

1. Historic District Commission Agenda 9-12-17

Documents:

[01-HDC SEPT 12, 2017 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 9-12-17

Documents:

[9-12-17 HDC MEETING PACKET.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, September 12, 2017 - 7:00 p.m.
City Hall Council Chambers, 1 S. Huron
Ypsilanti, MI 48197

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

Outbuilding rehabilitation

2. 401 E Forest

Reroof

B. NEW BUSINESS

3. 401 E Forest

Demolition by Neglect

4. 117 E Cross

Gutter installation

5. 106 N River

Garage door installation

6. 333 Oak

Air Conditioning & window amendment

7. 16 S Washington

Little library installation

8. 25 S Huron

Sign installation

9. 218 N Washington

Gutter installation

10. 207 N Hamilton

Reroof

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

11. 421 N Huron

Reroof

E. OTHER BUSINESS

12. Light Fact Sheet

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

13. Approval of the minutes of August 22, 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: August 1, 2017

Date of Review: September 6, 2017

Date of Meeting: September 12, 2017

Proposed work: outbuilding renovation

Materials: AC condenser unit, Sherwin Williams Brevity Brown (SW 6068) paint (door), Sherwin Williams French Roast (SW 6069) paint (trim), Sherwin Williams Harvester (SW 6373) paint (body), Roofguard Architectural Shingles in Princeton Slate, JELD-WEN 9 lite unfished wood pre-hung door, 1-light oil-rubbed bronze outdoor wall lantern, JELD-WEN W-2500 double hung aluminum clad wood window, ventilation louvers, 1 x 6 pattern lodgepole pine siding

Staff review:

1. Application was tabled at the August 22nd meeting for more information on the outbuilding renovation. The commission had outstanding questions on the siding, windows and trim.
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 aluminum clad and has now added windows with a colonial grille system that is inside the glass.
4. Applicant states a new hayloft door will be constructed from the existing siding to fit in the existing framing. The same applies to the rolling doors on the first level.
5. Applicant is planning on installing a ventilation louvers in the existing diamond shapes on the west and east elevations.
6. Applicant is planning on installing new 1 x 6 pattern lodgepole pine siding on the entire structure, less the rolling and hayloft doors.
7. Applicant will need to pursue a special use and site plan approval from the City Planning Commission.
8. 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/deny) the application for outbuilding work at 422 N Hamilton to include the installation of a new lighting fixture to be the

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1-light Oil-Rubbed Bronze Outdoor Wall Lantern and the painting of the structure in Sherwin Williams Brevity Brown (SW 6068) (door), Sherwin Williams French Roast (SW 6069) (trim), Sherwin Williams Harvester (SW 6373) (body). Work to also include the installation of Roofguard Architectural Shingles in Princeton Slate with all roof venting to be located on the north side of the structure and JELD-WEN 9 lite unfinished wood pre-hung door. Windows are to be JELD-WEN W-2500 double hung aluminum clad wood window double hung windows with in the locations depicted in the plans submitted with the amended application from 8-30-17. Non-functional hayloft and rolling doors will be constructed from the existing siding to fit in the existing framing , the rest of the structure will have new 1 x 6 pattern lodgepole pine siding installed. A new ac condenser unit will be installed and ventilated louvers in the existing diamond shapes on the east and west elevations.



City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

422 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.

Signature:

[Redacted Signature]

Date:

8.1.17

Print Name:

KARL STAFFELO

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

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

City of Ypsilanti
Historic District Commission
Work Permit Application for 422 Hamilton – BARN RENOVATION
Karl Staffeld (734) 417-0432

AMMENDED PERMIT APPLICATION 08/30/2017

DESCRIPTION OF PROPOSED WORK

DRAWINGS

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

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.

ROOF

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.

DOOR

Install a new exterior door. 36"x80" Jeld-Wen Wood Pre-hung Front Door. Paint to match existing doors. See attached cut sheet.

LIGHT

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

WINDOW

Install new mulled wood windows. Paint trim to match house. Jeld-Wen 25.375 in. x 40 in. Double-Hung Aluminum Clad Wood Window. See attached cut sheet.

VENTILATION

The existing square ventilation openings at the peak of the gable roof at each end of the building shall be maintained and two new ventilation louvers will be installed.

HAY LOFT DOOR

The original hay loft door does not exist. The existing hay loft door frame remains and a new door will be constructed to fit. This door will be non-functional. The door will be constructed from the recovered pieces of the original barn siding. The original siding will be turned vertically as shown in the design drawings. Refer to drawing M2.3 – East Elevation for the door location.

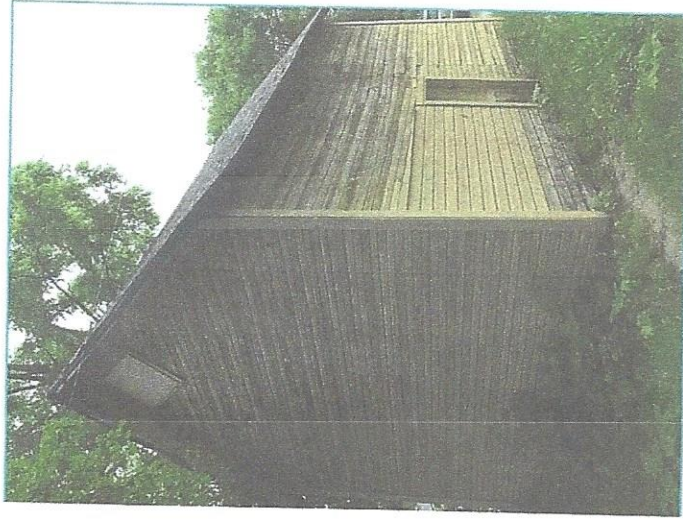
ROLLING DOOR

The original rolling door on the lower level of the east elevation does not exist. The rolling door hardware is also missing. The existing rolling door frames remain and new doors will be constructed to fit. These doors will be non-functional. They will be constructed from the recovered pieces of the original barn siding. The original siding will be turned vertically as shown in the design drawings and inset into the original framing. Refer to drawing M2.3 – East Elevation for door locations.

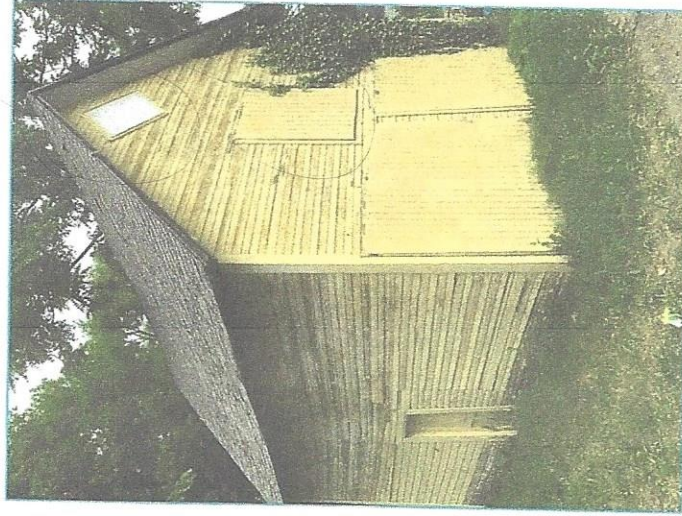
SIDING

The existing siding is in very poor condition. The lowest three boards on all sides of the structure are completely rotten and cannot be repaired. Only two-thirds of the original siding remains on the barn. Previous repairs have completely removed the original siding on most of the south elevation and replaced it with plywood sheeting. Due to the settling of the structure, the siding is warped. When the building is lifted and straightened, The existing siding is not expected to fare well. The siding will pull away from the studs and will most likely pull out many of the nails, further deteriorating the siding. The existing siding is not weather tight, it never was. The siding boards are simply set on top of one another. They are not lapped and they are not tongue and grooved. Gaps between existing siding boards are large, up to an inch in some areas. Caulking will not fix this problem. This makes weatherproofing the boards from the outside impossible. Some kind of internal weatherproofing system would have to be installed to completely seal the existing siding. This would be an extraordinary effort, an undue hardship and expense for the renovation of this structure. The current Ypsilanti Michigan Historic Architecture Survey states that there is no special architectural merit for this structure and no incidence to rate this structure as anything more than common.

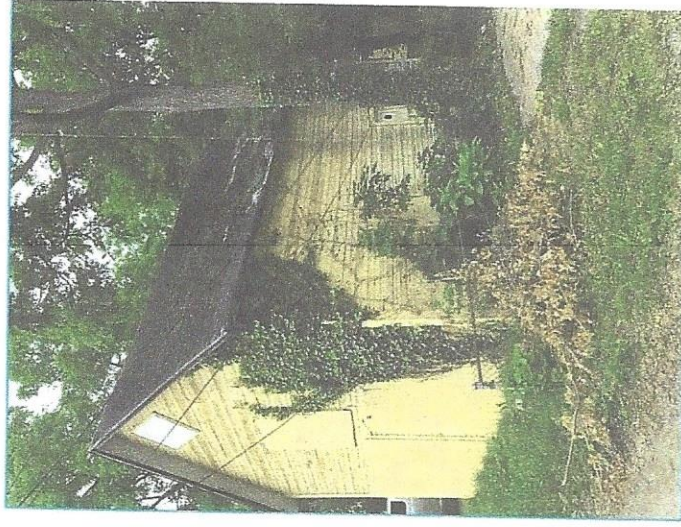
Therefore, It is proposed to recover enough of the acceptable pieces of the existing siding to construct the new hay loft door and the new rolling doors. The existing siding will then be covered with OSB panels. New 1x6 Pattern Lodgepole Pine Paneling/Siding will be installed to match the design of the original siding. The barn will be painted to match the main house.



LOOKING
NORTHEAST



LOOKING
NORTHWEST

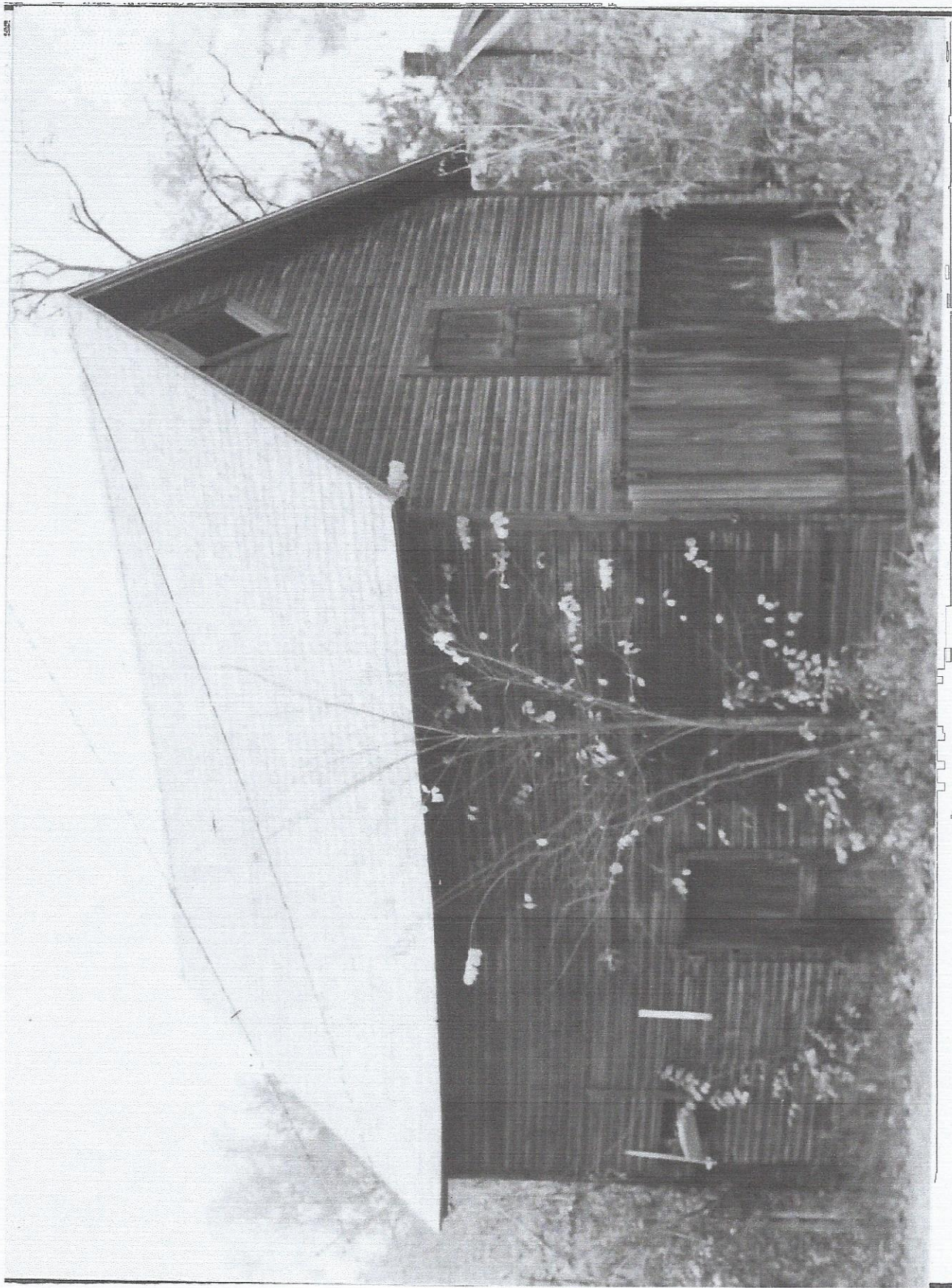


LOOKING
SOUTHWEST

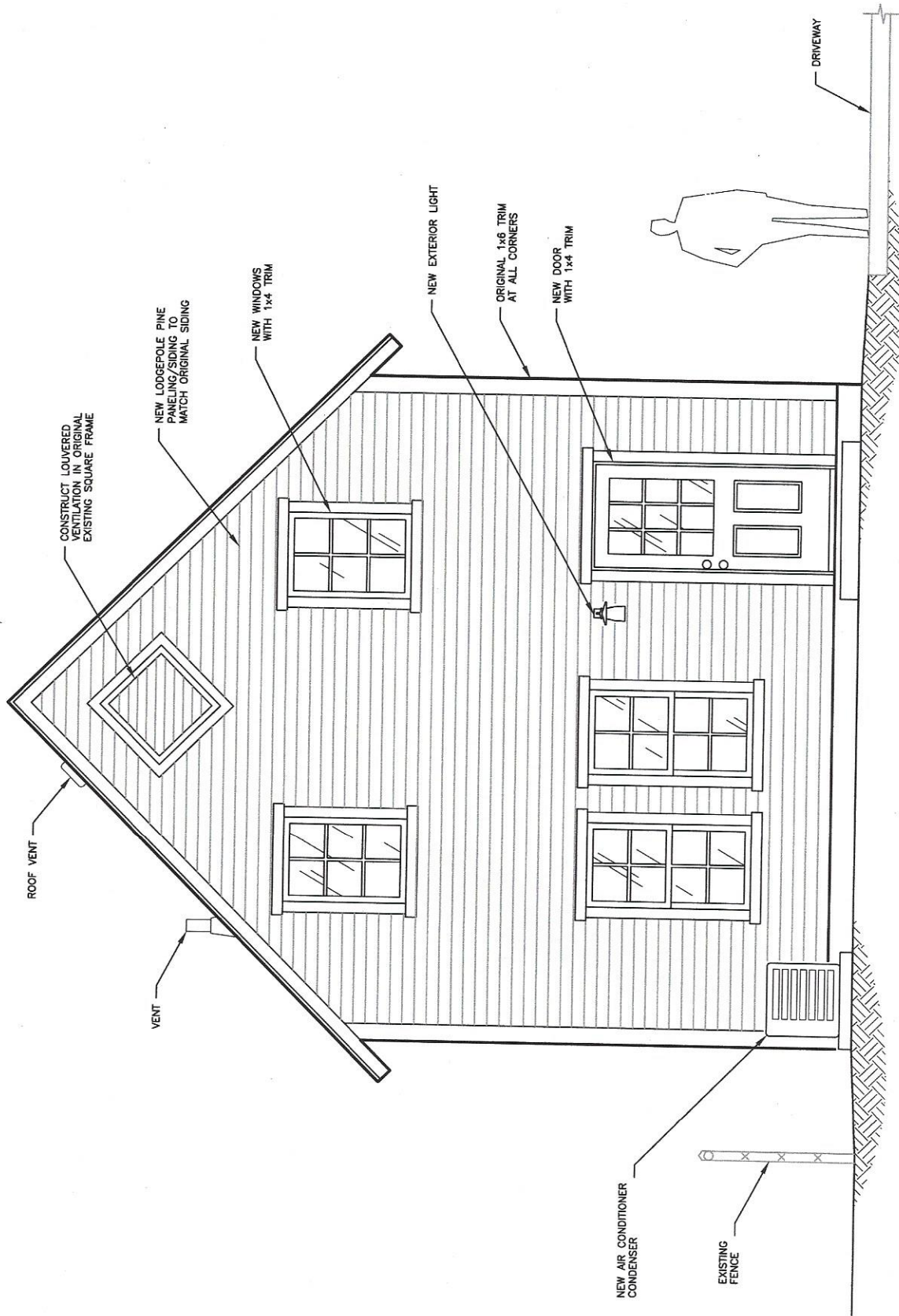
PERMIT APPLICATION FOR
422 N. HAMILTON - BARN RENOVATION

08/01/17

EXHIBIT A



(1961)



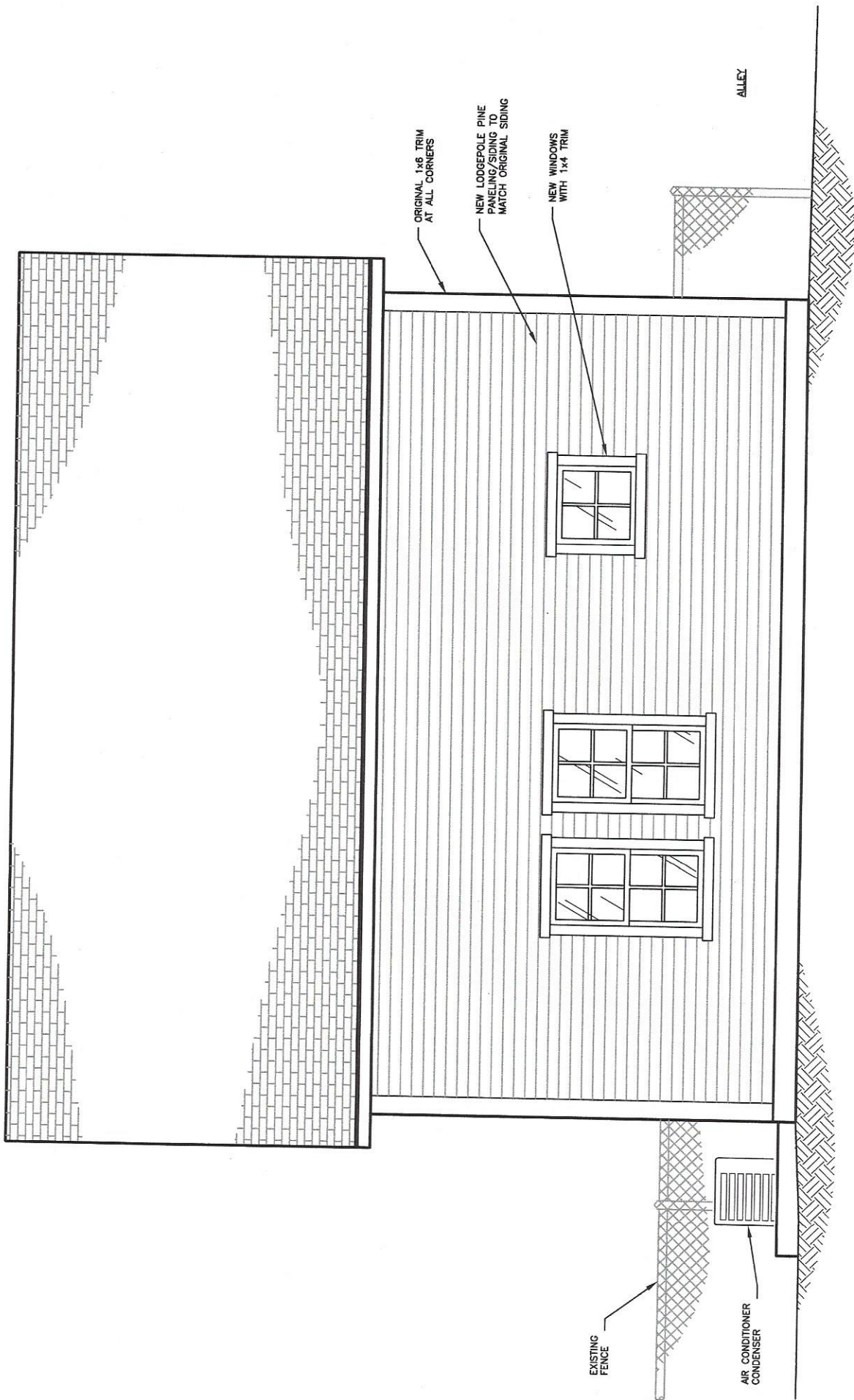
WEST ELEVATION

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



DWG. A2.1

422 N. HAMILTON
BARN RENOVATION

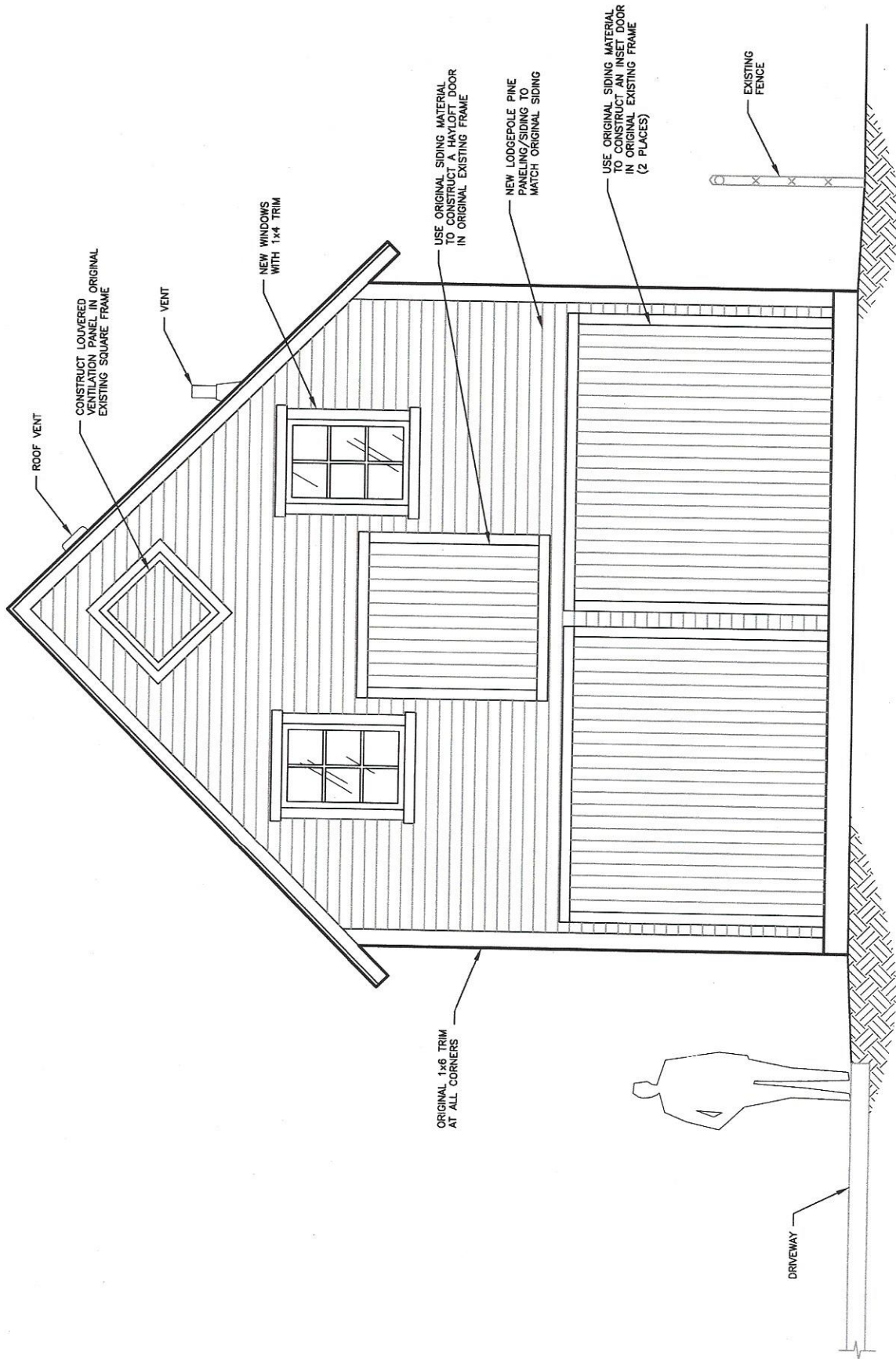


DWG. A2.2

422 N. HAMILTON
BARN RENOVATION

SOUTH ELEVATION





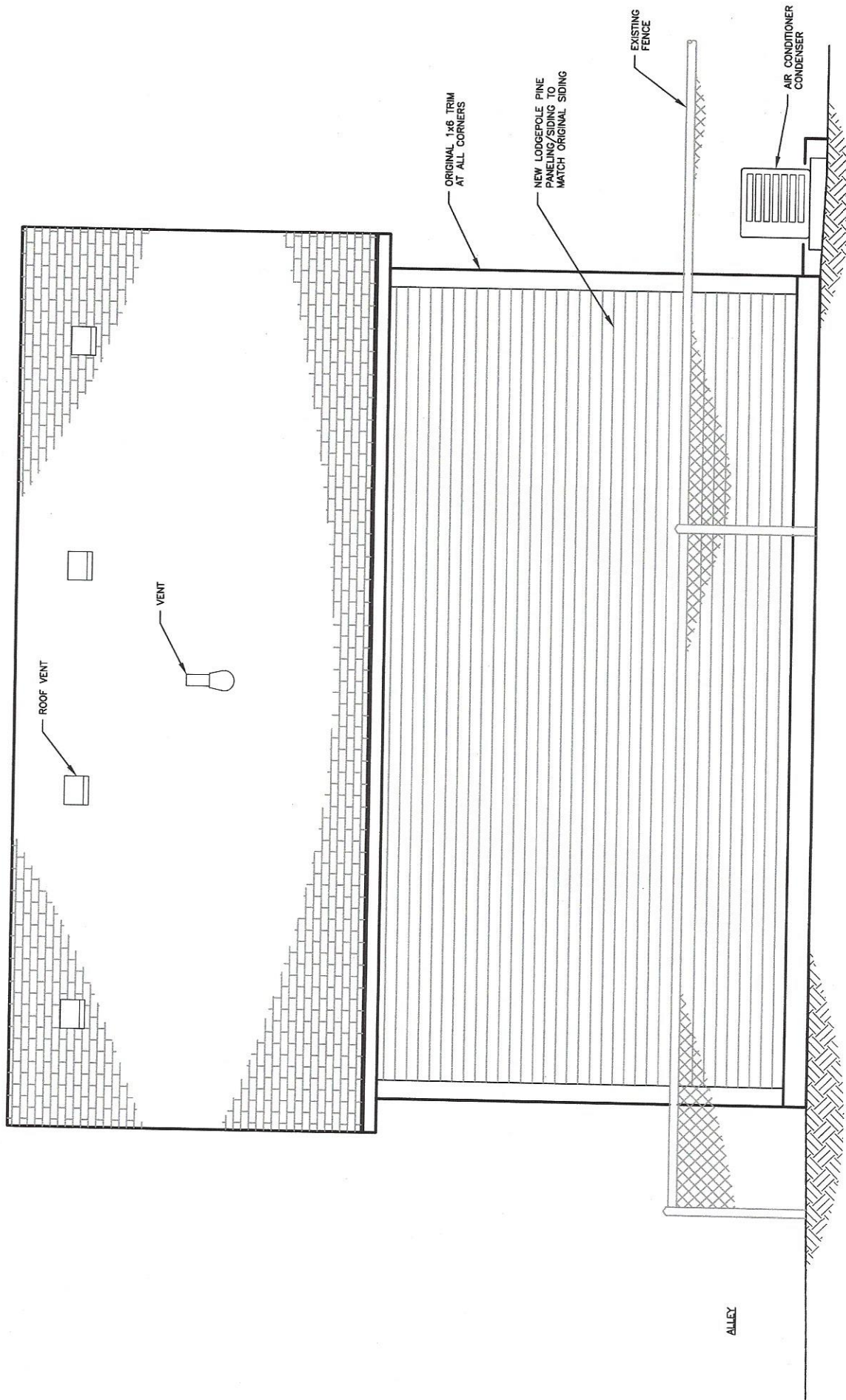
EAST ELEVATION

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



DWG. A2.3

422 N. HAMILTON
BARN RENOVATION



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

DWG. A2.4

422 N. HAMILTON
 BARN RENOVATION

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



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 ft² (3.1 m²)

Three bundles = One full square - 100 sq ft coverage

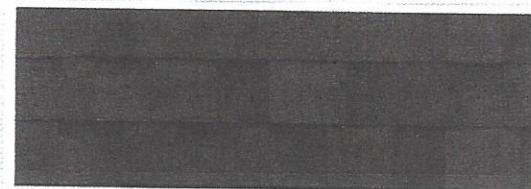
STANDARDS[†]

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.



Estate Black



Chateau Brown



Rustic Cedar



Weathered Wood



Princeton Slate



Mansion Grey

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.



Share Save to List Print

JELD-WEN

37.438 in. x 81.75 in. 9 Lite
Unfinished Wood Prehung Right-
Hand Front Door w/ Primed Rot
Resistant Jamb and Brickmould

★★★★☆ (4) Write a Review Questions & Answers (4)

- Made of beautiful natural wood
- Prehung door includes frame for easier installation
- Energy efficient

\$764²³ /each

Choose Your Options

Unfinished Fir



Door Size (WxH) in.

37 x 82

Door Handing

Right-Hand/Inswing

Quantity

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We'll send it to Cadillac for free pickup

Available for pickup
September 28 - October 3

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GU, PR, VI

We'll Ship It to You

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Standard shipping

Expect it
October 2 - October 9

[See Shipping Options](#)

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

Product Overview

Wood doors invite a sense of warmth and artistry to any home. At JELD-WEN, we combine the beauty of wood with quality craftsmanship to bring you doors that are visually captivating and reliable to the core. Unfinished doors are best suited for putting your own personal touch on your new door. Clear coat, stain or paint, whatever you chose, your new Solid Wood Door from JELD-WEN will welcome you home for many years to come. Hemlock features a fine-textured, straight-grained appearance that is light and bright in color, varying from a creamy, nearly white, to a light, straw-red. Sometimes it even has a slight lavender cast. This wood often contains small mineral deposits, but is free of pitch and is not likely to splinter. While wood darkens over time with exposure to sunlight, hemlock often remains true to its original, freshly milled pastel color. It also accepts stain and paint very well. AuraLast Wood door frame systems are protected top to bottom and surface to core from wood rot, termites and water saturation. They are a superior choice to other frame systems that have a 5 in. of composite or PVC attached at the bottom and leave over 90% of the frame system unprotected.

California residents: see [Proposition 65 information](#)

Info & Guides

[Instructions / Assembly](#)

[Specification](#)

[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



[Share](#) [Save to List](#) [Print](#)

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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](#)

Or buy now with

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

We'll Ship It to You

[Add to Cart](#)

Free Shipping

Get it by
July 20

[See Shipping Options](#)

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

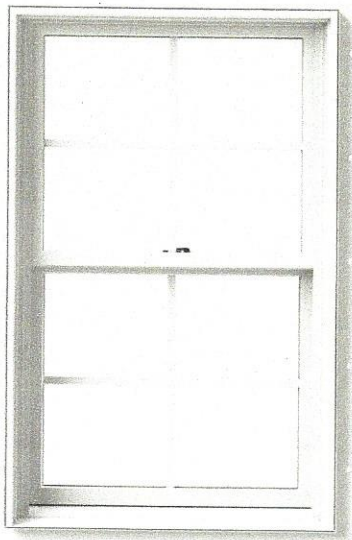
Dimensions

Product Depth (in.)

9.25

Product Length (in.)

9.25



JELD-WEN 25.375 in. x 40 in. W-2500 Double Hung Aluminum Clad Wood Window

★ ★ ★ ★ ★ (1) [Write a Review](#) [Questions & Answers \(1\)](#)

\$309¹⁰ /each

Choose Your Options

White



Width (in.) x Height (in.)

25.375 x 40

[Share](#) [Save to List](#) [Print](#)

Quantity

Not in Your Store - We'll Ship It There

We'll Ship It to You

[Add to Cart](#)

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

Available for pickup
October 24 - October 27

[Check Nearby Stores](#)

[Add to Cart](#)

Free Shipping

Get it by
October 19

[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 lower 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.

- Crafted to deliver excellent energy efficiency and designed with a selection of options to create windows you'll love
- Low-E EC glass includes an extra coating of protection to improve thermal performance for greater energy efficiency
- Made with auralast wood that is guaranteed not to rot for as long as you own and occupy your home
- Lifetime limited warranty coverage for wood decay and termite damage
- BetterVue screen included and features a durable, fine, black fiberglass mesh that is less intrusive to your view
- Grids are factory sealed between panes of glass, making it easier to clean the window glass
- 2-toned grids match each different color on the exterior and interior of window
- Natural pine wood interior adds warmth and beauty to any home
- Low maintenance exterior aluminum cladding has a baked-on color finish
- Cam-lock has a simple, elegant and secure design
- Check local building codes before beginning your project to ensure compliancy, not all products are suitable for locations that experience severe weather

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.

6 • PINE/DOUGLAS FIR/S-P-F/PAULOWNIA

Select White Pine Boards

C Select grade. Kiln dried. S4S.

	6'	8'	10'	12'	14'	16'
1x4	5.55	7.40	9.25	11.10	12.95	14.79
1x6	9.08	12.10	15.13	18.16	21.18	24.21
1x8	11.91	15.88	19.85	23.82	27.79	31.75
1x10	16.38	21.83	27.29	32.75	38.21	43.67
1x12	21.70	28.93	36.16	43.39	50.62	57.86
5/4x4	9.94	13.25	16.56	19.88	23.19	26.50
5/4x6	16.79	22.39	27.99	33.59	39.18	44.78
5/4x8	22.39	29.85	37.32	44.78	52.24	59.71
5/4x10	29.60	39.47	49.33	59.20	69.07	78.93
5/4x12	39.13	52.17	65.21	78.26	91.30	104.34

Premium White Pine Boards

A very nice knotty grade. Kiln dried. S4S. Micro eased edges. Gorman Brothers Elite-grade Lodgepole Pine and Engelmann Spruce. Flawless machining; no sanding needed.

	6'	8'	10'	12'	14'	16'
1x2	---	1.70	2.13	2.55	---	3.40
1x3	---	2.59	3.24	3.89	---	5.19
1x4	2.50	3.33	4.16	4.99	5.82	6.66
1x6	4.14	5.52	6.90	8.28	9.66	11.04
1x8	5.37	7.16	8.95	10.74	12.53	14.33
1x10	6.44	8.58	10.72	12.87	15.01	17.16
1x12	9.59	12.79	15.99	19.19	22.39	25.58

Standard White Pine Boards

Kiln dried. S4S. Micro eased edges. Gorman Brothers Craftsman-grade Lodgepole Pine and Engelmann Spruce. Impeccable machining; no sanding needed. A nice "medium" knotty grade.

	6'	8'	10'	12'	14'	16'
1x4	2.07	2.76	3.45	4.14	4.83	5.52
1x6	3.26	4.35	5.44	6.53	7.62	8.70
1x8	4.35	5.80	7.25	8.70	10.15	11.61
1x10	5.65	7.53	9.41	11.29	13.17	15.05
1x12	7.33	9.77	12.21	14.65	17.09	19.54

Economy Boards

Kiln dried. S4S. Utility grade White Pine and #4 Whitewoods.

	6'	8'	10'	12'	14'	16'
1x4	1.43	1.90	2.38	2.86	3.33	4.08
1x6	1.56	2.85	3.56	4.27	4.98	6.03

Pointed Construction Stakes

Mixed softwoods. Manufactured by us. Used for staking out foundations, political yard signs, denoting garden perimeters, supporting tomato plants, or to keep kids off freshly planted grass. 1x2's are 50 pcs to a bundle and 2x2's are 25 pcs to a bundle; though we'll sell any quantity you need. We usually keep a few bundles of each size on hand. If you need more give us a call. We'll have them ready!

	18"	24"	30"	36"	48"
1x2	.33	.38	.43	.48	.58
2x2	.66	.79	.91	1.03	1.28

Paulownia Boards, Siding & Ceiling/Paneling

A strong, stable, durable, and insect resistant species. Clear finger-jointed. Primed. Kiln dried. Priced per piece.

Stock item:
1/2x6-16' bevel siding ----- 13.99

Special order items - allow 3-5 days:

	S4S	S1S2E
1x2-16'	6.21	---
1x3-16'	9.45	---
1x4-16'	11.02	13.27
1x6-16'	17.83	21.28
1x8-16'	23.64	28.15
1x10-16'	31.26	---
1x12-16'	38.07	47.36
5/4x4-16'	15.63	19.90
5/4x6-16'	25.05	31.12
5/4x8-16'	33.06	41.87
5/4x10-16'	42.68	---
5/4x12-16'	52.50	65.44
5/8x4-16' beaded ceiling/paneling	---	11.86
1x6-16' beaded ceiling/paneling	---	20.18
1/2x8-16' bevel siding	---	19.14
3/4x10-16' bevel siding	---	34.53

Douglas Fir S4S

C&Btr., allowing 15% D grade. Vertical grain. Kiln dried. Sold in specified lengths, subject to availability.

	6'	7'	8'	9'	10'	11'	12'
1x6	11.39	---	19.27	---	24.09	---	28.91
1x8	21.45	---	28.60	---	35.75	---	42.90
1x12	38.40	---	56.25	---	71.50	---	92.30
2x4	9.90	---	13.73	14.26	17.16	---	22.18
2x6	26.25	28.18	36.40	37.80	45.50	46.20	58.80
	13'	14'	15'	16'	18'	20'	
1x6	29.19	33.73	---	38.54	44.55	51.15	
1x8	---	52.78	---	60.32	---	---	
1x12	---	105.00	---	147.00	---	---	
2x4	24.02	25.87	27.72	32.74	39.20	43.56	
2x6	---	68.60	---	88.80	103.95	115.50	



Douglas Fir Beaded Ceiling

C&Btr. grade. Mixed grain. Kiln dried. Edge and center beaded one side, edge and center V'd other side. Sold in specified lengths, subject to availability.

	6'	7'	8'	9'	10'	11'
5/8x4	5.17	6.03	7.15	7.75	8.61	9.06
	12'	13'	14'	16'	18'	20'
5/8x4	10.34	10.70	12.06	14.30	22.62	25.13

Lodgepole Pine Paneling/Siding

Premium grade. Kiln dried. Tongue & groove. Reversible. Sustainably harvested in British Columbia.

1x6 Pattern WP-6 / WP-4:

	8'	10'	12'	14'	16'
Each -	5.98	7.48	8.97	10.47	11.96
MBF --	1495.00	1495.00	1495.00	1495.00	1495.00

1x6 Pattern 106 / 116:

	8'	10'	12'	14'	16'
Each -	5.98	7.48	8.97	10.47	11.96
MBF --	1495.00	1495.00	1495.00	1495.00	1495.00

1x8 Pattern 116 / WP-4, end matched:

	8'	10'	12'	14'	16'
Each -	8.19	10.23	12.28	14.33	16.37
MBF --	1535.00	1535.00	1535.00	1535.00	1535.00

Lodgepole Pine Paneling/Siding/Flooring

1x6 Premium grade. Kiln dried. Tongue & groove. Sustainably harvested in British Columbia.

	8'	10'	12'	14'	16'
Each -	5.98	7.48	8.97	10.47	11.96
MBF --	1495.00	1495.00	1495.00	1495.00	1495.00

Lodgepole Pine Shiplap Paneling

Premium grade. Kiln dried. Edges overlap forming a 1/4" wide flat bottomed and square edged groove. Priced per piece.

1x8-16'	19.99
---------	-------

Wood Bridging

Precut from 1x3 for joists 16" on center.

For 2x10 joists, per piece ----- .40

Woodlath

Good, sound #2 &Btr. Poplar. 3/8"x1-1/2"-48".

Per piece ----- .43
Per bundle of 50 pieces ----- 11.99

Furring Strip

	8'	10'	12'
1x2	1.13	1.41	1.69
1x3	1.53	1.91	2.29
2x2	2.03	2.54	3.05

Cant Strip

	Per 100 Lin. Ft.
3/4x3/4 3-16' Hemlock	31.03
2x4 8-16' #2&Btr. S-P-F	72.32
4x4 8-16' #2 Yellow Pine treated	185.55

Our goal is for our prices to be competitive - including with those of the BIG BOXES. We believe they are. If you find otherwise, please let us know and we'll probably be able to meet or beat them!

YPSILANTI MICHIGAN HISTORIC ARCHITECTURE SURVEY

Sheet# _____

SURVEY NAME YPSILANTI ARCHITECTURAL SURVEY

SURVEY DATE Fall 1982 SURVEYED BY Resource Design Group

ADDRESS 422 North Hamilton (Rear Alley)

HISTORIC NAME _____

CURRENT NAME _____

TYPE OF USAGE: ☒ Residential, ☐ Multi-residential, ☐ Commercial,
☐ Mixed commercial & residential.

Zoning _____

NUMBER OF FLOORS 2 FRONT DIRECTION East

SURFACE MATERIAL: WOOD ROOF MATERIAL: Asphalt

GRADED ITEMS - PLACE A CHECK OR "X" IN THE APPROPRIATE SPACE

STRUCTURAL CONDITION: Excellent () Good () Fair (x) Poor ()

MAINTENANCE QUALITY: Excellent () Good () Fair (x) Poor ()

ALTERATIONS: None () ☒ Minor () Moderate () Extensive ()

ARE ALTERATIONS: Appropriate () Inappropriate ()

Style or Period

Victorian

Date of Construction

ARCHITECTURAL MERIT

National Importance

Local Excellence

Notable

Worthy of Mention

Poor

Other

INCIDENCE

Rare

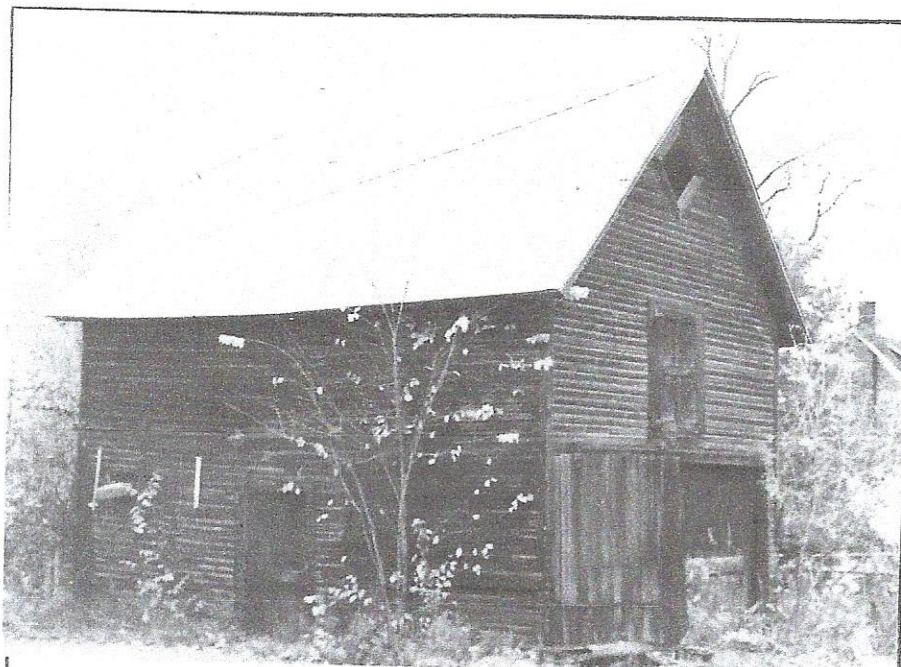
Moderate

Common

Date of Photograph Fall 1982

Photo by Resource Design Group

Roll# 40 Frame# 7



Design R.A. Schweitzer, 1981

36 Yrs Ago



HDC Work Permit Staff Review

Property address: 401 E Forest

Date of Application: July 26, 2017

Date of Review: September 6, 2017

Date of Meeting: September 12, 2017

Proposed work: replace/repair porch roof

Materials: black three tab shingles

Staff review:

1. This application was tabled from the August 22nd meeting due to insufficient information.
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:

8/8/17
Action Item/Study Item

To complete this application:

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

app due by 8/1/17

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 ONX^{TAB} SAME AS ON THE
HOUSE. THERE IS NO CHANGES - JUST
REPAIR

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

APPROX 330 SQ 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:

[Redacted Signature]

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 Demo by Neglect Staff Review

Property address: 401 E Forest

Date of Demo by Neglect Letter: August 25, 2017

Date of Review: September 7, 2017

Date of Meeting: September 12, 2017

Staff review:

1. This is the second notice to appear for the demo by neglect review for this property, the original was scheduled for August 8, 2017 but the owner did not appear at that time.
2. 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.
3. 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.
4. HDC to review the attached documentation and make a determination of whether the property is being demolished by neglect.
5. 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 26, 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.

Sincerely,

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

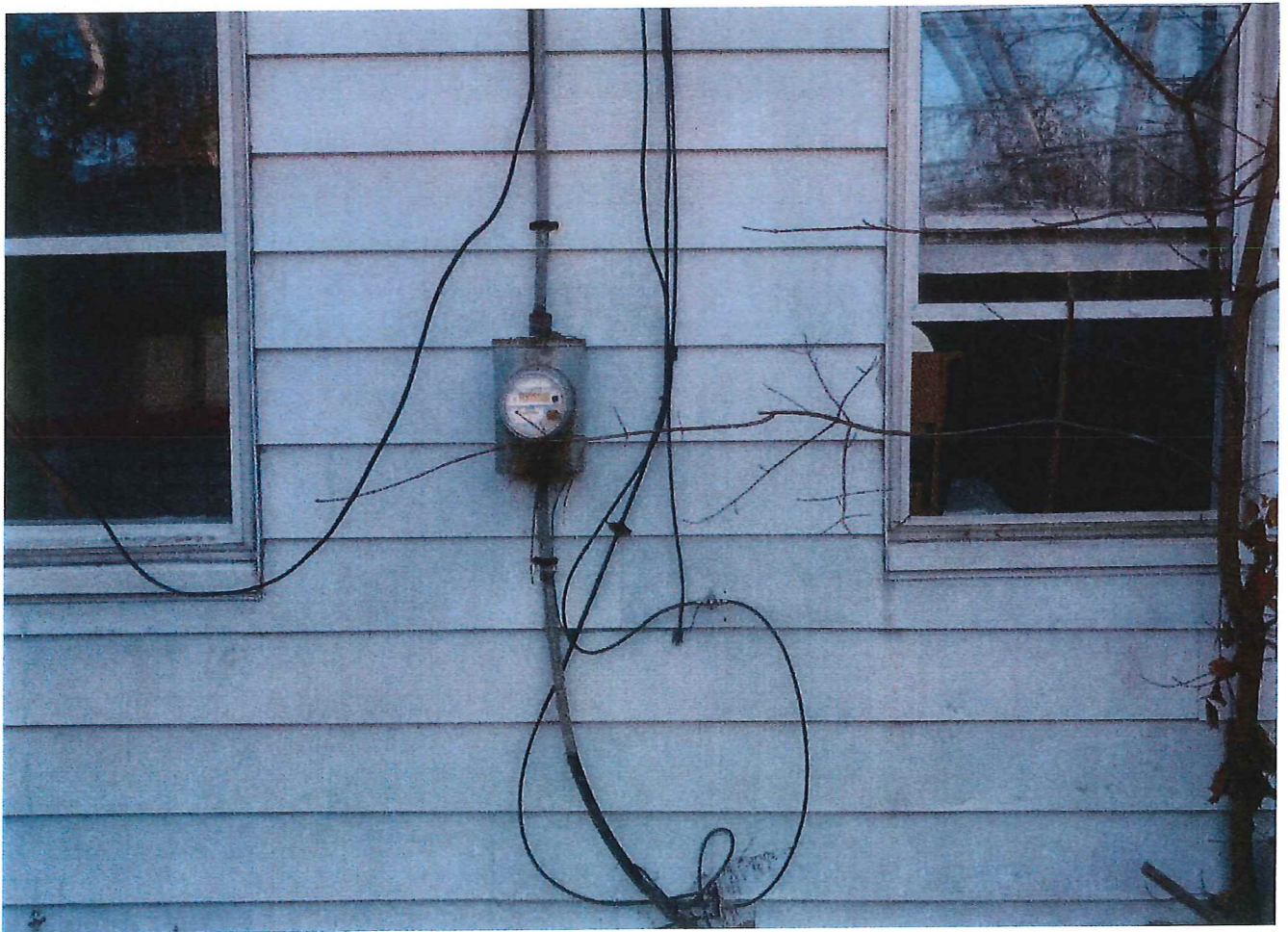
**SUMMARY OF PROPERTY
ADDRESS: 401 E. FOREST
Curtis L & Morgan Kay F Mullins**

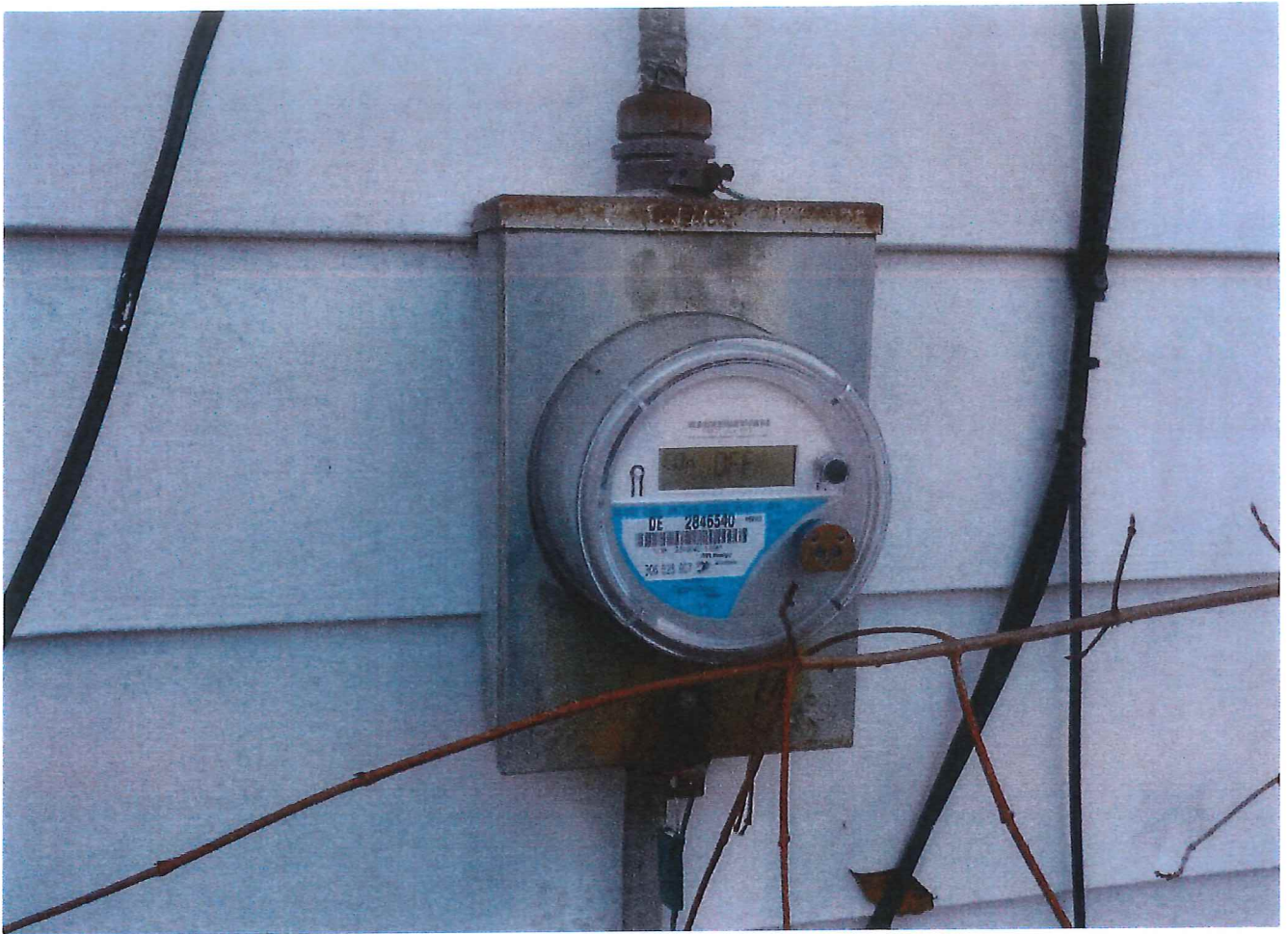
<u>DATE</u>	<u>OUTLINE/FINDINGS ON THIS DATE</u>
5/23/17	Issued citation for 2 nd offense EN17-0305 – Court date set for 6/15 at 11
5/18/17	Owner defaulted - \$460 fines and costs
4/27/17	Mailed citation EN17-0234
4/25/17	No changes to exterior – citation issued.
4/24/17	Spoke with nephew of owner. He 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

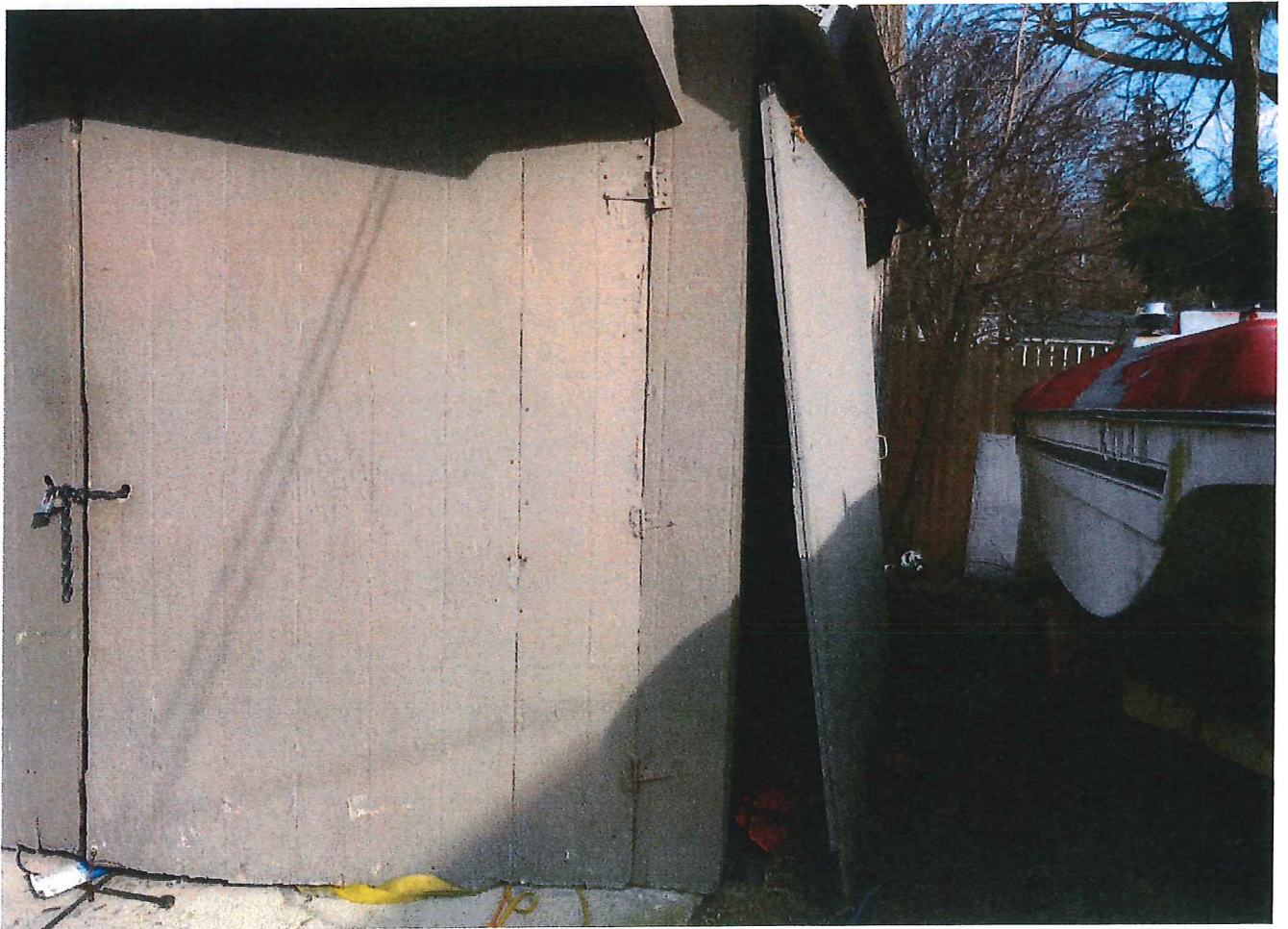
NEXT INSPECTION SCHUEDLED FOR:

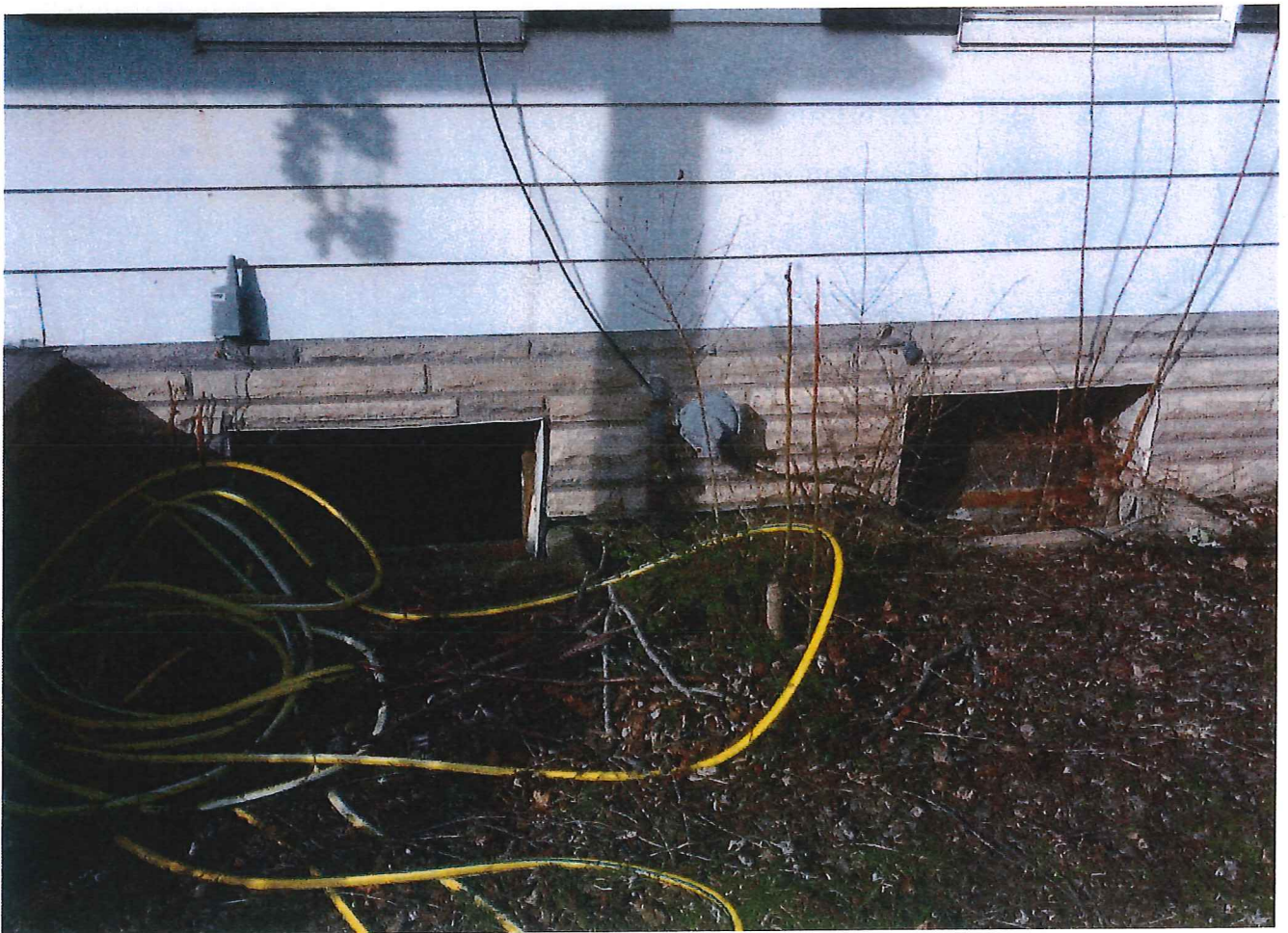










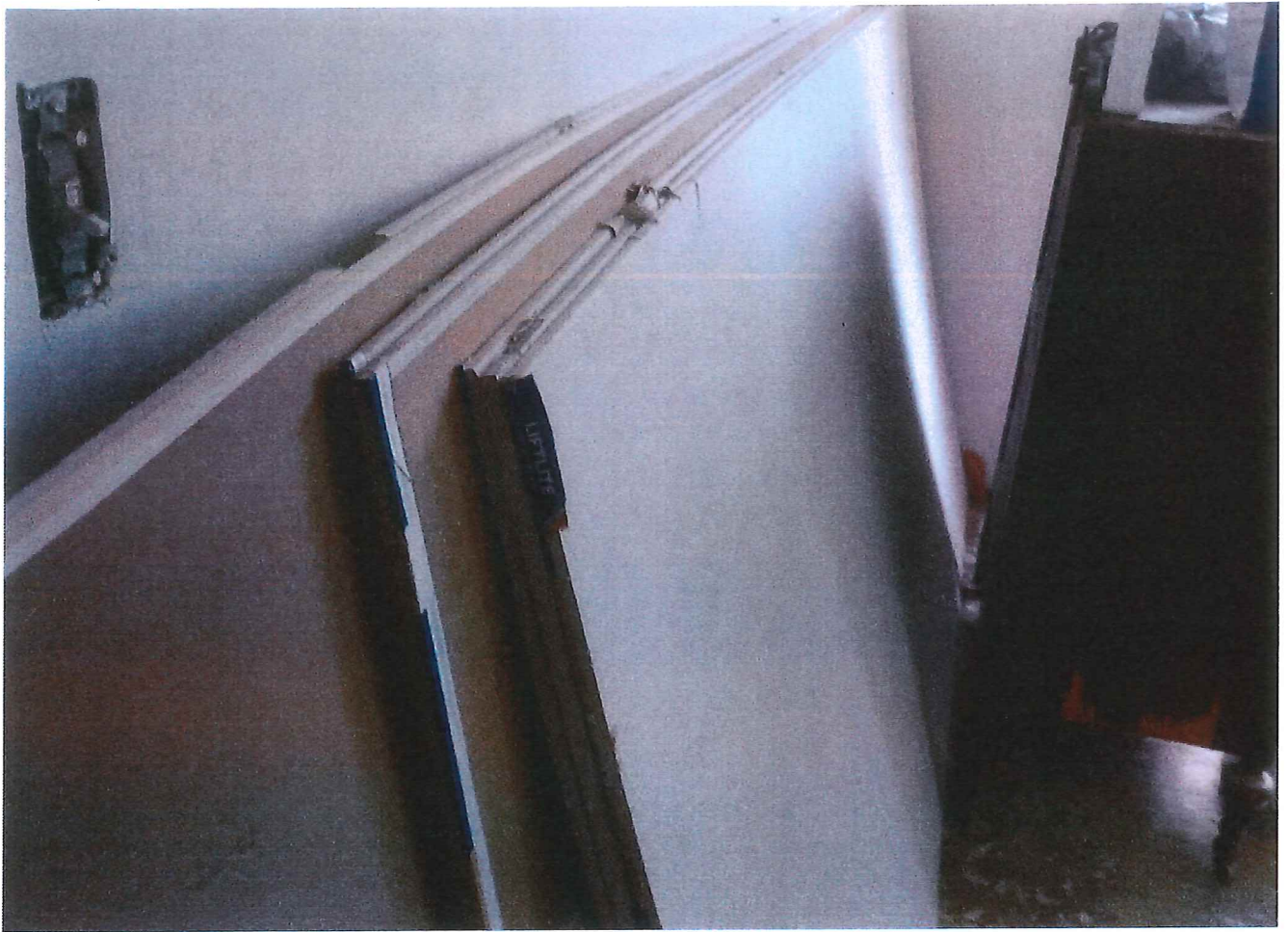












Property: 401 E FOREST

Agent: MULLINS CURTIS

Case Number: EN17-0234

Hearing Date: 05/18/17

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
NOW TO REISSUE

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

Result/Status: _____

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

Result/Status: _____

Property Address: **401 E FOREST**

Case Number: **EN17-0234**

Offense: 1st 2nd 3rd
☒ ☐ ☐

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 CLOSEDHearing 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: 117 E. Cross

Date of Application: August 16, 2017

Date of Review: September 7, 2017

Date of Meeting: September 12, 2017

Proposed work: gutter installation

Materials: 5" aluminum K-style gutters and downspouts

Staff review:

1. Applicant is proposing to install 5" aluminum K-style gutters in white with 2" x 3" rectangular downspouts on the house and garage.
2. Applicant is installing the gutters with hidden screw brackets attached to fascia boards where present and under the shingle hangers where no fascia is present.
3. HDC to verify where the downspouts will be located.
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:
#9, #10

Staff Recommended Motion:

Move to approve the installation of white k-style gutters and downspouts at 117 E. Cross. Work to include gutter installation with hidden screw brackets attached to fascia boards where present and under the shingle hangers where no fascia is present. Downspouts to be installed in *(locations?)*.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



RECEIVED

AUG 16 2017

CITY OF YPSILANTI
BUILDING DEPARTMENT

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

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

Rec. 22671
MC
PHDC-17-0104

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

117 E Cross St.

Applicant

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

Name

Gerald + Sarah Kreiner

Address

117 E Cross St.

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

734 652 4465 or 313 613 2682

E-Mail

gerryk@vmich.edu

Contractor

Contractor Name & Contact Info

Allied Gutter Co. 734 941 2000

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Gutters

Complete Description of Proposed Work:

Gutters- please see attached paperwork

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

white - see estimate paperwork

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:

\$1300.00

Permit fee:

\$35 + _____ =

Signature

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

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

Signature:

[Redacted Signature]

Date:

8-16-17

Print Name:

Sarah Kreiner

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.

Allied

GUTTER CO.

- Since 1971 -

Submitted To: 26345 Goddard Rd.
Romulus, MI 48174-2605
(734) 941-2000
Name: Gerald Kreiner Fax (734) 941-1200
www.alliedgutter.com
Date: August 2, 2017 Email info@alliedgutter.com
Email: gerryk@umich.edu

Job Address: 117 E. Cross
City: Ypsilanti

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

Installation of new, 5", seamless, aluminum, K-Style gutters with 2" x 3" rectangular downspouts on house and garage.

- 1) Gutters to be installed with hidden screw brackets where there is a fascia board to attach the gutters to
- 2) Gutters to be installed with under the shingle hangers where there is no fascia board to attach the gutters to

Gutter Color: High Gloss White

WE HEREBY PROPOSE TO FURNISH LABOR AND MATERIALS-COMPLETE IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS FOR THE SUM OF:

\$1,300.00

With payments as follows: C.O.D.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. **All prices are subject to final measurement.** Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delay beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

***Labor on workmanship is to be guaranteed for 18 months. Gutter Material is to be warranted for 25 years from the manufacturer.**

Acceptance of Proposal

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

Accepted:

Signature: _____ Date: _____





HDC Work Permit Staff Review

Property address: 106 N River

Date of Application: August 29, 2017

Date of Review: September 7, 2017

Date of Meeting: September 12, 2017

Proposed work: garage door installation

Materials: Clopay garage door model #4050 in hunter green

Staff review:

1. Application was previously approved for *"the removal of the existing two garage doors and their replacement with a Clopay Premium Series garage door in style Elegant Short. Color is to be Desert Tan. The approval includes the emphasized requirement that the finish on the doors be smooth, not including a wood grain, and the doors will not include any windows"* on August 25, 2016.
2. The HDC issued a notice to proceed for the following on *"Work on the garage doors at 106 N River to amend the previous approval to eliminate the demand for a smooth finish"* on September 15, 2016.
3. The applicant was unable to have the garage doors installed in the 6 months from which the approval was valid and is looking to use a different color than was previously approved.
4. Staff did research on modern finishes on garage doors at the time that this project was originally applied for and it was found that smooth finish doors only seem to be available for commercial applications.
5. HDC to verify if this garage door will have windows and the panel edging style.
6. A building department permit is required for this work, applicant to obtain permit prior to commencing work.

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

Staff Recommended Motion:

Move to approve the application for the removal of the existing two garage doors and their replacement with Clopay garage door model #4050 in hunter green. The panel edging will be ?

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.

Amended PHDC-16-0072
PHDC-16-0080

PHDC-17-0105



RECEIVED

AUG 29 2011

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

2

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

106 N River

Applicant

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

Name

Heide Otto

Address

106 N River

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

(734) 482-3477

E-Mail

heideotto@yahoo.com

Contractor

Contractor Name & Contact Info

11-11-09-186-007

Type of work

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

Complete Description of Proposed Work:

Replace garage doors
would like hunter green
to match access door

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

see attached

Permit Application Fee (action items only)

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

Construction Cost:

\$1600

Permit fee:

\$35 + _____ =

Signature

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

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

Signature:



Date:

8/29/2017

Print Name:

Heide Otto

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-17-0105

CRAWFORD DOOR

334 EAST MICHIGAN ~ YPSILANTI, MI 48198

Phone 734 483 4563

Fax 734-483 7916

jeff@crawforddoorypsi.com

Proposal

8/23/17

Heide Otto
106 N River
Ypsilanti, MI 48198
Phone 734-482-3477
Fax
E-mail heideotto@yahoo.com
ATTN:
Cell

Project: Garage door replacement

Quote #1: \$1,600.00

Furnish and install (2) 8'x7' Clopay garage doors model 4050, insulated 13/8" R-6.5 Hunter green, Low head room track.

Option: \$375.00 (1) Liftmaster 8365 7' rail (2) remotes (1) keypad.

Lead Time: 2-3 weeks

Terms: net 50% down final payment due at time of completion

Terms and Condition

Proposal may be withdrawn if not accepted within 45 days. By others; Jambs, springs pads, all wiring to motor and control station unless otherwise stated above, are not included. Purchaser agrees that door shall remain in seller's possession until paid in full. In the event purchaser breaches or defaults under terms and provision of this agreement. The purchaser shall be responsible for the cost of collection, including reasonable attorney fees.

Crawford Door Sales

Jeff Redwood

Sales

Date

Acceptance; Terms, price and specification on all pages of this proposal are hereby accepted and authorized by:

Purchaser

Signature

Title

Date

CRAWFORD DOOR

334 EAST MICHIGAN ~ YPSILANTI, MI 48198

Phone 734 483 4563

Fax 734-483 7916

jeff@crawforddoorpsi.com

Proposal

8/23/17

Heide Otto
106 N River
Ypsilanti, MI 48198
Phone 734-482-3477
Fax
E-mail heideotto@yahoo.com
ATTN:
Cell

Project: Garage door replacement

To whom this may concern. After thoroughly looking over the garage doors for Ms. Heide Otto. At 106 N River Ypsilanti. Ms. Otto has original Crawford brand garage doors. Even though the installation date is unknown these doors were mainly installed in the mid 1950's and the panels/parts are no longer available. Though the door on the right is operational it is in poor condition. The door on the left is missing most the parts to put it back together and the panels have rotted. I recommend total replacement of these garage doors. If you have any questions or concerns you can contact me at 734-483-4563 thank you.

Sincerely
Jeff Redwood

CLASSIC™ COLLECTION

• VALUE series



America's Favorite Garage Doors®



Model T40L, Long Traditional Panel with Optional Brilliance® Collection Marquise Window Design

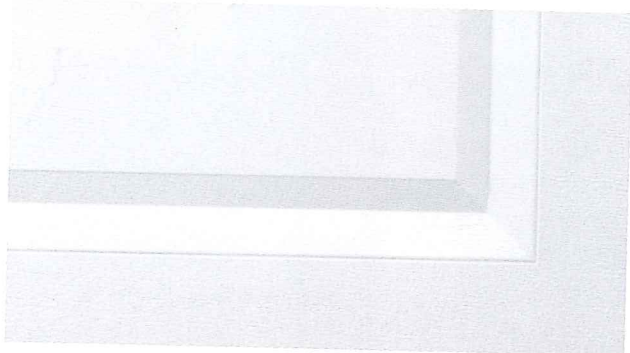


clopay.com



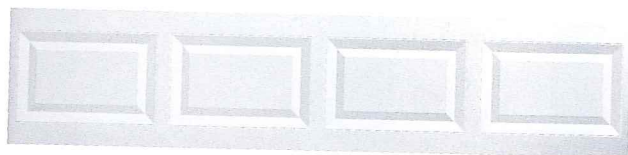
*Model T50S, Short Traditional Panel
with Optional Colonial 509 Window Design*

DETAIL



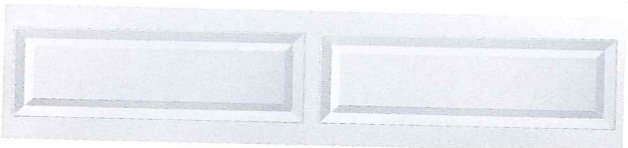
Deep panel edging and natural embossed woodgrain texture improve appearance close-up and from the curb.

STYLE



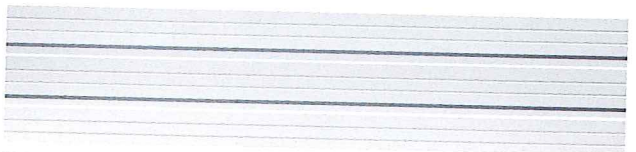
Traditional Short

Complements homes with traditional styling. Models T40S, T50S, 94 and 73.



Traditional Long

Ideal for ranch style homes. Models T40L, T50L and 76.



Ribbed

Good option for transitional style homes or utility structures. Model 70B.

*Doors range from 6' to 16' high and 6' to 20' wide. Consult your Clopay Dealer for size options.
WindCore® doors available to meet most regional wind load requirements.
Consult your local dealer for specific information.*

Windows

Inspired by current architectural trends, our windows add natural light to your garage while adding curb appeal to your home. All Clopay window frames are UV-protected and are color matched to our prefinished door colors. Window frames screw in from the inside for easy glass replacement or to change designs.

DECORATIVE WINDOWS

Available in short or long panel designs, Clopay's Designer Collection Windows are created to complement many home styles.

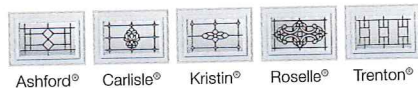
Available
on These
Models

T40S
T50S
94
73

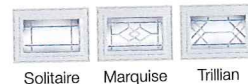
Wrought Iron Series (Acrylic) Short Panel Windows



Leaded Series (Glass) Short Panel Windows



Brilliance® Series (Glass) Short Panel Windows



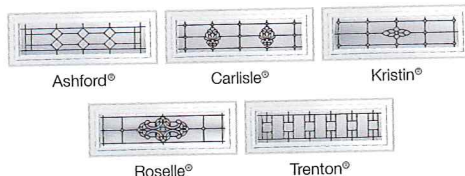
Available
on These
Models

T40S*
T40L
T50S*
T50L
94*
73*
76

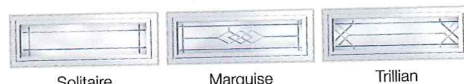
Wrought Iron Series (Acrylic) Long Panel Windows



Leaded Series (Glass) Long Panel Windows



Brilliance® Series (Glass) Long Panel Windows



* Panel emboss may not align on long window with short panels.
Some size limitations apply.

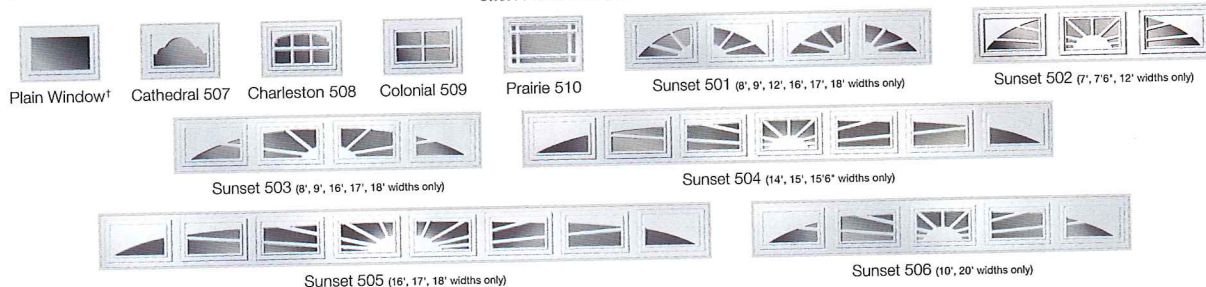
DECORATIVE INSERT SERIES WINDOWS

UV-protected cellular plastic insert designs snap into either the inside or outside of the window frame for easy cleaning or to change designs. Windows are offered in single strength, double strength, acrylic or obscure glass.

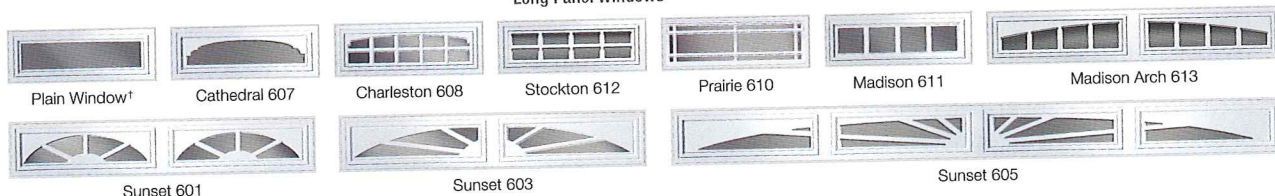
Available
on These
Models

T40S
T50S
94
73

Short Panel Windows



Long Panel Windows



Ribbed Panel Window (Model 70B Only)



Standard Window

* Panel emboss may not align on long window with short panels.
Some size limitations apply.

† Shown with clear glass. Acrylic and obscure glass optional.

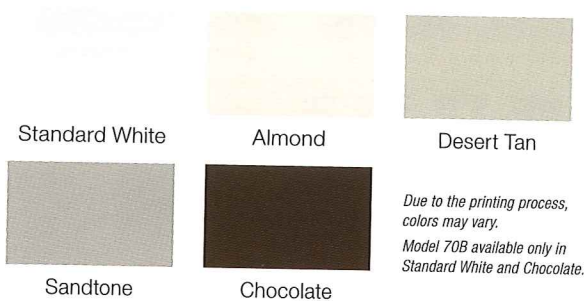


Visit clopay.com or call 1-800-2CLOPAY (800-225-6729) for more information on Clopay,
America's Favorite Garage Doors. Follow us on       



Model 94, Short Traditional Panel

COLORS



- Exterior steel on standard color doors has a natural woodgrain texture.
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

STEP PLATE/LIFT HANDLE



Color-matched exterior step plate/lift handles are durable, attractive and allow for safe opening and closing of your door.

CUSTOM PAINT OPTION



Color Blast™ offers more than 1,500 Sherwin-Williams® color options to complement your home. Clopay's durable factory finish has been thoroughly tested and is backed by a five-year warranty.

RUST-PREVENTION SYSTEM



Steel skins are protected through a tough, layered coating system, including a hot-dipped galvanized layer, a protective metal oxide pretreatment and a baked-on primer and top coat.

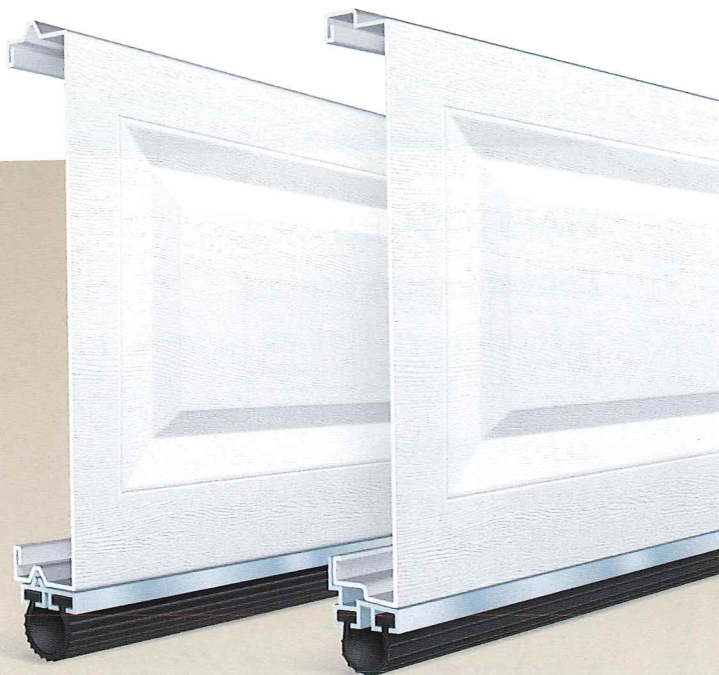
VALUE series

Improve your home's appearance with a Clopay Value Series garage door. Available in 24 or 25 gauge steel with a durable 2" steel frame construction, Value Series models are designed for beautiful, long-lasting performance. Choose from multiple panel styles, many color options and a wide range of decorative window options to create a door that fits your budget and enhances your home's curb appeal.

1-LAYER CONSTRUCTION

Heavy 24 or 25 gauge steel construction ensures durability, security and classic style at an affordable price.

- Tongue-and-groove/shiplit section joints help seal out wind, rain and snow.
- Replaceable bottom weatherseal in a rust-proof aluminum retainer helps prevent elements from entering garage.
- Patented Safe-T-Bracket® helps prevent serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Nylon rollers are smooth and quiet.
- Galvanized steel hinges are durable, reliable and secure.
- Inside/outside step plates and grip handles make doors easy and safe to manually operate.



Tongue-and-Groove Section Joints

24
GAUGE
STEEL

T40S short panel
T40L long panel

25
GAUGE
STEEL

T50S short panel
T50L long panel
70B ribbed panel

Shiplit Section Joints

24
GAUGE
STEEL

94 short panel

25
GAUGE
STEEL

73 short panel
76 long panel



Model 73, Short Traditional Panel Design

WARRANTIES

PAINT SYSTEM	PAINT SYSTEM	PAINT SYSTEM
LIMITED LIFE WARRANTY	LIMITED 15YR WARRANTY	LIMITED 10YR WARRANTY
Models T40, 94	Models T50, 73, 76	Model 70B

WINDOWS	HARDWARE
LIMITED 10YR WARRANTY	LIMITED 3YR WARRANTY
All Models	All Models



Model 70B, Ribbed Panel

A FOCUS ON *green*



Clopay is committed to designing, manufacturing and distributing garage doors that enhance the beauty, safety and value of your home while minimizing the impact on the environment.

The Value Series helps conserve natural resources by providing a durable, reliable, low-maintenance door. Steel doors and hardware are impervious to moisture and will not rot, warp, crack or fade, and the steel used in Clopay's doors is made from over 75% recycled content.

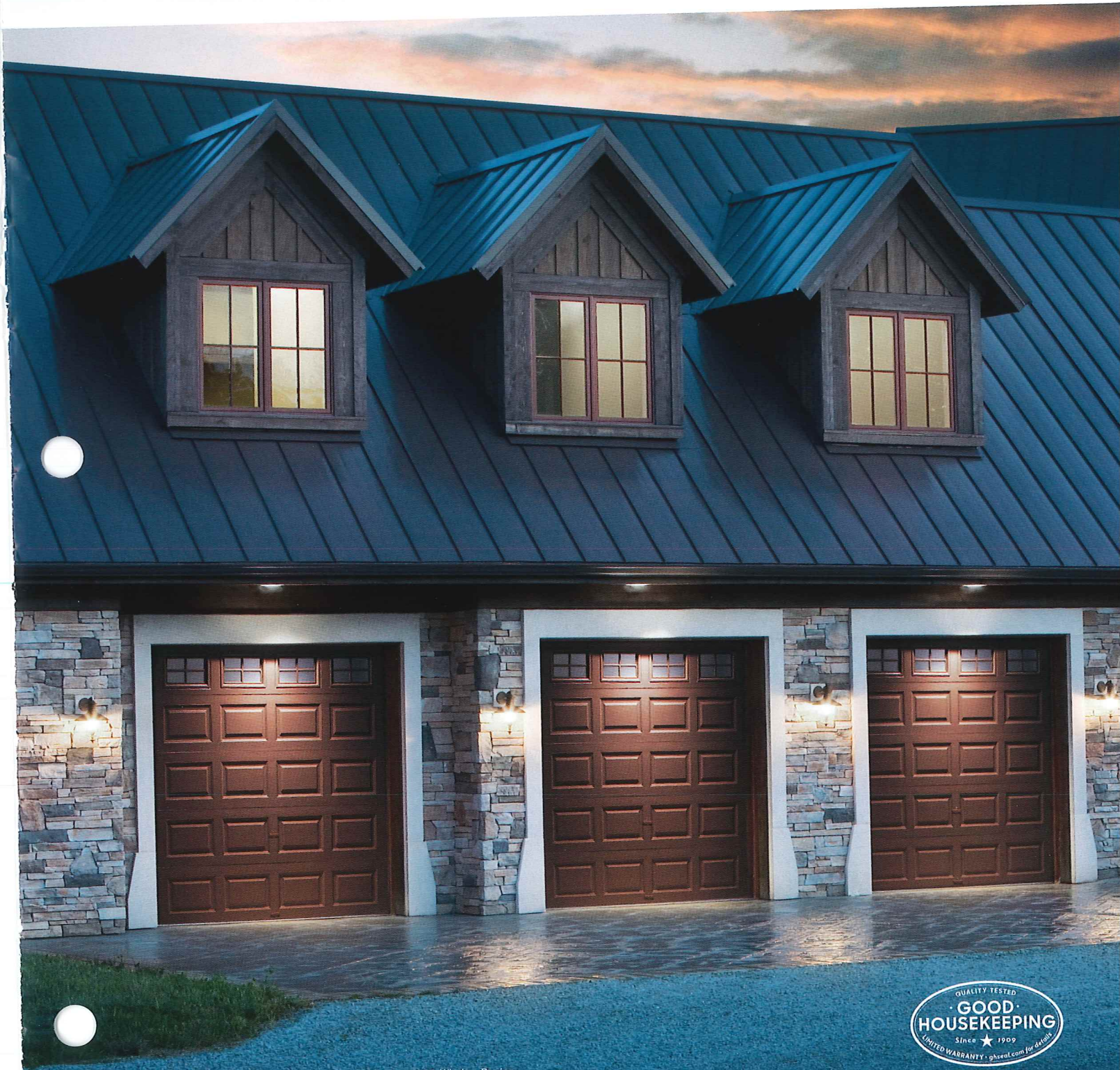
All Clopay doors are made in the U.S., minimizing shipping, damage and handling. For more details on Clopay's green practices, visit our website at clopaydoor.com/green.aspx

CLASSIC™ COLLECTION

PREMIUM series



America's Favorite Garage Doors®



Model 9200, Short Elegant Panel with Optional Colonial 509 Window Design



clopay.com



COLORS



Standard White



Glacier White**



Almond



Desert Tan



Sandtone



Bronze



Chocolate



Mocha Brown*



Black*



Hunter Green



Gray

- Exterior steel on standard color doors has a natural woodgrain texture.
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

Due to the printing process, colors may vary. See your Clopay Dealer for color samples.

**Not available on Models 4050 and 4053.*

***Popular in select markets, Glacier White is a brighter white.*

CUSTOM PAINT OPTION

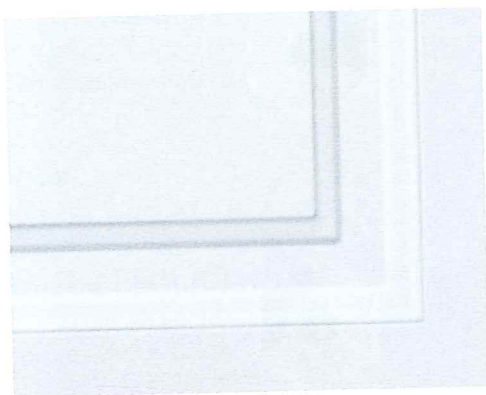


Color Blast® offers more than 1,500 Sherwin-Williams® color options to complement your home. Clopay's durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.



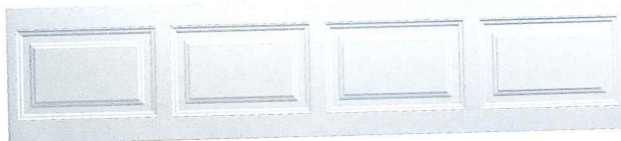
Model 9203, Long Elegant Panel with
Optional Charleston 608 Window Design

DETAIL



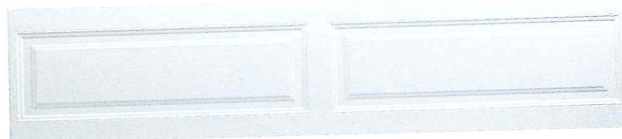
Deep panel edging and natural embossed woodgrain texture improve appearance close-up and from the curb.

STYLE



Elegant Short

Complements homes with traditional styling. Models 9200, 9130, 4300 and 4050.



Elegant Long

Ideal for ranch style homes. Models 9203, 9133, 4310 and 4053.

Doors range from 6' to 16' high and 6'2" to 20' wide. Consult your Clopay Dealer for size options.
WINDCODE® Doors are available to meet most regional wind load requirements.
Consult your local dealer for specific information.

PREMIUM series

Improve your home's appearance and energy efficiency with a Clopay Premium Series insulated garage door. Available with Intellicore® polyurethane or bonded polystyrene insulation in 2" or 1-3/8" thicknesses, Premium Series models offer exceptional insulating R-values, strength and security, as well as quiet operation and a beautiful appearance. Choose from two panel styles, multiple color options and a wide range of decorative window options to create a door that fits your budget and enhances your home's curb appeal.

3-LAYER CONSTRUCTION

2" or 1-3/8" insulation provides comfort, energy efficiency and superior R-values in every season.

- Weathertight tongue-and-groove section joints help seal out wind, rain and snow.
- Replaceable bottom weatherseal in a rust-proof aluminum retainer helps prevent elements from entering garage.
- Patented Safe-T-Bracket® helps prevent serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Long-life nylon rollers are smooth and quiet.
- Galvanized steel hinges attached to backup plates are durable, reliable and secure.
- Prepainted white end stiles and interior steel backing create a clean, finished appearance.
- Inside/outside step plates and grip handles make doors easy and safe to operate.



2" 1-3/8"
Polyurethane Models

27 GAUGE STEEL[†]
9200 short panel
9203 long panel

2" EFFICIENCY
POLYURETHANE 18.4 R-VALUE*

27 GAUGE STEEL[†]
9130 short panel
9133 long panel

1 3/8" EFFICIENCY
POLYURETHANE 12.9 R-VALUE*

2" 1-3/8"
Bonded Polystyrene Models

27 GAUGE STEEL[†]
4300 short panel
4310 long panel

2" EFFICIENCY
POLYSTYRENE 9.0 R-VALUE*

26 GAUGE STEEL[†]
4050 short panel
4053 long panel

1 3/8" EFFICIENCY
POLYSTYRENE 6.5 R-VALUE*

[†]Models with Ultra-Grain® and Black paint options are 24 gauge steel.
[‡]Models with Black paint option are 24 gauge steel.

*Calculated door section R-value is in accordance with DASMA TDS-163.



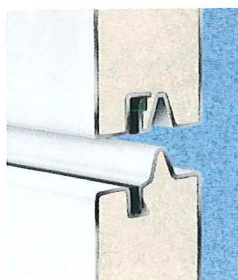
Model 4050, Short Elegant Panel
with Optional Colonial 509 Window Design

RUST-PREVENTION SYSTEM



Steel skins are protected through a tough, layered coating system, including a hot-dipped galvanized layer, a protective metal oxide pretreatment and a baked-on primer and top coat.

GREATER ENERGY EFFICIENCY



Thermal break* separates the interior from the exterior skin to improve energy efficiency and comfort.

*Thermal break is not present on Models 4050 and 4053.

WARRANTIES

PAINT SYSTEM	WINDOWS	HARDWARE
LIMITED LIFE WARRANTY	LIMITED 10YR WARRANTY	LIMITED 3YR WARRANTY

A FOCUS ON *green*



Clopay is committed to designing, manufacturing and distributing garage doors that enhance the beauty, safety and value of your home while minimizing the impact on the environment.

The Premium Series helps conserve natural resources by providing a durable, reliable, low-maintenance, energy efficient door with environmentally safe insulation. Steel doors and hardware are impervious to moisture and will not rot, warp or crack, and the steel used in Clopay's doors is made from over 75% recycled content. All Clopay doors are made in the U.S., minimizing shipping, damage and handling. For more details on Clopay's green practices, visit our website at clopaydoor.com/green

WINDOW OPTIONS

Our windows add natural light to your garage while adding curb appeal to your home. All Clopay window frames are UV-protected and are color matched to our prefinished door colors. Window frames screw in from the inside for easy glass replacement or to change designs.

ARCHITECTURAL SERIES WINDOWS

These windows are from Clopay's Architectural Series, featuring a larger viewing area and are available on select models and heights. Short windows are 19-1/2" x 16" and long windows are 42" x 16".

Available
on These
Models

9200* 9133
9203 4300*
9130* 4310



Plain Short



Plain Long



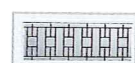
ARCH2



ARCH1



Trenton® Short



Trenton® Long



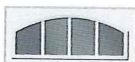
Wrought Iron Short (Acrylic)



REC12



REC14



ARCH2 with Grille14



ARCH1 with Grille14



Kristin® Short



Kristin® Long



Wrought Iron Long (Acrylic)



SQ22



SQ24



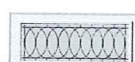
ARCH2 with Grille24



ARCH1 with Grille24



Clayton™ Short



Clayton™ Long



Wrought Iron ARCH (Acrylic)

Windows are available single pane or insulated in clear, frosted, seeded and obscure designs.



Clear



Frosted



Seeded



Obscure

DECORATIVE WINDOWS

Clopay's decorative windows are created to complement many home styles. Short windows are 19-1/2" x 12" and long windows are 40-1/2" x 12".

Available
on These
Models

9200* 4300*
9203 4310
9130* 4050*
9133 4053

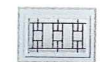
Wrought Iron Series (Acrylic)



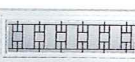
Tuscany Short



Tuscany Long



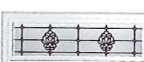
Trenton® Short



Trenton® Long



Carlisle® Short



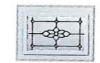
Carlisle® Long



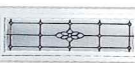
Orleans Short



Orleans Long



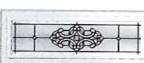
Kristin® Short



Kristin® Long



Roselle® Short



Roselle® Long

DECORATIVE INSERT SERIES WINDOWS

UV-protected cellular plastic insert designs snap into either the inside or outside of the window frame for easy cleaning or to change designs. Windows are offered in single strength, double strength, acrylic, obscure or insulated glass. Short windows are 19-1/2" x 12" and long windows are 40-1/2" x 12".

Available
on These
Models

9200* 4300*
9203 4310
9130* 4050*
9133 4053



Plain[†]



Plain Long[†]



Charleston 508



Charleston 608



Colonial 509



Stockton 612



Prairie 510



Prairie 610



Madison 611



Madison Arch 613



Sunset 501[†]
(8', 9', 12', 16', 17', 18' widths only)



Sunset 502[†]
(7', 7'6", 12' widths only)



Sunset 601[†]



Sunset 503[†] (8', 9', 16', 17', 18' widths only)



Sunset 504[†] (14', 15', 15'6" widths only)



Sunset 505[†] (16', 17', 18' widths only)



Sunset 506[†] (10', 20' widths only)

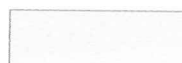


Sunset 603[†]



Sunset 605[†]

Windows are available single pane or insulated in clear, frosted, obscure and rain designs. Clear acrylic also available.



Clear



Frosted



Obscure



Rain

Short windows not available on long panel doors.

* Panel emboss may not align on long window with short panels. Some size limitations apply.

[†] Shown with clear glass. Acrylic and obscure glass optional.

[†] Sunset windows not available on Ultra-Grain® doors.

Acrylic windows require special cleaning. Never use products that contain ammonia or petroleum products to clean acrylic. Please visit clopaydoor.com/acrylic for complete details.



Visit clopay.com or call 1-800-2CLOPAY (800-225-6729) for more information on Clopay,
America's Favorite Garage Doors. Follow us on MADE IN USA





HDC Work Permit Staff Review

Property address: 333 Oak

Date of Application: August 30, 2017

Date of Review: September 7, 2017

Date of Meeting: September 12, 2017

Proposed work: Air Conditioning installation and the amendment to a previous approval for window installation

Materials: AC condenser and Marvin Clad Ultimate Awning and Casement windows.

Staff review:

1. Applicant is proposing to install position a condenser and ground pad towards the rear of the house near either the NW or NE corner.
2. Applicant was previously approved for a 3 over 1 casement window that would look exactly like a double hung window for the study/bedroom on the west side of the house.
3. Applicant would like to modify that previous window to a window with a transom (with 3 divided lights) over a casement window similar to the one pictured that currently exists on the front of the structure.
4. Staff researched the windows and they appear to be clad in aluminum.
5. HDC to verify that this will be a full frame window replacement.
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 work at 333 Oak to include the installation of an AC condenser and ground pad towards the rear of the house near either the NW or NE corner. Work to also include the amendment of the previous approval for the window installation on the west side study/bedroom to be a Marvin Clad Ultimate Awning with three divided lights over a casement window to fit into the existing rough opening. The new windows will be white aluminum clad wood windows.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

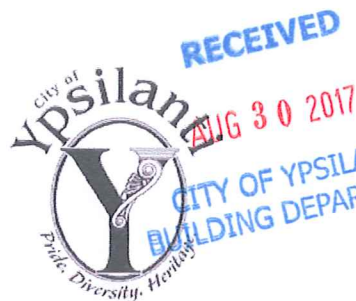
6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



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

PHDC-17-0106
Amendment of
PHDC-17-0066

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

3

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

333 Oak Street, Ypsilanti, MI 48198

Applicant

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

Name

Stephen & Judy Lucchetti

Address

333 Oak Street

City

Ypsilanti

State

Michigan

Zip

48198

Phone / Fax

734-483-6484

E-Mail

slucchetti@gmail.com

Contractor

Contractor Name & Contact Info

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

Type of work

☒ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☒ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:**AMEND PREVIOUSLY APPROVED HDC WORK PERMIT TO INCLUDE:**

AIR CONDITIONING: We are seriously considering adding air conditioning during our renovation. Depending on exactly which system is selected, we will need to position a condenser and ground pad towards the rear of our house near either the NorthWest or NorthEast corner of our home.

WINDOW CHANGE 1st FLOOR STUDY/BEDROOM (West Wall): We were previously approved for a 3 over 1 aluminum clad casement window (white exterior) that would look exactly like a double hung window for the study/bedroom on the West side of our home and large enough to serve as an exit window. An option we would like to consider would change this window from a pure (3 over 1) casement window to a window with a transom (with 3 divided lights) over a casement window. I'm including a picture of one of our front windows to show that the idea of a small divided-light top window over a large bottom window is consistent with windows currently in our home. I am also attaching a lumber yard quote for such a window including a picture to give an idea as to what the new window would like. Unfortunately the window they quoted does NOT show the divided light transom. BUT we've been told that the divided light IS an option and would be the only way we would proceed if this option is approved and then selected.

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

Supplied via email.

Permit Application Fee (action items only)

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

Construction Cost:

AMENDMENT

Permit fee:

\$35 + _____ = AMENDMENT

Signature

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

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

Signature:

[Redacted Signature]

Date:

8/30/17

Print Name:

Stephen C. Lucchetti

Judith M Lucchetti

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

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

Stephen & Judy Lucchetti
333 Oak St
Ypsilanti, MI 48198
734-483-6484 (slucchetti@gmail.com)

TO: Ypsilanti Historic District

DATE: August 21, 2017

SUBJECT: Request To AMEND Historic District Approval for 333 Oak Street

We are coming before the Historic District to amend our HDC previously approved renovation project for our home at 333 Oak Street. We are seeking HDC approval for two modifications:

AIR CONDITIONING: We are seriously considering adding air conditioning during our renovation. Depending on exactly which system is selected, we will need to position a condenser and ground pad towards the rear of our house near either the NorthWest or NorthEast corner of our home.

WINDOW CHANGE 1st FLOOR STUDY/BEDROOM (West Wall): We were previously approved for a 3 over 1 casement window that would look exactly like a double hung window for the study/bedroom on the West side of our home and large enough to serve as an exit window. An option we would like to consider would change this window from a pure (3 over 1) casement window to a window with a transom (with 3 divided lights) over a casement window. I'm including a picture of one of our front windows to show that the idea of a small divided-light top window over a large bottom window is consistent with windows currently in our home. I am also attaching a lumber yard quote for such a window including a picture to give an *idea* as to what the new window would like. Unfortunately the window they quoted does NOT show the divided light transom. BUT we've been told that the divided light IS an option and would be the only way we would proceed if this option is approved and then selected.

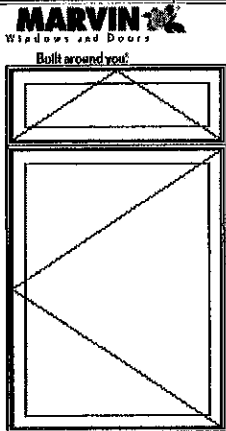
Thank you!



LINE ITEM QUOTES

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

Line #1	Mark Unit:	Net Price:		1,068.96
Qty: 1		Ext. Net Price:	USD	1,068.96



As Viewed From The
Exterior

MO 36 1/2" X 60 1/2"

FS 36" X 60 1/4"

RO 37" X 60 3/4"

Egress Information A1

No Egress Information available.

Egress Information B1

Width: 28 57/64" Height: 42 1/64"

Net Clear Opening: 8.43 SqFt

Performance Information A1

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Performance Information B1

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.29

Visible Light Transmittance: 0.49

Condensation Resistance: 58

CPD Number: MAR-N-342-13243-00001

ENERGY STAR: NC

Performance Grade A1

Licensee #921

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG50 1016X1197 mm (40X47.13 in)

LC-PG50 DP +50/-50

FL10323

Performance Grade B1

Licensee #918

101/I.S.2/A440-08

CW-PG50 914X2443 mm (36X96.13 in)

CW-PG50 DP +50/-50

FL10321

Stone White Clad Exterior
Stained Interior Finish Pine Interior

Honey Stained Interior Finish

1W2H - Rectangle Assembly

Assembly Rough Opening

37" X 60 3/4"

239.36

Unit: A1

Clad Ultimate Awning - Roto Operating

CN 3614

Rough Opening 37" X 13 5/8"

Frame Size 36" X 13 1/8"

Stone White Clad Sash Exterior

Stained Interior Finish Pine Sash Interior

Honey Stained Interior Finish

IG - 3/4" - 1 Lite

Low E2

Capillary Tube

Stainless Perimeter Bar

Ogee Interior Glazing Profile

Standard Bottom Rail

White Weather Strip

White Folding Handle

White Multi - Point Lock

Aluminum Screen

Charcoal Fiberglass Mesh

White Surround

353.60

Unit: B1

Clad Ultimate Casement - Left Hand

CN 3648

Rough Opening 37" X 47 5/8"

Frame Size 36" X 47 1/8"

Stone White Clad Sash Exterior

Stained Interior Finish Pine Sash Interior

Honey Stained Interior Finish

IG - 3/4" - 1 Lite

Low E2 w/Argon

Stainless Perimeter Bar

Ogee Interior Glazing Profile

Standard Bottom Rail

White Weather Strip

White Folding Handle

White Multi - Point Lock

Aluminum Screen

Charcoal Fiberglass Mesh

White Surround

466.48

Factory Mull Charge

4 9/16" Jamb

Nailing Fin

***Note: This configuration is certified to AAMA 450. Mull certification ratings may vary from individual unit certification ratings.

9.52

Project Subtotal Net Price: USD 1,068.96
6.000% Sales Tax: USD 64.14
Project Total Net Price: USD 1,133.10



HDC Work Permit Staff Review

Property address: 16 S Washington

Date of Application: September 1, 2017

Date of Review: September 7, 2017

Date of Meeting: September 12, 2017

Proposed work: Install a Little Free Library

Materials: Wood Board and Posts, Plexiglas, Metal Sheets, Screws Nails and Hinges, Sealant, Plastic Bucket, Concrete/quikrete

Staff review:

1. Applicant is proposing to install a little free library on the outside of the building. The dimensions would be 23.5" x 21" x 19".
2. The little free library will be on a free standing post.
3. Applicant to make sure that the installation does not impede or go into the ROW.
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:
#9, #10

Staff Recommended Motion:

Move to approve the installation of a little free library at 16 S Washington. The library will be constructed as presented and be placed on a free standing post. 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.

RECEIVED

SEP 01 2017

R. 22714
PHDC-17-0108CITY 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:

- Complete this form.
- Attach the following documents:
 - Photo(s) showing all locations where work is proposed (can be emailed).
 - 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).
 - Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - 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.
- Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED**Property**

Address

16 South Washington St.

Applicant

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

Name

Growing Hope

Address

922 West Michigain Avenue

City

Ypsilanti

State

Mi

Zip

48197

Phone / Fax

734 786 8401

E-Mail

volunteer@growinghope.net

Contractor

Contractor Name & Contact Info

none

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

Complete Description of Proposed Work:

We would like to install a Little Free Library next to the sidewalk in front of the Ypsilanti Farmers Marketplace to attract patrons, help build a sense of community and boost literacy. The library will be attached to a post 5' tall, with 2' underground. The post will be anchored with a bucket full of concrete. The library itself will be 23.5" tall, making the total height 4' 11.5" tall. The library will be placed so as to ensure that traffic can proceed unobstructed on both the sidewalk and driveway.

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

Wood boards and posts	Plastic bucket
Plexiglass	Concrete/quikrete
Metal sheet	
Screws, nails and hinges	
Sealant	

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:
\$325

Permit fee: \$0
\$35 + _____ = \$35

Signature

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

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

Signature:

Date:

9/11/17

Print Name:

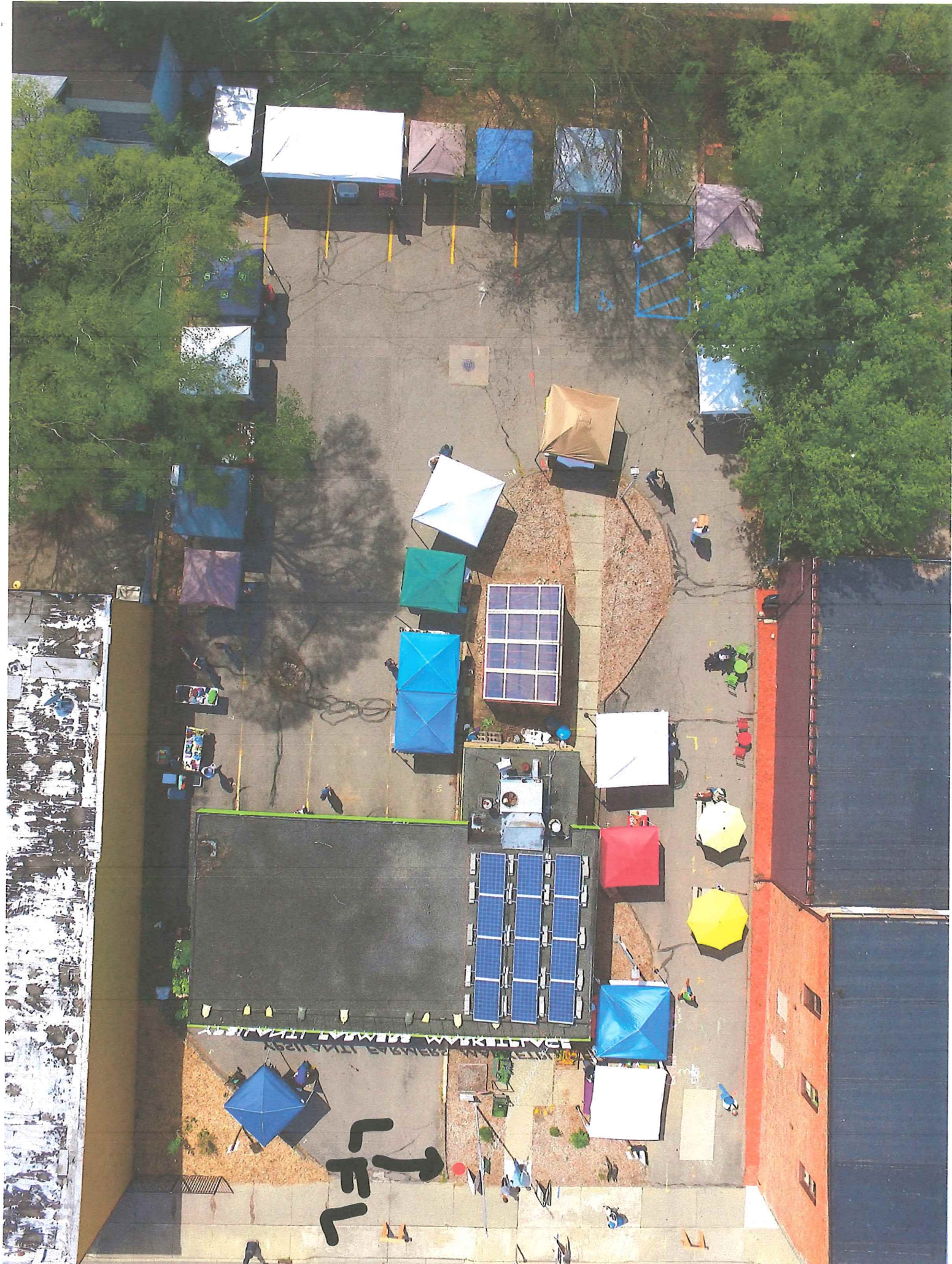
Joe Capuano

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.

PH02-17-0108

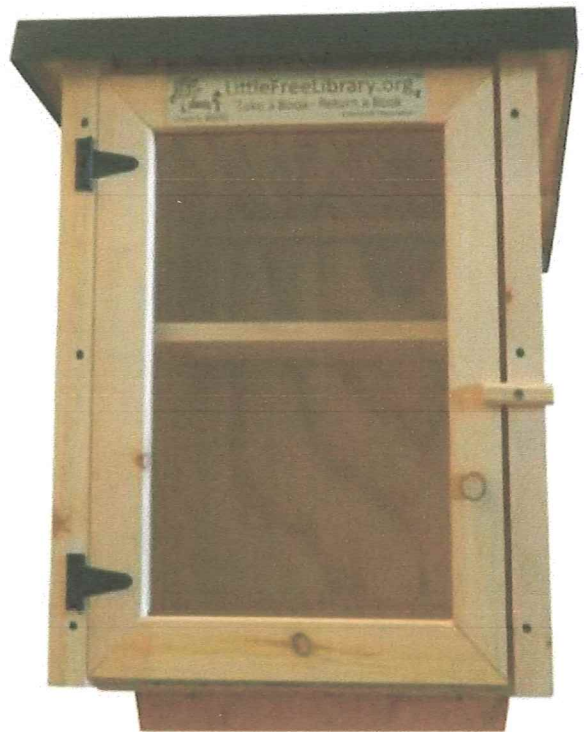




23.5" tall

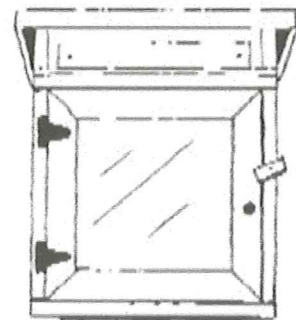


19" deep

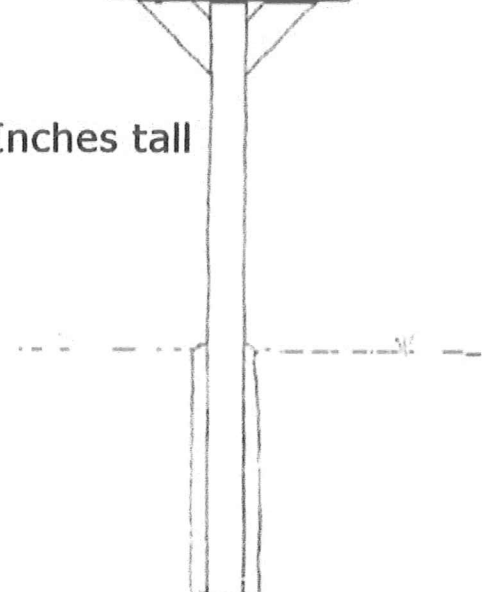


21" wide

23.5" tall



36 Inches tall



24 Inches deep



HDC Work Permit Staff Review

Property address: 25 S Huron

Date of Application: September 1, 2017

Date of Review: September 7, 2017

Date of Meeting: September 12, 2017

Proposed work: Remove temporary signs and replace with neon sign and hanging bike logo.

Materials: Neon Sign and new Biker Silhouette Sign.

Staff review:

1. Applicant is looking to add a hanging sign in the existing hanger on the storefront and attach a neon sign to the front of the building
2. Zoning allows 1 sf per foot of building frontage as a max for building mounted signs. The applicant is proposing +/- 22 square feet, just below the allotment.
3. Applicant has not indicated how the neon sign will be attached. Applicant has been requested to provide that information prior to the meeting.
4. A building department permit is required for this work, applicant to obtain permit prior to commencing work.

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

Recommended Motion:

Move to approve the application for work at 25 S Huron to include the installation neon sign wall sign and hanging sign as submitted with the application dated September 1, 2017. Sign to be attached to the existing signboard with (?).

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

PHOC-17-6109



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

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

☒ Action Item/Study Item

6

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

25 S. Huron St., Ypsilanti, Michigan 48197

Applicant

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

Name

James Summers

Address

279 N Hewitt Rd

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734 249 1184

E-Mail

summersjr68@gmail.com

Contractor

Contractor Name & Contact Info

James Summers, NEON SIGN USA

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

Complete Description of Proposed Work:

Hang 72"x24" sign above front entry door
Green Neon Biker and "Electric Bicycles"
Nasalization Font
See supplied picture

Hang 40" x 30" (Green) Biker Sign above door 90 deg to front of building (same way temp small sign is hanging now.

See Supplied Picture.
Normal sign materials

— *APPROXIMATE*

*There will be no white
BACKGROUND — only Biker Silhouette*

Temp Signs will be removed

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:

\$2000.00

Permit fee:

\$35 + 0

=35

Signature

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

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

Signature:

[Redacted Signature]

Date:

Sept 1, 2017

Print Name:

James Summers

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-17-0109







HDC Work Permit Staff Review

Property address: 218 N Washington

Date of Application: August 30, 2017

Date of Review: September 7, 2017

Date of Meeting: September 12, 2017

Proposed work: Replace gutters on both sections of the building.

Materials: Half Round Gutters (white), K-Style Gutters (white), mounting brackets.

Staff review:

1. Applicant is proposing to replace the existing half round gutters with 6" half round style gutters and 4" round corrugated downspouts in white on the historic part of the building. The gutters will be attached with internal hardware.
2. 6" k-style gutters will be installed on the rest of the building.
3. The applicant has marked on attached map where downspouts will be placed.
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:
#2, #9, #10

Staff Recommended Motion:

Move to approve the installation of gutters on 218 N Washington. Work to include the replacement of the existing half round gutters with 6" half round style gutters and 4" round corrugated downspouts in white on the historic part of the building and 6" k-style gutters and downspouts in white will be installed on the rest of the building. The gutters will be attached with internal hardware and downspouts will be located as indicated on the house plan submitted with the application dated 8/30/2017.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



**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: 9/12

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address
218 North Washington Street
Ypsilanti, MI 48197

Applicant

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

Name
Ypsilanti Ladies' Literary House Foundation (YLLHF) Daneen Zureich, President, YLLHF Board of Directors
6602 Robindale Drive, Ypsilanti, MI 48197

Address
218 North Washington Street

City	State	Zip
Ypsilanti	Michigan	48197

Phone / Fax	E-Mail
734-483-1453 (phone)	zureichd@comcast.net

Contractor

Contractor Name & Contact Info: All Seasons Gutters, INC
Tel: 734-426-7960/888-662-2550 PO Box 2285
Fax: 734-426-7961 Ann Arbor, MI 48108

Type of work

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

Complete Description of Proposed Work:**Ladies' Literary Club Renovation Project**

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

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

We have scheduled the chimney replacement and roof work with the HDC approval. We now wish to continue the necessary upkeep by replacing the gutters on the historic section of the house and the remainder additions as required.

We respectfully request your approval of the gutter replacement.
Thank you for your assistance.

House Foundation Trustees
Ladies' Literary Club

See attached Gutter PROPOSAL

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: Gutter Replacement:	TOTAL: \$4,776	Permit Fee:	ck# 2931
Historic section: 6" Half rd seamless aluminum/4" Rd Downspouts white	\$2,328	\$35 + \$5	
Additions: 6" Kstyle seamless aluminum/3x4 downspouts white	\$2,448	= \$40.00	

Signature

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

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

Signature:

Date:

Print Name:

DANEEN L. ZUREICH

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.

All Season Gutters, Inc.®

P.O. Box 2285

Ann Arbor, MI 48106

Tel: 734-426-7960/ 888-662-2550

Fax: 734-426-7961

Proposal

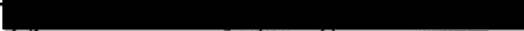
Date	Estimate #
8/15/2017	9684

Name / Address
Ladies Literary Clubhouse 218 North Washington Street Ypsilanti, MI Daneen (734) 483-1453

Project Location
218 North Washington Street Ypsilanti, MI

P.O. Number	Terms	Rep
	Upon Completion	JM

Description	Cost
Location: Historical Section of Building Bid to provide and install 6" Half Round Style Seamless Aluminum Gutters (White) with 4" Round Corrugated Aluminum Downspouts (White) on historical section of building only. Mounted with Internal Hardware.	2,328.00
Location: Remainder of Building Bid to provide and install 6" K Style Seamless Aluminum Gutters (White) with 3x4 Aluminum Downspouts (White) on remainder of commercial building.	2,448.00

X 
Authorized Signature for Project Acceptance

Proposal total \$4,776.00

Ladies' Literary Club House

218 North Washington Street

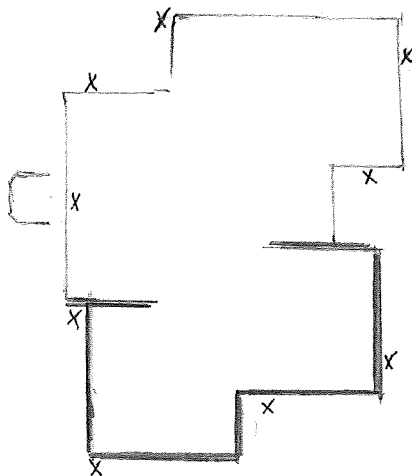
Ypsilanti, MI 48197

Gutter Replacement - September, 2017

House Plan - Historic section of building plus additions

- Historic section darkened
- Downspout placement marked with "x"

E
N S
W



Ladies' Literary Club House

218 North Washington Street

Ypsilanti, MI 48197





Ladies' Literary Club
218 North Washington Street
Ypsilanti, Michigan 48197

August 30, 2017

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

Dear Cynthia,

Enclosed is the HDC Work Permit Application and application fee check for the gutter replacements for Ladies' Literary. Please review and advise. Thank you. I look forward to hearing from you.

Respectfully,

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

Enclosure



HDC Work Permit Staff Review

Property address: 207 N Hamilton

Date of Application: September 6, 2017

Date of Review: September 7, 2017

Date of Meeting: September 12, 2017

Proposed work: reroof

Materials: Tamko Heritage architectural shingles in rustic black

Staff review:

1. Application was previously denied back on 10-14-14 due to the significance of the shingles and questions about whether the type of shingle proposed is appropriate for the pitch of the tower.
2. The back half of the house is already shingled in the proposed shingles, this will be to replace the front half.
3. A historic photo of this was located using the digital archives of the Ypsilanti Historical Society. This photo appears to have been taken around prior to 1900s and shows the house without the current patterned roof. Staff was able to locate a survey from 1982 that shows a different style roof.
4. HDC to verify the venting locations and colors, the application states that 12 box vents will be used.
5. HDC to verify if any trim, gutter, downspout work will be completed.
6. HDC to verify the flashing and drip edge colors.
7. A building department permit is required for this work, applicant to obtain permit prior to commencing work.

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

Staff Recommended Motion:

Move to approve the application for reroofing at 207 N Hamilton to include the installation of Tamko Heritage architectural shingles in rustic black on the front of the house. Metal work, drip edge, flashing vents to be black? Roof venting shall be accomplished through the use of ridge vents or can vents with a flat profile in the same locations that currently exist on the roof. Vents to match the roof color. Any new can vents must be placed at the rear of the structure and must not be visible from the street.

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.



Photo above courtesy of the Ypsilanti Historical Society's Collections from the Fletcher-White Archives.







RECEIVED

SEP 06 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

8

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

207 212 N. Hamilton, Ypsilanti 48197

Applicant

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

Name

Barnes & Barnes Properties, LLC

Address

520 W. Cross

City

Ypsilanti

State

mi

Zip

48197

Phone / Fax

734-480-7400

E-Mail

bob@barnesapts.com

Contractor

Contractor Name & Contact Info

J&D Construction and Maintenance Co, LLC

Type of work

☒ Roofing

☐ Window/Door
Replacement

☒ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Re-roof the old brown shingled sections of roof with Tamko Heritage (architectural style) 30 year rustic black shingles, that matches the other 65% of the house.
Identical shingles that were installed on 212 and 213 N. Hamilton in 2016.

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:
\$18,000

Permit fee:
\$35 + _____ = 60

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:

9/6/17

Print Name:

Robert M. Barnes

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.

BURKE'S ROOFING

P.O. Box 532

Hamburg, Michigan 48139

(810) 231-3809 - Hamburg

(734) 662-5556 - Ann Arbor

PHDC-17-6110

PROPOSAL

Page No. 1 of 1 Pages

Proposal Submitted To: Bob Barnes		Phone: 734-368-4706	Date 08/19/17
Street: 207 n Hamilton		Job Name	
City, State and Zip Code: Ypsi		Job Location	
Architect	Date of Plans: Open	Email:	Job Phone

We hereby propose to furnish materials and labor necessary for the completion of:

- Tear off old roof
- Replace wood: 30
- Install Ridge vent 12 BOX
- Two roll Ice Shield bottom eave 6'
- Ice Shield all wall & valley
- 15 lb Synthetic
- 1.5 Drip Edge Heavy Duty & color
- Replace Pipe flashing: size 3 and # 3
- Shingle: Year = 30 Brand: OPEN Color: Open
- Re flash & Ice Shield skylights: #
- Chimney: Remove old flashing & Counter flashing – Ice Shield and new Step flash – Grind into brick & Counter flash 2
- Protect Landscaping
- One day roofing job CARRIAGE HOUSE=29,000
- Ten year labor warranty SIENNA HOUSE= 27,000
- 30 yr. shingle warranty TAMKO 30 RUSTIC BLACK=18,000
- We pull permits
- Trash removal
- Clean gutters and magnet ground's

Additional Info

WE PROPOSE: hereby to furnish materials and labor – complete accordance with the above specifications, for the sum of: 18,000)

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specification submitted, per standard practices. Any alteration or deviation from above specification involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized

Signature Tim Burke

Note: This Proposal may be withdrawn by us if not accepted within 20 days.

ACCEPTANCE OF PROPOSAL – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of acceptance: _____

Signature _____

207 N. Hamilton



10/09/2014



10/09/2014

207 N. Hamilton



THESE ARE THE MANUFACTURER'S APPLICATION INSTRUCTIONS FOR THE ROOFING CONDITIONS DESCRIBED. TAMKO BUILDING PRODUCTS, INC. ASSUMES NO RESPONSIBILITY FOR LEAKS OR OTHER ROOFING DEFECTS RESULTING FROM FAILURE TO FOLLOW THE MANUFACTURER'S INSTRUCTIONS. FAILURE TO FOLLOW THESE INSTRUCTIONS WILL ADVERSELY AFFECT COVERAGE UNDER THE LIMITED WARRANTY. SEE THE LIMITED WARRANTY FOR DETAILS.

THIS PRODUCT IS COVERED BY A LIMITED WARRANTY, THE TERMS OF WHICH ARE PRINTED ON THE WRAPPER.

IN COLD WEATHER (BELOW 40°F), CARE MUST BE TAKEN TO AVOID DAMAGE TO THE EDGES AND CORNERS OF THE SHINGLES.

IMPORTANT: It is not necessary to remove the plastic strip from the back of the shingles.

1. ROOF DECK

These shingles are for application to roof decks consisting of plywood or sheathing boards capable of receiving and retaining fasteners, and to inclines of not less than 2 in. per foot. For roofs having pitches 2 in. per foot to less than 4 in. per foot, refer to special instructions titled "Low Slope Application". For roofs having pitches greater than 21 in. per foot, refer to special instructions titled "Mansard Roof or Steep Slope Roof". Shingles must be applied properly. TAMKO assumes no responsibility for leaks or defects resulting from improper application, or failure to properly prepare the surface to be roofed over.

NEW ROOF DECK CONSTRUCTION: Roof deck must be smooth, dry and free from warped surfaces. It is recommended that metal drip edges be installed at eaves and rakes.

PLYWOOD: All plywood shall be exterior grade as defined by APA - The Engineered Wood Association. Plywood shall be a minimum of 3/8 in. thickness and applied in accordance with the recommendations of APA - The Engineered Wood Association.

SHEATHING BOARDS: Boards shall be well-seasoned tongue-and-groove boards and not over 6 in. nominal width. Boards shall be a 1 in. nominal minimum thickness. Boards shall be properly spaced and nailed.

2. VENTILATION

Inadequate ventilation of attic spaces can cause accumulation of moisture in winter months and a build up of heat in the summer. These conditions can lead to:

1. Vapor Condensation
2. Buckling of shingles due to deck movement.
3. Rotting of wood members.
4. Premature failure of roof.

To insure adequate ventilation and circulation of air, the ventilation system must include inlets and outlets. This may be accomplished with a combination of ridge and soffit vents or by using gable end vents. FHA minimum property standards require one square foot of net free ventilation area to each 150 square feet of space to be vented. This may be reduced to one square foot of ventilation area per 300 square feet if at least 40% and not more than 50% of venting is provided not more than 3 feet below the ridge or if a Class I or II vapor barrier is installed on the warm in winter side of the ceiling in climate zones 6, 7, and 8 as recommended by the 2012 International Residential Code. For more information consult your design professional. If the ventilation openings are screened, the total area should be doubled.

**IT IS PARTICULARLY IMPORTANT TO PROVIDE
ADEQUATE VENTILATION.**

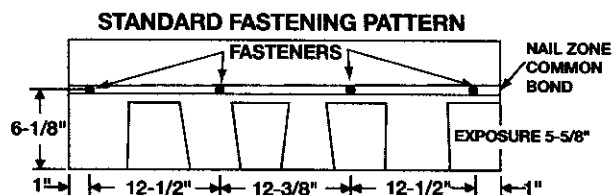
3. FASTENERS

WIND CAUTION: Extreme wind velocities can damage these shingles after application when proper sealing of the shingles does not occur. This can especially be a problem if the shingles are applied in cooler months or in areas on the roof that do not receive direct sunlight. These conditions may impede the sealing of the adhesive strips on the shingles. The inability to seal down may be compounded by prolonged cold weather conditions and/or blowing dust. In these situations, hand sealing of the shingles is required. To insure quicker sealing, apply 4 quarter-sized dabs of TAM-PRO® SBS Flashing Cement, TAMKO or TAM-PRO® Plastic Roof Cement, or TAMKO Tam-Seal Adhesive, meeting ASTM D 4586, Type 1, on the back of the shingle 1 in. (25mm) and 13 in. (330mm) in from each side and 1 in. (25mm) up from the bottom of the shingle. Press shingle firmly into the adhesive. For maximum wind resistance along rakes, install any TAMKO starter shingle including sealant or cement shingles to the underlayment and each other in a 4 in. (102mm) width of TAM-PRO® SBS Flashing Cement, TAMKO or TAM-PRO® Plastic Roof Cement, or TAMKO Tam-Seal Adhesive. Caution: Apply ONLY a thin uniform layer of adhesive less than 1/8 in. (3mm) thick. Excessive amounts can cause blistering of the shingles and may soften the asphalt in certain underlayments resulting in the asphalt flowing, dripping and staining. Shingles must also be fastened according to the fastening instructions described below.

Correct placement of the fasteners is critical to the performance of the shingle. If the fasteners are not placed as shown in the diagram and described below, this will result in the termination of TAMKO's liabilities under the Limited Warranty. TAMKO will not be responsible for damage to shingles caused by winds in excess of the applicable mph as stated in the Limited Warranty. See Limited Warranty on the wrapper or tamko.com for details.

FASTENING PATTERNS: Fasteners must be placed 6-1/8 in. from the bottom edge of the shingle, penetrating through the common bond, and located horizontally as follows:

1) Standard Fastening Pattern. (For use on decks with slopes 2 in. per foot to 21 in. per foot.) One fastener 1 in. from each end and one 13-1/2 in. from each end of the shingle for a total of 4 fasteners. (See Standard Fastening Pattern illustrated below).



(Continued)

Visit Our Web Site at
tamko.com

Central District	220 West 4th St., Joplin, MO 64801	800-641-4691
Northeast District	4500 Tamko Dr., Frederick, MD 21701	800-368-2055
Southeast District	2300 35th St., Tuscaloosa, AL 35401	800-228-2656
Southwest District	7910 S. Central Exp., Dallas, TX 75216	800-443-1834
Western District	5300 East 43rd Ave., Denver, CO 80216	800-530-8868

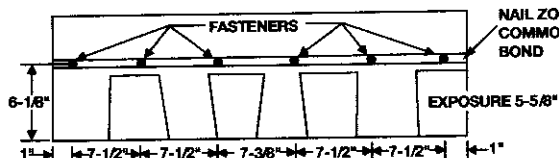
09/19/14

HERITAGE® LAMINATED ASPHALT SHINGLES

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2) Mansard Fastening Pattern. (For use on decks with slopes greater than 21 in. per foot.) One fastener 1 in. from each end and one fastener 8-1/2 in. from each end and one fastener 16 in. from each end for a total of 6 fasteners per shingle. (See Mansard and High Wind Fastening Pattern illustrated below.)

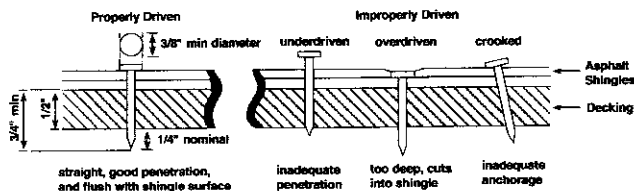
MANSARD AND HIGH WIND WARRANTY FASTENING PATTERN



3) High Wind Warranty Fastening Pattern. (For High Wind Warranty Application requirements) One fastener 1 in. from each end. One fastener 8-1/2 in. from each end and one fastener 16 in. from each end for a total of six (6) fasteners per shingle. In addition to this shingle fastening pattern requirement for High Wind Application, TAMKO also requires the use of TAMKO starter shingles including sealant strip at eaves and rakes. Alternatively, along rakes, cement shingles to the underlayment and each other in a 4 in. (102 mm) width of TAM-PRO® SBS Flashing Cement, TAMKO or TAM-PRO® Plastic Roof Cement, or TAMKO Tam-Seal Adhesive. Caution: Apply ONLY a thin uniform layer of adhesive less than 1/8 in. (3mm) thick. Excessive amounts can cause blistering of the shingles and may soften the asphalt in certain underlayments resulting in the asphalt flowing, dripping and staining.

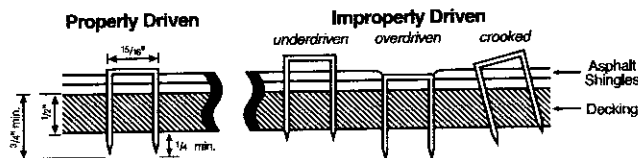
High Wind Application is offered on new construction or complete tear-off applications only. It is not offered for recover applications. If High Wind Application requirements are not followed, the High Wind Application Warranty MPH, as stated on Table I in the Limited Warranty, reverts to the Standard Application Wind Warranty MPH limit. (See Mansard and High Wind Fastening Pattern illustrated above.)

NAILS: TAMKO recommends the use of nails as the preferred method of application. Standard type roofing nails should be used. Nail shanks should be made of minimum 12 gauge wire, and a minimum head diameter of 3/8 in. Nails should be long enough to penetrate 3/4 in. into the roof deck. Where the deck is less than 3/4 in. thick, the nails should be long enough to penetrate completely through plywood decking and extend at least 1/8 in. through the roof deck. Drive nail head flush with the shingle surface.



STAPLES: If staples are used in the attaching process, follow the above instructions for placement. All staples must be driven with pneumatic staplers. The staple must meet the following minimum dimensional requirements. Staples must be made from a minimum 16 gauge galvanized wire. Crown width must be at least 15/16 in. (staple crown width is measured outside the legs). Leg length should

be a minimum of 1-1/4 in. for new construction and 1-1/2 in. for reroofing thus allowing a minimum deck penetration of 3/4 in. The



crown of the staple must be parallel to the length of the shingle. The staple crown should be driven flush with the shingle surface. Staples that are crooked, underdriven or overdriven are considered improperly applied.

CAUTION: ALL FASTENERS MUST BE DRIVEN INTO THE NAIL ZONE COMMON BOND AS SHOWN IN THE FASTENING PATTERN DIAGRAMS.

4. UNDERLAYMENT

UNDERLAYMENT: An underlayment must be applied over the entire deck before the installation of TAMKO shingles. Failure to add underlayment can cause premature failure of the shingles which is not covered by TAMKO's Limited Warranty.

Products which are acceptable for use as underlayment are:

Asphalt Saturated Felt Underlayments:

- SuperX 30™ Underlayment
- TAMKO No. 15 Asphalt Saturated Organic Felt
- Any TAMKO non-perforated asphalt saturated organic felt
- A non-perforated asphalt saturated organic felt which meets ASTM: D226, Type I or II or ASTM D4869

Specialty Underlayments:

- Tam-Shield® Synthetic Underlayment or Synthetic Shield Underlayment
- TAMKO TW Metal and Tile Underlayment, TW Underlayment and Moisture Guard Plus® (additional ventilation may be required. Contact TAMKO's Technical Services Department for more information.)
- A self-adhesive underlayment designed for use with asphalt shingles which meets ASTM D1970.

For Asphalt Saturated Felt Underlayments:

Apply the felt when the deck is dry. On roof decks with slopes 4 in. per foot and greater apply the felt parallel to the eaves lapping each course of the felt over the lower course at least 2 in. Where ends join, lap the felt 4 in. If left exposed, the felt may be adversely affected by moisture and weathering. Laying of the felt and the shingle application must be done together.

For All Other Specialty Underlayments:

On roof decks with slopes 4 in. per foot and greater apply the underlayment parallel to the eaves in accordance with underlayment written application instructions. The underlayment should not be left exposed for a longer period of time than is specified in the underlayments written application instructions. The final roof covering must be installed before the structure is exposed to adverse weather conditions, such as wind driven rain, high wind, hail, ice storms, etc. (Continued)

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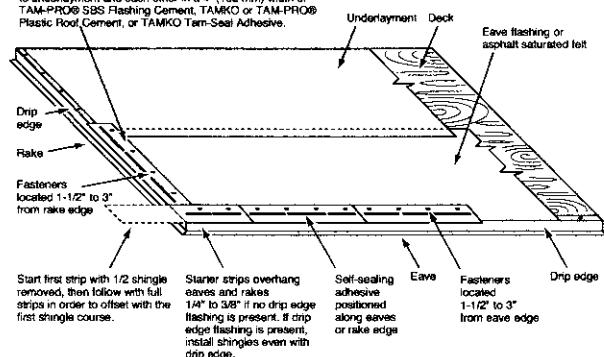
In areas where ice builds up along the eaves or a back-up of water from frozen or clogged gutters is a potential problem, TAMKO's Moisture Guard Plus®, TW Metal and Tile Underlayment or TW Underlayment (or any specialty eaves flashing product) may be applied to eaves, rakes, ridges, valleys, around chimneys, skylights or dormers to help prevent water damage. Contact TAMKO's Technical Services Department for more information.

Substitute products as shingle underlayment should not be used.

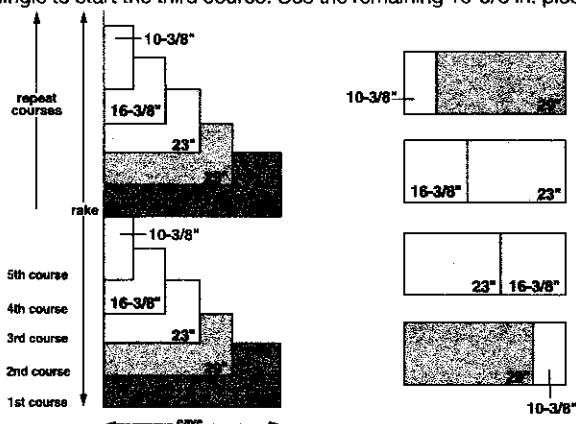
5. APPLICATION INSTRUCTIONS

STARTER COURSE: A starter course may consist of TAMKO Shingle Starter, TAMKO 10-inch Starter or self-sealing 3-tab shingles. If self-sealing 3-tab shingles are used, remove the exposed tab portion and install with the factory applied adhesive adjacent to the eaves. Attach the starter course with approved fasteners along a line parallel to and 1.5 in. to 3 in. above the eaves edge. The starter course should overhang both the eaves and rake edges 1/4 in. to 3/8 in. if drip edge flashing is not used along the eaves or rakes. If drip edge flashing is present, install shingles even with the drip edge.

For maximum wind resistance along rakes, install any TAMKO starter shingle including sealant or cement shingles to underlayment and each other in a 4" (102 mm) width of TAM-PRO® SBS Flashing Cement, TAMKO or TAM-PRO® Plastic Roof Cement, or TAMKO Tam-Seal Adhesive.



SHINGLE APPLICATION: Start the first course with a full size shingle and overhang the rake edge 1/4 in. if drip edge is not present. If drip edge is present, align shingle edge with drip edge flashing. Cut 10-3/8 in. from a full shingle to form a shingle 29 in. long. Use this to start the second course (see diagram below). Cut a 23 in. long shingle to start the third course. Use the remaining 16-3/8 in. piece

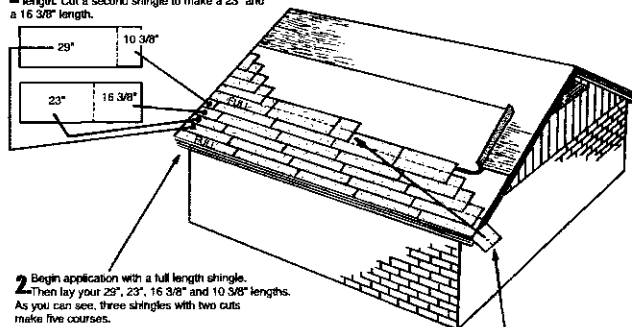


of shingle to start the fourth course and use the remaining 10-3/8 in. piece to begin the fifth course. Continue up the rake in as many rows as necessary using the same formula as outlined above.

The butt of the shingle should be aligned with the top edge of the sawtooth of the underlying shingle for a 5-5/8 in. exposure (see shingle application drawing illustrated on this panel). When you make your final cut at the roof's edge, flip any pieces that are 8 in. or longer back onto the roof. These pieces can be worked in anywhere without creating zippers or color variations.

NOTE: Do not align joints of shingle courses when working in cut pieces. Joints should be no closer than 4 in. from one another.

1 Cut your first course shingle to make 29\" and a 10 3/8\" length. Cut a second shingle to make a 23\" and a 16 3/8\" length.



2 Begin application with a full length shingle. Then lay your 29\", 23\", 16 3/8\" and 10 3/8\" lengths. As you can see, three shingles with two cuts make five courses.

3 Continue working your way across the roof. When you make your final cut at the roof's edge, flip any pieces that are 8\" or longer back onto the roof. These pieces can be worked in anywhere without creating zippers or color variations.

NOTE: Do not align joints of shingle courses when working in cut pieces. Joints should be no closer than 4\" from one another.

6. LOW SLOPE APPLICATION

On pitches 2 in. per foot to 4 in. per foot cover the deck with two layers of underlayment. Begin by applying the underlayment in a 1/2-sheet width along the eaves and overhanging the drip edge by 1/4 to 3/4 in. Place a full-sheet width over the 1/2-sheet width starter piece, completely overlapping it. All succeeding courses will be positioned to overlap the preceding course by 1/2-sheet width. If winter temperatures average 25°F or less, thoroughly cement the laps of the entire underlayment to each other with TAM-PRO or TAMKO Plastic Roof Cement from eaves and rakes to a point of at least 24 in. inside the interior wall line of the building. As an alternative, TAMKO's Moisture Guard Plus®, TW Metal and Tile Underlayment, or TW Underlayment self-adhering underlayment may be used in lieu of the cemented felts.

7. MANSARD ROOF OR STEEP SLOPE ROOF

If the slope exceeds 21 in. per foot (60°), each shingle must be sealed with TAM-PRO® SBS Flashing Cement, TAMKO or TAM-PRO® Plastic Roof Cement, or TAMKO Tam-Seal Adhesive immediately upon installation. Quarter-sized dabs of cement or adhesive must be applied to shingles with a 5-5/8 in. exposure, use 6 fasteners per shingle. See Section 3 for the Mansard Fastening Pattern.

(Continued)

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8. RE-ROOFING

Before re-roofing, be certain to inspect the roof decks. All plywood shall meet the requirements listed in Section 1.

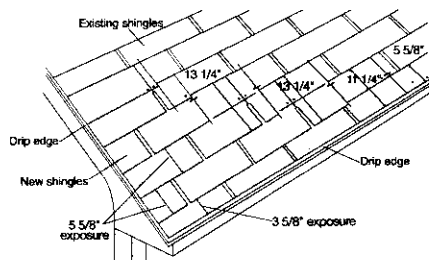
It is not recommended to install laminated asphalt shingles directly over existing laminated shingles due to the unevenness of the existing multi-layered shingles. The performance of the sealant feature may be compromised, preventing the shingles from sealing properly. It is acceptable to install laminated shingles over existing three-tab strip shingles which are flat and essentially intact. Nail down or remove curled or broken shingles from the existing roof. Replace all missing shingles with new ones to provide a smooth base. Shingles that are buckled usually indicate warped decking or protruding nails. Hammer down all protruding nails or remove them and refasten in a new location. Remove all drip edge metal and replace with new.

If re-roofing over an existing roof where new flashing is required to protect against ice dams (freeze/thaw cycle of water and/or the backup of water in frozen or clogged gutters), remove the old roofing to a point at least 24 in. beyond the interior wall line and apply TAMKO's Moisture Guard Plus®, TW Metal and Tile Underlayment, or TW Underlayment. Contact TAMKO's Technical Services Department for more information.

Measurements will vary when nesting over an existing 5 in. exposure single roof. Call TAMKO Technical Services for further information.

The nesting procedure described below is the preferred method for reroofing over existing metric size shingles with a 5-5/8 in. exposure. See description below:

Starter Course: Remove the tabs and an additional portion from the head of a full size shingle so that its height is equal to the exposure of the existing shingles. Position the resulting strip over the existing roof edge (with the factory-applied adhesive strip along the eaves). Cut approximately 6 in. from the rake end and apply the remaining portion at the eaves. Continue the starter strip by applying full length shingle strips cut to height as above, evenly along the existing roof at the eaves. **The existing roof should overhang the eaves far enough to carry water off into the gutter. If this is not the case, cut and apply the starter strip so that it will provide sufficient overhang for proper drainage.**



First Course: Remove an amount from the butt edge of a full-size shingle so that the remaining portion of the shingle fits between the butts of the existing third course. This course must also be applied evenly along the eaves edge of the new starter strip.

Second and Succeeding Courses: Remove 10-3/8 in. from the rake end of the first shingle in the second course, and continue with full width shingles for the remainder of the course, placing the top edge of each new shingle against the butt edge of the old shingle in the course above. This method should create an exposure of 5-5/8 in. after the first course. When beginning the succeeding courses continue to follow the Heritage application instructions. (See section 5).

9. VALLEY APPLICATION

Over the shingle underlayment, center a minimum 36 in. wide sheet of Moisture Guard Plus®, TW Metal & Tile Underlayment, or a minimum 50 lb. roll roofing in the valley. Nail the underlayment only where necessary to hold it in place and then only nail the outside edges.

IMPORTANT: PRIOR TO INSTALLATION WARM SHINGLES TO PREVENT DAMAGE WHICH CAN OCCUR WHILE BENDING SHINGLES TO FORM VALLEY.

After valley flashing is in place:

- Apply the first course of shingles along the eaves of one of the intersecting roof planes and across the valley.

Note: For proper flow of water over the trimmed shingle, always start applying the shingles on the roof plane that has the lower slope or less height.

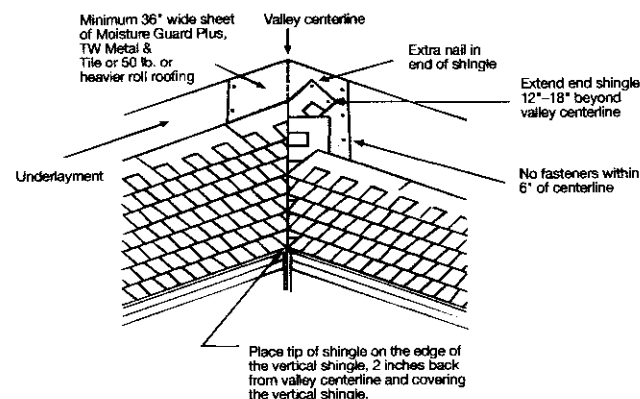
- Extend the end shingle at least 12 in. onto the adjoining roof. Apply succeeding courses in the same manner, extending them across the valley and onto the adjoining roof.
- Press the shingles tightly into the valley.
- Use normal shingle fastening methods.

Note: No fastener should be within 6 in. of the valley centerline, and two fasteners should be placed at the end of each shingle crossing the valley.

- To the adjoining roof plane, apply one row of shingles vertically facing the valley and 2 in. back from the valley centerline.

Note: For a neater installation, snap a chalkline over the shingles for guidance.

- To complete the valley, apply shingles on the adjoining roof plane by positioning the tip of the first shingle of each row at the 2 in. point from the centerline where the edge of the vertical shingle has been applied, covering the vertical shingle.



FOR ALTERNATE VALLEY APPLICATION METHODS, PLEASE CONTACT TAMKO'S TECHNICAL SERVICES DEPARTMENT AT 800-641-4691.

(Continued)

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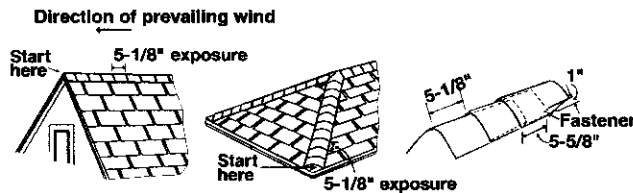
10. HIP AND RIDGE FASTENING DETAIL

Apply the shingles with a 5-1/8 in. exposure beginning at the bottom of the hip or from the end of the ridge opposite the direction of the prevailing winds. Secure each shingle with one fastener on each side, 5-5/8 in. back from the exposed end and 1 in. up from the edge.

TAMKO recommends the use of TAMKO Hip & Ridge shingle products. Where matching colors are available, it is acceptable to use TAMKO's Elite Glass-Seal shingles cut down to 12 in. pieces.

Fasteners should be 1/4 in. longer than the one used for shingles

IMPORTANT: PRIOR TO INSTALLATION, CARE NEEDS TO BE TAKEN TO PREVENT DAMAGE WHICH CAN OCCUR WHILE BENDING SHINGLE IN COLD WEATHER.



THESE ARE THE MANUFACTURER'S APPLICATION INSTRUCTIONS FOR THE ROOFING CONDITIONS DESCRIBED. TAMKO BUILDING PRODUCTS, INC. ASSUMES NO RESPONSIBILITY FOR LEAKS OR OTHER ROOFING DEFECTS RESULTING FROM FAILURE TO FOLLOW THE MANUFACTURER'S INSTRUCTIONS. FAILURE TO FOLLOW THESE INSTRUCTIONS WILL ADVERSELY AFFECT COVERAGE UNDER THE LIMITED WARRANTY. SEE THE LIMITED WARRANTY FOR DETAILS. IF YOU HAVE ANY QUESTIONS REGARDING THESE APPLICATION INSTRUCTIONS, PLEASE CONTACT TAMKO'S TECHNICAL SERVICES DEPARTMENT AT 800-641-4691.

Information included in these application instructions was current at time of printing. To obtain a copy of the most current version of these application instructions, visit us online at tamko.com or call us at 800-641-4691.

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PHDC-17-0329

City of Ypsilanti
Historic District Commission
Work Permit Application
One South Huron • Ypsilanti, MI 48197
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www.cityofypsilanti.com

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

4

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 421 N. Huron

Applicant

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

Name William A. Houle		
Address 8933 High Creek Ct.		
City Saline	State MI	Zip 48176
Phone / Fax 734 754 3286		E-Mail Salineroofer2@frontier.com

Contractor

Contractor Name & Contact Info William A. Houle
--

Type of work

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

Complete Description of Proposed Work:

Replace roof on house. Will match existing shingles on enclosed porch that is not being replaced. Porch has a weathered wood Architectural 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:

\$12,000

Permit fee:

\$35 + _____ =

Signature

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

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

Signature:

[Redacted Signature]

Date:

9/6/17

Print Name:

William A. Houle

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.



Historic District

Lighting

This Fact Sheet is not a substitute for the ordinance, but addresses common questions about City ordinances. For further information, please contact the Historic District Assistant.

All permit applications are available from the Building Department and at cityofypsilanti.com/permits.

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

Building

3rd Floor, City Hall
Phone: (734) 482-1025
cityofypsilanti.com/building

Planning

4th Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/planning

Historic District

4th Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/hdc

All permits, fees, and factsheets can be found at cityofypsilanti.com/permits.

Building and site lighting is an important component of keeping buildings safe and comfortable. However, the placement of lighting should have minimal impact on the character defining features of a historic building and surrounding buildings or structures and the greater district. Fixtures and placement should not create light levels that are incompatible with the character of the historic district nor should they further contribute to lighting pollution. Exterior lighting includes, but is not limited to: building/wall mounted fixtures, ceiling/can fixtures, pole-mounted and flood lighting. Exceptionally bright lighting, improperly aimed lighting, or incompatible materials can cause a change in the character of a historic property and district. Lighting in the district will be reviewed for location, design, size, scale, and installation.

Appropriate

- Repair and maintain of historic light fixtures that are attached to historic buildings, site lighting, and street lighting.
- Where a historic fixture has deteriorated beyond repair, replace fixture with a reproduction fixture that matches the historic appearance. If a reproduction is unavailable, install a new contemporary fixture that is inconspicuous or complements the style and character of the site but does not necessarily imitate earlier styles is appropriate. Historic District Application may be required, please contact City of Ypsilanti.
- When installing a new fixture where there is no historic fixture, use a fixture that is inconspicuous or complements the style and character of the site but does not imitate earlier styles.
- Introducing new site and street lighting using fixtures that are compatible with the scale and historic character of the district.
- Shield fixtures by complying with Dark Sky lighting guidelines with the use of LED bulbs with a temperature of 3000K or lower.

Not Appropriate

- Permanent installation of un-shielded LED lighting strips that do not comply with Dark Sky lighting guidelines.
- Installation of area or security lighting that is out of scale or out of character with the historic site, building, or district.
- Installation of flood lighting on the front or side of building faces. All flood lighting must have shields or be aimed down and compatible with Dark Sky guidelines.
- Installation of new fixtures in locations that change or destroy character or historic defining features and/or materials.
- Cutting through character defining features for the installation of new fixtures
- Installation of new fixtures that illuminate building facades with harsh flood lighting or excessively bright lighting.
- Fixtures that either in design or placement cause lighting of surrounding properties.
- Outdoor fixtures employing LED bulbs that emit a color temperature rating of 3000K or higher.

Considering LEDs

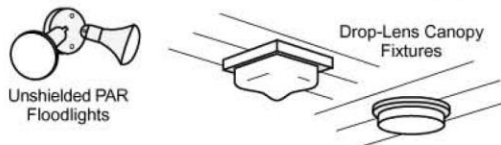
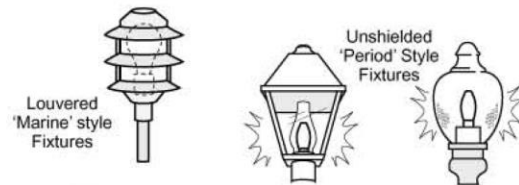
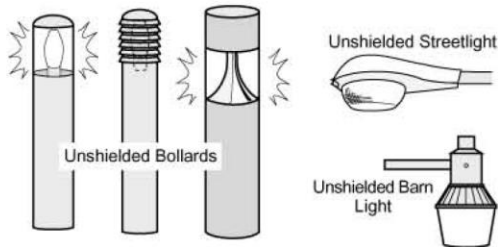
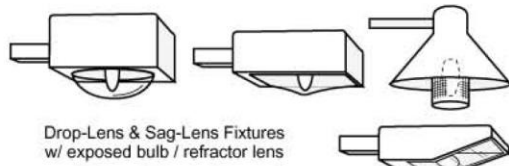
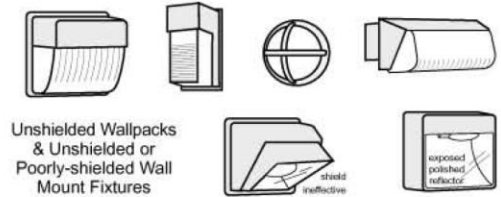
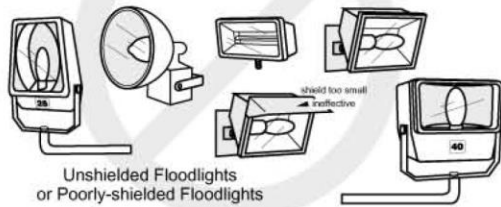
According to the International Dark-Sky Association "The light-emitting diode (LED) is transforming the way we light our cities and towns, offering a once in-a-lifetime chance to radically improve how we use energy and our outdoor spaces at night. With this opportunity comes an obligation to manage these changes responsibly and sustainably." Please refer to this [document](#) on best practices and recommendations for incorporated LED lighting into your historic property.

Good Lights for Good Nights

Help eliminate light pollution. Select the best fixture for your application using this guide. Use the lowest wattage bulb appropriate for the task and turn off the light when it's not being used.

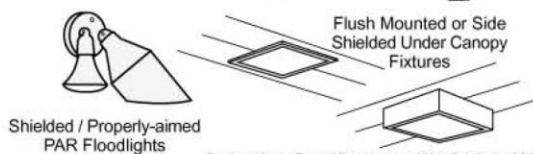
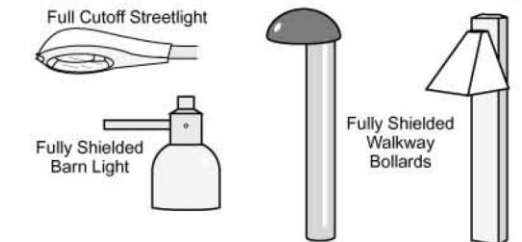
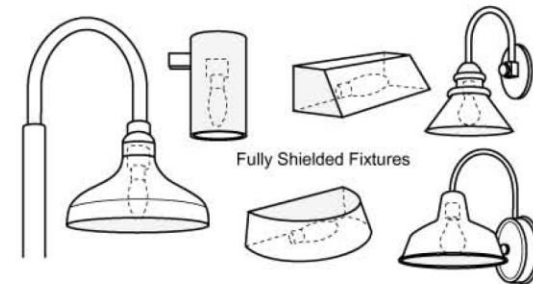
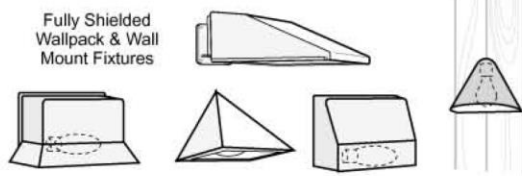
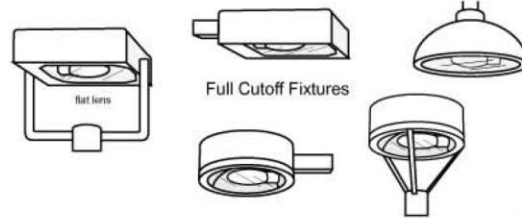
Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Rendered for the Town of East Hampton, NY by Bob Crelin ©2/05

presented by the
Dark Sky Society
www.darksksociety.org

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CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF August 22, 2017

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:01 PM

Meeting Location: Ypsilanti Freighthouse, 100 Market Place

Commissioners Present: Anne Stevenson, Hank Prebys, Mike Davis, Jr., Erika Lindsay,
Alex Pettit, Ron Rupert, Jane Schmiedeke

Commissioners Absent: None

Staff Present: Cynthia Kochanek, Preservation Planner

APPROVAL OF AGENDA

Motion: Schmiedeke (second: Prebys) moves to approve the agenda as submitted.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING—none

OLD BUSINESS

422 N Hamilton

**Application is for outbuilding rehabilitation.*

Applicant: Karl Staffeld & Azar Sadeghi, Applicant - Present

Discussion: Stevenson: States that this application was tabled at the last meeting for more information on the outbuilding renovation. States that the commission was concerned with retaining some of the original elements on this building.

Staffeld: States that they took the Washtenaw County historic barn tour and tried to get a feel of what would be appropriate for this outbuilding. States that he made new drawings for the proposal. States that the windows he believes are more appropriate, they have been changed to mulled windows. The trim around the windows appeared on some the examples that they saw. States that in the diamond shaped opening he has now placed louvers since the historic photos did not clearly show what that area was. States

that his drawing shows the hayloft door that would not be functional. The large barn doors are no longer there and he did not want to recreate something that was non-functional and would need to be modeled from pictures. In regards to the siding, he states that the entire siding on the south elevation has been replaced and he states that it would be extremely hard to try and retain and repair the existing siding, so he stayed with the plan to replace the siding to match the existing on the house. States that this has not been a livestock barn in a long time and it may never have been a garage.

Rupert: States that he was able to visit and it is in his opinion that the east side, the north side and the west side siding should be retained. That the diamond shapes should have louvers placed in them because that is probably what was there in the past. That the hayloft door should be herringbone or vertical slats. He states that the framework for the doors is still existing and that the applicant should install vertical boards in that framing that should be inset. States that the south side of the building is a mess but that he was able to locate a new siding similar to what is on the south of the building, it is just a little shorter. States that it is a pattern siding called lodge pole pine panel siding. States that the some of the east, north and west may need to be replaced.

Stevenson: States to discuss the elements one at a time. She states to discuss the siding first. States that Commissioner Rupert came up with a proposal but would like to know what the other commissioners think.

Schmiedeke: States that she likes what Commissioner Rupert proposed.

Davis: Asks if the siding found will match the existing, if it is a like for like match.

Rupert: States that it is a little smaller but in the same profile.

Pettit: States that he does not see how this solves any issue for the occupancy of the building. States that the existing siding is not current tight enough to make the building inhabitable.

Prebys: Asks if the applicants would be fine with using the siding that was proposed by Commissioner Rupert on the whole building.

Staffeld: States that that would be fine, then it can be made weather tight.

Stevenson: States that she is looking for a compromise on retaining some original material while making the building weather tight.

Rupert: States that there are options to make it weatherproof inside, behind the siding such as an interior filler such as T1-11.

Sadeghi: Thanks Commissioner Rupert for going to take a look at the property. States that safety should be a consideration in the repair of this

building. States that the whole thing needs to be changed and that they are trying to beautify this building and preserve it at the same time. States that it is too labor intensive to try and retain the existing siding.

Stevenson: States that she is concerned with the building being habitable.

Rupert: States that the inside of the building is just studs and that they can install plywood and then add insulation to the interior of the structure to make it more weatherproof.

Sadeghi: States that that would be too labor intensive.

Schmiedeke: States that if the replacement of the siding is allowed, then the character of the building is lost.

Prebys: States that he is not totally in agreement with Commissioner Schmiedeke but that he likes the idea of the preservation of some of the original siding. He believes that it would be necessary to replace the siding on the south side.

Lindsay: States that the commission needs to look at what is important and the character defining features they would like to see retained. Suggests that perhaps there is some way to retain the current siding on the inside of the building.

Sadeghi: Suggests that all the siding be replaced with the siding that was proposed by Commissioner Rupert and then reuse the existing siding in the door areas.

Davis: States that he is concerned with the barriers and costs of having to preserve the barn for the applicant and that if the owner finds it too expensive then the plans may just be scrapped and the building will sit there and rot. States that he would prefer to find a way to make this barn a good example of a barn rehab that can contribute to the city and its housing.

Stevenson: States that the commission is charged to uphold the Secretary of the Interior's Standards and one of those standards is to preserve as much of the original material that can be preserved. That she thinks that some of the commissioners believe that the siding is a character defining feature.

Pettit: States that the commission needs to look at what this barn contributes to the district overall. States that there is a good amount of warp in the existing materials. States that applicant is not looking to change the footprint or the massing of the building. States that the applicant is already retaining a good majority of what the commission believes are the character defining features.

Stevenson: States to move on from the siding discussion for now and to discuss the windows.

Davis: States that on the west elevation he would prefer the door frame and the window frame to be at the same height.

Stevenson: States that the commission does not allow the vinyl clad windows. States that the windows should be aluminum-clad.

Kochanek: States that she was able to locate the Perma-shield material and that it is a trade name for vinyl.

Prebys: States that he does not like the large picture windows, that these windows are very high style and that they are not very barn-like. States that two smaller windows would be just as effective as the larger picture windows.

Stevenson: Agrees and states that two smaller ones will let in just as much light.

Pettit: States that there is something unusual about the proportions of the square window and that would be less common.

Stevenson: States that the large windows do not work on this building. That smaller windows such as those that are proposed for the upper story would be more appropriate on the first story as well. States that the applicant should take cues from the existing framing on the building and that the framing for the windows should be plainer.

Rupert: States that the framing should be very simple.

Staffeld: States that he will need to bring a new set of drawings back to the commission.

Stevenson: States that the diamond shapes with louver infill should be fine. States to move on to the doors. States that in regards to the hayloft door that she likes the suggestion from Commissioner Rupert that the hayloft door have vertical boards.

Staffeld: States that the front door that is proposed in the cut sheet is different from what is drawn. States that the cut sheet is what the door will look like.

Prebys: States that that door is fine.

Stevenson: States that the lighting and colors are fine.

Prebys: Agrees that the proposed colors were fine.

Rupert: Asks about gutters.

Staffeld: States that he did not propose any gutters.

Davis: Asks if there is an issue with the horizontal louvers on the vents and the vertical siding on the doors.

Stevenson: States that she does not have a problem with the directional difference as they would have been like that historically. States to go back and talk about the siding. States that she hears that the commission agrees that the south side should be resided. She states that the commission is split on the replacement or retaining the siding on the other sides.

Lindsay: Suggests that perhaps encapsulating the existing siding would be a good idea since it would still exist underneath.

Prebys: States that some of the existing siding, such as that above the east side barn doors, still looks good and suggests that the siding that can be, be reutilized on two sides and let the other two sides be resided. States that if the east and west sides were resided then that may change the definition of the openings.

Staffeld: States that the barn is leaning considerably and that it would need to be straightened, states that the existing siding may not survive that repair. States that a ton of caulk would need to be used and that if the old siding is retained a vapor barrier would not be able to be installed. States that it is cost prohibitive to try and save the siding.

Stevenson: States that the windows, the trim and siding are still a concern.

Pettit: Asks about the soffit details from the last meeting. States that there appears to be rafter tails up in the eaves now.

Staffeld: States that there is no longer a return up there and that it is open and that he will have the venting that is required.

Schmiedeke: Asks about the muntins on the windows, asks if they are on the exterior.

Pettit: States that they are interior and exterior muntins.

Motion: Prebys (second: Davis) moves to table the application for 422 N Hamilton pending revised plans.

Secretary of the Interior Standards:
n/a

Approval: Unanimous. Motion Carries.

401 E Forest

**Application is for roof replacement.*

Applicant: Curtis Mullins, Applicant – Not Present

Discussion: Pettit: States that if this was any other house would this not just be considered a repair. Asks why the commission needs more information.

Prebys: States that we need more information.

Stevenson: States that there is a question about what will be painted white and what will be done on the gutters, fascia, decking and trim. States that there is simply not enough info included on the application.

Lindsay: States that it does say repair.

Stevenson: States that there is some confusion about what will be repaired when the application states that there will be reroofing with no changes but that something is going to be painted white.

Lindsay: Agrees that this is an incomplete application.

Motion: Prebys (second: Pettit) moves to table 401 E Forest for lack of attendance and further information.

Secretary of the Interior Standards:
n/a

Approval: Unanimous. Motion Carries.

NEW BUSINESS

406 Oak

**Application is for porch replacement.*

Applicant: Anne Hunter, Applicant – Present

Discussion: Stevenson: Recaps the application and states that the applicant is looking to tear down the existing stoop and vestibule and to build a new covered porch.

Prebys: States that this was before the commission as a study item previously and that this is similar to what was discussed then. Asks if the glass vestibule will be retained.

Hunter: States that the glass vestibule will be removed and that the current door inside the vestibule will be retained. The door that exists on the interior of the vestibule is an exterior door, states that it looks like the one that is drawn.

Davis: Asks about the skirting and the porch ceiling.

Hunter: States that it will be a wood porch and that there will only be one step up. That there is no skirting that she is aware of.

Pettit: States that there will need to be some kind of skirting if it is up off the ground so that no animals end up living under it. States that the applicant would not want the wood directly sitting on the ground.

Lindsay: Asks if we have a porch fact sheet for the applicant.

Hunter: States that she has one.

Schmiedeke: States that there may not be enough room for the framing around the skirting since there is so little space between the ground and the proposed porch. She suggests a hardware cloth might work instead.

Pettit: States to use framed hardware cloth and explains what it is.

Prebys: Asks about the posts.

Hunter: *Provides a supply list to the commission.* States that the posts and deck are treated ponderosa pine in 4 x 4 measurements. The roof will be Owens Corning supreme black three-tab shingles.

Stevenson: Asks about the ceiling.

Hunter: States that she believes that it may be open.

Rupert: States that the HDC factsheet guidelines states that the ceiling needs to be enclosed with a bead board and notes that the posts need to be covered with a $\frac{3}{4}$ " number 2, 1 x 5 or 1 x 6.

Hunter: States that she was aware of that.

Stevenson: Asks if the existing doors will remain, asks if the rendering of the doors is accurate to what is there.

Hunter: Confirms that is correct but that the screen doors in the drawing are not accurate. States that the decking is pretreated ponderosa pine.

Pettit: States that he is more concerned with what type of deck boards they are planning on using. States that it should be tongue and groove for the deck boards.

Hunter: Asks if the fir listed on the fact sheet would be the only type of decking that is permitted.

Pettit: States that the type of wood is less important than the style since it should be tongue and groove.

Rupert: Suggests to insert the wire skirting about 6 inches below the ground and attach it to the bottom of the porch. States that would secure the hardware cloth and prevent critters from getting under the porch.

Davis: Asks about the gutters and downspouts.

Hunter: States that the new gutter will be white and that there will be a downspout on each side of the porch.

Pettit: Asks if the roof will be flat or if the roof will be at the same pitch due to it hitting the house at different points. He states that the drawing does not make it clear.

Hunter: States that it will not be a flat roof and that the roof will start at the current spot that it exists on the house.

Pettit: States that since the roof will hit the house at two different points, the roof may not appear to hit the house at the same point, as drawn.

Motion: Pettit (second: Prebys) moves to approve the application for work at 406 Oak to include the removal of the existing stoop and vestibule and the installation of a new porch as depicted in the submitted drawings with the application. The porch is to be framed with wood as specified in the submitted documentation. The posts are to be clad in 1 by dimensional lumber and all exposed wood is to be painted white. The construction of the deck is to follow the HDC porch fact sheet in terms of the decking type, which should be tongue and groove. The decking should be framed with skirting of hardware cloth. The ceiling of the porch to be sheathed in bead board as noted in the fact sheet. The roof for the porch is to have a gutter along the leading edge with a downspouts to follow the columns on the outermost corners, the gutters are to be k-style in white. The porch roof is to be supreme three tab black shingles.

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.

32-42 N Huron

**Application is for painting.*

Applicant: 32-42 N Huron, LLC, Larry Yapp, Owner and Applicant–Present

Discussion: Stevenson: States that staff provided additional sheets from the applicant. Asks that the applicant walk us through the application.

Yapp: States that the colors were picked by the tenants. That there are four retail units. The grey color will be used as a unifying color on the second floor for the apartment door and apartment windows. Then the storefronts will be the different colors to distinguish the four separate retail units.

Stevenson: Confirms that the unifying grey color will be used on the upper transom, apartment windows and apartment door.

Schmiedeke: Advises against power washing.

Davis: States that he has an issue with the paint colors and that he finds that these colors to be inappropriate. States that he finds that the colors kind of obliterate the character of this building. States that the grey is fine and that getting rid of the yellow is a good call.

Schmiedeke: Agrees with Commissioner Davis.

Yapp: States that this was picked by a committee and that they looked to the existing colors in the district to guide them.

Prebys: States that the windows on the second floor and the parapet will be unifying but that this color is temporary and that these are commercial storefronts.

Davis: States that he appreciates that they looked to the district for guidance on the colors but that not every color on every structure in the historic district would be appropriate here.

Lindsay: States that there should to be a more prevalent unifying color in the storefronts.

Yapp: States that he was the one that asked for the unifying color. States that each storefront has its own palate and that it intentional.

Davis: States that these are not separate units, but that they are units in one larger building.

Stevenson: States that there is the bright yellow in the district. States that paint is temporary. States that these colors may be bright. States that perhaps a unifying color will help.

Pettit: States that there are colors in the historic district that the commission may not have approved.

Yapp: Suggests that perhaps they could tone it down by stepping it back in brightness.

Lindsay: Suggests a few good examples in the district.

Pettit: States that he is open to the color since it is temporary and that he does not want to design it.

Stevenson: Agrees that color is temporary and that it will essentially protect the building.

Yapp: States that since the building is western facing that these colors may be substantially faded by springtime.

Motion: Prebys (second: Pettit) moves to approval of the application for painting at 32-42 N Huron with the proviso that a unified color scheme be chosen by the owner for the trim color using one of the colors in the proposed palate otherwise to use the paint colors as submitted.

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

Prebys: Advises no power washing.

Yapp: Asks for an explanation on the unified color scheme referenced in the motion.

Pettit: States that if the owner was interested in a more unified color scheme within the suggested colors, then he could go ahead with the painting.

Yapp: Asks if they tone it back in the brightness if they would be ok to move ahead with the painting.

Stevenson: Confirms.

Approval: Yays: 4. Nays: 3; Davis, Rupert and Schmiedeke. Motion Carries.

STUDY ITEMS

620 Norris

Applicant: Ryan McCarthy & Angela Peat - Present

Discussion: McCarthy: States that that are looking to get some feedback from the commission on the current plans and about the possibility of phasing the construction.

Rupert: States that these new drawings are very well done. That he would like to know more about the phasing of construction.

Peat: States that stages may make sense and will reduce costs on the front end. That perhaps they can build the house then the garage or vice versa. That they may want to hold off on the carport in the back.

Stevenson: States that the commission would be less concerned with the phasing than other departments with the City.

Lindsey: States that there are a lot of different types of roof pitches and that is a concern of hers.

McCarthy: Advises of the reasoning behind the differences.

Stevenson: States that the dormer on the front looks like it is tiny compared to the proposed roofline.

Lindsay: States that she is also concerned with the various sizes of windows and suggests that they try to get a little more consistency in the sizes.

Peat: States that all the windows are different sizes for a reason, i.e. due to the kitchen and baths.

Pettit: Asks about the basement and any windows that might be there. States that the details on the basement will need to be included in the formal application. States that the dormers appear very small and that the dormers may be more useable if they were larger.

333 Oak St

Applicant: Stephen & Judy Lucchetti, owners- present

Discussion: Lucchetti: States that they are trying to address an egress window for the study/bedroom. States that they are worried about leaving the approved casement window type wide open at night. States that they are looking for some feedback on a newly proposed window which would be a three light transom over a smaller casement window, which looks like the existing windows on the front of the house. It will still be in the same frame.

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

Pettit: Asks if the amount of opening would change.

Lucchetti: States that it would not change the existing opening.

Pettit: States that is ok.

Prebys: States that is ok.

Stevenson: Confirms.

Lucchetti: Asks about the condenser for the air conditioner.

Stevenson: States that the installation of an A.C. condenser is fine but that it would require a new application. Requests that the applicant keep it towards the rear of the building.

Lucchetti: Asks about how to apply for the different window.

Stevenson: States that staff can do an administrative approval to approve the different window.

Lucchetti: Asks about a different style for the kitchen windows. States that there is an existing one-over-one window that will not be torn out and she would like to have the new one match that.

Stevenson: States that they will need to go back and take a look at the previous application.

Motion: Rupert (second: Pettit) moves to authorize an administrative approval for the amendment for 333 Oak of the west window as submitted in the cut sheet.

Administrative Approvals

218 N Washington-chimney rebuild

Motion: Prebys (second: Rupert) moves to approve the administrative approval for 218 N Washington for the chimney rebuild.

Approval: Unanimous. Motion carries.

218 N Washington-reroof

Motion: Prebys (second: Rupert) moves to approve the administrative approval for 218 N Washington for the reroof.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Lighting Fact Sheet

Commissioner Davis discusses changes that were made to the fact sheet including those previously suggested by the commission. States that he was not able to get the fact sheet printed in time for the meeting. He will email it to the commissioners for their review.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Vice-chair nominations

Stevenson: States that she was not aware that the vice-chair would need to step up if she resigned and that she will retain the chair position until the February elections.

Approval of the minutes of August 8, 2017

Motion: Prebys (second: Rupert) moves to approve the minutes as written for August 8, 2017.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 9:37 p.m.

CARTER

Lumber

Carter Lumber MI 230 (275-22)

2800 E Michigan Ave

Ypsilanti, MI 48198-6051

PH (734) -484-3923

Fax (734) -484-4214

REQUEST DATE	
08/21/17	
EXPIRATION DATE	
09/20/17	
FILLED-BY	DELV-BY
DELIVERED	WILL CALL

SOLD TO
cash230

SHIP TO
McCrumb

QUOTE NUMBER
230033242
QUOTE DATE
08/21/17 12:40:45
ACCOUNT NUMBER
cash230
CUSTOMER PO
OPERATOR
Andy Czaja-ISR
PAGE NUMBER
001 OF 003

QUANTITY	X	DESCRIPTION	ITEM	UNIT PRICE	UNIT	EXT PRICE
15		2X6X10' SPF #2 & BETTER	2610	6.79	EACH	101.85
2		2X6X12' SPF #2 & BETTER	2612	7.99	EACH	15.98
2		2x6-20' #1 GRND CNTCT ALT TRT	76201	20.39	EACH	40.78
15		USP RT7A	113437	0.59	EACH	8.85
1		1-1/2X9 HDG JOIST HANGER 5#	80016	13.59	EACH	13.59
3		4X4X12' #2 GRD CONTACT ALT TRT	5412	14.29	EACH	42.87
9		BAGGED CONCRETE MIX 80#	2544	4.19	EACH	37.71
6		1/2X4X8 OSB	86519	16.29	EACH	97.74
6		(230-0000590291) O/C Suprme 3 tab Black Shingles	C0456	28.67	EACH	172.00
1		15 FELT	89971	19.39	EACH	19.39
2		2X6X12' SPF #2 & BETTER	2612	7.99	EACH	15.98
2		1X6X12' #2 PINE	86128	8.89	EACH	17.78
6		USP BCS22-4TZ	106098	7.09	EACH	42.54
4		PCADE34 WHITE DRIP EDGE 10'	82646	3.99	EACH	15.96
2		2X4X16' #1 ABOVE GRD ALT TRT	74161	10.79	EACH	21.58
1		2x6-16' #1 GRND CNTCT ALT TRT	76161	14.79	EACH	14.79
1		2x6-12' #1 GRND CNTCT ALT TRT	76121	11.09	EACH	11.09
4		2x6-8' #1 GRND CNTCT ALT TRT	7681	7.29	EACH	29.16
1		2x6-10' #1 GRND CNTCT ALT TRT	76101	9.29	EACH	9.29

Divisions of the Carter Lumber Company



Continued on page 2

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QUOTE DATE
08/21/17 12:40:45
ACCOUNT NUMBER
cash230
CUSTOMER PO
OPERATOR
Andy Czaja-ISR
PAGE NUMBER
002 OF 003

QUANTITY	X	DESCRIPTION	ITEM	UNIT PRICE	UNIT	EXT PRICE
3		1-5/32x6-8' THK DECK AG ALT TRT	3268	6.29	EACH	18.87
5		1-5/32x6-10' THK DECK AG ALT TRT	32610	7.89	EACH	39.45
12		1-5/32x6-20' THK DECK AG ALT TRT	36861	19.09	EACH	229.08
1		2x6-8' #1 GRND CNTCT ALT TRT	7681	7.29	EACH	7.29
4		2x6-14' #1 GRND CNTCT ALT TRT	76141	12.89	EACH	51.56
3		2x6-12' #1 GRND CNTCT ALT TRT	76121	11.09	EACH	33.27
4		2X8-10' #2 GRD CONTACT ALT TRT	7810	11.59	EACH	46.36
2		1X6X12' APP ABOVE GRD ALT TRT	51612	8.19	EACH	16.38
5		2X4X8' #1 ABOVE GRD ALT TRT	7481	5.09	EACH	25.45
5		2x6-8' #1 GRND CNTCT ALT TRT	7681	7.29	EACH	36.45
2		4X4X8' #2 GRD CONTACT ALT TRT	548	10.59	EACH	21.18
5		4X4X8' #2 GRD CONTACT ALT TRT	548	10.59	EACH	52.95
15		USP JUS26-TZ	159019	1.19	EACH	17.85
4		USP AC5-TZ	112463	2.69	EACH	10.76
96		2X2X42 SGL/PT TRT CA	100704	1.09	EACH	104.64
1		83358LLOK 3-5/8" LEDGERLOK 50CT	33123	35.09	EACH	35.09
4		USP ADTT-TZKT	107247	34.29	EACH	137.16
2		2-1/2X9 CAMO GREEN DECK 350	65744	20.49	EACH	40.98
1		DELIVERY CHARGES TAXABLE	C9907	50.00	EACH	50.00

Divisions of the Carter Lumber Company



Continued on page 3

CARTER

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CUSTOMER PO
OPERATOR
Andy Czaja-ISR
PAGE NUMBER
003 OF 003

QUANTITY	X	DESCRIPTION	ITEM	UNIT PRICE	UNIT	EXT PRICE
ESTIMATE						
CUSTOMER COPY						

NON-TAXABLE
0.00
TAXABLE
1,703.70
Michigan State
102.24
TOTAL
1,805.94

Divisions of the Carter Lumber Company

Holmes Lumber Kempsville
Building MaterialsKight
HOME CENTER

SEE TERMS AND CONDITIONS ON REVERSE OF CUSTOMER COPY.

PAINT DETAILS

Please be aware that the paint colors may appear slightly different on computer monitors (especially blues and purples) – please consult swatches for most accurate color. All colors have been pulled directly from the manufacturer’s website.

COMMON THEME

For consistency, each unit will follow the same color placement.

Base (light color)

- Sign - rectangle insert
- Baseboard - face
- Window – retail windows
- Ceiling - above the entryways

Accent (darker color)

- Sign – trim face
- Baseboard – window frame
- Door, door frame & window above door

Unifying/Common (gray color)

- Sign – trim edge accent
- Baseboards - window accent
- Window – retail window sill

Apartment Door / 2nd Floor Windows

1. Unifying/Common – Iron Frost 4007-2B VALSPAR Dark Grey

Molding at Roof

1. Upper - Blue Mosque 6789 Sherman Williams
2. Unifying/Common – Iron Frost 4007-2B VALSPAR
3. Dark Red– Ancient Burgundy 1011-6 VALPSAR

WORLD OF ROCKS (32 N. HURON)

- 1) Base– Light Purple - Imperial Lilac 4003-9C VALSPAR
- 2) Accent - Darker Purple - Grapolicious 4003-10B VALSPAR
- 3) Unifying/Common - Dark Grey– Iron Frost 4007-2B VALSPAR
- 4) DOOR IS NOT PAINTED

EVENSTAR (36 N. HURON)

- 1) Base– Light Blue - Quench Blue 6785 Sherman Williams
- 2) Accent– Darker Blue - Blue Mosque 6789 Sherman Williams
- 3) Unifying/Common – Dark Grey Iron Frost 4007-2B Valspar

Empty Unit (40 N. Huron)

- 1) Base - Soft Green Color - Kiss of Mint 5007-5B Valspar
- 2) Accent – Yellow - Soft Duckling 3001-2A Valspar
- 1) Unifying/Common - Dark Grey – Iron Frost 4007-2B

SILVER SPOON (42 N.HURON)

- 1) Base -Light Grey– Polished Silver 4008-1B VALSPAR
- 2) Accent -Dark Red– Ancient Burgundy 1011-6 VALPSAR
- 3) Unifying/Common -Dark Grey – Iron Frost 4007-2B VALSPAR



World of Rocks



Imperial Lilac 4003-9C
Valspar

Grapolicious 4003-10B
Valspar

Iron Frost 4007-2B
Valspar



Quench Blue 6785
Sherman Williams

Blue Mosque 6789
Sherman Williams

Iron Frost 4007-2B
Valspar



