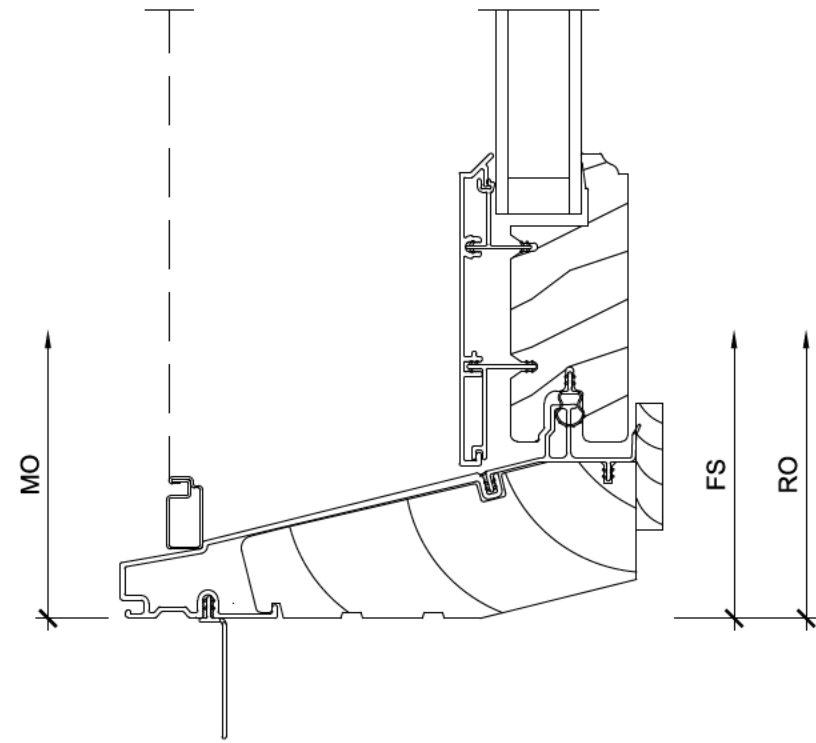
PK VERSION: 0002.15.00

CREATED: 07/10/2017

REVISION:



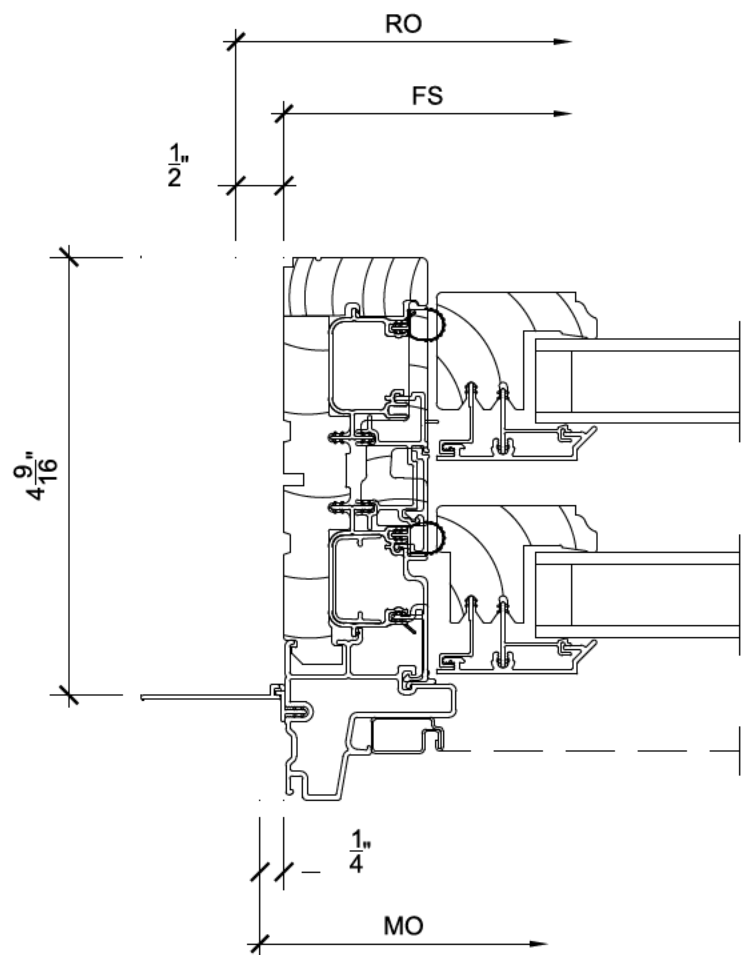
1
2 Head SCALE: 6" = 1'-0"



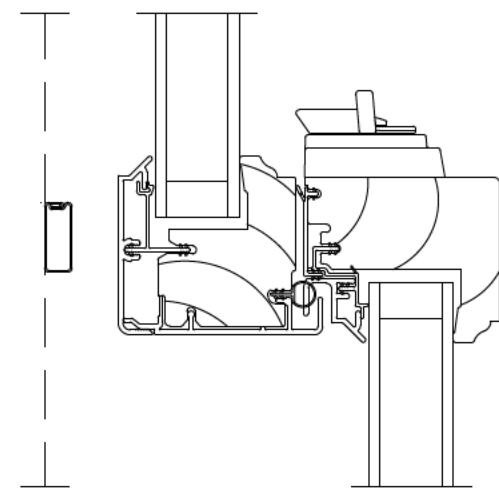
4
2 Sill SCALE: 6" = 1'-0"

7
2 NOT USED SCALE: 6" = 1'-0"

10
2 NOT USED SCALE: 6" = 1'-0"



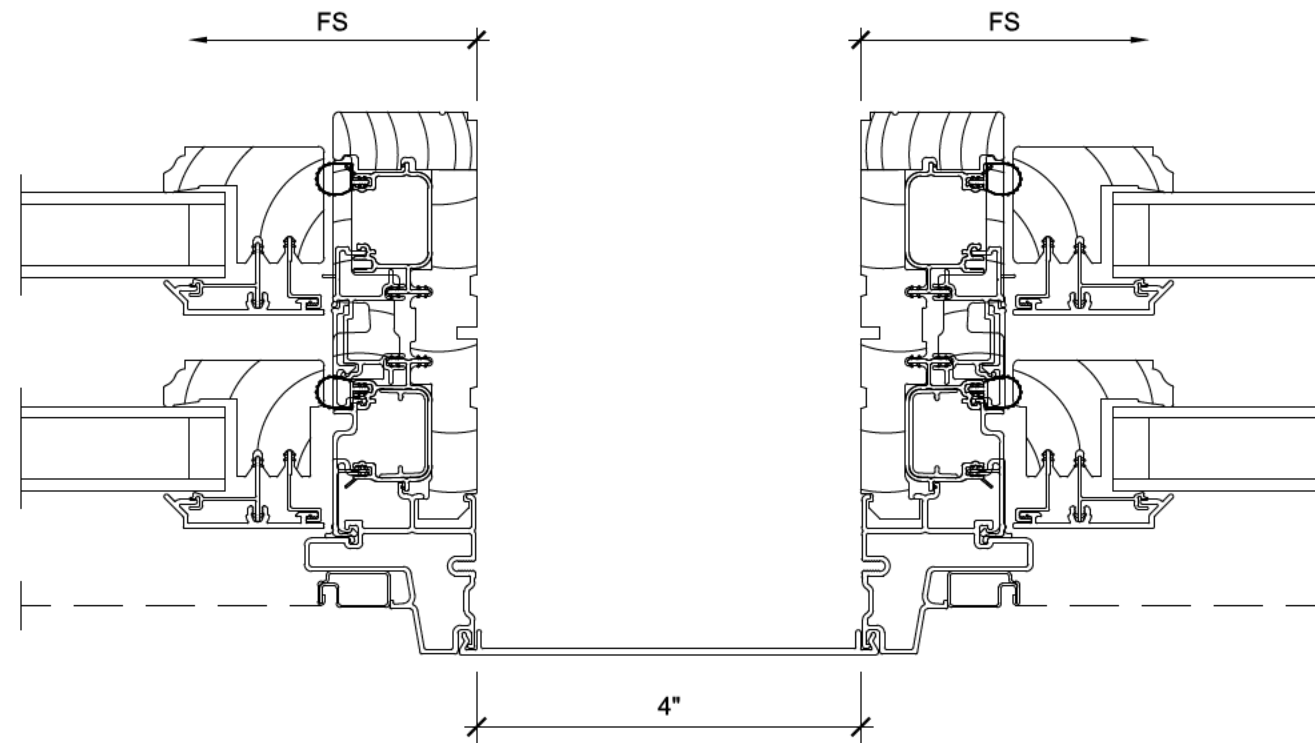
2
2 Jamb SCALE: 6" = 1'-0"



5
2 Checkrail SCALE: 6" = 1'-0"

8
2 NOT USED SCALE: 6" = 1'-0"

11
2 NOT USED SCALE: 6" = 1'-0"



3
2 Vertical Mullion SCALE: 6" = 1'-0"

6
2 NOT USED SCALE: 6" = 1'-0"

9
2 NOT USED SCALE: 6" = 1'-0"

12
2 NOT USED SCALE: 6" = 1'-0"

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 7

TOTAL UNIT QTY: 11

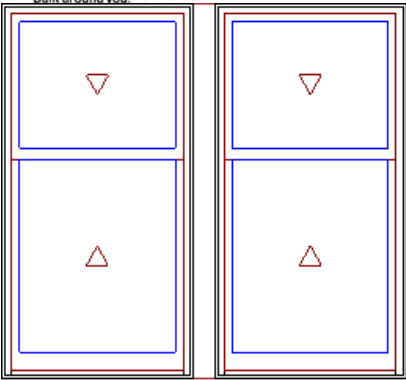
EXT NET PRICE: USD 9,883.20

LINE	MARK UNIT	BRAND	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	FIRST LEVEL	Marvin	Clad Marvin Assembly RO 75 1/2" X 68" Entered as RO 75 1/2" X 68"	1,269.30	1	1,269.30
2	FIRST LEVEL	Marvin	Clad Marvin Assembly RO 82" X 68" Entered as RO 82" X 68"	1,639.70	1	1,639.70
3	FIRST LEVEL	Marvin	Clad Marvin Assembly RO 75 1/2" X 68" Entered as RO 75 1/2" X 68"	1,269.30	1	1,269.30
4	SECOND FLOOR	Marvin	Clad Ultimate Double Hung - Next Generation 2.0 RO 42" X 66" Entered as RO 42" X 66"	768.59	4	3,074.36
5	SECOND FLOOR	Marvin	Clad Ultimate Double Hung - Next Generation 2.0 RO 38" X 66" Entered as RO 38" X 66"	708.40	2	1,416.80
6	SECOND FLOOR	Marvin	Clad Ultimate Double Hung - Next Generation 2.0 RO 42" X 36" Entered as RO 42" X 36"	505.34	1	505.34
7	SECOND FLOOR	Marvin	Clad Ultimate Double Hung - Next Generation 2.0 RO 38" X 64" Entered as RO 38" X 64"	708.40	1	708.40

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: FIRST LEVEL	Net Price:		1,269.30
Qty: 1		Ext. Net Price:	USD	1,269.30



As Viewed From The Exterior

Entered As: RO
MO 75" X 67 3/4"
FS 74 1/2" X 67 1/2"
RO 75 1/2" X 68"
Egress Information A1, A2
No Egress Information available.

Clad Color Clad Exterior
A valid color option must be selected before placing an order. Current pricing valid for standard color options only.
Bare Pine Interior
2W1H - Rectangle Assembly
Assembly Rough Opening
75 1/2" X 68"

Unit: A1
Clad Ultimate Double Hung - Next Generation 2.0
CN 3030
Basic Frame 35 1/4" X 67 1/2"
Rough Opening 36 1/4" X 68"
Cottage 2.0:5.0
Top Sash
Clad Color Clad Sash Exterior
A valid color option must be selected before placing an order. Current pricing valid for standard color options only.
Bare Pine Sash Interior
G.S. 30" X 24"
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Clad Color Clad Sash Exterior
A valid color option must be selected before placing an order. Current pricing valid for standard color options only.
Bare Pine Sash Interior
G.S. 30" X 36"
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weatherstrip Package
Beige Exterior Weatherstrip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Aluminum Screen
Charcoal Fiberglass Mesh
Clad Color Surround
A valid color option must be selected before placing an order. Current pricing valid for standard color options only.

Unit: A2
Clad Ultimate Double Hung - Next Generation 2.0
CN 3030
Basic Frame 35 1/4" X 67 1/2"
Rough Opening 36 1/4" X 68"
Cottage 2.0:5.0
Top Sash
Clad Color Clad Sash Exterior
A valid color option must be selected before placing an order. Current pricing valid for standard color options only.
Bare Pine Sash Interior
G.S. 30" X 24"
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar

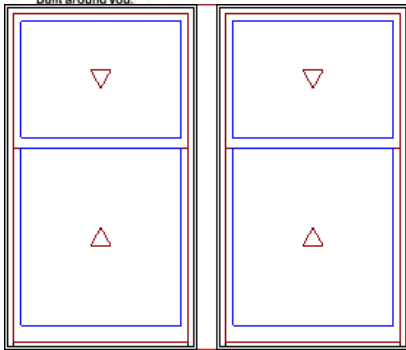
Ogee Interior Glazing Profile
Bottom Sash
Clad Color Clad Sash Exterior
A valid color option must be selected before placing an order. Current pricing valid for standard color options only.
Bare Pine Sash Interior
G.S. 30" X 36"
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weatherstrip Package
Beige Exterior Weatherstrip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Aluminum Screen
Charcoal Fiberglass Mesh
Clad Color Surround
A valid color option must be selected before placing an order. Current pricing valid for standard color options only.
Vertical Space Mull 4"
Factory Mull Charge
4 9/16" Jambs
Nailing Fin
***Note: Non-certified mull: check with local code officials for project specific requirements.

Initials required

Seller: _____

Buyer: _____

Line #2	Mark Unit: FIRST LEVEL	Net Price:		1,639.70
Qty: 1		Ext. Net Price:	USD	1,639.70



As Viewed From The Exterior

Entered As: RO
MO 81 1/2" X 67 3/4"
FS 81" X 67 1/2"
RO 82" X 68"
Egress Information A1, A2
No Egress Information available.

Clad Color Clad Exterior
A valid color option must be selected before placing an order. Current pricing valid for standard color options only.
Bare Pine Interior
2W1H - Rectangle Assembly
Assembly Rough Opening
82" X 68"

Unit: A1
Clad Ultimate Double Hung - Next Generation 2.0
Basic Frame 38 1/2" X 67 1/2"
Standard CN Height 30
Rough Opening 39 1/2" X 68"
Cottage 2.0:5.0
Top Sash
Clad Color Clad Sash Exterior
A valid color option must be selected before placing an order. Current pricing valid for standard color options only.
Bare Pine Sash Interior
G.S. 33 1/4" X 24"
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Clad Color Clad Sash Exterior
A valid color option must be selected before placing an order. Current pricing valid for standard color options only.
Bare Pine Sash Interior
G.S. 33 1/4" X 36"
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar

Accepted:

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Page 3 of 9

Ogee Interior Glazing Profile
White Interior Weatherstrip Package
Beige Exterior Weatherstrip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Aluminum Screen
Charcoal Fiberglass Mesh
Clad Color Surround

A valid color option must be selected before placing an order. Current pricing valid for standard color options only.

Unit: A2

Clad Ultimate Double Hung - Next Generation 2.0
Basic Frame 38 1/2" X 67 1/2"
Standard CN Height 30
Rough Opening 39 1/2" X 68"
Cottage 2.0:5.0

Top Sash
Clad Color Clad Sash Exterior

A valid color option must be selected before placing an order. Current pricing valid for standard color options only.

Bare Pine Sash Interior
G.S. 33 1/4" X 24"
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile

Bottom Sash
Clad Color Clad Sash Exterior

A valid color option must be selected before placing an order. Current pricing valid for standard color options only.

Bare Pine Sash Interior
G.S. 33 1/4" X 36"
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile

White Interior Weatherstrip Package
Beige Exterior Weatherstrip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Aluminum Screen
Charcoal Fiberglass Mesh
Clad Color Surround

A valid color option must be selected before placing an order. Current pricing valid for standard color options only.

Vertical Space Mull 4"
Factory Mull Charge
4 9/16" Jambs
Nailing Fin

***Note: Non-certified mull: check with local code officials for project specific requirements.

Initials required

Seller: _____

Buyer: _____

Line #3	Mark Unit: FIRST LEVEL	Net Price:		1,269.30
Qty: 1		Ext. Net Price:	USD	1,269.30



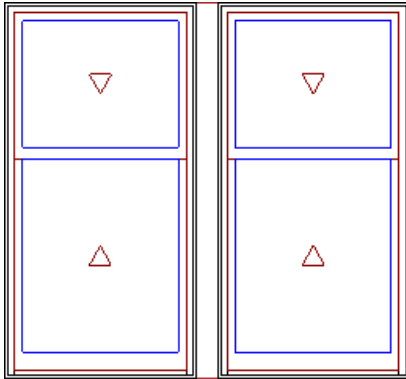
Clad Color Clad Exterior
A valid color option must be selected before placing an order. Current pricing valid for standard color options only.

Bare Pine Interior
2W1H - Rectangle Assembly
Assembly Rough Opening
75 1/2" X 68"

Accepted:

Processed on: 7/10/2017 1:25:27 PM

Page 4 of 9



As Viewed From The Exterior

Entered As: RO

MO 75" X 67 3/4"

FS 74 1/2" X 67 1/2"

RO 75 1/2" X 68"

Egress Information A1, A2

No Egress Information available.

Unit: A1

Clad Ultimate Double Hung - Next Generation 2.0

CN 3030

Basic Frame 35 1/4" X 67 1/2"

Rough Opening 36 1/4" X 68"

Cottage 2.0:5.0

Top Sash

Clad Color Clad Sash Exterior

A valid color option must be selected before placing an order. Current pricing valid for standard color options only.

Bare Pine Sash Interior

G.S. 30" X 24"

IG - 1 Lite

Low E2 w/Argon

Stainless Perimeter Bar

Ogee Interior Glazing Profile

Bottom Sash

Clad Color Clad Sash Exterior

A valid color option must be selected before placing an order. Current pricing valid for standard color options only.

Bare Pine Sash Interior

G.S. 30" X 36"

IG - 1 Lite

Low E2 w/Argon

Stainless Perimeter Bar

Ogee Interior Glazing Profile

White Interior Weatherstrip Package

Beige Exterior Weatherstrip Package

White Sash Lock

White Top Sash Strike Plate Assembly Color

Aluminum Screen

Charcoal Fiberglass Mesh

Clad Color Surround

A valid color option must be selected before placing an order. Current pricing valid for standard color options only.

Unit: A2

Clad Ultimate Double Hung - Next Generation 2.0

CN 3030

Basic Frame 35 1/4" X 67 1/2"

Rough Opening 36 1/4" X 68"

Cottage 2.0:5.0

Top Sash

Clad Color Clad Sash Exterior

A valid color option must be selected before placing an order. Current pricing valid for standard color options only.

Bare Pine Sash Interior

G.S. 30" X 24"

IG - 1 Lite

Low E2 w/Argon

Stainless Perimeter Bar

Ogee Interior Glazing Profile

Bottom Sash

Clad Color Clad Sash Exterior

A valid color option must be selected before placing an order. Current pricing valid for standard color options only.

Bare Pine Sash Interior

G.S. 30" X 36"

IG - 1 Lite

Low E2 w/Argon

Stainless Perimeter Bar

Ogee Interior Glazing Profile

White Interior Weatherstrip Package

Beige Exterior Weatherstrip Package

White Sash Lock

White Top Sash Strike Plate Assembly Color

Aluminum Screen

Charcoal Fiberglass Mesh

Clad Color Surround

Accepted:

Processed on: 7/10/2017 1:25:27 PM

Page 5 of 9

A valid color option must be selected before placing an order. Current pricing valid for standard color options only.

Vertical Space Mull 4"
Factory Mull Charge
4 9/16" Jambs
Nailing Fin

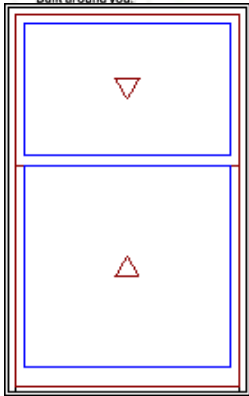
***Note: Non-certified mull: check with local code officials for project specific requirements.

Initials required

Seller: _____

Buyer: _____

Line #4 Qty: 4	Mark Unit: SECOND FLOOR	Net Price: Ext. Net Price:	USD	768.59 3,074.36
-------------------	-------------------------	-------------------------------	-----	--------------------



As Viewed From The
Exterior

Entered As: RO

MO 41 1/2" X 65 3/4"

FS 41" X 65 1/2"

RO 42" X 66"

Egress Information

No Egress Information available.

Clad Color Clad Exterior

A valid color option must be selected before placing an order. Current pricing valid for standard color options only.

Bare Pine Interior

Clad Ultimate Double Hung - Next Generation 2.0

Rough Opening 42" X 66"

Cottage 2.0:5.0

Top Sash

Clad Color Clad Sash Exterior

A valid color option must be selected before placing an order. Current pricing valid for standard color options only.

Bare Pine Sash Interior

G.S. 35 3/4" X 23 13/64"

IG - 1 Lite

Low E2 w/Argon

Stainless Perimeter Bar

Ogee Interior Glazing Profile

Bottom Sash

Clad Color Clad Sash Exterior

A valid color option must be selected before placing an order. Current pricing valid for standard color options only.

Bare Pine Sash Interior

G.S. 35 3/4" X 34 51/64"

IG - 1 Lite

Low E2 w/Argon

Stainless Perimeter Bar

Ogee Interior Glazing Profile

Beige Interior Weatherstrip Package

Beige Exterior Weatherstrip Package

White Sash Lock

White Top Sash Strike Plate Assembly Color

Aluminum Screen

Charcoal Fiberglass Mesh

Clad Color Surround

A valid color option must be selected before placing an order. Current pricing valid for standard color options only.

4 9/16" Jambs

Nailing Fin

Initials required

Seller: _____

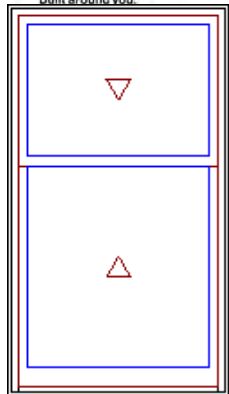
Buyer: _____

Line #5 Qty: 2	Mark Unit: SECOND FLOOR	Net Price: Ext. Net Price:	USD	708.40 1,416.80
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Accepted:

Processed on: 7/10/2017 1:25:27 PM

Page 6 of 9



As Viewed From The
Exterior

Entered As: RO
MO 37 1/2" X 65 3/4"
FS 37" X 65 1/2"
RO 38" X 66"

Egress Information

No Egress Information available.

Clad Color Clad Exterior

A valid color option must be selected before placing an order. Current pricing valid for standard color options only.

Bare Pine Interior

Clad Ultimate Double Hung - Next Generation 2.0

Rough Opening 38" X 66"

Cottage 2.0:5.0

Top Sash

Clad Color Clad Sash Exterior

A valid color option must be selected before placing an order. Current pricing valid for standard color options only.

Bare Pine Sash Interior

G.S. 31 3/4" X 23 13/64"

IG - 1 Lite

Low E2 w/Argon

Stainless Perimeter Bar

Ogee Interior Glazing Profile

Bottom Sash

Clad Color Clad Sash Exterior

A valid color option must be selected before placing an order. Current pricing valid for standard color options only.

Bare Pine Sash Interior

G.S. 31 3/4" X 34 51/64"

IG - 1 Lite

Low E2 w/Argon

Stainless Perimeter Bar

Ogee Interior Glazing Profile

Beige Interior Weatherstrip Package

Beige Exterior Weatherstrip Package

White Sash Lock

White Top Sash Strike Plate Assembly Color

Aluminum Screen

Charcoal Fiberglass Mesh

Clad Color Surround

A valid color option must be selected before placing an order. Current pricing valid for standard color options only.

4 9/16" Jambs

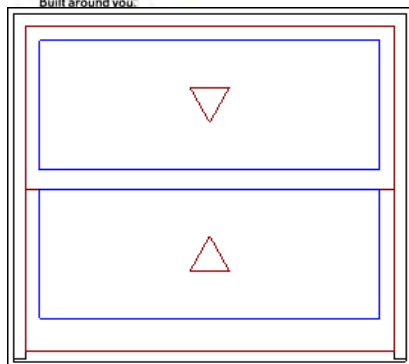
Nailing Fin

Initials required

Seller: _____

Buyer: _____

Line #6	Mark Unit: SECOND FLOOR	Net Price:		505.34
Qty: 1		Ext. Net Price:	USD	505.34



As Viewed From The Exterior

Entered As: RO
MO 41 1/2" X 35 3/4"

Accepted:

Clad Color Clad Exterior

A valid color option must be selected before placing an order. Current pricing valid for standard color options only.

Bare Pine Interior

Clad Ultimate Double Hung - Next Generation 2.0

Rough Opening 42" X 36"

Standard CN Height 14

Top Sash

Clad Color Clad Sash Exterior

A valid color option must be selected before placing an order. Current pricing valid for standard color options only.

Bare Pine Sash Interior

IG - 1 Lite

Low E2 w/Argon

Stainless Perimeter Bar

Ogee Interior Glazing Profile

Bottom Sash

Clad Color Clad Sash Exterior

A valid color option must be selected before placing an order. Current pricing valid for standard color options only.

Processed on: 7/10/2017 1:25:27 PM

Page 7 of 9

FS 41" X 35 1/2"
RO 42" X 36"
Egress Information
Width: 37 13/32" Height: 12 11/16"
Net Clear Opening: 3.30 SqFt

Bare Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Beige Interior Weatherstrip Package
Beige Exterior Weatherstrip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Aluminum Screen
Charcoal Fiberglass Mesh
Clad Color Surround

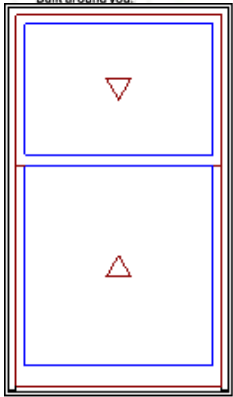
A valid color option must be selected before placing an order. Current pricing valid for standard color options only.
4 9/16" Jambs
Nailing Fin

Initials required

Seller: _____

Buyer: _____

Line #7	Mark Unit: SECOND FLOOR	Net Price:		708.40
Qty: 1		Ext. Net Price:	USD	708.40



As Viewed From The
Exterior

Entered As: RO
MO 37 1/2" X 63 3/4"
FS 37" X 63 1/2"
RO 38" X 64"
Egress Information
No Egress Information available.

Clad Color Clad Exterior
A valid color option must be selected before placing an order. Current pricing valid for standard color options only.

Bare Pine Interior
Clad Ultimate Double Hung - Next Generation 2.0
Rough Opening 38" X 64"
Standard CN Height 28
Cottage 2.0:5.0

Top Sash
Clad Color Clad Sash Exterior
A valid color option must be selected before placing an order. Current pricing valid for standard color options only.

Bare Pine Sash Interior
G.S. 31 3/4" X 22 13/32"
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile

Bottom Sash
Clad Color Clad Sash Exterior
A valid color option must be selected before placing an order. Current pricing valid for standard color options only.

Bare Pine Sash Interior
G.S. 31 3/4" X 33 19/32"
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Beige Interior Weatherstrip Package
Beige Exterior Weatherstrip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Aluminum Screen
Charcoal Fiberglass Mesh
Clad Color Surround

A valid color option must be selected before placing an order. Current pricing valid for standard color options only.
4 9/16" Jambs
Nailing Fin

Initials required

Accepted:

Processed on: 7/10/2017 1:25:27 PM

Page 8 of 9



HDC Work Permit Staff Review

Property address: 9 S Adams

Date of Application: July 5, 2017

Date of Review: July 19, 2017

Date of Meeting: July 25, 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 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.

PHOC-17-0080
REC #22388

7



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

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

9 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

Ypsilanti

State

MI

Zip

48198

Phone / Fax

734-786-8401

E-Mail

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:

\$1,500.00

Permit fee:

\$35 + _____ =

Signature

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

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

Signature:



Date:

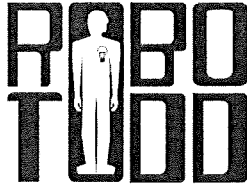
July 5, 2017

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
	YFMP Donor Wall		
	Option 1		\$27,000.00
1	YFMP Hall Signage	\$1,500.00	\$1,500.00
	Peapod sculpture	\$2,500.00	\$2,500.00

Subtotal	\$1,500.00	\$1500.00
Sales Tax	NA	
Total	\$1,500.00	\$1500.00

Notes:

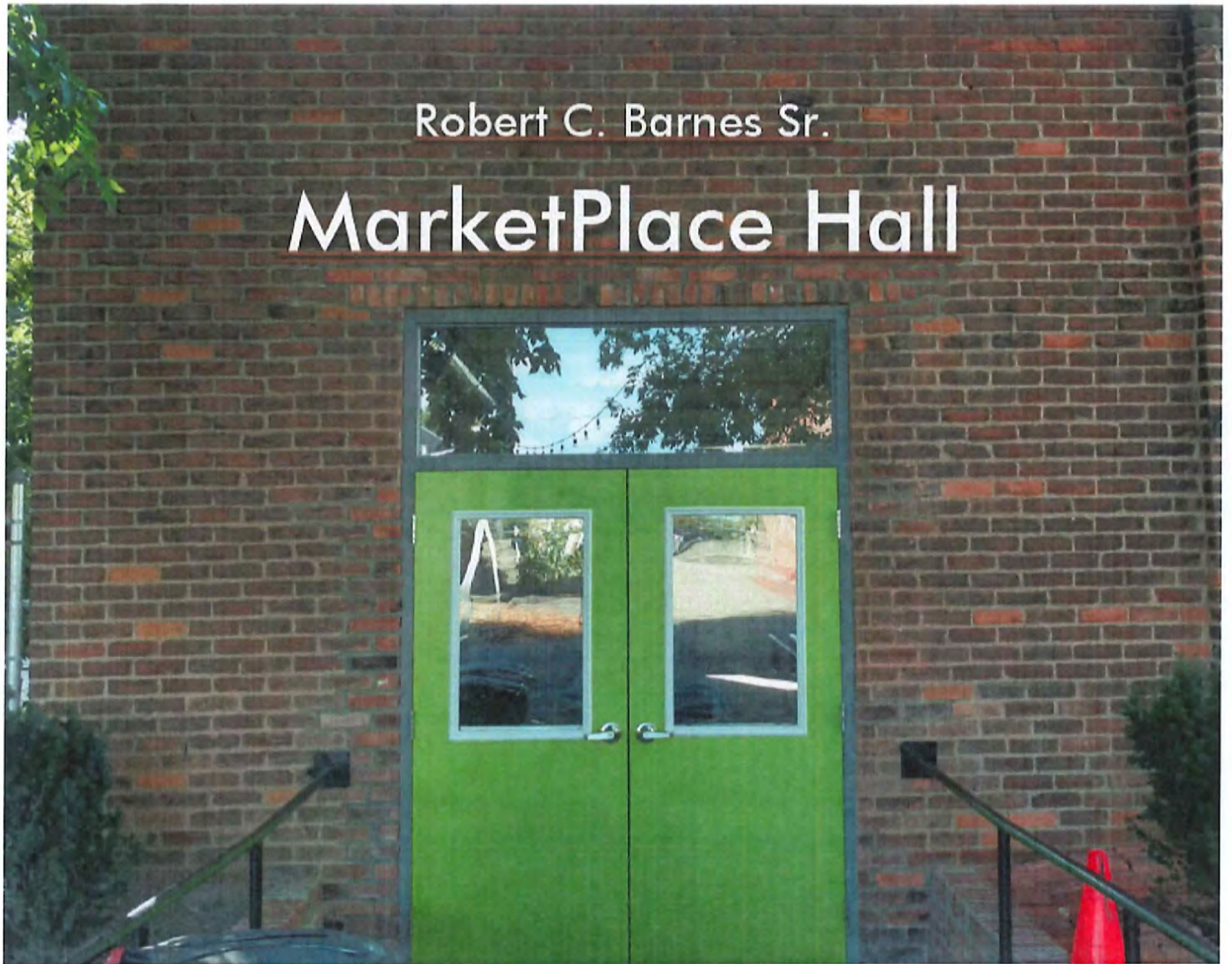
Quotes are good for 30 days.

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 19, 2017

Date of Meeting: July 25, 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 and downspout locations.
5. Applicant had the tuck-pointing scheduled for the end of the week of July 10, staff verified the mortar mix for tuck-pointing would be Type O and advised the applicant to proceed with the tuck-pointing.
6. Applicant to paint the storm windows using Benjamin Moore Heritage Red paint (HC-181).
7. 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 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 type O 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.



**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

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

Ypsilanti

State

Michigan

Zip

48198

Phone / Fax

269-569-1984

E-Mail

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: 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



Heritage Red
HC-181



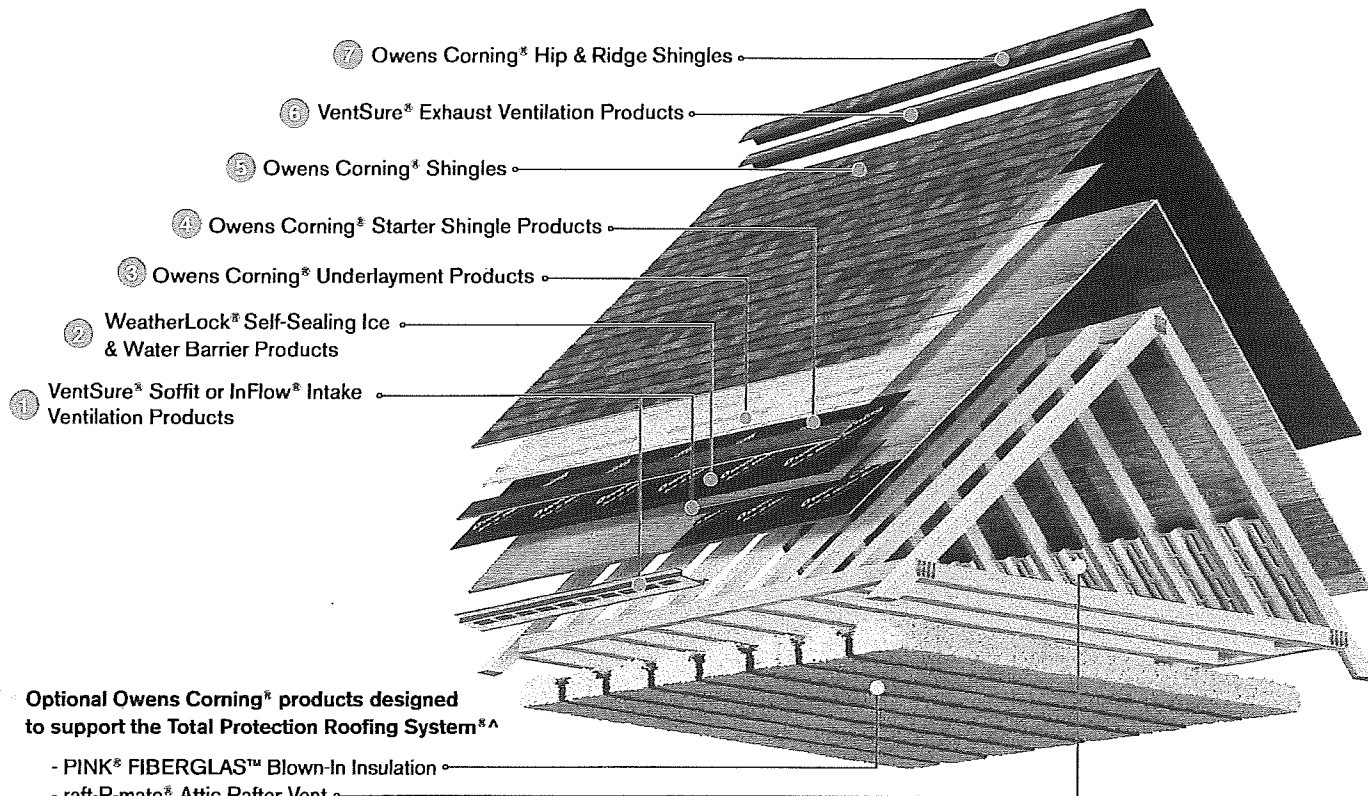


The Total Protection Roofing System® ^

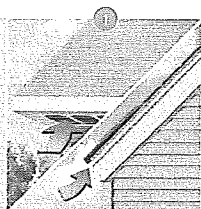
Working together to help protect and enhance your home.

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.

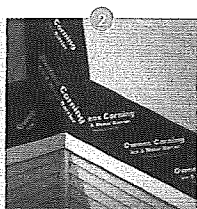
The Owens Corning® Total Protection Roofing System® ^ gives you the assurance that all of your Owens Corning® roofing components are working together to help increase the performance of your roof – and to enhance the comfort and enjoyment of those who live beneath it.



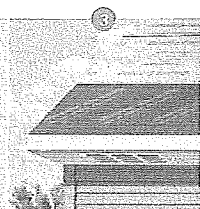
^Excludes non-Owens Corning® roofing products such as flashing, fasteners and wood decking.



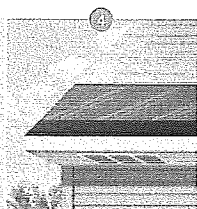
Help prevent heat and moisture buildup in the attic by allowing fresh air to enter the attic.



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



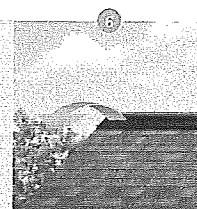
Help prevent damage from wind-driven rain by providing an additional layer of protection between the shingles and roof deck.



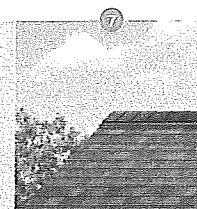
Enjoy clean lines and faster, easier installation by eliminating the need to cut shingle tabs.



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



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



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. THE PINK PANTHER™ & © 1964–2016 Metro-Goldwyn-Mayer Studios Inc. All Rights Reserved. The color PINK is a registered trademark of Owens Corning. © 2016 Owens Corning. All Rights Reserved.

(Brookville, Kearny, Medina, Minneapolis, Summit)



613 N Propsect



613 N Propsect







HDC Work Permit Staff Review

Property address: 10 N Adams

Date of Application: July 18, 2017

Date of Review: July 20, 2017

Date of Meeting: July 25, 2017

Proposed work: sign & awning installation

Materials: fabric (?) awning on aluminum frame, sign panels

Staff review:

1. The applicant is planning on installing awnings on the west (2?), north (6) and south elevations (1). Applicant has provided two options for the awnings.
2. HDC to verify the material of the awnings.
3. Signage is allowed at 1 sf per linear ft of building frontage for the site. This building is about 22'.
4. Plans indicate that there may be signage on the awning at the front.
5. The sign panels will be placed in an existing non-conforming sign pole. This sign is proposed for 40 sq ft, over the permitted sign allowance for this district however it will be allowed by zoning.
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:
#9, #10

Staff Recommended Motion:

Move to approve work for 10 S Adams to include the installation of an approximately 40 sq ft sign panels in the existing sign pole and the installation of awning option (#1 or #2) in the areas indicated on the plans dated 6-1-16, sheet # A-2.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



RECEIVED

JUL 18 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

2

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

10 N Adams Ypsilanti 48197

Applicant

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

Name

Mohamed Fayed

Address

4850 Argyle

City

Dearborn

State

MI

Zip

48126

Phone / Fax

313-282-1821

E-Mail

Fayed18888@yahoo.com

Contractor

Contractor Name & Contact Info

Mohamed Fayed

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

☐ Other

Complete Description of Proposed Work:

Signage and Awnings for Proposed restaurant at 10 W Adams.

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:

\$5,500

Permit fee:

\$35 + 5 = \$40

Signature

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

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

Signature:

[Redacted Signature]

Date:

07-18-17

Print Name:

Muhammad F. El...

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.

10 N Adams

PHDC-17-0091



10 N Adams



option #1

NO PARKING
SUN. 11 AM - 1 PM
TUE. 11 AM - 1 PM
NO PARKING
HERE
ANYTIME

10 N Adams

76 in

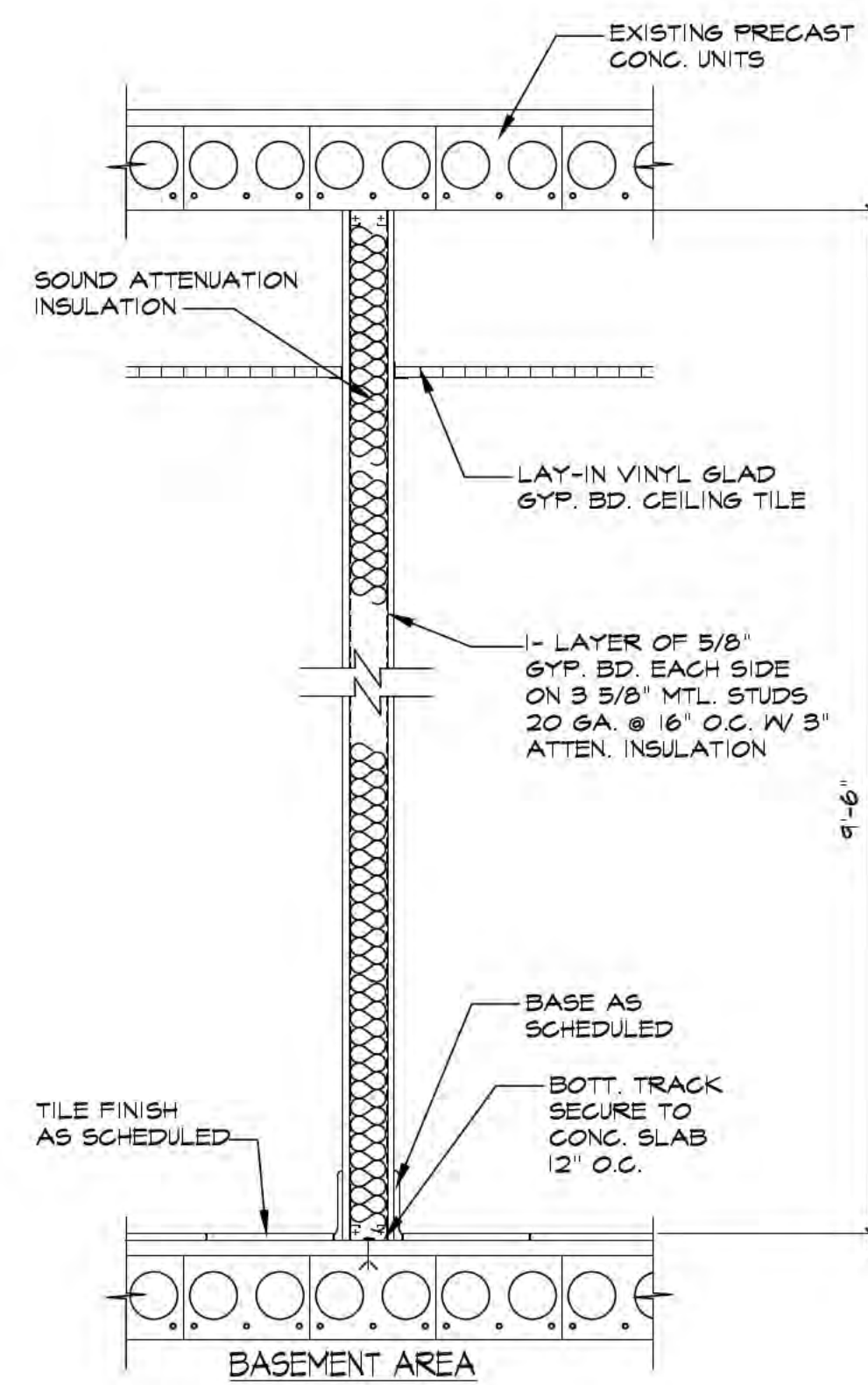
option #2



48 in

NO PARKING
ANY TIME
FIRE DEPT. USE ONLY
FIRE DEPT. USE ONLY

NO PARKING
ANY TIME
FIRE DEPT. USE ONLY
FIRE DEPT. USE ONLY



1. CONTRACTOR SHALL VISIT SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS IN FIELD AND ASSUME RESPONSIBILITY FOR INCLUDING REQUIRED WORK TO EXISTING CONSTRUCTION IN BID SUM.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD.
3. ALL WORK AND MATERIAL TO BE IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES FOR STATE AND LOCAL AUTHORITIES.
4. CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM ANY DAMAGE DURING CONSTRUCTION AT NO COST TO THE OWNER.
5. CONTRACTOR TO CAREFULLY LAYOUT, CUT, FABRICATE AND FIT ITEMS OF ROUGH CARPENTRY, PLUMBING CARPED FIXTURES AND LEVEL ALL MEMBERS TO ASSURE THAT THEY ARE SECURED WITH SUFFICIENT NAILS, SPIKES, BOLTS OR OTHER SUITABLE FASTENINGS TO ASSURE RIGIDITY AND FIRST CLASS WORKMANSHIP.
6. PROVIDE 1 HOUR SEALANT AT PIPE AND CONDUIT PENETRATION AT 1 HOUR FIRE RATED WALLS (TYPICAL).
7. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY BRACING AND SHORING OF STRUCTURES DURING DEMOLITION AND CONSTRUCTION IF REQUIRED.
8. FOR FIRE STOPPING AT WALL PARTITION USE UNFACED THERMA FIBER SAFING INSULATION & FIRE CODE COMPOUND AS REQUIRED TO MAINTAIN 2.0 HR. FIRE RATINGS.
9. TIME IS OF ESSENCE OF THE CONTRACT, ALL WORK SHALL PROCEED AS EXPEDITIOUSLY AS POSSIBLE IN WORKMANLIKE MANNER.
10. CONTRACTORS SHALL INCLUDE COSTS OF ALL PERMITS & FEES IN BASE BID.
11. CONTRACTORS SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, TOOLS, TRANSPORTATION, ETC. FOR A COMPLETE AND PROPER COMPLETION OF THE PROJECT AS INDICATED ON THE DRAWINGS AND AS SPECIFIED.
12. SUBCONTRACTORS SHALL VERIFY DIMENSIONS IN THE FIELD PRIOR TO START OF WORK.
13. ALL MATERIALS & EQUIPMENT SHALL BE NEW & IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE & OF THE SAME MANUFACTURE THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT.
14. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM SITE AND LEGALLY DISPOSE OF.
15. CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE THAT WILL BE MADE GOOD AT CONTRACTOR'S OWN EXPENSE FOR ANY IMPERFECTIONS IN MATERIAL AND/OR WORKMANSHIP WHICH MAY DEVELOP WITHIN (1) YEAR FROM FINAL ACCEPTANCE.
16. ALL DIMENSIONS ARE TO FINISH GYP. BD. U.N.O.
17. THE ARCHITECT/ENGINEER WILL NOT HAVE CONTROL OR CHARGE OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY REGULATIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
18. PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED AS REQUIRED BY THE FIRE DEPT. AND PER NFPA # 10. LOCATIONS TO BE DETERMINED ON SITE AS DIRECTED BY THE FIRE MARSHALL.

EXISTING EXTERIOR WALL BRICK VENEER ON MAS. BLOCK UNIT

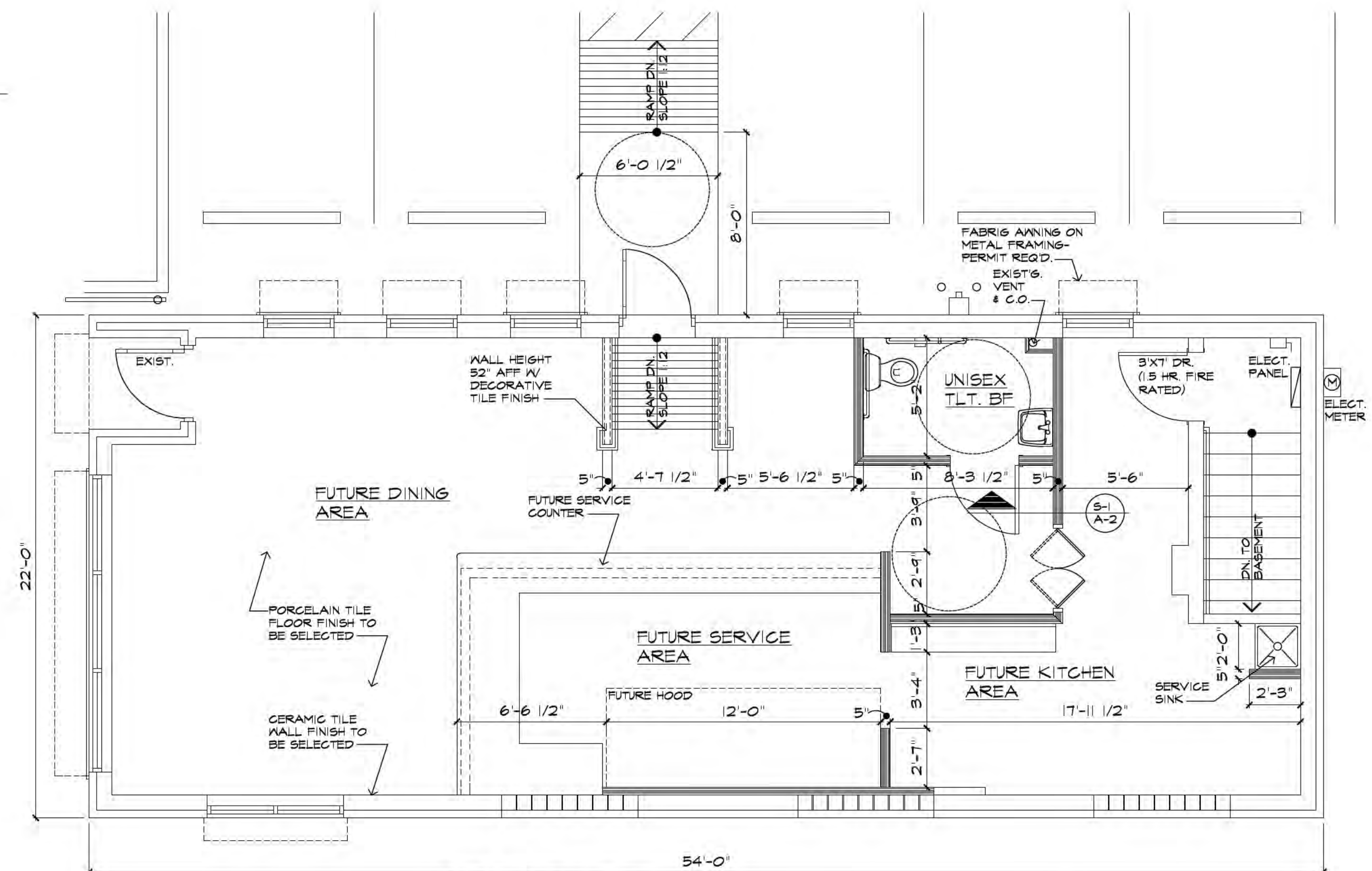
EXISTING PARTITION WALL: STANDARD CONSTRUCTION
4" MAS. BLOCK UNITS SEALED & PAINTED

EXISTING PARTITION WALL: STANDARD CONSTRUCTION
TO BE REMOVED

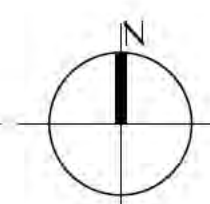
NEW PARTITION WALL: 5/8" GYPSUM BD. EACH SIDE OF
3 5/8" METAL STUDS @ 16' O.C.

NEW PARTITION WALL: 5/8" GYPSUM BOARD
EACH SIDE OF 3 5/8" METAL STUDS @ 16' O.C. -
5'-6" AFF.

NOTE: PROVIDE 3" BATT ATTE. INSULATION IN WALLS



SCALE : 1/4" = 1'-0"





HDC Work Permit Staff Review

Property address: 103 Washtenaw

Date of Application: July 18, 2017

Date of Review: July 19, 2017

Date of Meeting: July 25, 2017

Proposed work: painting

Materials: oil-based Sherwin Williams primer, Sherwin Williams Carriage Door (SW 7594) for siding and brick, Sherwin Williams Lanyard (SW7680) for trim and Sherwin Williams Creamy (SW 7012) for windows.

Staff review:

1. The applicant is planning on painting the entire house in the colors listed above. The brick on the structure has previously been painted.
2. Applicant states that the house is to be professionally cleaned. HDC to advise no power washing nor sandblasting, etc.
3. Applicant states that an oil-based primer will be used.
4. Applicant states that the existing ivy and trumpet vines will be removed from the sides of the house.
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:
#7, #9

Staff Recommended Motion:

Move to approve painting at 103 Washtenaw. Work to include the cleaning of the structure, the use of an oil-based primer and painting with Sherwin Williams Carriage Door (SW 7594) for the siding and brick, Sherwin Williams Lanyard (SW7680) for the trim and Sherwin Williams Creamy (SW 7012) for the windows. The vines that exist on the house will be removed. The building is to be cleaned with the gentlest means possible, no power washing or sandblasting.

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.



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BUILDING DEPARTMENT

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

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www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

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 - 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

103 Washtenaw

Applicant

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

Name

Ypsi House LLC

Address

6841 N. Rochester Rd Studio 2A

City

Rochester Hills

State

MI

Zip

48306

Phone / Fax

248 496 0507

E-Mail

lisa@bxbmedia.com

Contractor

Contractor Name & Contact Info

JACOB L. KNOTSEN

PHONE: 810-623-8120

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

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

☒ Other

Painting

Complete Description of Proposed Work:

PROFESSIONALLY CLEAN AND PREPARE ALL EXTERIOR SURFACES; WOOD, BRICK, TRIM & WINDOWS; All MINOR WOOD AND MORTAR REPAIR PRIMING, CAULKING and PAINTING. Removal of Ivy & Trumpet VINE on the House. WHOLE HOUSE priming will be done with Sherwin Williams oil BASED PRIMER, Sprayed back rolled & Brushed. All Siding, Brick and Trim and WINDOWS will be Sprayed, BACK ROLLED and Brushed with Sherwin William DURATION EXTERIOR LATEX paint

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

OIL BASE SHERWIN WILLIAMS PRIMER
COLORS SHERWIN WILLIAMS DURATION, LATEX PAINT.
SIDING & BRICK COLOR: CARRIAGE DOOR
TRIM: LANTANA
WINDOWS: CREAM

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:

\$ 12,300.00

Permit fee:

\$35 +

15.00 = 50.00

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:

7/17/17

Print Name:

Elisabeth (Lisa) Alfelt Eller, owner Ypsi House LLC

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.

103 washtenaw



NORTHERN SHORES AND SEAPORTS



(B)

(T)

(A)



BODY

TRIM

ACCENT

Restraigned Gold

SW 6129

Believable Buff

SW 6120

Sierra Redwood

SW 7598

Butternut

SW 6389

Concord Buff

SW 7684

Olympic Range

SW 7750

Homburg Gray

SW 7622

White Duck

SW 7010

Butterscotch

SW 6377

Windows

Siding

Trim



BODY

TRIM

ACCENT

Carriage Door

SW 7594

Urban Putty

SW 7532

Sanderling

SW 7513

Creamy

SW 7012

Lanyard

SW 7680

Tanbark

SW 6061

Perfect Greige

SW 6073

Pure White

SW 7005

Naval

SW 6244

The above scheme is featured on the cover.



(B)

(T)

(A)



HDC Work Permit Staff Review

Property address: 25 S Huron

Date of Application: July 18, 2017

Date of Review: July 19, 2017

Date of Meeting: July 25, 2017

Proposed work: sign installation

Materials: printed vinyl window graphic and wall sign

Staff review:

1. Applicant is looking to add a hanging sign in the existing hanger on the storefront and a new vinyl banner to the existing lattice as seen in the attached picture.
2. The applicant had requested a free standing vinyl flag style banner for the sidewalk but it is not permitted by zoning.
3. Zoning allows 1 sf per foot of building frontage as a max for building mounted signs. The applicant did not put the dimensions in the application.
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 the application for work at 25 S Huron to include the installation of a vinyl banner and (wood?) wall sign as submitted with the application dated July 18, 2017.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



RECEIVED

JUL 18 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

25 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

JAMES SUMMERS

Address

279 N. Hewitt Rd. #3

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-249-1184

E-Mail

summersjr68@gmail.com

Contractor

Contractor Name & Contact Info

NO CONTRACTOR REQUIRED

Type of work

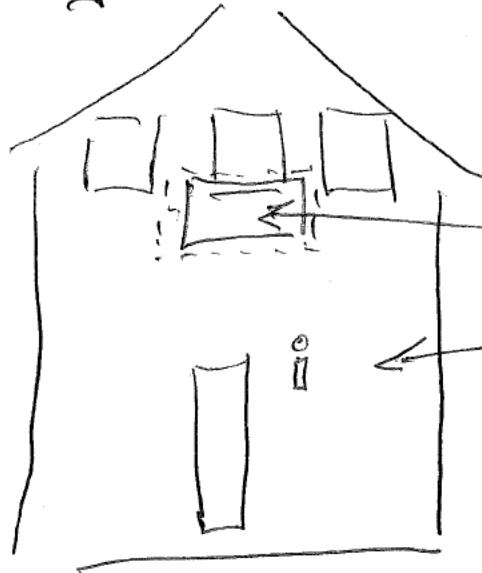
- ☐ Roofing
☐ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

PLEASE SEE PHOTOGRAPHS



BANNER ATTACHED
TO LATTICE

HANGING
SIGN

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

Soft banner materials

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: \$ 0.00

Permit fee: \$35 + _____ = \$35.00

Signature

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

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

Signature: [Redacted]

Date: July 18, 2017

Print Name: James Summers Jr.

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.

Credit Bureau of Ypsilanti
&
Prime Time Real Estate
of
27 South Huron
City of Ypsilanti

Craig T. Annas

July 18th, 2017

Historic District Commision,

I hereby attest the Credit Bureau of Ypsilanti Inc. and/or Prime Time Real Estate LLC has authorized to and grant permission to Jim Summers of H.E.H. LLC (Human Electric Hybrids LLC) of 25 S. Huron Street in the City of Ypsilanti, County of Washtenaw, State of Michigan to attach said signage and/or banner to the facade of subject property.

Craig T. Annas

734.368.8779

H.E.H.
HUMAN ELECTRIC HYBRIDS LLC
Motorize your bike!
human-electric-hybrids.com
(734) 238-2269

HEH
HUMAN ELECTRIC HYBRIDS
MOTORIZE YOUR BIKE!
human-electric-hybrids.com
(734) 238-2269





Banner
only

up only during
open hours.

He was told
earlier today
that it is not
allowed - no
room +/or Bow.



HDC Work Permit Staff Review

Property address: 106-108 N Adams

Date of Application: July 18, 2017

Date of Review: July 19, 2017

Date of Meeting: July 25, 2017

Proposed work: tile the porch, greenhouse addition, fence & sign installation

Materials: slate tile, aluminum greenhouse structure finished in forest green with polycarbonate panels

Staff review:

1. The applicant is planning on installing the greenhouse on the south side of the structure with access from the existing 2nd story door. Applicant will need to verify with the building department that the porch roof can take the additional load.
2. Applicant is looking to install a slate tile on the surface of the porch in the design that is shown in the attached plans.
3. Applicant plans to install a shadow box fence to block the view of the back of the property from the bus station, staff has emailed the applicant to verify the material and has advised that a wood fence would need to be finished with and opaque stain or painted.
4. Applicant plans to install a freestanding sign in the yard, staff has advised that this sign type is not allowed in this zoning district. A building mounted sign would be permitted at 1 sf per liner ft of frontage. Applicant indicates on the application that the sign design will be brought to the meeting.
5. A building department permit is required for this work, the applicant is to obtain the necessary permits prior to commencing work.

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

Staff Recommended Motion:

Move to (approve/deny) the installation of an aluminum greenhouse in hunter green on the second story of the south side of the house at 106-108 N Adams. Work to also include the installation of a slate tile on the surface of the existing porch, a building mounted sign as depicted in the documentation submitted at the 7-25-17 meeting and the installation of a shadow box fence at the back of the Pearl Street bus station.

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

108 N. Adams St Ypsilanti MI

Applicant

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

Name

Derm O'Rourke

Address

108 N Adams St. ~~Ypsilanti MI~~

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-755-3218

E-Mail

bookman108@gmail.com

Contractor

Contractor Name & Contact Info

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

☒ Other

Complete Description of Proposed Work:

This application is to hopefully approve 4 augmentations to our property.

1. Tiling the porch - Paper attached
2. Placing a greenhouse on the 2nd Story Porch - Paper Attached
3. Building a shadow box fence to block the view of the back of Pearl Street Bus Station
4. A tiled sign denoting our center 'The Harmony Collective' set in the yard. (Renderings will be provided at meeting day made by proposed artist Lin Schorr)

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: <u>Doing Work ourselves</u>	Permit fee: \$35 + _____ =
--	----------------------------

Signature

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

Signature: 	Date: <u>7/18/2017</u>
--	------------------------

Print Name: Devin O'Rourke

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.

Green House Addition 108 N. Adams Ypsilanti



The green house will look like the one to the right with custom dimensions of 5' x 9.5 x 7.5 tall to span the length of the flat porch space above the 1st floor porch and come in under the lip of the roof.

Features:

Easily removable high quality aluminum structure painted forest green

Two roof vents

16mm five wall polycarbonate panels

This quality lean-to greenhouse is an architectural appealing. The popular lean-to is designed to attach to an existing wall and is designed to offer the maximum natural light for year-round greenhouse gardening.



Built to withstand harsh weather conditions, the durable aluminum frame comes with an attractive forest green paint finish. Large automatic roof vents provide natural air circulation.

The greenhouse will be mostly freestanding, fastened with a few bolts, allowing it to be easy to remove and disassemble.

The greenhouse is manufactured by Backyard Greenhouses/Greenhouse Style Corp. located in Dearborn Michigan:

***14300 Henn Rd.
Dearborn, Michigan
48126, United States
1 800 665 2124***

Porch Refinish 108 N. Adams Ypsilanti

Current condition of the porch:



New slate tile to be used:



Pattern to be used:





HDC Work Permit Staff Review

Property address: 15 S Washington

Date of Application: July 18, 2017

Date of Review: July 20, 2017

Date of Meeting: July 25, 2017

Proposed work: add windows to the north, south and east facades with a soldier course of brick created for the lintels; new east storefront framing and glass; new west storefront framing, glass and knee wall; door replacement at north end of the east elevation

Materials: 4' x 4' or 4' x 4' 8" silver anodized aluminum storefront framed windows with gray tinted glass (north, south and east window additions), silver anodized aluminum storefront system with light gray tinted glass (east storefront); silver anodized aluminum storefront system with gray tinted glass and a 1'-4" stucco knee wall (west storefront); hollow metal service doors and framing painted to match (north end of the east elevation).

Staff review:

1. This project was previously seen by the HDC at the 6-27-17 meeting as a study item.
2. The applicant is planning on adding the windows to the north, south and east facades in order to make the building useable as an office space.
3. All the window and storefront framing systems will be silver to match the existing framing.
4. The applicant is also proposing the door replacement on the north end of the east facade, a door addition to the west elevation for egress from the stairs and the replacement of the existing storefronts on the west and east facades.
5. The applicant has located original architect plans for the east elevation that depicts a different windows frame alignment from what currently exists on the building. The originally designed alignment corresponded with the alignment of the columns and the applicant has

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.

submitted an option that depicts the original architect plans and one that keeps the storefront alignment as it currently exists on the east side.

6. The applicant has indicated on the plans that they will be returning to the HDC for the repairs needed for the stucco (arched) portions of the facades but that there are no changes planned to the basic design of those areas.
7. 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:

#5, #9, #10

Staff Recommended Motion:

Move to approve the work at 15 S Washington to include the installation of 4' x 4' or 4' x 4' 8" silver anodized aluminum storefront framed windows with gray tinted glass on the north, south and east facades with a soldier course of brick created for the lintels. Work to also include the installation of new silver anodized aluminum storefront system with light gray tinted glass on the east storefront in an alignment to correspond with the original architect's drawings and a silver anodized aluminum storefront system with gray tinted glass with a new egress door and a 1'-4" stucco knee wall on the west storefront. Hollow metal service doors and framing painted to match the building will replace the existing hollow metal doors on the north end of the east façade.

PHDC-17-0090

Rec# 22455



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: 7/25

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

15 S. Washington St., Ypsilanti, MI

Applicant

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

Name

Michigan Advocacy Program

Address

420 N. Fourth Ave.

Contact: Robert Gillett, Executive Director

City

Ann Arbor

State

MI

Zip

48104

Phone / Fax

734-665-6181

E-Mail

rgillett@lsscm.org

Contractor

Contractor Name & Contact Info

O'Neal Construction Inc.; 734-769-0770; contact Will Gordon, wgordon@onealconstruction.com

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

Complete Description of Proposed Work:

See attachment.

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

See attachment.

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:
\$150,000

Permit fee: \$245
\$35 + _____ = \$280

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:

7/18/17

Print Name:

Robert Gillett

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.



July 18, 2017

Attachment for City of Ypsilanti HDC Work Permit Application

Re: 15 S. Washington

Background: Michigan Advocacy Program, the umbrella non-profit organization for a variety of services including Legal Services of South Central Michigan, is planning to purchase the subject property, in order to join multiple current locations into a single building. The building will also have lease space for other non-profit organizations, and shared large conference rooms. The requested modifications are necessary to prepare the building for its new uses.

Complete Description of Proposed Work: The work included under this application includes the following:

1. **Windows:** Add windows to the north, south, and east facades per the attached elevations, to allow daylight into and views from new interior offices. The windows are planned to be 4'-0" wide by 4'-0" or 4'-8" high (the shorter windows are where required by grades at the ground floor). Windows are proposed to be natural (silver) anodized aluminum storefront framing, matching the finish of the existing east and west storefront. Glass is proposed to be gray tinted to minimize glare and heat gain into the building. New openings in the existing brick will be repaired with brick salvaged and cleaned from demo where possible, or from matching bricks, with a soldier course above the window to express the lintel. Openings in stucco walls will be patched to match existing as required.
2. **New East Storefront:** The existing east storefront is severely damaged, with missing and damaged framing and glass, and is all single glazing so energy inefficient. We propose to replace it with new natural (silver) anodized aluminum storefront framing, matching the finish of the existing east and west storefront. Glass is proposed to be lightly gray tinted to minimize glare and heat gain into the building. The proposed layout matches the original architectural design by Wah Yee Associates; an alternate design matching the existing layout is also provided.
3. **New West Storefront:** The existing west storefront is moderately damaged, with damaged framing and missing glass, and is all single glazing so energy inefficient. We propose to replace it with new natural (silver) anodized aluminum storefront framing,

matching the finish of the existing east and west storefront. Glass is proposed to be gray tinted to minimize glare and heat gain into the building. We propose to construct a 1'-4" tall knee wall below the storefront to reduce the overall height of the storefront (which significantly exceeds general recommendations for unbraced height); the knee wall would be finished with stucco to match the building west façade. The framing may need to be somewhat deeper than existing to accommodate required wind deflection limits, which would not affect the elevation design. A new door is also proposed to be added in the storefront, for egress from a new interior stair to meet code requirements.

4. ***Replace doors at north end of east elevation:*** The building has existing hollow metal service doors, which are badly damaged and rusting. We propose to replace them with new hollow metal doors and framing, painted to match the wall.

Note: The existing stucco facades at the east and west walls need extensive repairs due to damage over the years. We are still working out details of the best way to conduct this work, which would be done toward the end of the renovation process, and propose to cover this in a separate HDC application after we have a proposal worked out. No changes are proposed to the basic design of the stucco facades.

To: Ypsilanti Historic District Commission

From: Mike Farha, RNA Enterprises

Re: 15 S. Washington; Authorization to submit application

I am the principal of RNA Enterprises, the record owner of the 15 S. Washington St. property. The property is under a sales contract with the Michigan Advocacy Program.

This memo is my authorization for MAP to submit an application regarding the property to the Historic District Commission.

Please contact me if you have any questions.




Mike Farha

COO, RNA of Ann Arbor

2793 Plymouth Rd., Ste. J

Ann Arbor, MI 48105

734-260-3395

Farha@rnafacilitiesmanagement.com

July 13, 2017

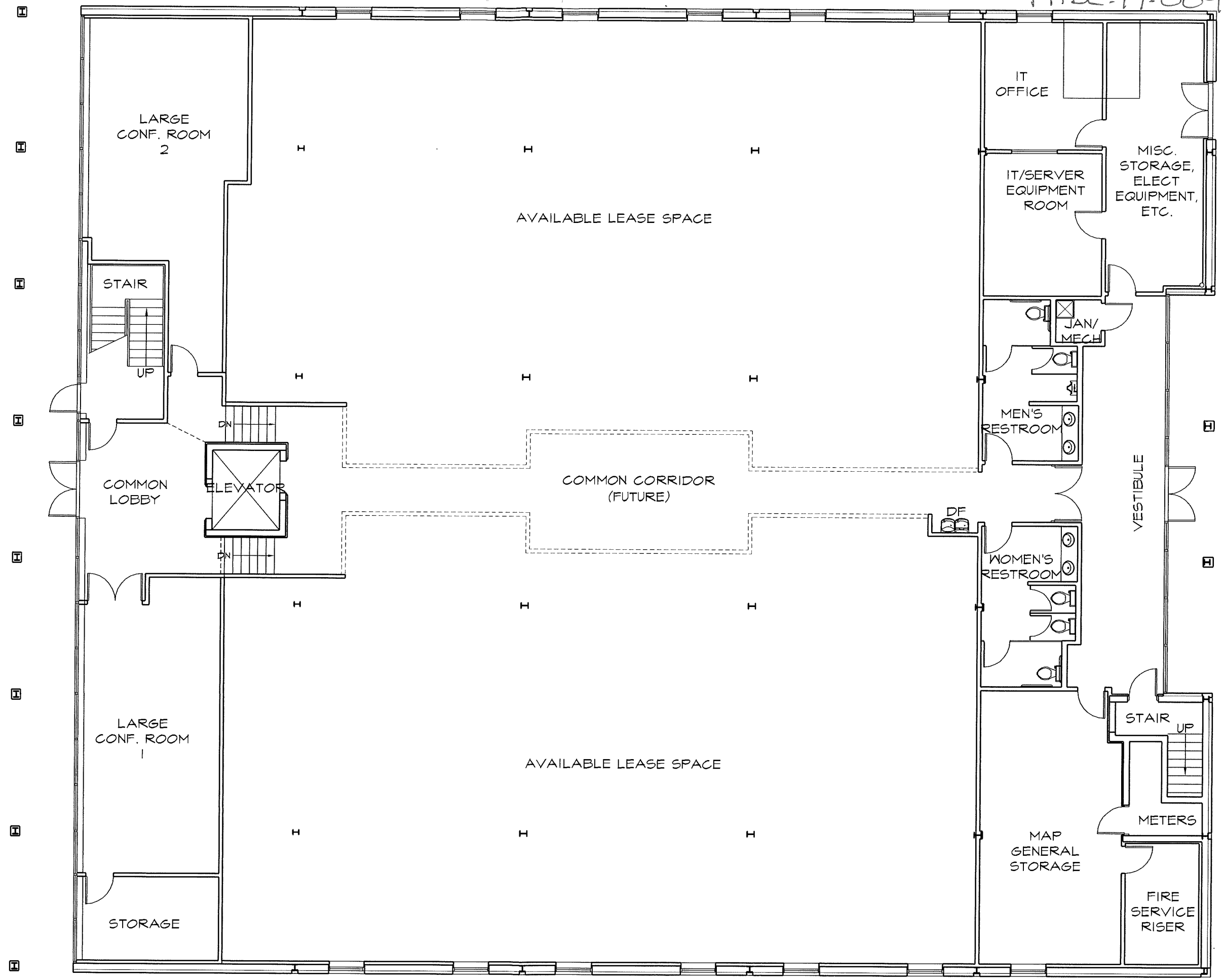
PHDC-17-0090

FIRST FLOOR PLAN
FOR HDC SUBMITTAL
15 S. WASHINGTON
YPSILANTI, MI
3/32" = 1'-0" 7-18-17



ENTRANCE FROM
WASHINGTON STREET

CORNERSTONE DESIGN INC
734.663.7580
CDIARCHITECTS.COM



ENTRANCE FROM PARKING LOT

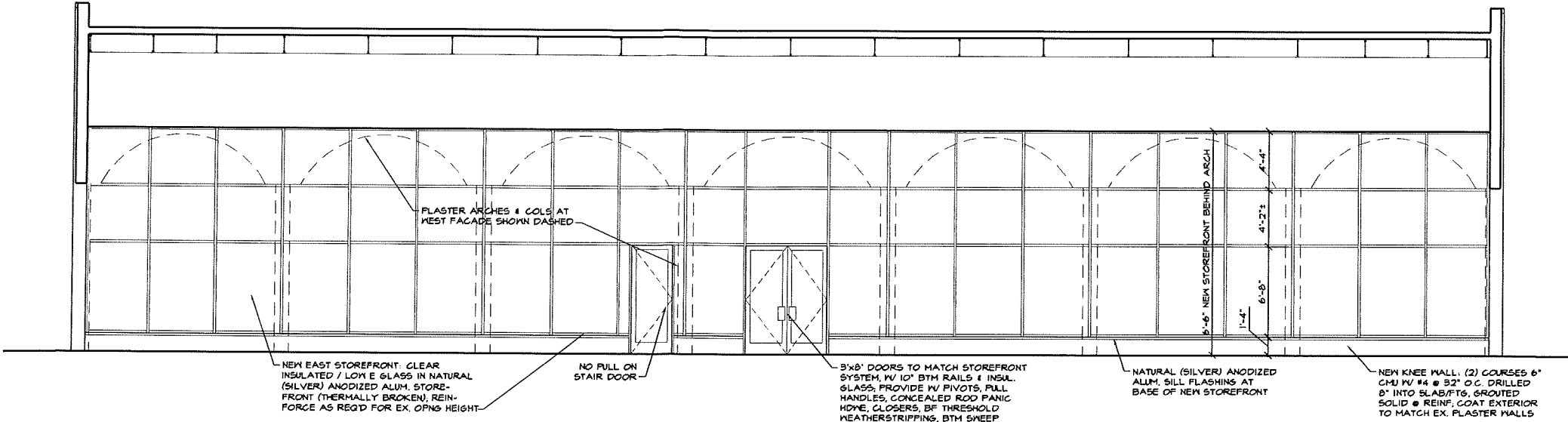
SECOND FLOOR PLAN
FOR HDC SUBMITTAL
15 S. WASHINGTON
YPSILANTI, MI
3/32" = 1'-0" 7-18-17



CORNERSTONE DESIGN INC
734.663.7580
CDIARCHITECTS.COM

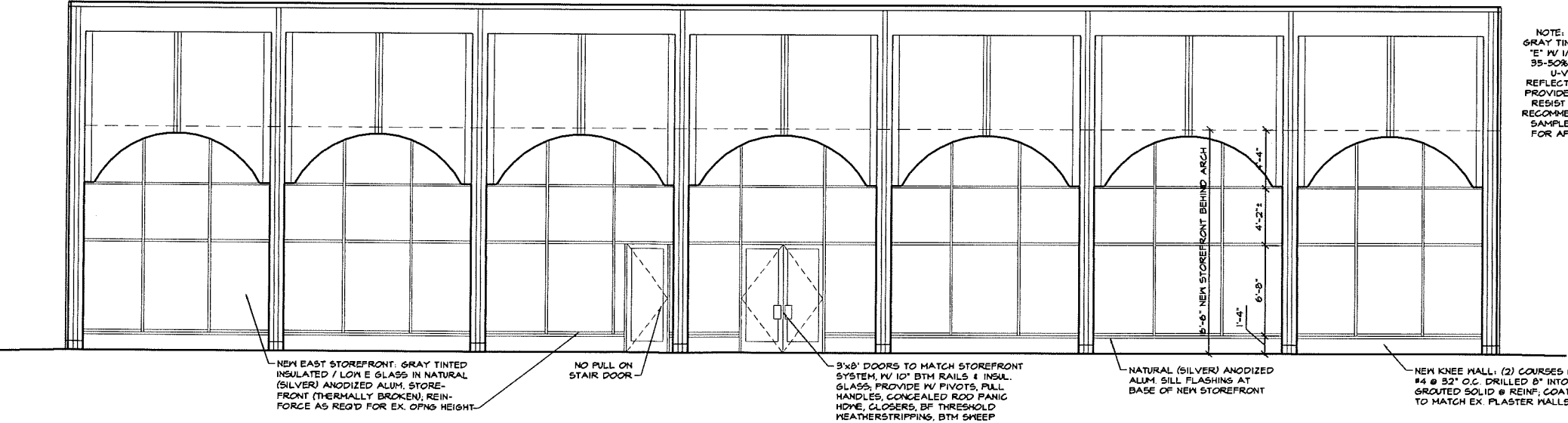


PROPOSED ELEVATIONS
FOR HDC SUBMITTAL
15 S. WASHINGTON
YPSILANTI, MI
3/32" = 1'-0" 7-18-17



PROPOSED WEST STOREFRONT ELEVATION BEHIND ARCADE

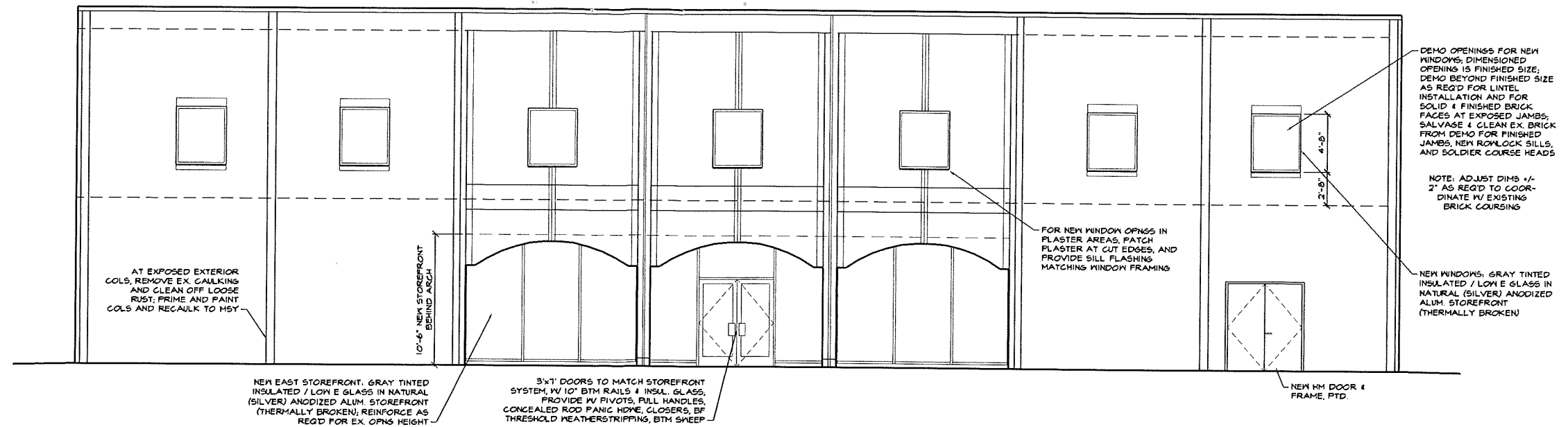
CORNERSTONE DESIGN INC
734.663.7580
CDIARCHITECTS.COM



NOTE: GLASS UNITS TO BE GRAY TINTED INSULATED / LOW E" 1/4" W/ 1/2" AIR SPACE; VLT = 55-50% SHGC 0.35 WINTER U-VALUE 0.30, EXT. REFLECTANCE LESS THAN 15%; PROVIDE HEAT TREATMENT TO RESIST THERMAL STRESS IF RECOMMENDED BY MFR; SUBMIT SAMPLES 1/4" RANGE OF VLT FOR APPROVAL BY OWNER.

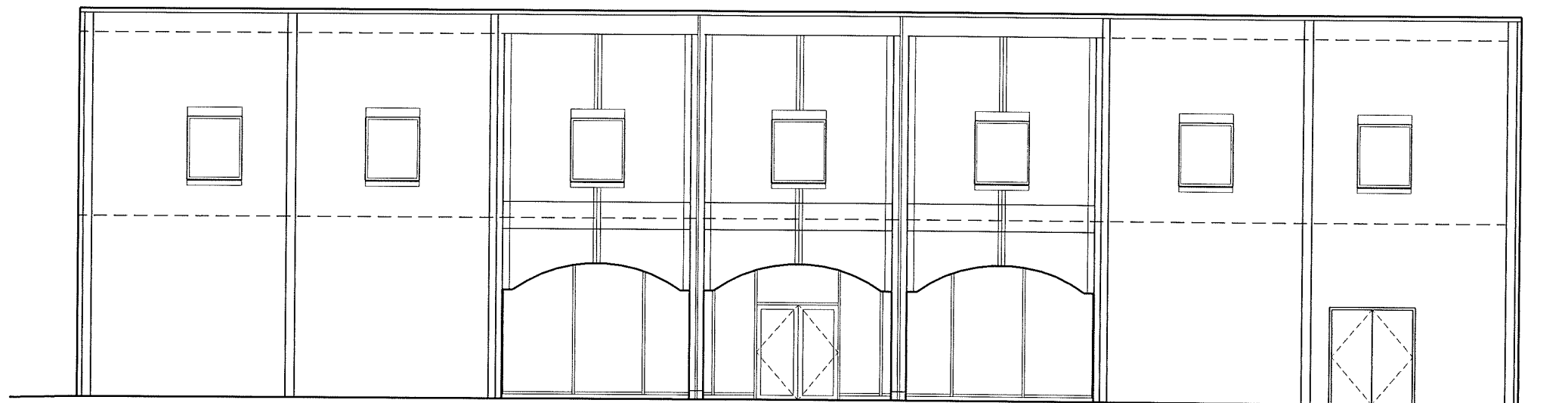
PROPOSED WEST ELEVATION

PROPOSED ELEVATIONS
FOR HDC SUBMITTAL
15 S. WASHINGTON
YPSILANTI, MI
3/32" = 1'-0" 7-18-17

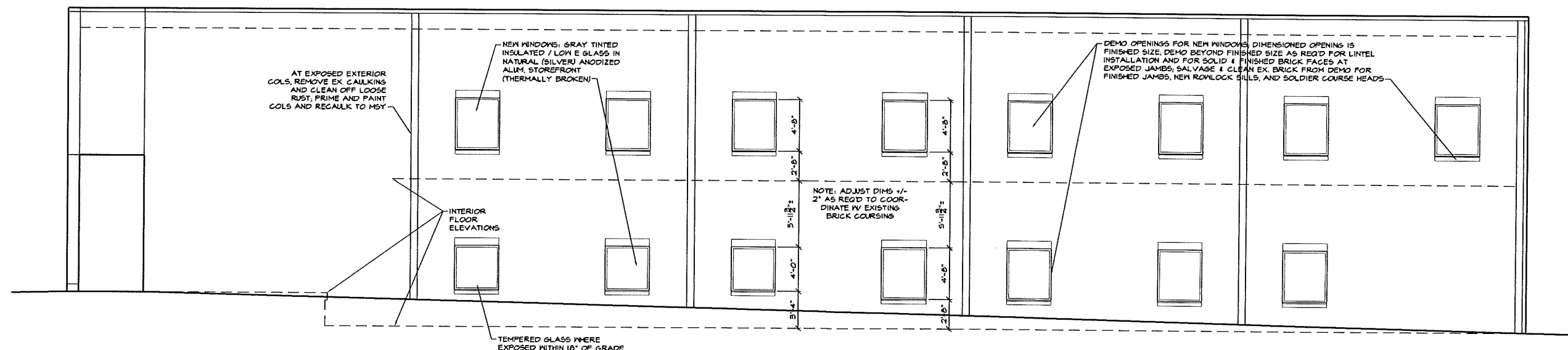


PROPOSED EAST ELEVATION (PER ORIGINAL ARCHITECT'S DRWGS)

CORNERSTONE DESIGN INC
734.663.7580
CDIARCHITECTS.COM



PROPOSED EAST ELEVATION (PER EXISTING CONSTRUCTION)



PROPOSED SOUTH ELEVATION (NORTH IS MIRROR IMAGE)











ENTERED
JUL 01 2017
CITY OF YPSILANTI
CITY MANAGER/PLANNING

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

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

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

Ann Arbor

State

MI

Zip

48103

Phone / Fax

248.736.5943/ 269.267.0935

E-Mail

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:

This is a study item/working session

Permit fee:

\$35 + _____ =

Signature

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

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

Signature:



Date:

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

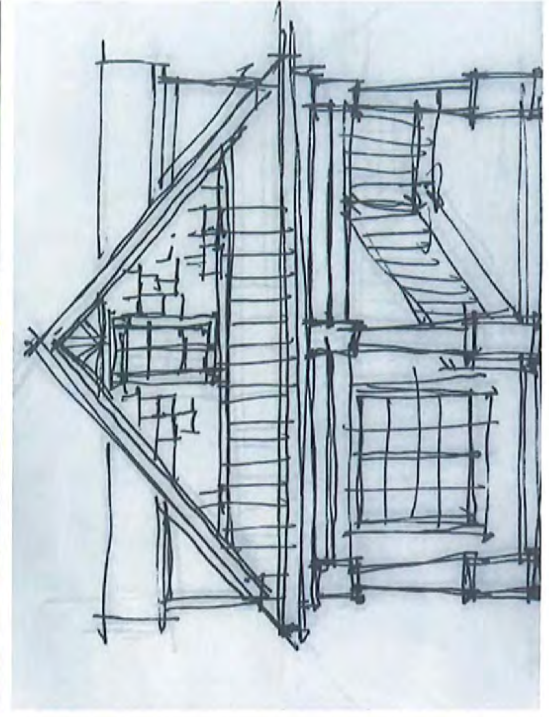


Table of Contents

3		Complete Description of Proposed Work
4-6		Design Criteria (Sec. 54-82)
7		Primary Residence Elevations (Work In Process)
8		Guest Residence and Garage Elevations (Work In Process)
9		Primary Residence 1st Floor Architectural Drawings
10		Primary Residence 2cnd Floor Architectural Drawings
11-12		Site Plans
13		Exterior Color Palettes/ Inspiration

Complete Description of Proposed Work

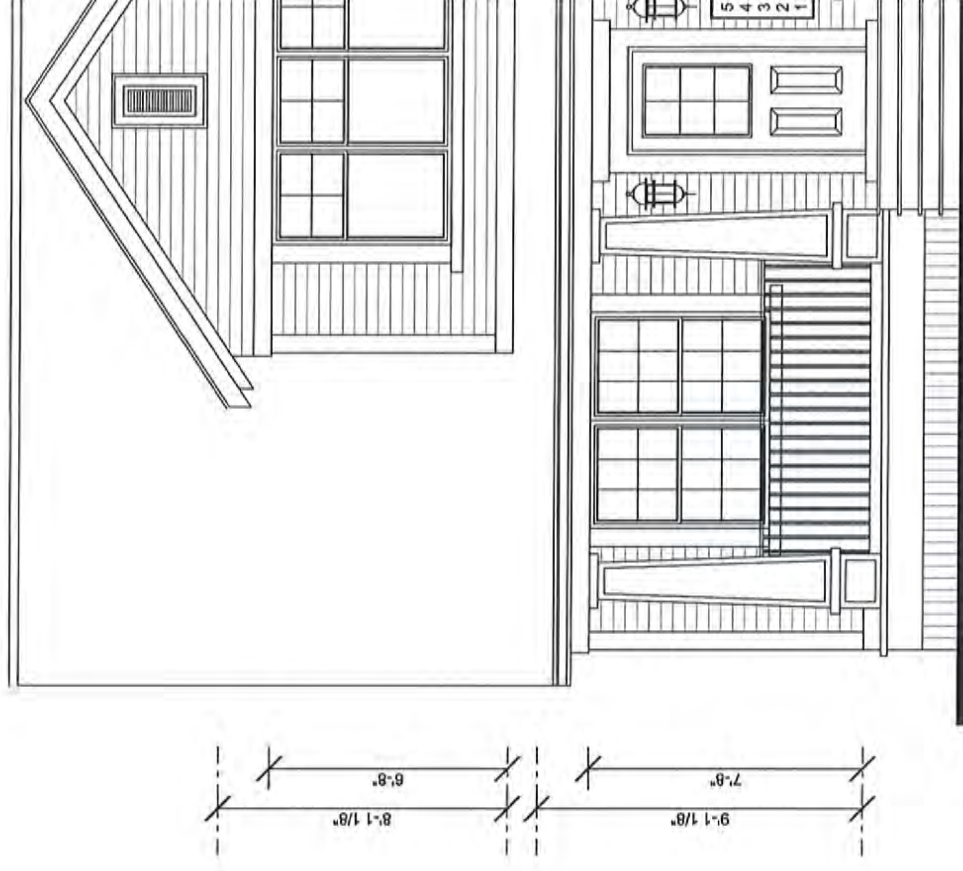
Dear Ypsilanti Historical Preservation Society,

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.





- (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: _____

(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:

(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.

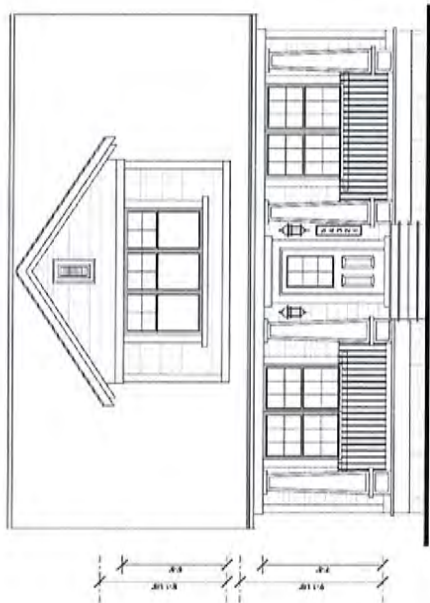
Questions: _____

(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.

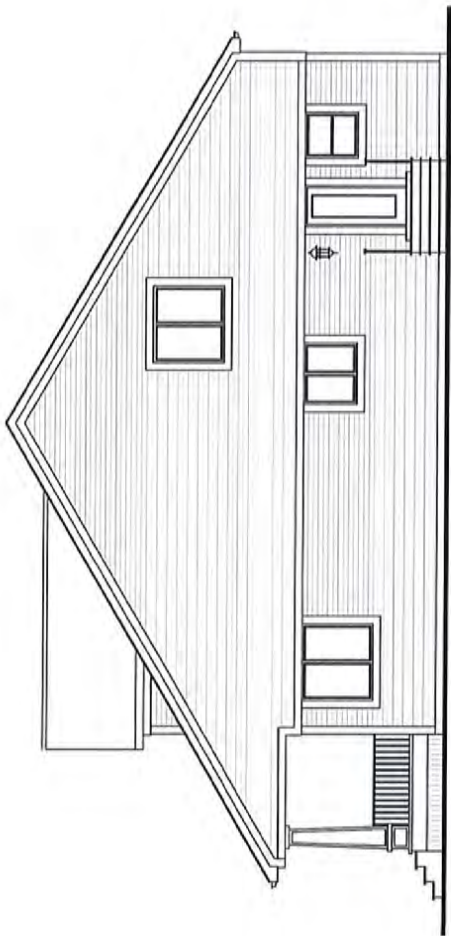
Questions: _____

(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)

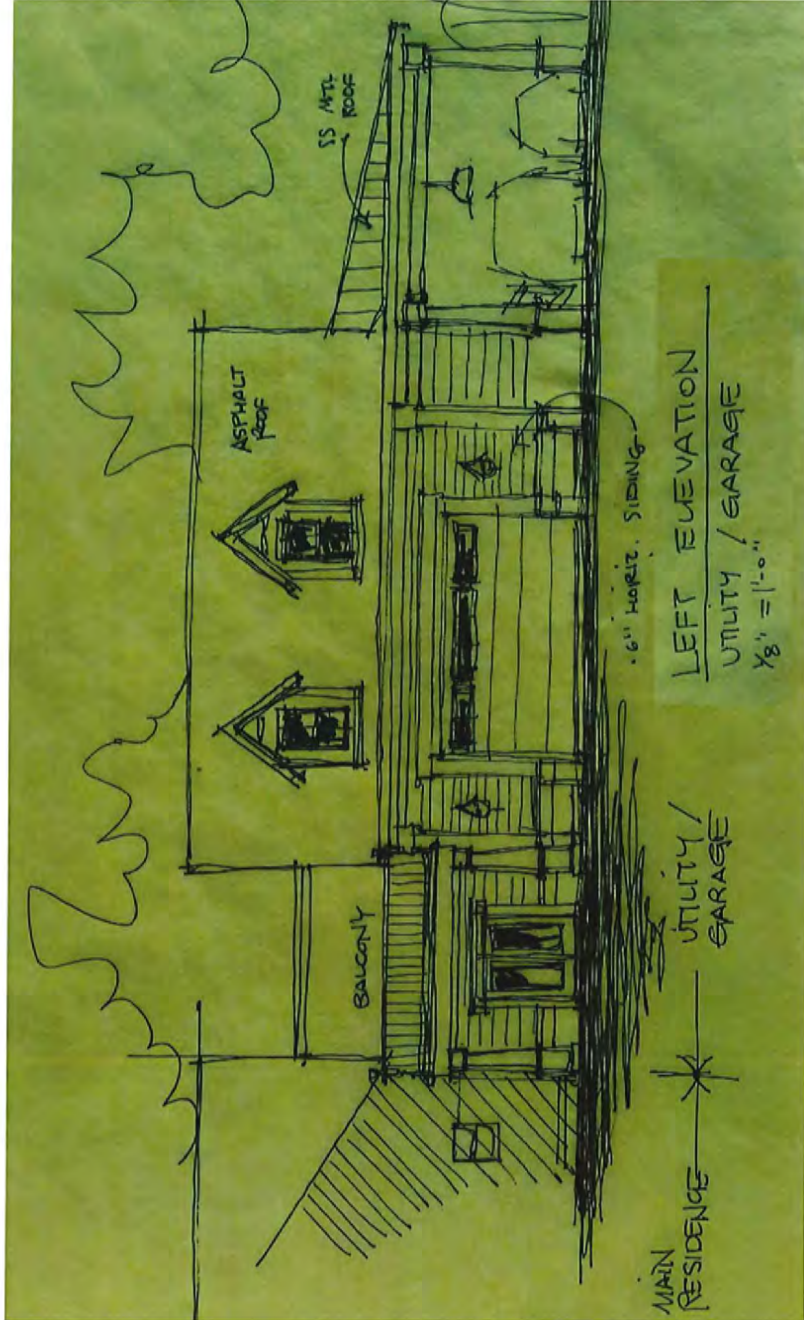
Questions: _____



FRONT ELEVATION



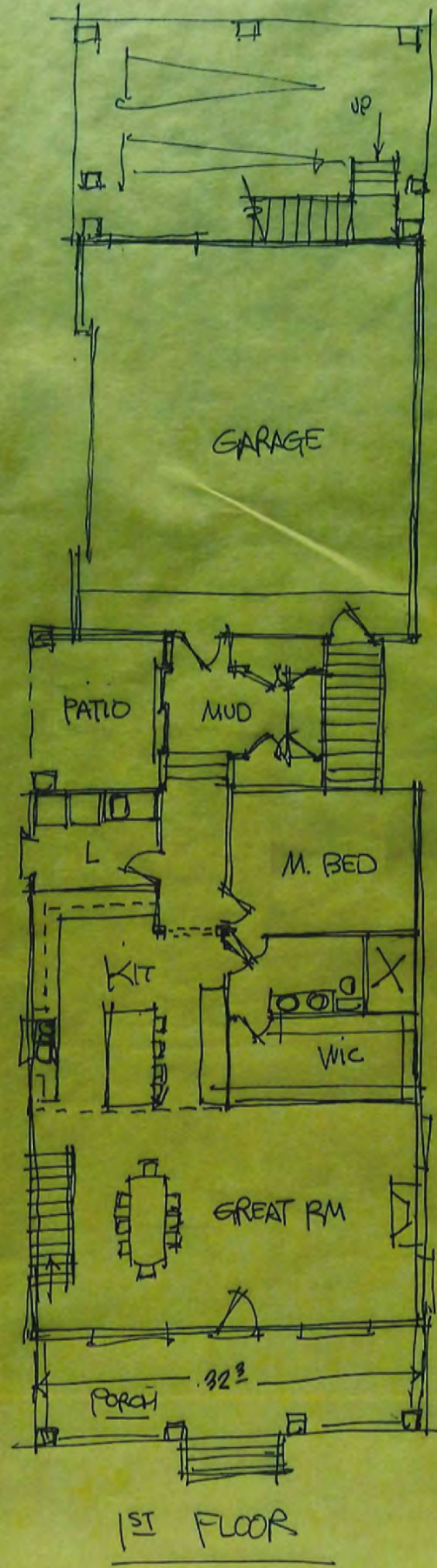
LEFT ELEVATION

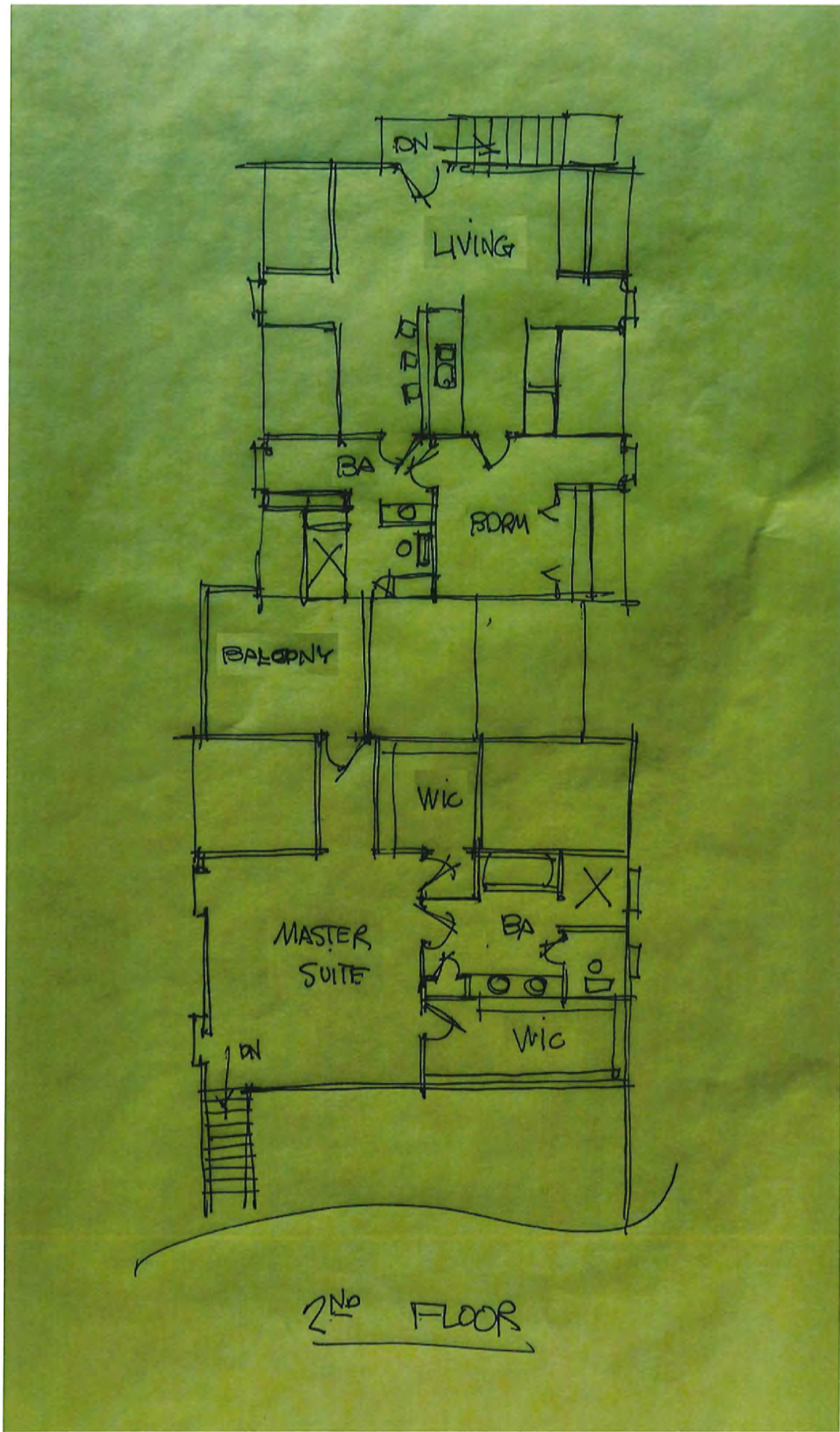


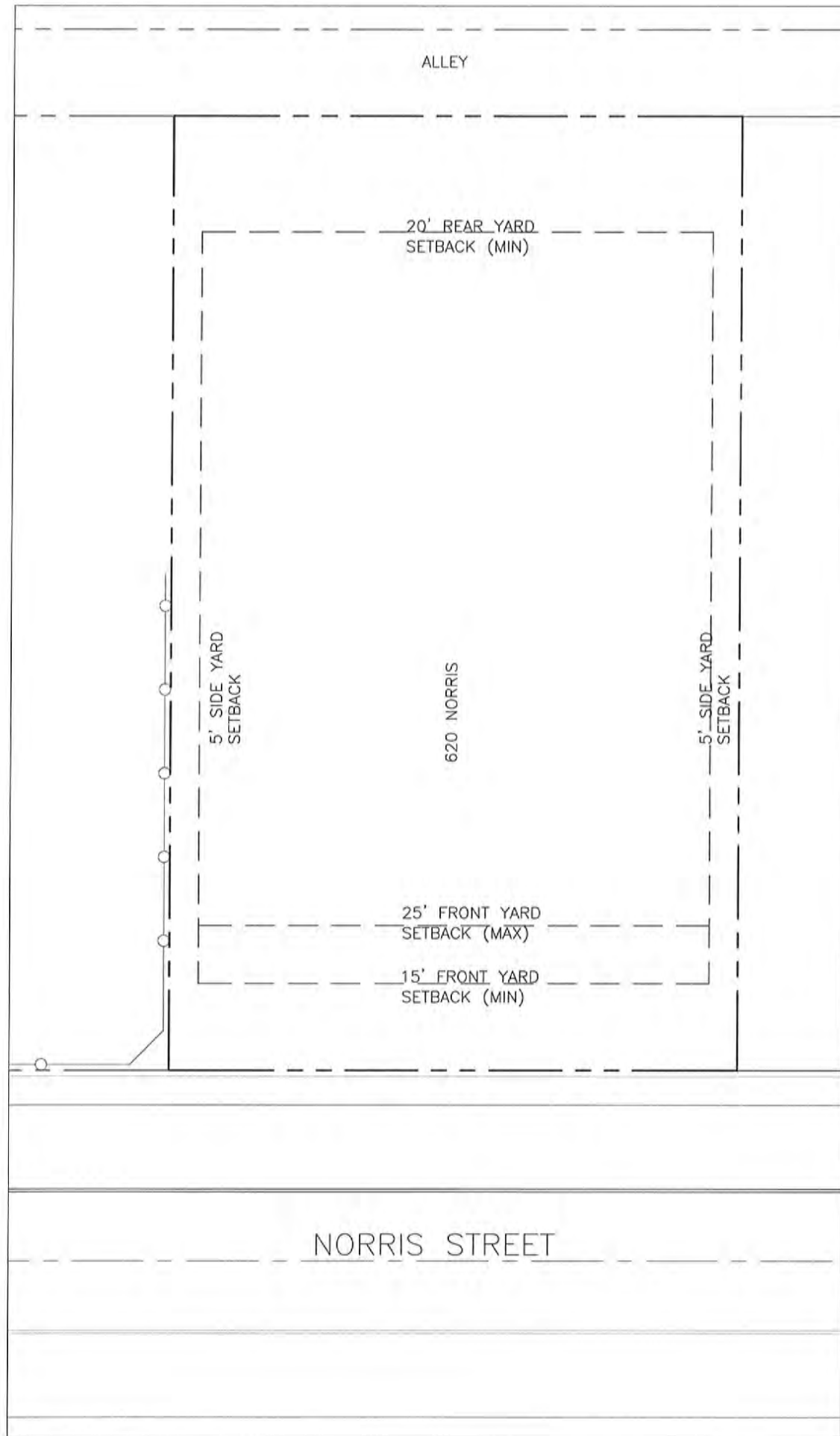
Side Elevation

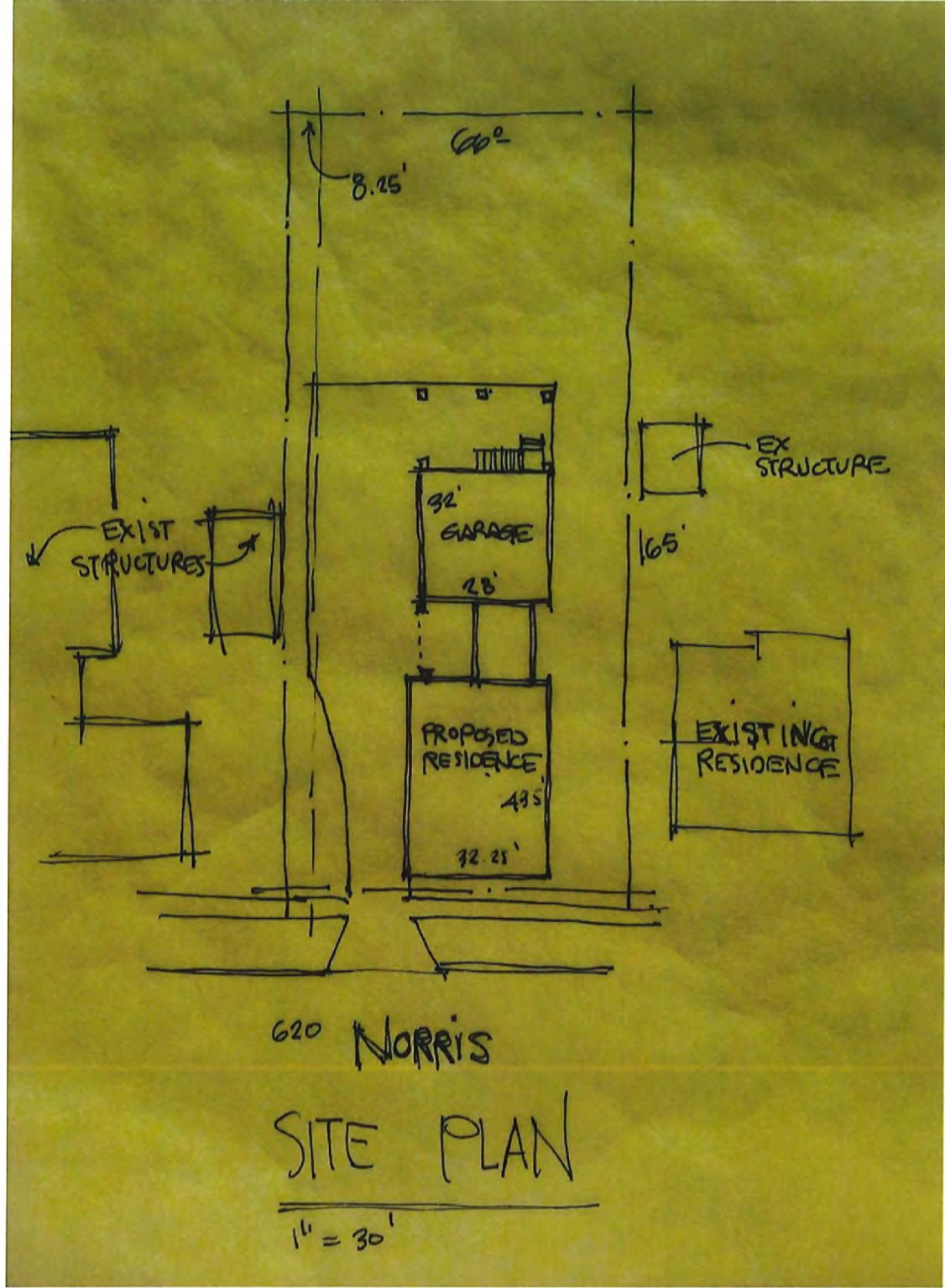


Rear Elevation









Exterior Color Palettes/ Inspiration





HDC Work Permit Staff Review

Property address: 201 N Hamilton

Date of Application: May 16, 2017

Date of Review: July 19, 2017

Date of Meeting: July 25, 2017

Proposed work: re-roof

Materials: Owens Corning Oakridge Architectural Shingles in Estate Grey

Staff review:

1. Applicant mailed in an amendment to the original application. The original application called for a Terrabella stone –coated steel roof. The amended application called for an architectural asphalt shingle.
2. The 60 day timeframe for a decision on the application was July 15, the amended application was administratively approved on July 11, 2017.
3. Applicant applied to re-roof the garage only with no venting, as none currently exists on the garage.
4. The drip edge and flashing will be white.
5. Applicant to obtain a building permit prior to commencing work.

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

Staff Recommended Motion:

Move to accept the administrative approval for the reroof at 201 N Hamilton.

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-17-0085
Amendment

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

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@wwwcproperties.com

Contractor

Contractor Name & Contact Info

MG Home Services

Type of work



Roofing



Window/Door
Replacement



Porches



Sign



Fence (or other sitework)



Other

Complete Description of Proposed Work:

Reroof of unattached garage with Architectural Shingles to match existing shingles on the house. Existing shingles will be removed, flashing and drip edge will be white.

No vents are to be installed

The Shingles are Owens Corning Oakridge in Estate Gray (see attached sheets)

* Please note, this is an amendment to the previous work description, changing materials from steel roof to architectural shingles for approval

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

Owens Corning Oakridge shingles in Estate Gray

Permit Application Fee (action items only)

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

Construction Cost:

\$2450

Permit fee:

\$35 + _____

= \$35

(previously paid but changing materials for approval)

Signature

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

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

Signature:

[Redacted Signature]

Date:

~~6/26/17~~ 6/30/2017

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.

Roofing (/roofing) > Pick Your Shingles (/roofing/pick-your-shingles) >
 Oakridge (/roofing/shingles/series/oakridge) >

OAKRIDGE[®] SHINGLES

SCULPTURAL AND STRIKING BEAUTY

Oakridge laminated shingles have a warm, inviting look in popular colors for a step up from traditional three-tab shingles. With an expanded Oakridge shingle color palette, we provide a unique blend of artistry and craftsmanship that will give your home a look that is anything but ordinary.

VIEW PHOTO GALLERY

\$
 LIMITED
 LIFETIME
 WARRANTY

\$

\$

\$

\$

([HTTP://WWW.OWENSCORNING.COM/ROOFING/WARRANTY-101/](http://www.owenscorning.com/roofing/warranty-101/))



COLOR OPTIONS



(/roofing/shingles/oakridge/aged-cedar)
 (/roofing/shingles/oakridge/brownwood)
 (/roofing/shingles/oakridge/white-green)
 (/roofing/shingles/oakridge/desert-tan)
 (/roofing/shingles/oakridge/driftwood)

(/roofing/shingles/oakridge/flagstone)
 (/roofing/shingles/oakridge/onyx-black)
 (/roofing/shingles/oakridge/pepper-gray)
 (/roofing/shingles/oakridge/c)

(/roofing/shingles/oakridge/shasta-white)
 (/roofing/shingles/oakridge/sierra-gray)
 (/roofing/shingles/oakridge/teak)
 (/roofing/shingles/oakridge/twilight-black)

Oakridge Shingles

ESTATE GRAY

FIND A CONTRACTOR >

WHERE TO BUY



R.22363
PHDC-17-0076 3

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

734 657-0054

E-Mail

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:

[Redacted Signature]

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 <u>Ann Arbor</u>		Customer Phone <u>734-657-7001</u>		Customer Email
Order No. <u>36</u>	Year Home Built	Miles One Way	Company Representative <u>Don Schmitt</u>	
Max Eave Height <u>12</u>	D/C Slope <u>1/2</u>	No. of applications of asphalt and/or wood shingles over wood deck <u>3</u>		
Building Permit Required? ☐ Yes ☐ No Governing Authority ☐ City ☐ Twp ☐ County of				

Customer Name: Karson + Himmelfarb

Customer's Mailing Address: 301 S. Huron St. Apt 104, Ann Arbor, MI 48107

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

Title Owner of Property: _____ Work Description ("Work"): House front section, Back edge, Ice cap, tear off, felt - steel valleys, box pipe, but, shingles, ridge clean up scraps & haul away. All to match existing ☐ See attached Addendum.

Material Selected: _____ ☐ 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 \$ 12,900
2. LESS: CASH DOWN PAYMENT \$ _____
3. UNPAID BALANCE OF CASH PRICE (1-2) \$ 12,900
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	<u>12,900</u>	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.

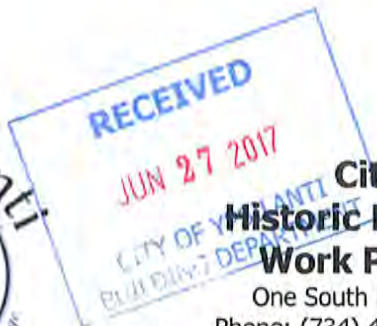
7. **INSURANCE AND PERMITS.** Company shall carry workers' compensation insurance on all its workers at all times and shall obtain all necessary permits.

8. **SCHEDULE.** Approximate start date is 6-25-17. Approximate completion date is 9-15-17. 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



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

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Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

Rec 22367 4
PHDC-17-0077

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

ANN ARBOR

State

MI

Zip

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:

\$6,990.00

Permit fee:

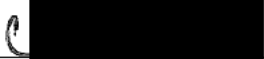
\$35 + \$10.00 = \$45.00

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

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

Commercial



Residential



Imperial Building & Roofing

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 1/2" 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.

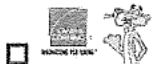
Cover Entire Roof With:



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

CHECK-CASH PRICE:

\$6,990.00



Owens Corning (OC) - DURATION

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

\$6,990.00

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 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: _____ **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 **To match existing as** **Color:** 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:** _____

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.



Imperial Building & Roofing



R. 22401
PHDC-17-0087

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

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INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

333 E. CROSS, YPSILANTI MI 48198

Applicant

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

Name

VIVIAN PHILLIPS

Address

8525 GEDDES ROAD

City

YPSILANTI

State

MI

Zip

48198

Phone / Fax

734-482-5103

E-Mail

VIVAGAPE@AOL.COM

Contractor

Contractor Name & Contact Info

VICTORS ROOFING

734 645 2666 VICTOR SMOLYANOV

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

FULL REDECK OF HOUSE ROOF WITH 7/16 OSB
RESHINGLE WITH STORMMASTER SBS LIFETIME SHINGLES
SAME COLOR AS CURRENT SHINGLES - BLACK
AIR VENT SHINGLE VENT 11 RIDGEVENT
1.5" BLACK ALUMINUM DRIP EDGE
BLACK CHIMNEY FLASHING AROUND CHIMNEY
GOLD STANDARD ICE AND WATER SHIELD
INTEGRITY SYNTHETIC ROOFING UNDERLAYMENT

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

BLACK STORMMASTER SBS LIFETIME SHINGLES

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:

\$10,530

Permit fee:

\$35 + 15 = 50.00

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:

7/10/2017

Print Name:

VIVIAN E. PHILLIPS

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

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



City of Ypsilanti
Historic District Commission
Work Permit Application

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

Rec 22405
PHDC 17-0088

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

109 Buffalo 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

GOTO Roofing

Address

6867 Crane Rd

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-260-67

E-Mail

Contractor

Contractor Name & Contact Info

GOTO Roofing Inc

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

Tear off and roof replacement.

* See contract

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: 11,005.⁰⁰

Permit fee:

\$35 + _____

= 236 (I called and they gave me this total)

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:

6/30/2017

Print Name:

Beverly Veronica Lopez

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

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

PHDC-17-0088

GoTo Roofing Inc

Lifetime Roof System

(734) 627-ROOF

6867 Crane Road Pittsfield Township, 48197

Name Brenda Muwakkil Date 5/31/17 Est install date 6/30/17
Street 109 Buffalo St City Ypsilanti Zip 48197 Twp Ypsi City
Primary 734-678-1243 Secondary _____ Email notlaw@peoplepc.com
Roof Inspector Steve D Cell Phone 734-218-5934 Email steved@gotoroofing.com

- 1) Prepare property for construction project. Tarp/protect outside of building and landscaping to ensure debris does not damage property. Please be sure to remove yard decorations and fragile landscaping items prior to installation date.
- 2) Remove all old roofing material to original wood decking. Remove and replace any rotten/damaged wood decking.
- 3) The first 100ft of linear board decking OR 4 4'X8' sheets of OSB are included in this agreement. Thereafter a charge of \$3 per foot of linear board and \$45 per sheet of OSB will be added. Customer signature _____
- 4) Install premium 1.5" "T Style" aluminum drip edge along all eaves and rakes.
- 5) Install premium ice and water shield at all eaves (min 6'')/flashings/valleys/skylights and where needed to exceed building code requirements to prevent possible damage that ice dams cause to roof system. (Ice and water shield does not stop the formation of ice on roofs)
- 6) Install Synthetic OR felt paper roofing underlayment on remainder of the roof. (CIRCLE CHOICE)
- 7) Install Lifetime architectural shingle: Manufacturer Malarkey Brand Vista
(We recommend Malarkey's Legacy for the most "bang for your buck", however we will install which ever shingle you choose to our high standards)
- 8) Use premium Galvanized high wind 1.25" ring-shank OR 1.5" smooth shank (not staples) to secure shingles.
- 9) Install heavy duty neoprene vent stack collars to all stack pipes (NOT PLASTIC!).
- 10) Install multiple layer high wind perimeter system on all outside edges of roof.
- 11) Install premium Metal vents (NOT PLASTIC!) OR low profile ridge exhaust ventilation system. (Circle Choice)
- 12) Inspect intake ventilation. Add additional intake vents (soffit, rooftop, or fascia style available) at a cost of \$ describe in @ notes
- 13) Flash and counter flash all chimneys, walls and roof penetrations as needed. (FLASHING TO BE SAW CUT INTO ALL MASONRY)
- 14) Job includes thorough clean-up with MAGNETIC SWEEP and proper disposal of all debris. All permits, fees and taxes are included in this agreement. Permits pulled by GoTo Roofing NOT a subcontractor.
- 15) Quality control inspection will be performed after the roof has settled. Free Re-inspection once per year at homeowner's request.
- 16) Limited lifetime warranty from manufacturer included, PLUS 20 years NO LEAK GUARANTY from GoTo Roofing on material and labor. (length of "No Leak guaranty" is based on quality of materials chosen by homeowner) - GoTo Roofing holds funds in escrow specifically for repairs. Which means we back our guaranty with CASH MONEY not empty promises. Cost \$ included

ADDITIONAL NOTES/UPGRADES: This contract is contingent upon claim approval.

Shingles are brittle and not repairable.

freemanbunting1@aol.com

SKYLIGHT SIZE: Ø QTY Ø SIZE Ø QTY Ø

NOTICE OF RIGHT TO CANCEL: YOU THE BUYER MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE BACK OF THIS AGREEMENT FOR THE NOTICE OF CANCELLATION FORM AND EXPLANATION OF THIS RIGHT.

ROOF PRICE \$	COLOR CHOICES	CIRCLE PAYMENT TYPE
GUTTERS \$	SHINGLES: <u>weathered wood</u>	CASH/CHECK CREDIT CARD FINANCE
Emer. Repair. \$500	white ww bro	DEPOSIT CHECK # CC LAST 4:
DEPOSIT \$	VENTS: MATCH SHINGLES	**CASH/CHECK DISC. CANNOT BE COMBINED WITH OTHER OFFERS
SUBTOTAL \$ 11,505	GUTTERS: <u>Ø</u>	
MONTHLY PAYMENTS (estimate) \$		

SIGNATURE _____ DATE 5-31-2017
SIGNATURE _____ DATE _____



Nowwakkil

Thanks,

Steve D

[734-218-5934](tel:734-218-5934)

GoToRoofing

Begin forwarded message:

From: Lillian Johnson <[REDACTED]>

Date: Jul 5, 2017 at 12:34 PM

To: Steve Distelzweig <[REDACTED]>

Subject: roof 109 buffalo

I Lillian R. Johnson, as daughter and agent for Gladys McLilley by Power of Attorney, authorize Go To Roofing to replace the roof at 109 Buffalo Ypsilanti, Mi. at estimated cost of \$11,005.00.

Sincerely, Lillian R. Johnson

PHDC-17-0098

②



RECEIVED

JUL 14 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 118-120 maple st
Ypsilanti Michigan

Applicant

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

Name John Winn

Address 5277 Jackson Rd Ste D

City Ann Arbor State Michigan Zip 48103

Phone / Fax 734-320-1471 FAX 734-929-4074 E-Mail Jwinn1947@gmail.com

Contractor

Contractor Name & Contact Info Self / owner of J&W PAINTING License # 2102193906 \$/20

Type of work

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

Complete Description of Proposed Work:

we will be removing all brown shingles and installing the matching shingles THAT are on the front of the house to include New Tan Paper White T-Drip and new 3 TAB shingles "CORAL FROST" color.

The existing CORAL FROST shingles DO NOT need to be replaced.

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:

\$2200.00

Permit fee:

\$35 + _____ = \$2235.00

Signature

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

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

Signature:

[Redacted Signature]

Date:

5-12-17

Print Name:

John Winn

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.

CUST PO#	CORAL FROST QUOTE		
PLACED BY			
TAKEN BY	PERC	SALES REP	PERC
ORDERED	7/7/2017	PROMISED	7/7/2017
INSTRUCTIONS			



ALLIED BUILDING PRODUCTS
5290 W MICHIGAN AVE
YPSILANTI, MI 48197
Phone: (734) 434-0830 | Fax: (734) 434-0080

SHIP W/SE	YPSI	PAGE#	1 of 1
DOCUMENT	Quote Order		
SHIP VIA	Customer P/U		
PRINTED			
CUST W/SE	YPSI	STAGING	

CUSTOMER (183527)	GENERIC CASH RFG - YPSI 5290 W MICHIGAN AVE YPSILANTI, MI 48197
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SHIP TO (PERC)	PATRICK ERCK SALES ONLY 5290 W MICHIGAN AVE YPSILANTI, MI 48197
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ORDER ACKNOWLEDGEMENT

*** DO NOT SHIP FROM THIS DOCUMENT ***
CANCELLATION DATE: 09/29/17

Line	Product and Description	Qty Ordered	Qty B.O.	Qty Shipped	Qty UOM	Unit Price	Price UOM	Amount Net
1	72870135 CT XT 25YR AR 3BDL CORAL FROST	1			SQ 3 BDL = SQ	76.95	SQ	76.95



Order Subtotal	\$76.95
Order Tax	\$4.62
Order Total	\$81.57
Available to Ship Total	\$81.57
Balance Due	\$81.57



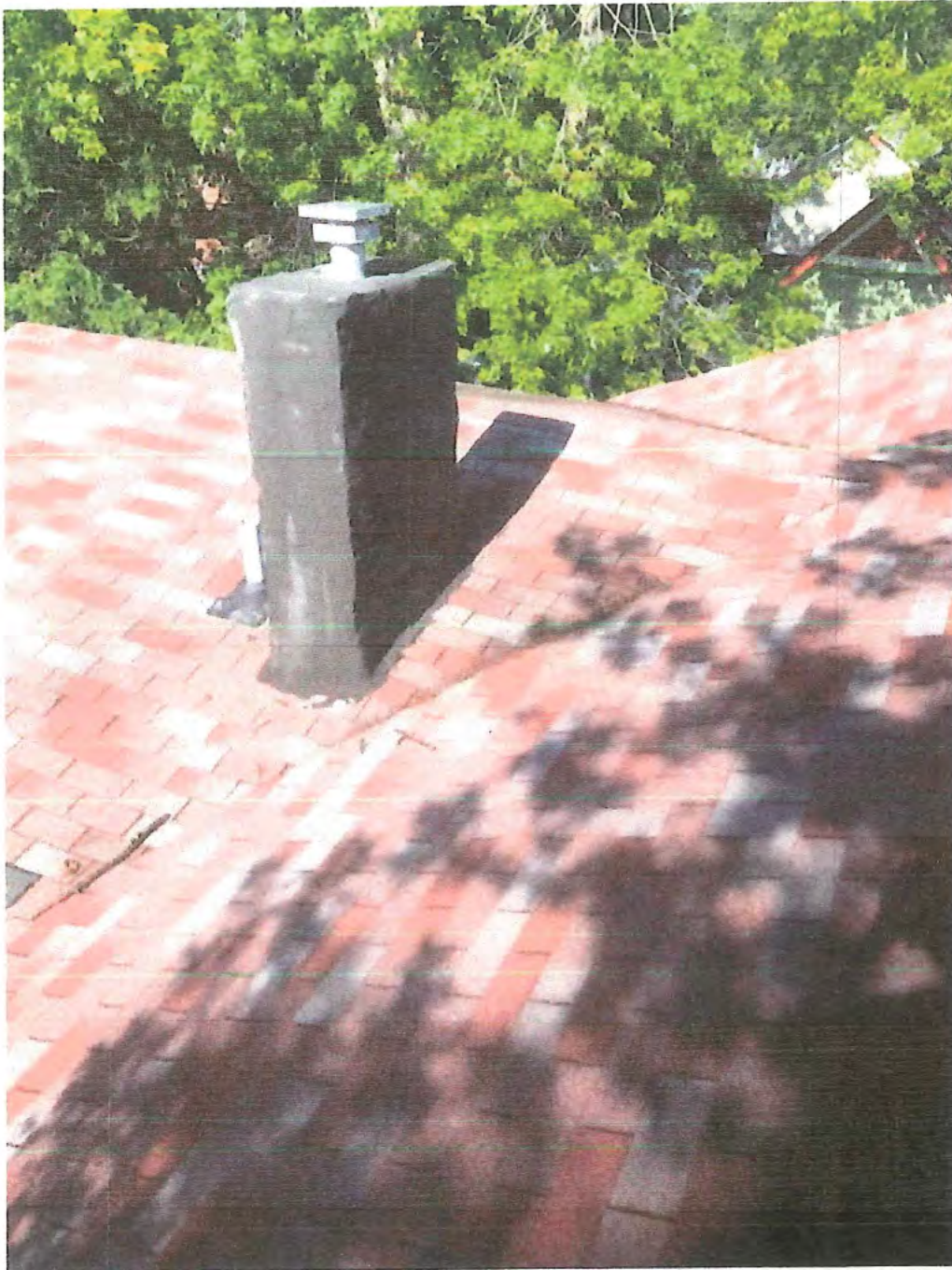
Quote Order



OK

Replace
→

From: [REDACTED]
Subject: Maple st. Roof
Date: July 10, 2017 at 8:27 AM
To: [REDACTED]





Memo

To: Historic District Commission

From: Cynthia Kochanek, Associate Planner

Date: July 14, 2017

Subject: Back-lit signs

- Staff was able to research electronic minutes for back-lit or internally lit signs that have previously been approved by the HDC. Minutes were found from as far back as 1998 that indicate that the HDC has previously considered back-lit signs.
- Back-lit signs were approved only under a very specific conditions in which the sign was essentially a box with a large opaque area with only a small amount of light shining through the letters or another smaller design. The back-lighting could only shine through a non-clear sign material.
- The following is a sampling of back-lit signs that have been approved in the HDC:
 - 320 N Washington - 12/11/07
 - 33 N Washington – 11/25/08
 - 301 W Michigan – 12/9/14 for the ATM
 - 111 N Huron – 9/8/15, modern building
 - 410 W Cross – 8/12/08
 - 13-23 N Washington – 11/6/01
 - 11 W Michigan – 1/21/03
- In 2011, Key Bank at 301 W Michigan appears to have been approved for a back-lit key in red. It should be noted that this sign was installed about five stories up on a modern building.
- Most signs that are approved for installation in the HDC are either the type mentioned above, lit from above, have some form of neon lighting or have no light source at all. It should be noted that the majority of the commercial areas in the HDC have substantial street lighting at night, so additional lights for signage is not always needed.
- Staff searched for online design guidelines for several other Michigan HDCs and was only able to locate guidelines on signs for few of them. Ann Arbor and Kalamazoo do not permit backlit signs and Grand Rapids does not permit new internally illuminated signs. Northville's sign ordinance doesn't permit any back lit signs.
- While researching back-lit signs staff came across the sign pictured to the right that is considered to be back-lit and would like to inquire as to whether the HDC views this as appropriate for the district.



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.

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.

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.*

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.

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.

#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.

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.

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

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 much 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: States 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.

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.

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 material 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 was 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 she would like windows on it.

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

Stevenson: Asks about the main 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 be 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.

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.

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.

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.

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 he 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.

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

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:

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.

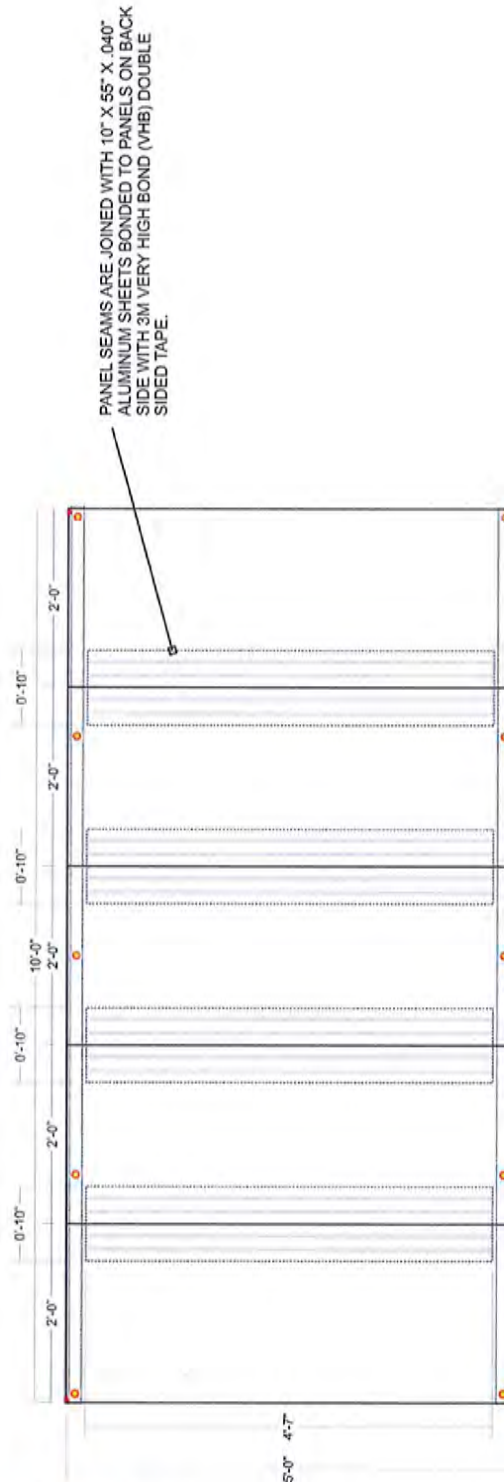
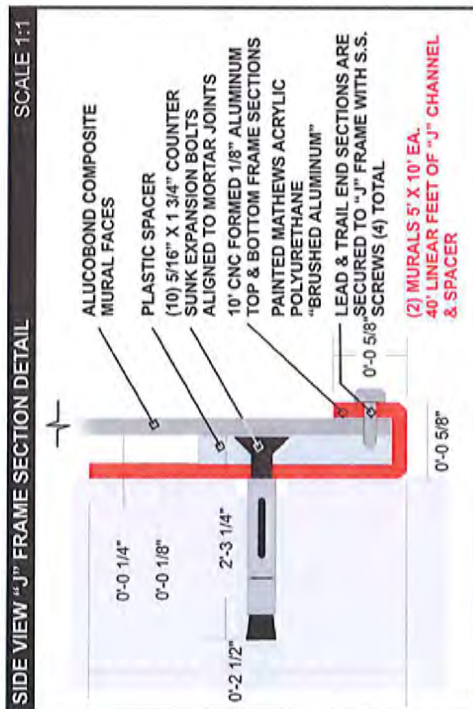
ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 9:51 p.m.

(2) Aluminum Flush Wall Bracket Systems



● = 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

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

APPROVED BY: _____ DATE: _____
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