

1. Historic District Commission Agenda 9-26-17

Documents:

[01-HDC SEPT 26, 2017 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 9-26-17

Documents:

[9-26-17 HDC MEETING PACKET.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, September 26, 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. 333 Oak

Air Conditioning installation

B. NEW BUSINESS

2. 53 E Forest

Painting, siding repair & porch work

3. 172 N Washington

Reroof

4. 215 S Washington

Dormer removal, reroof, porch work & lighting installation

5. 428 N Hamilton

Painting & porch work

6. 16 S Washington

Lighting installation

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

7. 14 S Huron

Reroof

8. 333 Oak

Window amendment

9. 217 W Michigan

Reroof

10. 211 Ferris

Reroof

E. OTHER BUSINESS

11. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

12. Approval of the minutes of September 12, 2017

VIII. ADJOURNMENT

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

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

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

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

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

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

3. Do not imitate earlier styles.

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

4. Preserve significant changes acquired over time.

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

5. Preserve distinctive features.

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

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

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

7. Clean building gently—no sandblasting.

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

8. Preserve archaeological resources.

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

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

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

10. New work shall be removable.

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

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, September 26, 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. 333 Oak

Air Conditioning installation

B. NEW BUSINESS

2. 53 E Forest

Painting, siding repair & porch work

3. 172 N Washington

Reroof

4. 215 S Washington

Dormer removal, reroof, porch work & lighting installation

5. 428 N Hamilton

Painting & porch work

6. 16 S Washington

Lighting installation

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

7. 14 S Huron

Reroof

8. 333 Oak

Window amendment

9. 217 W Michigan

Reroof

10. 211 Ferris

Reroof

E. OTHER BUSINESS

11. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

12. Approval of the minutes of September 12, 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.



HDC Work Permit Staff Review

Property address: 333 Oak

Date of Application: August 30, 2017

Date of Review: September 19, 2017

Date of Meeting: September 26, 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. The applicant has submitted a separate application to address the window amendment for the west side of the house.
2. The HDC has previously approved staff to administratively approve the window amendment and that item is now a separate item on this agenda.
3. The applicant is proposing to install an air-conditioner condenser and ground pad towards the rear of the house near either the NW or NE corner.
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 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.

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.

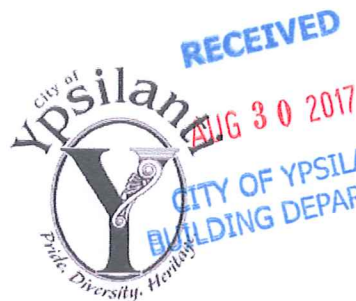
6. Repair, don't replace. Replacements shall match original.

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:

Date:

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!



HDC Work Permit Staff Review

Property address: 53 E Forest

Date of Application: September 19, 2017

Date of Review: September 20, 2017

Date of Meeting: September 26, 2017

Proposed work: painting, siding repair and porch steps widened

Materials: Benjamin Moore Charcoal Slate- HC 178 (body), Benjamin Moore Monterey White- HC 27 (trim) and Benjamin Moore Clinton Brown- HC 67 (porch floor). Wood siding and wood steps.

Staff review:

1. The applicant presented this project at the 9-12-17 HDC meeting as a study item.
2. The applicant emailed staff and advised that she plans to paint the front door in the same color as the porch, Benjamin Moore Clinton Brown- HC 67.
3. The application is for painting the entire house and the porch floor.
4. Work also includes the replacement of the siding as needed and the widening of the porch steps to meet the railings.
5. The applicant has indicated that power washing will not be used.
6. HDC to recommend paint type and primer and to verify type of wood used in the repairs and porch steps.
7. A building department permit may be required for this work and should to be obtained prior to the start of this work.

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

Staff Recommended Motion:

Move to approve the work at 53 E Forest to include the painting of the house in Benjamin Moore Charcoal Slate- HC 178 (body), Benjamin Moore Monterey White- HC 27 (trim) and Benjamin Moore Clinton Brown- HC 67 (porch floor). Work to also include siding replacement as needed and the widening of the porch steps.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

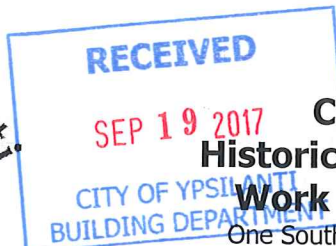
6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



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

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

R. 22765
PHDC-17.0120

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

7

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

53 E Forest Ave Ypsilanti MI 48198

Applicant

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

Name

Lauren Ahearn

Address

53 E Forest Ave

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

(248) 251 2738

E-Mail

layhearn@gmail.com

Contractor

Contractor Name & Contact Info

Eric Moore, Moore Painting Co 734 658 1750

Type of work

☐ Roofing

☐ Window/Door
Replacement

☒ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

The outside of the house is to be scrubbed NOT power washed. The few rotted siding pieces are to be replaced. The main color of the house will be Benjamin Moore HC-178 Charcoal Slate and the trim of the house (including front porch railing and skirting) will be Benjamin Moore HC-27 Monteray White. The porch floor will be scrubbed and painted Benjamin Moore HC-67 Clinton Brown. The steps leading up to the house are to be widened so that they will meet the railing.

→ picture of exterior to be sent via email

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

- wood siding
- wood steps
- Benjamin Moore HC-178, HC-27, HC-67

Permit Application Fee (action items only)

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

Construction Cost:

≈ 3,000

Permit fee:

\$35 + 0 = \$35

Signature

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

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

Signature:



Date:

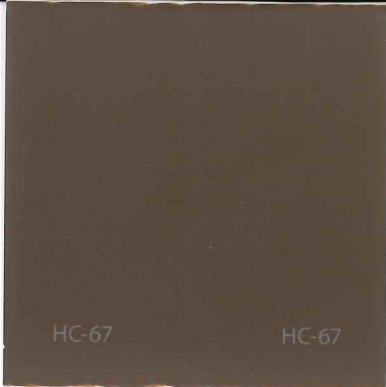
9/19/17

Print Name:

Lauren Ahearn

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

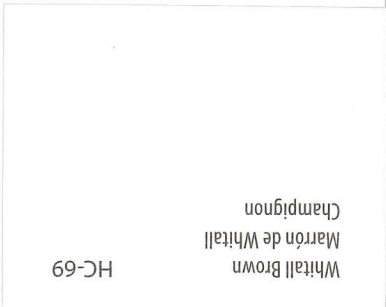
All other necessary Building Permits must be acquired before beginning work.



HC-67

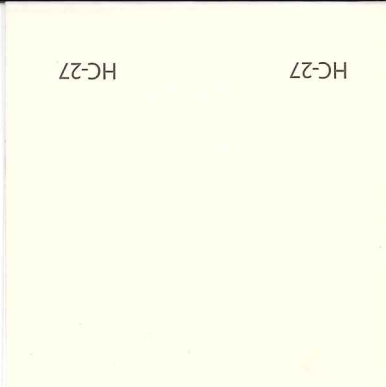
HC-67

HC  Benjamin Moore® HC



HC-69

Whitall Brown
Marrón de Whitall
Champignon



HC-27

HC-27

Quincy Tan
Bronceado de Quincy
Belette

HC-25

 Benjamin Moore®

United States/Estados Unidos:
For assistance 1-800-6-PAINT-6 Para asistencia

Canada:
For assistance 1-800-361-5898 Pour obtenir de l'aide

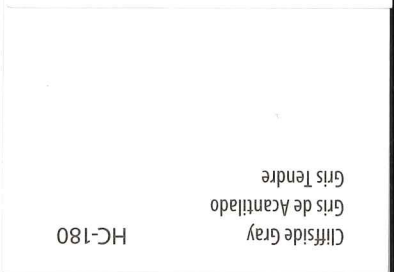
Color chip may differ slightly from actual paint.
El chip de color puede diferir ligeramente de la pintura real.
La couleur des échantillons peut différer légèrement de
la peinture en contenant. CCI 09/2015 Made in the U.S.A.



HC-178

HC-178

HC  Benjamin Moore® HC



HC-180

Cliffside Gray
Gris de Acanthado
Gris Tendre

53 E Forest







HDC Work Permit Staff Review

Property address: 172 N Washington

Date of Application: September 12, 2017

Date of Review: September 19, 2017

Date of Meeting: September 26, 2017

Proposed work: reroof

Materials: Owens Corning dimensional shingles, Sierra Gray

Staff review:

1. The applicant has submitted an application for a reroof.
2. This reroof has been already completed.
3. The previous shingles on this house were diamond shaped shingles therefore staff is unable to administratively approve this reroof.
4. Applicant states that the venting was accomplished with is Snow Country ridge vent and that the drip edge and flashing are grey in color. Gutters were not involved in this project.
5. A building department permit is required for this work and needs to be obtained for this work.

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

Staff Recommended Motion:

Move to approve the work at 172 N Washington to include the reroofing with Owens Corning dimensional shingles in Sierra Gray with the drip edge and flashing in grey and ridge venting.

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 12 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

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

172 N. WASHINGTON

Applicant

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

Name

ERIC V MAURER

Address

35. S. SUMMIT

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

E-Mail

VICTOR MAURER @ YAHOO.COM

Contractor

Contractor Name & Contact Info

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

new roof
gray/white shingles
(3 Dim. shingles)

Same for same color

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:

8k

Permit fee:

\$35 + _____ = 45⁰⁰

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:

12 SEP 2017

Print Name:

ERIC W MAUER

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

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





HDC Work Permit Staff Review

Property address: 215 S Washington

Date of Application: September 19, 2017

Date of Review: September 20, 2017

Date of Meeting: September 26, 2017

Proposed work: dormer removal, reroofing, porch railing replacement and lighting installation

Materials: GAF Timberline Ultra HD shingles in Pewter Grey, railings and balusters from S&L Spindles, Feiss Wembley Park outdoor pendant lantern, Feiss Wembley Park outdoor flush mount light, and Feiss River North outdoor wall mount lantern.

Staff review:

1. The applicant presented this project at the 9-12-17 HDC meeting as a study item.
2. The application plans to remove the dormer on the south side of the house and restore the original roofline. Once completed the entire house will be reroofed.
3. Work also includes the replacement of the railings and balusters on the front porch and lighting installation.
4. HDC to verify if any venting, gutter and trim work will be involved in the reroofing as well as colors of the vents, flashing & drip edge.
5. A building department permit is required for this work and should to be obtained prior to the start of work.

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

Staff Recommended Motion:

Move to approve the work at 215 S Washington to include the removal of the dormer on the south side of the house and the restoration of the original roofline. Work to also include the reroofing of the entire house with GAF Timberline Ultra HD shingles in Pewter Grey and the installation of the railings and balusters on the front porch as depicted in the submitted materials with the application dated 9-19-17. Work to include the installation of one Feiss Wembley Park outdoor pendant lantern, two Feiss Wembley Park outdoor flush mount lights, and two Feiss River North outdoor wall mount lanterns.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

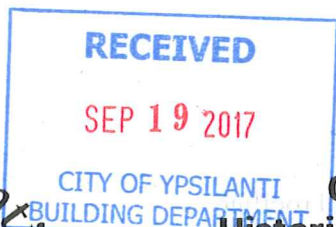
6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



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

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

5

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

215 S. Washington, Ypsilanti, MI

Applicant

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

Name

Pace Nielson

Address

8233 Hummingbird Dr

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-545-4914

E-Mail

pace.nielson@gmail.com

Contractor

Contractor Name & Contact Info

Type of work

☐ Roofing

☐ Window/Door

Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Removal of dormer on south side of house and resotation of original roofline.

Replacement of entire roof with shingles to match carriage house roof from previous application.

Replacement of railings on front porch (diagrams provided). Railing to be 30" high (as it was originally) and ballusters to meet guideline of <4" gap.

Two flushmount fixtures and one pendant fixture (all Feiss Wembley Park) to be installed on front porch. (Spec sheets for each provided)

Two wall mount fixtures (Feiss River North) to be installed on west side of carriage house to the outside of each of the doors. (Spec sheet provided)

One pendant fixture (Feiss Wembley Park) to be installed under rear covered porch.

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

GAF Timberline Ultra HD shingles (Pewter Gray)

Railing and ballusters from S&L Spindles

Feiss Wembley Park Outdoor Pendant Lantern

Feiss Wembley Park Outdoor Flushmount Light

Feiss River North Outdoor Wall Mount Lantern

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost.

An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost:

\$3,000

Permit fee:

\$35 + _____ = \$35

Signature

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

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

Signature:

Date:

September 19, 2017

Print Name:

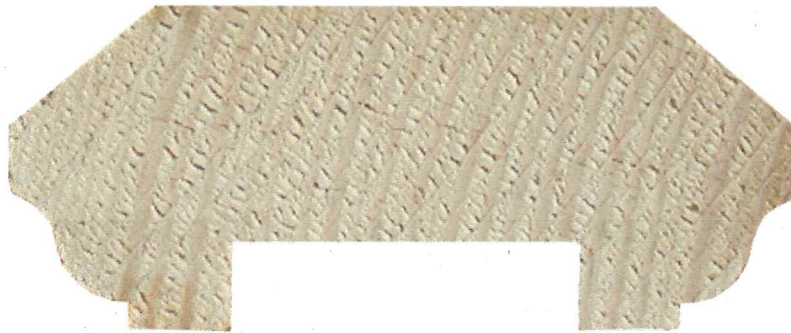
Pace Nielson

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.

[BLOG](#)[CART](#)[ACCOUNT](#)[CONTACT](#)

DELUXE HANDRAILS 2 X 4



Handrails come standard with a **spindle notch** and when used in combination with the Lattice Strip, they are **easy to install**. This also eliminates the need to drive a screw through the top of the Handrail. These Handrails can be used as the **top** and **bottom rail**.

Dimensions: 2 in × 4 in × 72 in

Weight: 4.25 lb

[How to Install Your Hand Rails](#)

\$9.15

A word about our dimensions and sizes....

- The dimensions Handrail are 1-3/8" x 3-3/8" and 1-3/8" x 5-1/4" and they are available in various lengths.

Quantity pricing for this product:

- An order quantity of 25 or more will receive an in-cart price reduction

Would you rather place your order over the phone?

Call [\(717\) 692-5835](tel:7176925835) and speak directly with Benjamin.

Customers also
bought



Porch Posts

[BLOG](#)[CART](#)[ACCOUNT](#)[CONTACT](#)

NEW ENGLAND HANDRAILS 2 X 4



Handrails come standard with a **spindle notch** and when used in combination with the Lattice Strip, they are **easy to install**. This also eliminates the need to drive a screw through the top of the Handrail. These Handrails can be used as the **top** and **bottom rail**.

Dimensions: 2 in × 4 in × 72 in

Weight: 4.25 lb

[How to Install Your Hand Rails](#)

\$9.15

- The dimensions Handrail are 1-3/8" x 3-3/8" and 1-3/8" x 5-1/4" and they are available in various lengths.

Quantity pricing for this product:

- An order quantity of 25 or more will receive an in-cart price reduction

Would you rather place your order over the phone?

Call (717) 692-5835 and speak directly with Benjamin.

Customers also
bought



Porch Posts



[BLOG](#)

[CART](#)

[ACCOUNT](#)

[CONTACT](#)

HERITAGE SPINDLE 2 X 2



The 2 x 2 Spindles are the **most popular** products in the Spindle category. All spindles come **ready-to-paint** straight out of the box.

Dimensions: 1.38in × 1.38in × 23.75in

Weight: 0.58 lb

How to Install Your Spindles

\$1.87

Material *

Pressure Treated Pine

Western Red Cedar

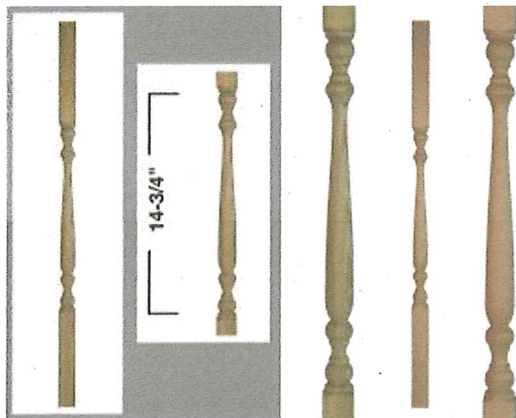
Quantity *

1

Add to cart

BACK TO ALL SPINDLES

MORE



A word about our dimensions and sizes....

- The dimensions of a 2" x 2" are actually 1 3/8" by 1 3/8"

FEISS

EST. 1955

www.feiss.cominfo@feiss.com

1.800.969.3347

THE RIVER NORTH COLLECTION**1 - LIGHT OUTDOOR LANTERN**
Textured Black

STYLE NO.: OL9804TXB

[BUY LOCAL](#)[BUY ONLINE](#)**DESCRIPTION**

Inspired by the silhouette of a gazebo, the River North Collection balances the soft lines featured in the dome, the scallop design of the finial with the angular panes of glass around the perimeter. Seeded glass adds visual interest.

Dimensions: W: 11 1/8" H: 20 1/2"
Shade: Glass in Clear Seeded finish
Lamping: (1) Medium 75w Max.
Bulb not included.

Incandescent

DETAILS

Extends: 13 1/2 to 13 1/2"
Supplied with 8" of wire
Backplate: H: 11" W: 6" Depth: 1 1/4"
Center of outlet box up: 12 1/2"
Center of outlet box down: 8"

DOWNLOADS

Instructions (Trilingual (English, Spanish, and French))
Parts Diagram (English)
Parts Diagram (Trilingual (English, Spanish, and French))
Specification Sheet
PDF Specification Sheet
Hi-Res Images

© 2017 FEISS, Inc. FEISS, FEISS Logo Design, FEISS EST. 1955 are registered trademarks © of Generation Brands Company

FEISS

EST. 1955

www.feiss.com

info@feiss.com

1.800.969.3347

THE WEMBLEY PARK COLLECTION



3 - LIGHT OUTDOOR LANTERN Textured Black

STYLE NO.: OL9511TXB

[BUY LOCAL](#)

[BUY ONLINE](#)

DESCRIPTION

Inspired by the lattice work found in a garden gate, the Wem Outdoor lighting collection features a cross-hatch pattern at each corner which frames the Seeded glass.

Dimensions: D: 11 5/8" H: 23 3/4"
Panel: Glass in Clear Seeded finish
Lamping: (3) Candelabra 60w Max.
Bulbs not included.

Incandescent

DETAILS

Total Height: 90 1/2"
Supplied with 160" of wire
Supplied with 60" of chain
Canopy: H: 1 3/8" W: 5 1/2" Depth: 5 1/2"

DOWNLOADS

[Instructions \(Trilingual \(English, Spanish, and French\)\)](#)
[Parts Diagram \(English\)](#)
[Parts Diagram \(Trilingual \(English, Spanish, and French\)\)](#)
[Specification Sheet](#)
[PDF Specification Sheet](#)
[Hi-Res Images](#)

FEISS®

EST. 1955

www.feiss.com

info@feiss.com

1.800.969.3347

THE WEMBLEY PARK COLLECTION



2 - LIGHT OUTDOOR FLUSHMOUNT Textured Black

STYLE NO.: OL9513TXB

[BUY LOCAL](#)

[BUY ONLINE](#)

DESCRIPTION

Inspired by the lattice work found in a garden gate, the Wembley Outdoor lighting collection features a cross-hatch pattern at each corner which frames the Seeded glass.

Dimensions: L: 12" W: 12" H: 6 3/8"
Panel: Glass in Clear Seeded finish
Lamping: (2) Medium 60w Max.
Bulbs not included.

Incandescent

DETAILS

Supplied with 8" of wire
Canopy: H: 12" W: 12" Depth: 1 1/2"
Center of outlet box up: 8 7/8"
Center of outlet box down: 7 3/4"

DOWNLOADS

Instructions (Trilingual (English, Spanish, and French))
Parts Diagram (English)
Parts Diagram (Trilingual (English, Spanish, and French))
Specification Sheet
PDF Specification Sheet
Hi-Res Images



HDC Work Permit Staff Review

Property address: 428 N Hamilton

Date of Application: September 19, 2017

Date of Review: September 21, 2017

Date of Meeting: September 26, 2017

Proposed work: painting; porch decking, steps, skirting and railing replacement

Materials: 1 x 4 fir decking; pre-cut, treated stringers, treads, skirt and risers; prefab lattice for skirting; prefab black aluminum railing; Behr Tropical Waterfall P460-2 (siding), Behr Exotic Blossom P240-6 (trim #1) and Behr Taj Mahal M300-2 (trim #2).

Staff review:

1. The applicant is planning on painting the entire house and the garage. Applicant has indicated that they will clean and scrape to prep surfaces to be painted. HDC to advise on no power washing.
2. The applicant has stated that they will replace the porch decking with 1 x 4 fir. HDC to verify if this will be painted and what color.
3. The applicant has also stated that they will replace the existing concrete steps with steps to conform to the porch fact sheet. Materials listed include pre-cut, treated stringers, treads, skirting and risers.
4. The prefab aluminum railings will be replaced and lattice installed. HDC to advise on the lattice framing.
5. A building department permit may be required for this work and should to be obtained prior to the start of this work.

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

Staff Recommended Motion:

Move to approve the work at 428 N Hamilton to include the painting of the house with Behr Tropical Waterfall P460-2 for the body of the house, Behr Exotic Blossom P240-6 for the trim #1 and Behr Taj Mahal M300-2 as trim #2. Work to also include the replacement of the porch decking with 1 x 4 fir decking painted in (*color?*). Pre-cut, treated stringers, treads, skirting and risers will replace the concrete steps and be painted (*color?*). Prefab framed lattice will be installed as skirting painted (*color?*). The current aluminum railing 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.

replaced with prefab black aluminum railing. All work to comply with the HDC porch fact sheet.

RECEIVED

SEP 19 2017

CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti Historic District Commission Work Permit Application

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED**Property**

Address

428 N. Hamilton St.

Applicant

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

Name

JASON TALLANT

Address

428 N. Hamilton St

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

(734) 323-5496

E-Mail

jason.tallant@gmail.com

Contractor

Contractor Name & Contact Info

doing it myself

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

Complete Description of Proposed Work:

1. Porch (front) –
 - A. Replace decking of porch w/ 1x4 fir decking
 - B. Replace existing cement steps w/ steps conforming to dimensions and materials stipulated in Porches, steps, & doors fact sheet.
 - C. Replace existing metal mesh skirting w/ prefab lattice
 - D. Replace railing w/ prefab black aluminum railing
2. Repaint House and Garage (photos attached)
 - A. Main house has aluminum siding, will clean before painting main color – trim –
 - B. Garage will be scraped to remove flaking paint, painted same as house.

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

1. ^{A.} 1x4 Fir decking; ^{B.} pre-cut, treated stringers; treads & risers; skirt
^{C.} lattice ~ \$800
2. Behr exterior paint (P460-24, P240-60, M300-24) ~ \$800 materials
e 600

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:

~~\$16,000.00~~ 1,600.00

Permit fee:

\$35 + _____ = \$35.00

Signature

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

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

Signature:

Date:

9/19/2017

Print Name:

JASON M. TALLANT

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-17-0122
1. Porch (front) - repair decking, replace steps



1. Porch (front)



2. Paint house & garage

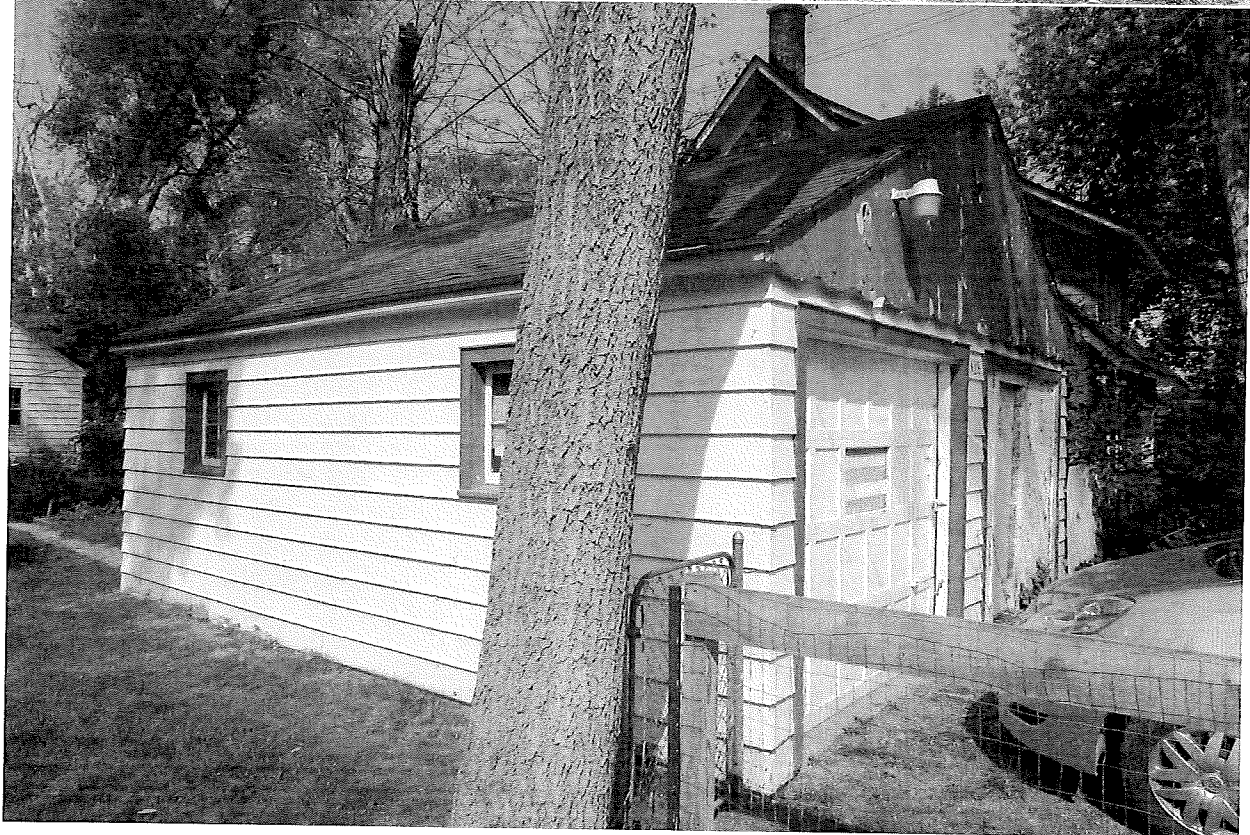
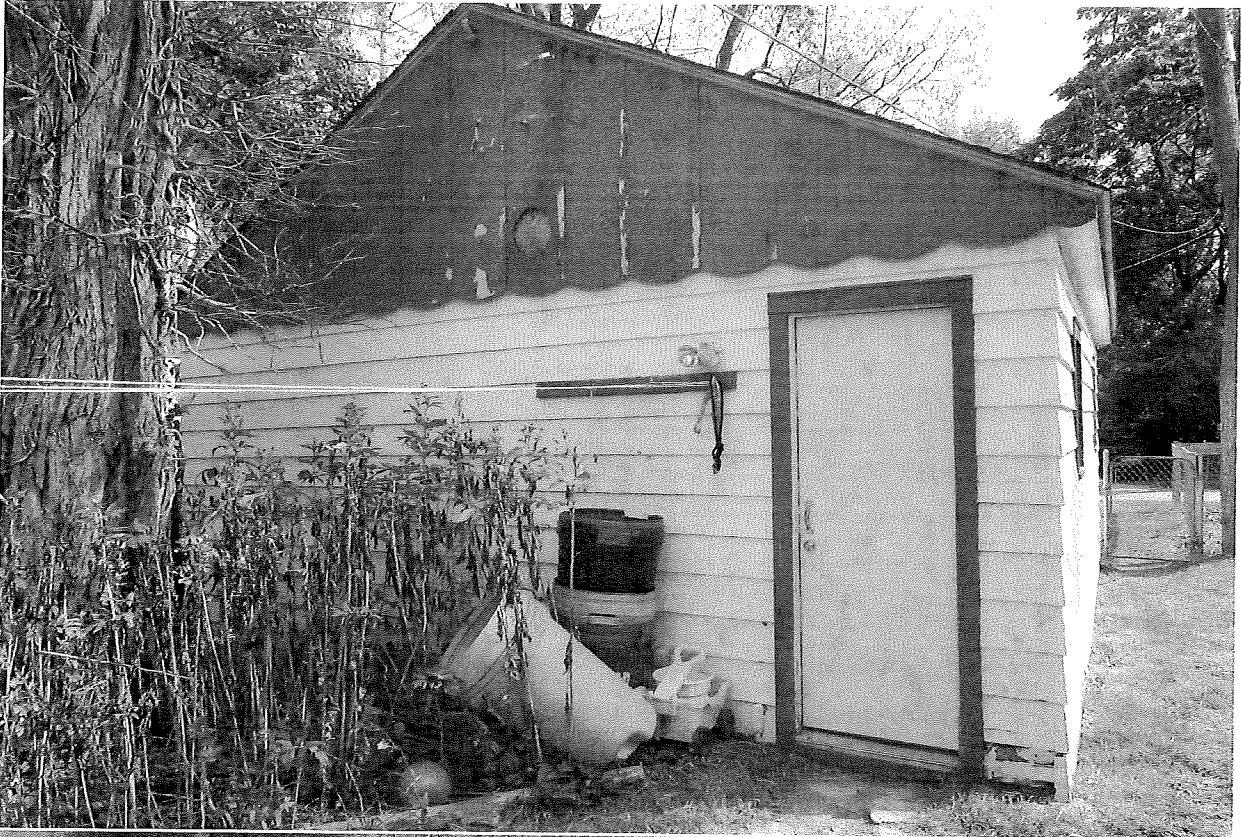




2.



2.



siding

Tropical Waterfall P460-2^u

trim #1

Exotic Blossom P240-6^u

trim #2

Taj Mahal M300-2^u



HDC Work Permit Staff Review

Property address: 16 S Washington

Date of Application: September 19, 2017

Date of Review: September 19, 2017

Date of Meeting: September 26, 2017

Proposed work: lighting installation

Materials: carbon steel hollow square tube and Enbrighten Café LED string lights

Staff review:

1. The applicant presented this project at the 9-12-17 HDC meeting as a study item.
2. The application is for the installation of three 16' poles with soft white LED café lights.
3. A building department permit may be required for this work and should to be obtained prior to the start of this work.

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

Staff Recommended Motion:

Move to approve the work at 16 S Washington to include the installation of three 16' square metal poles in grey in the locations indicated in the plans submitted with the application dated 9-19-17. Work to also include the installation of soft white Enbrighten Café LED string lights.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

R. 22769
PHDC-17-0121



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: 9/26/17

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.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

16 Washington
10 South Adams Street, Ypsilanti MI 48197

Applicant

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

Name Growing Hope		
Address P.O. Box 980129		
City Ypsilanti	State MI	Zip 48198-0129
Phone / Fax 734-786-8401		E-Mail laura@growinghope.net

Contractor

Contractor Name & Contact Info

Laura Gillis 248-719-5319

Type of work

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

Complete Description of Proposed Work:

Growing Hope will add four strings of warm white, LED low-wattage cafe lights to the parking lot behind YpsiPlanti (see drawing and spec sheet for lights), each extending about 70' from a central carbon steel hollow square tube in a spoke pattern. The grey metal tube (3" x 3" to match the existing square light pole) will be installed in cement with 4' underground, 16' above ground. A junction box will be installed 3-4' below the top of the tube, with all the lights spliced into the box. The box will draw current from YpsiPlanti and there will be a manual switch inside the building. The primary use of the lights will be to light the parking lot during farmers market hours; they will be turned on before dusk and turned off after each market by 8 p.m. The swag is calculated to be 2' - 4' from a constant 16' pole, providing clearance for farmers market tents below.

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

LED cafe lights, (3) 3"x3"x20' grey square metal tubes, electrical materials (junction box, conduit, wire).

Permit Application Fee (action items only)

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

Construction Cost:

\$1,100.00

Permit fee:

\$35 + _____ = \$35.00

Signature

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

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

Signature:



Date:

9/19/2017

Print Name:

Laura Gillis / Growing Hope

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

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



NEW & INTERESTING FINDS ON AMAZON

EXPLORE





Tools & Home Improvement ▾ enbrighten cafe led stri 

Deals in Back to School

Departments ▾ Your Amazon.com Today's Deals EN  Hello, Sign in Account & Lists ▾ Orders Try Prime ▾  Cart

Tools & Home Improvement Best Sellers Deals & Savings Gift Ideas Power & Hand Tools Lighting & Ceiling Fans Kitchen & Bath Fixtures Smart Home

◀ Back to search results for "enbrighten cafe led string lights"



Roll over image to zoom in

Jasco

Enbrighten Café LED String Lights, 48-Foot, 24 Lifetime Bulbs, Premium, Weatherproof, Shatterproof, Commercial Grade, UL Listed

★★★★★ ▾ 254 customer reviews
| 85 answered questions

Amazon's Choice for "enbrighten cafe led string lights"

List Price: \$99.99

Price: **\$89.50** & FREE Shipping. [Details](#)

You Save: **\$10.49 (10%)**

In Stock.

Want it Friday, Sept. 22? Order within **9 hrs 36 mins** and choose **Two-Day Shipping** at checkout. [Details](#)

Ships from and sold by Amazon.com. Gift-wrap available.

Style: **48 ft. | 24 LED Bulbs**

18 ft. | 9 LED Bulbs
\$37.98

24 ft. | 12 LED Bulbs
\$47.99

48 ft. | 24 LED Bulbs
\$89.50

Value not found
\$29.50

Color: **Black**

- Commercial grade construction with premium design inspired by the cafés of Paris and classic Edison-style aesthetics to create a perfect ambience in any indoor/outdoor space. Perfect for patios, pergolas, gazebos, home accents, parties, and camping
- UL Listed for permanent indoor and outdoor installation, and designed to withstand the elements so you only have to set them up once
- Durable, impact resistant Acrylic bulbs won't break if dropped, stepped on, or blown around in the wind
- Enbrighten LEDs reduce energy usage by over 95% and last a lifetime. Never change a bulb again, and enjoy negligible energy costs even under heavy use
- Linkable up to 350 feet. Each strand of Enbrighten Café Lights has end-to-end connections, so you can link multiple sets to achieve the perfect length for any installation. The grounded power cord plugs into any standard outlet, and features an 18" lead-in from the plug to the first bulb, with a 6" lead-out from the last bulb to the female mating receptacle to ensure consistent spacing across multiple strands

▶ [See more product details](#)

[Compare with similar items](#)

Used & new (25) from \$73.84 & FREE shipping. [Details](#)

 **prime student** College student? Get FREE shipping and exclusive deals [LEARN MORE](#)

Share    

 **Buy new:** **\$89.50**

Qty:

☐ Include **4-Year Protection** for **\$6.56**

 **Add to Cart**

[Turn on 1-Click ordering for this browser](#)

Ship to:

Select a shipping address: ▾

 **Buy used:** **\$73.84**

[Add to List](#)

OR

Price: **\$89.50 fresh**

 **Join Prime Fresh**

Other Sellers on Amazon

\$89.99 [Add to Cart](#)

& FREE Shipping on eligible orders. [Details](#)

Sold by: CHAMPION PRODUCTS LLC

\$99.99 [Add to Cart](#)

+ \$7.00 shipping

Sold by: Jasco Products

\$108.30 [Add to Cart](#)

+ Free Shipping

Sold by: Bargain Ben

Used & new (25) from \$73.84 & FREE shipping. [Details](#)

Have one to sell?

[Sell on Amazon](#)



Series	Classic	Classic	Vintage	Vintage	Seasons	Seasons
Light Color	Soft White (2700K)	Soft White (2700K)	Warm White (2200K)	Warm White (2200K)	Color Changing + Warm White (2200K)	Color Changing + Warm White (2200K)
Cord Color	Black	White	Black	White	Black	White
Bulb Style	Classic	Classic	Vintage	Vintage	Vintage	Vintage
Wireless Remote					✓	✓
Color Changing					✓	✓
Available Lengths	12', 18', 24', 48'	12', 24', 48'	12', 24', 48'	12', 24', 48'	24', 48'	24', 48'
Linkable	Up to 750'	Up to 750'	Up to 750'	Up to 750'	Up to 750'	Up to 750'
Weatherproof	Dust, Wind, Rain, and Snow	Dust, Wind, Rain, and Snow	Dust, Wind, Rain, and Snow	Dust, Wind, Rain, and Snow	Dust, Wind, Rain, and Snow	Dust, Wind, Rain, and Snow
Impact / Shatterproof	✓	✓	✓	✓	✓	✓



Connect and Control Your Cafe Lights with Lighting Controls by GE and Jasco

GE's advanced lighting controls allow you to automate, schedule, and control your Cafe Lights.

The GE Bluetooth Wireless timer allows you to wirelessly control and schedule your cafe lights from any smartphone.

GE's Z-Wave Wireless Outdoor Lighting Module connects your Cafe Lights to your Smart Home through the Z-Wave home automation protocol, and even works with Alexa for hands-free voice control (Z-Wave hub required).

Finally, the GE TouchSmart Outdoor Timer offers a modern take on the classic timer. With unparalleled ease of use, the TouchSmart line requires no instruction manual (though we do provide one, just in case), allowing you to create a custom schedule for your Cafe Lights in seconds.



RECEIVED
SEP 12 2017

CITY OF YPSILANTI
BUILDING DEPARTMENT

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

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

R. 22739
PHDC-17-0113

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

~~105 W. Adams Ave~~ "Breakway Travel" 14-S-Huron St

Applicant

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

Name Diversified Roofing & Siding Inc		
Address 779 W Mt Ave		
City Saline MI 48176		
City Saline	State MI	Zip 48176
Phone / Fax 734 429-5840 429-9399 Fax		E-Mail DRroofing@yahoo.com

Contractor

Contractor Name & Contact Info

Stacy Telpaz Office 734-429-5840 Cell 1-810-681-7449

Type of work

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

Complete Description of Proposed Work:

Take off & Replace Lower Flat Roof Area with $\frac{1}{4}$ " per
Foot Tapered Insulation, White Everguard TPO Roofing, &
White Edge Metal to match existing color

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:

15450.00

Permit fee:

\$35 + _____ = 60.00

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:

9-12-17

Print Name:

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.

Diversified Roofing & Repair Inc
Proposal
734-429-5840
734-429-9399 Fax

Page One
Flat
Replace

8/08/2017

Stan Tupacz Jr.
779 W. Michigan Ave.
Saline, Mi. 48176

Proposal Submitted To:
Jeff Kuhns
734-604-4303

Work To Be Performed At:
105 W. Michigan Ave.
14 S. Huron St.
Ypsilanti, MI 48197

Start Date: Schedule upon acceptance

Description of work to be performed:

Lower south and west facing flat roof sections over travel agency. Replace flat roof sections with new GAF Everguard white TPO roofing

- **Install landscape and perimeter protection equipment**
- **Remove all existing roofing materials, unused curbs & pipes.**
- **Replace any water damaged decking \$2.50 per ft/ if wood decking**
- **Install 1/4" per foot tapered insulation to flow to eaves.**
- **Install new 1 1/2" ISO board insulation over existing deck**
- **Mechanically fasten insulation board to steel decking with plates & screws**
- **Install GAF TPO roofing, mechanically attached**
- **Detail laps and flashings with TPO to manufacturers specs**
- **Install metal to eave and flash to TPO roofing**
- **Flash membrane to masonry wall and install termination bar**
- **Flash rubber roofing to pipes, stacks and walls**
- **Clean up all debris**

This roofing system is covered by a 15 year manufacturer's limited warranty. In addition to a 10 year workmanship guarantee provided by Diversified Roofing.

The contractor will furnish all materials

The contractor will furnish all the clean-up and debris removal

The contractor will furnish all labor

All material is guaranteed to be as specified, and the above work to be performed in accordance to contract agreement.

All work will be completed in a substantial workmanlike manner for the sum of:

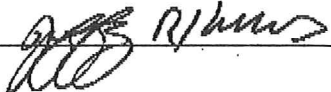
- ~~1. GAF Everguard TPO 45 Mil roof \$14,250.00 SK~~
- ✓ 2. GAF Everguard TPO 60 mil roof \$15,450.00 SK
3. To repair flashing a pipe, stack and chimney on upper roof \$300.00

Payments to be made as follows: PAYMENT UPON COMPLETION

ACCEPTANCE OF PROPOSAL

The prices, specifications, conditions, and terms on pgs. 1-3 are satisfactory and are hereby accepted. Diversified Roofing is authorized to do the work as specified. Payment will be made as outlined above.

Date: 8-9-17

Signature: 

Signature: _____

Proposal Terms and Conditions

Proposal Contingencies....

This proposal is subject to change unless acceptance is made within 14 days of dated issues.

If payment is not received within 48 hrs. of completion, a \$300 administrative fee will be applied to the remaining balance.

In the event that payment is not made when due, buyer agrees to pay the maximum legal rate including attorney fees and other costs for collection.

Any alteration or deviation from the plans and specifications involving extra costs will be agreed upon in verbal or written format prior to performance of additional work.

All agreements contingent upon strikes, floods, accidents, fires, or other delays beyond the control of the roofing contractor.

Workmanship warranty will become void if roofing materials are altered or another contractor performs work without Diversified Roofing giving consent.

Structural Concerns...

Contractor is not responsible for structural soundness and shall have no liability whatsoever for the failure of the supporting structure to support men, materials, equipment, ice, snow, and water whether it occurred before, during, or after work.

Contractor is not responsible for interior damages resulting from structural deficiencies as outlined above.

Contractor shall not be liable for any damages to trees, shrubs, flowers, or lawn.

The adjustment, condition, or replacement of antennas, satellite dishes, or any other equipment located on roof is not the responsibility of contractor.

Contractor accepts no responsibility for previous or future mold growth whether attic was treated or not.

Contractor is not to be held responsible for any damages that occurs in the structure during or after work has been completed.

Diversified Roofing and everyone involved or affiliated, including the material company that delivers the product: is not to be held responsible for any damages to driveways or sidewalks.

Insurance/Licenses...

Contractor to carry general liability and workers compensation insurance.

All city, state, county licenses to be held by contractor.

Property owner to carry all necessary insurances.

Customer right to cancel...

To cancel this transaction you must submit a written notice of cancellation within 3 business days of contract date, failure to do so will result in a \$300.00 administration fee.

Permits....

The contractor will obtain any and all permits necessary for the outlined work.

Administration fee...

Administration fee will be added to the final cost for all Credit Card payments. This fee will be 2.5% of final cost. This fee is only charged for credit card use.



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-17-0115
Amendment PHDC-17-0106

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:

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:

Date:

9/14/17

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.

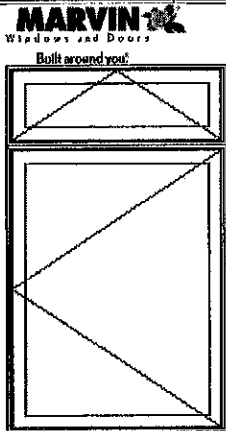
Thank you!



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 239.36

1W2H - Rectangle Assembly

Assembly Rough Opening

37" X 60 3/4"

Unit: A1 353.60

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

Unit: B1 466.48

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

Factory Mull Charge 9.52

4 9/16" Jamb

Nailing Fin

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

Project Subtotal Net Price: USD 1,068.96

6.000% Sales Tax: USD 64.14

Project Total Net Price: USD 1,133.10



RECEIVED

SEP 19 2017

CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti

Historic District Commission
Work Permit ApplicationOne 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	217 W MI Ave Ypsilanti
---------	------------------------

Applicant

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

Name			Sally Yip Diversified Roofing								
Address						779 W MI Ave					
City						Saline					
State						MI					
Zip						48176					
Phone / Fax						734 422-5846 734 422-9399					
E-Mail						DiversifiedRoofing@yahoo.com					

Contractor

Contractor Name & Contact Info

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

Tear off & Replace Flat Roof with
White Everguard TPO Roofing & white metal to
match existing

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:

26,825.00

Permit fee:

\$35 +

= 75.00

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:

9-19-17

Print Name:

Stan Terepore

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-17-0119

Diversified Roofing & Repair Inc
Proposal

734-429-5840

734-429-9399 Fax

3/9/2016

9/14/17

Page One

Replace

Stan Tupacz Jr.
779 W. Michigan Ave.
Saline, MI. 48176

✓ Proposal Submitted To
Tom Rumford
734-904-3274
trumford@aol.com

Work Performed At:
217 W. Michigan Ave
Ypsilanti, MI 48197

Start Date: Schedule upon acceptance

✓ Description of work to be performed: Replace upper flat roof section with new Duralast 45mil, GAF Everguard TPO 45mil white, or EPDM Versico 60mil rubber roofing black.

- Install landscape and perimeter protection equipment
- Tear off all existing roofing materials
- Replace any water damaged decking @ \$2.50 per ft
- Install 3" ISO board insulation over existing tapered roof
- Mechanically fasten insulation board to decking plates and screws
- Install Duralast 45mil, GAF Everguard TPO 45mil white, or EPDM Versico 60mil rubber roofing black.
- Mechanically attach Duralast or TPO, or fully adhere EPDM rubber
- Detail laps and flashings with Versico Q.A. flashing to manufacturers specs
- Install 24 gage perimeter L-metal to eave
- Flash rubber to metal at perimeter
- Flash rubber roofing to walls and terminate
- Flash pipes, stacks, and chimney
- Install T-Lap Flashings and seal with black lap sealant
- Clean up all debris

JR

✓ Property owner to carry all necessary insurances.

Customer right to cancel...

To cancel this transaction you must submit a written notice of cancellation within 3 business days of contract date, failure to do so will result in a \$300.00 administration fee.

Permits....

✓ The contractor will obtain any and all permits necessary for the outlined work.

Administration fee...

Administration fee will be added to the final cost for all Credit Card payments. This fee will be 2.5% of final cost. This fee is only charged for credit card use.

Totals:

45 mil GAF Everguard 25850

replace lower shingled roof 975

* 26825

deposit 50%

Ex. Oct 1st

* 13,412.5

2nd Payment Nov 1st

* 4470.83

3rd payment Dec 1st

* 4470.83

4th Final payment Dec 31, 17 * 4470.83

* 26825

Proposal Terms and Conditions

Page 3

Proposal Contingencies....

This proposal is subject to change unless

acceptance is made within 14 days of dated issues.

If payment is not received within 48 hrs. of completion, a \$300 administrative fee will be applied to the remaining balance.

In the event that payment is not made when due, buyer agrees to pay the maximum legal rate including attorney fees and other costs for collection.

Any alteration or deviation from the plans and specifications involving extra costs will be agreed upon in verbal or written format prior to performance of additional work.

All agreements contingent upon strikes, floods, accidents, fires, or other delays beyond the control of the roofing contractor.

Workmanship warranty will become void if roofing materials are altered or another contractor performs work without Diversified Roofing giving consent.

Structural Concerns...

Contractor is not responsible for structural soundness and shall have no liability whatsoever for the failure of the supporting structure to support men, materials, equipment, ice, snow, and water whether it occurred before, during, or after work. Contractor is not responsible for interior damages resulting from structural deficiencies as outlined above.

Contractor shall not be liable for any damages to trees, shrubs, flowers, or lawn.

The adjustment, condition, or replacement of antennas, satellite dishes, or any other equipment located on roof is not the responsibility of contractor.

Contractor accepts no responsibility for previous or future mold growth whether attic was treated or not.

Contractor is not to be held responsible for any damages that occurs in the structure during or after work has been completed.

Diversified Roofing and everyone involved or affiliated, including the material company that delivers the product: is not to be held responsible for any damages to driveways or sidewalks.

Insurance/Licenses...

Contractor to carry general liability and workers compensation insurance.

All city, state, county licenses to be held by contractor.

These walk
through
with me
during initial
inspection

TR

This roofing system is covered by a 15 year manufacturer's limited warranty. In addition to a 10 year workmanship guarantee provided by Diversified Roofing.

The contractor will furnish all materials
The contractor will furnish all the clean-up and debris removal
The contractor will furnish all labor

All material is guaranteed to be as specified, and the above work to be performed in accordance to contract agreement.

All work will be completed in a substantial workmanlike manner for the sum of:
60mil Versico EPDM rubber "black" \$29,650.00
45mil GAF Everguard TPO "White" \$25,850.00 *
45mil Duralast PVC roofing "white" \$21,300.00

25,850.00

To replace lower shingled porch roof, new wood, underlayment, shingles, flashings etc. would be an additional \$975.00

975.00
\$26,825.00

Payments to be made as follows: PAYMENT UPON COMPLETION

date of start?

* Stay would you consider accepting 50% down ASAP then balance paid over next 3 months?

1st 13,412.5
2nd 4470.83
3rd 4470.83
Last 4470.83

ACCEPTANCE OF PROPOSAL

The prices, specifications, conditions, and terms on pgs. 1 - 3 are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date: 9/4/17

Signature: 

Signature: _____

See schedule other page

TR

HDC Intern

From: Stan Tupacz <divroofing@yahoo.com>
Sent: Tuesday, September 19, 2017 4:15 PM
To: HDC Intern
Subject: Diversified Roofing- 217 W. Michigan Ave.
Attachments: 20170919_134452.jpg; 20170919_134510.jpg; 20170919_160406.jpg

Please see the attached pictures for the proposed roofing job and proposed membrane for 217 West Michigan Ave. If you have any questions please don't hesitate to call me at the numbers below.

Membrane will be machanicly attached "no heat or torches"

Stan Tupacz

Owner

Diversified Roofing

779 W. Michigan Ave.

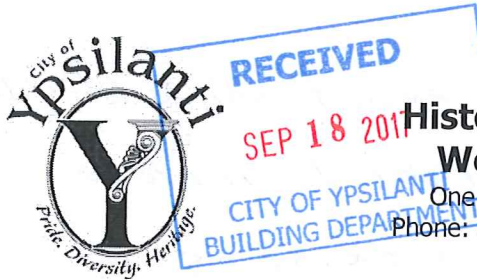
Saline, MI 48176

Phone: 734-429-5840

Mobile: 810-691-9409

Fax: 734-429-9399

PHDC-17-0117



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

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

119 N ADAMS 211 Ferris St, Ypsilanti, MI 48197

Applicant

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

Name

Hedger Breed

Address

119 N ADAMS

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

1-734-214-4666

E-Mail

Contractor

Contractor Name & Contact Info

Sherriff-Goslin Roofing / 734-480-0080 Ben Sherriff

Type of work

☒ Roofing

☐ Window/Door Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Re-roof section of house, using exact same shingle (Hunter Green Art-Loc) White drip Edge to replace existing white drip edge. Replace existing ridge vent with same product. Tear off decking & replace with 1/2" CDX plywood.

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:

\$ 7,450.00

Permit fee:

\$35 + 415.00 =

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:

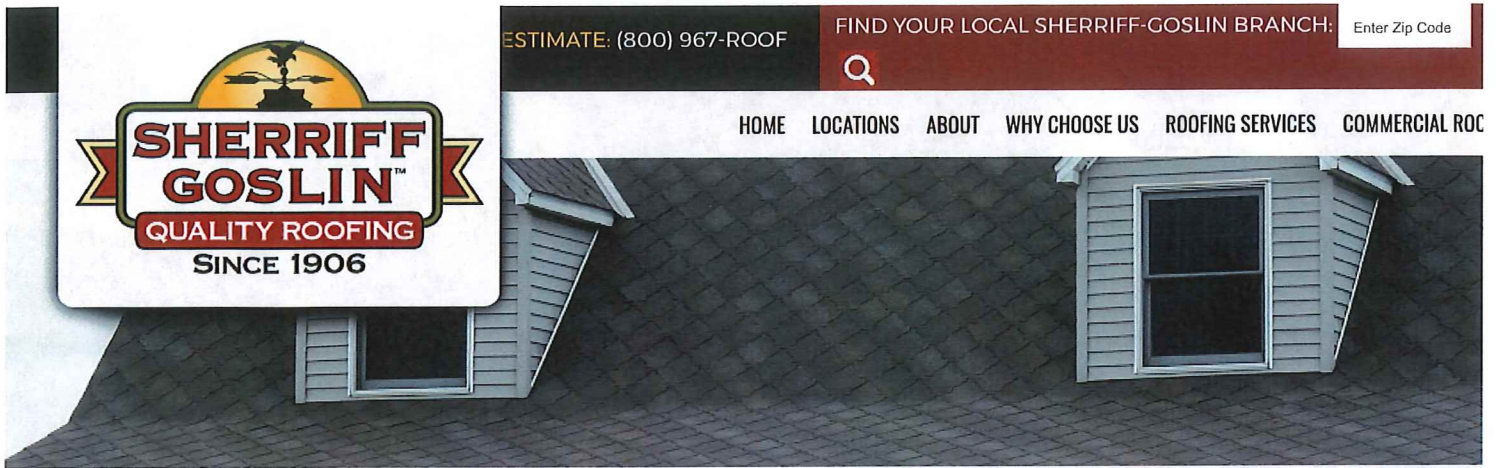
9/18/2017

Print Name:

Joshua Miller

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.

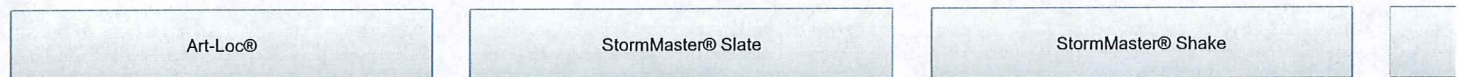


See Your New Roof with our Shingle Visualizer

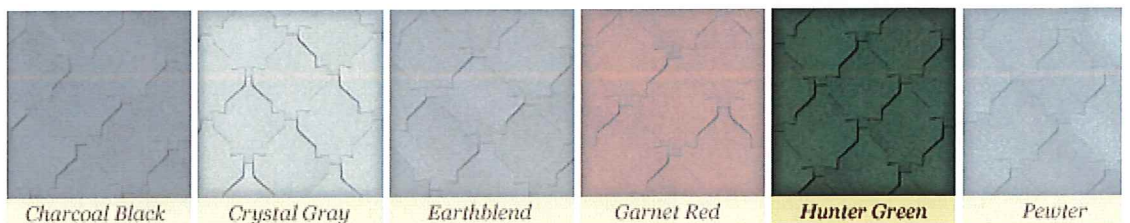
If you're having trouble visualizing what color roofing shingle will complement your home, you can use our shingle color and style selector to help narrow down your replacement roof. It's important to determine which style best fits your home's personality. With a click of your mouse you can watch as our sample roof sees roofing shingles, to StormMaster® Slate, to StormMaster® Shake to Pinnacle® Pristine roofing shingles.

Once you have decided which style of shingle you want to cover your home, you can then move on to the shingle color selector. The shingle color selector visualizes how your favorite style of shingle will look with your ideal color.

Request a quote today and our roofing contractors will make your vision a reality!



Art-Loc®





FREE ROOF ESTIMATE

[LEARN MORE](#)

FRE

Sherriff-Goslin Company

Quality Roofing Since 1906

Serving Michigan, Indiana, and Ohio

(269) 962-4036
(800) 967-ROOF

[FIND LOCAL BRANCH](#)[DOWNLOAD LITERATURE](#)[CONTACT US](#)[EMPLOYEE PORTAL](#)

ABOUT

[History](#)
[Core Values](#)
[Latest News](#)
[Careers](#)

SHINGLES

[Art-Loc® Shingles](#)
[StormMaster® Shake Shingles](#)
[StormMaster® Slate Shingles](#)
[Pinnacle® Pristine Shingles](#)
[Shingle Visualizer](#)
[FAQs](#)
[Literature](#)

ROOFING SERVICES

[Free Roof Inspection](#)
[Roof Replacement](#)
[Roof Repair](#)
[Gutter Installation](#)
[Farm, Barn, & Church Roofs](#)

**ACCREDITED
BUSINESS**Sherriff-Goslin
Bureau Accredited

©2017 Sherriff-Goslin Company All Rights Reserved.
Web Development by Blue Fire Media
[Sitemap](#) | [Login](#)



CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF September 12, 2017

CALL TO ORDER AND ROLL CALL

Hank Prebys Vice-Chair 7:00 PM

Meeting Location: City Hall Council Chambers, 1 S. Huron

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

Commissioners Absent: Anne Stevenson, Ron Rupert

Staff Present: Cynthia Kochanek, Preservation Planner

APPROVAL OF AGENDA

Motion: Lindsay (second: Schmiedeke) moves to approve the agenda as amended to add 16 S Washington, 53 E Forest, 215 S Washington as a study items.

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, Applicants - Present

Discussion: Prebys: Asks for more information.

Staffeld: States that there is an amended application that the commission has in front of them. States that the paint, lights, door, roof and ventilation louvers are all still the same as before. He states that the hayloft door, the rolling doors and siding were addressed in the new drawings. States that the trim is simpler now and there are now no picture windows. The windows will be aluminum clad wood windows. The picture windows on the west and south elevation have been changed. The siding is changed to match what is on the building now. He states that the new modifications will be to add the

“rolling doors” that will not function on the lower level and will be inset about 6” and be made from the existing siding on the barn. The hayloft door will use the existing siding as well. The siding is really the major piece for discussion. He states that the boards that are there now were not there to cover the building as a residence but for its use as a barn. He states that many of the boards are in poor condition and previous repairs have removed a lot of the siding on the south elevation. States that in order to make this building livable the siding will need to be repaired. States that the new siding will be the lodge pole pine siding.

Davis: States that in regards to the east elevation, the applicant really took the comments of the commission into consideration.

Schmiedeke: Asks about the barn doors and hayloft doors, if the existing frames will be retained and that they are planning on just recessing the infill.

Staffeld: States that is correct.

Motion: Davis (second: Lindsay) moves to approve the outbuilding work at 422 N Hamilton to include the installation of a new lighting fixture to be the 1-light Oil-Rubbed Bronze Outdoor Wall Lantern and the painting of the structure in Sherwin Williams Brevity Brown (door), Sherwin Williams French Roast (trim), Sherwin Williams Harvester (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 a JELD-WEN 9 lite unfished 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.

Secretary of the Interior Standards:

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

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

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

401 E Forest

**Application is for roof replacement.*

Applicant: Curtis Mullins, Applicant – Present

Discussion: Prebys: States that this application was tabled due to the questions that the commission has about what the work will entail. Asks the applicant to describe the work that he is planning on doing.

Mullins: States that he is looking to replace and repair the porch the same as it was before. He will replace 320 square feet of the roof with that same shingles.

Davis: States that there is some concern for more than the front porch.

Mullins: States that as far as he was aware the only issue is with the front porch. That they have been redoing the inside of the house.

Prebys: States that is not correct, that there are issues beyond just the front porch, but that the issue at hand is the porch roof application.

Lindsay: Asks about the white paint and what it will be used for. She states that the application did not mention what would be painted.

Mullins: States that he will be painting the beam box.

Prebys: Asks about if the fascia will be redone.

Mullins: States that they will do all of that.

Prebys: States that the commission does not know that from the application. Asks about the ceiling of the porch.

Mullins: States that it is currently bead board. States that he has remnants of the exiting and will replace the rest with like materials. He states that he will use wood.

Prebys: Asks about the gutters.

Mullins: States that the gutters will be placed back on.

Prebys: Clarifies that they are k-style.

Mullins: Confirms.

Prebys: States that there are still issues with the rest of the house and it is still condemned. Asks how the rest of issues will be addressed.

Mullins: States that he is unaware of the issues and that the house has not been neglected. States that he cannot get inside the home currently.

Lindsay: States that part of what the historic district commission is charged with is protecting the historic buildings in the district. She lists the issues as listed on the building department letters regarding the dangerous building hearing is that there is loose and detached siding, a deteriorating porch, decking and supports, broken windows and a detached chimney. She asks about the chimney.

Mullins: States that the chimney was built like that, that it has been like that since he moved in 50 years ago. He states that the chimney was not attached.

Davis: Asks about the windows.

Mullins: States that the windows are there but some of the storms and windows may need to be repaired and they will be put back in.

Davis: Asks about when the repairs will be done on the porch and the windows.

Mullins: States that he can do it in the next 60 days.

Prebys: Asks about the siding.

Mullins: States that the siding that was an issue was taken down a few months ago.

Davis: Asks the applicant to verify that the 60 days would be enough time for this.

Mullins: Confirms that it is.

Motion: Lindsay (second: Schmiedeke) moves to approve for the application at 401 E Forest to include the replacement and repair of the porch roof. The materials to be used as noted in the application with black onyx three tab shingles. All repairs to match the existing. With a white porch roof and white fascia board. All wood to be painted. The porch ceiling to be repaired or replaced and painted. New gutters to match the existing k-style gutters with downspouts at the edge of the porch.

Secretary of the Interior Standards:

#5- Preserve distinctive features.

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

NEW BUSINESS

401 E Forest

**Demolition by Neglect consideration*

Applicant: Curtis Mullins, Applicant –Present

Discussion: Pettit: Asks what the reasoning would be for it to be tabled.

Prebys: States that the reason is since the repairs are going to be in progress.

Davis: Explains the issues with the house and why it is being considered a demolition by neglect. States that the interior is not in the purview of the commission.

Lindsay: States that the chimney is probably the reason that the building is being condemned since that is a structural issue.

Mullins: States that the chimney has been there for 100 years. States that it has passed insurance inspections. States that it has never been connected to the building.

Davis: States that this may still be an issue and that possible that an engineer may need to sign off on that.

Motion: Davis (second: Schmiedeke) moves to table the demolition by neglect consideration for 401 E Forest in acknowledgment of the commission's approval for porch repairs at the September 12, 2017 meeting. This is to be revisited in 60 days.

Secretary of the Interior Standards:
n/a

Approval: Unanimous. Motion Carries.

117 E Cross

**Application is for gutter installation.*

Applicant: Gerald Kreiner, Applicant – Present

Discussion: Prebys: Asks where the downspouts will be placed.

Kreiner: *Points out on the photo of the house where the downspouts will be located.*

Prebys: Asks where the gutters will be located.

Kreiner: States that there will not be any gutters on the front of the house since there is no roof there. States that the gutters will be on the entire house and garage. The gutters will be k-style and in white. Confirms that there will be downspouts on the sides. The downspouts will generally be placed on the corners on the sides of the house.

Motion: Lindsay (second: Prebys) moves to approve the application at 117 E Cross St to include the installation of 5" aluminum k-style gutters and downspouts in white on the house and garage. Downspouts to be located at the corners of the sides. The gutters to be trimmed around the entirety of the house attached using hidden screw brackets attached to fascia boards where present and under the shingle hangers where no fascia is present. Straps to be used only on the east side.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

106 N River

**Application is for garage installation.*

Applicant: Heide Otto, Applicant – Present

Discussion: Otto: States that she was previously approved for the garage installation however she couldn't get the work done within the 6 months. She states that since she needed to revisit this she had Crawford Door come out and see if there was any option for repair the doors. She states that she was advised that they could not be repaired due to the extensive damage that was done. States that since she was here a lot of repairs have been made on the property. She would like to replace the doors with the closest she could find to them. She would like to go with a four panel door, without windows in the green color instead of the tan. She states that the color of the tan door would not match that closely.

Motion: Davis (second: Schmiedeke) moves to approve the application at 106 N River to include the removal of the existing two garage doors and their replacement with a Clopay garage door model #4050 in hunter green with elegant short panels with no windows.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

333 Oak

**Application is for window and ac installation.*

Applicant: Stephen & Judy Lucchetti, Applicants – Not Present

Discussion: Kochanek: States that she was advised that they would not be able to make it to the meeting tonight.

Motion: Lindsay (second: Davis) moves to table the application at 333 Oak.

Secretary of the Interior Standards:

n/a

Approval: Unanimous. Motion Carries.

16 S Washington

**Application is for a little library installation.*

Applicant: Joe Capauano and Michael Anthony, Applicants – Present

Discussion: Capauano: States that his project for eagle scouts is to install a little free library. It would be placed on a 5' pole and placed about 2' into the bucket. It will be placed in a 5 gallon bucket with concrete so that it can be moved later.

Prebys: Asks if it would be painted.

Capauano: States that that depends on the commission. States that if it does need to be painted then then it would be painted in Growing Hope's colors.

Prebys: States that it should be painted or stained an opaque stain.

Davis: Suggests that it be painted a dark color.

Motion: Davis (second: Pettit) moves to approve the installation of the little free library at 16 S Washington. The library will be constructed as presented and will be placed on a freestanding post of concrete into the ground. The installation is not to impede or go into the public right-of-way. The library should be painted a dark color consistent with the Growing Hope branding.

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.

25 S Huron

**Application is for sign installation.*

Applicant: Jim Summers, Applicants – Present

Discussion: Prebys: Asks for information on the project.

Summers: States that he is looking to add permanent signage to the property. States that he is aware of the signage size requirements. The hanging sign will be a green silhouette that will replace the sign that is there now. It will not have a white background that is seen in the depiction. States that the other sign will be a custom made neon sign in the area provided for the signage above the door.

Davis: Asks if the neon will be a solid color with no flashing or color changes.

Summers: Confirms that the colors will be solid with no flashing but the bike and rider will be green and the wheels will be white.

Lindsay: Asks if will be traditional neon.

Summers: Confirms.

Davis: Asks if the banner is coming down.

Summers: Confirms that is the case.

Davis: Asks for approximate size of the biker sign.

Summers: States that the biker will be 40" wide and 30" high.

Lindsay: Asks if the hanging sign will be neon.

Summers: States that it would not be neon but it would be made out of appropriate materials.

Davis: Suggests that it be powder coated steel, aluminum or similar.

Motion: Pettit (second: Schmiedeke) moves to approve the application for work at 25 S Huron. Work to include the installation of two signs; one neon wall sign to be installed above the doorway in the dimensions of 72" x 24" and the second sign to be a hanging sign protruding from the front face of the building to be roughly 40" x 30" tall. The hanging sign to be a powder coated steel or other similarly appropriate sign material for that location. The designs to follow the materials submitted on 9-1-17. The signs are to be attached with non-corrosive hardware and to avoid the masonry. Fasteners to comply with the HDC sign fact sheet specifications.

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.

218 N Washington

**Application is for gutter installation.*

Applicant: Daneen Zureich & Nancy Taylor, YLLHF Board, Applicants – Present

Discussion: Prebys: Asks about the work.

Zureich: States that they are putting gutters around the original portion of the house and on the newer addition of the house. States that a half round gutters and round 4" downspouts will be placed on the original section in white. On the addition the gutters and downspouts will be k-style in white.

Prebys: States that in her illustration it depicts where the downspouts will go.

Zureich: Agrees and states that those locations are where the downspouts are located now.

Motion: Davis (second: Schmiedeke) moves to approve the work to include the installation of gutters at 218 N Washington. Work will 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 portions 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 plans submitted with the application dated 8/30/2017.

Secretary of the Interior Standards:

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

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

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

207 N Hamilton

**Application is for a reroof.*

Applicant: Robert Barnes, Barnes & Barnes Properties, LLC, Applicant – Present

Discussion: Prebys: States that this was seen before and that there was some issue with the pattern and if the shingles would be good enough for the pitch of the tower. Asks for more information on the project.

Barnes: States that he would like to install the Tamko 30 year architectural style shingles on the remaining 35% of the house. States that the other 65% of the building already has this type of roof shingle on it.

Pettit: Asks about the flashing and the color.

Barnes: States that the flashing and drip edge would be to code and be black to match the shingles.

Pettit: Asks if there is any venting on this section of the house.

Barnes: States that there is not. He states that they are going to go just as is.

Prebys: Asks if there will be any gutter or downspout work.

Barnes: States that there will not be.

Schmiedeke: Asks about the box vents indicated in the proposal.

Barnes: States that there will be no venting changes beyond what exists today.

Motion: Pettit (second: Davis) moves to approve the application for work 207 N Hamilton to include the installation of Tamko Heritage architectural shingles in rustic black to replace the older shingles that are currently on the house, in those specific sections. Drip edge and flashing to be black to match the shingles. Installation not currently planned to include any roof venting outside of what may already be existing in the same locations.

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

Approval: Unanimous. Motion Carries.

STUDY ITEMS

16 S Washington

Applicant: Laura Gillis - Present

Discussion: Is looking to install additional lighting in the form of strings of lights and poles to hold them. These will be LED light bulbs in a color to match the existing. States that these are needed because it gets dark prior to the farmers market shutting down. The poles will be square metal because it is easier to work with. States that the floodlight is a manual and can be left off.

53 E Forest

Applicant: Lauren Ahearn- Present

Discussion: Is hoping to paint the house. Shows some paint chips and asks if that would be sufficient to provide with the application. The porch needs some repair and she asks about suggestions for the porch and what needs to be applied for. She asks about the address numbers and if that needs to come in front of the commission. They will be doing a gutter replacement at a later date and confirms that it would need an application.

Prebys: States that the address sign can just be replaced and that does not need to come to the commission.

215 S Washington

Applicant: Pace Neilson and Shantel Neilson- Present

Discussion: States that the contractor has found some additional issues. They would like to remove the flat roof dormer and put the roof back in that location as well. States that he would like to redo the entire roof on the house to match the carriage house. States that there are no functional gutters on the house and that they are looking to replace them. They will also need to add lights to the front porch.

Kochanek: Suggests that the applicant separate the application for the reroof on the house so that it can be administratively approved separately from the rest of the work that will be applied for.

Administrative Approvals

421 N Huron –reroof

Motion: Davis (second: Pettit) moves to approve the administrative approval for the reroof at 421 N Huron.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Lighting Fact Sheet

The commission discusses the fact sheet and Commissioner Schmiedeke provides grammar edits for the fact sheet.

Motion: Davis (second: Schmiedeke) moves to approve the lighting fact sheet with the submitted corrections.

Approval: Unanimous. Motion carries.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of August 22, 2017

Motion: Davis (second: Pettit) moves to approve the minutes as amended for edits to Commissioner Lindsay's last name and to add a word to the motion for the dimensional 1 x lumber for 406 Oak.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 9:01 p.m.