

1. Historic District Commission Agenda 11-14-17

Documents:

[01-HDC NOV 14, 2017 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 11-14-17

Documents:

[11-14-17 HDC MEETING PACKET.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, November 14, 2017 - 7:00 p.m.
Spark East, 215 W. Michigan Ave.
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

1. 118-120 Maple **Outbuilding demolition-WITHDRAWN**

V. BUSINESS SESSION

A. OLD BUSINESS—none

B. NEW BUSINESS

2. 37-39 E Michigan

Signage replacement

3. 16 N Washington

Window installation

4. 205 N Hamilton

Porch repair & stair replacement

5. 304 N Hamilton

Porch step replacement

6. 406 Oak

Fence installation

7. 31 N Washington

Awning installation

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

8. 406 Oak

Door replacement

9. 206 Olive

Reroof

E. OTHER BUSINESS

10. Property Monitoring

11. HDC meeting day/2018 calendar

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

11. Approval of the minutes of October 24, 2017

VIII. ADJOURNMENT

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

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

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

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

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

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

3. Do not imitate earlier styles.

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

4. Preserve significant changes acquired over time.

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

5. Preserve distinctive features.

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

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

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

7. Clean building gently—no sandblasting.

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

8. Preserve archaeological resources.

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

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

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

10. New work shall be removable.

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

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**JOHN WINN
5277 JACKSON RD. STE. D
ANN ARBOR, MI 48103
734-320-1471
FAX: 734-929-4074**

11/2/17

**City of Ypsilanti
Historic District Commission**

attn Cynthia Kochanek

**Please be advised that I am withdrawing my request to Demo
the out building located at 118-120 Maple st. We will instead
apply for a building permit to do the repairs to the structure
with respect to the roof.**

Respectfully

John Winn



RECEIVED

OCT 03 2017

CITY OF YPSILANTI
BUILDING DEPARTMENT

Ypsilanti Historic District

Demolition Permit Application

Date Filed 10-3-17 for HDC meeting date _____

Property Address 118-20 Maple

Applicant: Name John Winn

Address 5277 JACKSON RD STE D

City Ann Arbor State Mi Zip Code 48103

Phone 734-320-1471 Fax 734-929-4074

Email JWinn1947@gmail.com

If applicant is not owner:

Owner's name _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Signature of Owner _____

Who will perform the work?

Contractor's name John Winn

Address and phone 5277 JACKSON MI - ANN ARBOR 734-320-1471

Cost of proposed work 1000.00 Permit Application Fee 35.00

The permit fee is \$30 plus \$5 for each (or any portion of) \$3000 of construction cost and is due with the application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permits.

To complete this application:

1. Fill in all necessary information on both sides of this application
2. The following additional items must be submitted with the application in order for an application to be considered complete:
 - Information sufficient to justify the grounds upon which the applicant has chosen to base the application.
 - Written evidence that alternatives to demolition or moving have been evaluated (including, but not limited to rehabilitation, sale, adaptive reuse) and both architectural and financial data to support a conclusion that demolition is the only feasible option. The evidence shall show that the property was offered for sale, the price asked, the period of time during which the property was offered for sale, and how it was advertised.
 - Written evidence of advice sought by applicant from a professional experienced in historic preservation work.
 - It is the applicant's burden to show that the application complies with the Guidelines. If the application does not meet the burden, the application shall be denied.

Incomplete Applications will not be considered

R. 22807
#1223

PHDC 17.0128

5

360 sq. ft.

Ypsilanti Historic District Work Permit Application – Demolition / Page 2

Date filed _____ for meeting date _____

Property Address _____

Applicant _____

Grounds upon Which an Application May be Based

Please check appropriate box and provide as many as possible of the materials listed under each of the grounds in the "Guidelines for the Consideration of Applications for the Demolition or Moving of Structures within the Ypsilanti Historic District" which is attached to this form.

- ☒ The structure constitutes a hazard to the safety of the public or the occupants
- ☐ The structure is a deterrent to a major improvement program that will be of substantial benefit to the community, and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances.
- ☒ Retaining the structure will cause undue financial hardship (as defined on p.10 of the Guidelines) to the owner when a governmental action, an act of God, or other event beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at it's fair market value, or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
- ☒ Retaining the structure is not in the interest of the majority of the community.

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



10-3-11
Date

For additional information visit our website www.cityofypsilanti.com, or contact the City of Ypsilanti Planning and Development Department, 734.483.9646.



This Building has Been ReBuild and Repaired
Multiple Times and has Been Locked off
From tenants For years.

I would like to Remove this structure.
And clean up the tree's so that that corner
is not Being wasted and Rotting.

The skunks and Raccoons and etc. just take over the Place.

360 sq ft.

Cynthia Kochanek

From: john <jwinn1947@gmail.com>
Sent: Thursday, October 05, 2017 5:02 PM
To: Cynthia Kochanek
Subject: Re: 118-120 Maple

yes it is only for the out building if I need to submit a new form please advise and we will get it over to you

john

On Oct 5, 2017, at 3:19 PM, Cynthia Kochanek <CKochanek@cityofypsilanti.com> wrote:

Hello,

We have received your application for demolition however the application does not indicate anywhere on it or the attached statement that this is only for the outbuilding/garage. In order to place this demo application before the HDC next week, we would require a new/modified statement that indicates that this demo application for the garage prior to tomorrow, October 6 at 2 pm. If you cannot make it into the office, an emailed statement will suffice.

Thanks,

Cynthia Kochanek
Preservation Planner
Community Development Division, City of Ypsilanti
734-483-9646
ckochanek@cityofypsilanti.com



HDC Work Permit Staff Review

Property address: 37-39 E Michigan

Date of Application: November 1, 2017

Date of Review: November 3, 2017

Date of Meeting: November 14, 2017

Proposed work: signage re-facing and replacement

Materials: aluminum sign cabinets with stainless steel mounting hardware

Staff review:

1. This is part of a larger project at this location. The rest of this project was already approved by the HDC at their last meeting.
2. The plans indicate that the existing monument sign will be refaced on both sides.
3. The existing tower sign will be replaced with a new stand-off metal panel system with a vinyl graphic.
4. New channel letters will replace those that exist on the east side of the building and a vinyl slogan with 8" vinyl letters stating "real meals to go" will be placed on the canopy on the west side of the building.
5. All signage is subject to zoning ordinance requirements.
6. A building department permit will 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 Motions:

Move to approve the work for the 37-39 E Michigan to include the re-facing of the monument sign, the replacement of the red channel letter "KFC" sign on the east side of the building, the installation of 8" vinyl letters stating "real meals to go" to be placed on the canopy on the west side of the building and the removal of the existing wall sign on the front tower to be replaced with a new stand-off metal panel system with a vinyl graphic. All signage is subject to the square footage requirements in the zoning ordinance.

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10. New work shall be removable.



RECEIVED
NOV 01 2017
CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

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

rec # 22977

OFFICE USE ONLY

Date Filed:

Meeting Date: 11/14

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 one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

37 E. Michigan Ave.

Applicant

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

Name

Metro Detroit Signs

Address

11444 Kaltz Ave.

City

Warren

State

MI

Zip

48089

Phone / Fax

Phone (586)759-2700 / Fax (586)759-2703

E-Mail

kdeters@metrodetroitsigns.com

Contractor

Contractor Name & Contact Info

Kevin Deters at Metro Detroit Signs / Phone (586)759-2700 / Email = kdeters@metrodetroitsigns.com

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☒ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Change the faces on the existing monument sign (53.7 sq feet), install a new 10' x 8' 8" (86.66 sq feet) Colonel Sanders wall sign, and install a new 2' 6" x 8' 9 5/8" (22 sq feet) KFC wall sign. All 3 proposed new signs are replacing existing signs.

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

Aluminum sign cabinets with stainless steel mounting hardware

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: \$8,000	Permit fee: \$35 + \$10 = \$45
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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: 10/20/17
--	-------------------

Print Name:
Kevin Deters

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 ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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

Site ID: C105005
 Address: 39 E. Michigan Ave
 City, St: Zip: Ypsilanti, MI 48198
 Survey Date: 11/26/16

Sign Detail



Sign No: E01
 Photo #: 21-25

Notes:

Sign Copy		
KFC		
Existing Sign Type		
Monument		
Sign Height	Sign Width	Sign Depth
7' 3 1/2"	7' 4 1/2"	10"
Letter Height	Graphic Material	OAH
9"	Vinyl	9' 4"
Sign Material	Mount	
Aluminum	Flush	
Face Type	Face Material	
Pan	Plex	
Retainer Size	Divider Size	
1 1/2"	N/A	
V.O. Height	V.O. Width	
7' 1/2"	7' 1 1/2"	
Surface Shade	Surface Material	
N/A	N/A	
Available Height	Available Width	
N/A	N/A	
Double Face	Illuminated	
Yes	Yes-Internal	
Access	Electric	Quantity
N/A	Yes	1

Recommendations

Face Change
 53.7¢

Recommendation Comments :

Recommended Action
Recommended Sign Type
Model #
Sign Type Description
Signage Copy
Wall Repair Action

Site ID: C105005
 Address: 39 E. Michigan Ave
 City, St: Zip: Ypsilanti, MI 48198
 Survey Date: 11/26/16

Sign Detail



Sign No: E02
 Photo #: 26-28

Notes:

Sign Copy		
Logo		
Existing Sign Type		
Wall Cabinet		
Sign Height	Sign Width	Sign Depth
9' 2 1/2"	6' 1"	
Letter Height	Graphic Material	OAH
N/A	Embossed	17' 4"
Sign Material		Mount
Aluminum		Flush
Face Type		Face Material
Pan		Plex
Retainer Size		Divider Size
2"		N/A
V.O. Height		V.O. Width
8' 10 1/2"		5' 9"
Surface Shade		Surface Material
White		Brick
Available Height		Available Width
10' 7"		8' 4"
Double Face		Illuminated
No		Yes-Internal
Access	Electric	Quantity
Yes	Yes	1

Recommendations

New Colonel
 Sanders wall sign
 86.66 ¢

Recommendation Comments :

Recommended Action
Recommended Sign Type
Model #
Sign Type Description
Signage Copy
Wall Repair Action

Site ID: C105005
 Address: 39 E. Michigan Ave
 City, St: Zip: Ypsilanti, MI 48198
 Survey Date: 11/26/16

Sign Detail



Sign No: E03
 Photo #: 29-31

Notes:

Sign Copy		
KFC		
Existing Sign Type		
Letter Set		
Sign Height	Sign Width	Sign Depth
2' 6"	9'	8"
Letter Height	Graphic Material	OAH
2' 6"	Channel	13' 6"
Sign Material		Mount
Aluminum / Plex		Pin
Face Type		Face Material
Flat		Plex
Retainer Size		Divider Size
N/A		N/A
V.O. Height		V.O. Width
N/A		N/A
Surface Shade		Surface Material
Whiteish		Brick
Available Height		Available Width
3' 4"		19' 3"
Double Face		Illuminated
No		Yes-Internal
Access	Electric	Quantity
Yes	Yes	1

Recommendations

New KFC wall sign
 22¢

Recommendation Comments :

Recommended Action
Recommended Sign Type
Model #
Sign Type Description
Signage Copy
Wall Repair Action



CESS
CREATION TO COMPLETION
8534 Yankee Street, Suite 28, Dayton, OH 45458
Phone (937) 435-6564 Fax (937) 435-3037



DRAWING SUBMITTALS		DESIGN DEVELOPMENT REVIEW SET		DESIGN DEVELOPMENT REVIEW SET		DESIGN DEVELOPMENT REVIEW SET		DESIGN DEVELOPMENT REVIEW SET		PLANNING SUBMITTALS		PLANNING SUBMITTALS	
DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE	BY
01/01/17				01/01/17		01/01/17		01/01/17				01/01/17	

REVISION:	Mark	Date	By

PROJECT TITLE
"K50 TO AMERICAN
SHOWMAN"
ACCELERATED PROGRAM
RELEASE 2.0 JAN. 2017
INCENTIVE SCOPE
39 E MICHIGAN AVENUE
YPSILANTI, MI 48198
KCS BUIL. NO. C-105005

EXTERIOR ELEVATIONS

SHEET NO. A-2.0

PAINT SCHEDULE

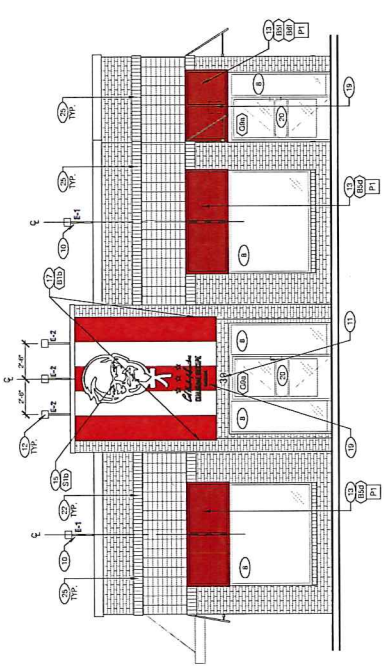
[illegible]

KFC IMAGE COMPONENTS SCHEDULE

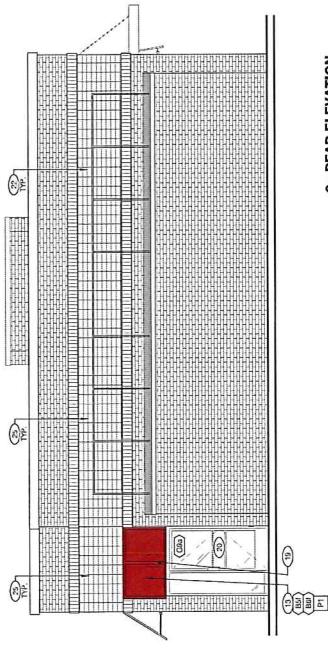
SIGNAGE		QTY	ITEM DESCRIPTION
1	143	1	WALL LOGO/GRAPHICS FOR TOWER PANEL - 1/4" HT
2	143	1	WTC CHANNEL LETTERS - 3" WIDE
3	143	1	"REAL MESSAGES TO GO" VINYL LETTERS ON CANOPY
BUILDING EXTENSION ANNOUNCEMENTS			
		QTY	ITEM DESCRIPTION
1	143	1	TOWER PANEL WITH LOGO AND GRAPHICS - 1/4" HT.
2	143	1	DT WINDOW CANOPY - 8" WIDE
3	143	4	SHUTTERED ANNOUNC - 7" X 10"
4	143	1	SHUTTERED ANNOUNC - 12" X 10"
5	143	2	SHUTTERED ANNOUNC - 12" X 10"
6	143	3	SHUTTERED ANNOUNC - 12" X 10"
7	143	2	SHUTTERED ANNOUNC - 12" X 10"
8	143	2	SHUTTERED ANNOUNC - 12" X 10"
9	143	2	SHUTTERED ANNOUNC - 12" X 10"
10	143	2	SHUTTERED ANNOUNC - 12" X 10"
11	143	2	SHUTTERED ANNOUNC - 12" X 10"
12	143	2	SHUTTERED ANNOUNC - 12" X 10"
13	143	2	SHUTTERED ANNOUNC - 12" X 10"
14	143	2	SHUTTERED ANNOUNC - 12" X 10"
15	143	2	SHUTTERED ANNOUNC - 12" X 10"
16	143	2	SHUTTERED ANNOUNC - 12" X 10"
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23	143	2	SHUTTERED ANNOUNC - 12" X 10"
24	143	2	SHUTTERED ANNOUNC - 12" X 10"
25	143	2	SHUTTERED ANNOUNC - 12" X 10"
26	143	2	SHUTTERED ANNOUNC - 12" X 10"
27	143	2	SHUTTERED ANNOUNC - 12" X 10"
28	143	2	SHUTTERED ANNOUNC - 12" X 10"
29	143	2	SHUTTERED ANNOUNC - 12" X 10"
30	143	2	SHUTTERED ANNOUNC - 12" X 10"
31	143	2	SHUTTERED ANNOUNC - 12" X 10"
32	143	2	SHUTTERED ANNOUNC - 12" X 10"
33	143	2	SHUTTERED ANNOUNC - 12" X 10"
34	143	2	SHUTTERED ANNOUNC - 12" X 10"
35	143	2	SHUTTERED ANNOUNC - 12" X 10"
36	143	2	SHUTTERED ANNOUNC - 12" X 10"
37	143	2	SHUTTERED ANNOUNC - 12" X 10"
38	143	2	SHUTTERED ANNOUNC - 12" X 10"
39	143	2	SHUTTERED ANNOUNC - 12" X 10"
40	143	2	SHUTTERED ANNOUNC - 12" X 10"
41	143	2	SHUTTERED ANNOUNC - 12" X 10"
42	143	2	SHUTTERED ANNOUNC - 12" X 10"
43	143	2	SHUTTERED ANNOUNC - 12" X 10"
44	143	2	SHUTTERED ANNOUNC - 12" X 10"
45	143	2	SHUTTERED ANNOUNC - 12" X 10"
46	143	2	SHUTTERED ANNOUNC - 12" X 10"
47	143	2	SHUTTERED ANNOUNC - 12" X 10"
48	143	2	SHUTTERED ANNOUNC - 12" X 10"
49	143	2	SHUTTERED ANNOUNC - 12" X 10"
50	143	2	SHUTTERED ANNOUNC - 12" X 10"
51	143	2	SHUTTERED ANNOUNC - 12" X 10"
52	143	2	SHUTTERED ANNOUNC - 12" X 10"
53	143	2	SHUTTERED ANNOUNC - 12" X 10"
54	143	2	SHUTTERED ANNOUNC - 12" X 10"
55	143	2	SHUTTERED ANNOUNC - 12" X 10"
56	143	2	SHUTTERED ANNOUNC - 12" X 10"
57	143	2	SHUTTERED ANNOUNC - 12" X 10"
58	143	2	SHUTTERED ANNOUNC - 12" X 10"
59	143	2	SHUTTERED ANNOUNC - 12" X 10"
60	143	2	SHUTTERED ANNOUNC - 12" X 10"
61	143	2	SHUTTERED ANNOUNC - 12" X 10"
62	143	2	SHUTTERED ANNOUNC - 12" X 10"
63	143	2	SHUTTERED ANNOUNC - 12" X 10"
64	143	2	SHUTTERED ANNOUNC - 12" X 10"
65	143	2	SHUTTERED ANNOUNC - 12" X 10"
66	143	2	SHUTTERED ANNOUNC - 12" X 10"
67	143	2	SHUTTERED ANNOUNC - 12" X 10"
68	143	2	SHUTTERED ANNOUNC - 12" X 10"
69	143	2	SHUTTERED ANNOUNC - 12" X 10"
70	143	2	SHUTTERED ANNOUNC - 12" X 10"
71	143	2	SHUTTERED ANNOUNC - 12" X 10"
72	143	2	SHUTTERED ANNOUNC - 12" X 10"
73	143	2	SHUTTERED ANNOUNC - 1

FINISH NOTES

- [illegible]



1 - FRONT ELEVATION



2 • REAR ELEVATION



CESS
CREATION TO COMPLETION

Phone (337) 435-5554
Fax (337) 435-3307
5514 Yankee Street, Suite 2B, Dayton, OH 45458

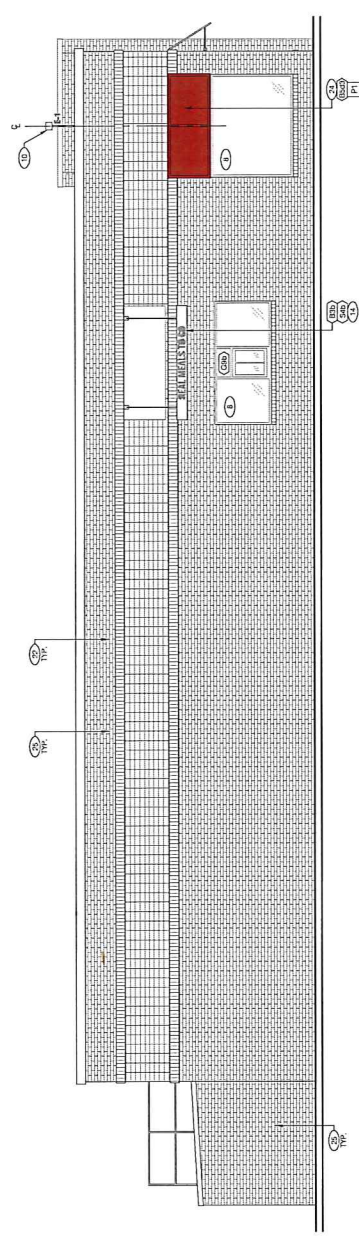
[illegible][illegible]

PROJECT TITLE	"K50 TO AMERICAN SHOWMAN" ACCELERATED PROGRAM RELEASE 2.0 JAN. 2017	INCENTIVE SCOPE	39 E MICHIGAN AVENUE YPSILANTI, MI 48198	KFCC SITE NO.	C1050005
				SHEET TITLE	

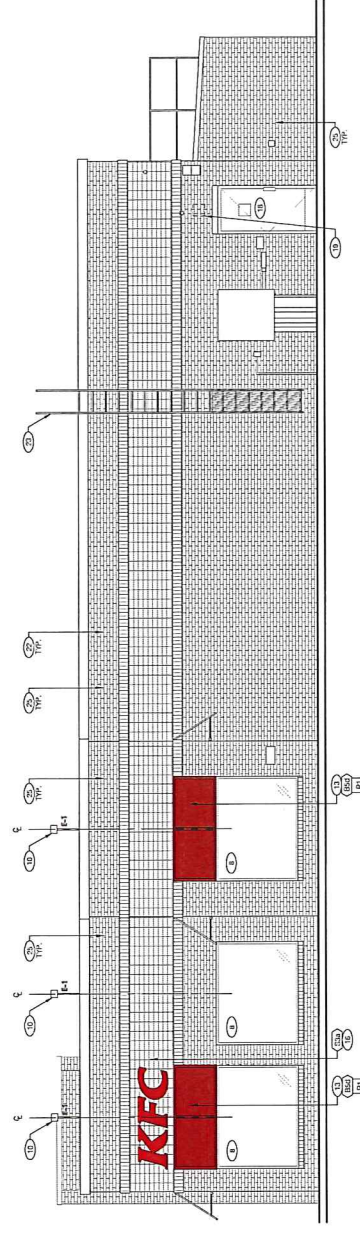
EXTERIOR ELEVATIONS

SHEET NO. A-2.1

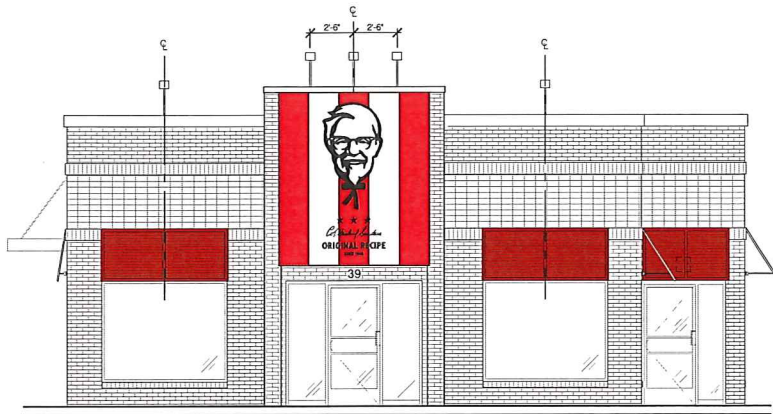
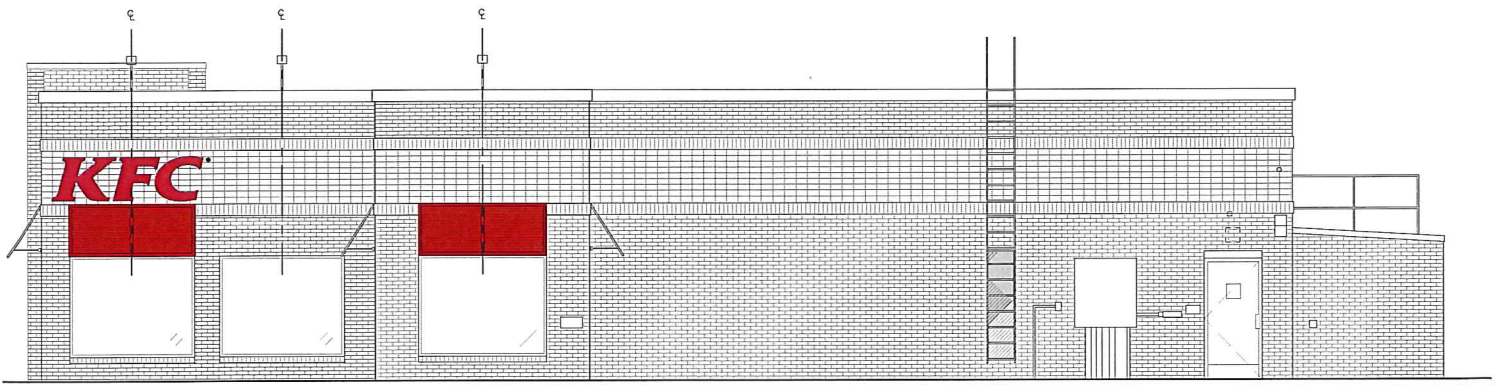
- D.C. TO PROVIDE VERIFICATION OF EXISTING STRUCTURAL ATTACHMENTS FOR NEW BUILDING ELEMENTS, IF REQUIRED PROVIDE ADDITIONAL LOOKING PER VENDORS RECOMMENDATION
- KFS SIGNAGE & STENCILS BY OTHERS - UNDER SEPARATE PERMIT
- AWNINGS BY OTHERS
- REFER TO SHEET A-2.0 FOR SHEET NOTES/DCOR SCHEDULE AND FINISH SCHEDULE

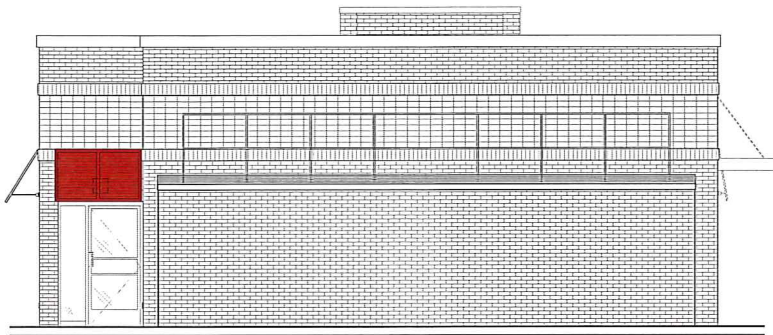


3 - DRIVE THRU ELEVATION



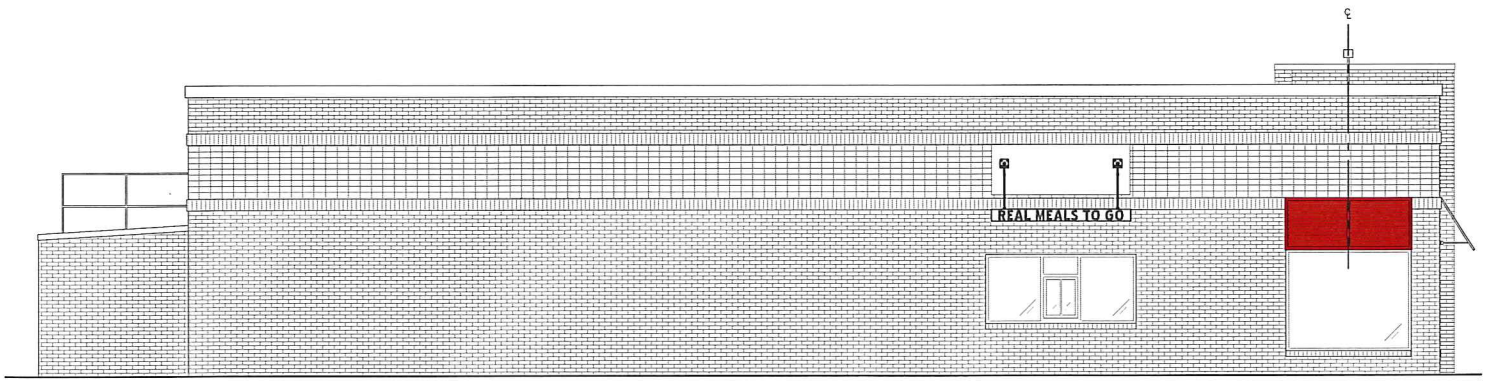
4 - MAIN ENTRY ELEVATION

E02 REPLACE Half Tower Banner / Half Tower Banner Vinyl copy**FRONT ELEVATION****E03** REPLACE KFC Channel Letters 30" RED**RIGHT ELEVATION**



REAR ELEVATION

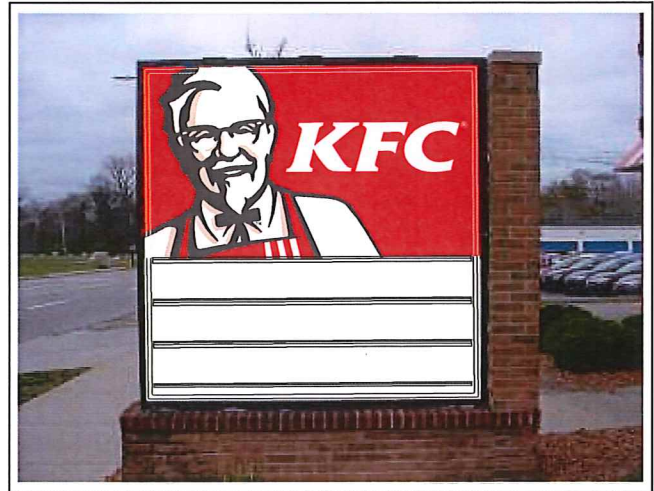
A01 REPLACE 8ft DT Canopy / REAL MEALS TO GO 8" vinyl letters



LEFT ELEVATION

E01 REFACE KFC Panned Faces set of 2 - Half Monument face/Half Readerboard - 7'3.5"x7'4.5"

EXISTING

SIDE A

PROPOSED



EXISTING

SIDE B

PROPOSED



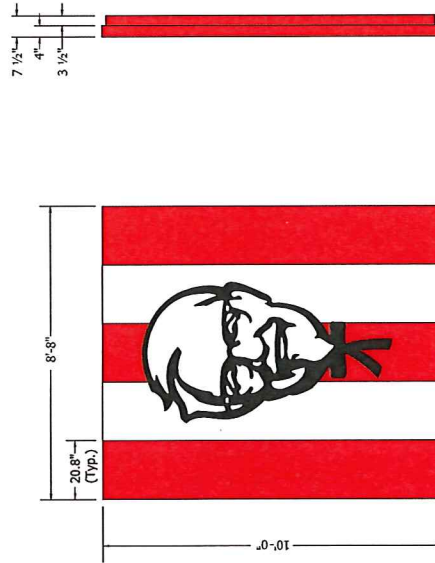
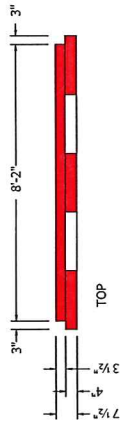
KFC - Tower Banner w/Logo
Half Height

KFC01AE7CX0002



KFC - Colonel's Mug Logo (vinyl only)
for Half Height Banner application

KFC01LCXVX0002

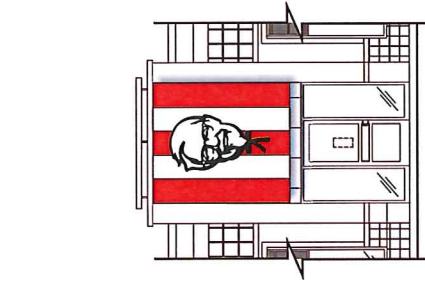


FRONT

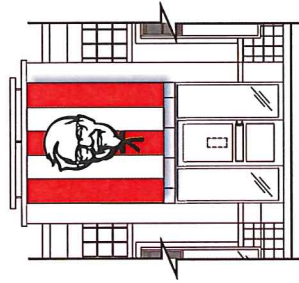
Sq.Ft.: 86.7

TOWER BANNER

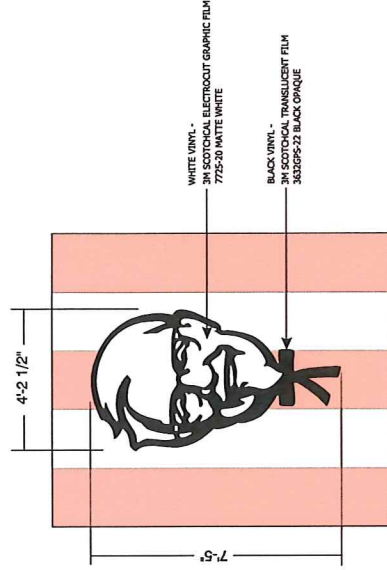
Fabricated aluminum panels
with first surface vinyl graphic.
Remote illumination.



SIDE



Banner Application - NTS



Mug - Sq.Ft.: 31.2

Banner Vinyl Only



Powering Your Brand

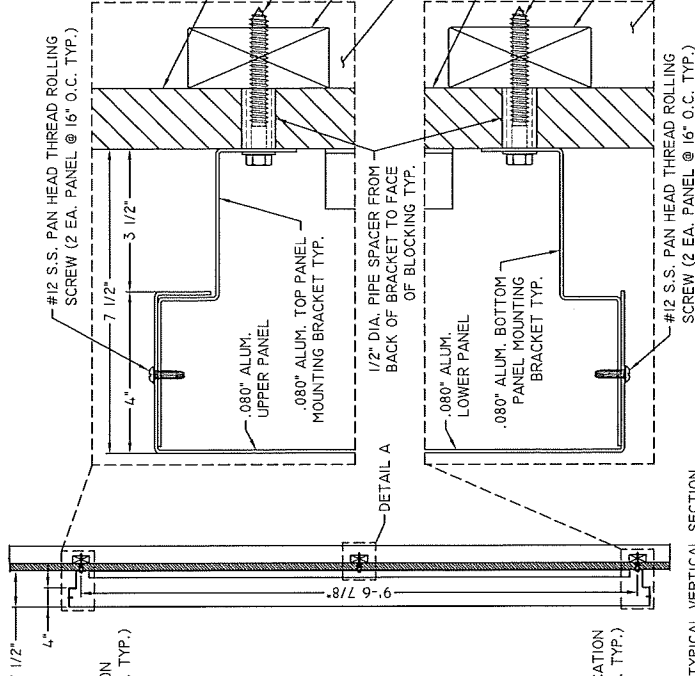
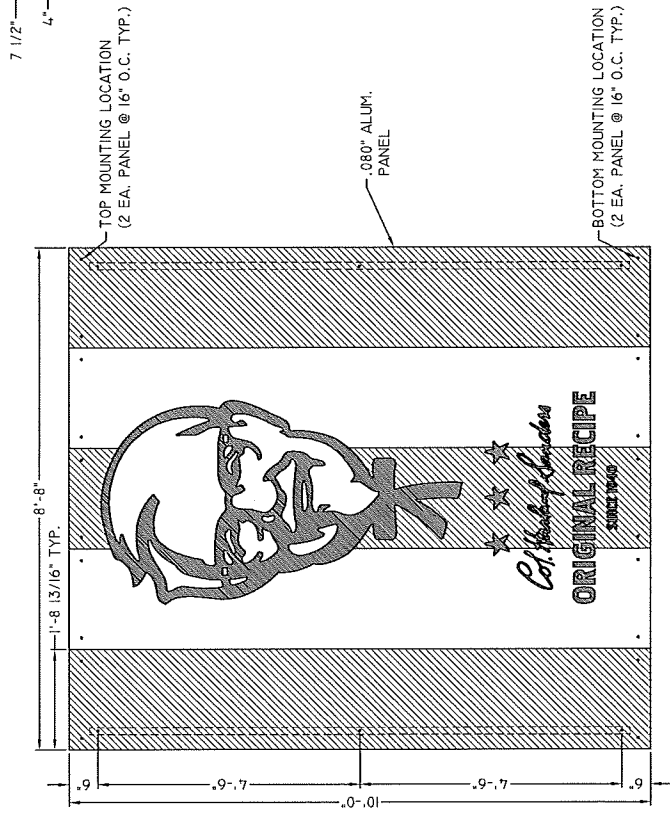
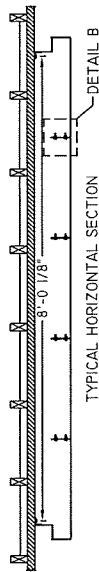
410 N. Cedar Bluff Rd. Suite 101 Knoxville, TN 37923 (T) 865.693.1105 (F) 865.694-1106 (TF) 865.218.1976 All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.

NOTE: THESE RENDERINGS ARE FOR VISUALIZATION PURPOSES ONLY, AND ARE NOT INTENDED FOR USE IN THE PRODUCTION PROCESS.

GENERAL NOTES:

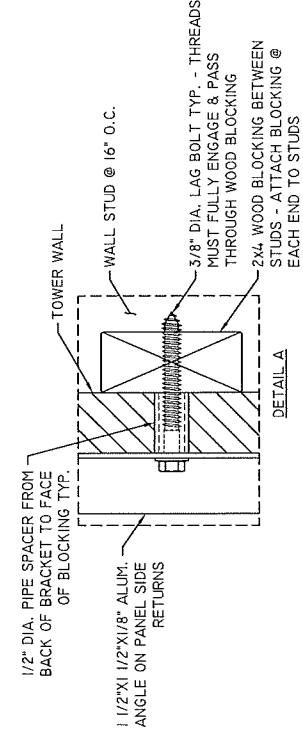
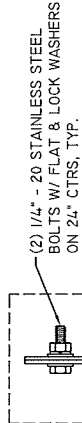
- DESIGN IS BASED ON A 90/115 MPH, 3 SECOND GUST WIND DESIGN PER IBC 2009/IBC 2012, CATEGORY II, EXPOSURE C, COMPONENTS AND CLADDING, ZONE 5.
- NO ADDITIONAL WIND CATCHING SURFACES ARE ADDED TO THE BUILDING STRUCTURE. THE CUSTOMER'S BUILDING ENGINEER IS TO DETERMINE THE ADEQUACY OF THE SUPPORTING STRUCTURE.
- ALL FASTENERS SHALL BE ZINC COATED TO PREVENT CORROSION.
- ALL WALL PENETRATIONS SHALL BE SEALED TO PREVENT WATER PENETRATION.
- ALL SUPPORT MEMBERS SHALL BE FREE FROM DEFECTS. ALUMINUM BRACKET SHALL BE 6063-T6. ALUMINUM ANGLE SHALL BE 6063-T6. ALUMINUM SHEET SHALL BE 3003-H14 ALLOY.
- ALUMINUM WELDS SHALL BE MADE WITH 4000 SERIES FILLER BY PERSONS QUALIFIED IN ACCORDANCE WITH AWS STANDARDS WITHIN THE PAST TWO YEARS.
- THIS DESIGN IS PROTOTYPICAL AND SHOULD NOT BE USED FOR SITE SPECIFIC APPLICATIONS UNLESS REVIEWED AND DEEMED SUITABLE FOR USE AT THAT SITE BY A COMPETENT PROFESSIONAL ENGINEER.

MOUNTING SURFACE MUST BE IN ONE PLANE (FLAT). IF MOUNTING SURFACE IS RECESSED, IT SHALL BE FURRED OUT TO ACCOMMODATE INSTALLATION OF PANEL.



TYPICAL VERTICAL SECTION

ELEVATION



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REV	DATE	DESCRIPTION	BY	APP
1	7/15/16	ADDED BLOCKING DETAILS	TRR	TRR
2	7/15/16	A FURNISHING NOTE	TRR	TRR

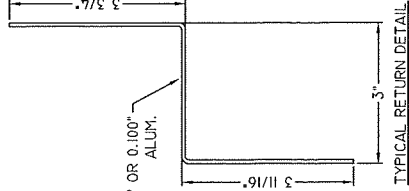
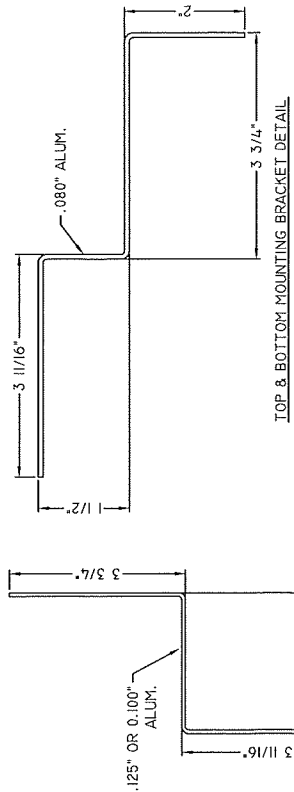
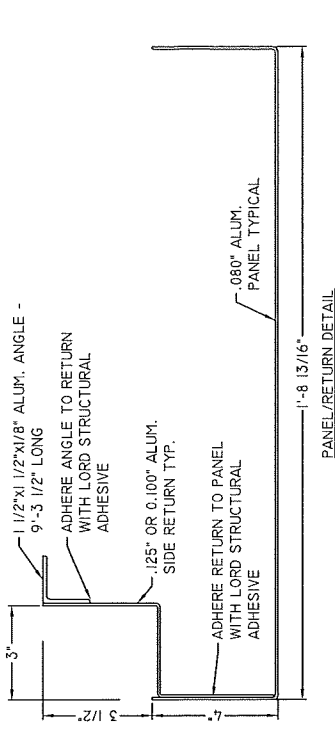
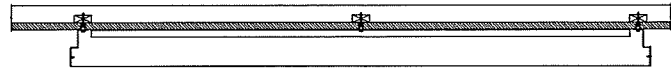
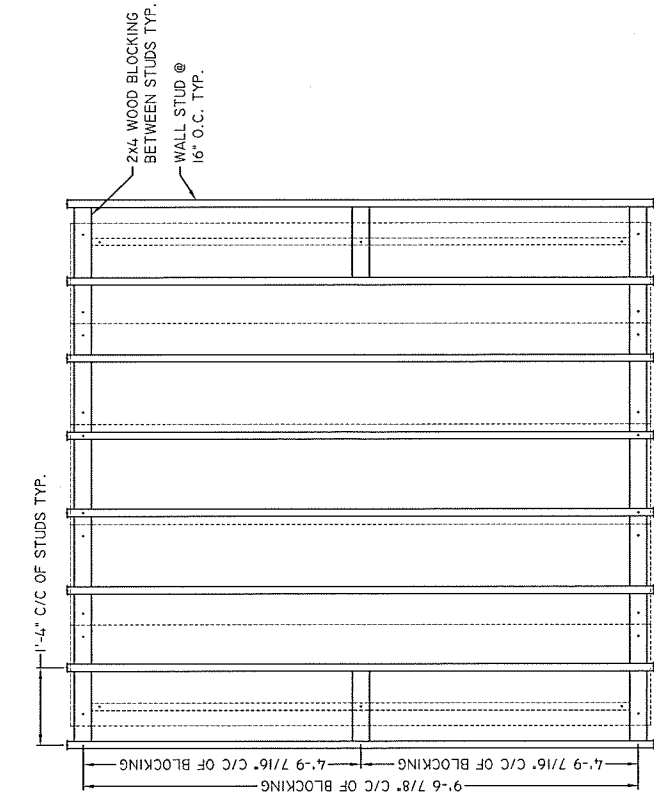
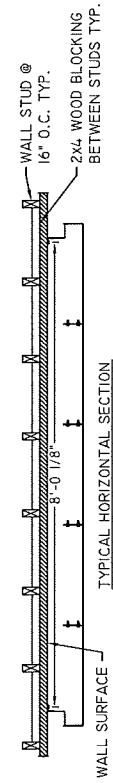
INSTALLATION ADDRESS:
KFC - AMERICAN SHOWMAN PROTOTYPE
BI-9 TOWER HALF PANEL
STANDARD WIND LOAD DESIGN INTENT

CLIENT:

PROJECT: 16-0065R
PROJECT NUMBER: 16-0065R
DRAWING NUMBER: TOWER HALF PANEL - SWL

DATE: 7/15/16
BY: TRR
DATE: 7/15/16

PATTISON
SIGN GROUP INC.
418 N. CEDAR BLVD. RD. • SUITE 101 • INDIANAPOLIS, IN 46203
• TEL (866) 693-1108 • FAX (866) 693-1108 • TOLL FREE (866) 216-1876



MOUNTING SURFACE MUST BE IN ONE PLANE (FLAT). IF MOUNTING SURFACE IS RECESSED, IT SHALL BE FURRED OUT TO ACCOMMODATE INSTALLATION OF PANEL.

NOTE: All designs and plans indicated on this drawing are the sole property of the designer. No part of this drawing may be reproduced or used in any form without the written consent of the designer. The use of these designs or plans for any purpose other than the intended application shall be prohibited without the written consent of the designer. The designer shall not be responsible for any errors or omissions in this drawing. The user of this drawing shall be responsible for obtaining all necessary permits and approvals. The user shall indemnify and hold the designer harmless from all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of this drawing. The user shall also be responsible for obtaining all necessary permits and approvals. The user shall indemnify and hold the designer harmless from all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of this drawing.

REV.	DATE	DESCRIPTION	BY:	APP.
1		ADJUST BLOCKING DETAILS	TRR	
2		ADJUST BLOCKING DETAILS	TRR	
3		ADJUST BLOCKING DETAILS	TRR	
4		ADJUST BLOCKING DETAILS	TRR	
5		ADJUST BLOCKING DETAILS	TRR	
6		ADJUST BLOCKING DETAILS	TRR	
7		ADJUST BLOCKING DETAILS	TRR	
8		ADJUST BLOCKING DETAILS	TRR	
9		ADJUST BLOCKING DETAILS	TRR	
10		ADJUST BLOCKING DETAILS	TRR	

INSTALLATION ADDRESS: KFC - AMERICAN SHOWMAN PROTOTYPE BI-8 TOWER HALF PANEL STANDARD WIND LOAD DESIGN INTENT

CLIENT:

PROJECT: 10-0005R

DATE: 7/15/16

DRAWING NUMBER: 10-0005R

TOWER HALF PANEL - SWL

419 N. CROWN RD. SUITE 101 • MORGANVILLE, NJ 07933

• TEL (862) 883-1106 • FAX (862) 883-1106 • 24 HR. FAX (862) 214-1976

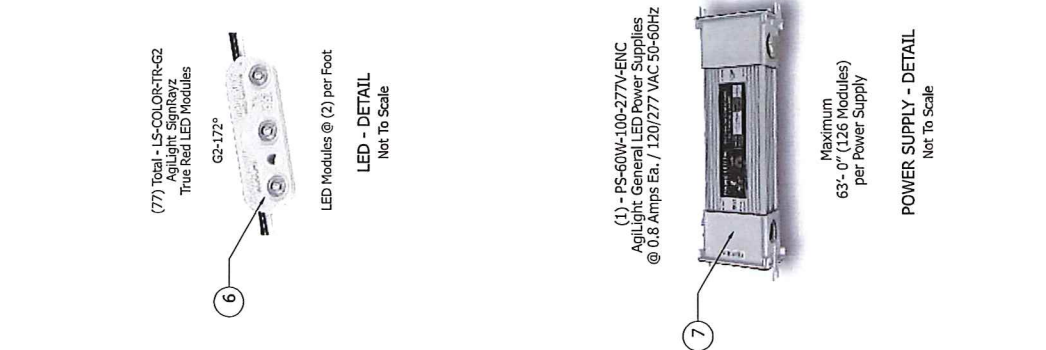
PATISSON SIGN GROUP INC.



FRONT
Scale: 3/4" = 1'-0"

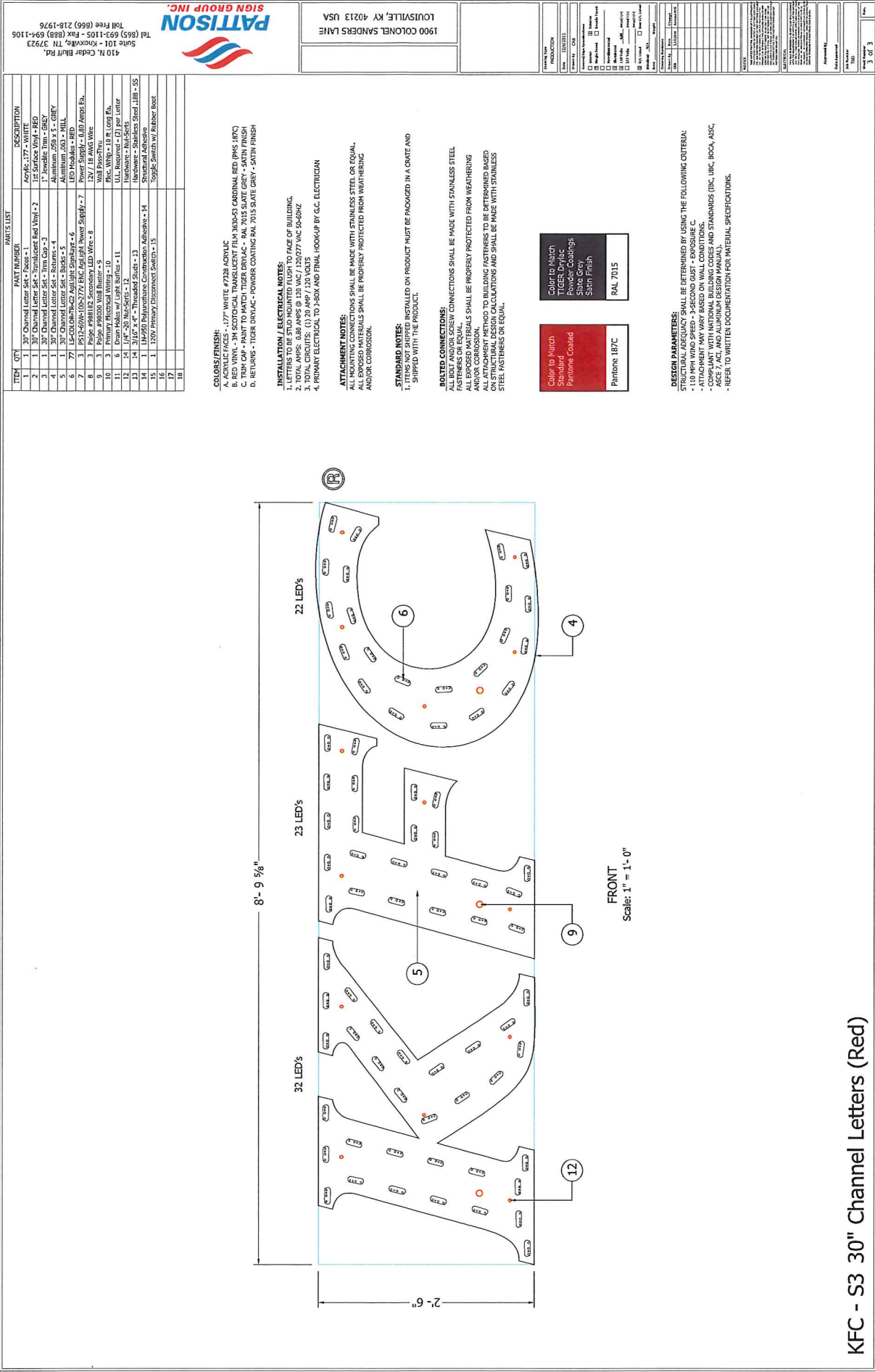
SIDE
Scale: 3/4" = 1'-0"

Technical drawing of KFC - S3 30 inch Channel Letters (Red). The drawing includes a front view and a side view. The front view shows the letters "KFC" in red, with a total width of 8'-9 5/8" and a depth of 2'-6". Callouts 1, 2, 3, and 4 indicate specific parts of the letters. The side view shows the letters mounted on a wall, with a depth of 5". Callouts 3 and 4 indicate specific parts of the letters. The drawing is labeled "KFC - S3 30 inch Channel Letters (Red)".



KFC - S3 30" Channel Letters (Red)

[illegible]



410 N. Cedar Bluff Rd,
Suite 101 - Knoxville, TN 37922
Tel (665) 693-1105 - Fax (665) 218-1976

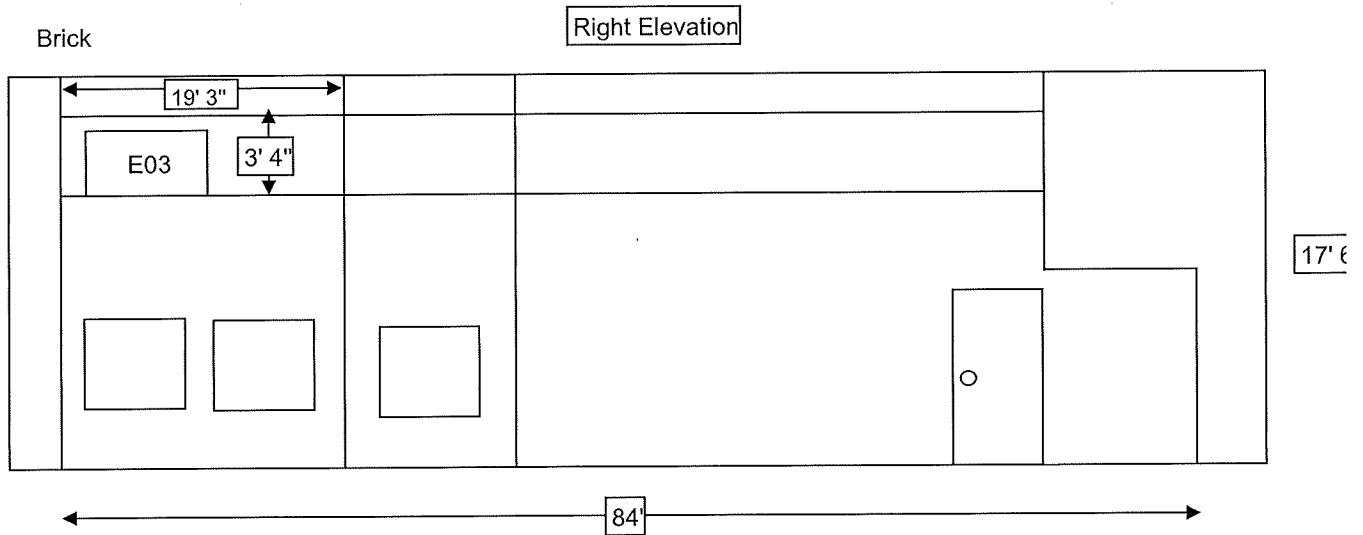
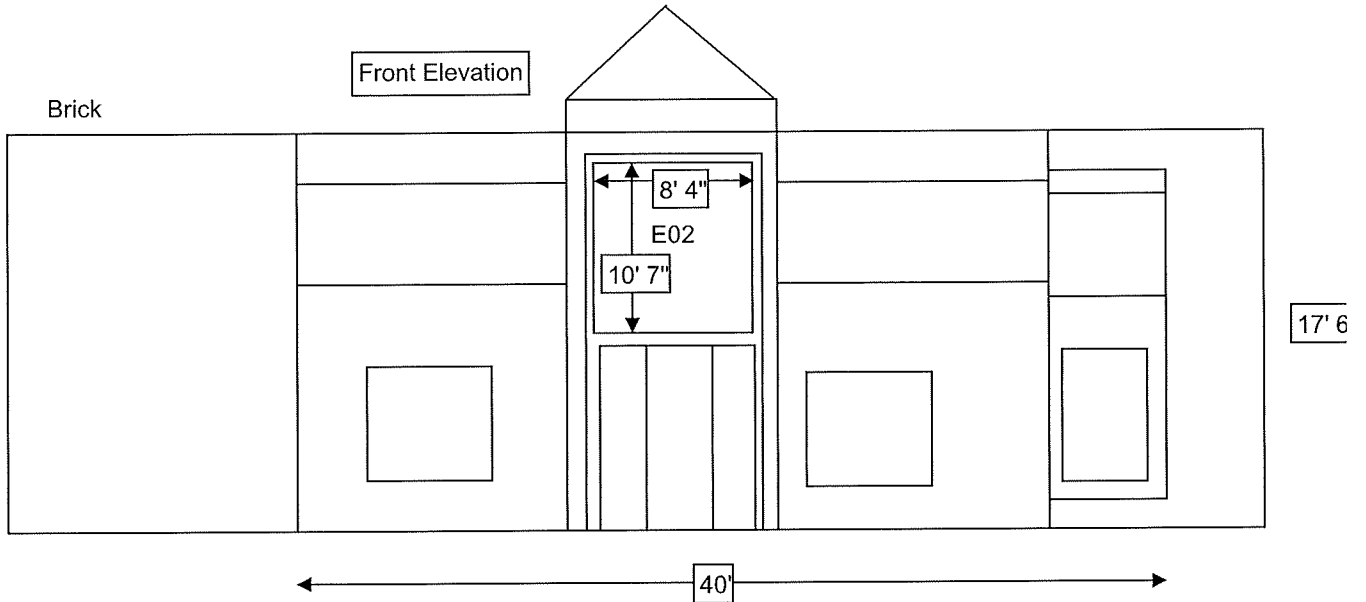
1900 COLONEL SANDERS LANE
LOUISVILLE, KY 40213 USA

ISSUE NO.		PRODUCTION	
DATE		12/11/15	
DESIGNED BY		CSS	
CHECKED BY			
APPROVED BY			
REVISIONS			
NO.		DATE	
1		12/11/15	
2		12/11/15	
3		12/11/15	
4		12/11/15	
5		12/11/15	
6		12/11/15	
7		12/11/15	
8		12/11/15	
9		12/11/15	
10		12/11/15	
11		12/11/15	
12		12/11/15	
13		12/11/15	
14		12/11/15	
15		12/11/15	
16		12/11/15	
17		12/11/15	
18		12/11/15	

KFC - S3 30" Channel Letters (Red)

Site ID: C105005
Address: 39 E. Michigan Ave
City, St: Zip: Ypsilanti, MI 48198
Survey Date: 11/26/16

Front & Right Elevation

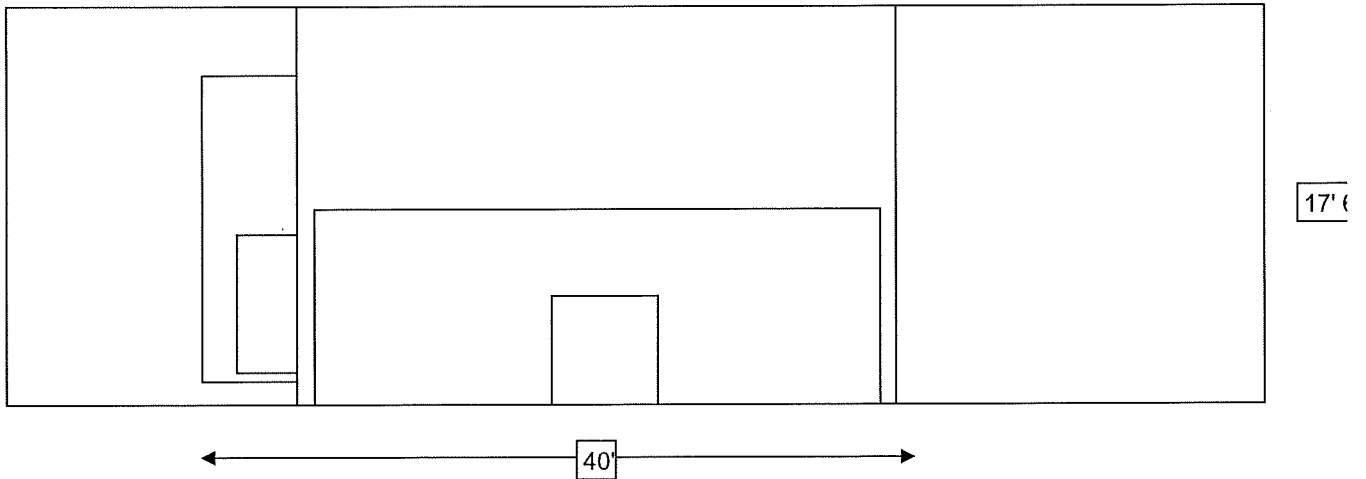


Site ID: C105005
Address: 39 E. Michigan Ave
City, St: Zip: Ypsilanti, MI 48198
Survey Date: 11/26/16

Rear & Left Elevation

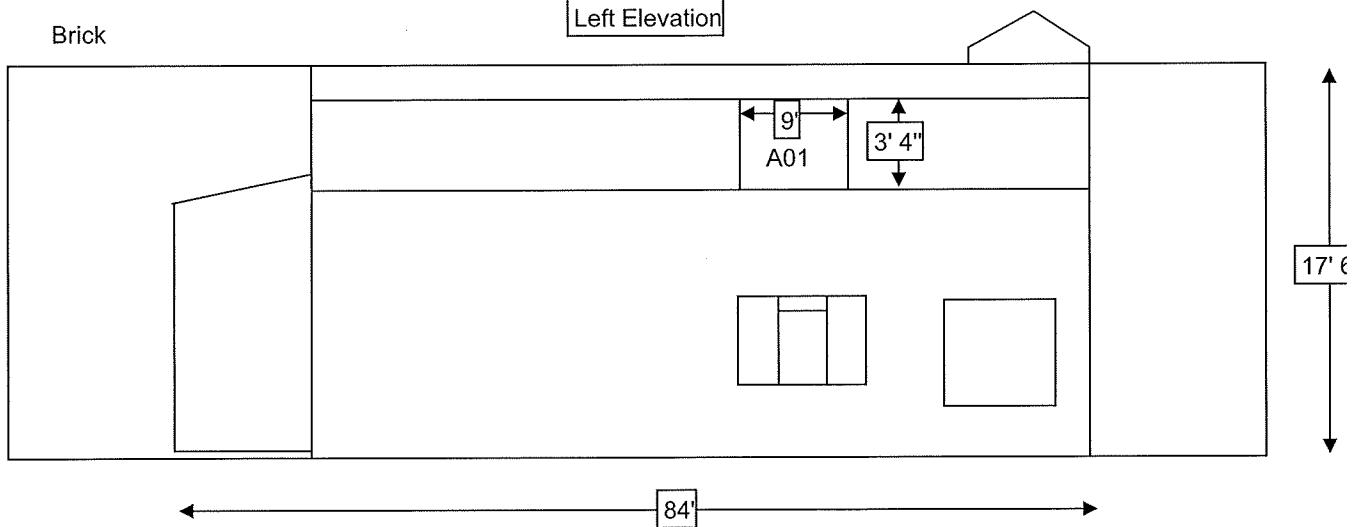
Brick

Rear Elevation



Brick

Left Elevation





HDC Work Permit Staff Review

Property address: 16 N Washington

Date of Application: November 2, 2017

Date of Review: November 7, 2017

Date of Meeting: November 14, 2017

Proposed work: window replacement

Materials: aluminum-clad wood windows in bronze finish

Staff review:

1. The applicant is looking to remove and replace all the non-complaint windows that currently exist on the structure.
2. The applicant plans to place double-hung windows in the rough openings in the six tall openings on the front and the side of the building.
3. Casement windows will replace the glass block and sliders that exist in the wide openings.
4. The windows will have a bronze finish.
5. The application includes two different options for casing profiles.
6. A building department permit will be required for this work and should to be obtained prior to the start of this project.

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

Staff Recommended Motions:

Move to approve the work for 16 N Washington to include the removal and replacement of the windows on the property. Work to include the installation of Marvin Clad Ultimate double-hung, casement and fixed aluminum-clad wood windows in the rough openings as depicted in the application submitted on November 2, 2017. The windows will be finished in bronze.

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.

10v. 7th by 4pm for 11/14 meeting

R. 22975
PHDC-17-0141 VIS9



RECEIVED

NOV 02 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 one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

16 N. Washington St.

Applicant

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

Name

Timothy P. Doyle

Address

2127 Woodside Rd.

City

Ann Arbor

State

MI

Zip

48104

Phone / Fax

734-255-0089

E-Mail

pattondoyle@gmail.com

Contractor

Contractor Name & Contact Info

Timothy P. Doyle, Mark Theurer (734-454-1902)

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Complete removal and replacement of non-compliant vinyl, glass block, and slider windows with double hung and casement windows that duplicate original windows (no longer present).

New double hung windows will fill the original rough opening with historic trim. New casement windows will fill original rough opening (no trim).

We believe that this is a faithful reproduction of the original building construction. *No reduction in glass area as per ordinance*

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

New windows will be aluminum-clad wood with a bronze finish. Original interior trim will also be preserved where present.

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:

\$26,000

Permit fee:

\$35 +

\$45

=

\$80

75⁰⁰

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:

11/02/17

Print Name:

Timothy "Patton" Doyle

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

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

Window Renovation for 16 N. Washington Street

Goals for the Project

- Replace the existing non-compliant vinyl, sliders, and glass block
- Replicate the original historic look of the building

Approach

- Perform a complete replacement of the existing windows
- New windows match the original style of the windows in this building
- New windows designed to replicate the glass area of the original windows
- Preservation of interior trim where possible.

Existing Conditions



Intended Replacement

- Double hung Marvin windows in six tall windows on front and side of the building with Stratton or Ridgeland trim
- Marvin casement windows in thirteen wide windows on the side and rear of the building
- Bronze finish on all windows



Decode Detroit
Team@DecodeDetroit.com | (313) 438-8054

Cost of the Project

Windows

- Fingerle Lumber (does not include trim): \$12,280.80
- Mark Theurer (including trim): \$15,784.40

Installation

- Laurence Smith Window and Door: \$12,500.00
- Kurt Johnson: \$8,560.00

Please see included cut sheets and quotes for additional information on window specifications.

UNIT SUMMARY

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

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

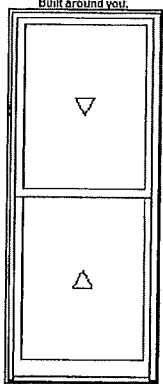
NUMBER OF LINES: 11	TOTAL UNIT QTY: 19	EXT NET PRICE: USD 12,280.80
---------------------	--------------------	------------------------------

LINE	MARK UNIT	BRAND	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	2nd A,B,C	Marvin	Clad Ultimate Double Hung - Next Generation 2.0 RO 33" X 77"	767.72	3	2,303.16
2	2nd D,E,F	Marvin	Clad Ultimate Double Hung - Next Generation 2.0 RO 33" X 73"	767.72	3	2,303.16
3	2nd G	Marvin	Clad Ultimate Casement RO 16" X 35"	390.32	1	390.32
4	2nd H	Marvin	Clad Marvin Assembly RO 48" X 35 1/2"	866.32	1	866.32
5	2nd I	Marvin	Clad Marvin Assembly RO 48" X 36"	866.32	1	866.32
6	2nd J, K	Marvin	Clad Marvin Assembly RO 60" X 36 1/2"	965.60	2	1,931.20
7	2nd L	Marvin	Clad Marvin Assembly RO 48" X 35 3/4"	866.32	1	866.32
8	1st FLR 1,2,3	Marvin	Clad Ultimate Casement RO 29" X 28 1/2"	405.96	3	1,217.88
12	1st 4, fixed	Marvin	Clad Ultimate Casement RO 28" X 29"	340.68	1	340.68
13	1st 7	Marvin	Clad Ultimate Casement RO 33 1/2" X 33"	383.52	1	383.52
14	1st 5,6	Marvin	Clad Ultimate Casement RO 28" X 29"	405.96	2	811.92

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.

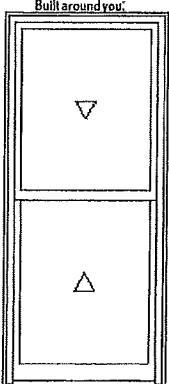
Line #1	Mark Unit: 2nd A,B,C	Net Price:		767.72
Qty: 3		Ext. Net Price:	USD	2,303.16



As Viewed From
The Exterior
FS 32" X 76 1/2"
RO 33" X 77"
Egress Information
Width: 28 13/32" Height: 33 3/16"
Net Clear Opening: 6.55 SqFt

Pebble Gray Clad Exterior
Bare Pine Interior
Clad Ultimate Double Hung - Next Generation 2.0 767.72
Frame Size 32" X 76 1/2"
Rough Opening 33" X 77"
Top Sash
Pebble Gray Clad Sash Exterior
Bare Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Pebble Gray Clad Sash Exterior
Bare Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Beige Interior Weatherstrip Package
Beige Exterior Weatherstrip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Aluminum Screen
Charcoal Fiberglass Mesh
Pebble Gray Surround
4 9/16" Jambs
Nailing Fin

Line #2	Mark Unit: 2nd D,E,F	Net Price:		767.72
Qty: 3		Ext. Net Price:	USD	2,303.16

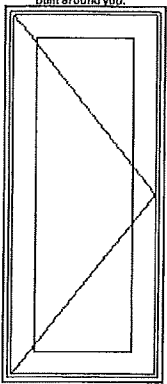


As Viewed From The
Exterior
FS 32" X 72 1/2"
RO 33" X 73"
Egress Information
Width: 28 13/32" Height: 31 3/16"
Net Clear Opening: 6.15 SqFt

Pebble Gray Clad Exterior
Bare Pine Interior
Clad Ultimate Double Hung - Next Generation 2.0 767.72
Frame Size 32" X 72 1/2"
Rough Opening 33" X 73"
Top Sash
Pebble Gray Clad Sash Exterior
Bare Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Pebble Gray Clad Sash Exterior
Bare Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Beige Interior Weatherstrip Package
Beige Exterior Weatherstrip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Aluminum Screen
Charcoal Fiberglass Mesh

Pebble Gray Surround
4 9/16" Jamb
Nailing Fin

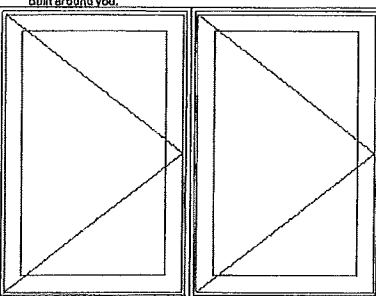
Line #3	Mark Unit: 2nd G	Net Price:	390.32
Qty: 1		Ext. Net Price: USD	390.32



As Viewed From The Exterior
FS 15" X 34 1/2"
RO 16" X 35"
Egress Information
Width: 5 13/32" Height: 29 25/64"
Net Clear Opening: 1.10 SqFt

Pebble Gray Clad Exterior
Bare Pine Interior
Clad Ultimate Casement - Right Hand 390.32
Frame Size 15" X 34 1/2"
Rough Opening 16" X 35"
Pebble Gray Clad Sash Exterior
Bare Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
White Folding Handle
White Multi - Point Lock
Aluminum Screen
Charcoal Fiberglass Mesh
Satin Taupe Surround
4 9/16" Jamb
Nailing Fin
***Note: Rotating wash mode hardware not available on UCA, URCA, UPCA, and URPCA units with frame width less than 20".

Line #4	Mark Unit: 2nd H	Net Price:	866.32
Qty: 1		Ext. Net Price: USD	866.32

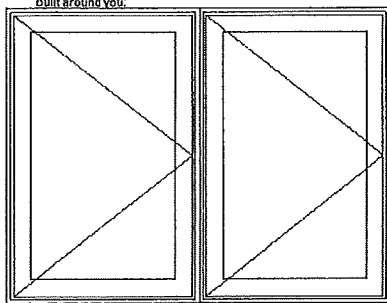


As Viewed From The Exterior
FS 47" X 35"
RO 48" X 35 1/2"
Egress Information A1, A2
Width: 16 25/64" Height: 29 57/64"
Net Clear Opening: 3.40 SqFt

Pebble Gray Clad Exterior
Bare Pine Interior
2W1H - Rectangle Assembly
Assembly Frame Size
47" X 35"
Assembly Rough Opening
48" X 35 1/2"
Unit: A1 428.40
Clad Ultimate Casement - Right Hand
Basic Frame 23 1/2" X 35"
Rough Opening 24 1/2" X 35 1/2"
Pebble Gray Clad Sash Exterior
Bare Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
White Folding Handle
White Multi - Point Lock
Aluminum Screen
Charcoal Fiberglass Mesh
Satin Taupe Surround
Unit: A2 428.40
Clad Ultimate Casement - Right Hand
Basic Frame 23 1/2" X 35"
Rough Opening 24 1/2" X 35 1/2"
Pebble Gray Clad Sash Exterior

Bare Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
White Folding Handle
White Multi - Point Lock
Aluminum Screen
Charcoal Fiberglass Mesh
Satin Taupe Surround
Factory Mull Charge 9.52
4 9/16" Jambs
Nailing Fin
***Note: This configuration is certified to AAMA 450. Mull certification ratings may vary from individual unit certification ratings.

Line #5	Mark Unit: 2nd I	Net Price:		866.32
Qty: 1		Ext. Net Price:	USD	866.32



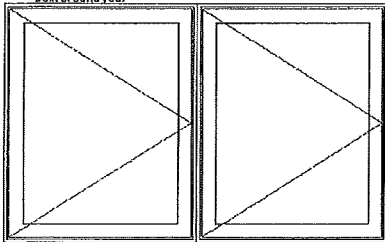
As Viewed From The Exterior

FS 47" X 35 1/2"
RO 48" X 36"
Egress Information A1, A2
Width: 16 25/64" Height: 30 25/64"
Net Clear Opening: 3.46 SqFt

Pebble Gray Clad Exterior
Bare Pine Interior
2W1H - Rectangle Assembly
Assembly Frame Size
47" X 35 1/2"
Assembly Rough Opening
48" X 36"
Unit: A1 428.40
Clad Ultimate Casement - Right Hand
Basic Frame 23 1/2" X 35 1/2"
Rough Opening 24 1/2" X 36"
Pebble Gray Clad Sash Exterior
Bare Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
White Folding Handle
White Multi - Point Lock
Aluminum Screen
Charcoal Fiberglass Mesh
Satin Taupe Surround
Unit: A2 428.40
Clad Ultimate Casement - Right Hand
Basic Frame 23 1/2" X 35 1/2"
Rough Opening 24 1/2" X 36"
Pebble Gray Clad Sash Exterior
Bare Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
White Folding Handle
White Multi - Point Lock
Aluminum Screen
Charcoal Fiberglass Mesh
Satin Taupe Surround
Factory Mull Charge 9.52
4 9/16" Jambs
Nailing Fin
***Note: This configuration is certified to AAMA 450. Mull certification ratings may vary from individual

unit certification ratings.

Line #6	Mark Unit: 2nd J, K	Net Price:		965.60
Qty: 2		Ext. Net Price:	USD	1,931.20



FS 59" X 36"
RO 60" X 36 1/2"
Egress Information A1, A2
Width: 22 25/64" Height: 30 57/64"
Net Clear Opening: 4.80 SqFt

Pebble Gray Clad Exterior
Bare Pine Interior
2W1H - Rectangle Assembly
Assembly Frame Size
59" X 36"
Assembly Rough Opening
60" X 36 1/2"

Unit: A1 478.04

Clad Ultimate Casement - Right Hand
Basic Frame 29 1/2" X 36"
Rough Opening 30 1/2" X 36 1/2"
Pebble Gray Clad Sash Exterior
Bare Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
White Folding Handle
White Multi - Point Lock
Aluminum Screen
Charcoal Fiberglass Mesh
Satin Taupe Surround

Unit: A2 478.04

Clad Ultimate Casement - Right Hand
Basic Frame 29 1/2" X 36"
Rough Opening 30 1/2" X 36 1/2"
Pebble Gray Clad Sash Exterior
Bare Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
White Folding Handle
White Multi - Point Lock
Aluminum Screen
Charcoal Fiberglass Mesh
Satin Taupe Surround

Factory Mull Charge 9.52

4 9/16" Jambs

Nailing Fin

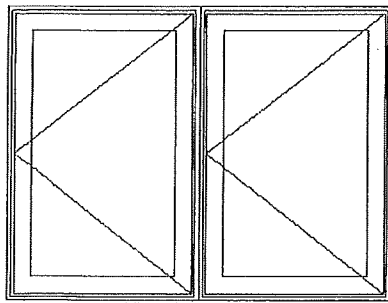
***Note: This configuration is certified to AAMA 450. Mull certification ratings may vary from individual unit certification ratings.

Line #7	Mark Unit: 2nd L	Net Price:		866.32
Qty: 1		Ext. Net Price:	USD	866.32



Pebble Gray Clad Exterior
Bare Pine Interior
2W1H - Rectangle Assembly
Assembly Frame Size
47" X 35 1/4"
Assembly Rough Opening
48" X 35 3/4"

Unit: A1 428.40



As Viewed From The Exterior
FS 47" X 35 1/4"
RO 48" X 35 3/4"
Egress Information A1, A2
Width: 16 25/64" Height: 30 9/64"
Net Clear Opening: 3.43 SqFt

Clad Ultimate Casement - Left Hand
Basic Frame 23 1/2" X 35 1/4"
Rough Opening 24 1/2" X 35 3/4"
Pebble Gray Clad Sash Exterior
Bare Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
White Folding Handle
White Multi - Point Lock
Aluminum Screen
Charcoal Fiberglass Mesh
Satin Taupe Surround

Unit: A2 428.40

Clad Ultimate Casement - Left Hand
Basic Frame 23 1/2" X 35 1/4"
Rough Opening 24 1/2" X 35 3/4"
Pebble Gray Clad Sash Exterior
Bare Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
White Folding Handle
White Multi - Point Lock
Aluminum Screen
Charcoal Fiberglass Mesh
Satin Taupe Surround

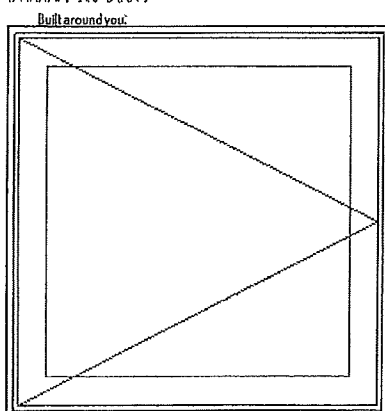
Factory Mull Charge 9.52

4 9/16" Jambs

Nailing Fin

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

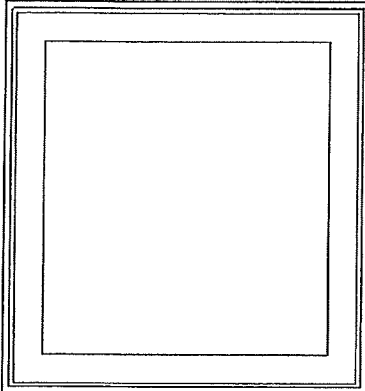
Line #8	Mark Unit: 1st FLR 1,2,3	Net Price:		405.96
Qty: 3		Ext. Net Price:	USD	1,217.88



As Viewed From The Exterior
FS 28" X 28"
RO 29" X 28 1/2"
Egress Information
Width: 20 57/64" Height: 22 57/64"
Net Clear Opening: 3.32 SqFt

Pebble Gray Clad Exterior
Bare Pine Interior
Clad Ultimate Casement - Right Hand 405.96
Frame Size 28" X 28"
Standard CN Width 28
Rough Opening 29" X 28 1/2"
Pebble Gray Clad Sash Exterior
Bare Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
White Folding Handle
White Multi - Point Lock
Aluminum Screen
Charcoal Fiberglass Mesh
Satin Taupe Surround
4 9/16" Jambs
Nailing Fin

Line #12	Mark Unit: 1st 4, fixed	Net Price:		340.68
Qty: 1		Ext. Net Price:	USD	340.68



As Viewed From The Exterior

FS 27" X 28 1/2"

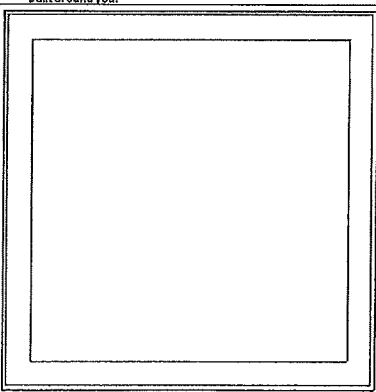
RO 28" X 29"

Egress Information

No Egress Information available.

Pebble Gray Clad Exterior
Bare Pine Interior
Clad Ultimate Casement - Stationary 340.68
Frame Size 27" X 28 1/2"
Rough Opening 28" X 29"
Pebble Gray Clad Sash Exterior
Bare Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
Solid Wood Covers
4 9/16" Jambs
Nailing Fin

Line #13	Mark Unit: 1st 7	Net Price:		383.52
Qty: 1		Ext. Net Price:	USD	383.52



As Viewed From The Exterior

FS 32 1/2" X 32 1/2"

RO 33 1/2" X 33"

Egress Information

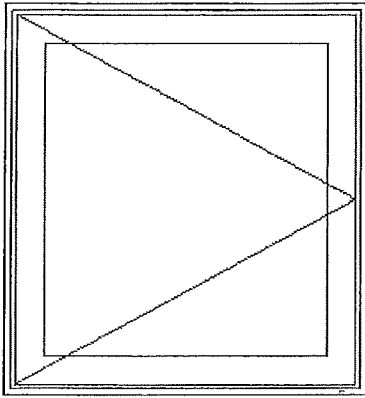
No Egress Information available.

Pebble Gray Clad Exterior
Bare Pine Interior
Clad Ultimate Casement - Stationary 383.52
Frame Size 32 1/2" X 32 1/2"
Rough Opening 33 1/2" X 33"
Pebble Gray Clad Sash Exterior
Bare Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
Solid Wood Covers
4 9/16" Jambs
Nailing Fin

Line #14	Mark Unit: 1st 5,6	Net Price:		405.96
Qty: 2		Ext. Net Price:	USD	811.92



Pebble Gray Clad Exterior
Bare Pine Interior
Clad Ultimate Casement - Right Hand 405.96
Frame Size 27" X 28 1/2"
Rough Opening 28" X 29"
Pebble Gray Clad Sash Exterior



As Viewed From The Exterior

FS 27" X 28 1/2"

RO 28" X 29"

Egress Information

Width: 19 57/64" Height: 23 25/64"

Net Clear Opening: 3.23 SqFt

Bare Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
White Folding Handle
White Multi - Point Lock
Aluminum Screen
Charcoal Fiberglass Mesh
Satin Taupe Surround
4 9/16" Jambs
Nailing Fin

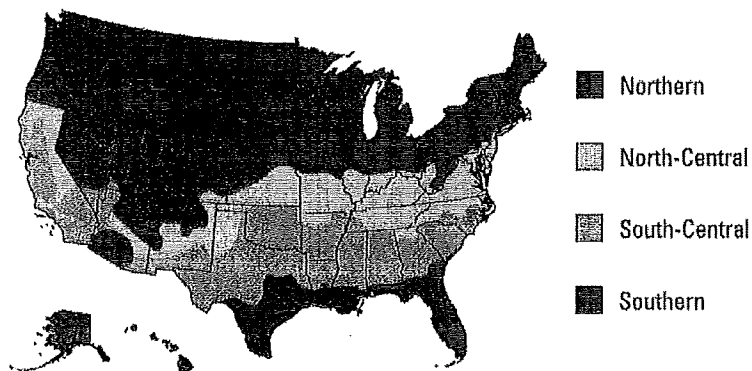
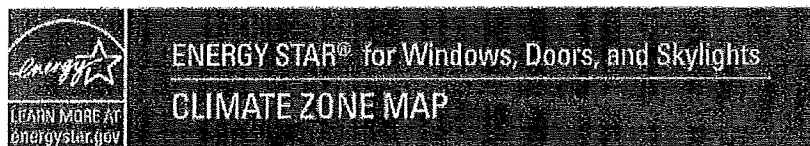
Project Subtotal Net Price: USD	12,280.80
0.000% Sales Tax: USD	0.00
Project Total Net Price: USD	12,280.80

Product and Performance Information

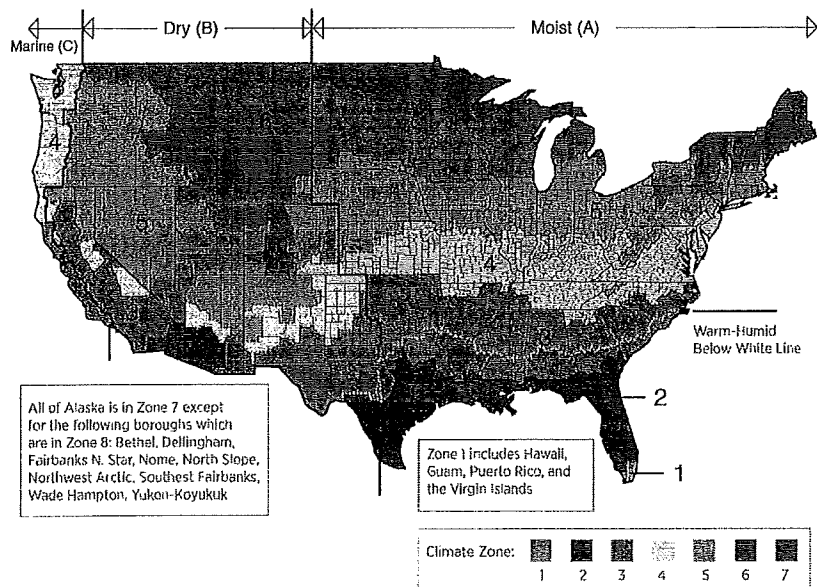
NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org/WindowRatings.

Review the map below to determine if your units meet ENERGY STAR for your location.



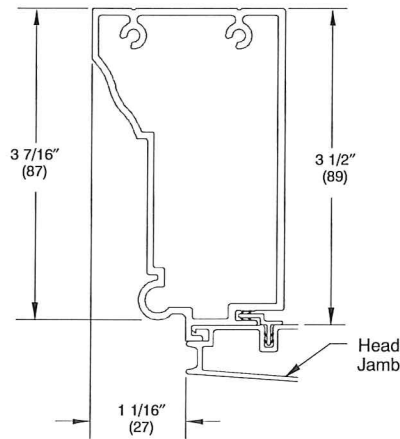
International Energy Conservation Code (IECC) Climate Regions



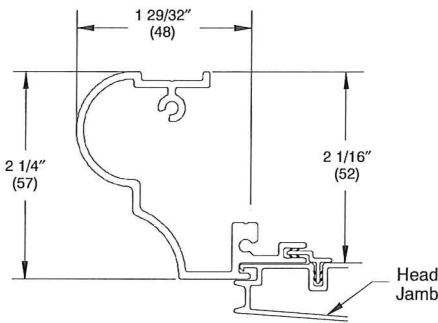
ACCESSORIES

CLAD SPECIAL CASING PROFILES

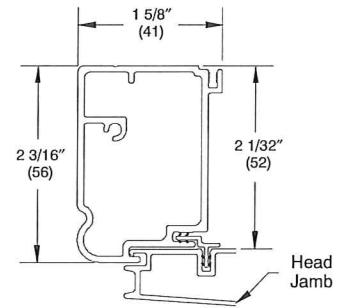
SCALE: 8" = 1' 0"



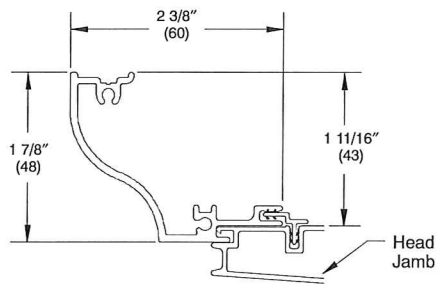
Columbus Casing
A1440



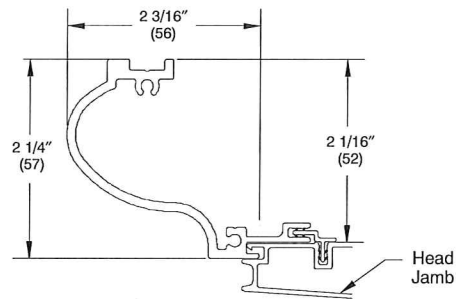
Stratton Casing
A1449



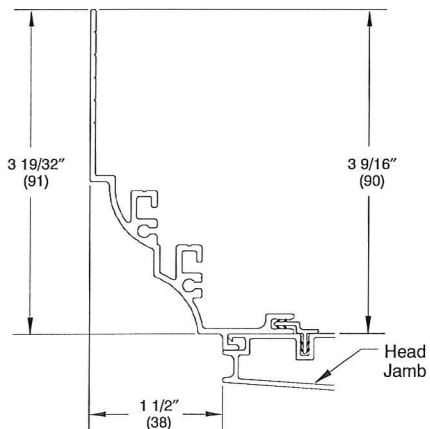
Grayson Casing
A1442



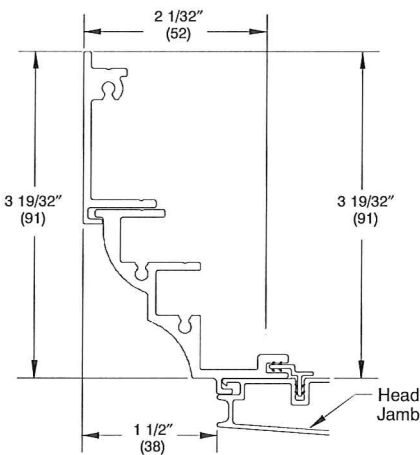
Thorton
A1443



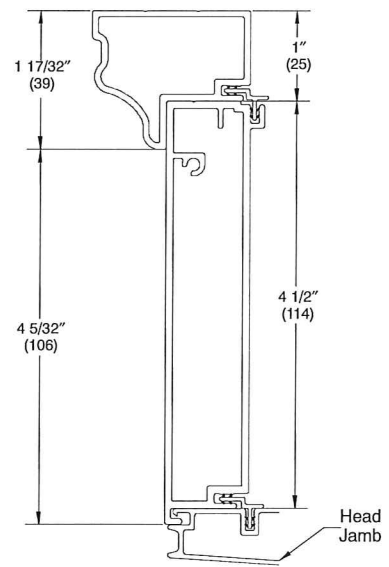
Ridgeland
A1446



Kinsley Casing
A1441



Kinsley RT (2 part casing)
A1447/1448



Potter (2 part casing)
A1444/A1445

UNIT SUMMARY

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

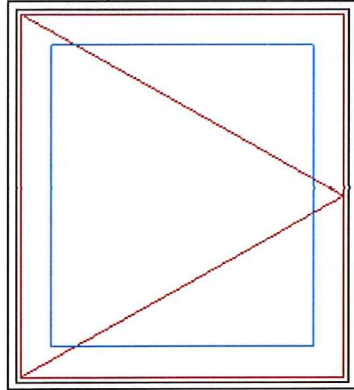
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 11			TOTAL UNIT QTY: 39		EXT NET PRICE: USD 15,784.40	
LINE	MARK UNIT	BRAND	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	1st Flr / 1, 2, 3	Marvin	Clad Ultimate Casement RO 24 1/4" X 26 1/4"	395.91	3	1,187.73
2	1st Flr / 4	Marvin	Clad Ultimate Casement RO 24 1/4" X 26 3/4"	410.27	1	410.27
3	1st Flr / 5	Marvin	Clad Ultimate Casement RO 24 1/4" X 26 3/4"	475.91	1	475.91
4	1st Flr / 6	Marvin	Clad Ultimate Casement RO 24 1/4" X 26 3/4"	414.37	1	414.37
5	1st Flr / 7	Marvin	Clad Ultimate Casement RO 36 1/8" X 25 1/4"	385.65	1	385.65
6	2nd Flr / G, H, & I	Marvin	Clad Marvin Assembly RO 43 5/8" X 32 1/4"	869.77	3	2,609.31
7	2nd Flr / J & K	Marvin	Clad Marvin Assembly RO 56 1/4" X 32 7/8"	914.90	2	1,829.80
8	2nd Flr / L	Marvin	Clad Marvin Assembly RO 44 3/4" X 32 1/4"	869.77	1	869.77
9	2nd Flr / A, B, C	Marvin	Clad Ultimate Double Hung - Next Generation 2.0 RO 33 5/32" X 78 45/64"	1,271.84	3	3,815.52
10	2nd Flr / D, E, & F	Marvin	Clad Ultimate Double Hung - Next Generation 2.0 RO 32" X 72 3/4"	1,079.69	3	3,239.07
12		Marvin	Parts: 18601030 A109 3" FRAME EXPANDER-150"-BRONZE	27.35	20	547.00

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: 1st Flr / 1, 2, 3	Net Price:		395.91
Qty: 3		Ext. Net Price:	USD	1,187.73



As Viewed From The Exterior

FS 23 1/4" X 25 3/4"
RO 24 1/4" X 26 1/4"

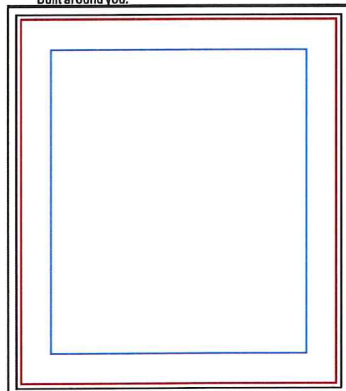
Performance Information

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

Bronze Clad Exterior
Primed Pine Interior
Clad Ultimate Casement - Right Hand
Rough Opening 24 1/4" X 26 1/4"
Frame Size 23 1/4" X 25 3/4"
Bronze Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Bronze Folding Handle
***Handles/Covers Ship Loose
Bronze Multi - Point Lock
Aluminum Screen
Bronze Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin

Highlighted spec's are typical for this quote.
Assumes 2x buck in masonry opening. See
last line for frame expander to be cut in field
and install as exterior trim.

Line #2	Mark Unit: 1st Flr / 4	Net Price:		410.27
Qty: 1		Ext. Net Price:	USD	410.27



As Viewed From The Exterior

FS 23 1/4" X 26 1/4"
RO 24 1/4" X 26 3/4"

Performance Information

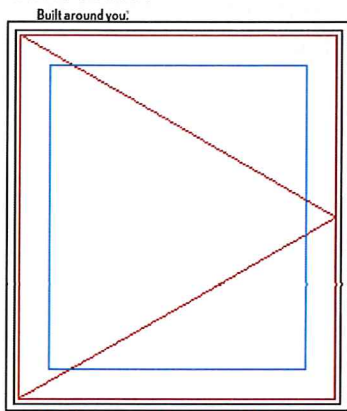
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.29
Visible Light Transmittance: 0.49
Condensation Resistance: 58

Bronze Clad Exterior
Primed Pine Interior
Clad Ultimate Casement - Stationary
Rough Opening 24 1/4" X 26 3/4"
Frame Size 23 1/4" X 26 1/4"
Bronze Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Solid Wood Covers
4 9/16" Jambs
Nailing Fin

Assumes 2x buck in masonry opening. See
last line for frame expander to be cut in field
and install as exterior trim

CPD Number: MAR-N-342-13243-00001
ENERGY STAR: NC

Line #3	Mark Unit: 1st Flr / 5	Net Price:	475.91
Qty: 1		Ext. Net Price:	475.91



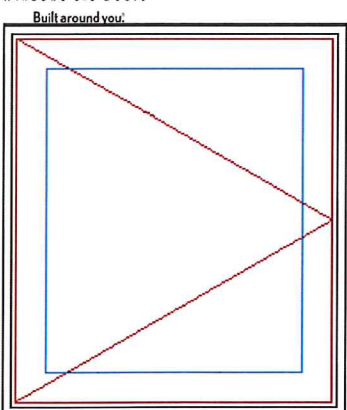
As Viewed From The Exterior

FS 23 1/4" X 26 1/4"
RO 24 1/4" X 26 3/4"
Performance Information
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

Bronze Clad Exterior
Primed Pine Interior
Clad Ultimate Casement - Right Hand
Rough Opening 24 1/4" X 26 3/4"
Frame Size 23 1/4" X 26 1/4"
Bronze Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Bronze Folding Handle
Bronze Multi - Point Lock
Aluminum Screen
Bronze Surround
Charcoal Fiberglass Mesh
4 9/16" Jamb
Nailing Fin

Assumes 2x buck in masonry opening. See last line for frame expander to be cut in field and install as exterior trim.

Line #4	Mark Unit: 1st Flr / 6	Net Price:	414.37
Qty: 1		Ext. Net Price:	414.37



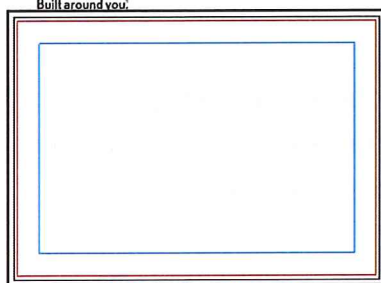
As Viewed From The Exterior

FS 23 1/4" X 26 1/4"
RO 24 1/4" X 26 3/4"
Performance Information
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

Bronze Clad Exterior
Primed Pine Interior
Clad Ultimate Casement - Right Hand
Rough Opening 24 1/4" X 26 3/4"
Frame Size 23 1/4" X 26 1/4"
Bronze Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Bronze Folding Handle
Bronze Multi - Point Lock
Aluminum Screen
Bronze Surround
Charcoal Fiberglass Mesh
4 9/16" Jamb
Nailing Fin

Assumes 2x buck in masonry opening. See last line for frame expander to be cut in field and install as exterior trim.

Line #5	Mark Unit: 1st Flr / 7	Net Price:		385.65
Qty: 1		Ext. Net Price:	USD	385.65



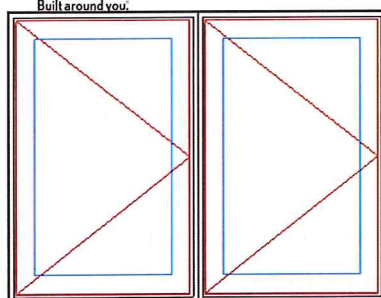
As Viewed From The Exterior

FS 35 1/8" X 24 3/4"
RO 36 1/8" X 25 1/4"
Performance Information
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

Bronze Clad Exterior
Primed Pine Interior
Clad Ultimate Casement - Stationary
Rough Opening 36 1/8" X 25 1/4"
Frame Size 35 1/8" X 24 3/4"
Bronze Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Solid Wood Covers
4 9/16" Jamb
Nailing Fin

Assumes 2x buck in masonry opening. See last line for frame expander to be cut in field and install as exterior trim.

Line #6	Mark Unit: 2nd Flr / G, H, & I	Net Price:		869.77
Qty: 3		Ext. Net Price:	USD	2,609.31



As Viewed From The Exterior

FS 42 5/8" X 31 3/4"
RO 43 5/8" X 32 1/4"
Performance Information A1, A2
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

Bronze Clad Exterior
Primed Pine Interior
2W1H - Rectangle Assembly
Assembly Rough Opening
43 5/8" X 32 1/4"

Unit: A1
Clad Ultimate Casement - Right Hand
Basic Frame 21 5/16" X 31 3/4"
Rough Opening 22 5/16" X 32 1/4"
Bronze Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Bronze Folding Handle
***Handles/Covers Ship Loose
Bronze Multi - Point Lock
Aluminum Screen
Bronze Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose

Unit: A2
Clad Ultimate Casement - Right Hand
Basic Frame 21 5/16" X 31 3/4"
Rough Opening 22 5/16" X 32 1/4"
Bronze Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Bronze Folding Handle
***Handles/Covers Ship Loose

Assumes 2x buck in masonry opening. See last line for frame expander to be cut in field and install as exterior trim.

Bronze Multi - Point Lock
Aluminum Screen
Bronze Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose

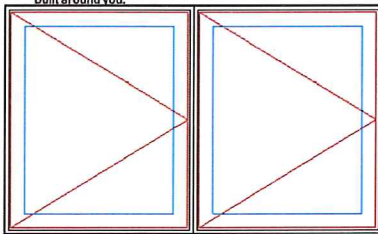
Factory Mull Charge

4 9/16" Jamb

Nailing Fin

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

Line #7	Mark Unit: 2nd Flr / J & K	Net Price:	914.90
Qty: 2		Ext. Net Price: USD	1,829.80



FS 55 1/4" X 32 3/8"

RO 56 1/4" X 32 7/8"

Performance Information A1, A2

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

Bronze Clad Exterior
Primed Pine Interior
2W1H - Rectangle Assembly
Assembly Rough Opening
56 1/4" X 32 7/8"

Unit: A1

Clad Ultimate Casement - Right Hand

Basic Frame 27 5/8" X 32 3/8"

Rough Opening 28 5/8" X 32 7/8"

Bronze Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4" - 1 Lite

Low E2 w/Argon

Stainless Perimeter Bar

Ogee Interior Glazing Profile

Standard Bottom Rail

Black Weather Strip

Bronze Folding Handle

***Handles/Covers Ship Loose

Bronze Multi - Point Lock

Aluminum Screen

White Surround

Charcoal Fiberglass Mesh

***Screen/Combo Ship Loose

Unit: A2

Clad Ultimate Casement - Right Hand

Basic Frame 27 5/8" X 32 3/8"

Rough Opening 28 5/8" X 32 7/8"

Bronze Clad Sash Exterior

Primed Pine Sash Interior

IG - 3/4" - 1 Lite

Low E2 w/Argon

Stainless Perimeter Bar

Ogee Interior Glazing Profile

Standard Bottom Rail

Black Weather Strip

Bronze Folding Handle

***Handles/Covers Ship Loose

Bronze Multi - Point Lock

Aluminum Screen

White Surround

Charcoal Fiberglass Mesh

***Screen/Combo Ship Loose

Factory Mull Charge

4 9/16" Jamb

Nailing Fin

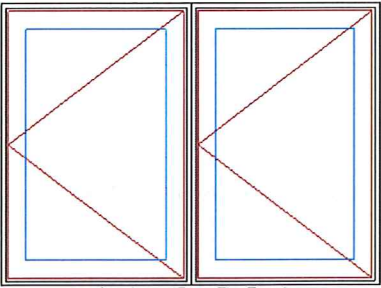
***Note: This configuration is certified to AAMA 450. Mull certification ratings may vary from individual unit certification ratings.

Assumes 2x buck in masonry opening. See last line for frame expander to be cut in field and install as exterior trim.

Line #8	Mark Unit: 2nd Flr / L	Net Price:	869.77
Qty: 1		Ext. Net Price: USD	869.77



Bronze Clad Exterior
Primed Pine Interior
2W1H - Rectangle Assembly



FS 43 3/4" X 31 3/4"
RO 44 3/4" X 32 1/4"
Performance Information A1, A2
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

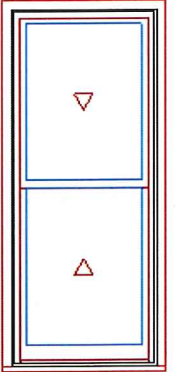
Assembly Rough Opening
44 3/4" X 32 1/4"

Unit: A1
Clad Ultimate Casement - Left Hand
Basic Frame 21 7/8" X 31 3/4"
Rough Opening 22 7/8" X 32 1/4"
Bronze Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Bronze Folding Handle
***Handles/Covers Ship Loose
Bronze Multi - Point Lock
Aluminum Screen
Bronze Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose

Assumes 2x buck in masonry opening. See last line for frame expander to be cut in field and install as exterior trim.

Unit: A2
Clad Ultimate Casement - Left Hand
Basic Frame 21 7/8" X 31 3/4"
Rough Opening 22 7/8" X 32 1/4"
Bronze Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Bronze Folding Handle
***Handles/Covers Ship Loose
Bronze Multi - Point Lock
Aluminum Screen
Bronze Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
Factory Mull Charge
4 9/16" Jamb
Nailing Fin
***Note: This configuration is certified to AAMA 450. Mull certification ratings may vary from individual unit certification ratings.

Line #9	Mark Unit: 2nd Flr / A, B, C	Net Price:	1,271.84
Qty: 3		Ext. Net Price: USD	3,815.52



Bronze Clad Exterior
Primed Pine Interior
Clad Ultimate Double Hung - Next Generation 2.0
Outside of Exterior Casing 36 1/4" X 81 1/2"
Rough Opening 33 5/32" X 78 45/64"
Top Sash
Bronze Clad Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Bronze Clad Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Black Exterior Weather Strip Package

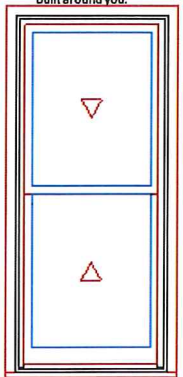
Includes exterior aluminum casing
Sizes need to be confirmed

These windows assume removal of existing window frame.
Includes WOCD per code

FS 32 5/32" X 78 13/64"
RO 33 5/32" X 78 45/64"
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.3
Visible Light Transmittance: 0.52
Condensation Resistance: 56
CPD Number: MAR-N-425-13356-00001
ENERGY STAR: NC

Bronze Sash Lock
Bronze Top Sash Strike Plate Assembly Color
Bronze Window Opening Control Device
Aluminum Screen
Bronze Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
4 9/16" Jamb
Casing with Subsill
Bronze Ridgeland A1446 Clad Casing
Bronze A1453 Subsill
No Installation Method
***Note: When installing units with casing, always install, flash, and seal (including the use of backer rod in masonry applications) the window or door per the installation instructions included with the unit. Review the impact the casing has on the wall thickness. An exterior casing can extend beyond the frame of the unit and require additional wall thickness.

Line #10	Mark Unit: 2nd Flr / D, E, & F	Net Price:		1,079.69
Qty: 3		Ext. Net Price:	USD	3,239.07



As Viewed From The Exterior

FS 31" X 72 1/4"
RO 32" X 72 3/4"
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.3
Visible Light Transmittance: 0.52
Condensation Resistance: 56
CPD Number: MAR-N-425-13356-00001
ENERGY STAR: NC

Bronze Clad Exterior
Primed Pine Interior
Clad Ultimate Double Hung - Next Generation 2.0
Rough Opening 32" X 72 3/4"
Top Sash
Bronze Clad Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Bronze Clad Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Black Exterior Weather Strip Package
Bronze Sash Lock
Bronze Top Sash Strike Plate Assembly Color
Bronze Window Opening Control Device
Aluminum Screen
Bronze Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
4 9/16" Jamb
Casing with Subsill
Bronze Ridgeland A1446 Clad Casing
Bronze A1453 Subsill
No Installation Method
***Note: When installing units with casing, always install, flash, and seal (including the use of backer rod in masonry applications) the window or door per the installation instructions included with the unit. Review the impact the casing has on the wall thickness. An exterior casing can extend beyond the frame of the unit and require additional wall thickness.

Includes exterior aluminum casing
Sizes need to be confirmed

Includes WOCD per code

These windows assume removal of existing window frame.

Line #12	Mark Unit:	Net Price:		27.35
Qty: 20		Ext. Net Price:	USD	547.00

No Image Available

Marvin Parts

18601030 A109 3" FRAME EXPANDER-150"-BRONZE

547.00

OMS Ver. 0002.17.00 (Current)
Product availability and pricing subject to change.

Lindenmere Holdings LLC
16 N. Washington
Quote Number: **PNPPG1S**
Architectural Project Number:

Project Subtotal Net Price: USD	15,784.40
6.000% Sales Tax: USD	947.06
Project Total Net Price: USD	16,731.46

Terms and Conditions

MARVIN DESIGN GALLERY PROPOSES TO FURNISH MATERIAL AND, WHEN APPLICABLE, LABOR IN ACCORDANCE WITH THE SPECIFICATIONS OUTLINED AND FOR THE AMOUNT INDICATED WITHIN. ALL PRODUCTS ARE CONSIDERED CUSTOM ORDER AND SPECIFIC TO YOUR PROJECT SPECIFICATIONS. MARVIN DESIGN GALLERY REQUIRES A MINIMUM DEPOSIT OF 75% OF THE TOTAL COST WITH THE REMAINING BALANCE DUE: 1) PRIOR TO PRODUCT DELIVERY OR 2) ON THE LAST DAY OF SUBSTANTIAL COMPLETION OF INSTALLATION IF AND ONLY IF MARVIN DESIGN GALLERY IS RESPONSIBLE FOR PRODUCT INSTALLATION.

RETURNS &/OR CHANGES: DUE TO THE CUSTOM NATURE OF THIS BUSINESS, EACH INDIVIDUAL SALE IS UNIQUE TO YOUR PROJECT SPECIFICATIONS. THE RETURN OF ANY MERCHANDISE IS PROHIBITED. CHANGES WILL BE ACCEPTED ONLY IF THE PRODUCT MANUFACTURER WILL ALLOW. IN THE EVENT A CHANGE IS ALLOWED, A CHANGE ORDER FEE MAY BE INCURRED. ANY COST ASSOCIATED WITH A CHANGE ORDER WILL BE THE RESPONSIBILITY OF THE PURCHASER. ALL CHANGE ORDER REQUESTS MUST BE IN WRITING AND SIGNED BY PURCHASER. WHERE SUCH ADDITIONAL WORK IS ADDED TO THIS CONTRACT, IT IS AGREED THAT THE TOTAL PRICE OF THIS CONTRACT SHALL BE INCREASED BY THE PRICE OF THE ADDITIONAL WORK AND THAT ALL TERMS AND CONDITIONS OF THIS CONTRACT SHALL APPLY EQUALLY TO SUCH ADDITIONAL WORK.

EXCEPT AS PROVIDED HEREIN, MARVIN DESIGN GALLERY MAKES NO OTHER WARRANTY OF ANY KIND WHATSOEVER, EXPRESS OR IMPLIED, AND ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE WHICH EXCEED THE FOREGOING ARE HEREBY DISCLAIMED BY MARVIN DESIGN GALLERY AND EXCLUDED FROM THIS CONTRACT. CUSTOMER ACKNOWLEDGES THAT MARVIN DESIGN GALLERY IN ITS SOLE RESPONSIBILITY HEREUNDER, SHALL BE TO PROVIDE REPLACEMENT MATERIAL/ITEM FOR ANY MATERIAL/ITEM THAT IS DEFECTIVE. SELLER SHALL HAVE NO RESPONSIBILITY FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES RESULTING FROM THE SALE OF MATERIAL OR FOR LOSSES INCURRED BY ACTS OF GOD, STRIKES, OR OCCURRENCES BEYOND THE CONTROL OF MARVIN DESIGN GALLERY.

MARVIN DESIGN GALLERY SHALL NOT BE LIABLE FOR DELAYS IN PERFORMANCE RESULTING FROM WEATHER CONDITIONS, STRIKES, LOCK-OUTS, MATERIAL OR LABOR SHORTAGES, MANUFACTURING DELAYS, FIRES, CHANGE ORDERS REQUESTED BY PURCHASER, FAILURE OF PURCHASER TO PROMPTLY PAY FOR ANY WORK OR EXTRA WORK AS AUTHORIZED OR OTHER CAUSES BEYOND THE CONTROL OF MARVIN DESIGN GALLERY. ALL DELIVERY DATES AND SUGGESTED INSTALLATION DATES ARE APPROXIMATE AND CANNOT BE GUARANTEED.

MARVIN DESIGN GALLERY AGREES TO COMPLETE THE WORK IN A WORKMANLIKE MANNER. HOWEVER MARVIN DESIGN GALLERY IS NOT RESPONSIBLE FOR FAILURES OR DEFECTS THAT RESULT FROM WORK DONE BY OTHERS PRIOR TO, AT THE TIME OF, OR SUBSEQUENT TO WORK DONE UNDER THIS AGREEMENT. MARVIN DESIGN GALLERY IS NOT RESPONSIBLE FOR ANY PREPARATION WORK. ALL PREPARATION WORK TO BE PERFORMED BY OTHERS.

UNLESS OTHERWISE NOTED IN THE AGREEMENT, THE PRICE QUOTED DOES NOT INCLUDE FILLING NAIL HOLES, PAINTING, STAINING OR PERMITS. IF PLASTER WALLS DEVELOP SMALL CRACKS, MARVIN DESIGN GALLERY WILL BE HELD HARMLESS. AT ITS SOLE DISCRETION, MARVIN DESIGN GALLERY MAY SPACKLE, BUT NOT PAINT. MARVIN DESIGN GALLERY WILL PERFORM SIMPLE DISCONNECTION OF ALARM SYSTEMS WHERE POSSIBLE. PURCHASER IS RESPONSIBLE FOR HAVING SECURITY COMPANY RE-CONNECT THE ALARM SYSTEM AFTER COMPLETION OF WORK. IT IS MUTUALLY AGREED THAT THIS CONTRACT CONTAINS THE ENTIRE AGREEMENT BETWEEN THE PARTIES HERETO, THAT NO AGENT, REPRESENTATIVE, SALESMAN, OR OFFICER OF THE PARTIES HERETO HAS AUTHORITY TO MAKE OR HAD MADE ANY STATEMENT, REPRESENTATION OR AGREEMENT, ORAL OR WRITTEN, IN CONNECTION HERewith THAT MODIFIES, ADDS TO OR CHANGES THE TERMS OF THIS CONTRACT.

IN THE EVENT PURCHASER IS IN DEFAULT IN ANY OF THE TERMS OF THIS CONTRACT, MARVIN DESIGN GALLERY MAY, IN ADDITION TO ANY OTHER REMEDIES PROVIDED BY LAW, ENFORCE THE TERMS OF THIS CONTRACT AND SHOULD

COLLECTION OF ANY SUM DUE ON THIS CONTRACT BE REQUIRED, PURCHASER AGREES TO PAY TO MARVIN DESIGN GALLERY ALL OF ITS COSTS, INCLUDING ACTUAL ATTORNEY FEES AND INTEREST AT THE RATE OF TWO PERCENT (2%) PER MONTH OR AT THE HIGHEST RATE PERMITTED BY LAW, FROM THE DATE PAYMENT WAS DUE UNTIL COLLECTED IN FULL BY MARVIN DESIGN GALLERY.

MARVIN DESIGN GALLERY SHALL BE CONSIDERED TO HAVE COMPLETELY AND SATISFACTORILY PERFORMED UNDER THIS AGREEMENT, AND SHALL BE ENTITLED TO IMMEDIATE, FULL AND FINAL PAYMENT FROM PURCHASER, UNLESS, WITHIN FIVE (5) DAYS AFTER PURCHASER HAS RECEIVED PRODUCT OR SUBSTANTIAL INSTALLATION IS COMPLETE, PURCHASER NOTIFIES, IN WRITING, MARVIN DESIGN GALLERY AT THE ADDRESS LISTED BELOW, THAT PURCHASER DISPUTES THE WORK HAS BEEN COMPLETELY AND / OR SATISFACTORILY PERFORMED. IN THE EVENT THE PURCHASER CLAIMS ANY WARRANTY AND/OR WORKMANSHIP DEFECTS, PURCHASER MAY RETAIN UP TO 5% OF THE REMAINING BALANCE DUE ON THE CONTRACT (NOT TO EXCEED \$500) UNTIL CORRECTIONS HAVE BEEN MADE.

** 2.0% Credit Card Convenience Fee will be applied to all credit card transactions. Please initial: _____

I/WE HAVE READ AND UNDERSTAND THE FOREGOING TERMS AND CONDITIONS OF THIS CONTRACT AND AGREE TO ABIDE BY THEM. MARVIN DESIGN GALLERY IS AUTHORIZED TO ORDER THE PRODUCTS IDENTIFIED HEREIN.

CUSTOMER SIGNATURE (PURCHASER) : _____ DATE: _____

2350 FRANKLIN RD. STE. 115 – BLOOMFIELD HILLS, MI 48302 PH: 248-333-9085 FAX: 248-333-9095
www.WindowAndDoorCenter.com

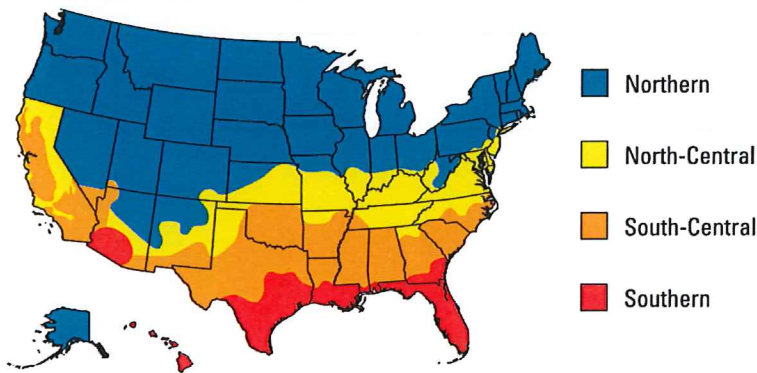
Product and Performance Information

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

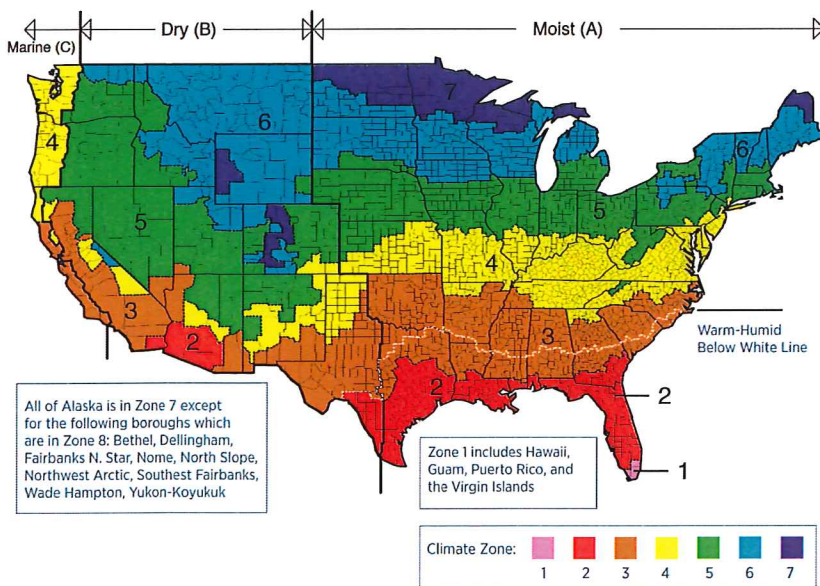
The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org/WindowRatings.

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

Review the map below to determine if your units meet ENERGY STAR for your location.



International Energy Conservation Code (IECC) Climate Regions



PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD 15,784.40
6.000% Sales Tax: USD 947.06
Project Total Net Price: USD 16,731.46

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: _____

Buyer: _____



Patton Doyle <pattondoyle@gmail.com>

Fw: 16 NORTH WASHINGTON

2 messages

Mark Theurer <mtheurer@michiganwindow.com>

Mon, Nov 6, 2017 at 8:07 AM

Reply-To: Mark Theurer <mtheurer@michiganwindow.com>

To: Janice Doyle <tjppdoyle@gmail.com>, Patton Doyle <pattondoyle@gmail.com>

----- Forwarded Message -----

From: KURT JOHNSON <KURTSKUSTOM91@live.com>

To: Mark Theurer <mtheurer@michiganwindow.com>

Sent: Sunday, November 5, 2017 7:43 PM

Subject: 16 NORTH WASHINGTON

Hi Mark,

The following is the preliminary for above address:

DEMO EXISITNG WINDOW UNITS
ADD WOOD BUCK
INSTALL EXTERIOR TRIM
INSTALL WINDOW AND INSULATE
CAULK EXTERIOR
SET-UP FOR 2ND STORY INSTALL

Customer to provide dumpster for debris removal

Total cost labor and materials: \$8562.00

Please contact me with any questions or concerns.

Kurt Johnson
Kurt's Kustom
[734-341-5714](tel:734-341-5714)

Patton Doyle <pattondoyle@gmail.com>

Mon, Nov 6, 2017 at 6:46 PM

To: Mark Theurer <mtheurer@michiganwindow.com>

Cc: Janice Doyle <tjppdoyle@gmail.com>



Patton Doyle <pattondoyle@gmail.com>

Installation of Windows at 16 N. Washington

2 messages

Mark Theurer <mtheurer@michiganwindow.com>
Reply-To: Mark Theurer <mtheurer@michiganwindow.com>
To: Patton Doyle <pattondoyle@gmail.com>

Wed, Nov 1, 2017 at 10:40 AM

Pat,

After visiting the job site and reviewing the current window quote I would estimate the installation of the window units as follows.

- Removal and disposal of any existing windows
- Framing as needed to install new windows
- Installation of new units.
- Installation of any exterior trim that is shipped not applied
- Caulking of exterior to masonry
- Foam insulation of any rough frame space
- Removal of all left over debris
- Quote assumes window units to be provided by others
- Quote does not include any interior trim work
- Quote does not include any interior finishing of window units
- Quote is preliminary at this time understanding that Window quote may change
- Quote assumes 19 window openings at this time

Total - \$12,500.00

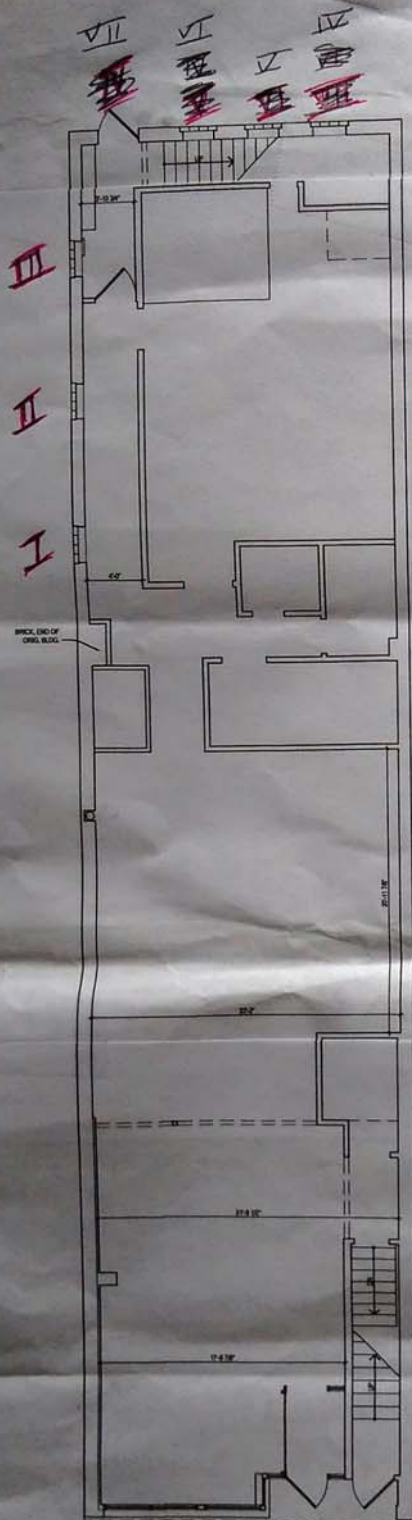
Thank you

Mark Theurer / on behalf of Laurence Smith Window and Door

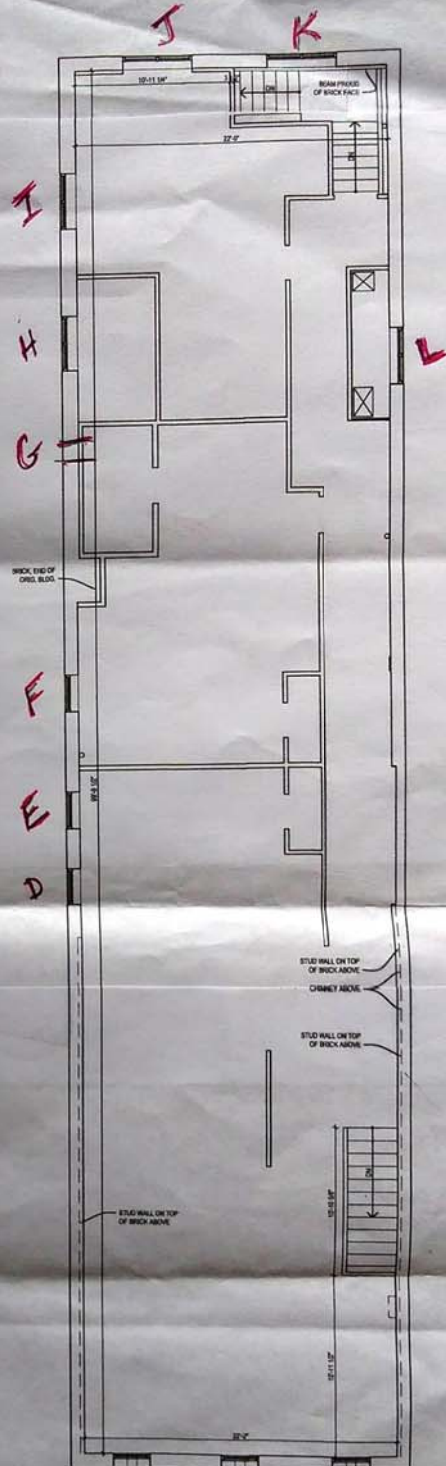
Patton Doyle <pattondoyle@gmail.com>
To: Janice Doyle <tjppdoyle@gmail.com>

Wed, Nov 1, 2017 at 11:11 AM

second bid form Mark
[Quoted text hidden]



1st Floor Plan



2nd Floor Plan



Angelini & Associates
Architects
113 East Ann Street
Ann Arbor, MI 48104
(734) 998-0235

Decode Detroit- Ypsi
16 N. Washington St. Ypsilanti, MI

Existing Plans
1/8" = 1'-0"
9.11.17





16 N Washington



16 N Washington



HDC Work Permit Staff Review

Property address: 205 N Hamilton

Date of Application: November 6, 2017

Date of Review: November 8, 2017

Date of Meeting: November 14, 2017

Proposed work: porch repair and stair replacement

Materials: wood, like for like materials

Staff review:

1. The applicant had previously spoken with staff about the repair work planned for the porch, staff gave verbal approval to repair the porch decking with like materials at that time.
2. Since the applicant started the project, the work required for repair was determined to be more involved than previously thought.
3. Staff requested that the applicant apply to the commission since he plans to attach the handrail. Staff has requested more info from the applicant on the details of the handrail.
4. Applicant also indicates that more stringers will be needed for the stairs.
5. A building department permit will be required for this work and should to be obtained prior to the start of this project.

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

Staff Recommended Motions:

Move to approve the work for 205 N Hamilton to include the repair of the porch with like materials and the stair replacement to include additional stringers and an attached handrail. All materials are to be painted or stained in an opaque stain.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



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

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

205 N Hamilton

Applicant

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

Name

Thomas Rumford

Address

1815 Ivywood Drive

City

Ann Arbor

State

MI

Zip

48103

Phone / Fax

734 904 3274

E-Mail

trumford@aol.com

Contractor

Contractor Name & Contact Info

Brian Dinse & Dinse Construction LLC

Type of work

☐ Roofing

☐ Window/Door

Replacement

☒ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Discussed with Cindy original plan, job became more intense. Re doing decking, support and stairs. Will add total of 6 stringers to steps, attach hand rail.

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

Like For Like

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: \$
~5000.00

Permit fee:
\$35 + _____ =

Signature

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

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

Signature: 

Date: 11/6/17

Print Name:

Thomas J Rufford

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 ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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

Google Maps 208 N Hamilton St

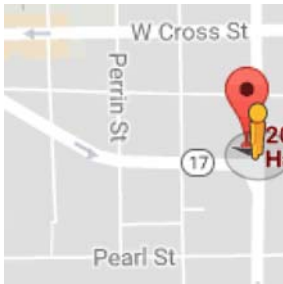


Image capture: Aug 2016 © 2017 Google

Ypsilanti, Michigan



Street View - Aug 2016

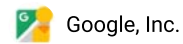


Google Maps 208 N Hamilton St



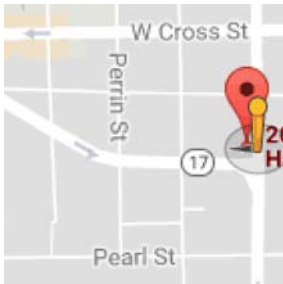
Image capture: Aug 2016 © 2017 Google

Ypsilanti, Michigan



Google, Inc.

Street View - Aug 2016





HDC Work Permit Staff Review

Property address: 304 N Hamilton

Date of Application: November 6, 2017

Date of Review: November 8, 2017

Date of Meeting: November 14, 2017

Proposed work: porch step replacement

Materials: wood, platinum grey paint by Benjamin Moore

Staff review:

1. The applicant is planning to replace the existing concrete steps on the porch with wood steps.
2. The applicant is planning on painting the steps in a grey to match the rest of the house.
3. HDC to verify the type of wood that is to be used and if the cheek walls are to remain.
4. A building department permit will be required for this work and should be obtained prior to the start of this project.

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

Staff Recommended Motions:

Move to approve the work for 304 N Hamilton to include the replacement of the front steps with wood. All materials are to be painted in platinum grey by Benjamin Moore.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

304 N HAMILTON

Applicant

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

Name

JOHN SCHERER

Address

6720 WEST LIBERTY

City

ANN ARBOR

State

MI

Zip

48103

Phone / Fax

734-646-2288

E-Mail

Contractor

Contractor Name & Contact Info

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

REMOVE EXISTING STEPS (CONCRETE/CAST) THEN
REINSTALL WOOD STEPS TO THE EXISTING
WOOD PORCH THEN REPAINT STEPS TO AN
~~OPAL~~ ^{platinum} GREY PAINT LIKE THE REST OF THE
HOUSE. ~~ALL WORK~~

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:

\$ 500.00

Permit fee:

\$35 + 0 = \$35

Signature

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

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

Signature:

Date:

11/5/17

Print Name:

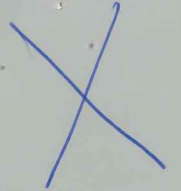
JOHN R SCHERER

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 ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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

SW 7070
Site White

257-C7



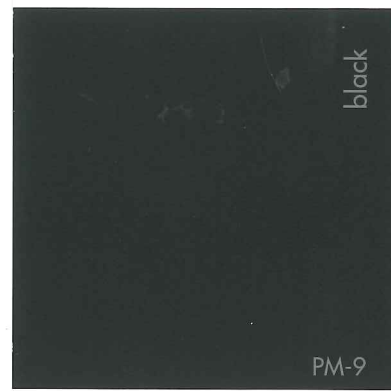
platinum gray

PM-7



charcoal slate

PM-8



black

PM-9

BENJAMIN MOORE®
COLOR PREVIEW®

PM

PHD-17.0144







304 N Hamilton

YPSILANTI MICHIGAN HISTORIC ARCHITECTURE SURVEY

Sheet#_____

SURVEY NAME YPSILANTI ARCHITECTURAL SURVEY

SURVEY DATE Fall 1982 SURVEYED BY Resource Design Group

ADDRESS 304 Hamilton (N)

HISTORIC NAME

CURRENT NAME

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

Zoning _____

NUMBER OF FLOORS 2 FRONT DIRECTION West

SURFACE MATERIAL: asbestos ROOF MATERIAL: asphalt

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

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

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

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

ARE ALTERATIONS: Appropriate () Inappropriate (✓)

Attach photo here



Design R.A. Schweitzer, 1981

Style or Period

Q Anne

Date of Construction

ARCHITECTURAL MERIT

National Importance

Local Excellence

Notable

Worthy of Mention

Poor

Other

INCIDENCE

Rare

Moderate

Common

Date of Photograph Fall 1982

Photo by Resource Design Group

Roll# 17 Frame# 4

Unit 17



HDC Work Permit Staff Review

Property address: 406 Oak

Date of Application: November 6, 2017

Date of Review: November 8, 2017

Date of Meeting: November 14, 2017

Proposed work: fence installation

Materials: pressure treated pressure treated cedar –tone
moulded fence kit in 6 x 6 sections

Staff review:

1. The applicant is planning to complete the fencing in the east side of the property so that the rear of the property is enclosed.
2. The applicant is planning on using pressure treated cedar tone fencing to match what exists on the property.
3. Staff has advised that the fence will need to be painted.
4. HDC to verify if any gates will be installed.
5. A building department permit will be required for this work and should to be obtained prior to the start of this project.

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

Staff Recommended Motions:

Move to approve the work for 406 Oak to include the installation of pressure treated pressure treated cedar –tone moulded fence kit in 6 x 6 sections to be painted or stained in an opaque stain.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

R. 22987
PHDC 17-0145
4
App due by Nov 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

406 Oak St.

Applicant

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

Name

Michael Hurley

Address

406 Oak St

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

313-655-8306

E-Mail

Mikehurley4000@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:

Complete previously installed fence

✓

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: \$1,000

Permit fee:
\$35 + _____ =

Signature

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

Signature:

[Redacted Signature]

Date:

11/1/17

Print Name:

Michael Hurley

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-17-0145

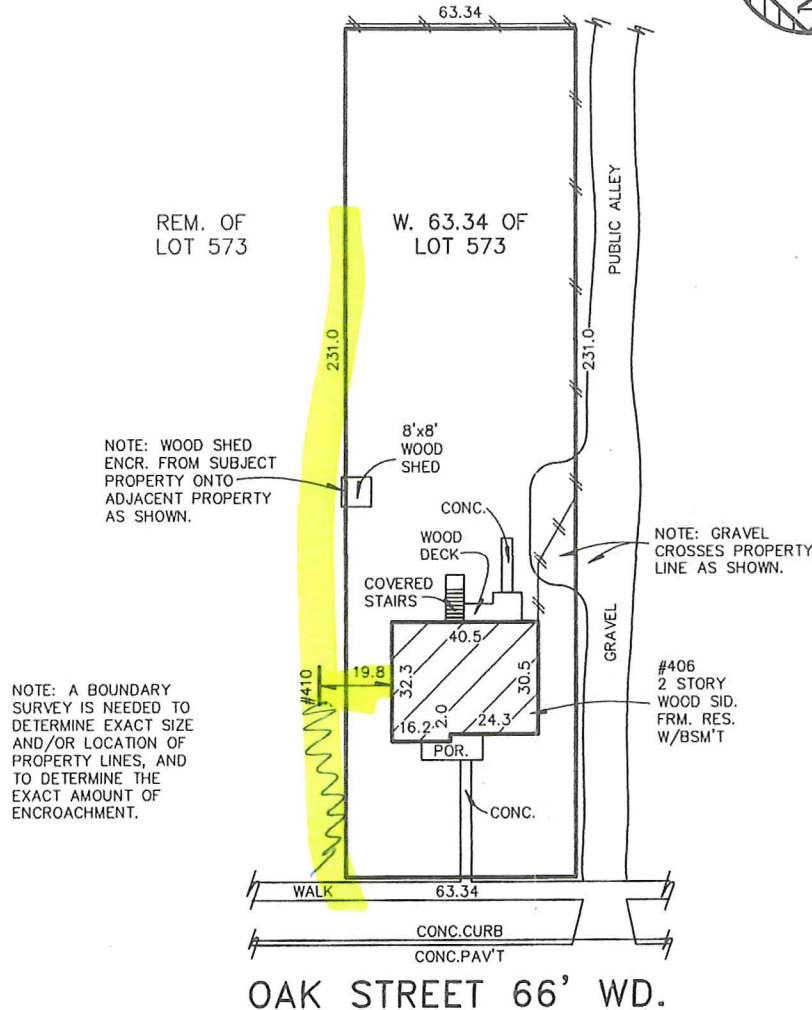
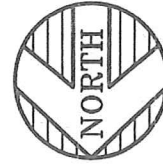
MORTGAGE SURVEY

Certified to: ABSOLUTE TITLE, INC.

Applicant: MICHAEL B. HURLEY

Property Description:

The West 63.34 feet of Lot 573; M. NORRIS, B. FOLLET, C. JOSLIN & E. SKINNER ADDITION TO YPSILANTI, City of Ypsilanti, Washtenaw County, Michigan, as recorded in Liber 33 of Plats, Page 37 of Washtenaw County Records.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

JOB NO: 17-04500 SCALE: 1"=40'
DATE: 11/03/17 DR BY: SD



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Grand Blanc (888) 694.0001 FAX: (810) 694.9955
www.kemtecagroupofcompanies.com

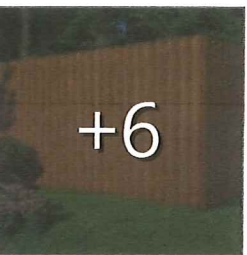
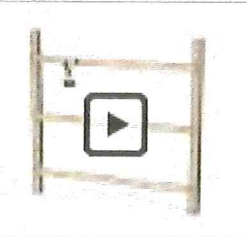


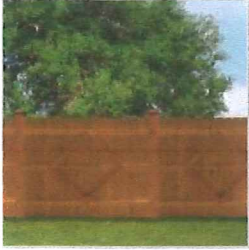
Search



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Outdoor Essentials 6 ft. H x 6 ft. W Pressure-Treated Cedar-Tone Moulded Fence Kit

★★★★☆ (39)

- Dog ear privacy panel adds beauty to your home and outdoor space
- Includes everything needed to build one panel between the posts
- Kit contents include moulded pickets, backer rails, and fasteners

\$84⁴⁶ /each

Quantity



**Not in Your Store -
We'll Ship It There**

 **Add to Cart**

We'll send it to Ann Arbor for
free pickup

Available for pickup
November 14 - November 17

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Standard Delivery

Expect it
November 14 - November 16

[Delivery Options](#)

Or buy now
with

PayPa

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to:
AK, GU, HI, PR, VI

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online**

[Learn about our return policy](#)

Product Overview

- Dog ear privacy panel adds beauty to your home and outdoor space

- Includes everything needed to build one panel between the posts

- Kit contents include moulded pickets, backer rails, and fasteners

Build a stylish dog ear privacy fence panel with our 6 ft. x 6 ft. Pressure-Treated Cedar-Tone Moulded Privacy Fence Kit. The wood is pressure-treated for protection against insects and rot and color-infused for lasting beauty. The included dog ear pickets and backer rails feature a moulded finish for premium texture. This DIY-friendly kit includes all the components (included fasteners) necessary to assemble one panel. It is backed by a lifetime limited warranty on termite infestation and rot and includes a 5-year color-assurance limited warranty. The 6 ft. x 6 ft. Cedar-Tone Moulded Privacy Fence Kit uses one 4 in. x 4 in. x 9 ft. fence post (not included) per panel, and one additional post to complete the fence run.

- Kits are easy to transport and install
- Kit includes 13 - 3/4 in. moulded pickets, 3 - backer rails and fasteners
- Kiln dried after treatment diminishes warping, twisting and checking
- Kit is backed by a lifetime limited warranty against rot and termite infestation
- Wood can be painted or stained to complement your outdoor decor
- 5-year color assurance limited warranty

Product Overview

- Dog ear privacy panel adds beauty to your home and outdoor space
- Includes everything needed to build one panel between the posts
- Kit contents include moulded pickets, backer rails, and fasteners

Model #: 162523

Internet #: 204146019

Build a stylish dog ear privacy fence panel with our 6 ft. x 6 ft. Pressure-Treated Cedar-Tone Moulded Privacy Fence Kit. The wood is pressure-treated for protection against insects and rot and color-infused for lasting beauty. The included dog ear pickets and backer rails feature a moulded finish for premium texture. This DIY-friendly kit includes all the components (included fasteners) necessary to assemble one panel. It is backed by a lifetime limited warranty on termite infestation and rot and includes a 5-year color-assurance limited warranty. The 6 ft. x 6 ft. Cedar-Tone Moulded Privacy Fence Kit uses one 4 in. x 4 in. x 9 ft.

fence post (not included) per panel, and one additional post to complete the fence run.

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

- Kits are easy to transport and install
- Kit includes 13 - 3/4 in. moulded pickets, 3 - backer rails and fasteners
- Kiln dried after treatment diminishes warping, twisting and checking
- Kit is backed by a lifetime limited warranty against rot and termite infestation
- Wood can be painted or stained to complement your outdoor decor
- 5-year color assurance limited warranty

Info & Guides

- [Instructions / Assembly](#)
- [Specification](#)
- [Warranty](#)

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

[Info & Guides](#)

Specifications

Dimensions

Actual backer rail length (in.)	72
Actual backer rail thickness (in.)	1.375
Actual backer rail width (in.)	3.375
Actual panel height (in.)	72
Actual panel thickness (in.)	2.25
Actual panel width (in.)	72
Nominal backer rail length (in.)	72

Nominal backer rail thickness (in.) 2

Nominal backer rail width (in.) 4

Nominal panel height (ft.) 6

Nominal panel width (ft.) 6

Details

Chemical retention (lb./cu. ft.) .06

Color Family Wood

Commercial/Residential Use Commercial / Residential

Contact Type Allowed Above Ground

Features Paintable,Pressure Treated,Stainable

Fencing Product Type Wood Fence Panels

Includes Hardware

Material Wood

Nominal panel thickness (in.) 2.25

Number of pickets for panels 13

Number of rails for panels 3

Panel Assembly Unassembled Panel

Panel Pattern Privacy

Pressure treatment chemical MCA - Micronized Copper Azole

Product Weight (lb.) 55lb

Recommended Fastener Other

Returnable	90-Day
Structure type	Ornamental only
Top Shape	Flat
Top Style	Dog-Eared

Warranty / Certifications

Manufacturer Warranty	Limited lifetime
-----------------------	------------------

Specifications

Dimensions

Actual backer rail length (in.)	72
Actual backer rail thickness (in.)	1.375
Actual backer rail width (in.)	3.375
Actual panel height (in.)	72
Actual panel thickness (in.)	2.25
Actual panel width (in.)	72
Nominal backer rail length (in.)	72
Nominal backer rail thickness (in.)	2
Nominal backer rail width (in.)	4
Nominal panel height (ft.)	6
Nominal panel width (ft.)	6

Details

Chemical retention (lb./cu. ft.)	.06
Color Family	Wood
Commercial/Residential Use	Commercial / Residential
Contact Type Allowed	Above Ground
Features	Paintable,Pressure Treated,Stainable
Fencing Product Type	Wood Fence Panels
Includes	Hardware
Material	Wood
Nominal panel thickness (in.)	2.25
Number of pickets for panels	13
Number of rails for panels	3
Panel Assembly	Unassembled Panel
Panel Pattern	Privacy
Pressure treatment chemical	MCA - Micronized Copper Azole
Product Weight (lb.)	55lb
Recommended Fastener	Other
Returnable	90-Day
Structure type	Ornamental only
Top Shape	Flat
Top Style	Dog-Eared



City of Ypsilanti

Planning & Development Department

May 12, 2010

Dana and Mark McCans
406 Oak Street
Ypsilanti, MI 48198

RE: Application 406 Oak St

Dear Mr. and Ms. McCans:

On Tuesday, May 11, 2010 the Historic District Commission (HDC) reviewed your request for work at 406 Oak. Your application was **approved** to include:

work as described in the submitted application. Fence shall be parallel to the alley and HDC **strongly encourages** you to consider a 4ft fence instead of the indicated 6ft.

In the Commission's decision, the following Secretary of the Interior's Standards were cited:

#10 – New work shall be removable.

Approval by the Historic District Commission does not exempt you from nor can be substituted for zoning or building department approval. You must apply for and receive all applicable permits within six months of this date for your HDC approval to remain valid.

Please contact me if you have any questions at (734) 483-9646.

Sincerely,

Anne Stevenson, HDC Assistant
Planning and Development Department

Cc: File
Wendy Estey, Building Department



406 Oak



HDC Work Permit Staff Review

Property address: 31 N Washington

Date of Application: November 6, 2017

Date of Review: November 8, 2017

Date of Meeting: November 14, 2017

Proposed work: awning replacement

Materials: Cooley-Brite Lite (plastic?) awning material in Raspberry and Petro Green

Staff review:

1. The applicant has already replaced the awning on the north side of the building. Staff requested an application from the owner when the replacement awning appeared.
2. The application states that the existing frames were repaired and re-used for this awning.
3. The new awning has more wording on the left and right green awnings. The text and logos on the middle awning differ from what was there previously.
4. HDC to verify if any lighting changes have occurred.
5. This project is subject the zoning ordinance signage requirements, HDC approval does not signify zoning approval.
6. A building department permit will be required for this work and should to be obtained prior to the start of this project.

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

Staff Recommended Motions:

Move to approve the work for 31 N Washington to include the replacement of the awning on the north side of the building with a Cooley-Brite Lite awning material in Raspberry and Petro Green on the existing frames. The signage on the awning is subject to the size requirements listed in the City's zoning ordinance.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



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

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

31 N. Washington

Applicant

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

Name

Addison Awning

Address

3990 Francis St. —

City

Jackson

State

MI

Zip

49203

Phone / Fax

517 782 8473

E-Mail

owen@addisonawning.com

Contractor

Contractor Name & Contact Info

Addison Awning — Owen Welsh

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

☒ Other
Awning

Complete Description of Proposed Work:

Use existing awning frames, recover with new fabric and apply graphics per original. No changes will be made to frame work. Fabric is Cooley Brite Lite, fire rating certificate is attached.

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

Cooley Brite Fabric

Permit Application Fee (action items only)

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

Construction Cost:

\$11,020.00

Permit fee:

\$35 + 50 + 15 = \$100

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:

Nov. 3, 2017

Print Name:

Owen M. Welsh

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 ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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

ADDISON AWNING & SIGN

Owen Welch



Registered Fabric
or Concern Number

F-10215

Certificate of Flame Resistance

Issued By:

COOLEY GROUP
50 ESTEN AVENUE

PAWTUCKET, RI 02860



Date treated or manufactured:

10/11/2017

This is to certify that the materials described below have been treated with a flame-retardant chemical or are inherently nonflammable.

FOR: Trivantage, LLC

ADDRESS: 1831 North Park Ave.

CITY: Glen Raven

STATE: NC 27217

Certification is hereby made that: (Check "a" or "b")



- (a) The articles described at the bottom of this Certificate have been treated with a flame-retardant chemical approved and registered by the State Fire Marshal and the application of said chemical was done in conformance with the laws of the State of California and the Rules and Regulations of the State Fire Marshal.

Name of chemical used: _____

Chemical Registration #: _____

Method of application: _____



- (b) The articles described at the bottom of this Certificate are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

Trade Name of flame-resistant
fabric or material used: _____

COOLEY BRITE LITE 15 OZ

Registration #: F-10215

The Flame-Retardant Process Used Will Not Be Removed By Washing

STEPHEN MASSARONE

Name of Applicator or Production Superintendent

QUALITY MANAGER

Title

RCNs # 10015543000010F

CUSTOMER ORDER NO. Tony -- 10/05/2

CUSTOMER INVOICE NO. 1749338

YARDS OR QUANTITY 10.00

DESCRIPTION

Cooley-Brite Lite #CBL19 78"
Raspberry (Standard Pack 25
Yards)

ITEM NUMBER

853319

We hereby certify the above to accurately reflect the information contained within a "CERTIFICATE OF FLAME RESISTANCE" issued to Trivantage, LLC from the registrant set forth above. A copy of the original Certificate of Flame Resistance is available upon request to Trivantage, LLC and the registration information set forth above is on record with the California State Fire Marshal.



MAILING ADDRESS

ADDISON AWNING CO
3990 FRANCIS ST

JACKSON, MI 49203-5434





Registered Fabric
or Concern Number

F-10215

Certificate of Flame Resistance

Issued By:

COOLEY GROUP
50 ESTEN AVENUE



PAWTUCKET, RI 02860

Date treated or manufactured:

10/11/2017

This is to certify that the materials described below have been treated with a flame-retardant chemical or are inherently nonflammable.

FOR: Trivantage, LLC

ADDRESS: 1831 North Park Ave.

CITY: Glen Raven

STATE: NC 27217

Certification is hereby made that: (Check "a" or "b")



- (a) The articles described at the bottom of this Certificate have been treated with a flame-retardant chemical approved and registered by the State Fire Marshal and the application of said chemical was done in conformance with the laws of the State of California and the Rules and Regulations of the State Fire Marshal.

Name of chemical used: _____

Chemical Registration #: _____

Method of application: _____



- (b) The articles described at the bottom of this Certificate are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

Trade Name of flame-resistant
fabric or material used:

COOLEY BRITE LITE 15 OZ

Registration #: F-10215

The Flame-Retardant Process Used Will Not Be Removed By Washing

STEPHEN MASSARONE

QUALITY MANAGER

Name of Applicator or Production Superintendent

Title

RCNs # 10013077000010A

100130770000110

CUSTOMER ORDER NO. Tony -- 10/05/2

CUSTOMER INVOICE NO. 1749338

YARDS OR QUANTITY 35.00

DESCRIPTION

Cooley-Brite Lite #CBL15 78"
Petro Green (Standard Pack 25
Yards)

ITEM NUMBER

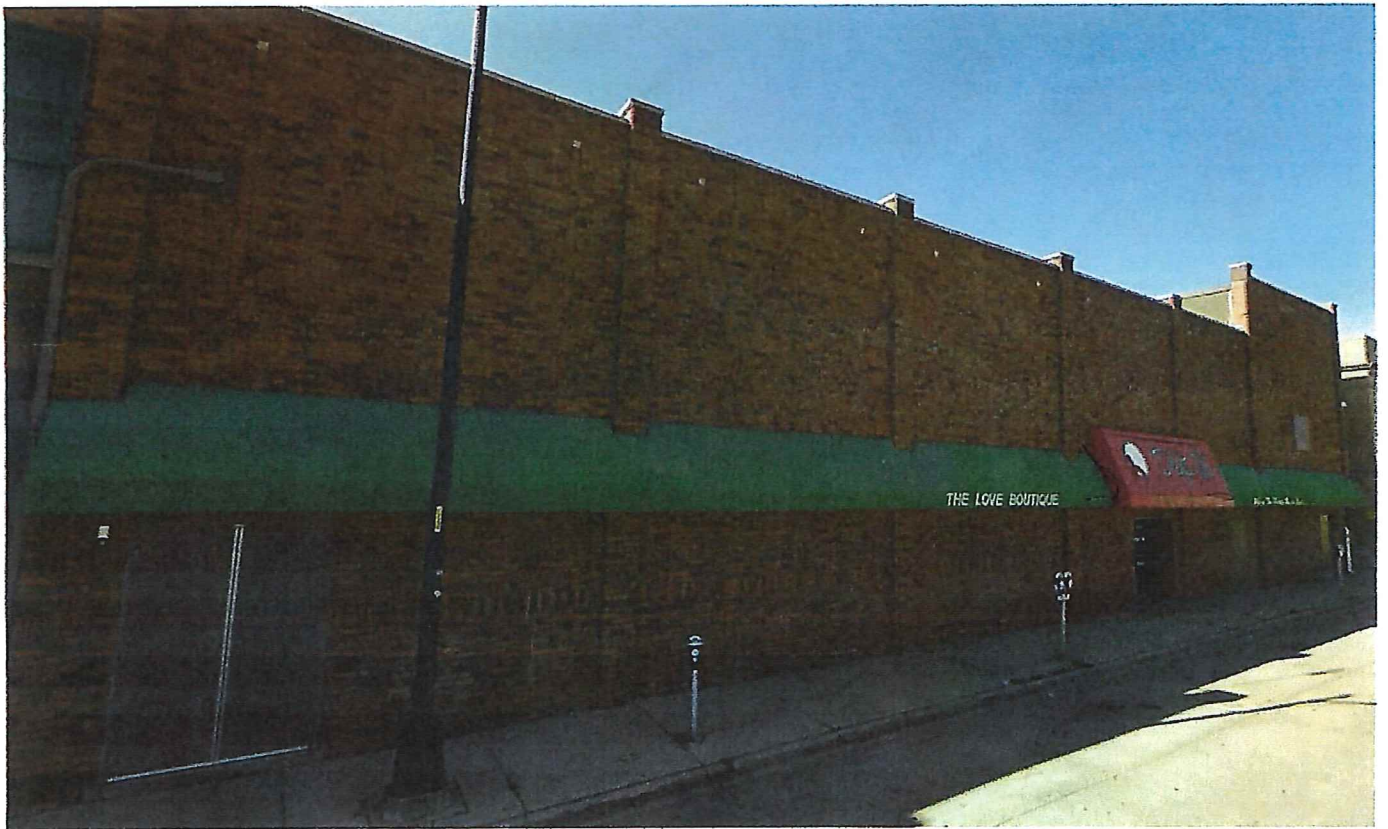
853315

We hereby certify the above to accurately reflect the information contained within a "CERTIFICATE OF FLAME RESISTANCE" issued to Trivantage, LLC from the registrant set forth above. A copy of the original Certificate of Flame Resistance is available upon request to Trivantage, LLC and the registration information set forth above is on record with the California State Fire Marshal.

MAILING ADDRESS

ADDISON AWNING CO
3990 FRANCIS ST

JACKSON, MI 49203-5434



Font: Helvetica 75 Acet. AK. REV. D
 Logo: Per Customer. Artwork



1000's Of Beautiful Girls And 3 Ugly Ones

O/A Val size 12 x 666.

Size Font: 10.5 x 425. 543



Gentleman's Club

O/A Val/awm.rg
 86.106 x 208.847

Logo: 55.6 x 115.22

Font size:
 10.5 x 149.621



Where The Party Never Ends

O/A Val size 12 x 459.485

Font Size: 10.5 x 294.281

COLEY-BRITE®

Eradicable Substrates

COLEY-BRITE® LITE Colors

16 oz. White and Eradicable Substrates

8 Year Warranty

Cooley-Brite®

8 Year Warranty

The industry's original backlit sign and awning material, Cooley-Brite 20-ounce comes with an eight-year warranty*. This membrane features a scrim design that allows for maximum light diffusion, consistent translucency, and brilliant colors in backlit signs and awnings. Cooley-Brite is treated with rich ultraviolet stabilizers, fungicides, and whiteners for excellent color retention, durability, and long life.

Cooley-Brite® Lite

8 Year Warranty

Based on the same proven technology as Cooley-Brite, Cooley-Brite Lite is translucent, flexible, and durable - it is also lighter in weight, offering unique flexibility for ease of installation. This eight-year warranty*, 16-ounce eradicable substrate is engineered for high-color brilliance and consistent color transparency.

Cooley-Brite® II

10 Year Warranty

The performance benchmark for eradicable backlit flexible substrates, this resilient, 20-ounce product comes with a ten-year warranty*. Cooley-Brite II features the proven performance of our Cooley-Brite substrate with the added protection of our CoolThane® topcoat formulation, which enhances durability and extends the life of the product.

n colors are available for all Cooley-Brite products.

atches are representative only. Variation in shade may occur and is within

call Cooley Customer Service to confirm color specification.

arranty is also provided with the use of 3M Scotchcal™ Translucent Graphic Film series 3630 GPS and 3642 GPS

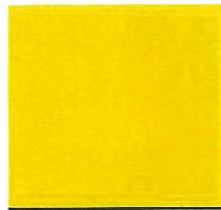
lite* is a registered trademark of Cooley Group.

ditional information, contact us at:

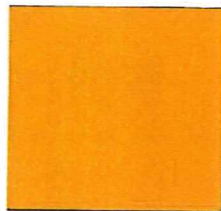
Cooley Commercial Graphics



CBL0606-White



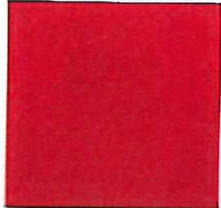
CBL4-Lemon Yellow



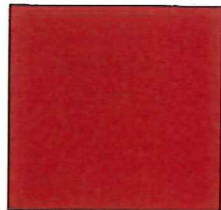
CBL20-Sunflower Yellow



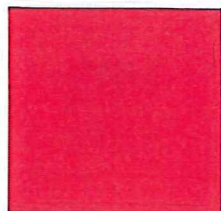
CBL17-Tangerine



CBL2-Bright Red



CBL18-Ruby Red



CBL186-Cherry Red



CBL22-Burgundy



CBL19-Raspberry



CBL6-Royal Blue



CBL16-Intense Blue



CBL5-Navy Blue



CBL11-Plum Purple



CBL13-Teal



CBL15-Petro Green



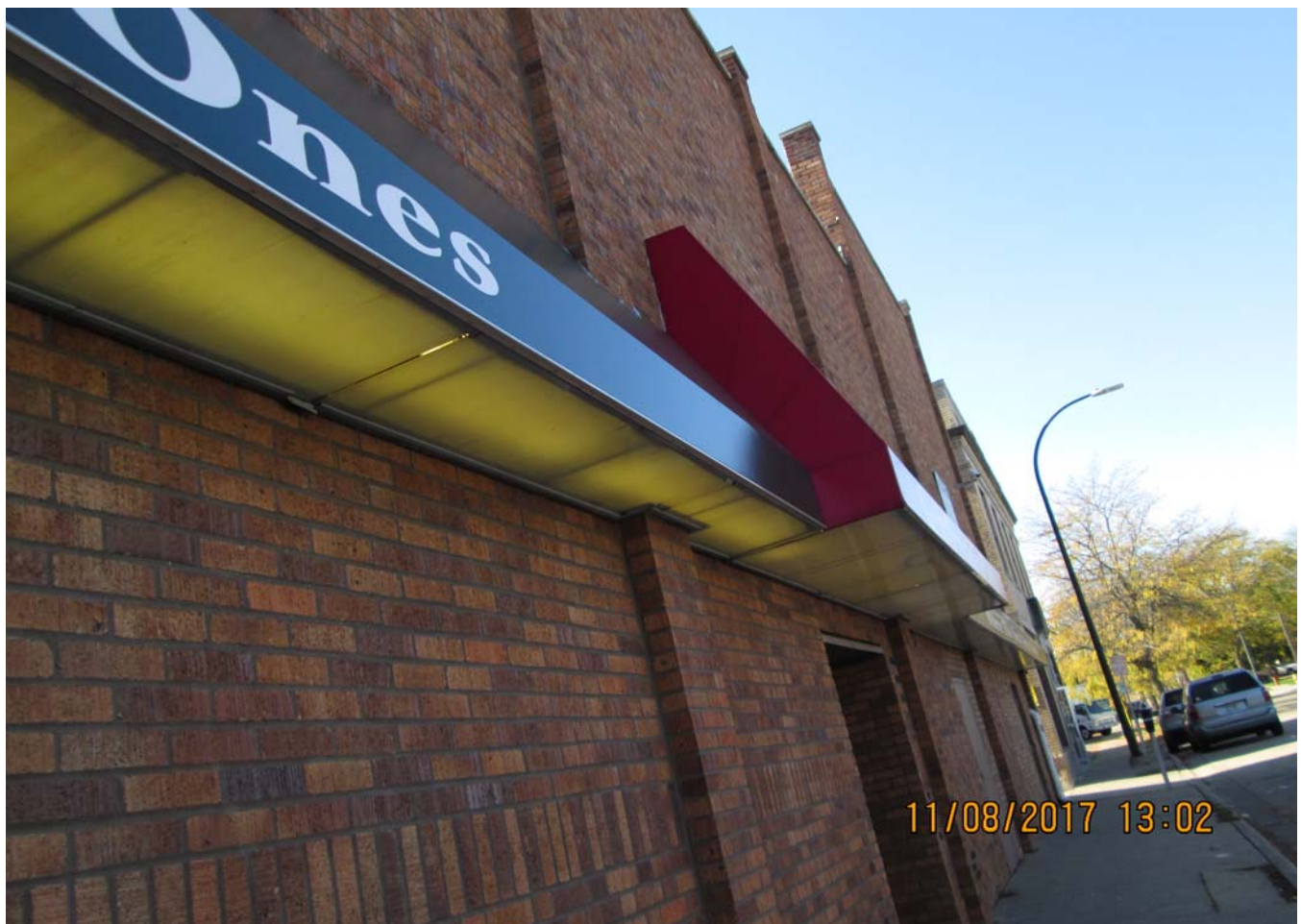
CBL21-Holly Green



CBL7-Emerald Green



CBL10-Black



31 N Washington-north side

PHDC-17-0139



RECEIVED

OCT 26 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 one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

406 OAK ST, YPSILANTI, MI 48198

Applicant

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

Name

ANNE HUNTER

Address

406 OAK ST

#2

City

YPSILANTI

State

MI

Zip

48198

Phone / Fax

734-262-3336

E-Mail

AHBUS19@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:

REPLACE FRONT ENTRY DOOR ON UNIT 2 WITH DOOR ~~2~~ THAT MATCHES FRONT DOOR OF UNIT 1. SPECIFICATIONS FOR THE NEW DOOR FOR UNIT 2 IS ATTACHED AND LABELED AS "ITEM 1." PHOTO OF UNIT ~~2~~ 1 ENTRY DOOR THAT WE ARE MATCHING IS ATTACHED AND LABELED AS "ITEM 2." ALSO - NEW DOOR WILL BE PAINTED BLACK TO MATCH.

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:

\$348.56

Permit fee:

\$35 + _____ =

Signature

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

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

Signature:

[Redacted Signature]

Date:

10/26/17

Print Name:

ANNE HUNTER

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 ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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



The Home Depot Special Order Quote

Customer Agreement #: H2721-59829

Printed Date: 10/26/2017

Item 1
PHDC-17-0139

Customer: ANNE HUNTER

Address: 406 OAK ST
YPSILANTI, MI 48198

Phone 1: 734-262-3336

Phone 2: 734-262-3336

Email: ASHBUS01@GMAIL.COM

Store: 2721

Associate: RODNEY

Address: 3300 CARPENTER RD
YPSILANTI, MI 48197

Phone: 734-975-1029

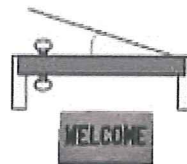
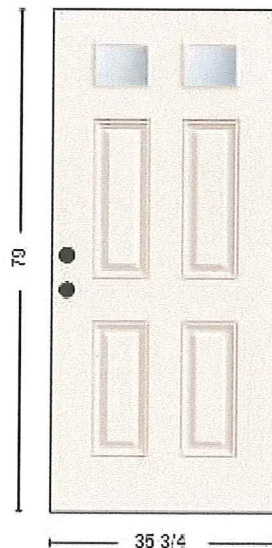
Pre-Savings Total: \$348.56

Total Savings: (\$0.00)

Pre-Tax Price: \$348.56

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.

Item #	Item Description	Room Location	Unit Price	Qty	Total Price
100-1	35.75x79 Fiberglass Slab Only Right Inswing	front door	\$348.56	1	\$348.56



Quote Summary:

Line #	Item Summary	Price	Qty	Total Price
100-1	35.75x79 Fiberglass Slab Only Right Inswing	\$348.56	1	\$348.56
	Door Base Price	\$233.58	1	\$233.58
	Door Insert Add-On	\$108.88	1	\$108.88
	Door Sweep	\$6.10	1	\$6.10



Interior and Exterior Door Slab and System Limited Warranty

OUR WARRANTY TO YOU...

JELD-WEN® Products¹ are designed to create lasting value for your home. This warranty is effective for JELD-WEN products manufactured on or after **May 1, 2012** for use in the United States and Canada. Any previous warranties will continue to apply to door products manufactured by JELD-WEN prior to this date. For additional information, including care and maintenance, information, refer to www.jeld-wen.com or www.jeld-wen.ca.

WHAT THIS WARRANTY COVERS

We warrant to the original owner² if your JELD-WEN Product exhibits a defect in material or workmanship within the time periods from the date of purchase as specified below, we will, at our option, repair, replace or refund the purchase price of the Product or component part. Skilled labor³ (where deemed necessary by us) to repair or replace any component is provided for **one (1) year** from the date of purchase.

Owner-Occupied Single-Family Residence Limited Warranty

Door Slabs: Except as set forth below, we warrant our door slabs, including any glass inserts, miscellaneous hardware, and accessories provided and installed by us, as follows:

Door Slab	Coverage
Fiberglass Exterior Doors	As long as you own and occupy your residence
FiberLast® Engineered Composite Exterior Doors	As long as you own and occupy your residence
Steel Exterior Doors	Ten (10) years
Wood Exterior Doors	Five (5) years
Interior Doors	Five (5) years

Factory Prefinish: We warrant the factory-applied prefinish on our doors against peeling, checking, or cracking for periods listed below. Should the factory prefinish be proven defective, we will at our option, replace or refinish the door or pay up to the credit indicated per opening to the current owner. (Note: this coverage applies to factory-applied finish coat options only; standard factory-applied primer is not a finish coat.)

Product	Coverage	Refinish Credit
Aurora® Fiberglass Doors	5 years	\$350 per opening
Custom Exterior Wood Doors	1 year	\$250 per opening
Custom Interior Wood Doors	1 year	\$150 per opening
All other Doors	1 year	\$100 per opening

Door Frames: We warrant our door frames for **one (1) year** from the date of purchase.

AuraLast® Protection for Door Slabs and Frames: Our AuraLast pine wood door slabs will be free from wood decay and/or termite damage for **twenty (20) years** from the date of initial purchase. Our AuraLast pine door frame components will be free from wood decay and/or termite damage for as long as the original consumer owns the home in which the AuraLast wood frames are originally installed. Warranty coverage outside Canada, the contiguous 48 states and Alaska is contingent upon approval from the JELD-WEN Customer Care Department. Please contact us.

Severe Weather® Glass: We warrant each Severe Weather glass unit for **ten (10) years**.

Retractable Screens: We warrant retractable roll screens for **five (5) years**.

Spontaneous Glass Breakage: We warrant sealed glass units installed in exterior doors (excluding laminated glass, and special glazings) for spontaneous breakage for **one (1) year** (including free replacement glass and skilled labor³ necessary to replace the glass for one (1) year. Spontaneous breakage occurs when the glass develops a crack without sign of impact.

Commercial Limited Warranty (Other than Owner-Occupied Single-Family Residence)

Fiberglass, FiberLast, Steel, Wood and Interior Door Slabs: We warrant our door slabs for **five (5) years** from the date of initial purchase.

All Other Products, Components, Prefinishes, and Options as Listed Above: Coverage is the same as for Owner-Occupied Single-Family Residences as listed above.

Transferability

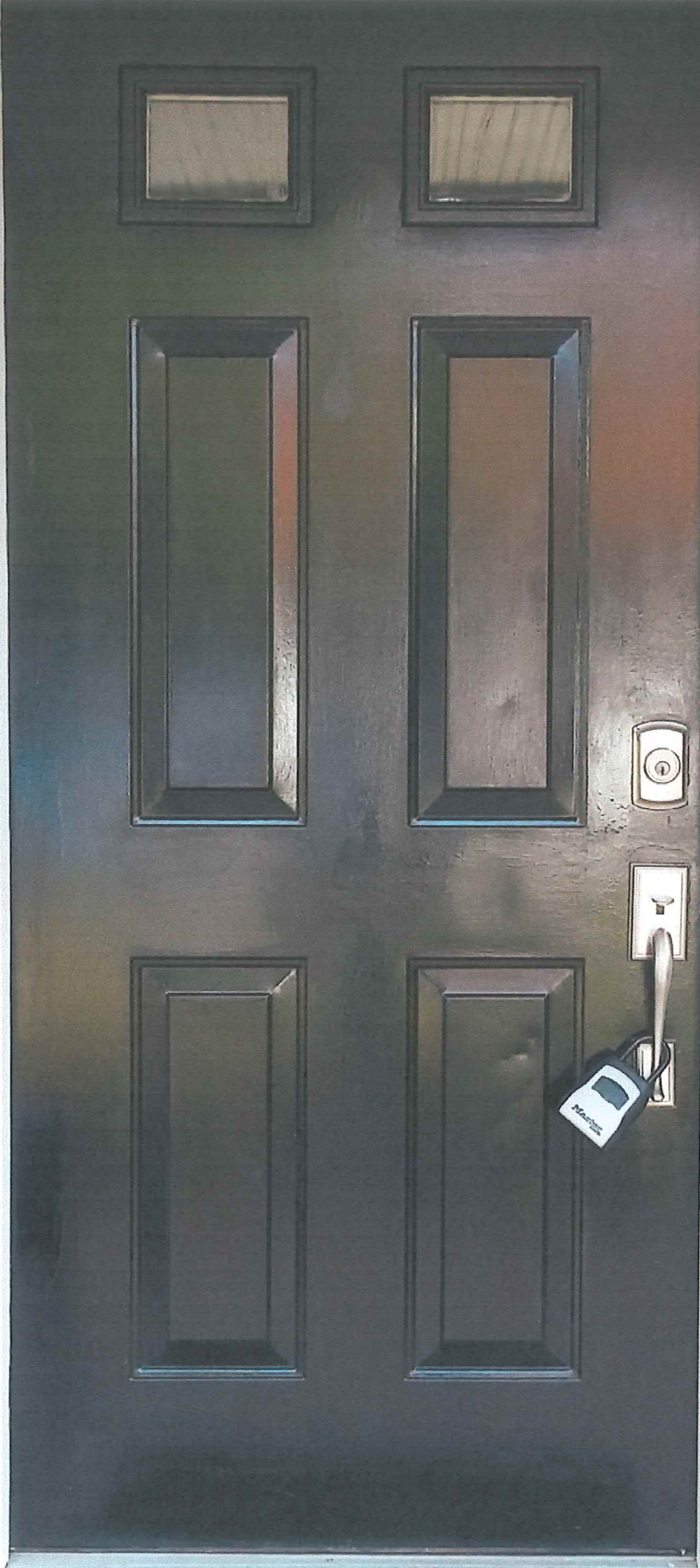
This warranty is not transferable.

Continued on next page

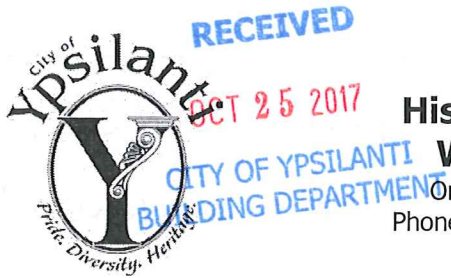
RELIABILITY for real life®



Item 2



R. 22924
PHDC-17-0138



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

206 Olive St

Applicant

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

Name

Discount Roofing

Address

50000 Tudel rd

City

Belleville

State

MI

Zip

48111

Phone / Fax

E-Mail

discountroofingmi@gmail.com

Contractor

Contractor Name & Contact Info

Abdallah Nimer (734) 787-1690

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

- 1) Tear off old 3 Tab Shingles (Color Shakeswood)
- 2) Install new Dimensional Shingles (Color Shakeswood)

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

Permit Application Fee (action items only)

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

Construction Cost:

5,800

Permit fee:

\$35 + _____ =

Signature

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

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

Signature

Date:

10/25/2017

Print Name:

Abdallah Nimer

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.

SHAKEWOOD

Shakewood is an appealing blend of browns, tans and gold providing a warm radiant color. It pairs equally well with neutral beige and clay tones for an understated look as well as with deeper jewel tones for a welcome change of pace.



NOTE: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Quality You Can
Trust...From
North America's
Largest Roofing
Manufacturer!™

TIMBERLINE®

LIFETIME HIGH DEFINITION® SHINGLES

AMERICA'S #1-SELLING ROOF

gaf.com

Made to protect
your home. Your story.
And those of over **50 million**
of your fellow Americans!

Shown: Timberline Ultra HD®
in Weathered Wood





**CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
ONE SOUTH HURON STREET
YPSILANTI, MICHIGAN 48197**

2018 CALENDAR OF MEETINGS

The regular meetings of the City of Ypsilanti **Historic District Commission** for the year of 2018 will be held on the **second and fourth Thursdays of each month**, unless a holiday falls on that date, with no meeting on the fourth Thursday in December. Unless otherwise indicated, meetings will start at 7:00 p.m. in the City Hall Council Chambers (first floor) at One South Huron Street, Ypsilanti, Michigan.

Dates for the 2018 HDC meetings are as follows:

January 11	January 25
February 8	February 22
March 8	March 22
April 12	April 26
May 10	May 24
June 14	June 28
July 12	July 26
August 9	August 23
September 13	September 27
October 11	October 25
November 8	
December 13	

The City of Ypsilanti encourages persons with disabilities to participate and will provide necessary reasonable auxiliary aids and services, such as signed for the hearing impaired, Limited English Proficiency (LEP) services, and audios of printed materials being considered at the meeting to individuals with disabilities upon two (2) days notice to the City. Individuals with disabilities requiring auxiliary aids or services should contact the City by writing or calling the following:

City Clerk's Office
One South Huron Street
Ypsilanti, Michigan 48197-5420
(734) 483-1100

All persons are welcome to attend. For further information on the Historic District Commission, contact the Planning and Development Department at the above address, or 734-483-9646 or www.cityofypsilanti.com/hdc.

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF OCTOBER 24, 2017

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:02 PM

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

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

Commissioners Absent: Alex Pettit, Erika Lindsay

Staff Present: Cynthia Kochanek, Preservation Planner
Seth Torkelson-Regan, Recording Secretary

APPROVAL OF AGENDA

Motion: Schmiedeke (second: Prebys) moves to approve the agenda as amended to
add study items for 31 N Washington and 215 S Washington.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING—none

OLD BUSINESS

39 E Michigan

**Application is for lighting, signage & awning installation.*

Applicant: William (Bill) Atkinson, Representative for Lendlease, Applicant –Present

Discussion: Stevenson: States that the HDC should look at each of the four items
individually, beginning with the awnings. Asks the applicant to confirm if the
awnings are to be changed to a solid red.

Atkinson: States that the owners are wishing to change from the striped
awnings to solid red awnings in Benjamin Moore exotic red. States that this
is part of a rebranding of KFC (the owners of the building).

Prebys: Asks if the material of awning will be the same.

Atkinson: States that it is the same. Most of it is metal, but some of it is fabric. Metal prevents rain from seeping through and means less wear than fabric.

Stevenson: States she has no problem with that. (Rest of commission confirms that they have no problem thus far.) Asks if the striped pyramid shroud on the tower and the metal cap will be removed.

Atkinson: States it will be removed.

Davis: Asks if the fascia board will be lit internally.

Atkinson: States that it will be lit by exterior lighting, which will be shrouded to keep the area dark sky compliant.

Davis: States that it will not be back lit and coming through like the current sign. Asks if it will be more solid.

Atkinson: Confirms it will be more solid.

Stevenson: Asks commission if they are okay with the removal of the pyramid. (Commission confirms.)

Stevenson: States the HDC has concerns about lighting.

Atkinson: States that they will amend their drawings for building permitting to reflect the shrouds. They will be installed on light fixtures E2, E1, and M3 (on drawing) to fulfill the dark sky comply requirements. The lighting will be shielded so that light is directed and not spread.

Stevenson: References spec sheets in packet for the shields.

Atkinson: States that lighting is not changing, but shields are being added, and that this would typically be done.

Davis: Notes that in the application, lights are changing from halogen to LEDs and will be a color temp of 3000k, which is the highest the HDC allows. Tells Atkinson to remind contractors of the temperature limit of lights (nothing above 3000k).

Stevenson: Asks for any more questions regarding lighting. (Nothing from commission.) States the plans indicate the exterior will be pressure washed as needed.

Atkinson: States the building will be power washed, as part of a new facelift and rebranding, but the character of the building will not be damaged.

Rupert: States the brick is porous and not a solid brick. Recommends no power washing of the building because of the porous bricks. Water will be trapped in the bricks and will cause them to spall. HDC highly recommends not pressure washing, but to use garden hose pressure.

Atkinson: Asks if company can look for alternative way to clean the exterior of building. (Commission confirms.)

Motion: Davis (second: Prebys) moves to approve the work at 39 E Michigan to include the removal of the striped pyramid shroud and the tower metal wall coping cap at the front of the building. Work to also include the replacement of the existing striped awnings with solid red awnings in Benjamin Moore exotic red paint color; the installation of new LED floodlights with glare shields; and wall pack LED lights under the new awnings. All lights will have LEDs no greater in temperature than 3000k. Work shall not include pressure washing and will include patching and repair as needed. Building should be cleaned with garden hose pressure only.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

NEW BUSINESS

10 S Huron, Apt 2N

**Application is for window installation.*

Applicant: Jeff Kuhns, Applicant –Present

Discussion: Stevenson: States that windows of this nature have already been approved at this location. Asks if there are any questions for this application. (Commission confirms approval.)

Motion: Prebys (second: Schmiedeke) moves approval for the work at 10 S Huron, Apt 2N for the replacement of the three north windows on the front of the 2nd story with Pella 850 series aluminum-clad wood double-hung windows. The windows are to be finished in cranberry in color.

Secretary of the Interior Standards:

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

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

Approval: Unanimous. Motion Carries.

56 N Huron

**Application is for door replacement.*

Applicant: Amanda Gayton, Applicant – Present

Discussion: Gayton: Offers pictures of the replacement doors that did not make it to the commission. States that the wood one is the front door and the two metal are for the back.

Prebys: Asks what color the paint is for the steel doors.

Gayton: Paperwork was included that had the paint chips, one in ochre and another one in off white.

Motion: Prebys (second: Rupert) moves to approve the work at 56 N Huron for the replacement of the front door with a solid wood door to be custom made from Simpson Door Co. Door to match the original in size, with a flat panel below, and the top third is a glass panel. The rear doors to be replaced with hollow metal doors also to fill the existing opening. The upper door will have a window to match the current configuration. The front door to be finished in an ochre factory finish, the metal doors to be finished in grey and/or the color named moonrock. A glass panel will be added in the upper section of the steel doors.

Secretary of the Interior Standards:

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

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

Approval: Unanimous. Motion Carries.

214 N Huron

**Application is for fence installation.*

Applicant: Cheryl Farmer, Applicant – Present

Discussion: Farmer: Demonstrates to commission how the fence will look using pictures from the packet.

Schmiedeke: Asks if posts will be obscured and what material they will be made of.

Farmer: Responds that fence will be made of iron with cast iron fence elements, painted with Rustoleum satin finish in hunter green.

Prebys: Asks for confirmation that fence will not be going on the front walk.

Farmer: Confirms the fence will not go on front walk, but there will be a small decorative piece

Davis: Asks if fence will be put up in the fall or spring.

Farmer: States fence will hopefully be put up in the fall.

Motion: Davis (second: Schmiedeke) moves to approve the work at 214 N Huron for the installation of the historic cast iron fence in the front yard as depicted in the site plan submitted with the application dated October 11, 2017. The fencing will be painted in Rustoleum satin finish in hunter green.

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.

215 W Michigan

**Application is for sign installation & painting.*

Applicant: Joe Licavoli, Applicant – Present

Discussion: Licavoli: States that the Maurer's will keep the top half of the building the same color and paint the bottom half a beige.

Stevenson: Asks what the square footage of the sign will be.

Kochanek: States that the sign cannot be the 81 sq ft as originally requested.

Licavoli: States they are not doing the "Igniting Innovation" but "Spark East InnovationCenter". They are doing the top option (from the application). They will produce new white vinyl lettering for the Spark East Innovation sign that qualifies regarding size. (Must be under 60 sq ft.)

Davis: Asks if alternating colors will be in squares/rectangles.

Applicant: States that colors are more like stripes.

Motion: Davis (second: Rupert) moves to approve the work at 215 W Michigan to include the installation of the new white vinyl channel letters sign stating "Spark East Innovation Center". The signboard is to be painted as depicted in the application dated October 10, 2017 in Sherwin Williams paint in Spring meadow green, Fresh Lime, St. Patrick, Seaport Blue, Fresh scent green and Cayman lagoon and additionally a beige that's found on the cut sheet dated October 24, 2017. The work shall also include painting of the lower half of the building in a beige color as depicted in the cut sheet dated October 24, 2017. The sign shall not exceed 60 square feet as per ordinance.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

STUDY ITEMS

211 Maple

Applicant: Jennifer Boehme, Applicant – Not Present (represented by Jim Dacker)

Discussion: Dacker: States that he wishes to install a permanent picket fence along the left side of the house (from the house looking at the street), which would eventually be expanded around the house, but not until he make plans for a garage behind the house. He currently wants to connect the fence to the neighboring fence. The plan is to include a wire fence for a dog, which would be removed when the permanent fence is completed. The fence would be up the hill in the front yard, behind a rose bush and in front of a tree.

Schmiedeke: Asks what would be wood and what would be wire.

Dacker: The wood fence will be in front and around the house; wire as temporary fence behind house.

Prebys: States wood fence would need to be painted with an opaque stain and/or solid paint.

Dacker: States that he believes it is better to paint treated wood after the second year.

Prebys: States that HDC prefers not to wait until the second year because people often forget to stain or paint wood.

Stevenson: States that the issue with the back fence is its temporary nature. Fears that temporary fence could become permanent.

Davis: States that twisted wire fencing is approved by commission, with loops in it, but field wire fences would not be approved.

Prebys: States that a fence fact sheet can be found online, with alternatives to field fencing.

Dacker: States wire fence would not be visible from the road. Adds that there will be a gate along the fence. Asks if it is okay that the fence will not be completed on the opposite side of the house. (Commission confirms it is

okay.) States he is wishing to build a floating deck near the house. Deck will be placed there because there is a crushed gravel pad located there already, its 10 inches deep into the ground.

Stevenson: States to be sure to check with the building department to make sure there are no zoning issues for a detached accessory structure.

Dacker: Asks what potential concerns there may be.

Rupert: States that the HDC's primary concern would be the material it is made of.

Prebys: Asks what keeps animals from going under the deck.

Rupert: States there will need to be a skirting around the bottom of the deck. States that any wood needs to be finished.

Dacker: The joist will be on the ground which would prevent animals from getting underneath. The front will have steps all the way around. The sides will require a cedar lattice to keep critters out.

Rupert: Adds that if applicant does a cedar lattice that the skirting should be framed on all four sides.

Schmiedeke: States there will not be space for skirting, but hardware cloth should be used instead.

Rupert: Confirms that hardware cloth is a good option if possible or needed.

Prebys: States that the wood needs to be finished--cannot be raw.

Dacker: States he is considering building deck unfinished this fall; it will be difficult to stain if 40 degrees outside.

Rupert: States that down to 55 degrees, a coat of paint can be put on.

Davis: States that deck should be stained or painted weather permitting, whether in fall or spring.

Dacker: Asks if the next step is to go to the zoning board.

Kochanek: States the zoning board will not be necessary. You will need to talk to the planning staff prior to applying. States that the concern would be if any existing structures would be torn down.

Dacker: States that an old shed that is in disrepair would be torn down.

Kochanek: States that the limit is two accessory structures in the applicant's zoning district. For the shed, a demo permit will be required--can be found online.

Dacker: Asks if garage will be possible in future.

Stevenson: States that HDC does not take demolitions lightly. States that applicant needs to have a reason for the demo.

Dacker: States that he does not anticipate there will be issues with the shed being demolished. It does not appear to add any value to the neighborhood.

Stevenson: States that what the commission will need are photos of the shed and plan layouts for the garage. The building of a garage should not be an issue.

Dacker: Asks if the detached garage in itself would be an issue. Asks what is appropriate for window replacement. States that replacing with like-kind wood windows will be expensive.

Stevenson: States that a fact sheet for windows is available. States that the HDC requires replacing with like materials. If vinyl windows are present, the HDC cannot require removal, but does not permit using vinyl windows as replacements in the district. States that photos of the windows and spec sheets for the replacements will be required.

215 S Washington

Applicant: Pace Nielson and Chantel Nielson

Discussion: P. Nielson: States there questions regards HVAC and placements of condensers. Asks where air conditioning condensers can be placed outside.

Stevenson: States that it is important that it is not visible from front of house.

P. Nielson: States that they would like it on the north side of the house, tucking one completely out of view and the other partially out of view with plants/shrubs.

C. Nielson: Asks about funding for restoring historic properties.

Kochanek: States that there is a tax credit that has been reintroduced at the state level, but that it is not been passed yet. It is the only state specific revenue for residential preservation. States to check with Michigan Historic Preservation Network.

Chantel Nielson: Asks about an easement--something to protect the property so that it is not turned into a commercial property.

Kochanek: States applicant can contact the MI Historic Preservation and put an easement on file with them.

P. Nielson: Asks if there are any fact sheets, dos and don'ts for decks.

Stevenson: States that the HDC has a porch fact sheet.

Prebys: States he (at his home) did a patio.

C. Nielson: Asks if decks have to have a roof.

Prebys: States that they do not.

Prebys: Advises to have a plan for the deck/porch so that applicant doesn't have to undo any work.

Schmiedeke: Encourages applicant to consider a patio.

P. Nielson: Asks if outside of the condensers, any other things needed approval.

Stevenson: States to include any other exterior changes involved in the HVAC--like pipes-on the application.

31 N Washington

Applicant: Deja Vu - Not Present; represented by staff, Cynthia Kochanek

Kochanek: States applicant is keeping the outdoor sign, but revamping it with LED bulbs and backlighting and changing the grid lines on the sign so that no lines are visible. States that this is a special historical sign in our community.

Davis: States he is very concerned about the LED bulbs. States he is concerned they will read as blue. Feels LED bulbs will not match with the sign and will not keep the current look of the sign. States that LEDs are wrapped in a haze that blocks the diode, which will produce a hazy yellow bulb.

Schmiedeke: States that this will be a lot of light bulbs.

Prebys: States that the look of this historic sign will change significantly because of the light bulbs. Also, he is concerned with the brightness of the sign with LEDs.

Kochanek: Asks if LED backlighting is okay, but exterior lighting with LEDs is not.

Stevenson: Seconds the concern of how bright the sign will be with LEDs. Some LED options--globes; antique, vintage, warmer yellow--could be viable, as long as they maintain the same style and are not too bright. Applicant should bring in samples of proposed lit bulbs compared to current lit bulbs in order to show the difference in color and brightness.

Kochanek: Asks to confirm if HDC is saying they need more info: 1) the temperature of the LEDs and 2) to see if the applicant can match what is already there.

Davis: Seconds Commissioner Stevenson's ideas. Asks if commission is okay with the line style change from black to clear.

Rupert: States that the lines are part of the charm of sign.

Kochanek: Asks if lines are changed, should they have a color tone.

Davis: States he thinks it should have a color tone, black or grey.

Schmiedeke: Asks why applicant feels they need to do this. States that she notices a few grids missing and needed repair.

Kochanek: States that she thinks the applicant simply wants to revamp the sign.

Davis: Questions whether this is repair or replace.

Prebys: Seconds Davis. States that it must be like for like.

Stevenson: Confirms that there are options for repair at least as inexpensive as replacement.

Davis: States changes will not go unnoticed because of the visibility of the sign. Reminds applicant that they should be careful before making changes without consulting with the HDC.

Kochanek: States that, in other business, Deja Vu put up a new sign awning and that she will be writing a letter to them.

Schmiedeke: States that there appears nothing wrong with the current marquee sign.

Prebys: States that the interior wiring could be shot, and that LEDs are less expensive.

ADMINISTRATIVE APPROVALS

169 N Washington and 46-54 N Huron

**Application is for reroofing for 169 N Washington and painting for 46-54 N Huron.*

Motion: Prebys (second: Schmiedeke) moves approval of the administrative approvals for reroofing at 169 N Washington and painting at 46-54 N Huron.

Approval: Unanimous. Motion carries.

OTHER BUSINESS**Property Monitoring****211 Maple**

Stevenson: Asks that when the HDC is out and about, members should check out the shed that the applicant referenced.

6 S Washington (Old Elbow Room)

Stevenson: States that the awning has not been replaced appropriately yet. Asks for an update on this project.

118-120 Maple

Rupert: States he and Commissioner Schmiedeke visited the property recently, and by his guess the structure was built in the 1920s-1930s. The exterior on the front, north and east side is sound. It's on an old cement pad. The south side the siding is falling off and needs replacement. The windows are boarded up. The east and south sides of the pyramid roof were replaced with particle board and bad shingles. The original roofing was tiny groove boards. Over time, the east and south side of the roofs have disintegrated and now there are large holes in the roof. There are three rafters that need to be replaced. States he sees no reason that the structure cannot be repaired.

Schmiedeke: States it is in one corner of the backyard. There's no driveway, but it could be used for storage.

Rupert: States it's currently being used to store wood. It needs three rafters replaced. New roof sheeting on east and south sides and shingles. And siding on the south side.

Davis: Adds that the tree hanging from the neighbor's property needs to be trimmed.

Rupert: Confirms it is a good viable structure and can be used and repurposed.

Stevenson: Asks if there was a demo application submitted.

Kochanek: Confirms it will be at the next meeting. Asks Ron to voice concerns to applicant at next meeting. Adds that building department would like to see the structure taken down.

Schmiedeke: Asks why the building department does not want to approve.

Kochanek: States that the issue stems from a complaint by the neighbor that there are holes in the roof.

Stevenson: States that this will be the worst demo by neglect precedent that would be set by the HDC.

Rupert: States it would be cheaper to repair than replace.

Davis: Assumes that the neighbors would allow the owner to come onto their property to repair the shed.

Stevenson: Asks if at the next meeting it will be the public hearing item.

Kochanek: Confirms the HDC will see it as a public hearing item at the next meeting.

216 N Washington

Rupert: Confirms the outbuilding got the final approval from building department, and it is perfect. Owner wants to change it from a wood floor to a cement floor.

315 N Grove

Schmiedeke: States that they put in a new fence and it is not painted. They need a letter.

Prebys: Adds that the fence was approved, it simply needs to be painted.

12 N River

Schmiedeke: States that this is a vacant lot and the owner is wanting to build a house there and is looking for a contractor.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of October 10, 2017

Commissioner Davis states that there was an error in the previous minutes and requests that staff change "118-120 Oak" to "118-120 Maple" in the motion section of 118-120 Maple.

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

Approval: Unanimous. Motion carries.

ADJOURNMENT

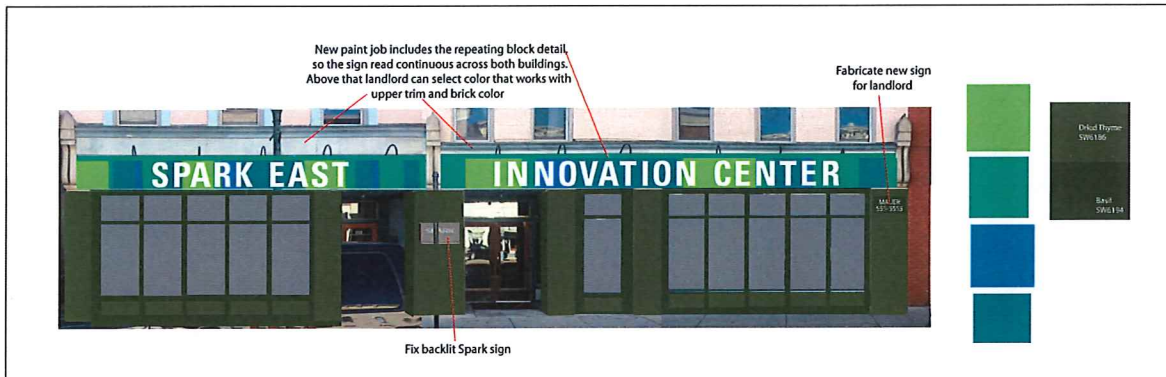
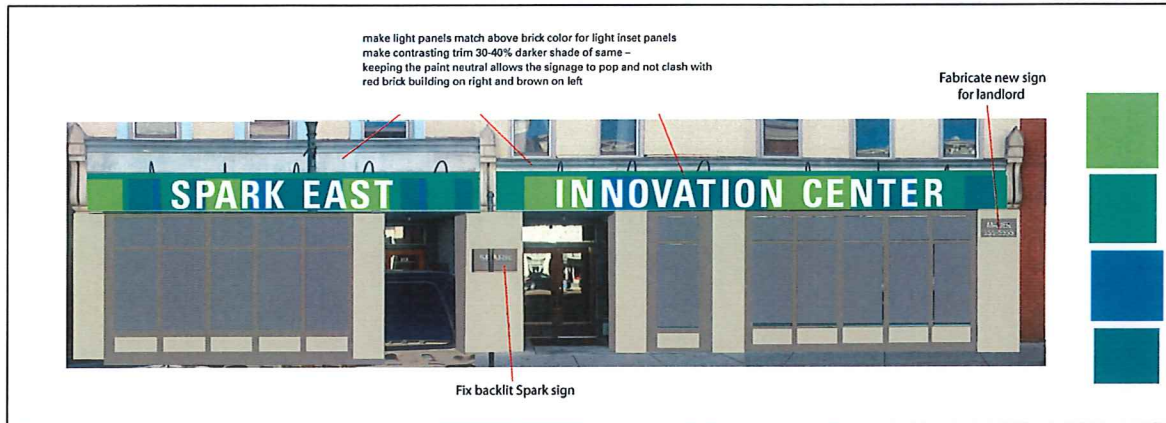
Motion: Schmiedeke (second: Davis) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 8:41 p.m.

DRAFT

215 W Michigan





Supplemental materials for 215 W Michigan Ave