

1. Historic District Commission Agenda 11-28-17

Documents:

[01-HDC NOV 28, 2017 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 11-28-17

Documents:

[11-28-17 HDC MEETING PACKET.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, November 28, 2017 - 7:00 p.m.
Senior Center, 1015 N Congress St
Ypsilanti, MI 48197

The Ypsilanti Historic District Commission works to safeguard Ypsilanti's built heritage by guiding development and renovation within the Historic District. Enabled by federal, state, and local legislation, the HDC seeks to stabilize and improve property values, to promote preservation education, and to develop the Ypsilanti Historic District as a vital living area.

An audio recording of the meeting will be made for the purpose of assisting in the preparation of official minutes only. Once the official minutes are approved the audio recording will be destroyed.

I. CALL TO ORDER AND ROLL CALL

Anne Stevenson, Chair	P	A
Hank Prebys, Vice Chair	P	A
Mike Davis, Jr.	P	A
Erika Lindsay	P	A
Alex Pettit	P	A
Ron Rupert	P	A
Jane Schmiedeke	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING—none

V. BUSINESS SESSION

A. OLD BUSINESS

1. 205 N Hamilton

Porch work

B. NEW BUSINESS

2. 29-31 N Washington

Marquee work

3. 418 Maple

Window installation

4. 16 N Washington

**Roof, brick & window sill work,
door & gutter replacement**

5. 210 N Washington

Siding replacement

6. 46 E Cross

Façade repair/replacement

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

7. 118-120 Maple

Reroof

8. 9 S Adams

Exhaust vent installation

E. OTHER BUSINESS

9. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

10. Approval of the minutes of November 14, 2017

VIII. ADJOURNMENT

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

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

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

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

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

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

3. Do not imitate earlier styles.

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

4. Preserve significant changes acquired over time.

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

5. Preserve distinctive features.

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

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

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

7. Clean building gently—no sandblasting.

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

8. Preserve archaeological resources.

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

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

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

10. New work shall be removable.

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

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HDC Work Permit Staff Review

Property address: 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.



R. 22985
PHDC 17-0143

**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

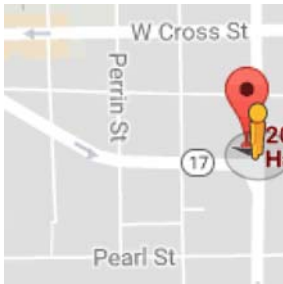


Image capture: Aug 2016 © 2017 Google

Ypsilanti, Michigan



Street View - Aug 2016

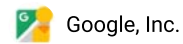


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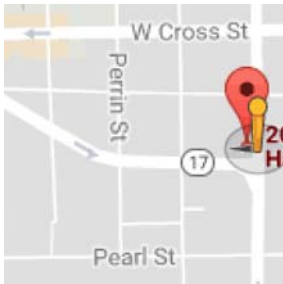


Image capture: Aug 2016 © 2017 Google

Ypsilanti, Michigan



Street View - Aug 2016



Cynthia Kochanek

From: Tom Rum ford <trumford@aol.com>
Sent: Monday, November 20, 2017 1:36 PM
To: Cynthia Kochanek
Subject: Re: handrail at 205 N Hamilton

The original balusters and handrail were



reset.

Obviously painting will commence when weather permits. We will reuse original grey solid stain and white on balusters columns and hand rail.

Tom
[REDACTED]

On Nov 20, 2017, at 12:44 PM, Cynthia Kochanek <CKochanek@cityofypsilanti.com> wrote:

Hello,

Is the porch work complete? Did anything change visually or did you use or introduce any new materials or parts to the porch, i.e. a new handrail or baluster?

Photos would be great, the server will reject more than 10 MB at a time, so if you have several you may need to send separate emails.



HDC Work Permit Staff Review

Property address: 29-31 N Washington

Date of Application: November 17, 2017

Date of Review: November 22, 2017

Date of Meeting: November 28, 2017

Proposed work: marquee work

Materials: polycarbonate plastic, paint to match existing,
Lifebulb LED nostalgic clear decorative bulbs

Staff review:

1. This marquee is one of the more historically significant signs in the City. It has been designated as a sign of local historic significance by City Council and the HDC so that in the event that something happens to this sign it could be repaired or reconstructed.
2. Historically this sign was back lit.
3. Staff brought this project to the HDC as a study item in October and the HDC voiced concerns that the LED lighting would adversely affect this sign. Staff passed on these concerns to the applicant.
4. The applicant is planning on cleaning and painting the marquee sign. The replacement of the tracks for the lettering and an updating of the lighting to LEDs is planned.
5. The applicant has proposed a nostalgic LED light for the small visible bulbs on the exterior of the sign. The wattage is unclear as the application states that the bulbs will either be 1.5w or 2.5w.
6. Staff has advised the applicant that the clear tracks may be considered inappropriate by the HDC.
7. A building department permit will be required for this work and should to be obtained by the applicant prior to the commencement of work.

Relevant Secretary of the Interior's Standards:
#6, #7, #9

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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.

Staff Recommended Motion:

Move to approve the work at 29-31 N Washington to include the cleaning and painting the marquee sign. Paint to match the existing. Work to also include the replacement of the tracks for the lettering to clear tracks to accommodate 10" letters. The LED lights for the exterior will be the nostalgic S14 bulbs and the interior lights will be updated with LEDs. All lighting to comply with the HDC lighting fact sheet.



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: 1/17

Meeting Date: 1/28

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

Aver Sign Company

Address

359 Livernois

City

Ferndale

State

MI

Zip

48220

Phone / Fax

(248) 542-2678

E-Mail

timb@aversign.com

Contractor

Contractor Name & Contact Info

Aver Sign Company

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☒ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Clean and paint existing Marquee sign, install new ziptrack for manual copy 10" interchangeable letters on marquee. Update lighting to LED bulbs.

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

Polycarbonate plastic. Paint - to match existing LED bulbs - to match color of existing lights.

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:

\$21,000

Permit fee:

\$35 + 30 = 65

Signature

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

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

Signature: [Redacted]

Date: 11/13/17

Print Name: Tim Brown

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.

Material List- 31 N Washington, Ypsilanti

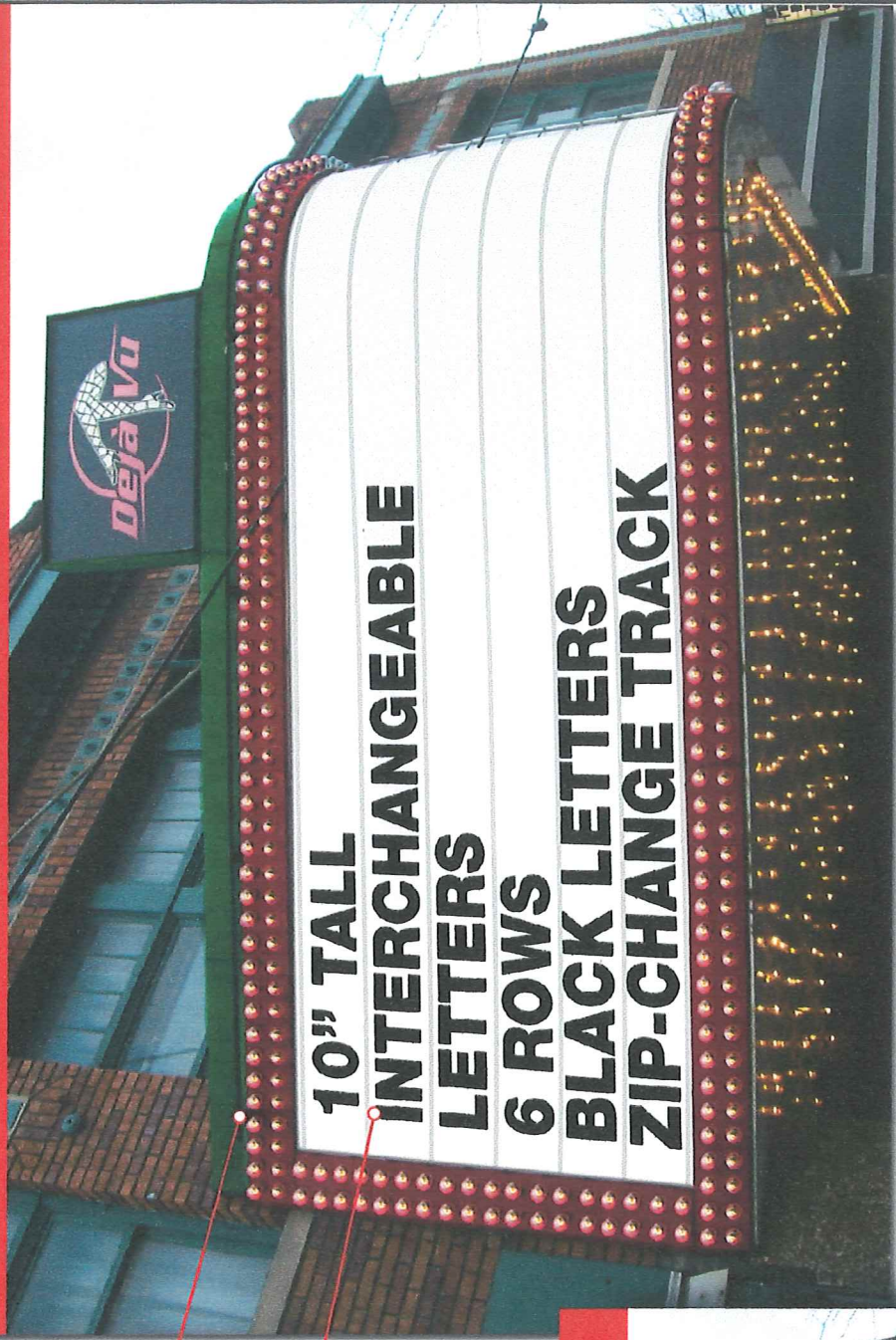
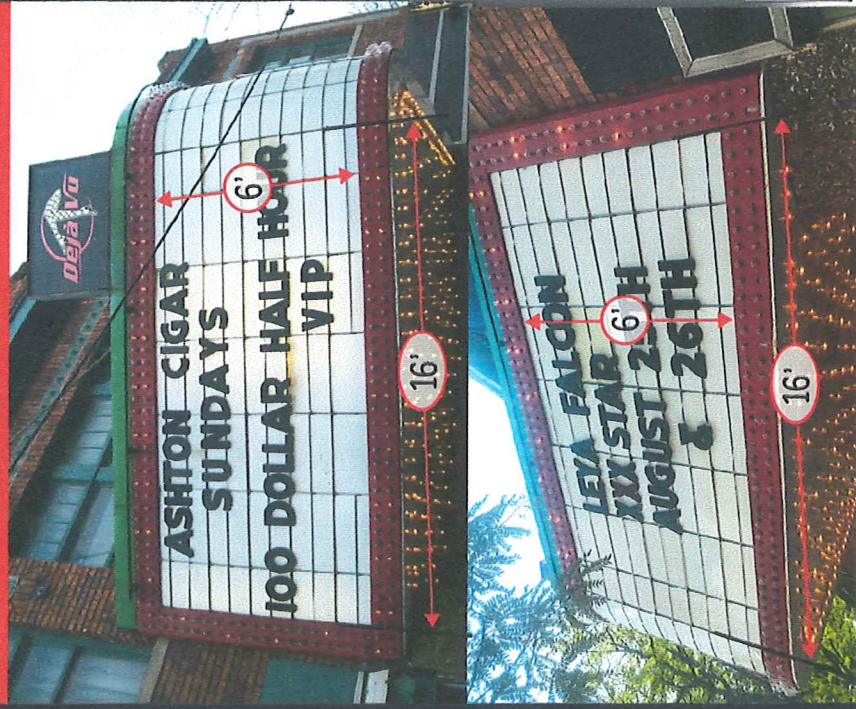
- White polycarbonate plastic to replace background faces
- Clear plastic zip-tracks to hold new letters
- Set of interchangeable 10" black plastic letters
- LED white-light strips – for Internal illumination
- 2.5 W LED Filament- Nostalgic S14 bulbs – for external illumination
- Paint to match existing face/ cabinets of marquee signage

MID RETROFIT SIGN PROPOSAL

PROPOSED SERVICES:

- 1 Remove Existing Sign Face
- 2 Clean Prep & Paint Existing Structure
- 3 Install New Retrofit Polycarbonate White Face with 6 Row Zip-Change Tracks for Interchangeable 10" h Black Letters
- 4 Update Existing Internal and External Lights with New LED Lighting
No change to existing structure or square footage.
Track size/spacing shown here is approximate.

EXISTING SIGN



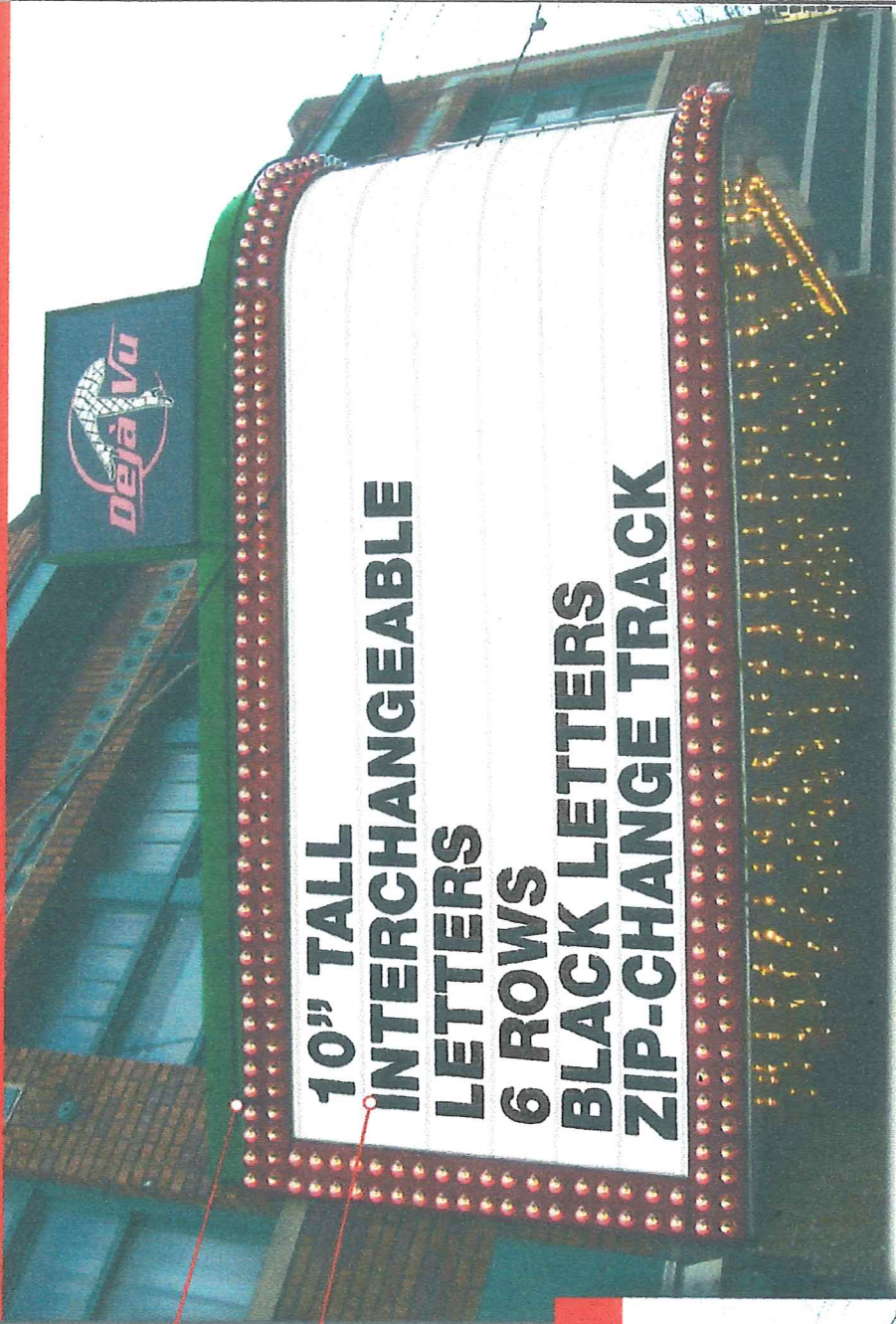
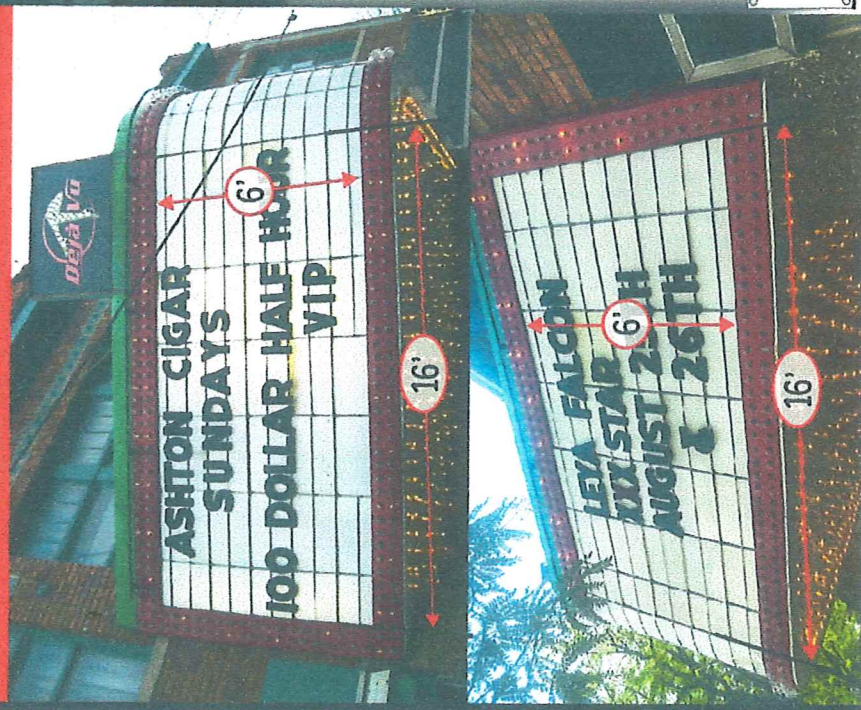
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No change to existing structure or square footage.
Track size/spacing shown here is approximate.

EXISTING SIGN



350 Livernois
Fond du Lac, WI 54622
tel: 248-542-0076
fax: 248-542-2023



Deja Vu
31 N. Washington
Ypsilanti, MI

Rendering is conceptual, discrepancy in appearance and color can occur in real life. Images and layouts are property of Aver Sign Co. Sales or Copying of the images are not permitted without written consent of Aver Sign Co.

Rev# 1

Date: 10/16/17



**ASHTON CIGAR
SUNDAYS
100 DOLLAR HALF HOUR
VIP**





NOSTALGIC
S14

LED

DECORATIVE
COLLECTION

15W

REPLACEMENT
USES LESS THAN 1.5W



UL LISTED



ENCLOSED RATED



360° LIGHT DISTRIBUTION



15,000 HOURS RATED LIFE



3-YEAR LIMITED WARRANTY



SUITABLE FOR WET LOCATIONS



BEST WHEN PAIRED WITH:



STRING LIGHTS
LSL48-Series

ALSO AVAILABLE IN:



FROSTED



COLOR:
Green | Red | Yellow | Blue

Technical Data

Model Number	Type	Base	Lumens	Wattage	MOL MOD	CCT	CRI	KEY FEATURES
S14C0724K26	Clear	E26	75LM	0.7W	3.3" 1.7"	2400K	83	UL
S14C0727K26	Clear	E26	70LM	0.7W	3.3" 1.7"	2700K	83	UL
S14C1524K26	Clear	E26	150LM	1.5W	3.3" 1.7"	2400K	83	UL
S14C1527K26	Clear	E26	150LM	1.5W	3.3" 1.7"	2700K	83	UL
S14F0724K26	Frost	E26	70LM	0.7W	3.3" 1.7"	2400K	83	UL
S14F0727K26	Frost	E26	70LM	0.7W	3.3" 1.7"	2700K	83	UL
S14F1524K26	Frost	E26	150LM	1.5W	3.3" 1.7"	2400K	83	UL
S14F1527K26	Frost	E26	150LM	1.5W	3.3" 1.7"	2700K	83	UL
S14C1124K26-B	Clear Blue	E26	—	1.0W	3.3" 1.7"	—	83	UL
S14C1124K26-G	Clear Green	E26	—	1.0W	3.3" 1.7"	—	83	UL
S14C1124K26-R	Clear Red	E26	—	1.0W	3.3" 1.7"	—	83	UL
S14C1124K26-Y	Clear Yellow	E26	—	1.0W	3.3" 1.7"	—	83	UL
S14F1124K26-B	Frost Blue	E26	—	1.0W	3.3" 1.7"	—	83	UL
S14F1124K26-G	Frost Green	E26	—	1.0W	3.3" 1.7"	—	83	UL
S14F1124K26-R	Frost Red	E26	—	1.0W	3.3" 1.7"	—	83	UL
S14F1124K26-Y	Frost Yellow	E26	—	1.0W	3.3" 1.7"	—	83	UL







YPSILANTI MICHIGAN HISTORIC ARCHITECTURE SURVEY

Sheet# _____

SURVEY NAME YPSILANTI ARCHITECTURAL SURVEY

SURVEY DATE Fall 1982 SURVEYED BY Resource Design Group

ADDRESS 29 - 31 N WASHINGTON

HISTORIC NAME MARTHA WASHINGTON THEATER

CURRENT NAME ART 1 & 2 SID'S BARBER SHOP & JATO'S FLOWER SHOP

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

Zoning _____

NUMBER OF FLOORS TWO FRONT DIRECTION EAST

SURFACE MATERIAL: BRICK ROOF MATERIAL: TAR BUILD UP

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 (☒)

10
10
3
0

Attach photo here

Style or Period

COMMERCIAL ART DECO

Date of Construction _____

ARCHITECTURAL MERIT

National Importance
Local Excellence
Notable
Worthy of Mention
Poor
Other

X	35

INCIDENCE

Rare
Moderate
Common

X	20

Date of Photograph Fall 1982 80

Photo by Resource Design Group





HDC Work Permit Staff Review

Property address: 418 Maple

Date of Application: November 21, 2017

Date of Review: November 22, 2017

Date of Meeting: November 28, 2017

Proposed work: basement window replacement

Materials: Jeld Wen egress windows with wells and glass block

Staff review:

1. This structure was built in 1956, per the City's Assessing system. Staff believes this to be accurate.
2. The HDC did permit one rear basement window to be glass block at the rear of this structure in 2001 due to its unusual size.
3. The applicant is planning on replacing 7 basement windows, 2 will be casement windows measuring 30" x 47" for egress and the remaining 5 will be of the existing size with glass block installed.
4. The applicant is already aware that the HDC may not permit the glass block windows and should bring an alternate option to the meeting. Staff also advised that vinyl and vinyl-clad windows are not permitted.
5. HDC to verify the material and color of egress windows.
6. Staff has advised applicant that more information is needed, the applicant plans to email staff additional info.
7. A building department permit will be required for this work and should to be obtained by the applicant prior to the commencement of work.

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

Staff Recommended Motion:

Move to approve the work at 418 Maple to include the replacement of the seven basement windows as indicated in the submitted plans. Two of these windows will be Jeld Wen

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3. Do not imitate earlier styles.

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5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

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

10. New work shall be removable.

(*material and color?*) casement windows measuring 30" x 47" with window wells for egress purposes. The remaining five windows to be replaced with windows in the same size with (*material and color?*).



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 # 23071

OFFICE USE ONLY

Date Filed:

Meeting Date: 11/28

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

418 MAPLE STREET

Applicant

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

Name

CHRISTINA SEARS ETTER

Address

418 MAPLE STREET

City

YPSILANTI

State

MI

Zip

48198

Phone / Fax

734-216-1375

E-Mail

peopledancing@icloud.com
christina.sears.etter@gmail.com

Contractor

Contractor Name & Contact Info

email:

mailing address:

DAVE FLORES, FLORES PROJECT

17651 W. Pleasant Lake Rd.

GROUP 2

Manchester MI 48158

gmail.com

Type of work

- ☐ Roofing
☒ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

I am proposing to replace 7 out-of-date windows around the perimeter of my home. All windows are located in the basement. The ^{old} windows are currently in various stages of disrepair, several have broken hardware posing a security risk. The ^{new} windows (5/7) will have minimal ^{visual impact}. They will be replaced with glass block, matching one existing glass block window (on the south side.) The other 2 windows will be egress windows. These will be in the back (south) + inside (west) side of my home. The new windows will be very discreet, preserving the character of my 1950's home, while improving security, usability Materials (for paint include color chips or samples with application): and energy-efficiency.

- #1-2 Egress windows: 30 x 47" Jeldwin casement windows. Metal well (graded with current grading) with ladder.
- #3-7 Glass Block with sealant materials. 2 air vents.

(No size or other change)

Permit Application Fee (action items only)

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

Construction Cost:

\$ 7,800.00

Permit fee:

\$35 + 20 = \$ 45

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:

11/21/17

Print Name:

Christina Sears-Etter

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.







HDC Work Permit Staff Review

Property address: 16 N Washington

Date of Application: November 21, 2017

Date of Review: November 22, 2017

Date of Meeting: November 28, 2017

Proposed work: roof repair, flashing replacement, roof hatch installation, gutter replacement, roof hatch installation, repoint and replace damaged brick at rear of building, reconstruction of window sills, replacement of back door

Materials: bronze metal? gutter, roof hatch, mortar mix per HDC requirement, bronze aluminum storefront door with a 1 x 4 wood frame

Staff review:

1. Applicant is already aware of HDC requirements for the mortar mix.
2. HDC to verify the material and color of the flashing and the material of the gutter and roof hatch.
3. HDC to advise that torches are not to be used in the roof repair.
4. HDC to verify what materials will be used and what the window sills will look like.
5. HDC to verify if a new threshold will be needed at the rear door.
6. A building department permit will be required for some of this work and should to be obtained by the applicant prior to the commencement of work.

Relevant Secretary of the Interior's Standards:
#6, #9, #10

Staff Recommended Motion:

Move to approve the work at 16 N Washington for roof repair, flashing replacement, roof hatch installation, gutter replacement, roof hatch installation, the repointing and replacement of damaged bricks at rear of building, the reconstruction of window sills and the replacement of the back

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.

door. The gutter is to be a metal material and to match the existing in profile in a bronze finish. The mortar mix is to match the formula that is listed in the HDC masonry repair fact sheet, and if any replacement units are needed they should match the existing bricks. The reconstructed window sill is to match the existing on the building and the back door will be replaced with a bronze aluminum storefront unit with a frame made out of wood and painted to match the door.



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#23072

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

3

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
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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

Applicant

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

Name

Timothy Patton Doyle

Address

2127 Woodside Rd.

City

Ann Arbor

State

Michigan

Zip

48104

Phone / Fax

734-255-0089

E-Mail

pattondoyle@gmail.com

Contractor

Contractor Name & Contact Info

Timothy Patton Doyle (same info as above)

Type of work

☒ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

This application contains four separate repair projects for consideration by the HDC:

1. Repair roof leaks and replace leaking gutter → \$4,000.00
2. Install roof hatch, required by code
3. Repoint damaged brick and reconstruct window sills - \$8,000.00
4. Replace broken back door and reframe the door - \$3,000.00

Please see attachments for additional information on these projects.

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: \$15,000.00

Permit fee: \$35 + \$20 = \$55

Signature

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

Signature:

Date:

11/21/17

Print Name:

Timothy Putton Doyle

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

Contractor for Elements 1 & 2

- Dave Roseac, CEI Roofing and Repair, Estimated Cost \$4,000

3. Repoint Damaged Brick and Reconstruct Three Window Sills

The back wall of the building need masonry repair due to the damaged gutter. In addition, one of the new windows (replacing the glass block) does not have a proper window sill. The proposed work will repoint the sections of damaged brick using a selection of bricks that match the current wall. The mortar used to repair the brick will use the formula recommended by the Historic District Commission: 10 parts sharp mason's sand, 4 parts hydrated lime, 1 part white Portland cement (Type I, ASTM C150), and 1/4 to 1/8 box of tint to match the existing mortar color.



Contractor for Element 3

- Greg Bricker, Estimated Cost \$8,000

4. Replace Broken Back Door and Frame Appropriately

In error, the broken back door of the building was replaced before the necessary HDC approval was obtained (see above). We apologize for this oversight, which was the result of a miscommunication between our team members who were anxious to secure the building (the hinge and door lock were broken). We ask that the HDC consider the new door that has been installed which is shown in the attached photo. The look of the new door is a dramatic improvement over the prior door which was housed in an unfinished aluminum frame inconsistent with the building's character. The new door is bronze and will match the new windows and gutter.

This new door still needs exterior framing to meet with the brick on the sides and new window above. We propose to install a treated 1 x 4 wooded frame, mitered at the corners, and painted bronze to match the new door frame. We believe this approach will synchronize the door opening with the rest of the building and enhance the rear entrance to the building.

Contractors for Element 4

- Marty Wise, Commercial Door Specialties, Estimated Cost \$2,695.31
- Patton Doyle, Lodestone LLC, Estimated Cost \$300.00

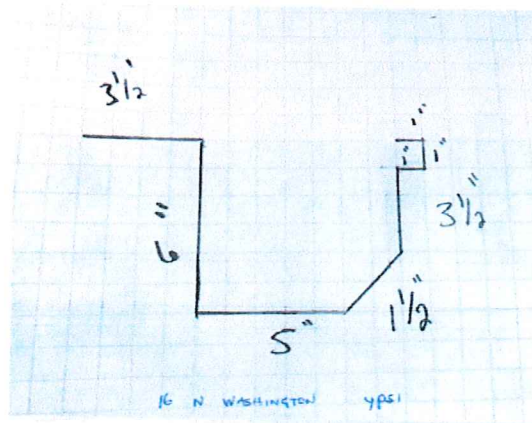
Rear of Building Renovation for 16 N. Washington Street

Four Key Elements of the Project

1. Repair Roof and Replace Leaking Gutter
2. Install Roof Hatch, Required By Code
3. Repoint Damaged Brick and Reconstruct Window Sills
4. Replace Broken Back Door and Frame Appropriately

1. Repair Roof and Replace Leaking Gutter

The existing building roof membrane was not properly installed. Although the membrane itself is in good condition, the flashing for the membrane needs to be reinstalled. In addition, the rear gutter of the building is no longer functional and has caused damage to the brick at the rear of the building (see project element 3). The proposed work will use the existing roof membrane, patch where necessary, and replace the flashing as needed. The work will also replace the existing gutter with a new apron gutter with the same profile as the damaged gutter. The new gutter will be bronze to be consistent with the new windows (already approved by the HDC.)



2. Install Roof Hatch, Required By Code

The building does not currently have a functioning roof hatch as required by building code. As part of the roof repair, a hatch will be installed near the rear of the building. Shown below, the hatch will be at the site of an old, unused restaurant vent so that no additional cuts in the roof are needed. The new hatch will not be visible from the ground.







HDC Work Permit Staff Review

Property address: 210 N Washington

Date of Application: November 21, 2017

Date of Review: November 22, 2017

Date of Meeting: November 28, 2017

Proposed work: siding replacement

Materials: Hardiebacker? siding

Staff review:

1. Staff requested a cut sheet for the siding and a photo of the location of where work will take place on the building.
2. The applicant states that there is currently a fake brick and asphalt shingles for the siding and that this area has a water leak.
3. This is part of a larger project to repair the building post—fire. The applicant is aware that additional items will need to be brought to the HDC when the rest of the reconstruction work commences.
4. Staff has advised the applicant to use a non-grained finish on the siding.
5. HDC to verify the color of the siding.
6. A building department permit may be required for this work and should to be obtained by the applicant, if required.

Relevant Secretary of the Interior's Standards:
#9

Staff Recommended Motions:

Move to approve the work at 210 N Washington to replace the shingle and fake brick siding on the south facing wall of property with a water barrier and Hardie siding in (*color?*).

1. Use property for original purpose or provide compatible use with minimal alteration.
2. Do not destroy original character. Do not remove or alter historic material or features.
3. Do not imitate earlier styles.
4. Preserve significant changes acquired over time.
5. Preserve distinctive features.
6. Repair, don't replace. Replacements shall match original.
7. Clean building gently—no sandblasting.
8. Preserve archaeological resources.
- 9. Contemporary designs shall be compatible and shall not destroy significant original material.**
10. New work shall be removable.



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# 23073

OFFICE USE ONLY
Date Filed:
Meeting Date: 11/28/14
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

210 N. Washington St., YPSILANTI, MI, 48197

Applicant

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

Name

Balmoral Holdings LLC

Address

P.O. Box 20242, Cheyenne, WY, 82003

City

Cheyenne

State

WY

Zip

82003

Phone / Fax

406-581-7730

E-Mail

Balmoralholdingsllc@gmail.com

Contractor

Contractor Name & Contact Info

Josh Angle, Angle Builders LLC (2101111377)

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

☒ Other

Complete Description of Proposed Work:

The southfacing wall of 210 N. Washington has a fake brick and asphalt shingle siding and it leaks water into the building every time it rains. I propose to have all of the fake-brick and asphalt shingles removed and replaced with hardibacker siding over top of a water barrier material (TBD upon removal of existing siding).

(Pictures of the existing siding will be sent by email to Cindy)

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:

\$4,000

Permit fee:

\$35 + \$5 = **\$40****Signature**

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

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

Signature:



Date:

11/21/2017

Print Name:

GREG DAVEL

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.







210 N Washington

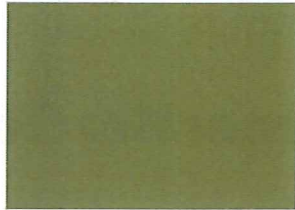


Length: 12' planks

WIDTHS 9.250"

EXPOSURE 8.0"

PRIMED ✓

Smooth Lap Siding ColorPlus

Thickness: 5/16"

Weight: 2.3 lbs./sq. ft.

Length: 12' planks

WIDTHS 5.250" 6.250" 7.250" 8.250"

EXPOSURE 4.0" 5.0" 6.0" 7.0"

COLORPLUS® ✓ ✓ ✓ ✓

PRIMED ✓ ✓ ✓ ✓

Color Palette**Smooth Lap Siding**

Thickness: 5/16"

Weight: 2.3 lbs./sq. ft.

Length: 12' planks

WIDTHS 9.250"

EXPOSURE 8.0"

PRIMED ✓

This product is not available in ColorPlus® colors in this area.

Beaded Cedarmill®

Thickness: 5/16"

Weight: 2.3 lbs./sq. ft.

Length: 12' planks

WIDTHS 8.250"

EXPOSURE 7.0"

COLORPLUS® ✓

PRIMED ✓

Color Palette**Beaded Smooth**

Thickness: 5/16"

Weight: 2.3 lbs./sq. ft.

Length: 12' planks

WIDTHS 8.250"

EXPOSURE 7.0"

COLORPLUS® ✓

PRIMED ✓

Color Palette



HDC Work Permit Staff Review

Property address: 46 E Cross St

Date of Application: November 21, 2017

Date of Review: November 22, 2017

Date of Meeting: November 28, 2017

Proposed work: façade work

Materials: Sherwin Williams paint to match existing, mortar and brick

Staff review:

1. Staff sent a letter to the applicant regarding work done without a permit and requested an application.
2. The applicant had to do emergency repair work when some of the bricks and wooden cornice piece detached from the building and fell to the sidewalk.
3. This repair work is mostly finished.
4. Type N mortar was used in the repair with modern bricks. This repair will be covered with paint once completed.
5. The applicant does not plan to return the wood cornice pieces to the façade due to their weight and condition.
6. These cornice pieces appear to be what is left of the original, very elaborate cornice that was once on the building. Perhaps a lighter version that replicates the original can be found and installed on the façade.
7. A building department permit may be required for this work and should to be obtained, if required.

Relevant Secretary of the Interior's Standards:
#5, #6

Staff Recommended Motions:

Move to approve the work at 46 E Cross to include the repair and replacement of the brick and mortar on the façade of 46 E Cross. The repair will include painting to match the current color scheme on each façade.

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

REC# 23073

OFFICE USE ONLY

Date Filed:

Meeting Date: 11/28/15

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
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 - 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

46 E. CROSS 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

CROSS STREET HOLDINGS LLC

Address

P.O. Box 20242

City

CHEYENNE

State

WY

Zip

82003

Phone / Fax

406-581-7730

E-Mail

crossstreetholdings@gmail.com

Contractor

Contractor Name & Contact Info

Elmer Rivas

734-489-2289

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

☒ Other

Complete Description of Proposed Work:

Bricks and wooden sills fell off the facade onto the sidewalk below. Fortunately it happened at 7:00 a.m. so nobody was hurt. The weight of the wooden sill that fell was approximately 60 lbs and could have killed someone walking below. I was out of town but had the sidewalk cordoned off. Upon returning I hired a mason and rented a lift. The mason removed all of the loose bricks and rotted wooden sills and replaced 5 rows of bricks from the west side of the facade to the east side at the end of my building. All of the old bricks were removed and replaced with new bricks. Type N mortar was used to secure the bricks and wire mesh was also attached to the inner layer of existing bricks and placed between the new bricks to strengthen ~~the~~ and support the new bricks.

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

Paint colors were matched by Sherwin Williams using the colors from the bricks that were removed. Painting will be done in the spring since it is too cold for the paint to adhere properly at this time.

Permit Application Fee (action items only)

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

Construction Cost:

\$6,000

Permit fee:

\$35 + \$5 = \$40

Signature

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

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

Signature:



Date:

11/21/2017

Print Name:

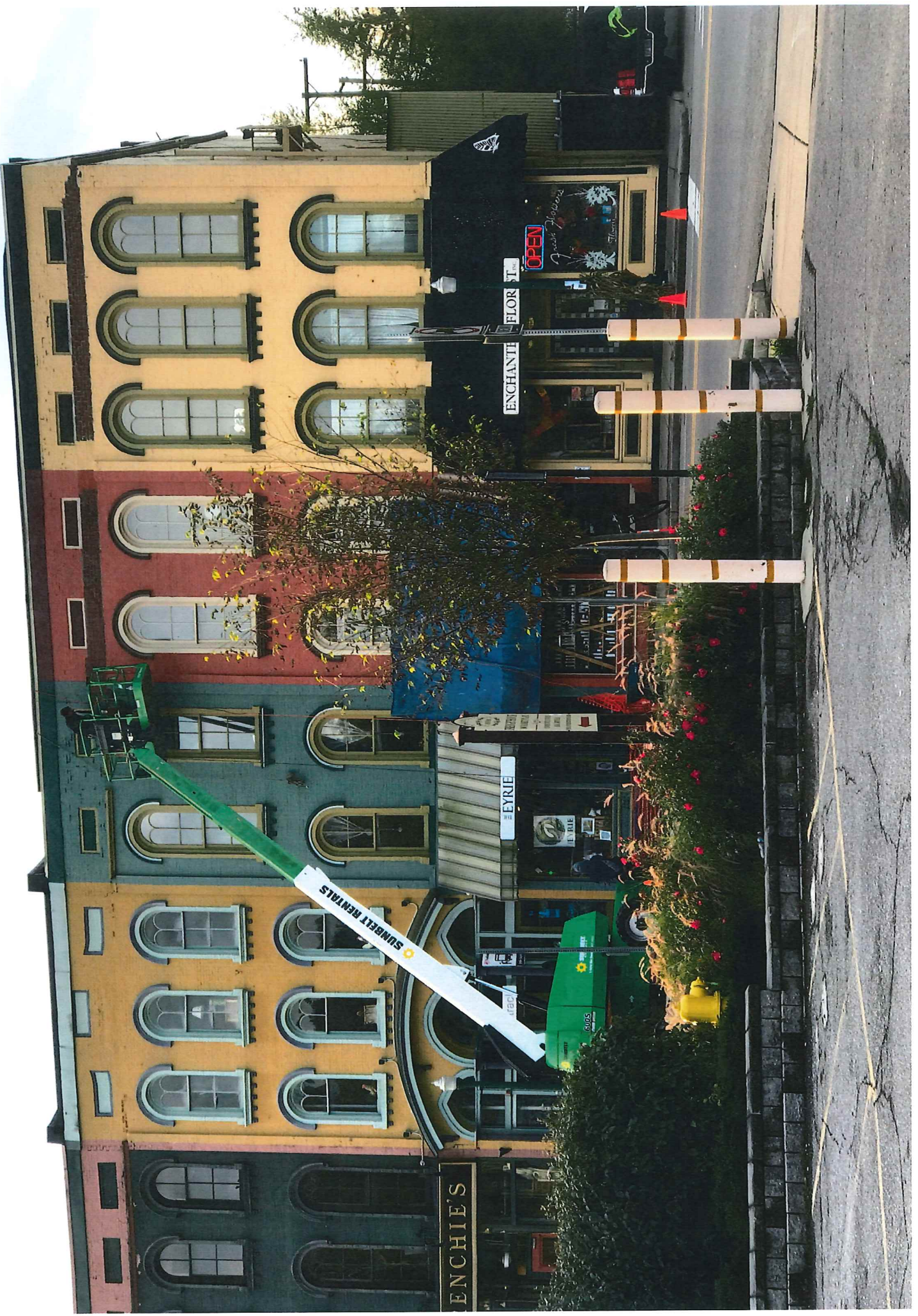
GREG DAVEL

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







ENCHANTIE FLORIST

THE EYRIE

ENCHIE'S

SUNBELT RENTALS

OPEN

FRESH FLOWERS

5005

YPSILANTI MICHIGAN HISTORIC ARCHITECTURE SURVEY

Sheet# _____

SURVEY NAME Ypsilanti Historic District

SURVEY DATE 1981 SURVEYED BY Loren Daniel Lillis

ADDRESS 50,48,46 East Cross Street

HISTORIC NAME _____

CURRENT NAME _____

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

Zoning _____

NUMBER OF FLOORS 3 FRONT DIRECTION North

SURFACE MATERIAL: Brick ROOF MATERIAL: _____

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

STRUCTURAL CONDITION:	Excellent (x)	Good (x)	Fair ()	Poor ()	10
MAINTENANCE QUALITY:	Excellent (x)	Good ()	Fair ()	Poor ()	10
ALTERATIONS:	None ()	Minor (x)	Moderate ()	Extensive ()	15
ARE ALTERATIONS:	Appropriate (x)	Inappropriate ()			5

Attach photo here



Style or Period

Italianate

Date of Construction

ARCHITECTURAL MERIT

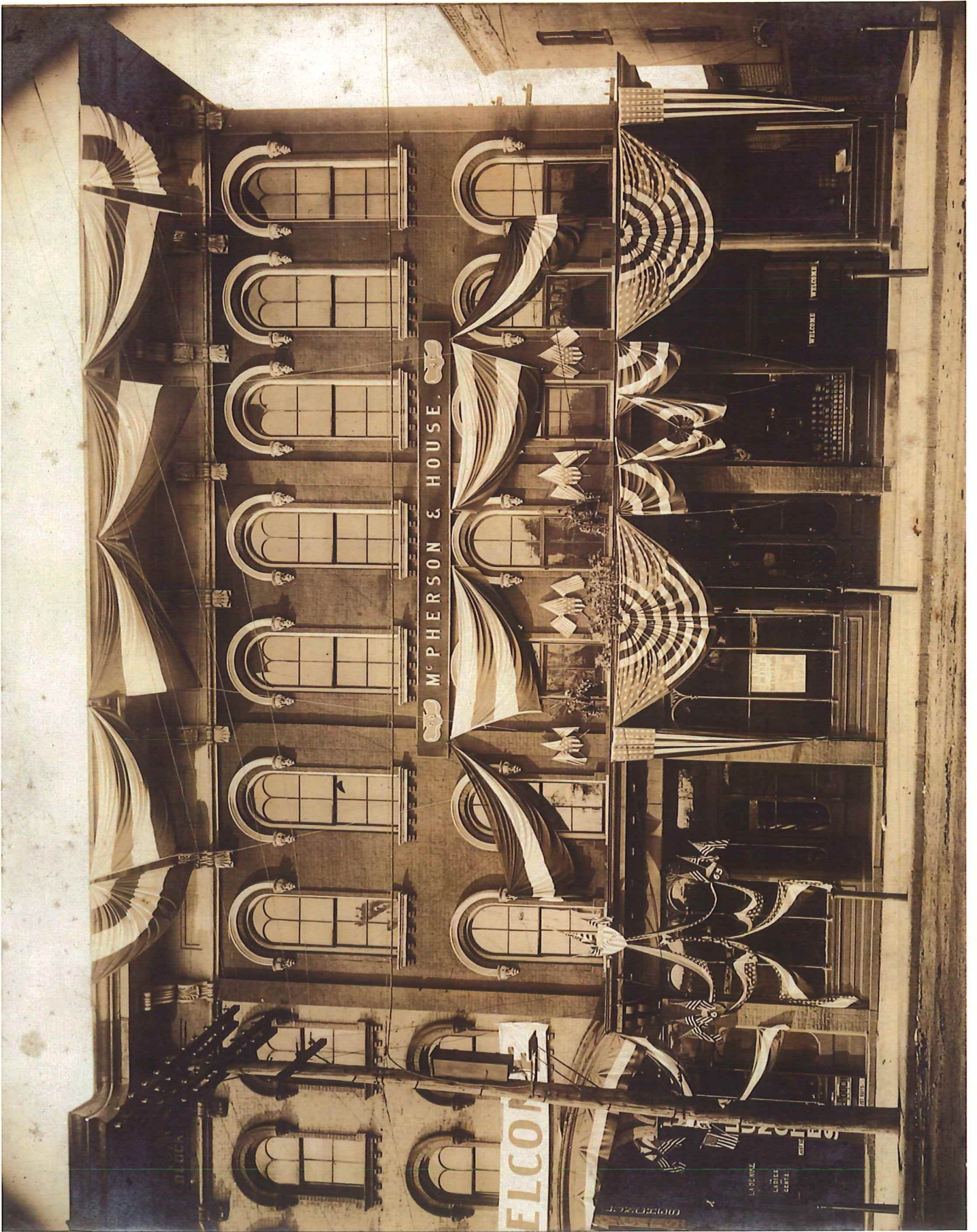
National Importance		
Local Excellence	X	35
Notable		
Worthy of Mention		
Poor		
Other		

INCIDENCE

Rare		
Moderate	X	10
Common		

Date of Photograph 10/26/81

Photo by Loren Daniel Lillis





46 E Cross-2006



RECEIVED

NOV 13 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.comR. 23011
PHDC-17-0147

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

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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

118-120 maple street ypsilanti, MI

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

Name

John Winn

Address

5277 Jackson Rd Ste D

City

Ann Arbor

State

Mich

Zip

48103

Phone / Fax

734-320-1471

E-Mail

Jwinn1947@GMAIL.COM

Contractor

Contractor Name & Contact Info

JW Painting License # 2102193906

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

Complete Description of Proposed Work:

Repair of holes in roof of outbuilding

3 sheets Decking

4 sq "Brown 3-Tab Tamco" shingles

1 roll 30# Felt

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:

\$1200.00

Permit fee:

\$35 + \$30.00 =

Signature

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

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

Signature:

Date:

11-7-17

Print Name:

John W. W. W.

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.



**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 # 23070
PHDC-17-0142

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
9 South Adams Street

Applicant

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

Name Growing Hope		
Address PO Box 980129		
City Ypsilanti	State MI	Zip 48197
Phone / Fax 734-786-8401	E-Mail lmaria@growinghope.net lmaria	

Contractor

Contractor Name & Contact Info
Robertson-Morrison, 4721 Runway Blvd, Ann Arbor, MI 48108 Luis Alarcon: luis@rob-mor.com

Type of work

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

Complete Description of Proposed Work:

Exhaust vent for commercial hood install and louver for fresh air intake. Louver will in upper part of north horizontal wall and is 17x22 inches. Is being ordered in brown (closest match available to the brick). Exhaust vent going from top of barrel roof, approximately 9 feet south of the north side of the building on the barrel portion of the roof; the entirety of the roof is not visible from any spot on the ground because of the 1 foot parapet around the entire roof. I don't expect the exhaust apparatus to be visible at all. See attached specs for both the exhaust and the louver.

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

Louver is brown. Exhaust is (silver) metal.

Permit Application Fee (action items only)

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

Construction Cost:

Permit fee:

\$35 + _____ =

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:

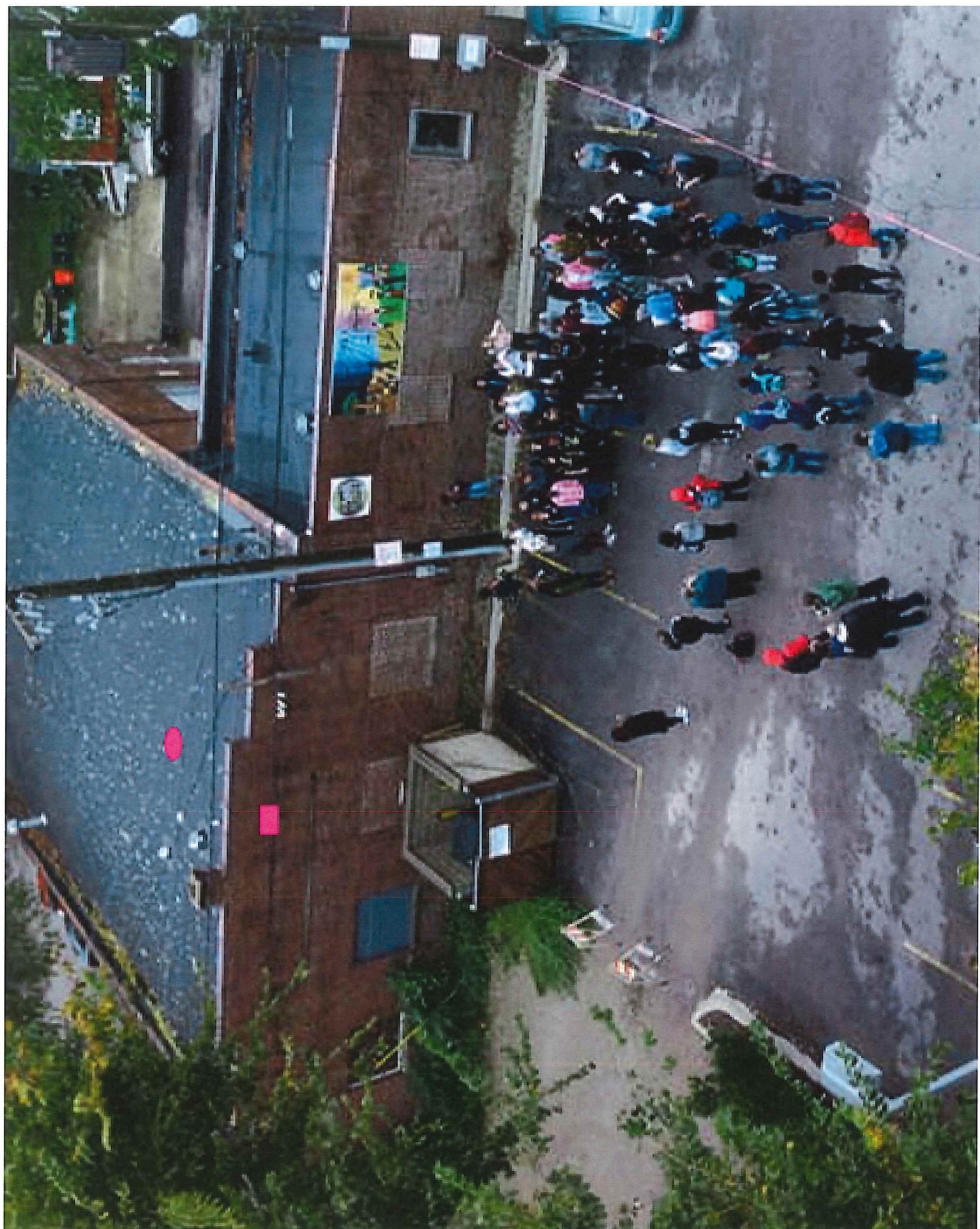
11/3/2017

Print Name:

~~Maria Brummel~~ Laura Gillis

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.



HOOD INFORMATION - Job#3163619

HOOD NO.	TAG	MODEL	LENGTH	MAX. COOKING TEMP.	EXHAUST PLENUM				TOTAL SUPPLY CFM	HOOD CONSTRUCTION	HOOD CONFIG.	
					WIDTH	HEIGHT	LENGTH	DIAM.			END TO END	ROW
1		5412	11' 0"	600 Deg.	2915	10'	27'	4'	2915	1555	-0.855'	ALONE
		SND-2-PSP-F										ALONE

HOOD INFORMATION

HOOD NO.	TAG	FILTER(S)			LIGHT(S)		UTILITY CABINET(S)				FIRE SYSTEM/HANGING PIPING	HOOD WEIGHT			
		TYPE	QTY.	HEIGHT	LENGTH	EFFICIENCY @ 7 MICRONS	QTY.	TYPE	WIRE GUARD	LOCATION			SIZE	TYPE	ELECTRICAL MODEL #
1		Captrate Solo Filter	8	20'	16'	85% See Filter Spec.	4	L55 Series E26	NO					NO	507 LBS

HOOD OPTIONS

HOOD NO.	TAG	FIELD WRAPPER	6.00'	High	Front	OPTION		
		BACKSPLASH	80.00'	High	X	134.00' Long	430 SS	Vertical
		LEFT SIDESPLASH	92.00'	High	X	54.00' Long	430 SS	Vertical
1		RIGHT SIDESPLASH	92.00'	High	X	54.00' Long	430 SS	Vertical
		LEFT END STANDOFF (FIN/SLP)	1'	Wide		54'	Long	Insulated
		RIGHT END STANDOFF (FIN/SLP)	1'	Wide		54'	Long	Insulated
		RIGHT WALL AS END PANEL						
		LEFT WALL AS END PANEL						

PERFORATED SUPPLY PLENUM(S)

HOOD NO.	TAG	POS.	LENGTH	WIDTH	HEIGHT	TYPE	RISER(S)			
							WIDTH	LENGTH	DIA.	S.P.
1		Front	134'	20'	6'	MUA			18"	583
						MUA			18"	583
						MUA			18"	583

SPECIFICATION: CAPTARATE® GREASE-STOP® SOLO FILTER

THE CAPTARATE GREASE-STOP SOLO FILTER IS A SINGLE-STAGE FILTER FEATURING A UNIQUE SUB-AIRFLOW DESIGN IN CONJUNCTION WITH A SLOTTED REAR BAFFLE DESIGN, TO DELIVER EXCEPTIONAL FILTRATION EFFICIENCY.

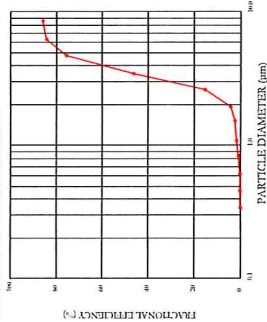
FILTER IS STAINLESS STEEL CONSTRUCTION, AND SIZED TO FIT INTO STANDARD 2-INCH DEEP HOOD CHANNEL(S).

UNITS SHALL INCLUDE STAINLESS STEEL HANDLES AND A FASTENING DEVICE TO SECURE THE TWO COMPONENTS WHEN ASSEMBLED.

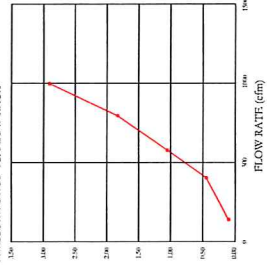
GREASE EXTRACTION EFFICIENCY PERFORMANCE SHALL REMOVE AT LEAST 75% OF GREASE PARTICLES FIVE MICRONS IN SIZE AND 85% GREASE PARTICLES SEVEN MICRONS IN SIZE AND LARGER, WITH A CORRESPONDING PRESSURE DROP NOT TO EXCEED 1.0 INCHES OF WATER GAUGE.

THE CAPTARATE GREASE-STOP SOLO WAS TESTED TO ASTM STANDARD ASTM F2519-05.

EFFICIENCY VS. PARTICLE DIAMETER



PRESSURE DROP VS. FLOW RATE



CAPTARATE FILTERS ARE BUILT IN COMPLIANCE WITH:

NFPA #96
NSF STANDARD #2
UL STANDARD #1046
INT. MECH. CODE (IMC)
ULC-S649



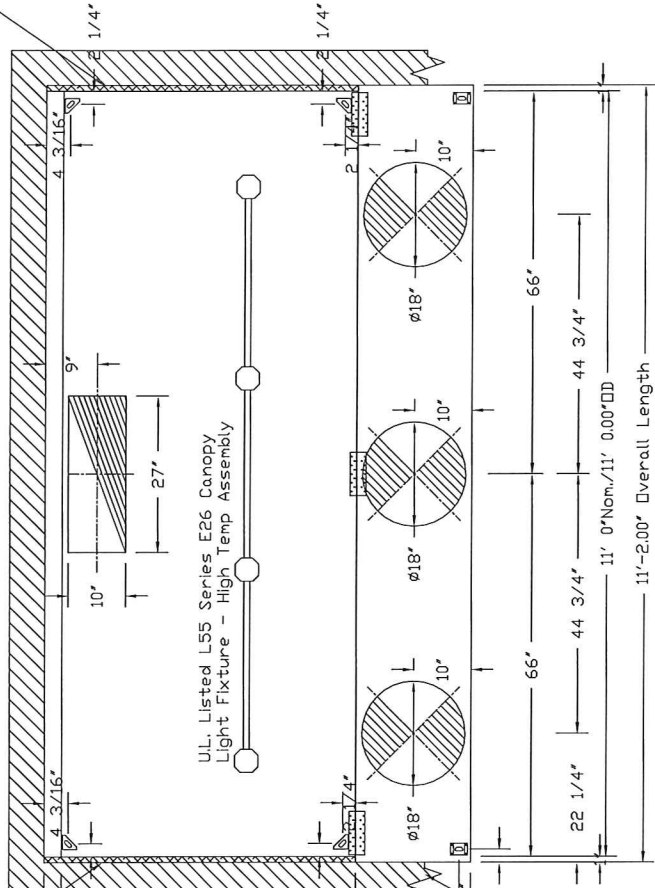
CAPTIVEAIRE



JOB Ypsilanti Farmers MarketPlace R1
LOCATION Ann Arbor, MI, 48108
DATE 10/30/2017 JOB # 3163619
DWG # 1 DRAWN BY
REV. SCALE 3/8" = 1'-0"

1" LAYER OF INSULATION
FACTORY INSTALLED IN
100" END STANDOFF MEETS
0" REQUIREMENTS CLEARANCE
TO COMBUSTIBLE SURFACES.

1" LAYER OF INSULATION
FACTORY INSTALLED IN
100" END STANDOFF MEETS
0" REQUIREMENTS CLEARANCE
TO COMBUSTIBLE SURFACES.

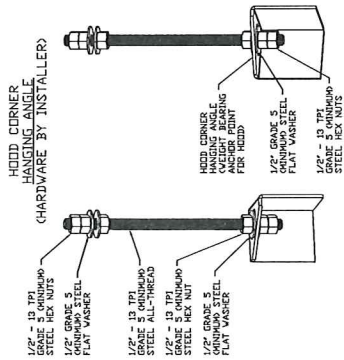


UL Listed L55 Series E26 Canopy
Light Fixture - High Temp Assembly

PLAN VIEW - Hood #1
11' 0.00" LONG 5412SND-2-PSP-E

1" LAYER OF INSULATION
FACTORY INSTALLED IN
100" END STANDOFF MEETS
0" REQUIREMENTS CLEARANCE
TO COMBUSTIBLE SURFACES.

INSTALLER MUST CONFIRM HOOD IS INSTALLED SUCH THAT THE SPECIFIED WALL, ACTING AS AN END PANEL, IS MATED TIGHT TO THE CORRECT END OF HOOD TO ACHIEVE A REDUCED MINIMUM EXHAUST CFM LISTING. NON-COMPLIANCE WILL NULLIFY THE ETL LISTING. VOID THE MANUFACTURER'S WARRANTY, AND HOLD THE CONTRACTOR LIABLE FOR ANY AND ALL LOSSES, COSTS AND EXPENSES RELATED TO THE NON-COMFORMANCE OF THE MANUFACTURER'S SPECIFIED INSTRUCTION. THE WALL ACTING AS AN END PANEL MUST EXTEND NO LESS THAN 20" FROM THE INTERSECTING WALL ON WHICH HOOD IS MOUNTED AND MUST EXTEND NO LESS THAN 20" UNDER BOTTOM OF HOOD TO BE ELIGIBLE FOR REDUCED MINIMUM EXHAUST CFM LISTING.



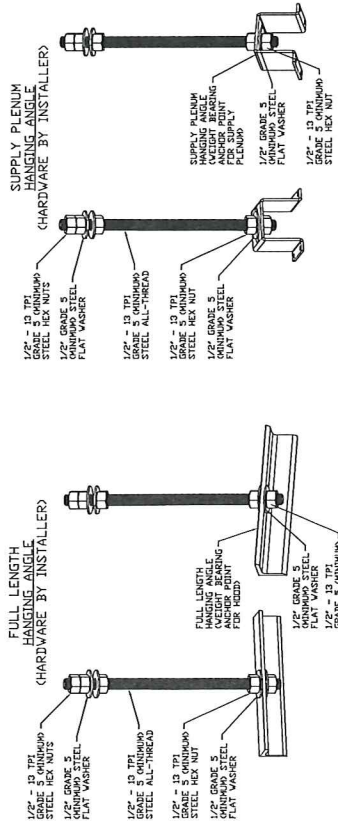
ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 (MINIMUM) ALL-THREAD. SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 (MINIMUM) STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 (MINIMUM) HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION BENEATH HOOD HANGING ANGLES AND ABOVE CEILING ANCHORS. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.



CAPTIVEAIRE

JOB	Ypsilanti Farmers MarketPlace R1
LOCATION	Ann Arbor, MI, 48108
DATE	10/30/2017
JOB #	3163619
DWG #	2
REV.	SCALE 3/8" = 1'-0"



ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 (MINIMUM) ALL-THREAD. SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 (MINIMUM) STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 (MINIMUM) HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION ABOVE CEILING ANCHORS. SINGLE HEX NUT BENEATH HANGING ANGLE IS ACCEPTABLE FOR FULL LENGTH HANGING ANGLES. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.

ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 (MINIMUM) ALL-THREAD. SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 (MINIMUM) STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 (MINIMUM) HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION ABOVE CEILING ANCHORS. SINGLE HEX NUT BENEATH HANGING ANGLE IS ACCEPTABLE FOR PSP HANGING ANGLES. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.

CAPTIVEAIRE



JOB	Ypsilanti Farmers MarketPlace R1
LOCATION	Ann Arbor, MI, 48108
DATE	10/30/2017
DWG #	3
REV.	
JOB #	3163619
DRAWN BY	
SCALE	3/8" = 1'-0"



EXHAUST FAN INFORMATION - Job#3163619

FAN UNIT NO.	TAG	FAN UNIT MODEL #	CFM	ESP.	RPM	H.P.	B.H.P.	Ø	VOLT	FLA	VOLT FLA	DISCHARGE VELOCITY	WEIGHT (LBS.)	SONES
1		DJ180HFA	2915	1.500	1307	1.500	1.1590	3	208	6.6	208	673 FPM	174	19

MUA FAN INFORMATION - Job#3163619

FAN UNIT NO.	TAG	FAN UNIT MODEL #	BLOWER	HOUSING	DESIGN CFM	ESP.	RPM	H.P.	B.H.P.	Ø	VOLT	FLA	WEIGHT (LBS.)	SONES	BURNER EFFICIENCY(%)
2		AI-D250-G10	G10	AI-D250	2623	0.500	1313	2.000	1.6020	3	208	5.9	648	25	92

GAS FIRED MAKE-UP AIR UNIT(S)

FAN UNIT NO.	TAG	INPUT BTUs	OUTPUT BTUs	TEMP. RISE	REQUIRED INPUT GAS PRESSURE	GAS TYPE
2		246334	226627	80 deg F	7 in. w.c. - 14 in. w.c.	Natural

FAN OPTIONS

FAN UNIT NO.	TAG	OPTION (Qty. - Descr.)
1		1 - Grease Box
		1 - Motorized Backdraft Damper for AI-D Housing
		1 - Low Fire Start
2		1 - Inlet Pressure Gauge, 0-35"
		1 - Manifold Pressure Gauge, -5 to 15" wc
		1 - Insulation Option For VBank filter section
		1 - Freezestat G10

FAN ACCESSORIES

FAN UNIT NO.	TAG	EXHAUST	SUPPLY
1		GREASE CUP	GRAVITY DAMPER
2		YES	YES

CURB ASSEMBLIES

DN FAN	WEIGHT	ITEM	SIZE
1 # 1	41 LBS	Curb	26.500"V x 26.500"L x 20.000"H Vented Hinged

FAN SOUND INFORMATION

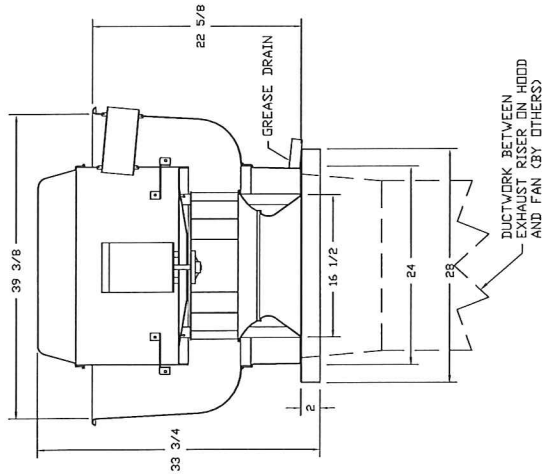
FAN UNIT NO.	MOTOR	RPM	LVA	SONES	DBA	DISTANCE FT	DCTAVE 1	DCTAVE 2	DCTAVE 3	DCTAVE 4	DCTAVE 5	DCTAVE 6	DCTAVE 7	DCTAVE 8
1	Exhaust	1307	82.8	19	71.3	5	77	81.9	88.4	79.4	72.1	69.6	63.6	57.6
2	Supply	1313	86.6	25	75.1	5	87.1	88.5	86.5	83.4	79.3	79.2	75.6	71.8



CAPTIVEAIRE

JOB Ypsilanti Farmers MarketPlace R1
 LOCATION Ann Arbor, MI, 48108
 DATE 10/30/2017 JOB # 3163619
 DWG # 5 DRAWN BY
 REV. SCALE 3/8" = 1'-0"

FAN #1 DU180HFA — EXHAUST FAN



FEATURES:

- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS)
- REMOUNTED FANS
- REMOUNTED MODEL
- UL705 AND UL725
- VARIABLE SPEED CONTROL
- INTERNAL WIRING
- WEATHERPROOF DISCONNECT
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE)
- HIGH HEAT OPERATION 300°F (149°C)
- GREASE CLASSIFICATION TESTING

NORMAL TEMPERATURE TEST

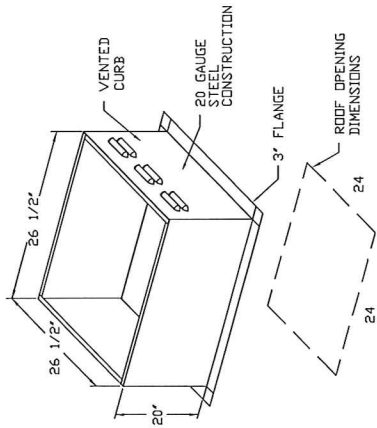
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST

FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING GREASE VAPORS AT 500°F (260°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS:

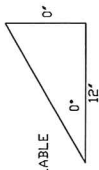
GREASE BOX



PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.

SPECIFY PITCH:

EXAMPLE: 7/12 PITCH = 30° SLOPE



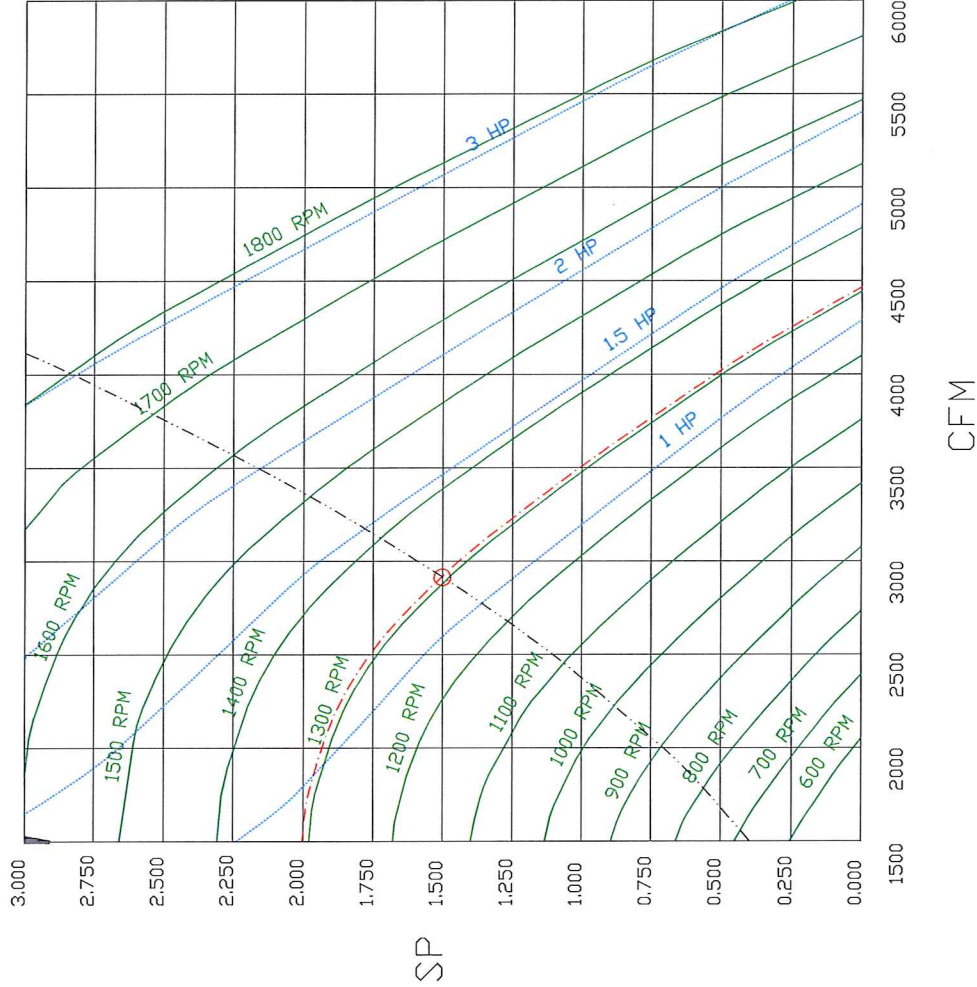
CAPTIVEAIRE



JOB Ypsilanti Farmers MarketPlace R1
LOCATION Ann Arbor, MI, 48108
DATE 10/30/2017
DWG # 6
REV.
JOB # 3163619
DRAWN BY
SCALE 3/8" = 1'-0"

FAN#1 - EXHAUST PERFORMANCE CURVES.

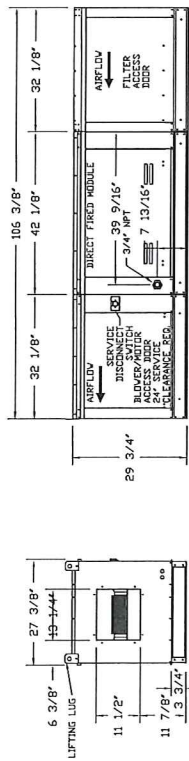
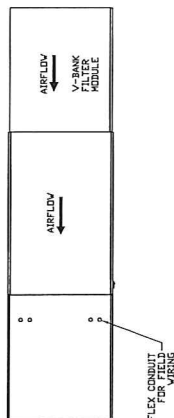
2915 CFM, 1.5 SP @ 1307 RPM and 1.159 BHP at 824 feet and 70 deg F
* Please note that these curves were adjusted for job specific temperature and altitude.





JOB Ypsilanti Farmers MarketPlace R1	
LOCATION Ann Arbor, MI, 48108	
DATE 10/30/2017	JOB # 3163619
DWG # 7	DRAWN BY
REV.	SCALE 3/8" = 1'-0"

1. DIRECT GAS FIRED HEATER MAKE UP AIR UNIT WITH 10" BLOWER
2. FAN #2 AT-D250-QD - HEATER
3. SIZE DISCHARGE AIR FLOW RIGHT X 18"
4. SIZE DISCHARGE AIR FLOW LEFT X 18"
5. AUTORIZED BACK DRAFT DAMPER 16" X 16"
6. LOW FIRE START ALONG THE BURNER CIRCUIT IN ORDER TO INCLUDE THE MODULATION CONTROL IS IN A LOW FIRE POSITION.
7. LOW PRESSURE GAUGE 0-35", 2 1/2" DIAMETER, 1/4" THREAD SIZE
8. INSULATION FOR "BANK INTAKE OPTION, 25" DIAMETER, 1/4" THREAD SIZE
9. PREHEAT WITH "BANK INTAKE OPTION, 25" DIAMETER, 1/4" THREAD SIZE
10. PREHEAT WITH "BANK INTAKE OPTION, 25" DIAMETER, 1/4" THREAD SIZE



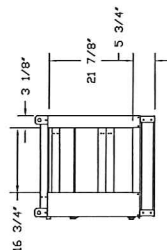
Mount Panel CM Profile Plate Assembly

Direct Fired Profile Make Specifications
Direct fired burners shall have patented GE Patent No. US4690928D, self-adjusting profile burners designed to ensure proper air velocity and pressure drop across the burner. Profile burners shall allow burners to achieve clean combustion by letting by-product levels to a maximum of 50ppm of carbon monoxide (CO), and nitrogen dioxide (NO₂).

Automation
Disinfectant/bacteriocidal burner profile plates are engineered to automatically react to the number of cycles and the number of hours of use. The burner profile plates are designed to react to the number of cycles and the number of hours of use. The burner profile plates are designed to react to the number of cycles and the number of hours of use.

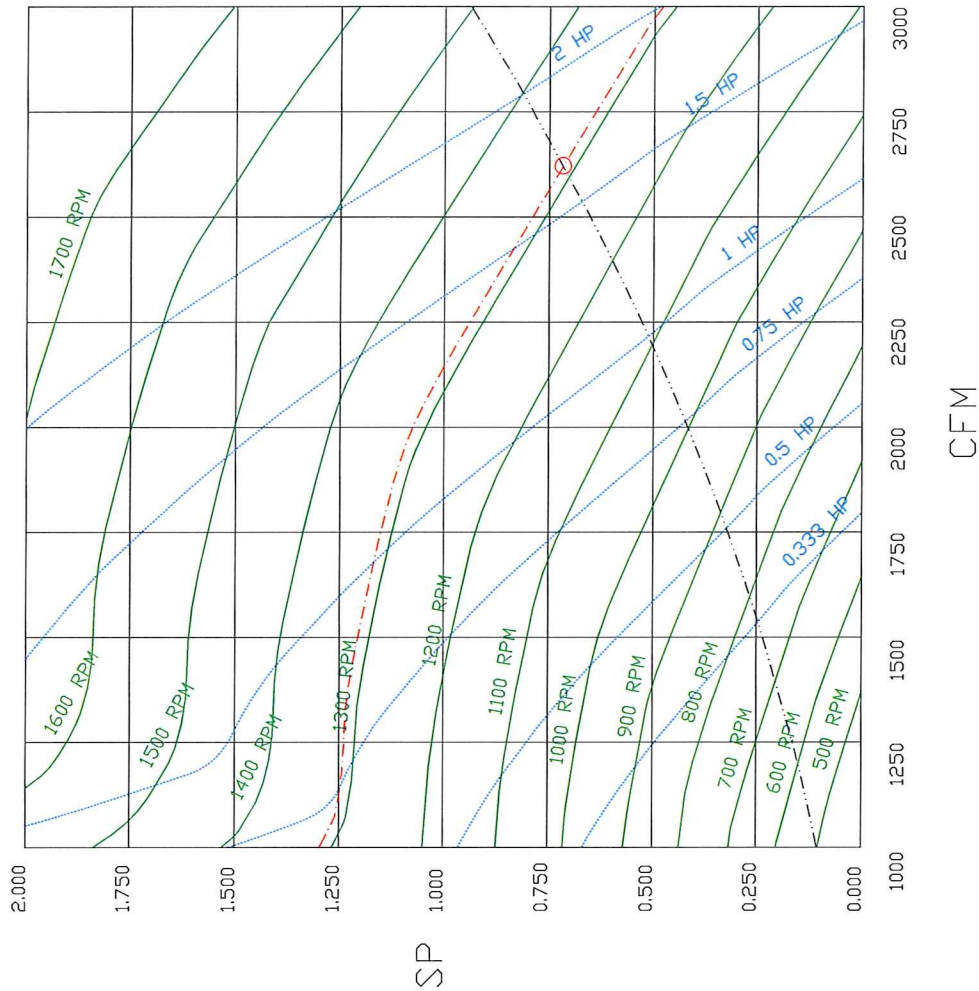
General Construction
 - Service plates shall be formed from 206 galvanized steel.
 - Service plates shall vary in size per unit.
 - Service plates shall be mounted along the same plane as the discharge of the burner.
 - Design shall incorporate properly tapered, permanently mounted spring hinges.
 - Spring Mount shall be made from laser steel.

SUPPLY SIDE HEATER INFORMATION:



FAN#2 - HEATER PERFORMANCE CURVES.

2623 CFM, 0.717 SP @ 1313 RPM and 1.602 BHP at 824 feet and 86 deg F
 * Please note that these curves were adjusted for job specific temperature and altitude.







CAPTIVEAIRE

JOB Ypsilanti Farmers MarketPlace R1
LOCATION Ann Arbor, MI, 48108
DATE 10/30/2017 *JOB #* 3163619
DWG # 9 *DRAWN BY*
REV. *SCALE* 3/8" = 1'-0"



GREASE DUCT & CHIMNEY SPECIFICATIONS:

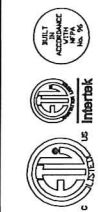
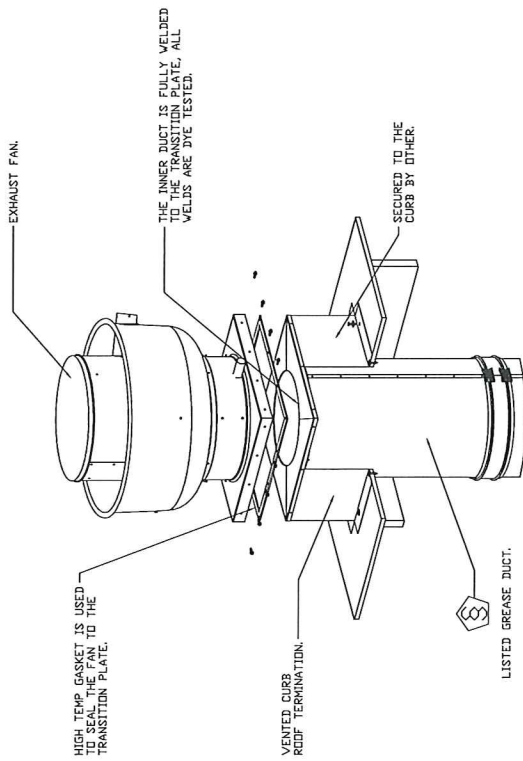
PROVIDE GREASE DUCT EQUAL TO CAPTIVEAIRE SYSTEMS MODEL "DW" ROUND 20 GAUGE 430 STAINLESS STEEL DUCTWORK. MODEL "DW" IS LISTED TO UL-1978 AND IS INSTALLED USING "V" CLAMP LOCKING CONNECTIONS SEALED WITH 3M FIRE BARRIER 2000 PLUS. MODEL "DW" DOES NOT REQUIRE WELDING PROVIDING IT HAS BEEN INSTALLED PER THE MANUFACTURES INSTALLATION GUIDE.

PROVIDE RATED ACCESS DOORS AT EVERY CHANGE IN DIRECTION AND EVERY 12' ON CENTER, PER MANUFACTURES LISTING MODEL "DW" HORIZONTAL RUNS LESS THAN 75 FT. CAN BE SLOPED 1/16" PER 12", HORIZONTAL RUNS MORE THAN 75 FT. CAN BE SLOPED 3/16" PER 12", DUCT SHOULD BE SLOPED AS MUCH AS POSSIBLE TO REDUCE THE CHANCE OF GREASE ACCUMULATION IN HORIZONTAL RUNS.

IF THE DUCT OR CHIMNEY IS WITHIN 18 INCHES OF COMBUSTIBLE MATERIAL, PROVIDE UL-2221 OR UL-103 HT LISTED DOUBLE WALL GREASE DUCT OR DOUBLE WALL CHIMNEY EQUAL TO CAPTIVEAIRE SYSTEMS MODEL "DW"- 2R, 2R TYPE HT, 3R, OR 3Z" ROUND 20 GAUGE 430 STAINLESS INNER DUCT INSULATED WITH A 24 GAUGE 430 STAINLESS OUTER SHELL.

CUSTOMER APPROVAL TO MANUFACTURE:

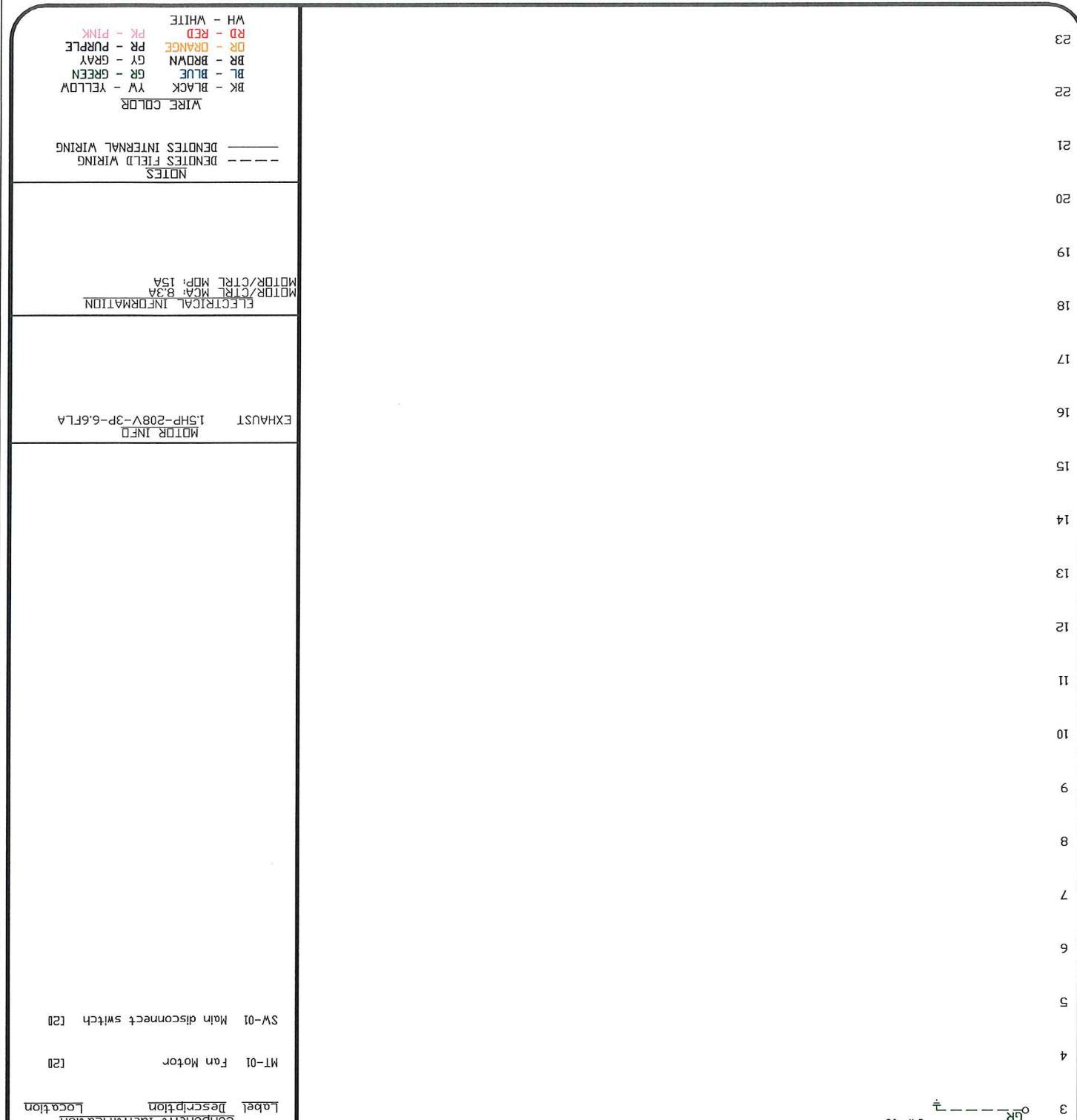
Approved as Noted	☐
Approved with NO Exception Taken	☐
Revise and Resubmit	☐
SIGNATURE _____	
Your Title _____	Date _____



CAPTIVEAIRE

JOB	Ypsilanti Farmers MarketPlace RI
LOCATION	Ann Arbor, MI, 48108
DATE	10/30/2017
DWG #	10
JOB #	3163619
DRAWN BY	
REV.	SCALE 3/8" = 1'-0"

Installed Options	
Component Identification	
Label Description Location	
MT-01 Fan Motor	120
SW-01 Main disconnect switch	120



ATTENTION ELECTRICIAN!
DROP FOR DISCONNECT CONNECTION
IS FACTORY SUPPLIED
CONNECT POWER TO THE DROP

Installed Options
Motorized Back Draft Damper
Freeze Stat
Discharge Temp. Control

Component Identification
Label Description Location

FR-01 Flame rod C160

MA-01 Modulating amplifier C190

MT-01 Supply motor C20

DL-01 Supply motor overload C20770

PS-01 Low Airflow Switch C30

ST-01 Supply motor contactor C2070790

SW-01 Main disconnect switch C20

SW-03 Damper end limit switch C40

TR-01 Power transformer(200v) C140

TR-03 Ignition transformer(200v) C140

TR-04 Power transformer(200v) C170

TS-01 Freeze stat C4-50

TS-02 High temp limit switch C100

TS-03 Intake Air Sensor C100

TS-05 Discharge Air Sensor C210

VA-01 Pilot gas valve C130

VA-02 Main gas valve C180

VA-03 Modulating gas valve C200

ELECTRICAL INFORMATION

MOTOR/CIRCUIT MCA: 8.6A

MOTOR/CIRCUIT MDP: 15A

OVERLOAD: 193-KB63

SUPPLY 2HP-208V-3P-5,9FLA

CONTACTOR: 100-K09D10

CONTR. RELAY

SOCKET STYLE

TERMINALS S4 AND S6 USED ON

NF & AF SERIES ACTUATORS

*** TERMINAL IT PROVIDES COOLING

CONNECTION

WIRE COLOR

GR - BLACK

BL - BLUE

WH - WHITE

GY - GRAY

PR - PURPLE

OR - ORANGE

RD - RED

NC - NO

NO - COMMON

COM - COMMON

NC - NO

NO - COMMON

COM - COMMON

NC - NO

NO - COMMON

COM - COMMON

NC - NO

NO - COMMON

COM - COMMON

NC - NO

NO - COMMON

COM - COMMON

NC - NO

NO - COMMON

COM - COMMON

NC - NO

NO - COMMON

COM - COMMON

NC - NO

NO - COMMON

COM - COMMON

NC - NO

NO - COMMON

COM - COMMON

NC - NO

NO - COMMON

COM - COMMON

Installation Wiring		JOB	3163619 - Ypsilanti Farmers MarketPlace RI	
DRAWING NUMBER RP3163619-2		SHIP DATE	10/30/2017	MODEL
		AI-D.250-G10		
120 V 1 PH.		208/460/600 V 3 PH.		

ELECTRICAL PACKAGES - Job#3163619

NO.	TAG	PACKAGE #	LOCATION	SWITCHES		OPTION	FANS CONTROLLED			
				LOCATION	QUANTITY		TYPE	1	HP	VOLT FLA
1		SC-311110FP	Wall Mount In SS Box	05 - SS Wall Mount Box	1 Light 1 Fan	Smart Controls Thermostatic Control	Exhaust	3	1.500	208 6.6
							Supply	3	2.000	208 5.9

**CAPTIVEAIRE**

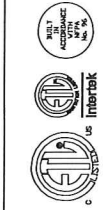
JOB Ypsilanti Farmers MarketPlace RI
LOCATION Ann Arbor, MI, 48108
DATE 10/30/2017 JOB # 3163619
DWG # 14 DRAWN BY
REV. SCALE 3/8" = 1'-0"

System Design Verification (SDV)

If ordered, CAS Service will perform a System Design Verification (SDV) once all equipment has had a complete start up per the Operation and Installation Manual. Typically, the SDV will be performed after all inspections are complete.

Any field related discrepancies that are discovered during the SDV will be brought to the attention of the general contractor and corresponding trades on site. These issues will be documented and forwarded to the appropriate sales office. If CAS Service has to resolve a discrepancy that is a field issue, the general contractor will be notified and billed for the work. Should a return trip be required due to any field related discrepancy that cannot be resolved during the SDV, there will be additional trip charges.

During the SDV, CAS Service will address any discrepancy that is the fault of the manufacturer. Should a return trip be required, the general contractor and appropriate sales office will be notified. There will be no additional charges for manufacturer discrepancies.



CAPTIVE AIR

JOB Ypsilanti Farmers MarketPlace R1	
LOCATION	Ann Arbor, MI, 48108
DATE	10/30/2017
DWG #	17
REV.	3163619
SCALE	3/8" = 1'-0"

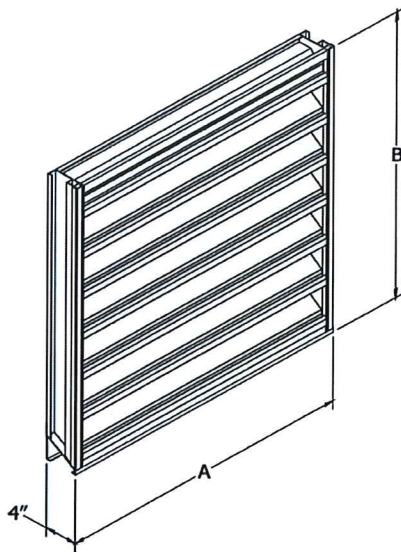
Model Description

ELF375DX

Stationary 4" deep drainable, 37 1/2 degree blade angle, 54% free area, .081" extruded aluminum construction

Feature Benefits

ELF375DX



FRAME

4" (102) deep **REAR SCRIN - FACE & SIDE VIEW**
thickness. Downspouts and caulking surfaces provided.

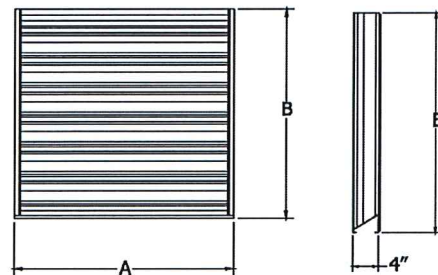
BLADES

6063T5 extruded aluminum. .081" (2.1) nominal wall thickness. Blades are positioned at 37 1/2° angle and spaced approximately 5 3/32" (129) center to center.

SCREEN

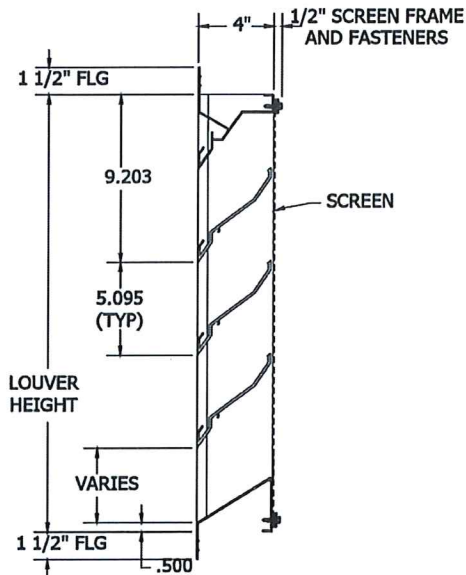
Screen adds approximately 1/2" (13) to louver depth.

Dimensions shown in parentheses () indicate millimeters.



Construction Detail

FF - R SCR N


Option Group Schedule

SIZE Deduct 1/4
FRAME FRONT FLANGE
SCREEN1 5/8 Inch .035 AL
SCREEN1 MTG REAR
FINISH TYPE 50% PVDF (B1)

FINISH COLOR DARK BRONZE(75)
CONSTRUCTION STANDARD
Slv/Tran None
WINDLOAD 20

ID	Quantity	Tag	WIDTH	HEIGHT
1	1	22x17	17	22



3900 Dr. Greaves Rd.

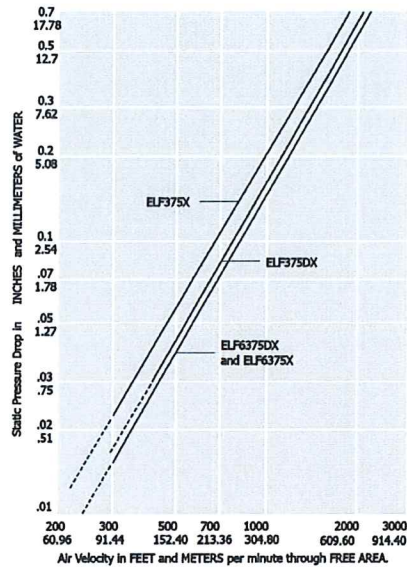
Kansas City, MO 64030

(816) 761-7476

FAX (816) 765-8955

Construction Detail

PRESSURE DROP



FREE AREA

		Width in INCHES and METERS											
		12	18	24	30	36	42	48	54	60	66	72	
		30	46	61	76	91	107	122	137	152	168	183	
Height in INCHES and METERS	12	.26	.41	.56	.71	.87	1.02	1.17	1.33	1.48	1.63	1.79	
	30	.02	.04	.05	.07	.08	.09	.11	.12	.14	.15	.17	
	18	.61	.97	1.33	1.70	2.06	2.43	2.79	3.15	3.52	3.88	4.25	
	46	.06	.09	.12	.16	.19	.23	.26	.29	.33	.36	.39	
	24	.87	1.40	1.92	2.45	2.97	3.50	4.02	4.55	5.07	5.60	6.12	
	61	.08	.13	.18	.23	.28	.33	.37	.42	.47	.52	.57	
	30	1.14	1.83	2.51	3.20	3.89	4.57	5.26	5.94	6.63	7.32	8.00	
	76	.11	.17	.23	.30	.36	.42	.49	.55	.62	.68	.74	
	36	1.33	2.13	2.92	3.72	4.52	5.31	6.11	6.91	7.70	8.50	9.30	
	91	.12	.20	.27	.35	.42	.49	.57	.64	.72	.79	.86	
	42	1.60	2.55	3.51	4.47	5.43	6.39	7.34	8.30	9.26	10.22	11.18	
	107	.15	.24	.33	.42	.50	.59	.68	.77	.86	.95	1.04	
	48	1.86	2.98	4.10	5.22	6.34	7.46	8.58	9.70	10.82	11.93	13.05	
	122	.17	.28	.38	.49	.59	.69	.80	.90	1.01	1.11	1.21	
	54	2.13	3.41	4.69	5.97	7.25	8.53	9.81	11.09	12.37	13.65	14.93	
	137	.20	.32	.44	.55	.67	.79	.90	1.03	1.15	1.27	1.39	
	60	2.40	3.84	5.28	6.72	8.16	9.61	11.05	12.49	13.93	15.37	16.81	
	152	.22	.36	.49	.60	.79	.89	1.03	1.16	1.29	1.43	1.56	
	66	2.59	4.14	5.69	7.24	8.79	10.35	11.90	13.45	15.00	16.55	18.11	
	168	.24	.38	.53	.67	.82	.96	1.11	1.25	1.39	1.54	1.68	
	72	2.85	4.57	6.28	7.99	9.71	11.42	13.13	14.84	16.56	18.27	19.98	
	183	.26	.42	.58	.74	.90	1.06	1.22	1.38	1.54	1.70	1.86	

Model Certifications

•AMCA Worldwide Certified Ratings: Water Penetration & Air Performance

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
ACTION MINUTES OF NOVEMBER 14, 2017

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:02 PM

Meeting Location: Spark East, 215 W. Michigan Ave

Commissioners Present: Anne Stevenson, Hank Prebys, Mike Davis, Jr., Ron Rupert,
Jane Schmiedeke, Erika Lindsay (arrived at 7:10), Alex
Pettit (arrived at 7:12)

Commissioners Absent: None

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

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moves to approve the agenda as
amended to add a study item for 401 E Forest.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING

118-120 Maple

**Outbuilding demolition-Application WITHDRAWN*

OLD BUSINESS--none

NEW BUSINESS

37-39 E Michigan

**Signage replacement*

Applicant: Paul Deters, rep for Applicant, Metro Detroit Signs-present

Discussion: Deters: States the brand has undergone an image change. Plans include
to swap out the sign for a like-to-like swap with different font and color
scheme. This includes the set of channel letters on one elevation, the

front sign on Michigan Ave, and the monument sign which will reflect the new font scheme.

Prebys: Asks if the channel letters are back lighted.

Deters: States that they're internally illuminated.

Davis: Asks if the LEDs are internal and not facing outward.

Deters: Responds yes.

Stevenson: Asks if applicant is using the current system.

Deters: Responds that the font is different

Stevenson: Asks if the internal lighting is the same system.

Deters: Responds yes.

Davis: Asks if the channel letters will be changed.

Deters: Responds no, it will be the same.

Davis: Wonders if commission should make note that this approval is specific to this motion and does not reopen our position on backlit signs.

Motion: Prebys (second: Schmiedeke) moves for approval of work for signs at 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. The lighting system that is there is to remain, there is no addition of a new lighting system.

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.

16 N Washington

**Window installation*

Applicant: Timothy Patton Doyle, owner – present

Discussion: Doyle: States that there are currently six vinyl one-over-one windows, and other windows that exist in the building is a mix of glass block and sliding windows.

Prebys: Asks if windows in front of building will completely fill the space.

Doyle: Affirms. The front brick of building is built on the inside of the rough opening, so when the windows are replaced the frame with the trim will meet the original brick on the exterior.

Davis: Asks if glass block windows will be changed.

Doyle: States that they will be changed as well. The six vinyl windows will be replaced by new double hung windows and will fill that original openings, and the glass block sliders will be replaced with casement windows.

Rupert: Asks if space that was left unused by the window will be extended.

Doyle: Responds yes.

Rupert: Asks if top of window will be arched.

Doyle: States that the window itself will be square. And there will be a same color metal flashing that meets the opening arch.

Stevenson: Asks about the profile of the window.

Doyle: States intention of trim was to replace old trim with new aluminum trim. Two profiles fit original style. Asks if committee has recommendations for a more appropriate match with the building or time frame.

Prebys: Advises to keep it simple. Either is fine [Supported by Schmiedeke and Rupert.]

Motion: Prebys (second: Davis) moves approval of work at 16 N Washington to include the removal and replacement of the windows on the property. Window 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 have a bronze finish and the casings will be Stratton or Ridgeland, as desired by the owner.

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.

205 N Hamilton

**Application moved to the end of the meeting due to no applicant present.*

304 N Hamilton

**Porch step replacement*

Applicant: Raymond Scherer, owner - present

Discussion: Stevenson: Asks what type of wood is being used for porch.

Scherer: States it will be pressure treated.

Stevenson: Asks if cheek walls on side will be coming down or will remain.

Scherer: States the rat wall will be taken down. The porch itself is separate from the steps. The cheapest way to go will be to do wood steps. The concrete will continue deteriorating over time.

Prebys: Asks if there would be risers of wood.

Scherer: States that if the commission wants risers, they can do risers. States that oftentimes his company doesn't put risers on exterior steps.

Prebys: States that he doesn't think that's being fair to the house. Asks if there will be a need for railings.

Scherer: States yes, they will be put in to meet Michigan building code.

Prebys: Asks what type of handrails will be used.

Scherer: States a standard handrail.

Rupert: States that more details are needed.

Stevenson: States that the commission will need some pictures or drawings of the handrail designs and other aspects of the steps. Each person's interpretation of the stairs and railings is different, so the commission needs details. [Supported by Prebys.]

Erica: [Referencing picture] States that a pipe rail could go here.

Scherer: States that the problem with pipe rail is that overtime salt eats away at it, which creates a safety concern

Stevenson: States that this is not an argument that she will buy because the commission has seen pipe rails last for decades.

Davis: States that commission isn't requiring handrails.

Scherer: Adds that Michigan building code requires handrails with anything more than two steps. States that he didn't have to submit a design for the handrail on the neighboring house and that was more complicated. Adds that he thinks that the reason for this is he and the commission were sick of the meetings and the commission just let me put it in.

Prebys: Replies that he can't believe that to be true [supported by Rupert].

**Since the applicant is unable to quickly pull up an example on his phone, the chair asks if it would be alright to move the application to the end of the meeting so that other applications can be addressed. The item is moved to the bottom of agenda and picked up again after other new business items are complete.*

406 Oak

**Fence installation*

Applicant: Marilyn Crowley, representative for applicant-present

Discussion: Stevenson: Recaps the application and asks if the fencing already exists on the other side of property.

Crowley: Affirms and states that they are looking to finish off the fence. Wants fence to come forward to side door along the back of the house. Fence will be the same exact material as currently exists.

Schmiedeke: Asks if it comes across front of house.

Crowley: Responds that it will not go in front of the house. It will come alongside the house. [*Referencing drawing, applicant demonstrates details of the plan.*] The fence will create an enclosed area for a dog.

Davis: Asks if the fence will be painted or stained.

Crowley: Responds that it will be painted. [*Shows the paint chip to commission.*]

Stevenson: Asks if a gate will be installed.

Crowley: Responds that there will most likely be a gate where the door is.

Rupert: Asks if gate will be made out of the same material as fence.

Crowley: Affirms.

Motion: Davis (second: Prebys) move to approve the work for 406 Oak to include the installation of pressure treated cedar –tone moulded fence kit in 6 x 6 sections to be painted Sherwin Williams Site White #7070. The fence will adhere to the enclosed drawing with the application, dated November 8, 2017.

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.

31 N Washington

**Awning installation*

Applicant: Frank Pillitteri and Owen Welsh, owner and applicant- present

Discussion: Stevenson: Asks if applicant used the existing frames for the new awning.

Welsh: Confirms that yes, the existing frames were used but with new fabric.

Stevenson: States that the commission will be looking at the signage and materials for the awning. Asks if any lighting changes occurred.

Welsh: Responds no.

Kochanek: Reminds applicants that the HDC can approve their work here, but the work is still subject to zoning ordinances and must still go through the building department for approval.

Prebys: States that standards for awnings are not to be used for signs except for street addresses, and he feels that this awning has become a sign. Asks how commissioners feel.

Davis: Agrees.

Pettit: Asks if there is something [*in their codes or fact sheets*] about words written on the valance as opposed to the main body of the awning.

Davis: [*Reading from the HDC fact sheet*] "If awning is intended to serve as a sign lettering may be added to the valance only."

Welsh: States that all the lettering is on the face of the awning, which is interchangeable with the valance.

Rupert: Adds that this is true except for the logo on the top center of the awning.

Davis: States that Deja Vu is the name and logo, and for another case this past year the commission approved a logo on an awning. Adds that he doesn't have a problem with the awning, but the issue will be with the zoning ordinance.

Motion: Rupert (second: Prebys) moves to approve work already completely at 31 N Washington to include the replacement of the awning on the north side of the building with the Raspberry and Petro Green awning on the existing frames. The signage on the awning is subject to the size requirements listed in the City's zoning 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.

304 N Hamilton

**Porch step replacement-continued from earlier in the meeting*

Applicant: Raymond Scherer, owner - present

Discussion: Scherer: [*Shows commission pictures of another project as an example of what he is planning for this address*]

Stevenson: States that the pictures are helpful. Asks that instead of open steps, there be risers there. Also adds that there should be a top and bottom that encloses the balusters. Recommends that there be skirting.

Scherer: Asks if there has to be risers because this interferes with snow removal.

Stevenson: States that the commission requires risers to be put in. Adds that if there's a need for skirting, the applicant can use hardware cloth if there's a small space. If there's a need for full skirting, it needs to be framed. There should also be a handrail. Adds that all this information regarding requirements for steps are on the HDC porch fact sheet.

Scherer: States that there is a handrail on it. States that balusters are exposed for aesthetics. The balusters are exposed, not tongue and grooved in. They are exposed on the outside. The (top) handrails are a 2 x 6 with a router that is run across it so that it is an oblong pentagon almost. There's a 1 x 4 board beneath it that's attached.

Prebys: Asks if the handrail is to be graspable.

Scherer: States that the handrail will be graspable.

Rupert: States that he thinks there should be another board [*referencing picture*]

Scherer: Explains that balusters are exposed so they can be more easily replaced when college students kick them out.

Stevenson: States that she feels that balusters should be enclosed on top and bottom. [*Commissioners agree.*] Adds that risers are needed, the balusters need to be enclosed, skirting is required as well as a handrail. This will also need to be painted.

Scherer: Adds that it will be finished in a solid opaque stain.

Schmiedeke: [*To commission*] Adds that the commission should make it abundantly clear that what the applicant has shown is not appropriate.

Stevenson: Adds that the picture is helpful for starting, but the plan according to the photo will have to be changed in order to receive the commission's approval.

Schmiedeke: States that she thinks the commission needs to see a new plan on paper.

Lindsay: States that the plan needs to meet the porch fact sheet.

Pettit: States that in the past the commission has proposed a project with a stipulation regarding the fact sheet although the project did not have a perfect plan or picture.

Prebys: Suggests also stating in the motion what is required in the porch fact sheet.

Stevenson: Adds that the motion should encompass what it is that has to be changed per the commission's porch fact sheet. Adds that she feels that the photo was enough for her.

Lindsay: Asks commission if we could request that the applicant submit the photo to staff.

Stevenson: Asks applicant to email photo to staff.

Scherer: States that he will.

Davis: States that he feels this is enough info to make a motion.

Motion: Davis (second: Prebys) moves to approve the work at 304 N Hamilton to include the replacement of the front steps with wood. The new steps will comply with the porch fact sheet. The new steps will require skirting; the skirting shall be framed unless the distance between the ground is small enough to use hardware cloth. The guardrail shall have a handrail and will be required to be framed according to the porch fact sheet. The steps will have risers. The cement wing walls will be removed. The steps will be stained in an opaque stain in platinum grey by Benjamin Moore.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Approval: Yays - 6, Nays - 1 (Schmiedeke). Motion Carries.

205 N Hamilton

**Porch repair & stair replacement*

Applicant: Not present

Discussion: Stevenson: States that we don't have enough info.

Motion: Rupert (second: Pettit) moves to table for more information.

Approval: Unanimous. Motion Carries.

STUDY ITEMS

401 E Forest

Applicant: Not present

Discussion: Kochanek: States that the porch is progressing but it is taking longer than expected. The owner is doing a ceiling replacement, similar to what was done at 406 Oak with the plywood made to look like

beadboard. The applicant wanted to check to see if she could do an admin approval on this type of ceiling.

Davis: States that if that is the only thing on the application, he is okay with an admin approval.

Stevenson: Adds that she'd be alright with an admin approval as long as the work is like-for-like.

Lindsay: Asks if applicant is putting the beadboard plywood on top of the existing.

Kochanek: There are existing holes so she's assuming he's patching it into the porch ceiling.

Lindsay: Asks if we could request that the applicant put it in so it's even level on top, which would lower the ceiling by a bit, so as to preserve the original ceiling. Adds that her concern is that patching the original may look terrible. And that this strategy is quite affordable.

Motion: Prebys (second: Rupert) moves for authorization for administrative approval for work at 401 E Forest to include the installation of plywood beadboard for the ceiling in the porch roof with the addition that it not replace any remaining beadboard, but cover it.

Approval: Unanimous. Motion carries.

ADMINISTRATIVE APPROVALS

406 Oak

**Door replacement*

206 Olive

**Reroof*

Motion: Prebys (second: Rupert) moves approval of both administrative approvals at 406 Oak for door replacement and 206 Olive for new roofing.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring

16 S Washington (old elbow room)

Discussion: Stevenson: States that they still have not addressed old awning.

315 N Grove

Discussion: Schmiedeke: States there is an unpainted fence, with no permit. They should receive a letter.

Prebys: Asks if they were replacing like-with-like, would they need a permit.

Schmiedeke: Responds probably not, but they'd need to paint it still.

Davis: Asks if we should give them to spring.

Lindsay: Suggests the commission make it a friendly reminder.

HDC meeting day/2018 calendar

Discussion: Stevenson: States that the commission is considering switching to the second and fourth Thursdays of the month. States that the reason for this is for our frequent location changing because of City Council extra meetings. Thursdays are possible. Asks how this works for the commission.

Davis: Asks Stevenson if this changes her ability to be chair. Adds that Thursdays are easier than Tuesdays.

Stevenson: States that it does not really change her ability to be the chair.

Davis: Adds that this new schedule is more difficult for Commissioner Pettit.

Pettit: Responds that he can make it work.

Davis: Asks who would be willing to be chair.

Lindsay: States she cannot that she is too busy with current schedule.

Schmiedeke: Adds that she cannot.

Pettit: Adds that the schedule messes with him a lot.

Stevenson: Suggests the commission pause on this topic and wait until the December meeting.

Rupert: Adds that the Friends of Freight House meetings are on Thursday.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS- none

HOUSEKEEPING BUSINESS

Approval of the minutes of October 24, 2017

Motion: Davis (second: Pettit) moves to approve minutes as amended to replace the word tells in the minutes.

Approval: Unanimous. Motion carries.

ADJOURNMENT

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

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 8:08 p.m.