

1. 8-8-17 HDC Agenda

Documents:

[HDC AUG 8, 2017 AGENDA.PDF](#)

1.I. 8-8-17 HDC Packet

Documents:

[HDC PKT 8-8-17.PDF](#)

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, August 8, 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. 422 N Hamilton

**Painting, driveway, window & porch
installation**

2. 422 N Hamilton

Outbuilding rehabilitation

3. 47 N Huron

Little library installation

4. 301 S Washington

Reopen east porch

B. NEW BUSINESS

5. 401 E Forest

Demo by Neglect

6. 401 E Forest

Roof work

7. 302 S Washington

Reroof

8. 301 N River

Reroof

9. 409 Oak

Painting

C. STUDY ITEMS

D. ADMINISTRATIVE APPROVALS—none

E. OTHER BUSINESS

10. Light Fact Sheet

11. LED Sign Memo

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of July 25, 2017

VIII. ADJOURNMENT

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

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

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

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

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

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

3. Do not imitate earlier styles.

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

4. Preserve significant changes acquired over time.

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

5. Preserve distinctive features.

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

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

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

7. Clean building gently—no sandblasting.

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

8. Preserve archaeological resources.

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

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

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

10. New work shall be removable.

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

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HDC Work Permit Staff Review

Property address: 422 N Hamilton

Date of Application: June 20, 2017

Date of Review: July 28, 2017

Date of Meeting: August 8, 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 July 25th meeting for more information on the outbuilding renovation. At that time the applicant stated that he would separate out the outbuilding work and submit 2 applications.
2. Applicant and the commission agreed to the lighting as the 1-light Oil-Rubbed Bronze Outdoor Wall Lantern.
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 to be the 1-light Oil-Rubbed Bronze Outdoor Wall Lantern and the painting of all four entrance doors in Sherwin Williams Brevity Brown (SW 6068). 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

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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.

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).



PHDC
17-0099

Amendment to
17-0070 + 17-0084

**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.

Driveway

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

422 Hamilton, Ypsilanti, Mi 48197

Applicant

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

Name

Karl Staffeld

Address

2358 Loeffler

City

Chelsea

State

Mi

Zip

48118

Phone / Fax

(734) 417-0432

E-Mail

karl@staffeld.com

Contractor

Contractor Name & Contact Info

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

Type of work

- ☐ Roofing
☒ Window/Door Replacement

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

☒ Other

Complete Description of Proposed Work:

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

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

See attached sheets.

Permit Application Fee (action items only)

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

Construction Cost:

\$ 5,090

Permit fee:

\$35 + 5 = \$ 40

Signature

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

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

Signature:

Karl Staffeld

Date:

6.20.17

Print Name:

Karl Staffeld

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

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

PHDC-17-0099
Driveway

City of Ypsilanti

Historic District Commission

Work Permit Application for 422 Hamilton

Karl Staffeld (734) 417-0432

AMMENDED PERMIT APPLICATION 08/01/2017

DESCRIPTION OF PROPOSED WORK

Install approximately 3,000 SF gravel driveway at the rear of the property. See attached Exhibit A. This will provide parking for eight cars. The building department requires that a soil erosion permit be obtained. Prepare the surface by removing 4" of topsoil. Install geo-textile filter fabric and deliver, distribute, and compact approximately 37 cubic yards of 21AA stone.

Install one new light fixture at doors 1, 2, 3, and 4. See attached cut sheet for proposed light fixture type Light Oil-rubbed Bronze Outdoor Wall Lantern . See attached Exhibit B for light fixture locations.

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. Enclose sides of stair stringers. 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.

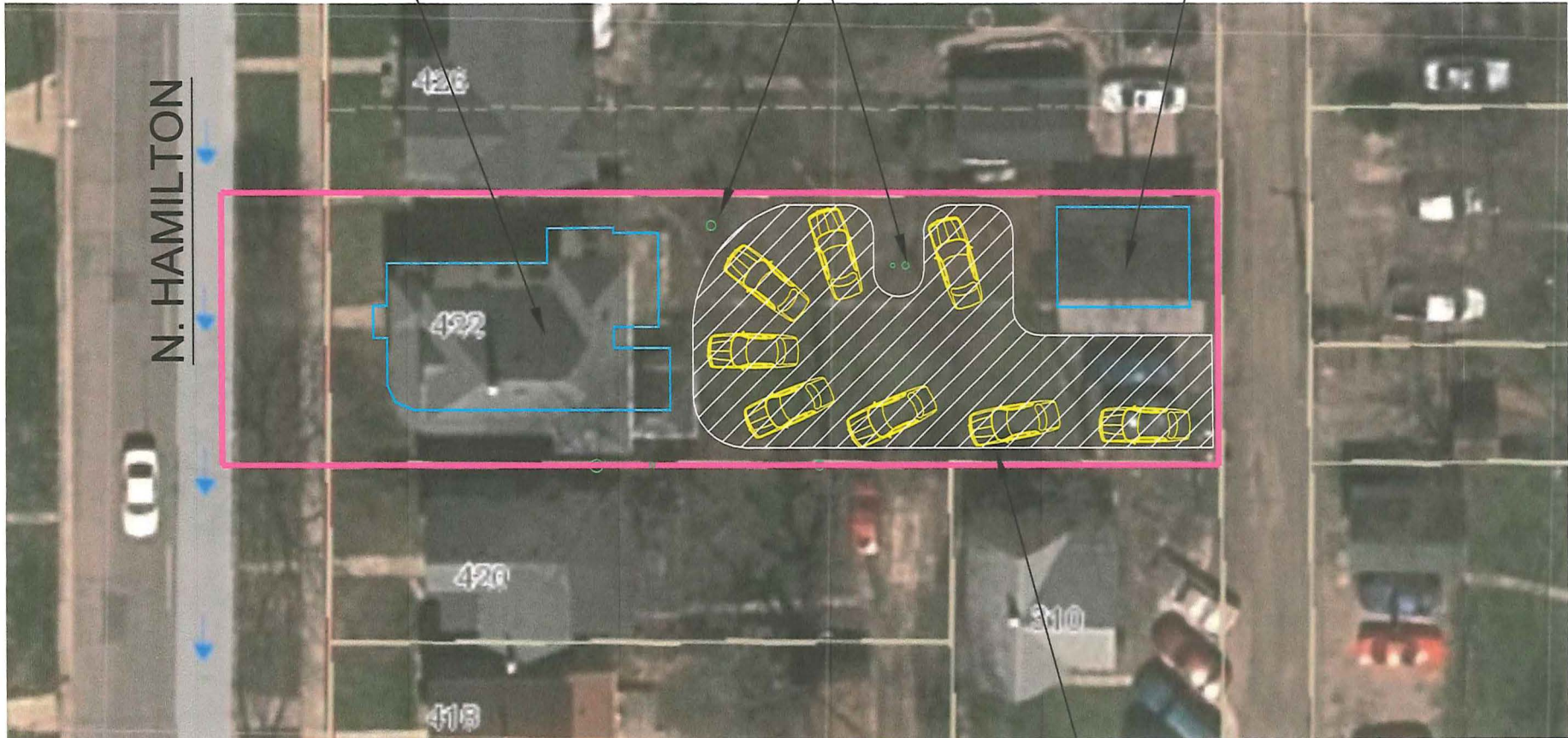
Install new basement windows in two locations on north and south faces of foundation walls. See attached Exhibit B and cut sheet for JELD-WEN W-2500 awning clad wood window.

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.

422 N. HAMILTON

EXISTING
TREES

EXISTING
BARN



APPROX. 3,000 SF
GRAVEL DRIVEWAY
PARKING FOR
EIGHT CARS



**PERMIT APPLICATION
FOR 422 HAMILTON**

SCALE: NONE
08/01/17

EXHIBIT A



NEW
LIGHT
FIXTURE

REMOVE/REPLACE
STAIR TREADS.
INSTALL PIPE
HANDRAILS

PAINT EXTERIOR
DOORS WHITE
(4 PLACES)

WEST DOOR



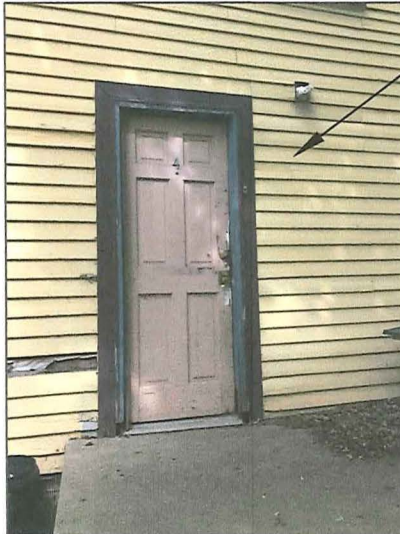
NEW
LIGHT
FIXTURE

SOUTH DOOR



NEW
LIGHT
FIXTURE

EAST DOOR 1



NEW
LIGHT
FIXTURE

EAST DOOR 2



REPAIR
EXISTING
WINDOW

NORTH WINDOW

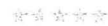


INSTALL
NEW BASEMENT
WINDOWS
(2 PLACES)

TYPICAL
BASEMENT WINDOW



1-Light Oil-Rubbed Bronze Outdoor Wall Lantern



[Write the first Review](#)

[Ask the first question](#)

\$126⁰² /each

[Share](#)

[Save to List](#)

[Print](#)

Quantity

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[Add to Cart](#)

We'll send it to Cadillac for **free pickup**

Available for pickup
July 19 - July 24

[Check Nearby Stores](#)

We'll Ship It to You

[Add to Cart](#)

Free Shipping

Get it by
July 20

[See Shipping Options](#)

Or buy now with

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GU, PR, VI

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

Product Overview

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

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

Info & Guides

[Warranty](#)

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

Specifications

Dimensions

Product Depth (in.)

9.25

Product Length (in.)

9.25

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



RECEIVED

AUG 01 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
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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

422 North Hamilton

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

Michigan

Zip

48118

Phone / Fax

(734) 417-0432

E-Mail

karl@staffeld.com

Contractor

Contractor Name & Contact Info

Karl Staffeld, 2358 LOEFFLER, CHASEA, MI 48118, (734) 417-0432, BUILDAL LLC. 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.

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:

\$ 20,000

Permit fee:

\$35 + 30 = 65

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.

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Karl Staffeld

Date:

8.1.17

Print Name:

KARL STAFFELD

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PHDC-17-0099
Barn

City of Ypsilanti

Historic District Commission

Work Permit Application for 422 Hamilton – BARN RENOVATION

Karl Staffeld (734) 417-0432

AMMENDED PERMIT APPLICATION 08/01/2017

DESCRIPTION OF PROPOSED WORK

Refer to the attached architectural sketches A2.1, A2.2, A2.3, and A2.4 for proposed work to the existing Barn. These drawing show new window and door locations, roof venting, sanitary venting though the roof, beveled siding, corner trim, and the location of a new air conditioner condenser unit. See Exhibit A for pictures of existing structure.

Paint door, siding, and trim using the existing house paint colors. Siding to be Sherwin Williams Harvester (yellow), SW 6373, 129-C2. Trim to be Sherwin Williams French Roast (dark brown) , SW 6069, 196-C7. Door to be Sherwin Williams Brevity Brown (medium brown) SW 6068, 196-C6. See attached paint chips.

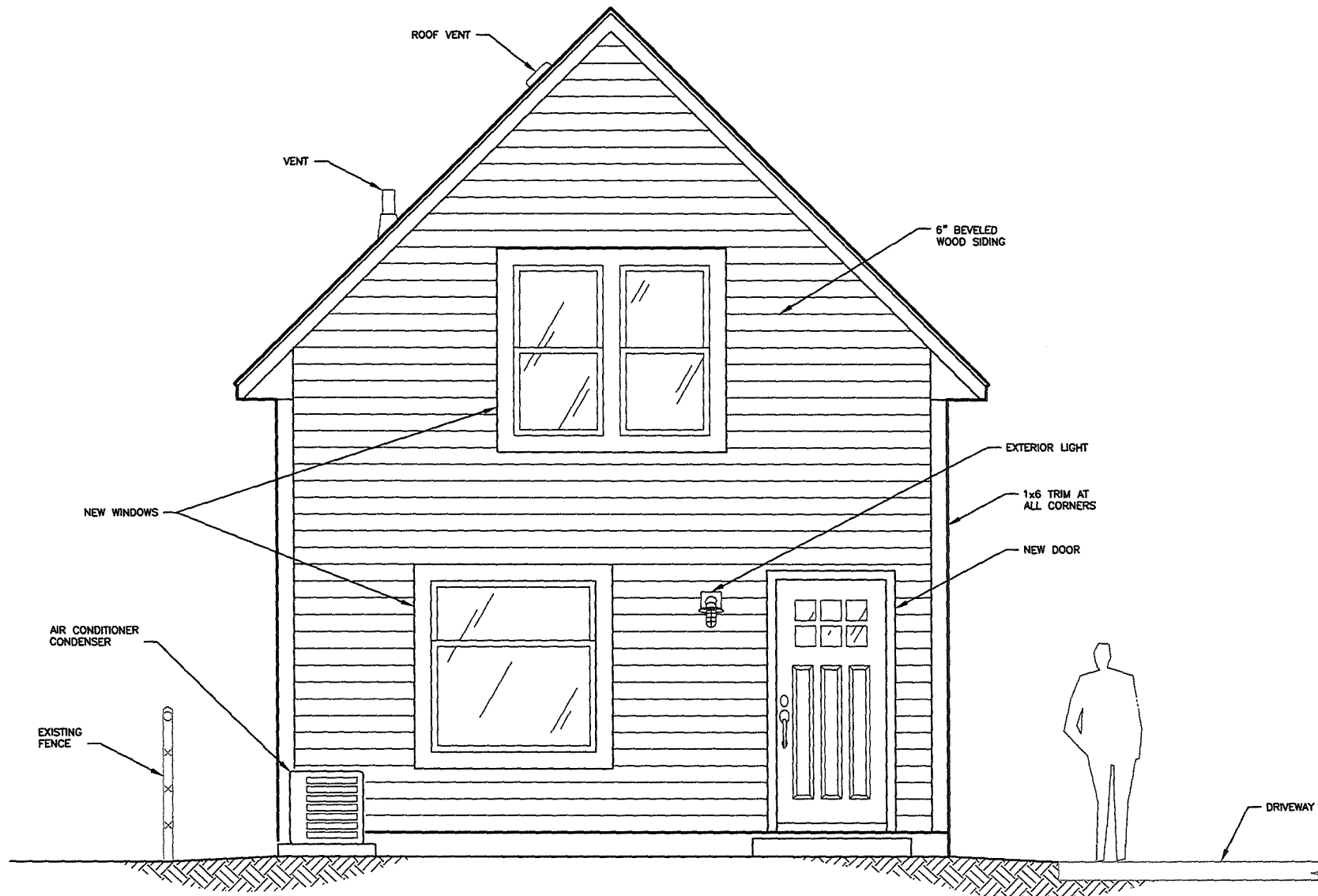
Remove existing roof shingles and replace with Roofguard Architectural Shingles, color Princeton Slate grey fiberglass shingles to match existing house roof. See attached cut sheet.

Cover existing siding with OSB panels and install 6" Beveled Red Cedar Siding to match existing house. Paint to match house.

Install new exterior door. 36"x80" Craftsman 6 Lite Stained Mahogany Wood Prehung Front Door. Paint to match existing doors. See attached cut sheet.

Install one new light fixture at new door. Light Oil-rubbed Bronze Outdoor Wall Lantern . See attached cut sheet.

Install new aluminum clad wood windows. Paint trim to match house. Jeld-Wen 33.375 in. x 60 in. W-2500 Double Hung Clad Wood Window. See attached cut sheet.



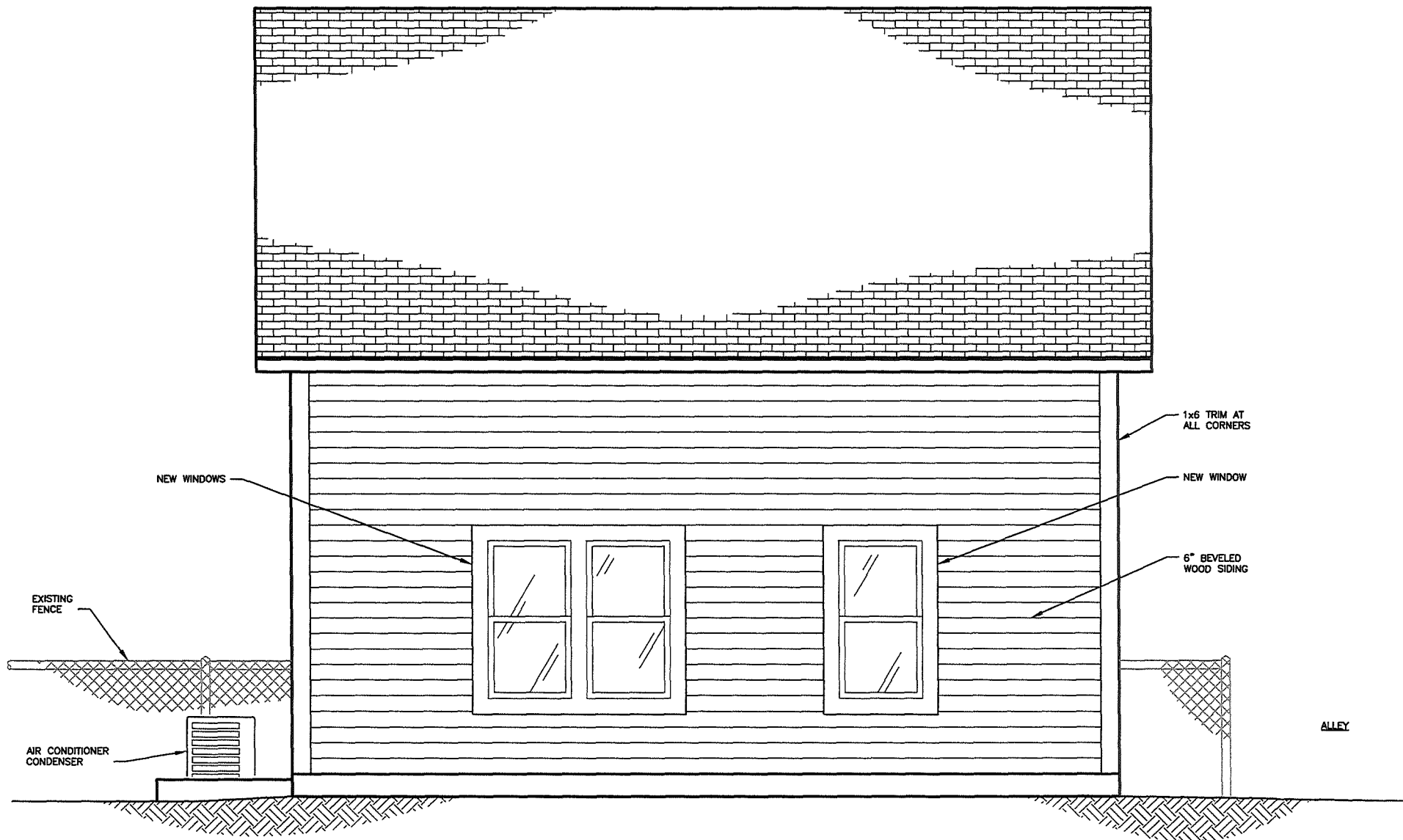
WEST ELEVATION

SCALE: 1/2" = 1'-0"



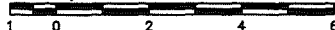
DWG. A2.1

422 N. HAMILTON
BARN RENOVATION



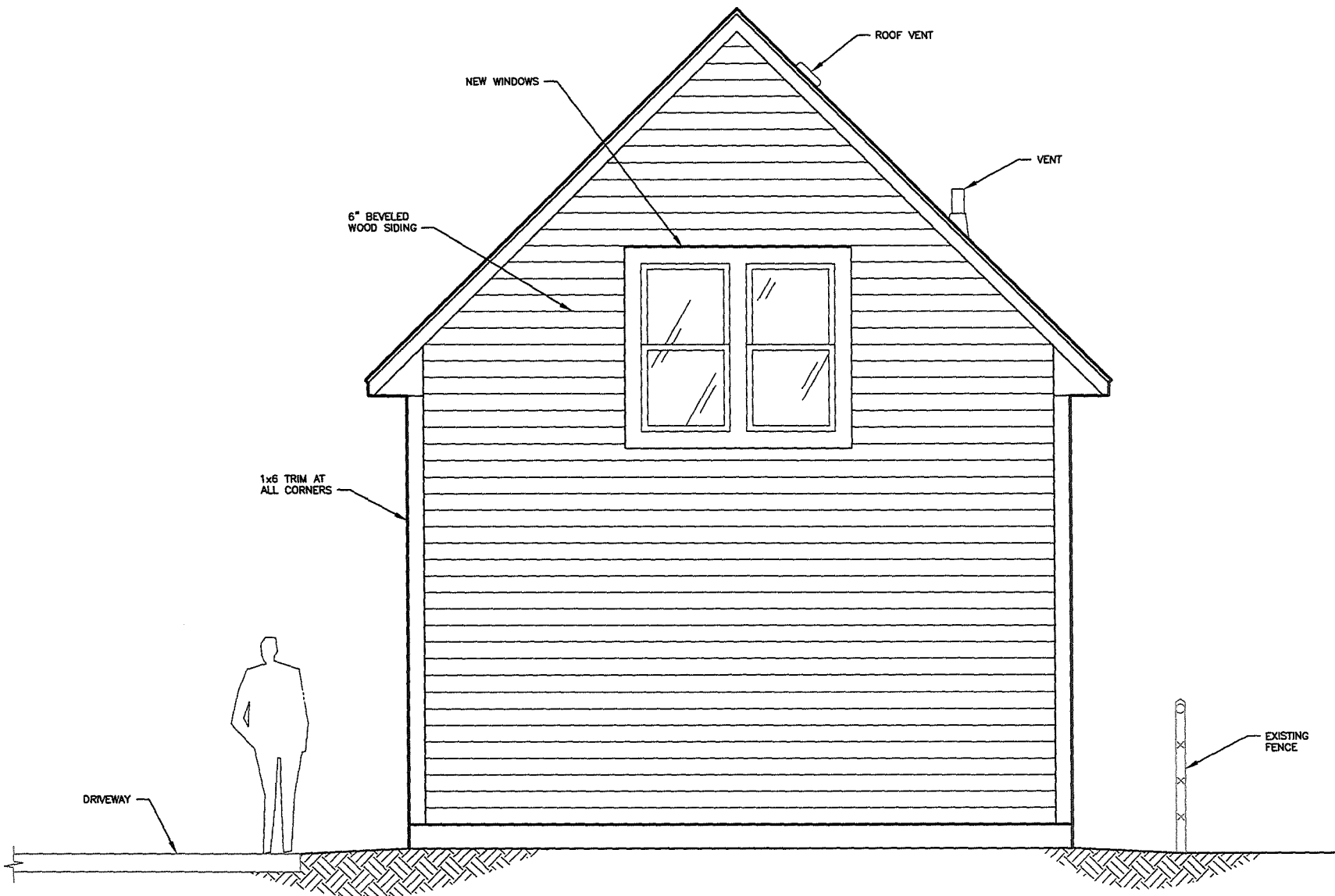
SOUTH ELEVATION

SCALE: 1/2" = 1'-0"



DWG. A2.2

422 N. HAMILTON
BARN RENOVATION



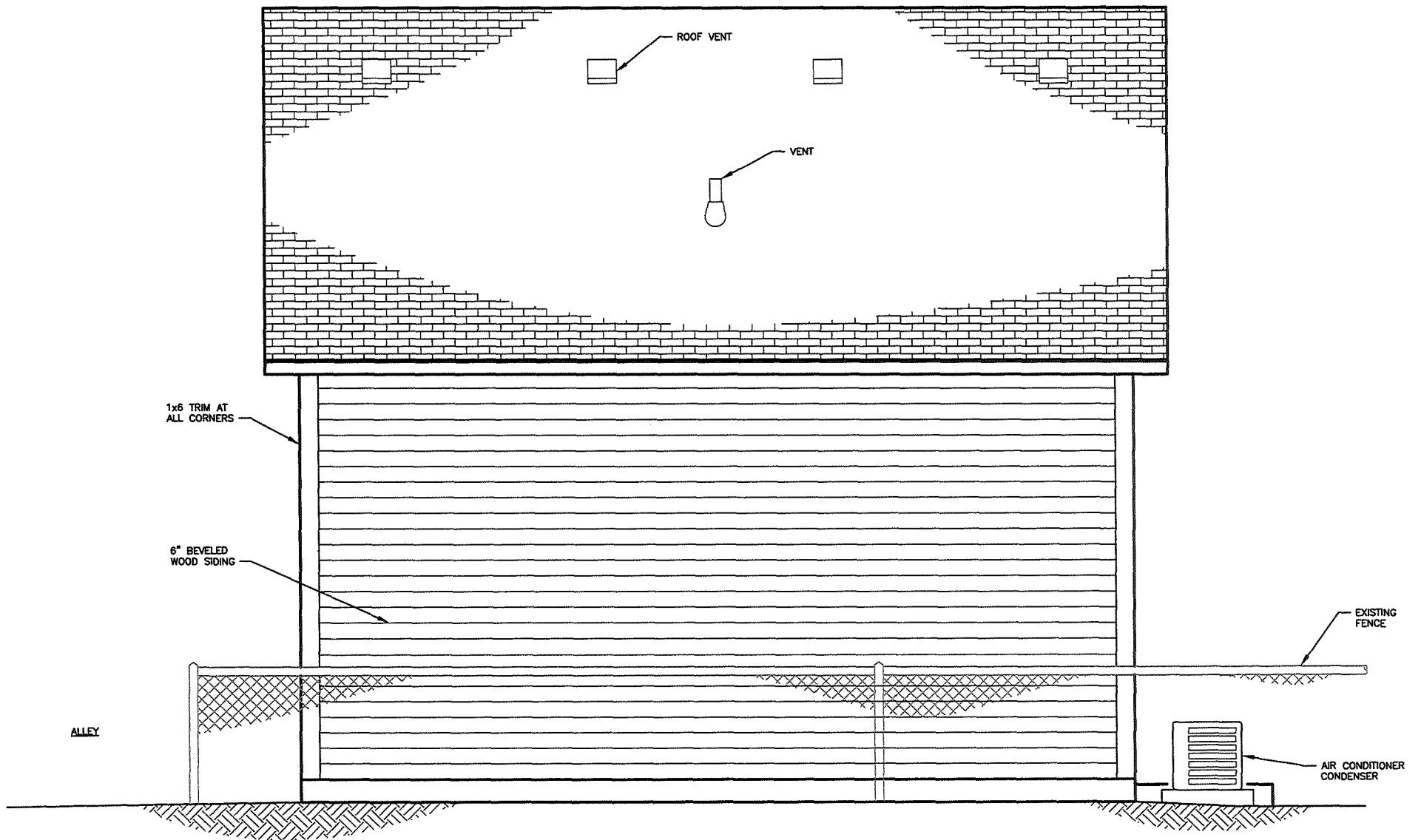
EAST ELEVATION

SCALE: 1/2" = 1'-0"



DWG. A2.3

422 N. HAMILTON
BARN RENOVATION



NORTH ELEVATION

SCALE: 1/2" = 1'-0"

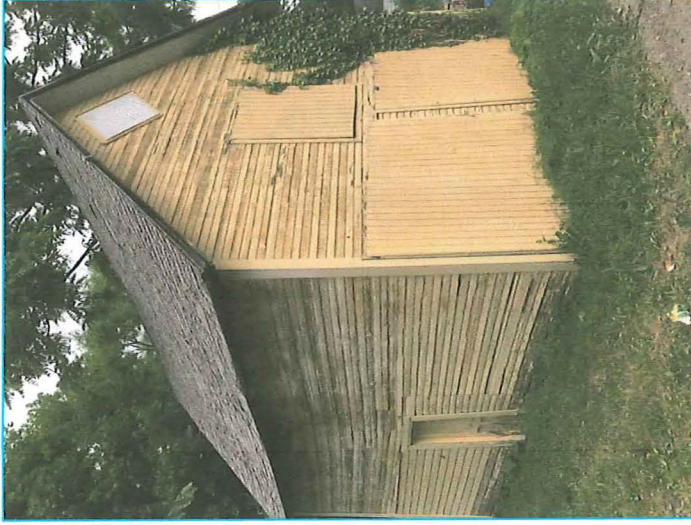
1 0 2 4 6

DWG. A2.4

422 N. HAMILTON
BARN RENOVATION



LOOKING
NORTHEAST



LOOKING
NORTHWEST



LOOKING
SOUTHWEST

PERMIT APPLICATION FOR
422 N. HAMILTON - BARN RENOVATION

08/01/17

EXHIBIT A



RoofGuard

ARCHITECTURAL SHINGLES ROOFGUARD

Color Availability

Roofguard shingles are laminated to provide a remarkable dimensional thickness, not only for strength, durability, and weather resistance, but also to create an extraordinarily beautiful look for your home. Roofguard is manufactured in a larger size with more exposure to create a high definition "shake" look for your roof. Its double layer construction, using an extra-heavy fiberglass mat and tough modified sealant, provides superior durability and wind resistance. Roofguard shingles are surprisingly affordable and are the perfect choice to protect and beautify your home.

- Fiberglass asphalt shingles
- Limited lifetime warranty¹
- Featuring an algae resistant granule²
- Class "A" Fire Resistance Rating

¹See Limited Warranty for complete terms, conditions, restrictions, and application requirements.

²Built-in algae resistance inhibits algae growth, which can cause unsightly black stains on your roof. This article contains a preservative to prevent discoloration by algae.



SPECIFICATIONS

Length	40 7/8 in (1038 mm)
Width	13 3/4 in (349 mm)
Exposure	5 7/8 in (149 mm)
Coverage Per Bundle	33.3 ft ² (3.1 m ²)
Three bundles = One full square - 100 sq ft coverage	

STANDARDS[†]

ASTM D3462	ASTM D7158 - Class H
ASTM D3018	ASTM E108 - Class A
ASTM D3161- Class F	CSA A123.5

Note: [†]Product is designed and tested to comply with ASTM/CSA Standards at time of manufacture prior to packaging.

Note: Shingle Swatches and house photography shown are as accurate as modern printing processes allow. Shingle chips shown do not fully represent the entire color blend range of the shingles. To ensure complete satisfaction please make your final color selection from several full size shingles and view a sample of the product installed on a home. Be sure to look at the color sample of all material in natural sunlight at different times of day to ensure that your color choices are complementary.

The information in this literature is subject to change without notice. We assume no responsibility for errors that may appear in this literature.



Estate Black



Chateau Brown



Rustic Cedar



Weathered Wood



Princeton Slate



Mansion Grey

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11/16" x 6" x 16' Red Cedar Bevel Siding

Model Number: 1077970 | Menards® SKU: 1077970

Online Price

\$18⁹⁹ each

Select Length

16' ▾

[Description ▾](#) | [Specifications ▾](#)Click image for a larger view.
Hover to zoom in.

Add to Compare



Add to Gift Registry

Description & Documents

Western red cedar is nature's perfect siding material. Its natural oils make it resistant to decay and insects, and its smooth grain is exceptionally stable and durable when exposed to the sun and the elements. Second-growth red cedar produces outstanding siding and is an environmentally wise choice for today's "green" market awareness. As a 100% natural product, it doesn't require any special handling, extra health protection or pose any cleanup problems. Unlike composite substitutes that attempt to simulate the appearance of cedar siding, authentic western red cedar bevel has the natural depth and character desired for the finest appearance. Nothing else comes close to cedar's ideal combination of durability, stability and workability to achieve natural beauty in finely crafted homes.

- Kiln dried for stability
- Reversible face allows you the choice of exposing the rough or smooth side
- Can be stained, painted or left natural to patina to a weathered gray

Dimensions: 11/16" x 5 1/2" x 16' Actual
Shipping Dimensions: 192.0 H x 5.5 W x 0.69 D
Shipping Weight: 6.4 lbs

Specifications

Siding Type: Bevel

Coverage Per Piece: 6 square foot

Siding Surface Design: Rough one side, smooth on the other

Wood Species: Western Red Cedar

Exposure: 4-1/2 inch

Grade: Select Tight Knot

Special Features: Reversible, Kiln Dried

Actual Thickness: 11/16 tapers to 5/32 inch

Color/Finish: Unfinished

Actual Width: 5-1/2 inch

Length: 16 foot

Nominal Thickness x Width: 1 in x 6 in

Nominal Dimensions: 1 in x 6 in x 16 ft

Please Note: Prices, promotions, styles and availability may vary by store and online. While we do our best to provide accurate item availability information, we cannot guarantee in-stock status and availability as inventory is sold and received continuously throughout the day. Inventory last updated 8/1/2017 at 5:00am EST. Online orders and products purchased in-store qualify for rebate redemption. Rebates are provided in the form of a Menards® Merchandise Credit Check valid towards purchases at any Menards® retail store. Not valid for purchases on MENARDS.COM®.

Online Availability



☒ **Ship to Home**
Not eligible for Ship to Home

☒ **Deliver from Store**
Contact a store for delivery options

☒ **Ship to Store - Free!**

Additional Packaging/Handling Charges May Apply.

Quantity

1

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Store Availability



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Guests Who Viewed This Item Also Viewed These



2 x 4 Framing Lumber

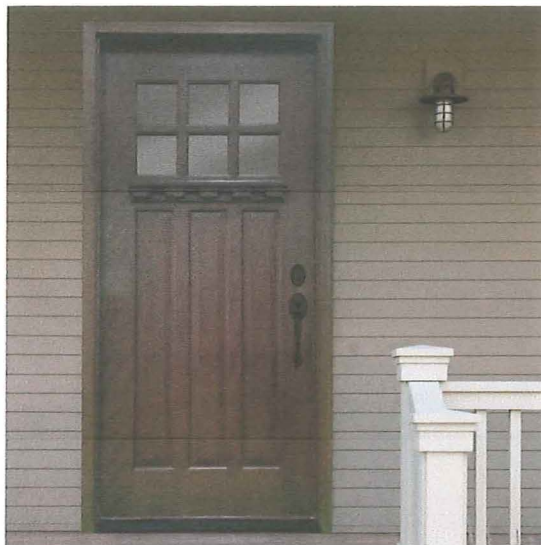
9.76

2 x 4 Ground Contact AC2®
Green Pressure Treated
Lumber

15.79

Combined Packaging and
Handling

19.99



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Steves & Sons

36 in. x 80 in. Craftsman 6 Lite Stained Mahogany Wood Prehung Front Door

★★★★★ (13)

[Write a Review](#)

[Questions & Answers \(40\)](#)

\$1135⁴⁶ /each

Choose Your Options

Hickory



Door Size (WxH) in.

36 x 80

Door Handing

Left-Hand/Inswing

Quantity

[Live Chat](#)

Pick Up In Store

This product isn't currently sold in stores

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Standard shipping

Expect it
August 28 - September 5

[See Shipping Options](#)

Or buy now with

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

Easy returns in store and online
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Product Overview

Experience the warmth of wood with this stained mahogany 6 Lite Wood Entry Door with clear beveled insulated glass. This door comes prehung in fully weather-stripped stained mahogany frame with brickmould and casing. Door has double 2-3/8 in. bore for easy lockset and deadbolt installation.

- Engineered stiles, rails and panels prevent warping and splitting
- High performance bronze weather stripping and adjustable black finish sill provides a tight seal against drafts
- 6-lite design with dentil shelf creates a craftsman style
- Clear beveled glass allows maximum light and visibility
- Tempered safety glass is insulated for energy efficiency
- Mahogany prefinished in hickory stain with matching frame adds style and elegance to your front door
- Bronze ball bearing hinges provide ease of operation
- Matching applied brickmould and pre-mitered interior casing for ease of installation
- Prehung 4-9/16 in. prefinished frame for easy installation with 4 in. wall construction
- Requires rough opening of 38-1/4 in. x 82 in., actual unit size 4-9/16 in. x 37-3/4 in. x 81-1/2 in.

Info & Guides

[Instructions / Assembly](#)

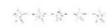
[Use and Care Manual](#)

[Warranty](#)

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



1-Light Oil-Rubbed Bronze Outdoor Wall Lantern



[Write the first Review](#)

[Ask the first question](#)

\$126⁰² /each



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Quantity

Not in Your Store - We'll Ship It There

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We'll send it to Cadillac for free pickup

Available for pickup
July 19 - July 24

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We'll Ship It to You

[Add to Cart](#)

Free Shipping

Get it by
July 20

[See Shipping Options](#)

Or buy now with

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

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

Product Overview

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

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

Info & Guides

[Warranty](#)

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

Specifications

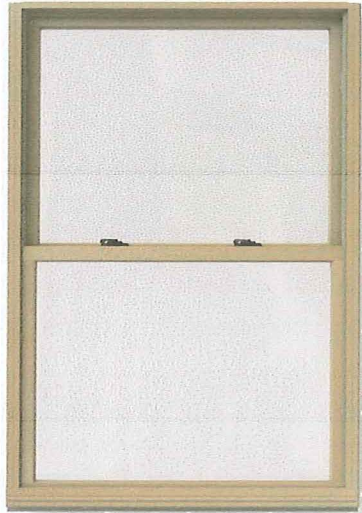
Dimensions

Product Depth (in.)

9.25

Product Length (in.)

9.25



[Share](#)

[Save to List](#)

[Print](#)

JELD-WEN

33.375 in. x 60 in. W-2500 Double Hung Clad Wood Window

★★★★★ (1)

[Write a Review](#)

[Questions & Answers \(12\)](#)

\$341³² /each

Choose Your Options

White



Width (in.) x Height (in.)

33.375 x 60

Quantity



1



Not in Your Store - We'll Ship It There

[Add to Cart](#)

We'll send it to Cadillac for **free pickup**

Available for pickup

September 25 - September 28

[Check Nearby Stores](#)

We'll Ship It to You

[Add to Cart](#)

Standard shipping

Expect it

September 25 - September 27

[See Shipping Options](#)

Or buy now with

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

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

Product Overview

The 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. The W-2500 Double Hung wood window is best suited for traditional architectural styles and features upper and Low-Er sashes that slide up and down for varying ventilation. Each sash also tilts for simple cleaning and locks securely in place when done. It is a popular choice for multi-level houses because you can clean your windows safely and easily from inside your home.

- Energy efficient low-E 366 coated window glass helps keep your home cool in the summer and warm in the winter
- Low-E-366 glass, which provides more protection against heat gain by blocking harmful infrared rays, as well as providing greater energy savings
- Made with auralast wood that is guaranteed not to rot for as long as you own and occupy your home
- Wood windows add a sense of warmth and elegance to any 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
- Natural 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.

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: 47 N Huron

Date of Application: June 22, 2017

Date of Review: July 28, 2017

Date of Meeting: August 8, 2017

Proposed work: add a little free library on the site

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

Staff review:

1. This application was tabled at the 7-25-17 HDC meeting due to questions regarding the attachment method.
2. Applicant is proposing to install a little free library on the outside of the building. The dimensions would be 1' x 2' x 3'.
3. Applicant plans to replicate the design of the first section of their building in the little library.
4. 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.
5. Applicant to make sure that the installation does not impede or go into the ROW.
6. 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:

Max Doyle

Date:

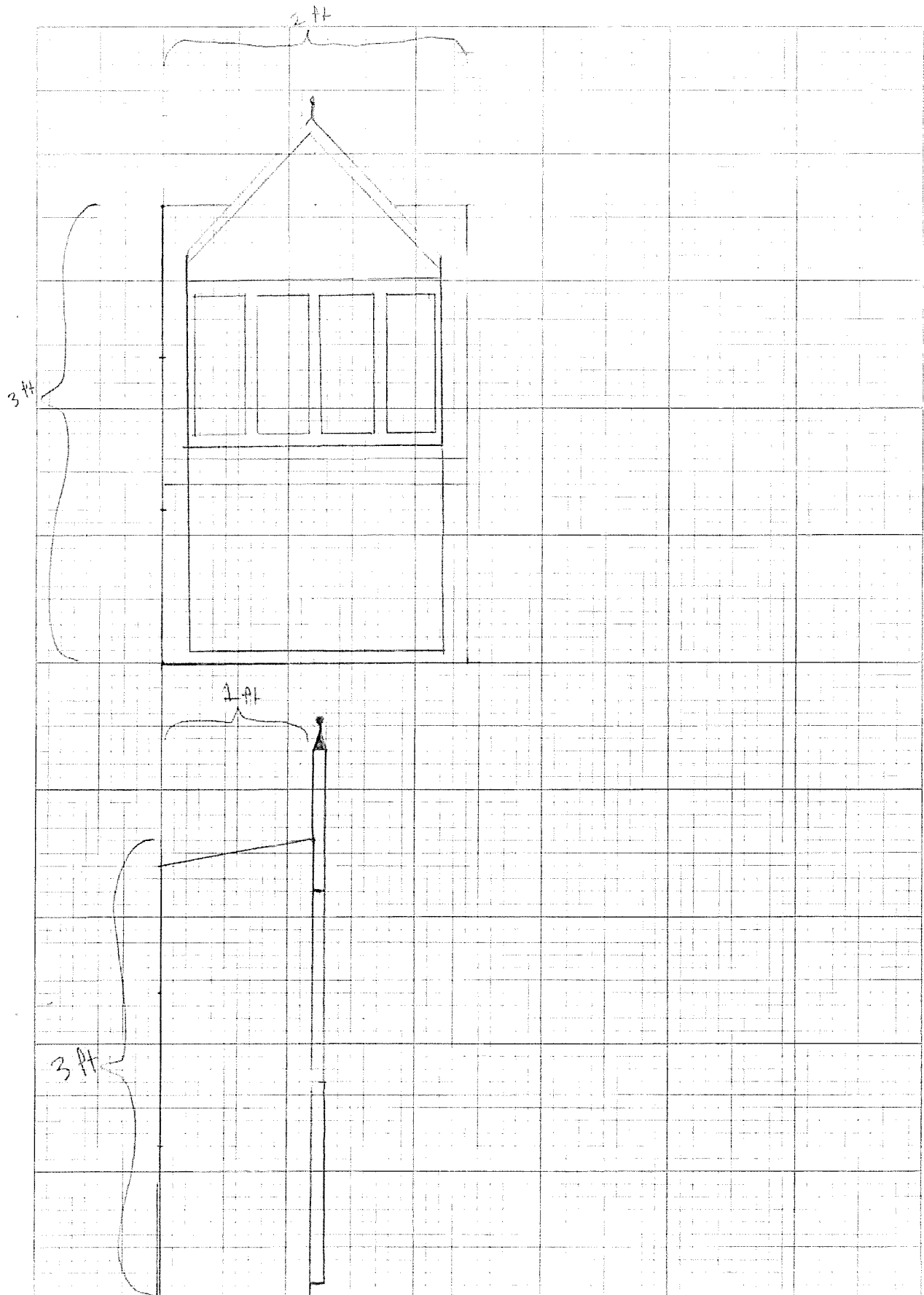
06-19-2017

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 28, 2017

Date of Meeting: August 8, 2017

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

Materials: cedar shake

Staff review:

1. Application was tabled at the 7-25-17 HDC meeting, The HDC is looking for photos of the interior of the porch, which will now be open to the exterior, more details on the stairs, paint colors and lighting fixtures.
2. 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.
3. Applicant also plans to reside the back patio area with a cedar shake.
4. Applicant to verify if a building department permit is required for this work, and to obtain that permit prior to commencing work, if needed.

Relevant Secretary of the Interior's Standards:
#5, #9

Staff Recommended Motion:

Move to approve the work at 301 S Washington to include the reopening of the east side porch with the installation of stairs as required in the HDC porch fact sheet and new exterior lights (*type of lights?*). Work to also include the residing of the rear patio area with cedar shake. The cedar shake is to be painted to match the existing surrounding area in (*color?*).

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:

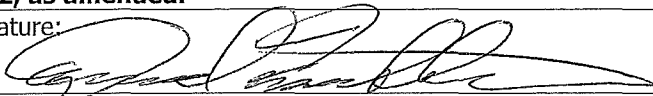
\$35 + ~~0~~ = \$35⁰⁰

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.

301 S Washington



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 Demo by Neglect Staff Review

Property address: 401 E Forest

Date of Demo by Neglect Letter: July 17, 2017

Date of Review: July 28, 2017

Date of Meeting: August 8, 2017

Staff review:

1. Applicant has submitted an application for the reroof of the front porch however the property requires more work such as new fascia, gutter repair, roof decking repair of loose siding and repair or replacement of windows.
2. It should be noted that the property is also in the Administrative Hearings Bureau Hearings process and the house was condemned on 2-29-16.
3. HDC to review the attached documentation and make a determination of whether the property is being demolished by neglect.
4. If the property is determined to be a demo by neglect the HDC will need to request the applicant to appear at another meeting in order to determine a timeline for repair.

Staff Recommended Motion:

Move to determine that the property at 401 E Forest is in danger of demolition by neglect and to require the applicant to appear before the Historic District Commission on September 12, 2017 to determine a timeline for repair.

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

Community and Economic Development

Curtis L Mullins & Kay F Morgan
401 E Forest
Ypsilanti, MI 48198

NOTICE TO APPEAR

RE: Potential finding of Demolition by Neglect at 401 E Forest

Dear Mr. Mullins & Ms. Morgan,

The Historic District Commission (HDC) is charged with protection of properties in the historic district. It has come to the attention of the HDC that the structure at 401 E Forest may be in violation of the Code of Ordinances for the City of Ypsilanti relating to demolition by neglect. Pursuant Chapter 54, Article II, Division 1, Section 54-31 of the Code, demolition by neglect is defined as *"neglect in maintaining, repairing or securing a resource that results in deterioration of an external feature of the resource or the loss of structural integrity of the resource."*

The HDC will consider whether the above mentioned historic resource is threatened with demolition by neglect at its meeting on August 8, 2017 at 7:00 p.m. at the Ypsilanti Historical Society Archives, 220 N Huron, Ypsilanti, MI, 48197. The archives are located in the basement of the building with the entrance on the north side. You are invited to attend this meeting. You may also provide written comments and documentation in advance of the meeting by email (ckochanek@cityofypsilanti.com) or by delivery to the City Clerk's Office with attention to me.

If the HDC finds that the building is in danger of demolition by neglect, you will be required to appear in order to determine a timeline for repair. In the event you fail to adhere to this timeline or fail to respond to this or subsequent notification, the City may take legal action against you and the property in order to achieve compliance.

Applications and further information about the Historic District Commission are available online at www.cityofypsilanti.com/263. Please contact me at (734) 483-9646 or through email at ckochanek@cityofypsilanti.com with any questions.

Signature: [Redacted]

Cynthia Kochanek, Associate Planner
Community & Economic Development Department

CC: File
Building Department

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: EN17-0305
Hearing Location: City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 483-1100	Respondent Name and Address: MULLINS L CURTIS & MORGAN KAY F 401 E FOREST YPSILANTI MI 48198	

401 E FOREST**11-11-04-413-010**

Property Address

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
Dangerous Building	05/23/17	Loose and detached siding Deteriorating porch roof, decking and supports Broken or missing windows Detached chimney
Code Section(s) PMC 304.1, 304.10, 304.11, 304.13		
Offense ☐ 1st ☒ 2nd ☐ 3rd ☐ _____	Offense Date 05/22/2017	

NOTICE OF FORMAL HEARING***** Appearance Required *****

Hearing scheduled for: **Thursday, June 15, 2017** **11:00 AM**

Date Time

To Respondent:

Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you. You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).

For Office Use Only

I declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.

BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT

Frank Daniels (Authorizing Agent)

5/23/17
Date**CERTIFICATE OF SERVICE**

I certify that on this date, a copy of this Violation and Notice of Hearing was served upon the above named Respondent at the property address shown by:

☒ First Class Mail☐ Certified Mail☐ Posting☐ Personal Service

Location

5/23/17
Date

Additional information on reverse side

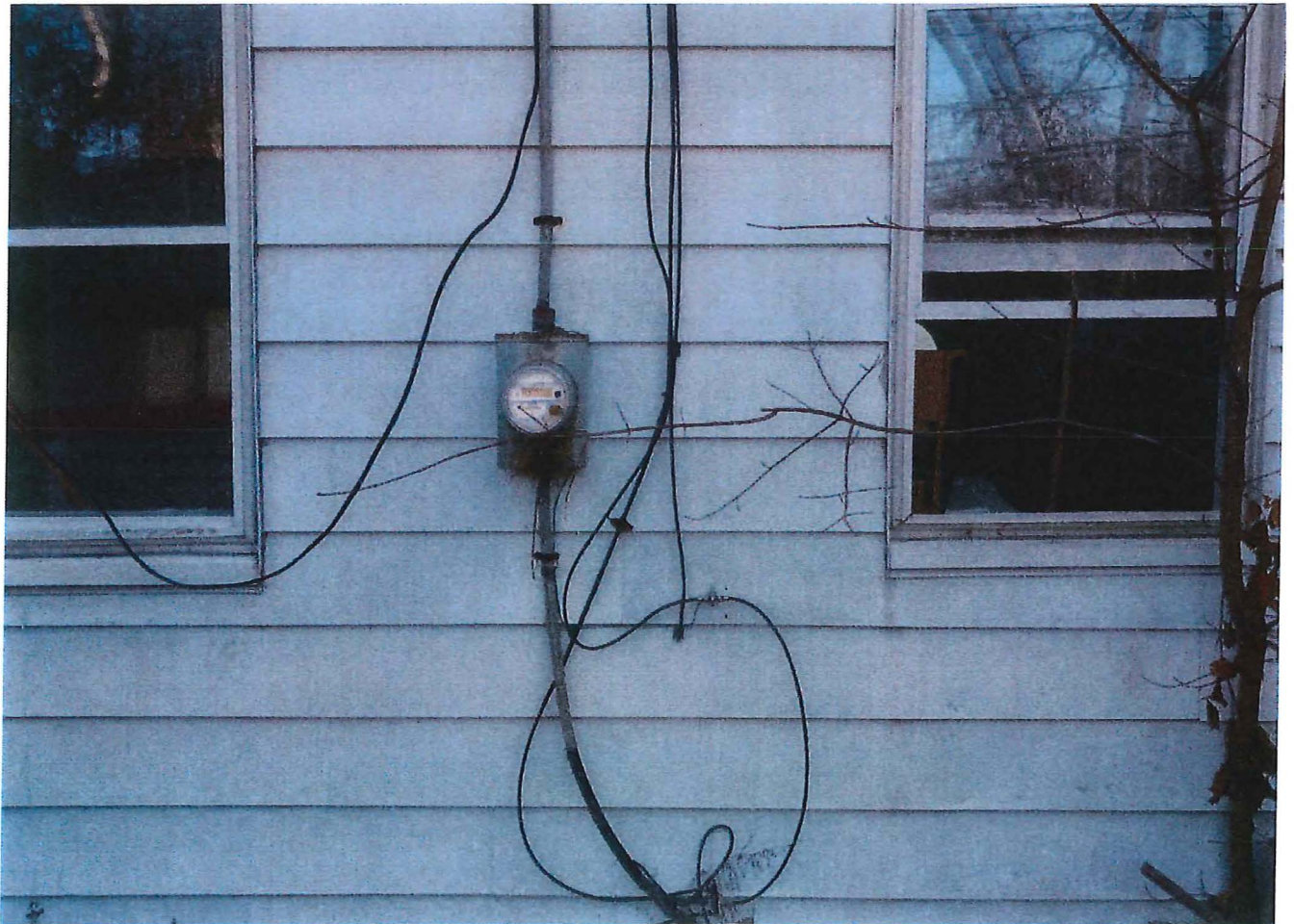
**SUMMARY OF PROPERTY
ADDRESS: 401 E. FOREST
Curtis L & Morgan Kay F Mullins**

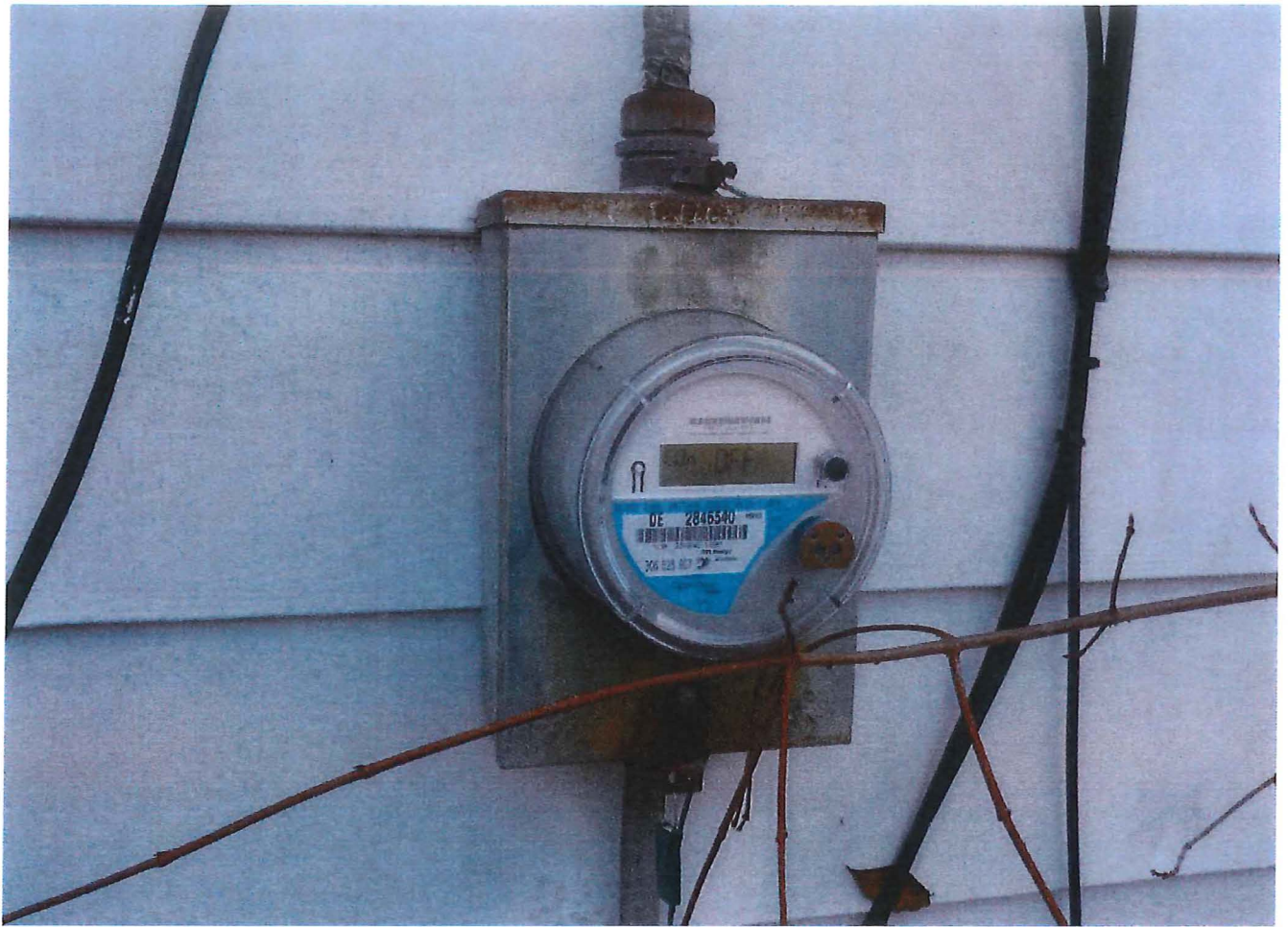
<u>DATE</u>	<u>OUTLINE/FINDINGS ON THIS DATE</u>
5/23/17	Issued citation for 2 nd offense EN17-0305 – Court date set for 6/15 at 11
5/18/17	Owner defaulted - \$460 fines and costs
4/27/17	Mailed citation EN17-0234
4/25/17	No changes to exterior – citation issued.
4/24/17	Spoke with nephew of owner. He stated he was going to try to help his uncle with repairs.
4/21/17	Spoke with owner's son. He stated he was going to try to help his father with repairs.
4/7/17	PMC notice sent – loose siding, damaged porch roof, decking and supports, detached chimney and missing or broken windows.
2/24/17	House found open and unsecured – boarded by contractor with PD on scene. During pre-boardup walkthrough with PD, many areas of the interior was impassible due to clutter, storage and building materials. New drywall and new electrical was witnessed in some rooms. Living room ceiling has been removed and is currently open joists. • Neighbors said it had been open for most of the winter. • Neighbors said people were staying at the house for most of the summer living off a generator but cleared out when the weather turned cold. • During board up, a niece came by and said she came by daily to feed the cats. When she learned we were securing the building, she went in and moved the cat food and dishes to the porch.
2/29/16	House condemned – No gas/electric, unsanitary and structural deficiencies

NEXT INSPECTION SCHUEDLED FOR:











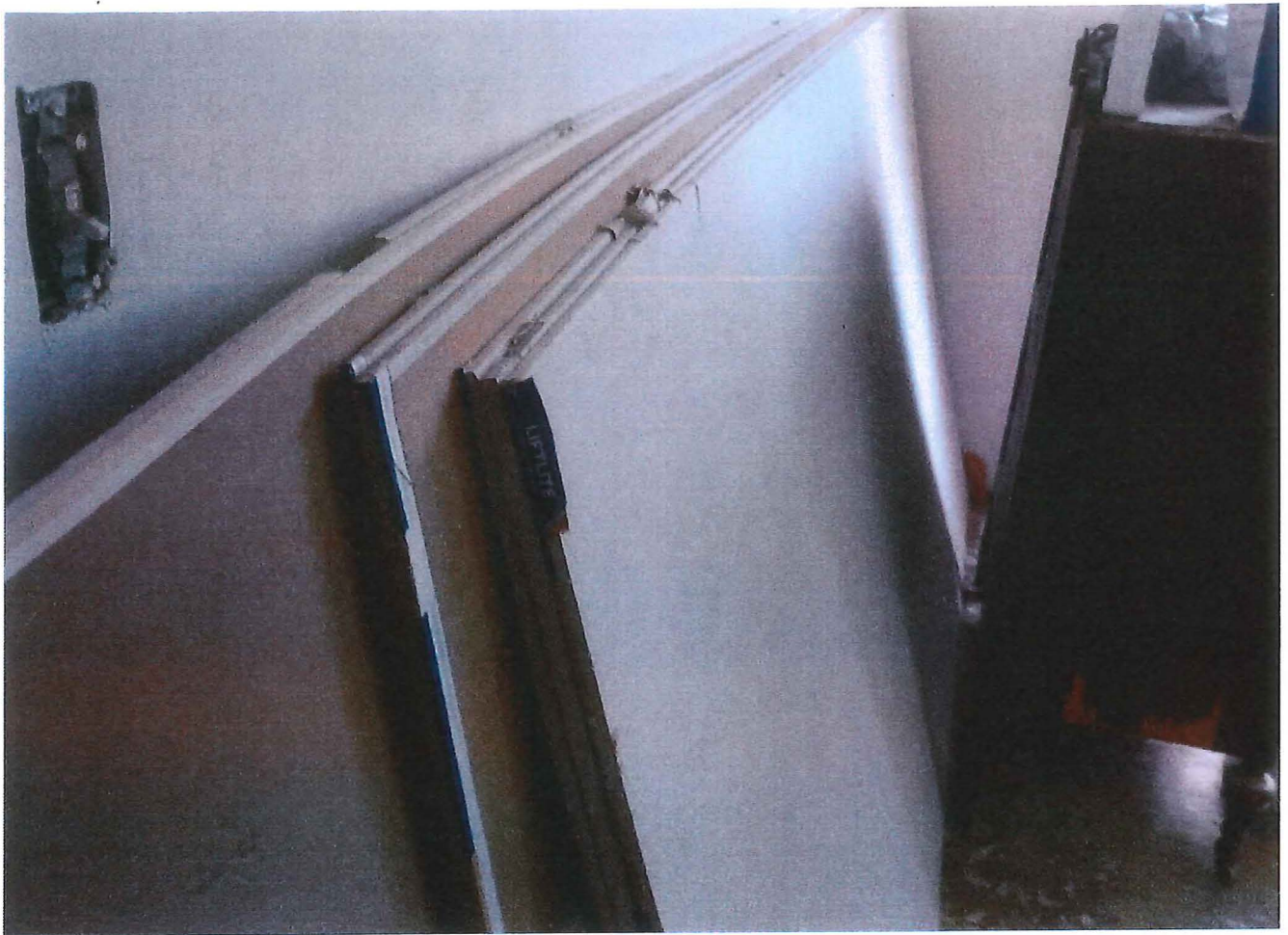












Property: 401 E FOREST

Agent: MULLINS CURTIS

Case Number: EN17-0234

Hearing Date: 05/18/17

Property Address: **401 E FOREST**

Case Number: **EN17-0234**

Offense: 1st 2nd 3rd
☒ ☐ ☐ ☐

Mailing and submission

Initials

[Redacted]

Completed citation signed by issuing inspector/officer Daniels

Completed citation must include ALL of the following:

- ☒ Correct owner – cross check with Assessing
- ☒ Date of violation
- ☒ *Hearing date/time and "waivable" date if applicable
- ☒ Description of violation
- ☒ Code section PMC304.1
- ☒ One of the 3 boxes must be marked

**DEFAULT JUDGEMENT
ENTERED CASE CLOSED**

[Redacted]

* Hearing date must be no less than 15 days from date of service

Proof of service

Must be signed/dated by the person who served, mailed or posted notice

[Redacted]

Copy submitted to Clerk's office

Date submitted: 04/27/17

[Redacted]

Filed for hearing date

Attach all relevant court materials. Include the following:

- ☒ Copy of citation
- ☒ Property summary
- ☒ All letters and reports pertaining to the current case
- ☒ Any other correspondence, (emails, letters, etc.)
- ☐ Photographs (if applicable)

Hearing(s)

Date: 05/18/17 Time: 12:30 Owner/Agent Present: ☐ Yes ☒ No

Result/Status: DEFAULT JUDGMENT entered - \$ 460
NO TO REISSUE

Date: _____ Time: _____ Owner/Agent Present: ☐ Yes ☐ No

Result/Status: _____

Date: _____ Time: _____ Owner/Agent Present: ☐ Yes ☐ No

Result/Status: _____

State of Michigan City of Ypsilanti Administrative Hearings Bureau	VIOLATION and Notice of Formal Hearing	Case Number: EN17-0234
Hearing Location: City of Ypsilanti One South Huron St. Ypsilanti, MI 48197 (734) 483-1100	Respondent Name and Address: MULLINS L CURTIS & MORGAN KAY F 401 E FOREST YPSILANTI MI 48198	

401 E FOREST**11-11-04-413-010**

Property Address

Parcel Number

Notice To Respondent: The property listed above is in violation of the City of Ypsilanti Code of Ordinances as follows:

Violation	Issued	Description
Dangerous Building	04/27/17	Loose and detached siding Deteriorating porch roof, decking and supports Broken or missing windows
Code Section(s)		
PMC 304.1, 304.10, 304.13		
Offense	Offense Date	
☒ 1st ☐ 2nd ☐ 3rd ☐	04/25/2017	

NOTICE OF FORMAL HEARING***** Appearance Required *******CASE CLOSED**Hearing scheduled for: **Thursday, May 18, 2017** **11:00 AM**

Date

Time

To Respondent:

Your appearance is required. You must appear at the above address on the date and time indicated. Failure to appear may result in a decision and default order entered against you. You have the right to retain and be represented by an attorney and to present witnesses and/or evidence at the hearing.

The City of Ypsilanti will be represented by the City Attorney's office. Upon either a decision and default being entered for your not appearing or if you are found responsible after the hearing by the Administrative Hearings Officer, you may be assessed fines, costs and fees in addition to other relief being ordered to remedy the above violation(s).

For Office Use Only

I declare under the penalty of perjury that the statements above are true to the best of my information, knowledge, and belief.

BUILDING DEPARTMENT/ORDINANCE ENFORCEMENT

Frank Daniels (Authorizing Agent)

Date

4/27/17

CERTIFICATE OF SERVICE

I certify that on this date, a copy of this Violation and Notice of Hearing was served upon the above named Respondent at the property address shown by:

☒ First Class Mail ☐ Certified Mail ☐ Posting ☐ Personal Service

Location

Served by

Date

4/27/17

Additional information on reverse side

**SUMMARY OF PROPERTY
ADDRESS: 401 E. FOREST
Curtis L & Morgan Kay F Mullins**

<u>DATE</u>	<u>OUTLINE/FINDINGS ON THIS DATE</u>
04/27/17	Mailed citation EN17-0234
4/25/17	No changes to exterior – citation issued.
4/24/17	Spoke with nephew of owner. He stated he was going to try to help his uncle with repairs.
4/21/17	Spoke with owner's son. He stated he was going to try to help his father with repairs.
4/7/17	PMC notice sent – loose siding, damaged porch roof, decking and supports, detached chimney and missing or broken windows.
2/24/17	House found open and unsecured – boarded by contractor with PD on scene. During pre-boardup walkthrough with PD, many areas of the interior was impassible due to clutter, storage and building materials. New drywall and new electrical was witnessed in some rooms. Living room ceiling has been removed and is currently open joists. • Neighbors said it had been open for most of the winter. • Neighbors said people were staying at the house for most of the summer living off a generator but cleared out when the weather turned cold. • During board up, a niece came by and said she came by daily to feed the cats. When she learned we were securing the building, she went in and moved the cat food and dishes to the porch.
2/29/16	House condemned – No gas/electric, unsanitary and structural deficiencies

NEXT INSPECTION SCHUEDLED FOR:



City of Ypsilanti

Building Inspection Department

April 7, 2017

MULLINS CURTIS L
401 E FOREST
YPSILANTI MI 48198

SUBJECT: PROPERTY MAINTENANCE COMPLAINT REPORT – 401 E FOREST

Dear Property Owner/Agent:

Exterior violations were recently observed and the above subject property was inspected in accordance with the I.C.C. Property Maintenance Code/2012 edition, which was adopted by the City and enforced by the City of Ypsilanti Building Department. The following listed code violations and/or repairs must be completed and are scheduled for a re-inspection listed below. Failure to correct the listed code violations and/or repairs may result in legal action being initiated through a court of competent jurisdiction.

Re-inspection date: April 21, 2017

Be advised that City Ordinance 732 regulates the tenant's rights to privacy. The property owner must give the tenants at least **seventy-two (72) hours written notice** prior to the inspection date.

PM-111.1 Application for appeal: Any person effected by a decision of the code official or notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application or appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

Sincerely,

CITY OF YPSILANTI

Frank Daniels
Building Department Manager

Property Maintenance Complaint Report

Property and Inspection Information:

Property: 401 E FOREST	Date of inspection: 4/7/2017
Dwelling units: Single Family	Number of units inspected: Exterior
Inspector: Frank Daniels	Date of next inspection: 4/21/2017

Violations and/or Repairs:

1. Repair/remove loose siding on structure.
2. Repair damaged porch roof and decking on south and west porches.
3. Repair/replace broken or missing window glass on various windows.

CHIMNEY -

If you have any questions regarding this matter or if we can be of any further assistance, please feel free to call me during my regular scheduled office hours of 8:00-9:00 am and 1:00-2:00 pm.



City of Ypsilanti
Building Inspection Department

March 01, 2016

MULLINS CURTIS L
401 E FOREST
YPSILANTI MI 48198

SUBJECT: CONDEMNATION -- 401 E FOREST

Due to the safety violation(s) found at this structure, it is hereby **CONDEMNED AND UNFIT FOR HUMAN OCCUPANCY** under the provisions of the 2012 International Property Maintenance Code, Section(s) 108.1.1, 108.1.2 & 108.1.3.

On **February 29, 2016**, an inspection was conducted of the premises and the structure was placarded as unfit for human occupancy due to absence of gas and electricity, unsanitary conditions and structural deficiencies.

The structure must remain vacant until deficiencies have been corrected and approved by the code official. Removal of the placard and/or occupation of the placarded structure will result in prosecution.

If you have any questions regarding this matter, please feel free to contact me during the office hours of 8:00am and 4:00 pm.

Sincerely,

CITY OF YPSILANTI

Frank Daniels
Building Department Manager



HDC Work Permit Staff Review

Property address: 401 E Forest

Date of Application: July 26, 2017

Date of Review: July 28, 2017

Date of Meeting: August 8, 2017

Proposed work: replace/repair porch roof

Materials: black three tab shingles

Staff review:

1. This application is also on the agenda as a demo by neglect.
2. This application is for the replacement or repair of the porch roof.
3. Applicant indicates that white paint will also be used in the repair but no details are provided on what will be painted.
4. This area also requires new fascia, gutters and possibly decking repair.
5. HDC to verify if the porch ceiling will be replaced or repaired.
6. Applicant to obtain a building department permit prior to the start of this work.

Relevant Secretary of the Interior's Standards:
#5, #9, #10

Staff Recommended Motion:

Move to approve reroofing of the porch at 401 E Forest. Work to include the re-decking of the roof as needed, fascia repair, and the installation of three tab shingles in black. Work to also include the replacement of the porch ceiling and gutter repairs.

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 26 2017

R. 22489
PHDC-17-0095



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

8/8/17

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.

app due by 8/11/17

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

401 E. FOREST AVE YPSI, MI 48198

Applicant

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

Name

CURTIS MULLINS

Address

401 E. FOREST AVE

City

YPSI

State

MI

Zip

48198

Phone / Fax

734-483-2072

E-Mail

Contractor

Contractor Name & Contact Info

Type of work



Roofing



Window/Door
Replacement



Porches



Sign



Fence (or other sitework)



Other

Complete Description of Proposed Work:

REPLACE OR REPAIR PORCH ROOF,
SHINGLES BLACK ONK^{TAB} SAME AS ON THE
HOUSE. THERE IS NO CHANGES - JUST
REPAIR

18 FT WIDE
18 FT LONG
18 FT WIDE
18 FT LONG

APPROX 33050 FT

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

WHITE

Permit Application Fee (action items only)

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

Construction Cost:

910.00 DOLLARS

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:

Curtis Mullins

Date:

7-24-17

Print Name:

CURTIS MULLINS

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

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



HDC Work Permit Staff Review

Property address: 302 S Washington

Date of Application: July 27, 2017

Date of Review: July 28, 2017

Date of Meeting: August 8, 2017

Proposed work: reroof house only

Materials: Atlas Pinnacle Pristine Black shingles, black drip edge, 9 roof box vents in black

Staff review:

1. This application is to reroof with a different color than is currently on the house, the current shingles are red.
2. HDC to verify that the box vents will be in the same locations that already exist on the house and if any new ones are needed that they are added to the rear of the property.
3. HDC to verify the extent of the gutter work that is to be completed and details on the flat roof work. No torches are to be used in the application of the flat roof.
4. Applicant to obtain a building permit prior to commencing work.

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

Staff Recommended Motion:

Move to approve the reroof at 302 S Washington to include the re-shingling of the house only in Atlas Pinnacle Pristine Black shingles with a black drip edge and 9 roof box vents in black. The gutters are to be repaired in like kind on the south side of the structure and the reroofing of the flat roof with (*roof type?*). If any new vents are needed that they are added to the rear of the property. No torches are to be used in the application of the flat roof.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

R. 22442
PHDC-17-0096



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

302 South Washington St, Ypsilanti, MI 48197

Applicant

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

Name Victor Smolyanov		
Address 4952 Dewitt Rd		
City Canton	State MI	Zip 48188
Phone / Fax 734-397-4611		E-Mail

Contractor

Contractor Name & Contact Info	b.b.a. victor's roofing
Smolyanov Home Improvement 734-397-4611 e.mccune@victorsroofing.com	

Type of work

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

Complete Description of Proposed Work:

re-roof. tear off & install new shingles
House only

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:

11,136.25

Permit fee:

\$35 + 15 = 50

Signature

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

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

Signature:

Victor J. Smolyanov

Date:

7-21-17

Print Name:

VICTOR Smolyanov

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.

Owners Name Michael Slater Phone (734) 883-1282 Date 06-16-17
Address 302 South Washington Street & Silenti Email MikeSlater78@gmail.com
Project Manager Vitaliy PM's Phone (734) 474-7976 Ref #

- Scope of Work.**
- ☒ Obtain necessary building permits. Permit cost to be reflected on the final invoice. Project location City of Silenti, KS Initials
 - ☒ Roof top delivery is included at no additional charge. ☐ Ground drop delivery for an additional \$
 - ☒ Prepare structure to have roof removed by using tarps and boards to prevent damage.
 - ☐ HOUSE and GARAGE ☒ HOUSE ONLY ☐ GARAGE ONLY ☐ SEPARATE STRUCTURE
 - ☒ Strip away all old layers of roofing and haul away debris. Dump fee is included. ☐ 1-Layer ☒ 2-Layer ☐ 3-Layer ☐ Cedar Re-deck
 - ☒ Replace all damaged roof decking. 3 sheets of 7/16" OSB are free of charge, \$45 each after the first 3 sheets. MS Initials
 - ☒ Replace all rotten or damaged 1x6 roof boards (not fascia). 30 ft. are free of charge. \$3/ft. after the first 30ft. MS Initials
 - ☒ Re-nail any loose roof boards to make deck flat and secure for shingles.
 - ☒ Install 1.5" ☐ BROWN ☒ BLACK ☐ WHITE aluminum drip edge on perimeter of house which protects fascia and directs water.
 - ☒ Install ~~BROWN~~ ~~BLACK~~ ~~WHITE~~ vented-edge for intake ventilation over heated areas for additional cost of \$
 - ☒ Install Ice and Water Shield 6 ft. up eaves to prevent snow and water infiltration. V.B.
 - ☒ Install Ice and Water Shield around chimneys, skylights, valleys, and walls.
 - ☒ Install 90-pound rolled roofing in all valleys to make a weak point stronger.
 - ☒ Cover entire remaining roof decking with synthetic shingle underlayment.
 - ☒ Install starter shingle on all eaves and rakes.
 - ☒ Install shingles in Historic Black color on the entire roof surface with 1.25" nails. MS Initials
 - ☒ Install new ☐ BROWN ☒ BLACK ☐ GREY chimney flashing/counterflashing. Flashing to be saw cut into masonry.
 - ☒ Install new step flashing and/or counter flashing at sidewalls as needed.
 - ☒ Install new apron flashing apron flashing at walls as needed.
 - ☒ Install new aluminum pipe flashing which keeps water from entering at plumbing vent pipes.
 - ☐ Install new premium ridge vent system with external baffles. Intake ventilation is required in form of soffits or vented edge.
 - ☐ Install 1 new bird-proof roof box vents in ☐ BROWN ☒ BLACK ☐ WEATHERED BRONZE
 - ☐ Install ☐ bathroom damper vents. ☐ VENT ONLY ☐ VENT AND FLEX PIPE (Victors does not connect flex pipe to bath fan) Location
 - ☐ Install ☐ kitchen damper vents. VENT ONLY. Location
 - ☐ Install new VELUX skylights. Type Model Quantity for additional cost of \$
 - ☐ Remove antennas from roof surface. ☐ Discard ☐ Re-install (Re-install will be interrupted and alignment will need to be made by TV provider)
 - ☒ Install hip and ridge cap shingles, putting the final touch on the roof finish.
 - ☒ Run magnet roller system around house and driveway to pick up loose nails.
 - ☒ Complimentary gutter service. Clean out gutters and downspouts. Use a blower to clean out any fine debris.
 - ☒ Quality Control Inspection by a Certified Roofing Inspector.
 - ☒ 15-Year No-Leak Guarantee.

- Optional Items**
- ☐ Install new seamless gutter and downspout system with hidden fasteners in color with for additional cost of \$
 - ☐ HOUSE and GARAGE ☐ HOUSE ONLY ☐ GARAGE ONLY ☐ 5inch Residential ☐ 6inch Residential/Commercial
 - ☐ Install new gutter guard system with Gutter RX for an additional cost of \$
 - ☐ HOUSE and GARAGE ☐ HOUSE ONLY ☐ GARAGE ONLY
 - ☐ Install blown in insulation with an R-Value of for an additional cost of \$, Location of ins
 - Baffles between every rafter, insulation on top of attic hatch, and curb installed around opening.
 - ☐ Install new chimney chase cap for additional cost of \$ in color

BETTER	BEST	PREMIUM
CertainTeed Landmark Lifetime 235 lbs. per square	Atlas Pinnacle Lifetime HP Technology 1 1/4 Sweet Spot Lifetime SCOTCHGARD Protector 235 lbs. per square 	Atlas StormMaster SBS Lifetime SBS - Class 4 Impact Resistance HP Technology 1 1/4 Sweet Spot Lifetime SCOTCHGARD Protector 250 lbs. per square 
Total Cost: \$ <u>9046.80</u>	Total Cost: \$ <u>9423.75</u>	Total Cost: \$ <u>10,303.30</u>
Est Monthly Pmt: \$	Est Monthly Pmt: \$	Est Monthly Pmt: \$

3.5% convenience fee will be applied to the total quoted price for credit card payments. The above quoted price is valid for 30 days.
There will be a charge for anything not specified in this contract. Projects will not be scheduled for install without all color selections made.

QMS Flat Roof 2172.516 \$1,512.50
* Re-Deck \$3510
QMS Gutter and Downspout south side \$200
Customer will have some head board North East side corner

Our proposal is to furnish material and labor - according to the above specifications for the sum of: \$11,136.25
Price includes all possible promotions and discount, invalidating any additional or supplementary price reductions. Payment is due upon completion of the project.

Victors Roofing Agent X [Signature] Homeowner X [Signature] Date of Acceptance: 6-16-17
Homeowner X [Signature] Additional terms and conditions on rear.



HDC Work Permit Staff Review

Property address: 301 N River

Date of Application: August 1, 2017

Date of Review: August 4, 2017

Date of Meeting: August 8, 2017

Proposed work: re-roof

Materials: Unclear

Staff review:

1. Applicant is applying to remove the existing roof and install a new singled roof very close in color or the exact color of the existing shingle
2. Applicant does not state the type of venting that will be installed or color of the drip edge or flashing.
3. Staff has reached out to the applicant to verify type and color of shingle, venting, drip edge and flashing.

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

Recommended Motion:

Move to (*approve/deny*) the work at 301 N River to include the reroofing of the home once the type and color of shingle, venting drip edge and flashing are submitted.

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

AUG 01 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 N. River St. Ypsilanti, MI.

Applicant

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

Name

Dennis Rossow (Rossow Remodeling)

Address

19821 Tireman

City

Detroit.

State

MI.

Zip

48228

Phone / Fax

313-573-8193

E-Mail

DennisRossow11@gmail.com

Contractor

Contractor Name & Contact Info

Dennis Rossow (Rossow Remodeling) 19821 Tireman
313-573-8193 Detroit, MI. 48228

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

Remove the existing ROOF and install a new shingled ROOF very close in color or the exact color of shingle.

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:

\$ 7000.00

Permit fee:

\$35 + _____ =

Signature

Dennis Rossow

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:

Dennis Rossow

Date:

8/1/17

Print Name:

Dennis Rossow

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.

Inspector/Adjuster Information

Name: _____

Number: _____

Email: _____



ROOFING-SIDING-GUTTERS

AMERICAN FRONTIER CONSTRUCTION LLC

ROOFING-SIDING-GUTTERS

317 ECORSE RD YPSILANTI MI 48198 • Phone 313-465-9827 • Fax 734-895-3659

Name: Doug Allen
 Address: 301 North River St
 Billing Address: _____
 Best Phone: 734 484 3147
 Insurance Co: _____
 Date of Loss: _____

Date: _____ Time: _____
 City/State: Ypsilanti Zip: _____
 City/State: _____ Zip: _____
 Email: _____
 Policy Number: _____
 Claim Number: _____

ROOFING SPECIFICATIONS

- ☒ Mfr Shingle OC Style Arch
☒ Color of Shingle metal
☒ Tear-off 2 Layers 2 Story
☒ Pitch: 6 ☐ Felt ☐ Ice and Water Shield
☒ Vents ☐ 750's ☐ Ridge ☐ Turbines
☒ Drip Edge color W ☐ Plumbing Jacks qty 1 ☐ Skylights
☒ Premium Extended Warranty
☒ Remove debris from roof, gutters, yard
☒ Roll yard with magnetic roller
☒ Protect landscaping ☐ Furnish Permit

SIDING / GUTTER SPECIFICATIONS

- ☐ Mfr. Siding _____ Color: _____
☐ Style of Siding: _____
☐ Fan Fold Insulation ☐ House wrap
☐ Soffit ☐ Fascia _____
☐ Gutters ☐ Downspouts
☐ Window Wraps ☐ Door Wraps
☐ Trim Colors: _____
☐ Remove debris from yard ☐ Protect Landscaping
☐ Furnish Permit
 SPECIAL INSTRUCTIONS _____

WE DO NOT ACCEPT CASH

*PRICE AGREEMENT NOTE: Pricing is separated by trade and subject to insurance co. approval on an individual basis. The deductible is the home owner's responsibility. Homeowner is not obligated to any trades that are not approved by the insurance co.

INSURANCE/MORTGAGE NOTE: I hereby authorize an insurance company, mortgage company or lender involved with the property address listed above to issue all payments jointly and release all documentation to American Freedom Contracting LLC. To assist in expediting the claim process.

TERMS: This agreement does not obligate the homeowner or AFC LLC in any way unless it is approved by the insurance company and accepted by AFC LLC. By signing this agreement, the homeowner authorizes AFC LLC to pursue the homeowner's best interests for a roof/siding replacement or repair at a "price agreeable" to the insurance co. and AFC LLC with no additional out of pocket cost to the homeowner except for the deductible. Upon approval or confirmation by my insurance company on the scope of damages and/or agreed price as listed on this agreement, I authorize AFC LLC to obtain labor and material in accordance with this "price agreement" and the specifications set out herein and on the reverse side hereof to accomplish the replacement or repair.

REPORT DAMAGE

- ☐ Roof ☐ Wind ☐ Hail ☐ Type: _____
☐ Siding ☐ Wind ☐ Hail ☐ Type: _____
☐ Gutter ☐ Wind ☐ Hail ☐ Type: _____
☐ Soffit ☐ Wind ☐ Hail ☐ Type: _____
☐ Other ☐ Wind ☐ Hail ☐ Type: _____
 Damage Notes _____

PRICE AGREEMENT*

- ☐ Roofing SQ: 368 \$/SQ: _____ Total\$ 7,000
☐ Siding SQ: _____ \$/SQ: _____ Total\$ _____
☐ Gutters LF: _____ \$/LF: _____ Total\$ _____
☐ Fascia LF: _____ \$/LF: _____ Total\$ _____
☐ Wraps Qty: _____ \$/Ea. _____ Totals\$ _____

DEDUCTIBLE \$ X

PAYMENT SCHEDULE

First Payment Due Upon Delivery of Material

Paid Date: _____ CK# _____ @\$ _____

Paid Date: _____ CK# _____ @\$ _____

Balance Due on Completion

AFC LLC Representative

Date

Accepted by Homeowner

Date



HDC Work Permit Staff Review

Property address: 409 Oak

Date of Application: August 1, 2017

Date of Review: August 4, 2017

Date of Meeting: August 8, 2017

Proposed work: Prime and painting of home.

Materials: Dark Green (Terrarium N400-6D), Beige (Craft Juggler MQ2-45U), Red (Rumors MQ1-15D)

Staff review:

1. Applicant is looking to prime and paint the entire home. Contractor is sanding off the loose paint and using MH ready patch to smooth out the surfaces.
2. HDC to verify applicant will not power wash.
3. A building department permit is not required for this work.

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

Staff Recommended Motion:

Move to approve the application for the work at 409 Oak for the priming and painting of the entire home in Dark Green (Terrarium N400-6D), Beige (Craft Juggler MQ2-45U), Red (Rumors MQ1-15D)

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-17-0097

Rec# 22503
ch# 11183

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

409 OAK ST.

Applicant

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

Name

DAVID SCHWARTZ

Address

409 OAK ST

YPSILANTI

City

YPSILANTI

State

MI

Zip

48198

Phone / Fax

734-646-5275

E-Mail

FIREGUYSCHWARTZ@GMAIL.COM

Contractor

Contractor Name & Contact Info

Mc CRUMB

HOME IMPROVEMENT

734-270-2219

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

☒ Other**RECEIVED**

AUG 01 2017

CITY OF YPSILANTI
BUILDING DEPARTMENT

Complete Description of Proposed Work:

PRIME AND FINISH PAINTING OF ENTIRE HOUSE. MATERIALS IS "KILZ" OIL BASED PRIMER AND FINISH PAINT IS WATER BASED "BEHR" MARQUEE BRAND PAINT (2) COATS. THE COLOR OF THE HOUSE TO CHANGE FROM THE EXISTING WHITE WITH BLACK TRIM TO DARK GREEN WITH TAN TRIM AND A DARK BRICK RED ACCENT. SEE ATTACHED PHOTO AND PROPOSED PAINT COLORS. CONTRACTOR IS SANDING OFF THE LOOSE

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

PAINT AND USING MH READY PATCH TO SMOOTH OUT THE SURFACES.

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:

\$5,000.00

Permit fee:

\$35 + \$5.00 = \$40.00

Signature

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

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

Signature:

David Schwartz

Date:

7-31-2017

Print Name:

DAVID SCHWARTZ

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.





MAIN COLOR



TRIM COLOR



ACCENT COLOR



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 July 25, 2017

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:01 PM

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

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: Rupert (second: Schmiedeke) moves approval of the agenda to add study items for 9 S Adams, 15 S Washington and 412 Oak St.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING—none

OLD BUSINESS

39 E Cross

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

Applicant: Sandee French, applicant and Bill Short, Huron Sign Co., Contractor – Present

Discussion: Stevenson: States that this is something that was tabled from the last meeting. States that she sees some changes have been made to the sign and asks the applicant to talk about those changes.

Short: States that before it was proposed to be LEDs inside the translucent covered letters and now they are talking about doing bare neon. States that it is more historical. States that you can see neon used in the Terry Bakery sign and the Tap Room. States that it will be the same color as what exists

on the Tap Room. States that it would be like the Liquid Swordz sign. States that it will be single stroke red neon about 15 millimeters.

Stevenson: Asks if the background is white.

Short: States that is correct. It will have a white background and the neon when it is turned off is clear.

Rupert: States that it is a better solution that what was previously proposed.

Davis: States that he cannot see the size on the paperwork and asks the applicant to clarify the size.

Short: States that it is a 3' 7" by 11' sign.

Davis: Asks about the dimmer and how intense the light will be.

Short: States that without the dimmer it would appear as it does in the drawing, that it will not be any brighter than that.

Stevenson: States that this is a really good solution to the concerns that the commission had.

Motion: Davis (second: Schmiedeke) moves to approve the amendment to the previous application for work at 39 E Cross to include the installation of a new exposed raceway 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.

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.

422 N Hamilton

**Application is for painting, driveway, window & porch installation and work on the outbuilding.*

Applicant: Karl Staffeld & Azar Sadeghi, Applicant - Present

Discussion: Stevenson: States that this application was tabled from the last meeting. States that there are some additional changes on the application. Asks the applicant to explain the changes.

Staffeld: States that he talked to the building department and that they should be okay with the driveway and that he will need a soil erosion permit

and a special use permit. Asks if there is a specific light that the commission likes from the ones that he submitted.

Stevenson: States that it is the 1 light oil rubbed bronze outdoor wall lantern is appropriate.

Staffeld: States that they plan on painting the house in the same colors with the doors painted brevity brown.

Rupert: States that is good.

Staffeld: States that the stairs in the front will be replaced in kind.

Rupert: Asks if it is enclosed under the stairs.

Staffeld: States that it is not.

Stevenson: States that the base of the stairs should be enclosed to keep out animals.

Staffeld: States that the fact sheet calls for lattice.

Rupert: States that he can use a more solid panel to enclose the stair.

Staffeld: States that he will paint the stairs the same colors as the house and will repair the one window that is boarded up on the house. States that he is proposing a wood hopper window clad in aluminum for the basement.

Rupert: Asks if it comes with a screen and if it opens to the inside.

Staffeld: States that it does not come with a screen and that it does open to the inside.

Rupert: Recommends a screen for the window.

Staffeld: States that a crew is out prepping for painting and has power washed it.

Stevenson: States that power washing is not permitted in the district as it forces water behind the exterior surface that can freeze and damage the house.

Staffeld: States that the outbuilding is the next item. They are planning to put a residential unit in the outbuilding. They are planning on adding a foundation to the existing outbuilding. They are planning on adding OSB over the existing siding and then installing a beveled siding to match the house. He states that the current siding is a mix of three different types of siding.

Stevenson: States that the commission cannot approve the outbuilding renovation without a lot more detail on that project. They need more info on the windows, doors, siding, roofing and photos are required since none were included with the application.

Staffeld: States that the roof on the outbuilding is just old and it will be replaced to match the house. Asks if they can move forward with the repairs and painting since the application cannot be approved due to the outbuilding.

Stevenson: States that he can move forward on the repairs and painting without power washing. States that he may want to split up the items on the application in the future.

Staffeld: States that he will split the applications.

Motion: Pettit (second: Rupert) moves to table the application for work at 422 N Hamilton pending additional information on the renovation on the outbuilding.

Secretary of the Interior Standards:
n/a

Approval: Unanimous. Motion Carries.

315 Washtenaw

**Application is for the installation of doors, lights and stairs.*

Applicant: Karl Staffeld & Azar Sadeghi, Applicant - Present

Discussion: Stevenson: States that this application was tabled at the last meeting. Asks if the applicant would like to use the same lights that were decided on for 422 N Hamilton.

Staffeld: States that is fine, he will use the same lights on this house. States that he has already purchased a 6 panel door and that he is having a difficulty to find another type of door in the odd size that exists on the building. States that it is a hardship on him if he will need to get another door. States that there are other 6 panel doors in the neighborhood.

Davis: Asks about the material of the door.

Staffeld: States that it is a solid wood door.

Sadeghi: States that right now they are on the dangerous buildings list and that they are accruing fees.

Rupert: Asks if the door is the only thing that is holding this up.

Staffeld: Confirms that it is. States that the other door, door #2, is less of an odd size and that it will be easier to locate a door that is not a 6 panel door for this one. The back utility door will be a plain metal door. States that the doors will be painted in the matching blue color.

Stevenson: Asks about the stairs.

Staffeld: States that the building department said that he does not need a landing on the rear stairs.

Rupert: Asks what type of materials the stairs are made of.

Staffeld: States that it will be a treated wood.

Rupert: States that it will need to be painted, preferably a dark color.

Stevenson: Asks the commission if they would be ok with the 6 panel door due to the issue in the size. States that she would be ok with the door # 2 matching the front door. Asks the commission what they think about the doors.

Davis: States that door #2 is visible from the street.

Rupert: States that he agrees that the doors should match.

Schmiedeke: Agrees as well.

Stevenson: States that every house is considered on an individual basis and that just because something is in the district does not guarantee that it was approved by the commission. States that this is an exception due to the different size of the door.

Motion: Rupert (second: Davis) moves to approve the application for 315 Washtenaw for the north and northeast door to be a 6 panel wood door to be painted navy. Light fixtures will be installed to match those approved for 422 N Hamilton and the installation of the stairs on the south of the building with 2 steps, no platform or railing, to be painted a dark color, such as brown.

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.

NEW BUSINESS

47 N Huron

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

301 S Washington

**Application is to reopen the east porch.*

Applicant: David Fischhaber, Applicant - Present

Discussion: Stevenson: States that the applicant is proposing to reopen the east side porch that was previously enclosed and to reside a portion of the rear of the property.

Fischhaber: States that he needs the siding off of the porch to reside the area in the back and states that he would like to reopen the porch anyway since it is gorgeous.

Stevenson: Asks if the applicant has photos of what it looked like previously.

Fischhaber: States that he does not.

Stevenson: Asks what the original elements are that will be retained.

Fischhaber: States that he will be keeping the columns, the brickwork, and the pieces in between the brick.

Davis: Asks where the floor will be.

Fischhaber: States it will be where it is currently, about 2' off the ground. States that he will be removing the windows and the siding but that the rail will stay.

Rupert: States that the height of the railing may be too low. That it may need to be 42" high.

Stevenson: States that an additional railing may be needed to bring it to code.

Fischhaber: States that he already checked with the building department and that he does not need to pull a permit.

Stevenson: Asks about what the flooring will be.

Fischhaber: States that the existing floor will remain and it is oak that it sloped.

Stevenson: Asks about the stairs.

Fischhaber: States that he will add simple wood steps.

Pettit: Asks about how many risers needed.

Fischhaber: States that he may need three or four.

Rupert: States that a railing may be needed if he has that many steps but that he believes that it will not take three.

Davis: Asks about where the door will be.

Fischhaber: States that the original door opening still exists and that there is a sliding exterior patio door wall there now.

Davis: Asks what the walls of the porch will be.

Fischhaber: States that the original cedar shakes are still there inside the porch.

Pettit: States that the reason the commission is asking about all this is due to the applicant asking them to approve the reopening of the porch, the inside of which no one has seen for many years.

Stevenson: Recaps and states that there is a door wall there and potentially original cedar shakes exist on the walls.

Davis: States that he is looking for more information on what will be exposed but that he does not have a problem with the concept. States that he is looking for more photos of what the flooring and walls will look like as well as the ceiling.

Rupert: Asks about the light fixtures that exist inside.

Fischhaber: States that the light fixtures are interior fixtures.

Rupert: States that he would like to see what the stairs will look like.

Schmiedeke: States that the new shakes at the back of the property will need to be painted to match what exists.

Stevenson: Asks for photos of the interior of the enclosed porch, samples for paint, the new light fixtures and a more comprehensive photo of the rear exterior of building that requires the repairs.

Motion: Rupert (second: Schmiedeke) moves to table the application for 301 S Washington for more information and photos.

Secretary of the Interior Standards:
n/a

Approval: Unanimous. Motion Carries.

218 N Washington

**Application is for chimney repair.*

Applicant: Daneen Zureich, representative for the Ypsilanti Ladies' Literary House Foundation, Applicant - Present

Discussion: Stevenson: Recaps the application for the chimney repair.

Zureich: States that a condition assessment was done a few years back and that they are phasing the projects that need to be completed. States that the house was built in the 1840s. States that the phase one projects include the chimney work, reroofing and gutter work. States that the chimney is up first since they need to deal with that prior to reroofing.

Rupert: States that they are planning on parging the exterior of a chimney that is not currently parged.

Zureich: States that the chimney was replaced in 1998 and prior to that was an addition in 1965.

Schmiedeke: States that parging will essentially seal in the problem.

Stevenson: Agrees and states that this will only cause future problems and seal in moisture.

Rupert: Agrees and states that the parging may just spall right off in the future. He would suggest replacing the brick.

Schmiedeke: Suggests to do a good tuck pointing and painting.

Stevenson: States that she is worried about the loss of the brick look, if it was parged it will look like a large block on top of the building. She would recommend just tuck pointing, brick repair and replacement as needed and to paint over it.

Schmiedeke: Agrees.

Pettit: States that he is a little concerned with the current condition of the chimney if it was replaced so recently.

Zureich: States that she believes that the cap proposed for the chimney is to help with the water drainage issue.

Rupert: States that he would not have the chimney parged but would have the chimney replaced/repared as is.

Davis: States that they need to inquire about a solution to help sustain the chimney in the future.

Pettit: States that the chimney extension, cap addition and prep are appropriate but that the parging is not. He wonders why this step is what the contractor considered.

Stevenson: States that the parging is only a quick fix and that is not the right direction. She is hearing that the commission wants to see the chimney repaired, tuck pointed and a cap placed on top.

Davis: Asks if this needs to be tabled.

Stevenson: States that this application is pretty specific and needs to be denied. Asks for a drawing or spec sheet of the chimney cap when the applicant returns. States that either rebuilding or repointing is more appropriate.

Motion: Rupert (second: Davis) moves to deny the application for 218 N Washington due to the parging is not acceptable.

Secretary of the Interior Standards:
n/a

Approval: Unanimous. Motion Carries.

53 E Forest

**Application is for window replacement.*

Applicant: Lauren Ahearn, Applicant - Present

Discussion: Stevenson: States that the applicant is looking to replace 14 windows with aluminum clad wood windows.

Ahearn: States that she proposed two different types of windows but she prefers the Integrity Wood Ultrex windows due to the cost and timeframe for them to be produced. Both windows are special order due to the non-standard sizes of them.

Stevenson: Asks about the condition of the current windows. Asks if the applicant has tried to repair the windows which would be a cheaper option.

Ahearn: States that the bottom sill is rotted in most of the windows even though the house was just built in 1991. That there is significant damage due to how the water drains on the site. She states that many have mechanisms that no longer work and are drafty.

Schmiedeke: Asks if 14 is the total amount of windows on the property.

Ahearn: Confirms that there is a total of 14 windows on the house.

Pettit: Asks what will be different with the new windows that will help address the water issue. Asks if that issue stemmed from an installation issue.

Ahearn: States that the new window installers state that the new windows will take care of the issue.

Pettit: States that the metal cladding will help with the rot issue. States that he hopes that the new window installers are addressing the water issue.

Davis: States that this is something that the applicant may want to inquire further on.

Stevenson: States that the applicant will want to check to make sure that the water issue is solved with the new windows. States that this issue is not found on much older buildings that still have original windows.

Pettit: States that sometimes it could just be a problem with the original installation.

Davis: Asks about the glass size in the new windows.

Ahearn: States that the glass size will stay the same square footage wise.

Rupert: Asks if the entire window frame will be taken out and then replaced.

Ahearn: Agrees that that it will be a full frame replacement.

Stevenson: Recommends that the applicant try to repair some of the windows for some cost savings. States that they need to talk about the two different types of windows proposed. States that there is a wood window that is aluminum-clad and the Integrity Wood Ultrex, which is a wood fiber glass composite window.

Rupert: States that the aluminum-clad wood window would be more appropriate.

Stevenson: States that this may be a good time for the commission to consider the Ultrex since this property was built in 1991. States that the commission could allow the windows and see how well this composite material works.

Rupert: States that he believes that this was something that the commission previously agreed that they would allow on a new construction but that the commission did not want to see this on an older building. States that this product does not deteriorate like vinyl.

Pettit: States that this Ultrex product is massed like a wood window.

Schmiedeke: States that a darker color for the window sash is more appropriate than the cream or white.

Ahearn: States that she is planning on painting the house in the future. States that they are planning on staining the front porch a darker color so that it should go well with a darker window.

Stevenson: Agrees that a darker color frame is more appropriate.

Motion: Davis (second: Schmiedeke) moves to approve the replacement of 14 windows at 53 E Forest. The windows are to be a one-over-one aluminum clad wood in a dark color to be chosen by the applicant. The wood window will be a wood Ultrex Integrity window and a wood Ultrex double-hung window. The full frames are to be installed in the rough opening.

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.

9 S Adams

**Application is for sign installation.*

Applicant: Laura Gillis for Growing Hope, Applicant - Present

Discussion: Gillis: States that she has two items to cover tonight. The sign item is to name the market place building at 9 S Adams. The materials and construction will be the same as before and they took the suggestion of the commission to center the sign.

Davis: Asks about the size.

Gillis: States that the height is roughly 10" but there is no width listed in the application but that since the doors are standard, so she estimates that the sign is a little more than the 6' width of the two doors.

Rupert: States that that it may be about 8 ½'.

Kochanek: States that an easement is needed for the sign and that will also dictate the size that the sign can be.

Motion: Davis (second: Rupert) moves to approve the installation of a white powder coated aluminum sign at 9 S Adams as depicted in the application that was submitted on July 5, 2017. The sign will be attached to the building in the mortar joints.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

STUDY ITEM

9 S Adams

Applicant: Laura Gillis for Growing Hope, Applicant - Present

Discussion: Gillis: States that they are considering adding a cooler and freezer near where the sign that was just approved will be. They are land locked where they are. They plan to install the freezer and cooler adjacent to each other. They are considering purchasing a set from MAIZ that were built for outside use. The freezer is 6 x 8 and the cooler is 5 x 7.

Schmiedeke: Asks if they are stainless steel.

Gillis: States that she believes so.

Davis: Asks how they would be secured.

Gillis: States that they would have a secure door and that they may attach the two units together so that you can access one from the other.

Stevenson: Asks why this location was picked since this is more of their main entrance.

Gillis: States that there is no more room inside the building because they want to leave the larger space alone for the Farmer's Market and the kitchen that they are renovating does not have much space either. States that the lot lines are very close to the building so there is not many options for locations.

Davis: Asks if this is permitted by the zoning ordinance and/or building departments.

Kochanek: States that this is something that will need to be looked at closer. That they will need to sit down with the applicant to figure it out.

Davis: States that this is a tough one for him. States that he would prefer to see this inside the building.

Schmiedeke: States that she would prefer more of an enclosure around the units.

Pettit: Agrees that he would prefer to see an enclosure as well.

613 N Prospect

**Application is for reroof, gutter replacement, tuck-pointing and painting.*

Applicant: Jaclyn Sturgeon, Applicant - Present

Discussion: Stevenson: States that the applicant is planning on reroofing, doing some tuck-pointing and gutter work. Asks the applicant to confirm that they will be using ridge venting.

Sturgeon: Confirms.

Rupert: Asks if the painting is just for the storm windows. Asks if the screen will be the same color.

Sturgeon: Confirms.

Rupert: States that the tuck-pointing is just for the chimney and states that there is quite a severe crack and that it may need to come down.

Kochanek: States that she advised the applicant to move ahead with the tuck-pointing with the softer mortar as that was scheduled for the end of the week of July 11th which was the week of the cancelled HDC meeting.

Rupert: Asks about the porch.

Sturgeon: States that the porch is still in the process of being repaired and that the pieces are still on site but that the repairs are slow going.

Motion: Rupert (second: Pettit) moves to approve the application for 613 N Prospect for the reroofing, gutter and downspout replacement, tuck-pointing and painting. The replacement of the shingles with Owens-Corning Duration shingles in Estate Grey with a ridge vent venting system. Gutters to be k-style gutters in white with the downspouts in the same locations as the current. The drip edge on the roof is to be white. The tuck-pointing repair for the chimney with a softer mortar. The storm windows and screens to be painted Heritage Red by Benjamin Moore, HC-181.

Secretary of the Interior Standards:

#7- Clean building gently—no sandblasting.

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

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

10 N Adams

**Application is for sign and awning installation.*

Applicant: Mohamed Fayed and Ali, Applicants - Present

Discussion: Stevenson: Recaps the application for signs and awnings. Asks for information on the material of the awnings.

Fayed: States that it will be a canvas awning in either option #1 or option #2.

Stevenson: States that the awning art is up to them.

Davis: States that it is a non-conforming sign.

Kochanek: States that the sign can be re-faced but that if it comes down it cannot be replaced as a pole sign.

Rupert: Asks if it would be lit up.

Fayed: States that it will be internally lit with florescent bulbs.

Stevenson: States that this is an internally lit sign with a bright white background and that is not permitted by the HDC. Asks if the colors can be reversed as the white background makes it very bright.

Fayed: States that they spent a lot of time on the logo but that they can change the white background to a yellow.

Pettit: States that the white field is a problem. States that if this same sign was not back-lit then it would be permitted.

Davis: Asks if the awning on the front will block the sign.

Fayed: States that it will not. Asks if a black background instead of the white background on the sign will be ok.

Rupert: Confirms that would be permitted.

Motion: Pettit (second: Schmiedeke) moves to approve the application for work at 10 N Adams, work to include the installation of an approximately 40 square foot sign panel in the existing sign pole. The sign is to be back-lit. The design submitted in the application is to be modified such that the white field on the sign is now black with the other elements on the sign to remain as they are. Work to include the installation of either awning option submitted in the areas indicated on the plans dated 6-1-16, sheet A-2. The awning material will be canvas.

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: Yays: 4, Nays: 1, Davis. Motion passes.

103 Washtenaw

**Application is for painting.*

Applicant: Betty Eller for the Applicant - Present

Discussion: Stevenson: States that the application is to repaint the house. Asks for the original paint samples.

Staff provides paint samples.

Stevenson: States to not power wash or sandblast the house but to use the gentlest means possible to clean.

Stevenson: Asks about the colors to be used.

Eller: States that the siding will be painted Carriage Door red, the trim is the mustard color and the window frames is the white color.

Davis: States that he likes the color scheme.

Stevenson: Asks about the how the vines will be removed.

Eller: States that the vines will be removed by the painter and that it is fairly easy to remove as it has not grown into the brick.

Motion: Davis (second: Pettit) moves to approve the painting at 103 Washtenaw to include the cleaning of the structure in the gentlest means possible, no power washing or sandblasting. The use of an oil-based primer for painting. The use of Sherwin Williams Carriage Door for the siding and the brick, Sherwin Williams Lanyard for the trim and Sherwin Williams Creamy for the windows. It should be noted that the vines that exist on the building will be removed.

Secretary of the Interior Standards:

#7- Clean building gently—no sandblasting.

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

Approval: Unanimous. Motion Carries.

25 S Huron

**Application is for sign installation.*

Applicant: Kim Mays and Jim Summers, Applicant - Present

Discussion: Stevenson: States that this is an application for a wall sign and vinyl window graphics.

Mays: States that the signs are temporary and that they are aware of the 30 day timeframe.

Davis: Asks if the other hanging sign is temporary.

Summers: States that they are both temporary.

Schmiedeke: Points out the existing signboard and states that the permanent sign should be installed there.

Summers: States that he would like something that can be seen when coming down the road.

Davis: States that the sign allotment is 1 square foot per linear foot of frontage.

Summers: Asks if the south side of the building can have a sign.

Stevenson: States that he would need to check with the building department.

Stevenson: States that she does not have any problems with any of signs proposed. She does have a note that states that the stand-up flag banner is not permitted.

Motion: Davis (second: Pettit) moves to approve the application for sign work at 25 S Huron to include the installation of a vinyl banner and the hanging steel wall sign as submitted with the application that was dated July 18, 2017. This application is for a temporary sign, to expire 30 days from installation.

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.

106-108 N Adams

**Application is for the installation of a greenhouse, fence, sign and tile on the porch.*

Applicant: Devin O'Rourke, Applicant - Present

Discussion: Stevenson: Asks about the tiles for the porch. Asks for more details.

O'Rourke: States that the tile will be placed on the porch with a base coat applied to seal the current porch. States that the porch is a lake stone slab but that the concrete used to patch the porch previously looks like it is in bad shape.

Stevenson: States that the tiles for the porch are concerning for her in the pattern that they are in. Asks what the other commissioners think about the tiles.

O'Rourke: States that they are open to other options to make it look better visually but that this was the best solution that they could come up.

Pettit: States that it is a different proposal than the commission usually sees. States that it leaves the original material.

Schmiedeke: States that tongue and groove wood would have been the original material for the porch.

Stevenson: States that she does not really have an issue with the tiles other than the pattern. Asks if the commission is ok with it.

Schmiedeke: States that she does not have an issue with it.

Rupert: Agrees.

Stevenson: Asks about the greenhouse addition. States that she is concerned about the structural integrity of the porch roof and if the porch can hold all that weight. She does not feel that it is historically appropriate for the greenhouse to be on the 2nd floor that it would be more appropriate for the first floor.

O'Rourke: States that there is a door and a flat roof that exists there.

Stevenson: States that the original use was probably a porch with a railing. States that she does not believe that the greenhouse is appropriate.

Rupert and Schmiedeke: Agree.

Davis: Asks if there is anywhere else that the greenhouse can go on the on the grounds.

O'Rourke: States that there is nowhere else that makes the maximum use of the space in the house.

Stevenson: States that it could be more appropriate in the yard. Requests that the commission moves on to look at the other pieces of the project. Asks about the shadowbox fence.

O'Rourke: *Provides a picture of the fence he is looking to install.* States that he is looking to install a shadow box fence between them and the bus station. States that he is looking to do a horizontal shadow box and that it is more for aesthetics.

Schmiedeke: States that this is a climbable fence.

Davis: Asks for a height on the fence.

O'Rourke: States that it would be a 5 or 6 foot fence.

Rupert: States that it would need to be painted or stained an opaque stain.

Stevenson: Asks how the commission feels about the horizontal fence.

Pettit: States that he is okay with the fence.

Davis: Agrees.

Stevenson: Asks about the sign.

O'Rourke: States that the sign would be an original mosaic with a chalkboard for changeable signage.

Stevenson: Advises that the sign cannot be freestanding according to zoning.

Davis: States that that if it was art it would be different but the chalkboard takes it into signage.

Stevenson: States that that commission is okay with the tile and the shadowbox fence. States that it sounds like the applicant will need to work with the planning department on the signage requirements. She states that the greenhouse is really the issue since it is inappropriate.

Motion: Rupert (second: Schmiedeke) moves to deny the application for 106-108 N Adams for the reason that the second floor greenhouse is inappropriate and the question the freestanding sign.

Secretary of the Interior Standards:
n/a

Approval: Unanimous. Motion Carries.

Stevenson: States to resubmit the application for the tile and the fence and to work on the sign with the planning and building departments.

15 S Washington

**Application is for storefront and door installation and window additions.*

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

Discussion: Esau: States that this application covers the more critical items that need to be taken care of to move forward. They will come back with the stucco repairs later.

Stevenson: Asks for a rundown of the items.

Esau: Advises what will be happening with the floor plans and that the old display windows on the west side would now be 1 ½ story conference rooms. States that the west storefront will retain the arches and will be replacing the storefront windows and doors. States that they plan on using the natural silver storefront anodized metal for the windows, since that is what is currently there. They will introduce a 16" knee wall on the west side to protect the glass from salting and mud. The south and north walls will be mirror images of each other with the new punched in windows. States that with the original plans for the east wall the glass framing aligned with the arches, but that what ended up being installed differs from that in that the framing does not align with the arches. He states that they would prefer that the alignment go back to the original design.

Stevenson: States that she likes that better.

Pettit: Agrees.

Schmiedeke: Asks about the material for the knee wall.

Esau: States that they would do two courses of concrete block and face it with a stucco to match the arches. They would like to use a grey tinted glass for all the windows and storefronts. It will cut down on the solar glare.

Pettit: Asks about the service doors that are being replaced. Asks if the size of the opening will change.

Esau: States that the size will not change it is just to replace a door that is rusted and damaged.

Rupert: Asks about the arches.

Esau: States that their plan is to repair but they are still researching the options to match what is there.

Schmiedeke: Asks about the canvas awnings that exist inside the arches.

Davis: States that he is okay with the removal of them.

Esau: States that the plan is to remove them.

Stevenson: States that she is fine with them being removed.

Motion: Davis (second: Rupert) 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 matching 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 matching gray tinted glass with a

new egress door and a 16" 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.

Secretary of the Interior Standards:

#5- Preserve distinctive features.

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

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

STUDY ITEM

15 S Washington

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

Discussion: Gillett: Asks about what the HDC would prefer to see for the signage, the size and location.

Pettit: States that they would need to talk to the planning department for the size requirements.

Kochanek: States that the allotment in Center district is 1 square foot per linear foot. Also the window signs are permitted up to 25% of the windows.

Davis: Asks about a stand-alone sign.

Kochanek: States that a stand-alone sign is not permitted for the district this structure is in.

Rupert: States that they could just create a sign area in one of the arches.

Stevenson: States that she views the east and west sides as the main facades. She would recommend something contemporary.

Pettit: States that a sign above the west side arches may get lost but that they can put a sign above the east side arches that would not get lost.

Davis: States that the west side may lend itself more towards window signs.

Rupert: States that there was a sign previously above the east side arches.

620 Norris

Applicant: Ryan McCarthy & Angela Peat - Present

Discussion: McCarthy: States that they are in the conceptual phase of their project and that they are in the process of purchasing the vacant lot. They are looking to build a craftsman house on the lot and that they are interested in what the

commission is looking for in regards to the materials. Asks if the concept plans are acceptable. States that they are aware that they need to pay heed to the massing and setbacks in the neighborhood. States that they are aware that that they cannot replicate history.

Stevenson: Agrees and states that these are correct. Composite materials would be fine on the house, but vinyl is not appropriate. There is an opportunity to use composite materials.

McCarthy: States that they are flexible with the materials.

Davis: States to try and tone down some of the details so that they don't completely imitate a craftsman, for example one-over one windows.

Rupert: States to use the smooth grain composite siding.

McCarthy: Asks if phasing the building is possible.

Stevenson: States that it may be easier to separate the applications per phase.

McCarthy: States that they would like to keep the tree but they may not be able to keep it due to the setback needed.

Davis: States that is something to work out with the Planning Department but that if it does not work with the setback then there is always the variance process.

412 Oak

Applicant: William and Pamela Grahams - Present

Discussion: Grahams: States that he would like to build a 1 car garage in the dimensions of 14 x 40. States that he has a modern shed in the back yard that would be taken down for the new garage. States that there are several types of garages in the neighborhood and they are looking to narrow their design options down.

Stevenson: States that the commission would need to see a site plan and spec sheets for the actual application.

Davis: States that since the house is plainer then he would recommend that the garage be a more simple design. States that since it is farther back on the narrow lot it will be less visible.

Grahams: States that he also needs to reroof the house and wanted to know about the application process for that as well. They are planning on changing the color of the roof.

Stevenson: States that they would need to apply as that is an aesthetic change but that the application process for a roof is a simple process.

NEW BUSINESS

47 N Huron

**Application is for the installation of a little library.*

Applicant: Max Doyle, Applicant – Not present

Discussion: Stevenson: Wonders about how it will be installed. States that otherwise she has no problem with the idea.

Motion: Davis (second: Rupert) moves to table the application for 47 N Huron for more information.

Secretary of the Interior Standards:
n/a

Approval: Unanimous. Motion Carries.

Administrative Approvals

201 N Hamilton, 301 S Huron, 334 E Forest, 333 E Cross, 109 Buffalo, 118 Maple – reroofs

Motion: Rupert (second: Schmiedeke) moves to approve the administrative approvals for 201 N Hamilton, 301 S Huron, 334 E Forest, 333 E Cross, 109 Buffalo and 118 Maple.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Lighting Fact Sheet

Postponed for next meeting.

LED Sign Memo

Postponed for next meeting.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of June 27, 2017

Motion: Davis (second: Pettit) moves to approve the meeting minutes as written.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 10:53 p.m.

