

1. Historic District Commission Agenda 4-24-18

Documents:

[HDC APRIL 24, 2018 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 4-24-18

Documents:

[APRIL 24, 2018 HDC MEETING PACKET.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, April 24, 2018 - 7:00 p.m.
SPARK East, 215 W Michigan Ave
Ypsilanti, MI 48197

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

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

I. CALL TO ORDER AND ROLL CALL

Anne Stevenson, Chair	P	A
Mike Davis, Jr., Vice Chair	P	A
Erika Lindsay	P	A
Alex Pettit	P	A
Hank Prebys	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. 116-118 W Michigan

Front & rear façade work; window & door replacement & window reopening, roof deck & balcony installation, rear expansion, painting & cleaning

B. NEW BUSINESS

2. 412 N Washington

Egress window installation

3. 119 N Adams

Painting

4. 24 N Huron

Fence installation

5. 15 E Cross

Sign and patio installation

6. 414 Maple

Window replacement

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

7. 114 N River

Window replacement

E. OTHER BUSINESS

8. Demolition process/application discussion

9. Property monitoring

10. LED lighting strips resolution/policy

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

11. Approval of the minutes of April 10, 2018

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



HDC Work Permit Staff Review

Property address: 116-118 W Michigan Ave

Date of Application: February 16, 2018

Date of Review: April 20, 2018

Date of Meeting: April 24, 2018

Proposed work: Front & rear façade work; window & door replacement & window re-opening, roof deck & balcony installation, rear expansion, painting & cleaning, awning/sun shade installation

Materials: concrete sill, storefront systems with 1" low-e insulated glass and 4" wood framing, 4' projected metal sun screen, 4'x18' steel balcony w/ cable railing, 3" exp. corrugated metal siding, treated wood, planter box railing, composite beadboard, steel, brick infill, 3' deep arched metal canopy

Staff review:

1. The application was tabled at the last four HDC meetings, and was granted an application timeline extension by the HDC at the April 10, 2018 meeting. The extension is through May 22, 2018.
2. The applicant has contacted staff to advise that they would like to come in to discuss some changes prior to the final application consideration, thus they are planning on attending the April 24, 2018 HDC meeting.
3. The applicant was issued a building department permit for interior work. Once work started it became evident that the storefronts would need to be removed.
4. When the storefronts were removed staff sent a letter to the owner regarding the need for an HDC permit prior to any work commencing on the exterior of the building.
5. The application does not include any details in the application on the windows, paint colors, signage, exterior flooring material, planter box railing nor lighting specs. Other smaller details are missing as well.
6. An additional building department permit will be required for this work and should be obtained prior to the start of any further work.

Relevant Secretary of the Interior's Standards:

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.

~~#5, #9, #10~~, not applicable

Recommended Motion:

Move to table the application for work at 116-118 W Michigan due to the need for further details on the project.



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 # 23358

OFFICE USE ONLY

Date Filed:

Meeting Date: 2/27

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

116-118 MICHIGAN AVE.

Applicant

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

Name

VAN HUNSBROOKER / VANARCHITECTS PLLC

Address

2000 HOGBACK RD, SUITE 3

City

ANN ARBOR

State

MI

Zip

48105

Phone / Fax

734-971-4000 / 734-971-9450

E-Mail

VANARCH@AOL.COM

Contractor

Contractor Name & Contact Info

DONOVAN CONSTRUCTION INC

BRUCE DONOVAN, 734-320-1190 P.O. BOX 308 HAMBURG RD HAMBURG, MI 48139

Type of work

- ☒ Roofing
☒ Window/Door Replacement

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

☒ Other

Complete Description of Proposed Work:

SOUTH FACADE.

- STONEFRONT ALTERATION
- NEW SIGNAGE AWNING (METAL)
- NEW WINDOWS
- NEW PAINT
- REPAIR OF PARAPET

NORTH FACADE.

- EXTENDING 1ST FLOOR RECESS OUT TO MATCH REST OF FACADE.
- REPLACE EXISTING WINDOWS
- INSTALL WINDOWS IN BOARDED OPENINGS
- ENLARGE WINDOWS IN BRICK INFILL OPENINGS.
- NEW ENTRY POOR & CANOPY
- NEW SUSPENDED BALCONY
- NEW STAIR/ELEVATOR TOWER
- NEW ROOF-TOP DECK w/ PLANKER RAILING & SUN TRILLS.
- CLEAN BRICK (NO PAINT)

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:

\$ 228,000

Permit fee:

\$35 + 375 = \$410

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.

Sig



Date:

2-16-18

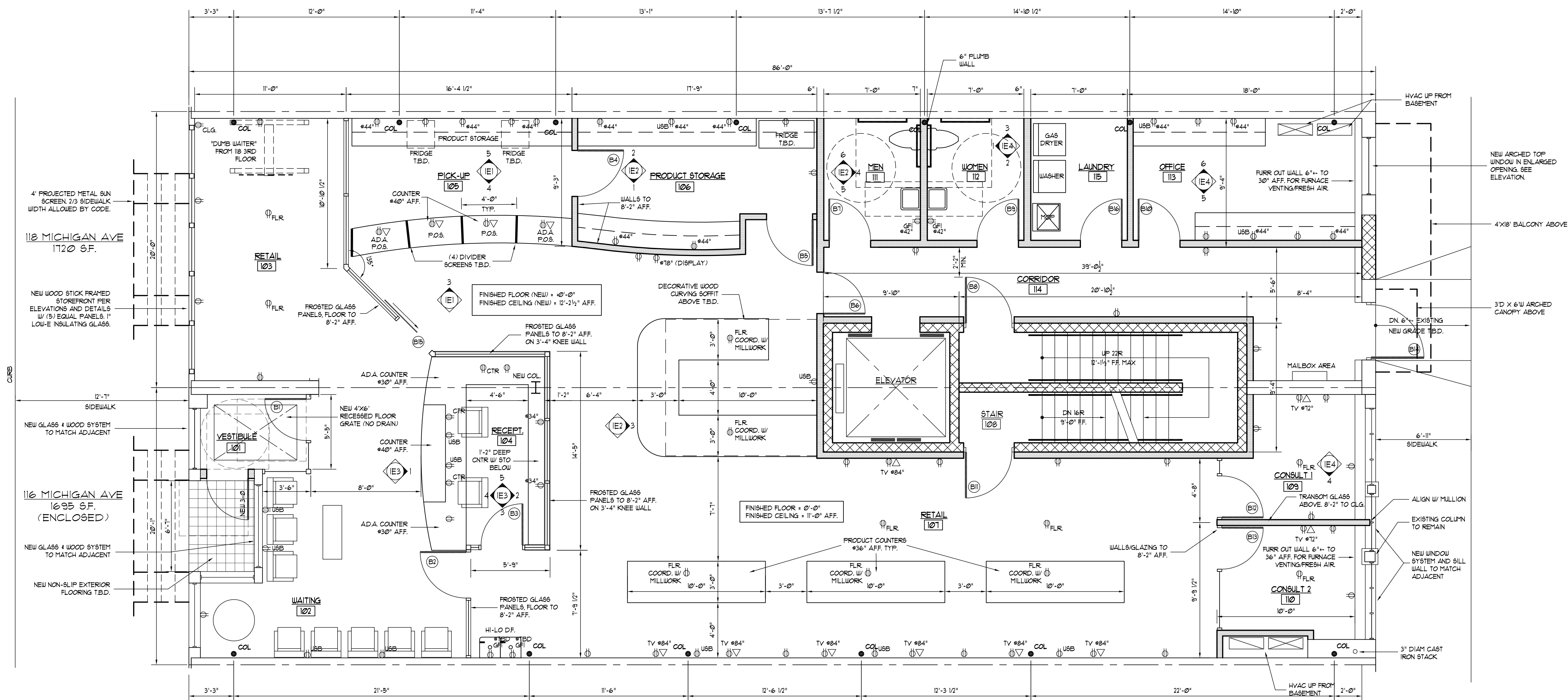
Print Name:

VAN HUNSBERGER

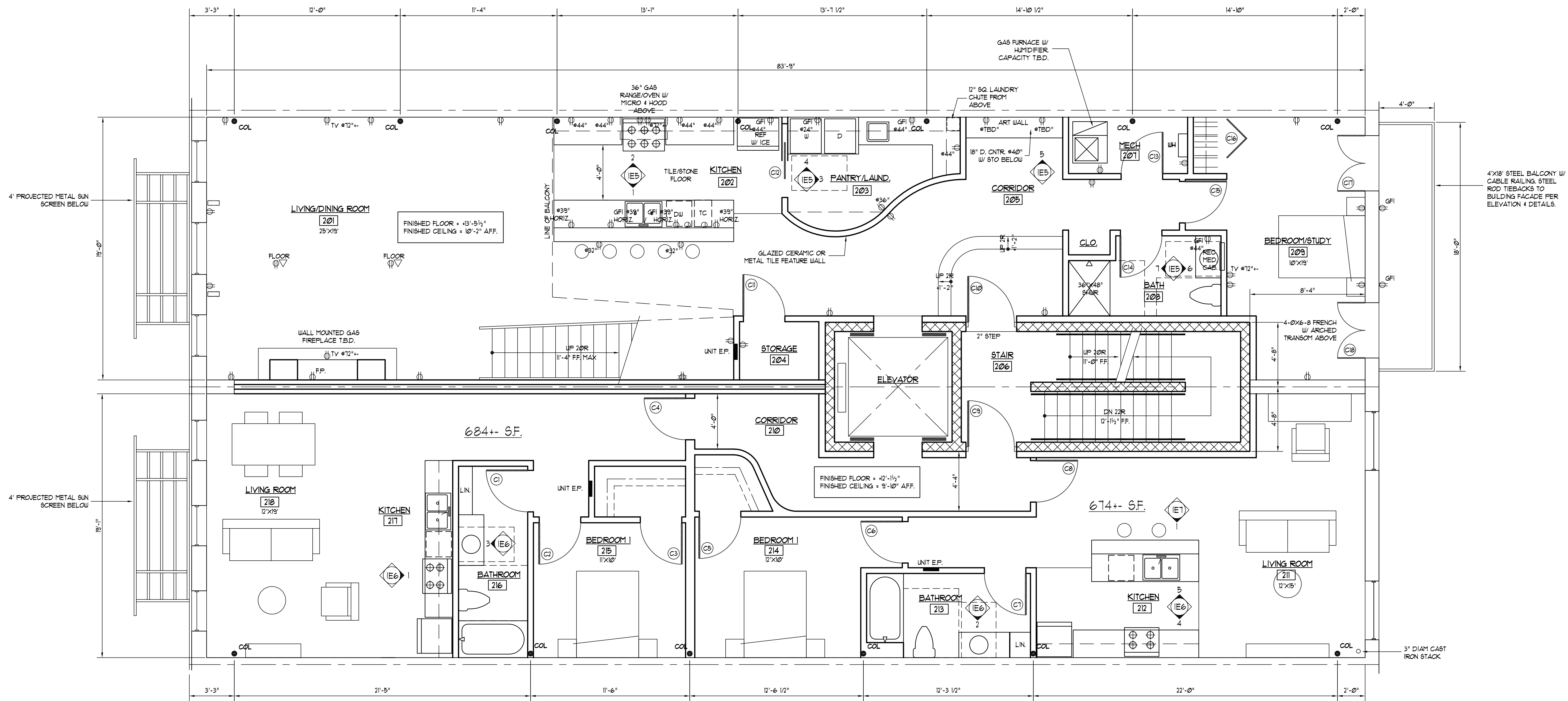
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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



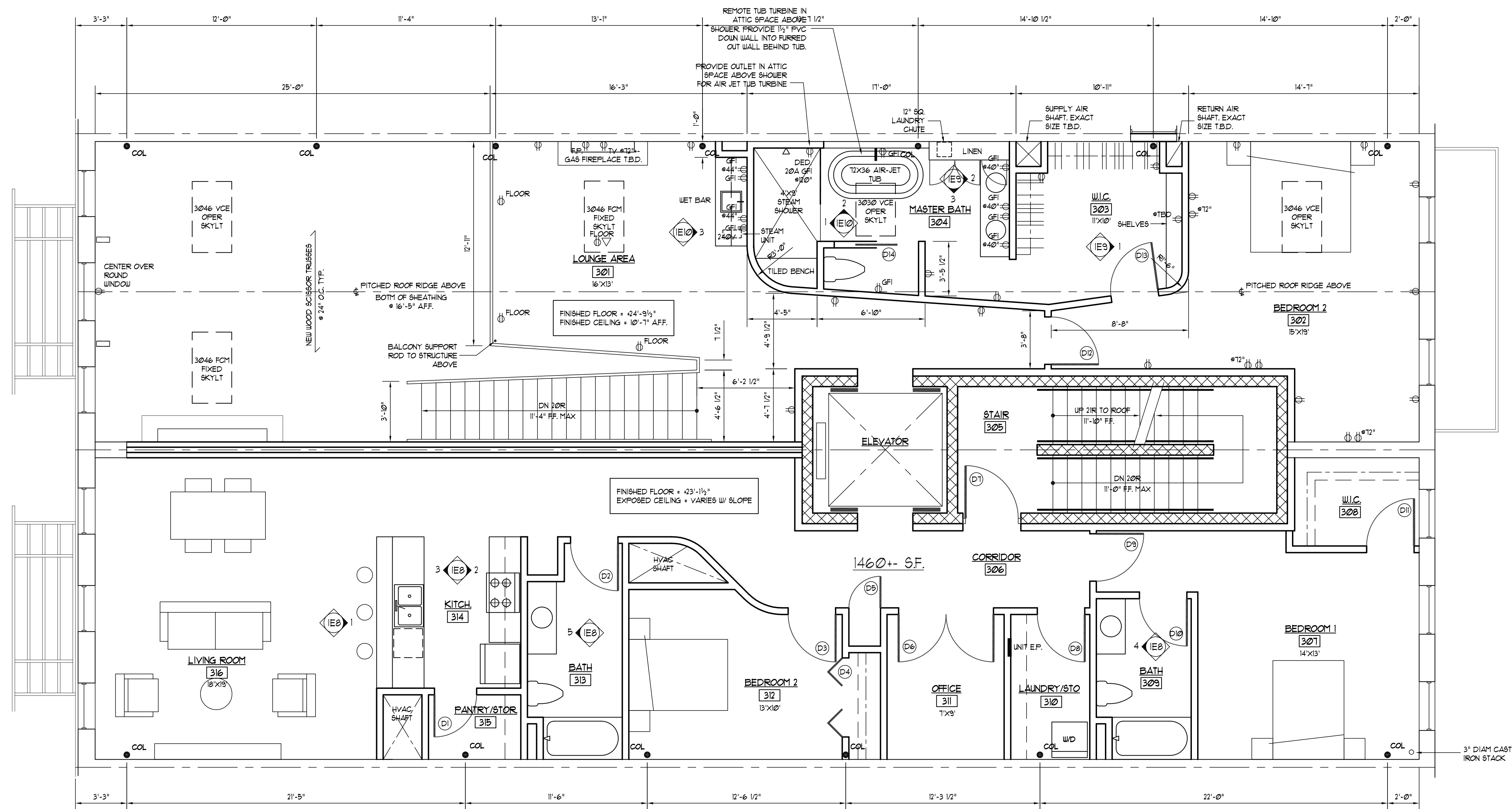


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

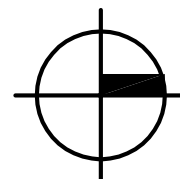
NOTE: ALL GENERAL PURPOSE (NON
DEVICE SPECIFIC) OUTLETS IN OWNER
OCCUPIED UNIT SHALL HAVE USB PORTS.
ALL OUTLETS @18" AFF. UNLESS NOTED.

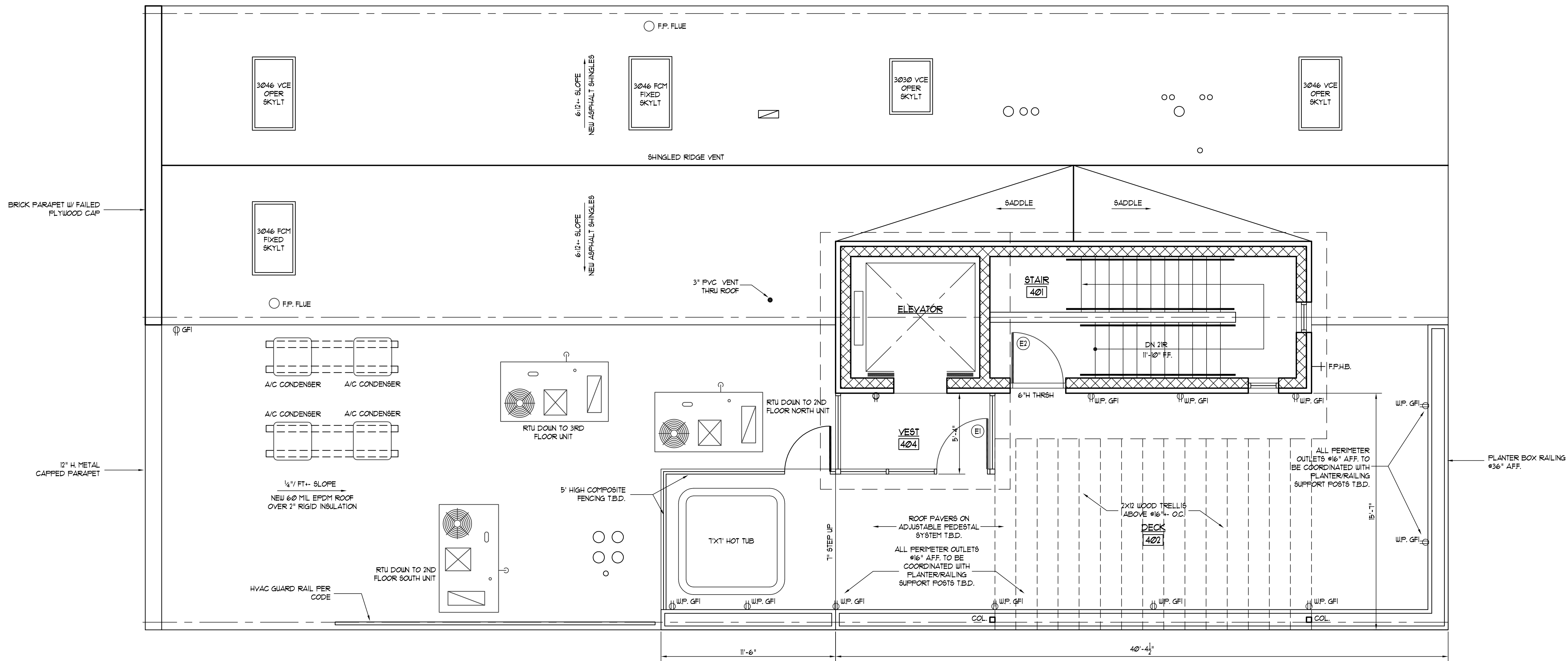


THIRD FLOOR PLAN

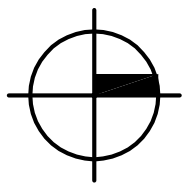
SCALE: 1/4"=1'-0"

NOTE: ALL GENERAL PURPOSE (NON
DEVICE SPECIFIC) OUTLETS IN OWNER
OCCUPIED UNIT SHALL HAVE USB PORTS.
ALL OUTLETS AT 18" AFF. UNLESS NOTED.





ROOF PLAN
SCALE: 1/4" = 1'-0"

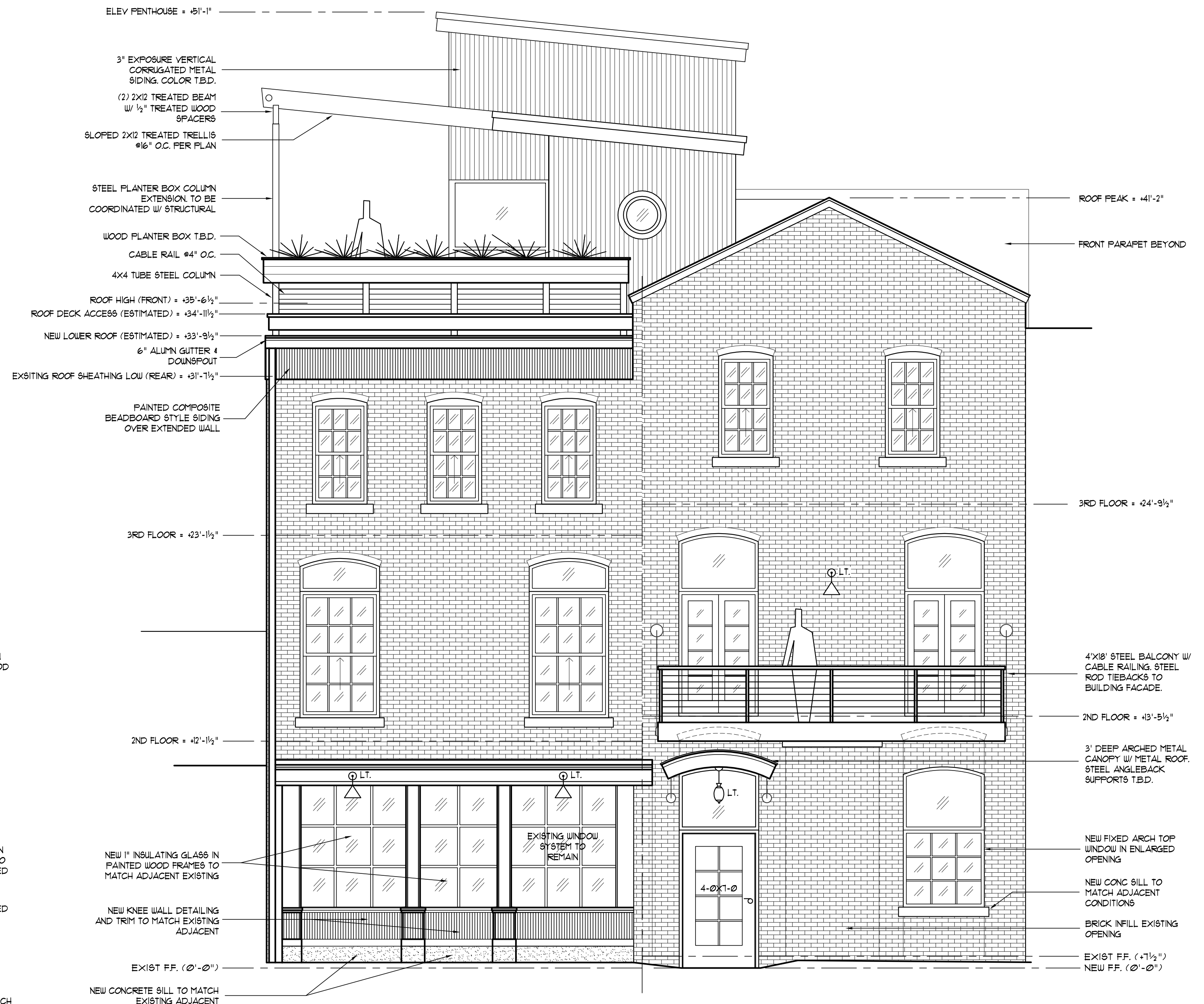




SOUTH ELEVATION
SCALE: 1/4"=1'-0"

ALL 2ND & 3RD FLOOR WINDOWS TO BE REMOVED AND REPLACED WITH NEW ALUMN CLAD W/ INSULATING GLASS. FRAME & MULLION PROFILES TO BE APPROVED BY HDC PRIOR TO INSTALLATION.

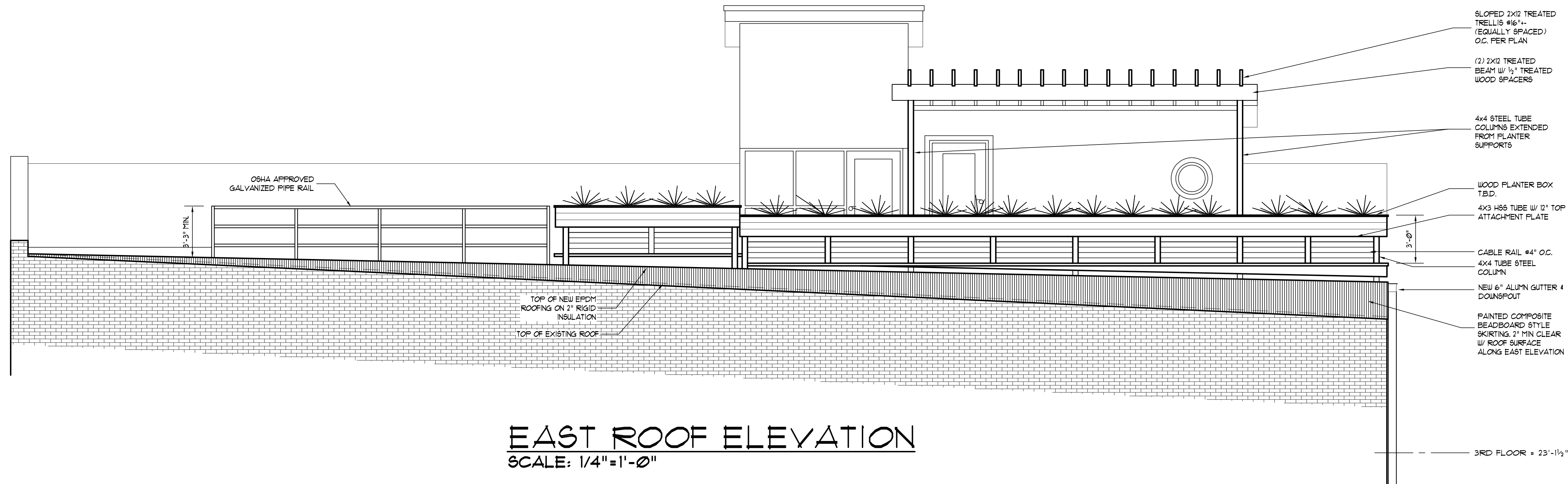
ALL BRICK AND WOOD SURFACES ON SOUTH ELEVATION TO BE PAINTED. COLOR T.B.D.



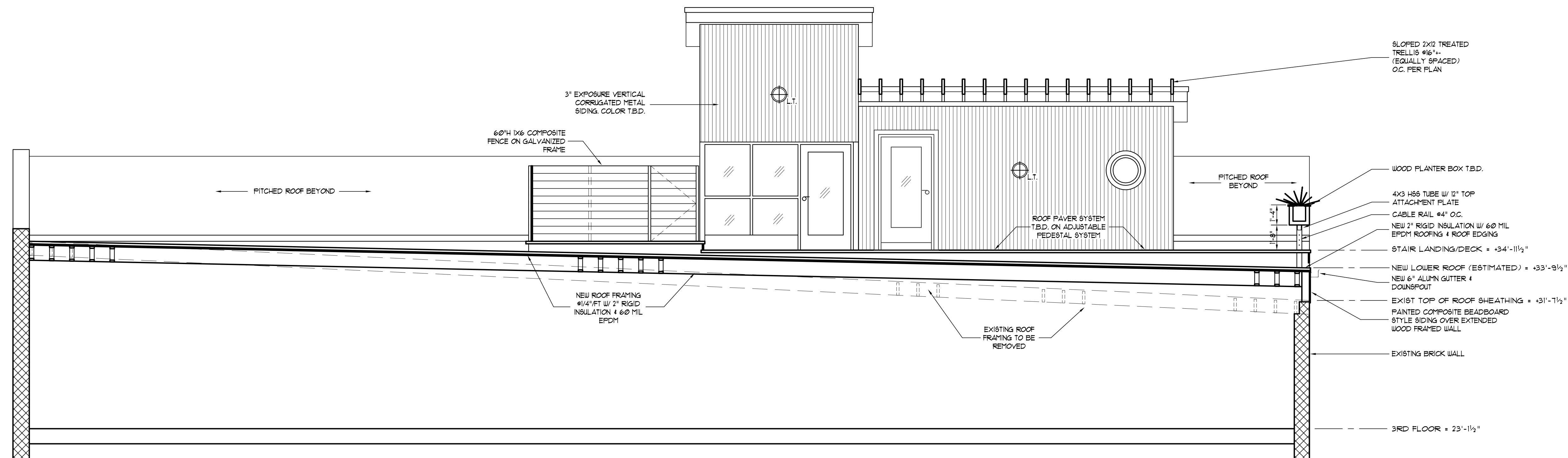
NORTH ELEVATION
SCALE: 1/4"=1'-0"

ALL 2ND & 3RD FLOOR WINDOWS TO BE REMOVED AND REPLACED WITH NEW ALUMN CLAD W/ INSULATING GLASS. FRAME & MULLION PROFILES TO BE APPROVED BY HDC PRIOR TO INSTALLATION.

ALL BRICK ON ELEVATION TO BE CLEANED BUT NOT PAINTED. ALL WOOD AND COMPOSITE SURFACES TO BE PAINTED.



EAST ROOF ELEVATION
SCALE: 1/4" = 1'-0"



ROOF SECTION LOOKING WEST
SCALE: 1/4" = 1'-0"





YPSILANTI CYCLE LLC

OPEN

YPSILANTI
CYCLE

RACING

Y P O


FUJI
Bicycles Since 1899

YPSILANTI CYCLE LLC



OPEN

YPSILANTI
CYCLE





HISTORIC
STRUCTURE
C. 1852
YPSILANTI
HERITAGE
FOUNDATION

YPSILANTI CYCLE LLC

LIVINGSTON



YPSILANTI CYCLE LLC

YPSILANTI
CYCLE
100 N. YPSILANTI AVE. SUITE 100
ANN ARBOR MI 48106

CYCLE REPAIRS



YPSILANTI CYCLE LLC

YPSILANTI
CYCLE LLC
BICYCLE SALES AND REPAIRS
116 W. WASHINGTON AVE. 481-7881



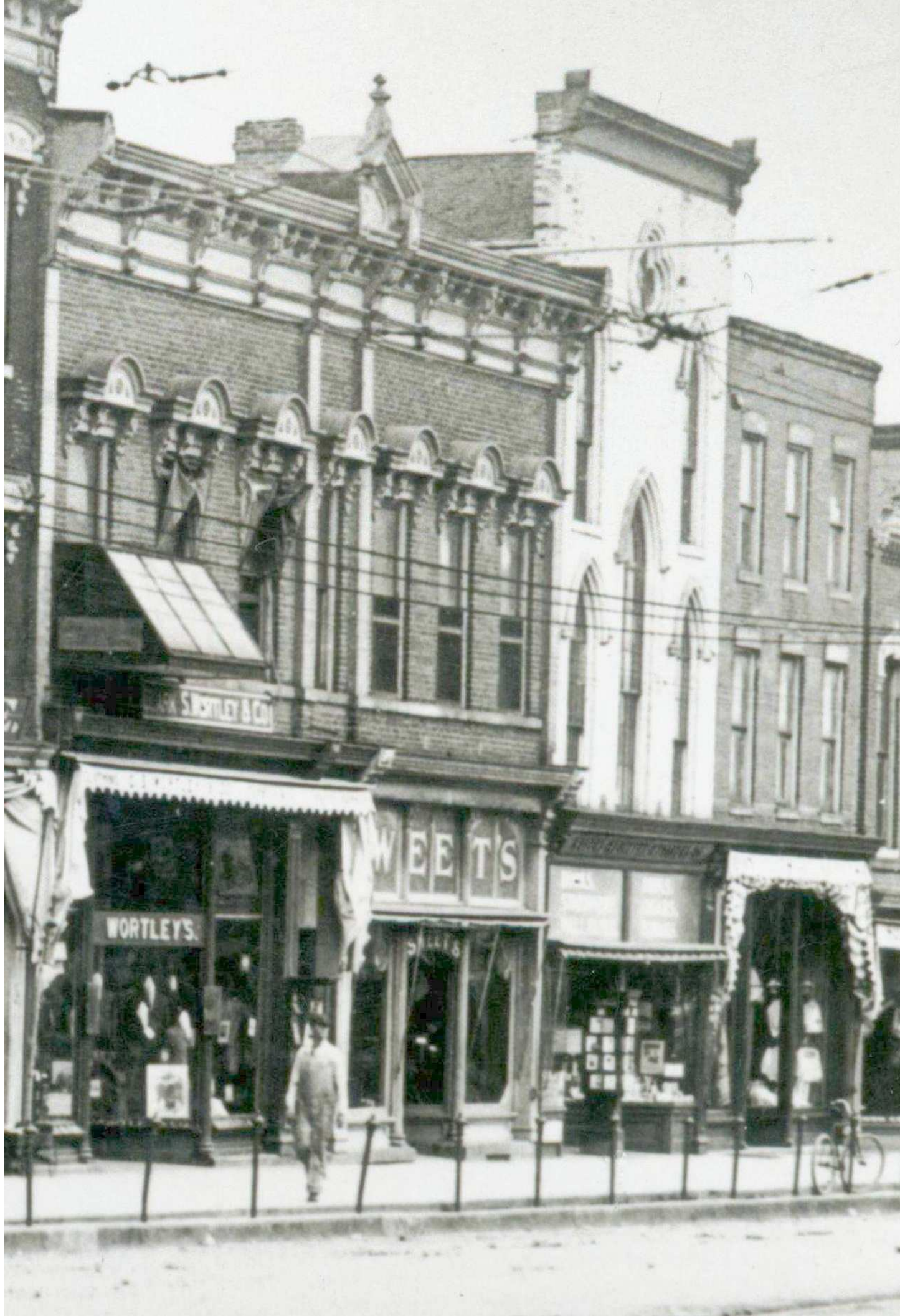
OKW 3669

YPSILANTI CYCLE LLC

BICYCLE REPAIRS

OPEN



















HDC Work Permit Staff Review

Property address: 412 N Washington

Date of Application: April 11, 2018

Date of Review: April 20, 2018

Date of Meeting: April 24, 2018

Proposed work: replacement of a window on the basement of the building for egress

Materials: Pella 450 series aluminum clad casement window, paint to match the current trim color on the house, treated 6' x 6' treated lumber

Staff review:

1. The applicant is applying to replace the existing basement window on front of the structure. A larger window is required for egress from the basement unit in the house.
2. The applicant plans to paint the window and egress well to match the current trim color on the structure.
3. The egress well will be made out of treated 6' x 6' wood stacked to create the well.
4. HDC to verify if the window will be a one-over-one configuration and if there is any expected impact on the porch; which is close to this window location.
5. A building department permit will be required for this work and should be obtained prior to the start of any work.

Relevant Secretary of the Interior's Standards:

#9, #10

Recommended Motion:

Move to approve the work at 412 N Washington to include the installation of one Pella 450 series aluminum clad wood casement window on the front of the house to replace the existing basement window. Work to also include the installation of a treated 6' x 6' stacked wood egress well to measure 48" wide x 36" deep. The new window and treated wood egress well will be painted to match the existing trim color on the structure.

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.



Ypsilanti Historic District

Work Permit Application

Rec# 23585
C - 85973
PHDC-18-0031

Date filed 04/10/2018 for HDC meeting date 04/24/2018

Action item ☒

Study item ☐

Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 412 N. Washington St.

Applicant

☒ Owner ☐ Architect ☐ Contractor

Name Barnes & Barnes Properties, LLC

Address 520 W. Cross St.

City Ypsilanti State MI Zip 48197

Phone 734-480-7400

Fax 734-480-9400

E-mail bob@barnesapts.com

Owner _____

(If different than applicant)

Who will perform the work?

☐ Owner ☒ Contractor

Contractor J & D Construction

(Name, address, phone) 520 W. Cross St., Ypsilanti, MI 48197

Action Items only:

Construction Cost 2500.00

Permit Application Fee 35.00

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

To complete this application:

1. On the reverse side, summarize the work proposed. Please be clear and complete. List the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed.
 - b. Paint color chips (if relevant).
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components.
 - d. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Demolition & moving structures: refer to the Historic District Ordinance and demo application for relevant provisions.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 04/10/2018 for HDC meeting date 04/24/2018

Property Address 412 N. Washington St., Ypsilanti, MI 48197

Applicant Barnes & Barnes Properties, LLC

Description of proposed work *(see sample applications)*

Remove current basement window and replace with a 29' x 47" egress Pella 450 series aluminum clad casement window. Paint trim and window to match house trim color. Egress well will be made of treated 6 x 6's and painted to match house color. Well will be 48" wide x 36" deep.

Materials

Pella 450 series window (Brochure attached)

Treated 6 x 6's (picture of proposed construction attached)

Colors *(Attach color chips or samples)*

Body Please see pictures Accent 1

Trim Accent 2

Roof Other

- ☒ 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. (Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

Signature of Applicant

Date



This is the proposed window to be replaced with Pella casement egress window at 412 N. Washington.



Proposed treated 6x6 window well.



Proposed treated 6x6 window well.



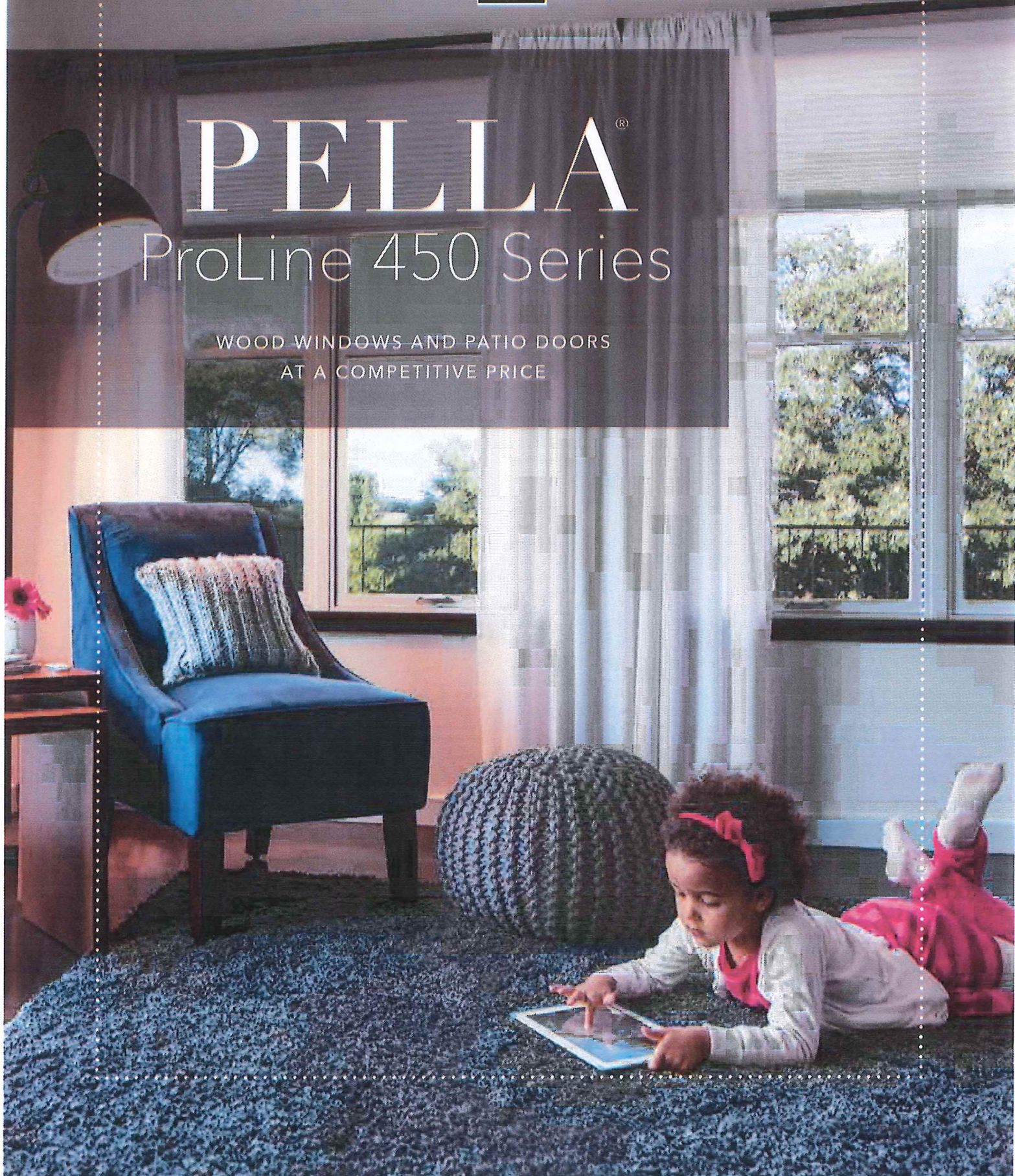
Street view of proposed window well. Very low profile.



PELLA[®]

ProLine 450 Series

WOOD WINDOWS AND PATIO DOORS
AT A COMPETITIVE PRICE





Pella® ProLine 450 Series products offer our most popular features, including the natural beauty of wood with low-maintenance aluminum-clad exteriors. With the availability of factory-assembled window combinations, you can make a truly unique design statement that's so beautiful, they'll think you hired an architect.



Pella quality for your home.

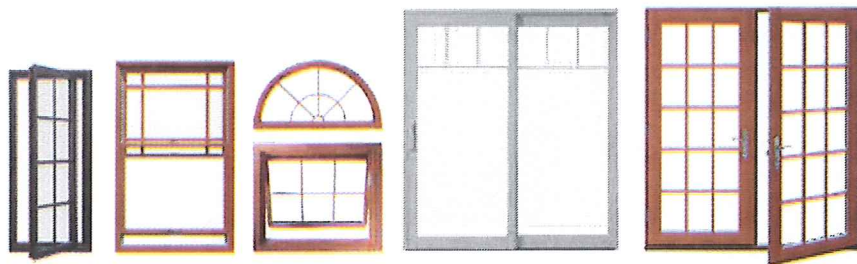
There's a Pella ProLine 450 Series product to fit most any window or door opening at a competitive price.



A custom look at a competitive price.

Pella ProLine 450 Series windows and doors offer many of the features found on Pella's premium wood lines and cost less. You get beautiful wood interiors, low-maintenance EnduraClad® exteriors, and a wide range of standard and special sizes, shapes and styles.

Beauty of wood.



Our most popular features start here.

Choose from Pella's most requested styles, and add character to your home with the right sizes, colors and grille patterns.

EnduraGuard®
Wood Protection

EnduraGuard® wood protection offers advanced protection against the effects of moisture, decay, stains from mold and mildew – as well as termite damage. This proven immersion-treatment method will help ensure that Pella® wood windows and patio doors look and perform beautifully for years.



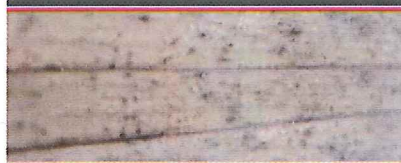
Pella EnduraGuard wood protection.



Pella's casement window after 7 months of exposure to moisture.*



Competitor's pressure-treated wood.

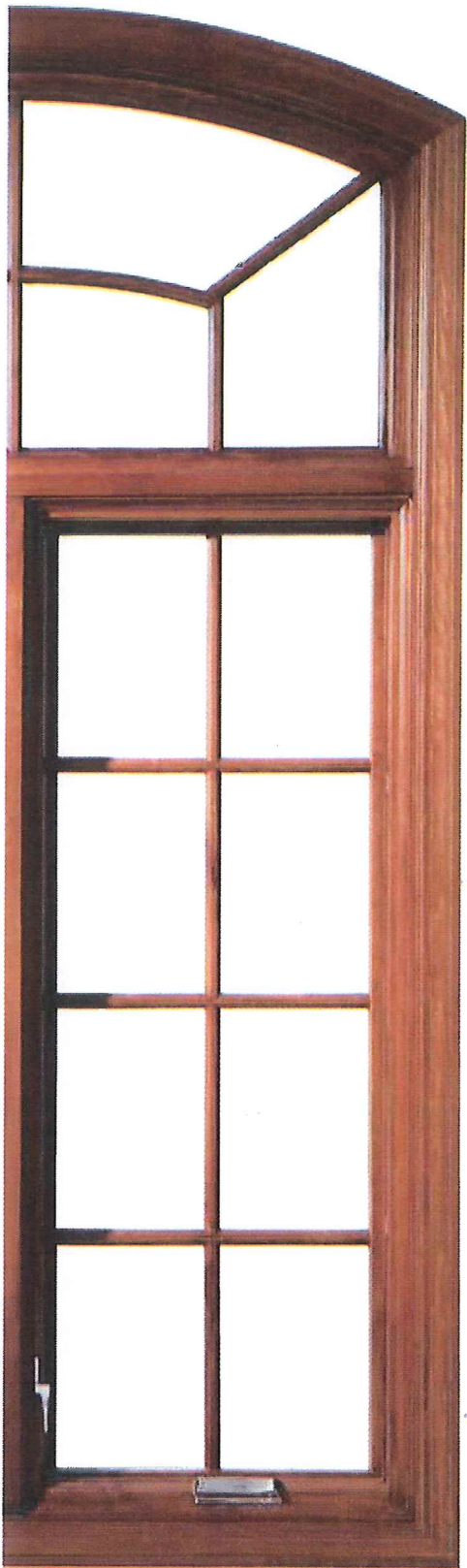


Stain mold present after 7 months of field-testing a competitor's pressure-treated wood.*

* For testing purposes, the seal between the bottom rail and the glass was compromised in both casement units tested.

Factory-prefinished pine interiors. Pella wood products can arrive factory-prefinished in your choice of eight beautiful stain colors, as well as primed, or with White, Bright White or Linen White paint. You get a professional, high-quality finish – eliminating drips, runs and harmful odors.





One of the best warranties in the industry.

Pella® ProLine 450 Series products are backed by the Pella 20/10 Limited Warranty. See written warranty for complete details at pella.com/warranty.



EnduraClad® low-maintenance exterior finish helps keep the exterior of your window or patio door protected from the elements and is fade-resistant. So your windows and patio doors will look great for years.



Pella's aluminum-clad exterior.



Old wood exterior.

A wood product that's just right for you.

WINDOWS



Casement and Awning Windows

Smooth openings and closings.
Stainless steel operating arms and hinges resist rust and corrosion.

Simple to operate.
Unison Lock System secures the window in two places with one easy-to-reach handle.

More convenient handle design.
Fold-away handle won't get in the way of roomside window treatments.

Easier cleaning.
Easy-clean wash feature makes it simple to clean the exterior glass from inside your home.

Double-Hung Windows

Easy operation.
Our Advanced Balance System helps ensure that your window will open and close easily for years to come.

Strong protection against the weather.
Pella's cam-action locks pull the sashes tight against the weatherstripping.

Easier cleaning.
Opening sash tilts in – making it easy to clean the exterior glass from inside your home.

Bay and Bow Windows

Added character and space.
Bay windows feature high-quality stain-grade birch headboards and seatboards.

More light and view.
Combine a fixed window with windows that open and close to expand your view outdoors.

A stunning focal point.
Factory-assembled window combinations allow you to create a look that's all your own.

PATIO DOORS



Combination, Fixed, Special Shape Windows

Curves and angles.

Special Shape windows add architectural interest and natural light.

A quality, seamless look.

Grille options are available to match other Pella® products.

More ways to express your style.

Virtually limitless combinations allow you to create a stunning focal point in your home.

Sliding Patio Doors

Easy operation.

Convenient thumb lock allows you to open and close the door with one hand.

Better draft protection.

Pella's unique design puts the sliding panel on the outside. So when the wind blows against it, it creates a tighter seal.

More light and a clearer view.

Optional top-hung sliding screen* door is made with Pella's high-transparency InView™ screen.

Hinged Patio Doors

Stunning design and functionality.

Choose from two movable doors that swing open from the center, one movable door with one fixed door, or the simple elegance of a single door.

Added peace of mind.

Advanced multipoint locking system secures the door at the top, middle and bottom for added security.

More fresh air.

Optional hinged screen doors are available to match your patio door's EnduraClad® exterior finish color and feature Pella's high-transparency InView screen.

* ⚠ WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

For more information on Pella's window and door offering, see your local Pella sales representative or visit:

CHOOSEPELLA.COM/OFFERING

Comfort in. Weather out.

Pella® products offer exceptional energy-efficient performance wherever you live.

Glass at a glance.

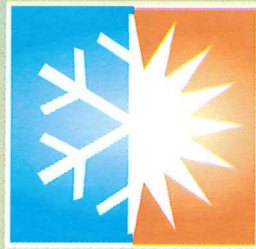
Pella's InsulShield® Low-E Glass Collection¹ features our most innovative and energy-saving choices, designed for your specific needs.



For many U.S. climates.

GLASS TYPE: Advanced
Low-E Insulating Glass with Argon²

Unique Low-E technology delivers balanced insulation for cold winters and hot summers.



For very hot, sunny climates.

GLASS TYPE: SunDefense™
Low-E Insulating Glass with Argon³

Allows in visible light and provides a clear view, while helping to block the heat of the sun.



¹ Glass options can be upgraded to offer the benefits of our InsulShield Low-E Glass Collection. Glass options may vary per product. See specific product information for availability.

² Optional high-altitude Low-E insulating glass does not contain argon in most products. Please see your local Pella sales representative for more information.

³ Some Pella products may not meet ENERGY STAR® certification in Canada. For more information, contact your local Pella sales representative or go to nrcan.gc.ca/energy/products/categories/fenestration/13739.

⁴ Ranges are based on the average savings among homes in modeled cities. Actual savings will vary based on local climate conditions, utility rates and individual home characteristics. For more information on the benefits of ENERGY STAR certified windows and doors, go to energystar.gov/products/building_products/residential_windows_doors_and_skylights/benefits.

For cold climates – like northern U.S. and Canada.

GLASS TYPE: NaturalSun
Low-E Insulating Glass with Argon²

Allows the sun's heat to flow in and warm your home, while providing excellent insulation from the cold.



For northern U.S. climates.

GLASS TYPE: AdvancedComfort
Low-E Insulating Glass with Argon²

Unique Low-E technology delivers balanced insulation for colder winters and moderate summers.



Helping you save on heating and cooling costs.

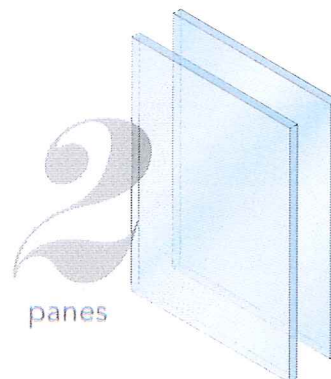


Installing ENERGY STAR[®] certified windows and doors can lower energy costs.³ With more efficient windows, you can also use less energy, which reduces greenhouse gas emissions from power plants.

For a typical home, when replacing single-pane windows with ENERGY STAR certified windows, you can save on average:

\$101 to
\$583 per year

And 1,006 to 6,205 pounds of carbon dioxide (CO₂), which is equivalent to 51 to 317 gallons of gasoline a year.⁴



Available on ALL Pella[®] products.

More panes, more gains. Many older homes have single-pane windows, which can lead to higher heating and cooling costs and drafty interiors. Multiple panes of glass create an air chamber that can dramatically increase energy efficiency and comfort.

Glass for a wide range of needs.

In addition to exceptional energy efficiency, you'll find great glass options that help with privacy, glare and noise control.

For more information on glass, see your local Pella sales representative or visit:

CHOOSEPELLA.COM/GLASS

Features and options.

HARDWARE FINISHES

Choose from today's most popular decorative finishes to coordinate with other finishes in your home.



HARDWARE STYLES

Find beauty and function in Pella's innovative, easy-to-operate hardware styles.



PREFINISHED PINE INTERIORS

The interiors of all Pella® Pine windows and patio doors can arrive prefinished in your choice of eight stain colors to complement your home. Three prefinished paint colors or primed, ready-to-paint interiors are also available.



ALUMINUM-CLAD EXTERIORS

Beautifully durable, Pella's low-maintenance EnduraClad® exterior finish resists fading and helps protect your windows and patio doors for years.

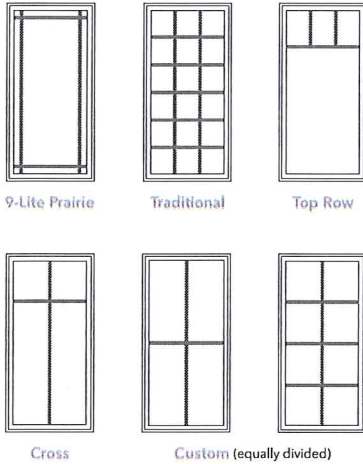


wood window and patio door DESIGN GUIDE

WINDOWS
PATIO DOORS

GRILLE PATTERNS¹

A variety of grille patterns for the traditional look of divided light. Custom patterns are also available.



GRILLES¹

Choose the look of true divided light, or add grilles-between-the-glass that make cleaning the glass easier.



Aluminum grilles-between-the-glass feature the option of the interior grille colors shown above. The exterior will match the EnduraClad[®] color you choose.⁶

GLASS

INSULSHIELD[®] LOW-E GLASS COLLECTION¹



Advanced Low-E insulating glass with argon	S	S
Advanced Comfort Low-E insulating double-pane glass with argon	O	O
NaturalSun Low-E insulating glass with argon	O	O
SunDefense [™] Low-E insulating glass with argon	O	O

ADDITIONAL GLASS OPTIONS²

Tempered glass	O	O
Laminated (non-impact-resistant), tinted and obscure glass available on select products	O	O

² See glass information on pages 8 - 9 for details.

INTERIORS

WOOD TYPES

Pine	S	S
------	---	---

INTERIOR FINISHES

Unfinished	S	S
Primed, ready to finish ³	O	O
Prefinished stain or paint ⁴	O	O

INTERIOR TRIM

Primed, ready to finish ³	O	O
Prefinished stain or paint ⁴	O	O

³ See page 10 for finishes.

EXTERIORS¹

EXTERIOR FINISHES

Aluminum-clad with EnduraClad [®] protective finish	S	S
--	---	---

EXTERIOR TRIM

EnduraClad factory-applied trim	S	S
---------------------------------	---	---

⁴ See page 10 for finishes.

HARDWARE¹

FINISHES¹

Champagne, White, Brown, Bright Brass, Satin Nickel, Oil-Rubbed Bronze ² , Antique Brass ³ and Chrome ³	O	O
--	---	---

¹ See hardware finish colors and styles on page 10.

² Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.

³ Available on hinged patio doors only.

GRILLES¹

PERMANENT GRILLES

Simulated-Divided-Light grilles with or without spacer	O	O
Aluminum grilles-between-the-glass	O	O

REMOVABLE GRILLES

Roomside interior wood grilles	O	O
--------------------------------	---	---

¹ See left for grille finish colors and styles.

SCREENS¹

InView [™] screen	S	S
Vivid View [™] high-transparency screen	O	-

¹ WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

WARRANTY



Pella 20/10 Limited Warranty ¹	S	S
---	---	---

¹ See written warranty for complete details at pella.com/warranty.

(S) Standard (O) Optional (-) Unavailable

See a Pella professional for specific details and additional options available. Some features are part of our standard offering; not all options are available on all product styles.

¹ On hinged patio doors, Endura Hardware Collection offers a 10-year warranty. See written warranty for complete details at pella.com/warranty.

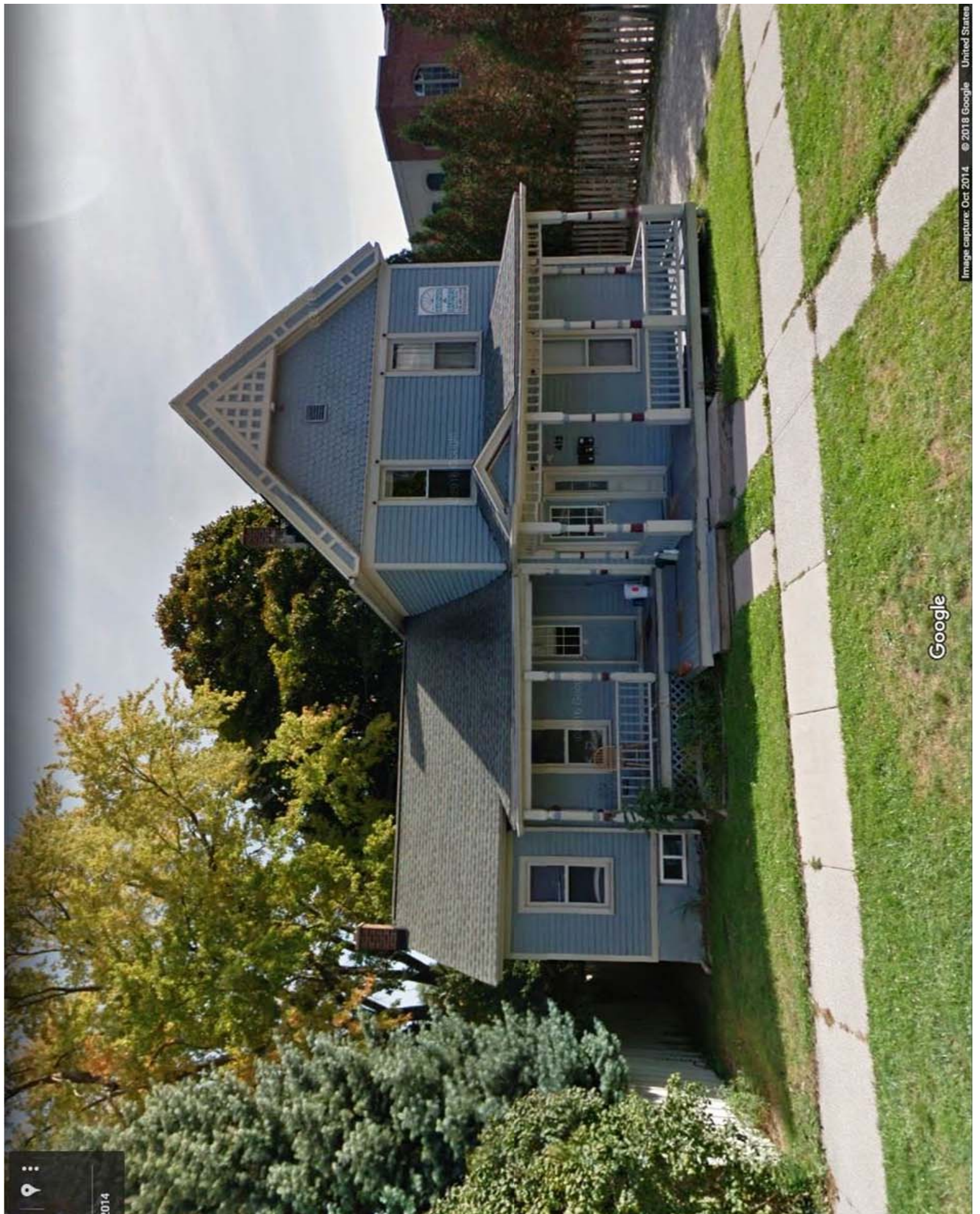
² Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.

³ Hinged patio doors only.

⁴ Grille patterns offered may vary per product. See specific product information for availability.

⁵ Only available with matching interior and exterior colors.

⁶ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.



412 N Washington



HDC Work Permit Staff Review

Property address: 119 N Adams

Date of Application: April 12, 2018

Date of Review: April 20, 2018

Date of Meeting: April 24, 2018

Proposed work: painting

Materials: Sherwin Williams 7595-Sommelier and Sherwin Williams 7750-Olympic Range

Staff review:

1. The applicant is applying to repaint the exterior of the house and outbuilding.
2. Sherwin Williams Olympic Range will be used for the siding (main) color and the trim will be Sherwin Williams Sommelier.
3. HDC to advise on the proper cleaning methods; no power washing or sandblasting.
4. HDC to advise on preferred paint and primer finishes.
5. A building department permit is not required for this work.

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

Recommended Motion:

Move to approve the work at 119 N Adams to include the repainting of the house and outbuilding in Sherwin Williams 7595-Sommelier for the trim and Sherwin Williams 7750-Olympic Range for the main 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.

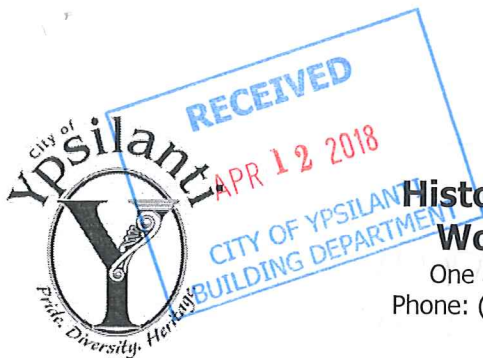
6. Repair, don't replace. Replacements shall match original.

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.



R. 23603
2358

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

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

119 N-ADAMS ST.

Applicant

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

Name

C. HEDGER BREED

Address

ABOVE

City

State

Zip

Phone / Fax

(734) 216-4666

E-Mail

Contractor

Contractor Name & Contact Info

C. HEDGER BREED

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

PATNT EXTERIOR: SHERWIN-WMS
SOMMELIER SW7595 = TRIM
OLYMPIC RANGE SW7750 = SIDING

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: \$3000. ✓

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.

S

Date:
13 APR 2018

Print Name:

C. HEDGER BREED

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

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

SW 7750
Olympic Range

278-C4

SW 7595
Sommelier

276-C5



119 N Adams



119 N Adams



HDC Work Permit Staff Review

Property address: 24 N Huron

Date of Application: April 9, 2018

Date of Review: April 20, 2018

Date of Meeting: April 24, 2018

Proposed work: fence installation at the rear of property

Materials: 4' wood picket fence in white, 5 metal bumper posts, and a metal gate with posts

Staff review:

1. The applicant is applying to install a fence, a gate and posts at the rear of the structure.
2. The applicant was previously approved by the HDC for this fence installation back on May 10, 2016 however the building permit and HDC permits have since expired.
3. The applicant is looking to install a 4' wood picket fence on the north side of the property, a metal gate on posts on the south side of the property and 5 metal posts to the southeast of the auxiliary building along the property line that runs east-west.
4. Photos indicate that the railroad ties and concrete blocks already exist on site and are not part of this application.
5. A building department permit will be required for this work and will need to be obtained prior to the start of any work. A zoning compliance review may also be required.

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

Recommended Motion:

Move to approve the work at 24 N Huron to include the installation of a 4' wood picket fence in white, 5 metal bumper posts and a metal gate with posts at the rear of the property as depicted in the application dated April 9, 2018.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



RECEIVED

APR 09 2018

CITY OF YPSILANTI
BUILDING DEPARTMENT

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

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

R. 23577
#1284
PHDC-18-0028

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

24 N. Huron

Applicant

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

Name

Besie Pappas

Address

23244 Montclair

Lansing MI

City

State

4336

Zip

Phone / Fax

1313 5501473

E-Mail

Contractor

Contractor Name & Contact Info

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

☐ Other

Complete Description of Proposed Work:

Fence Installation
in Rear Parking lot
See attached

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:

2800⁰⁰

Permit fee:

\$35 +

35⁰⁰

Signature

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

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

Signature

[Redacted Signature]

Date:

4/9/18

Print Name

VASILIK Peppas

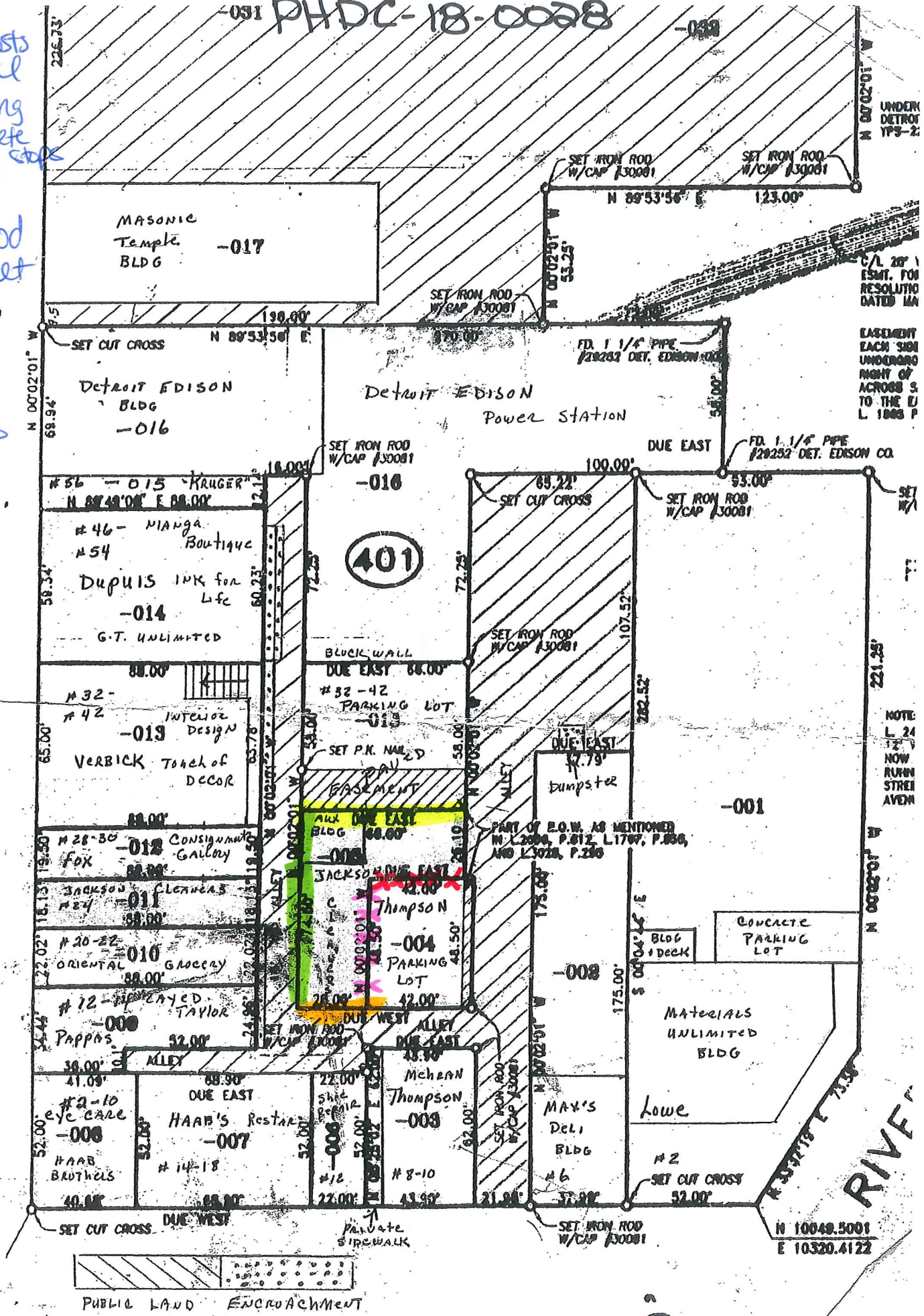
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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

- X - 5x posts & metal
- X - existing concrete
- gate
- Wood picket
- rr ties

PHDC-18-0028

HURON STREET



DETROIT RIVER

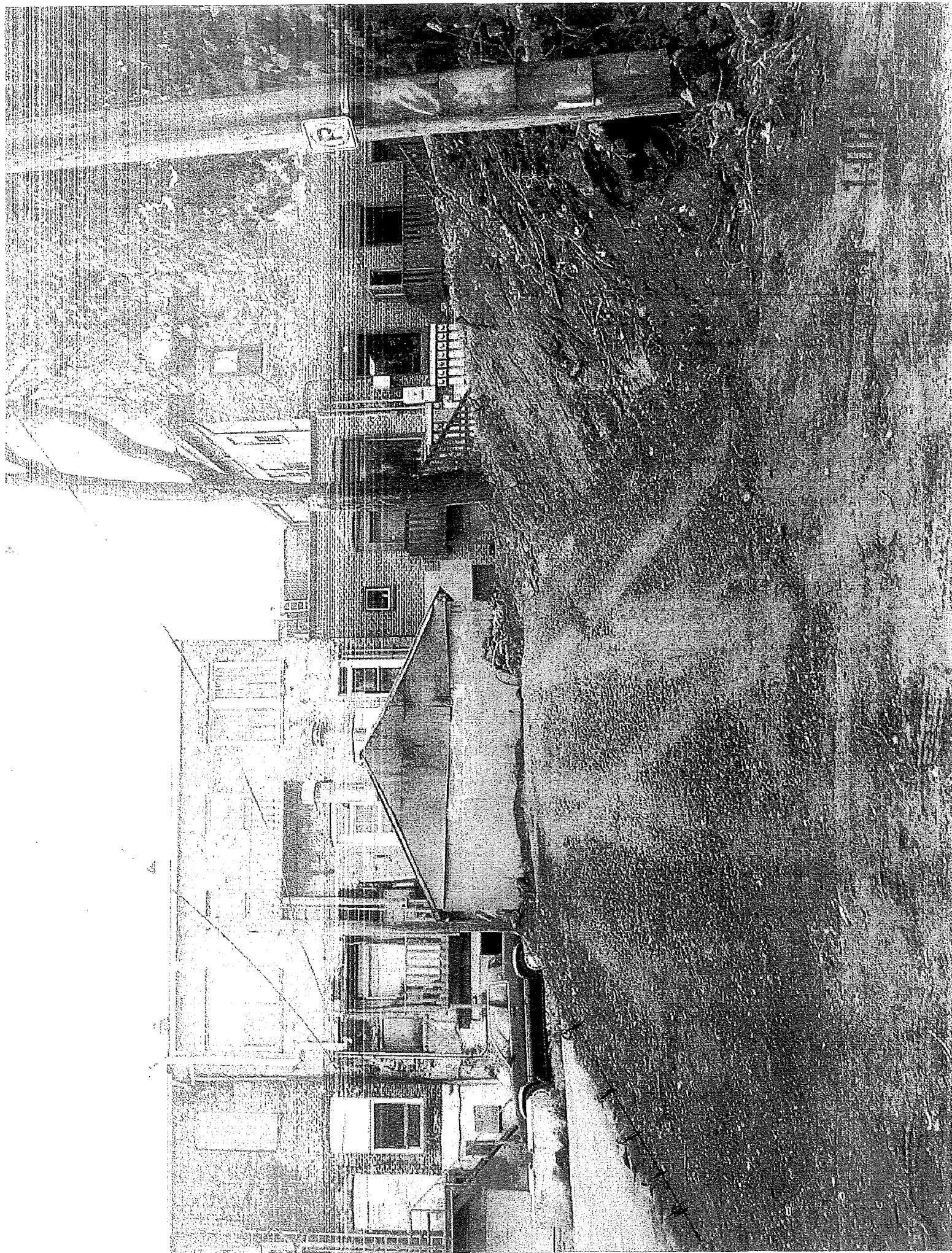
PUBLIC LAND ENCROACHMENT

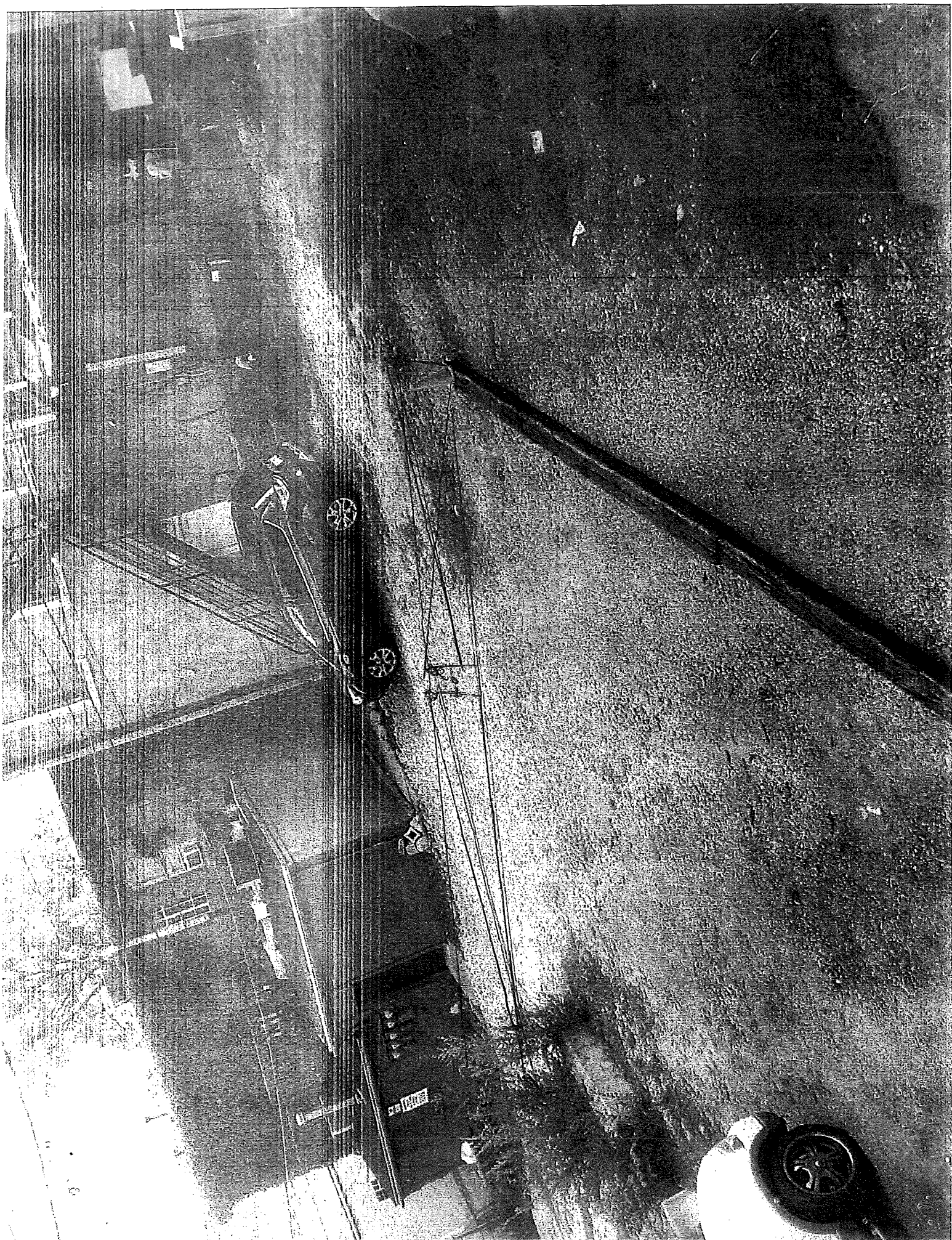
NOTE: L. 24, 12, 1, NOW RUN STREET AVENUE

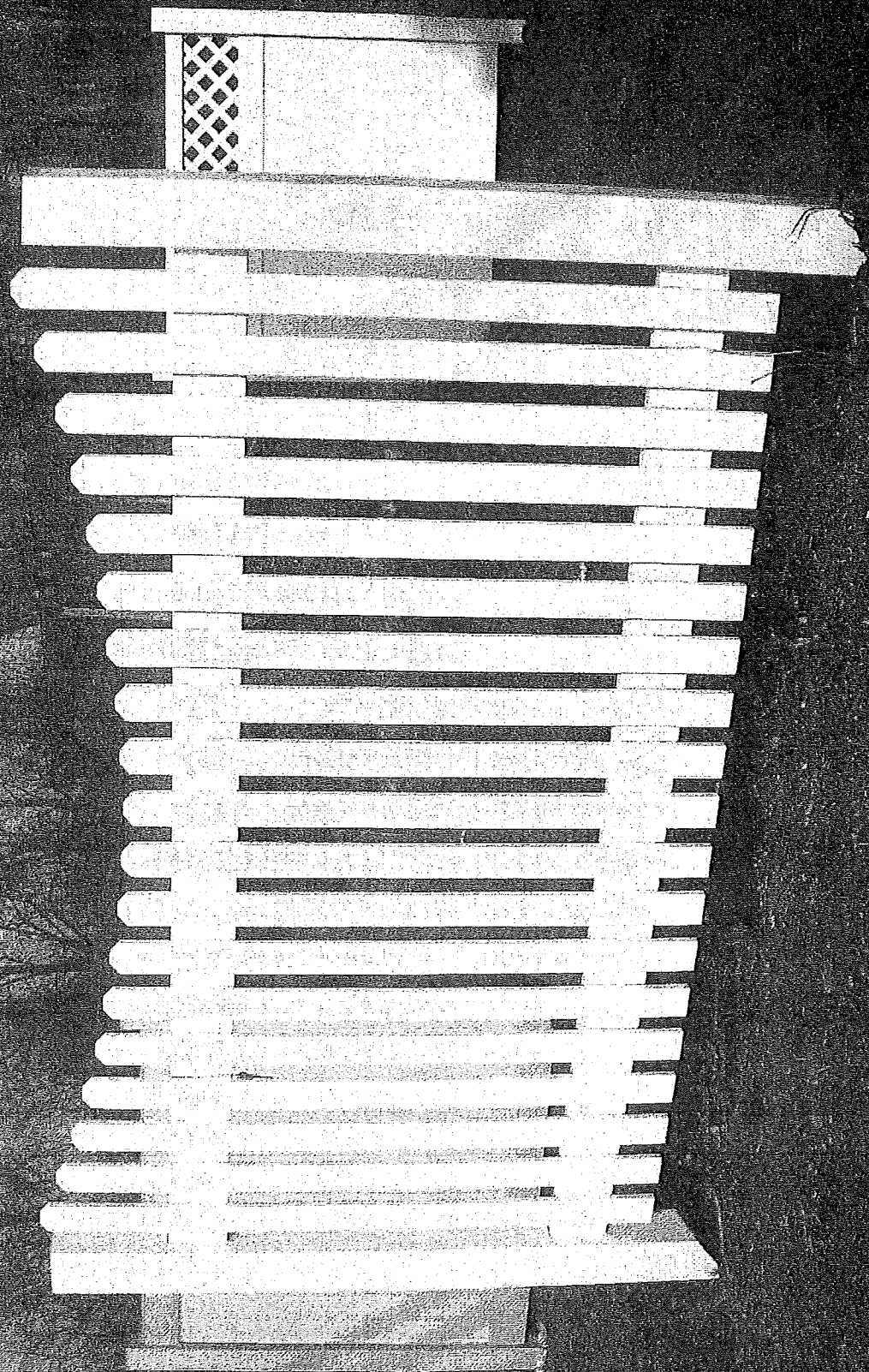
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UNAUTHORIZED
VEHICLES
WILL BE TOWED
AT OWNER'S
EXPENSE
BUDGET STADIUM
GLEN ANN
MILAN TOWING
(734) 405-2055



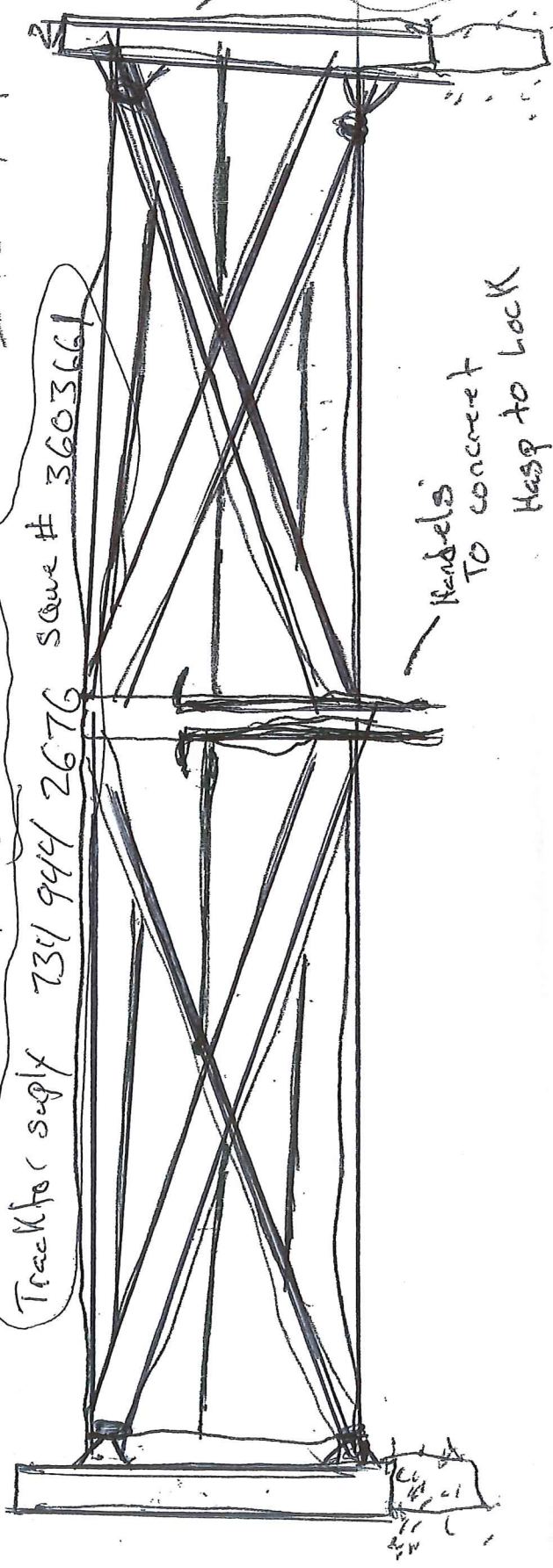






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 Delux Rental 102 day power Ruler

Track for supply 734 944 2676 save # 3603661

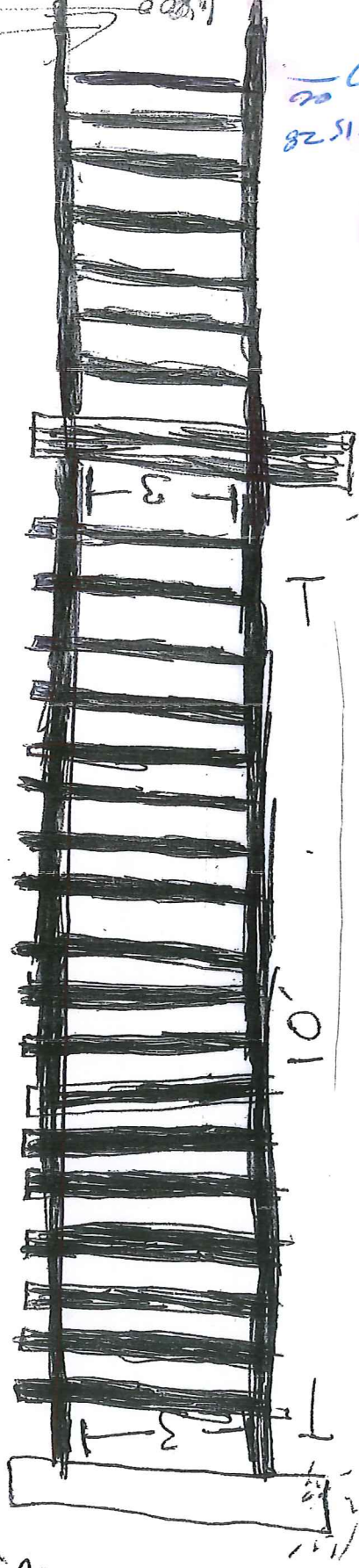


Handels
 TO concrete
 Hesp to Lock

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 9 post at 4 inch spacing 2 per Lin FT

120 Slat

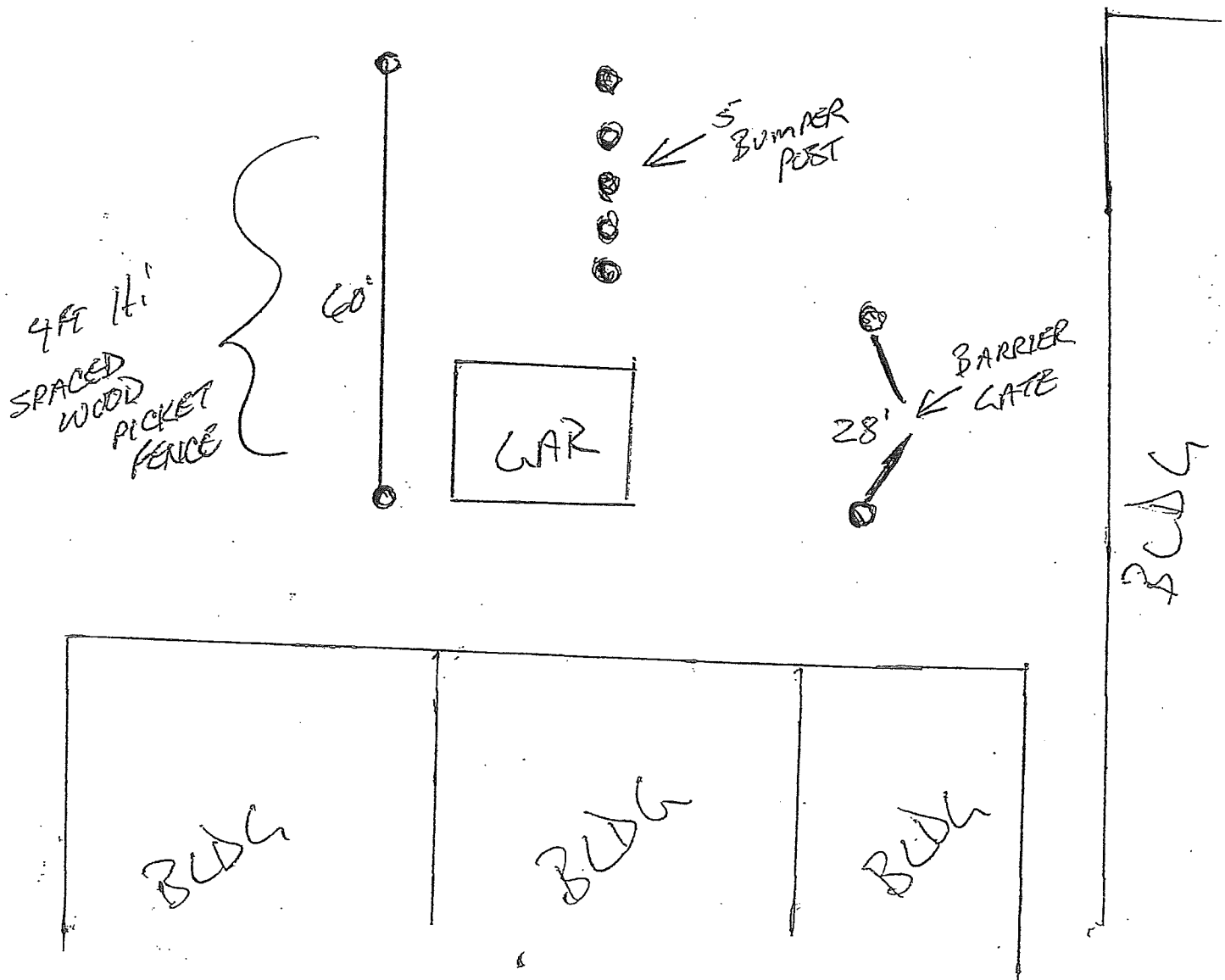
- 1 Screws
- 1 Handels
- 2 gates
- 5 concrete



- | | | | | | | | |
|---|---|---|---|---|---|---|--------|
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| X | X | X | X | X | X | X | X |
| | | | | | | | Post |
| | | | | | | | X gate |

ARC
 734 499 15 28
 1800

FENCE DIAGRAM







HDC Work Permit Staff Review

Property address: 15 E Cross

Date of Application: April 17, 2018

Date of Review: April 20, 2018

Date of Meeting: April 24, 2018

Proposed work: sign installation and patio/outdoor seating area installation

Materials: 13' x 2'6" aluminum sign, masonry anchors, 4' x 4' pressure treated lumber, landscape fabric, gravel, steel cable railing system

Staff review:

1. The applicant is applying to install a sign on the structure. The sign will be placed over the entry door on E Cross.
2. HDC to discuss attachment concerns; i.e. stainless steel fasteners, installation into mortar joints and sealant, as needed.
3. The applicant is also looking to install a deck like structure for outdoor seating in the parking lot at the front of the building. This will be a seasonal structure.
4. The applicant is looking to finish the treated lumber in a stain, HDC to advise that finish should be opaque.
5. The applicant has already discussed the deck/outdoor seating area with the building department and zoning.
6. A building department permit will be required for this work and should be obtained prior to the start of any work.

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

Recommended Motion:

Move to approve the work at 15 E Cross to include the installation of a 13' x 2'6" aluminum sign and a seasonal patio at the front of the structure for outdoor seating as depicted in the drawings submitted with the application.

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

rcpt #23594
Phdc - 18-0032

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

15 E Cross, Ypsilanti, MI 48198

Applicant

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

Name

734 Brewing Company, Inc.

Address

15 E Cross

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

(734) 649-6453

E-Mail

734brewing@gmail.com

Contractor

Contractor Name & Contact Info

Huron Sign Co. - Kevin Short 734-483-2000 ext. 18 is making the sign. 734 Brewing Company is installing

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☒ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

We wish to install a 13' x 2'6" aluminum digital printed sign above our Cross Street door. See attached photo and sign quotes. Sign will be installed with masonry anchors.

We also wish to install patio-style railing around three of our parking spaces for our state- and city-approved Outdoor Seating Area. Please see hand-written explanation, attached.

Amendment to application dated 4/12/18

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

See attached graphics

Permit Application Fee (action items only)

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

Construction Cost:

\$1300

Permit fee: 0

\$35 + _____ = \$35

Signature

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

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

Signature: 

Date: 4/17/18

Print Name:

Patrick Echlin, President of 734 Brewing Company, Inc.

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

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
 15 E Cross, Ypsilanti, MI 48198

Applicant

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

Name
 734 Brewing Company, Inc.

Address
 15 E Cross

City
 Ypsilanti

State
 MI

Zip
 48198

Phone / Fax
 (734) 649-6453

E-Mail
 734brewing@gmail.com

Contractor

Contractor Name & Contact Info
 Huron Sign Co. - Kevin Short 734-483-2000 ext. 18 is making the sign. 734 Brewing Company is installing

Type of work

- ☐ Roofing
☐ Window/Door
 Replacement

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

☐ Other

Complete Description of Proposed Work:

We wish to install a 13' x 2'6" aluminum digital printed sign above our Cross Street door. See attached

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

See attached graphics

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: 0
\$826	\$35 + _____ = \$35

Signature

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

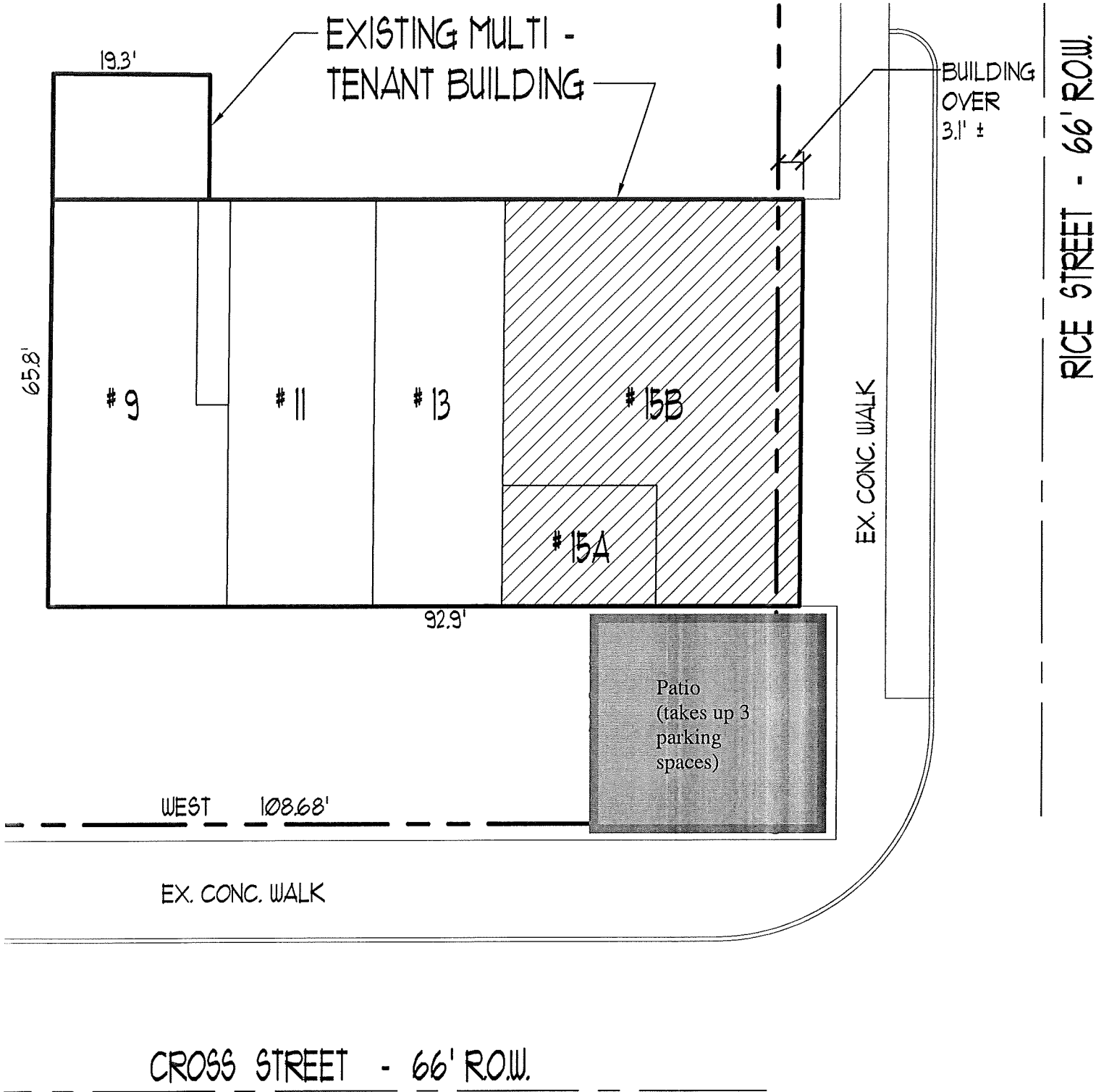
I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature: 	Date: 4/12/18
--	---------------

Print Name:
Patrick Echlin, President of 734 Brewing Company, Inc.

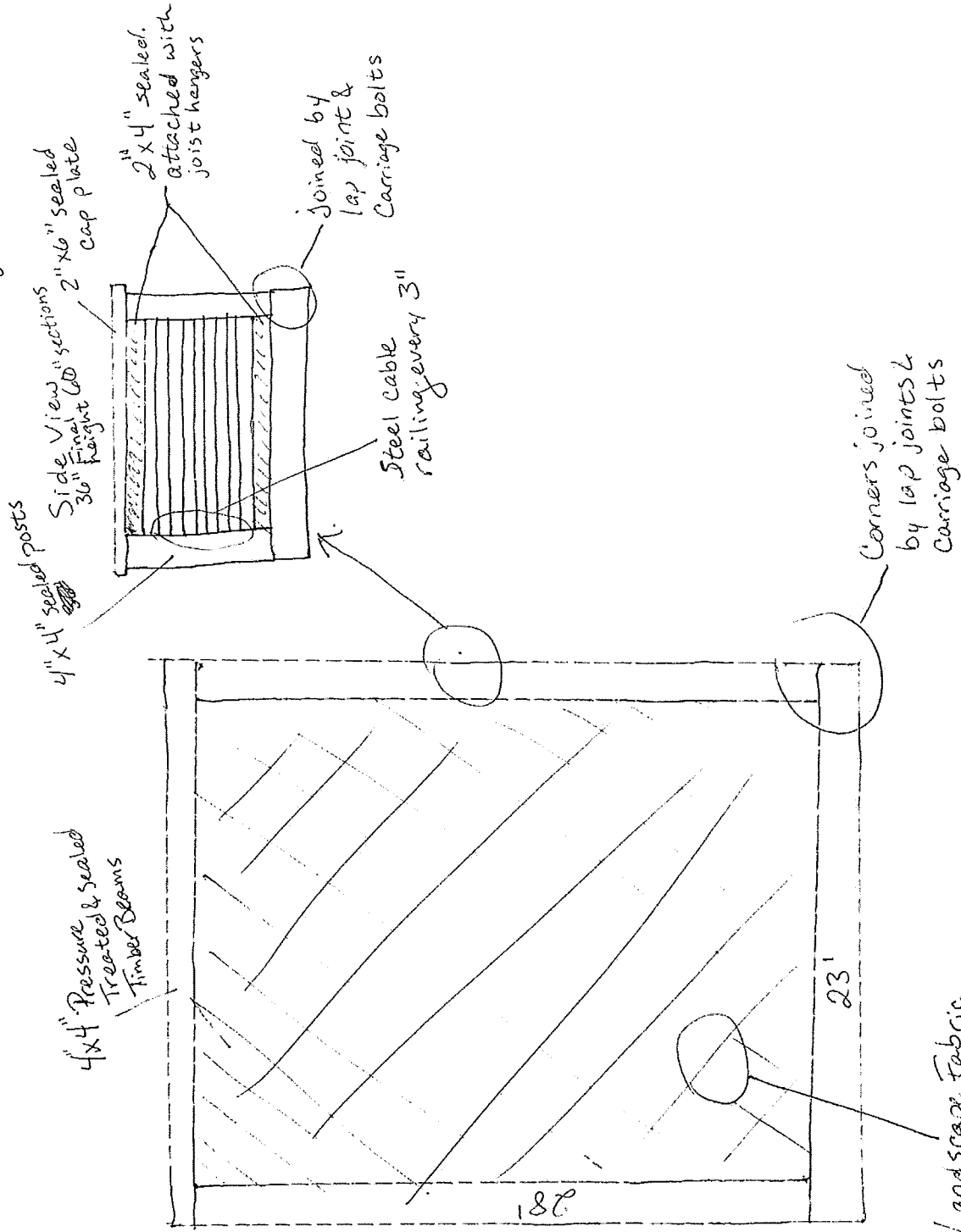
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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



Pick up.

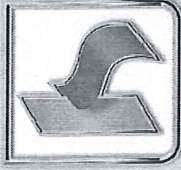
* Exterior deck seal will be used on all exposed wood surfaces. Color will be as close to natural wood tone as possible. Light-colored softwoods will be used throughout.



Building facade

Landscape Fabric
Attached to base
to contain gravel
and permit drainage
(No decking)

PHDC-18-0032



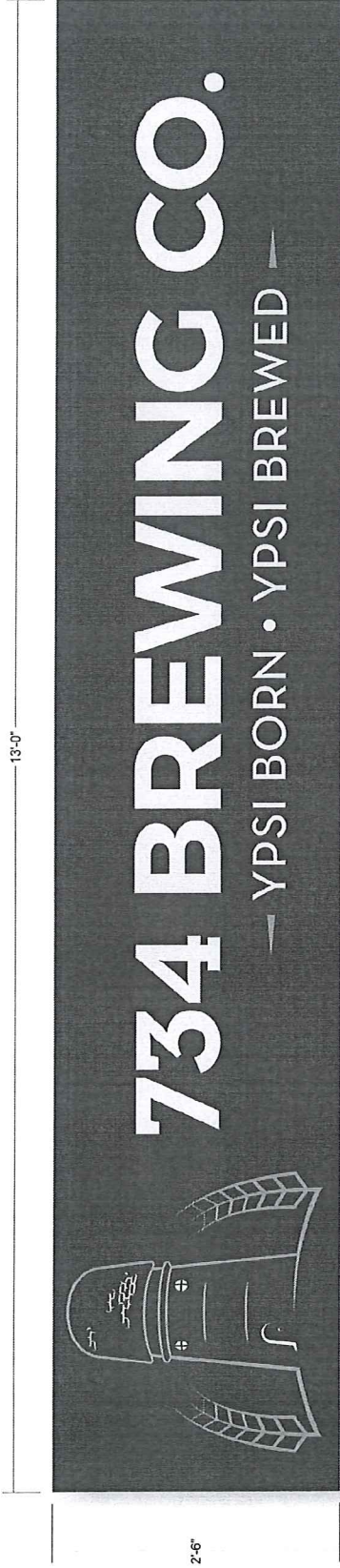
HURON
SIGN CO.

663 S. MANSFIELD
P.O. BOX 980423
YPSILANTI, MI 48198
PHONE 734-483-2000
1-800-783-0100
FAX 734-483-5164
www.huronsign.com

A Division of
Johnson Sign Co.



New Composite Aluminum Wall Sign



NEW 3MM COMPOSITE ALUMINUM SIGN WITH LAMINATED DIGITAL PRINT GRAPHICS FOR CUSTOMER PICK-UP / INSTALLATION

STANDARD DIGITAL PRINT COLOR
IS BASED ON 6 COLOR PROCESS
PRINTING. THE RESULTING COLORS
ARE NOT EXACT MATCH. IF YOU
REQUIRE EXACT MATCH COLOR
IT IS AVAILABLE AS A PREMIUM
SERVICE. SEE SALES PERSON FOR
DETAILS.

SCALE 1" = 1'



# OF SETS	1	RETURN DEPTH	3MM	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	DIGITAL PRINT	TYPE OF INSTALL	CUSTOMER	TRANSFORMER	N.A.	DATE	04/11/18
RETURN COLOR	N.A.	TYPE OF FACE	ALUMINUM COMPOSITE	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	N.A.	RACEWAY D.	H. L N.A.	COMMENTS:		JOB NAME	734-BREWING-1
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	15 E. CROSS ST. YPSILANTI, MI

APPROVED BY: _____ DATE: _____

THIS DRAWING IS THE REGISTERED PROPERTY OF JOHNSON SIGN COMPANY. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY NOTED. NO REPRODUCTION IN ANY FORM, WITHOUT WRITTEN CONSENT FROM HURON SIGN COMPANY.

THIS DRAWING PROVIDED & INTENDED FOR CONCEPTUAL PURPOSE ONLY. THE FINISHED PRODUCT MAY BE SUBJECT TO CHANGE WITHOUT NOTICE. SEE FABRICATION PROCEDURES FOR COMPLETE FABRICATION PROCEDURES.

THIS DESIGN CONCEPT © COPYRIGHT 2018



Quotation

Bill To:

734 Brewing Company, Inc.
15 E Cross St
Ypsilanti, MI 48198

Contact:

Patrick Echlin

Job:**Date:**

April 10, 2018

Project Description:

Aluminum panel sign

Consultant:

Kevin Short VP Sales

x.

Following is our quotation to fabricate one (1) aluminum composite sign panel in two pieces with a digital print, per provided file.

New sign panel	\$826.00
Sales tax	<u>49.56</u>
Total	\$875.56

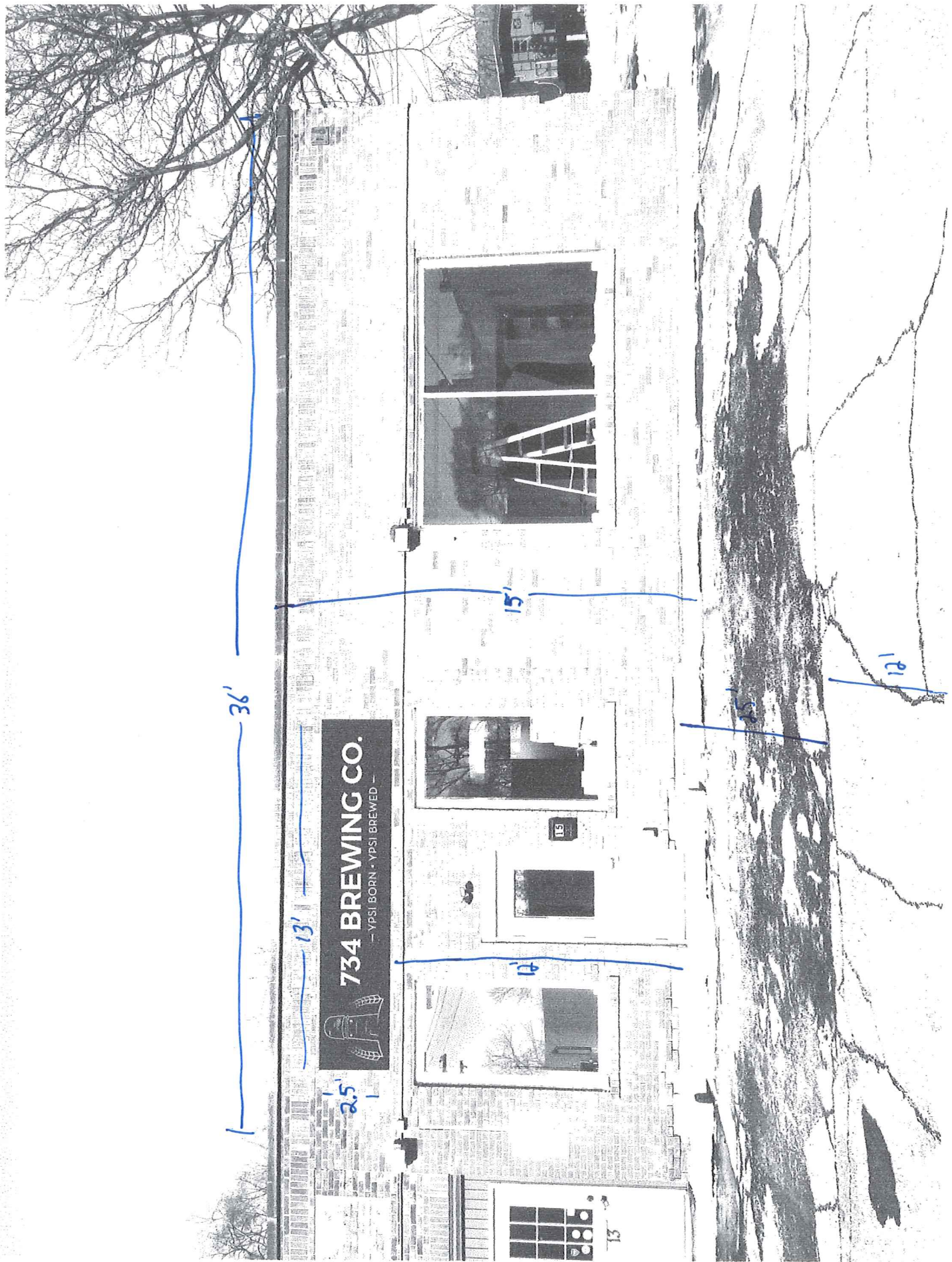
Approval: x _____

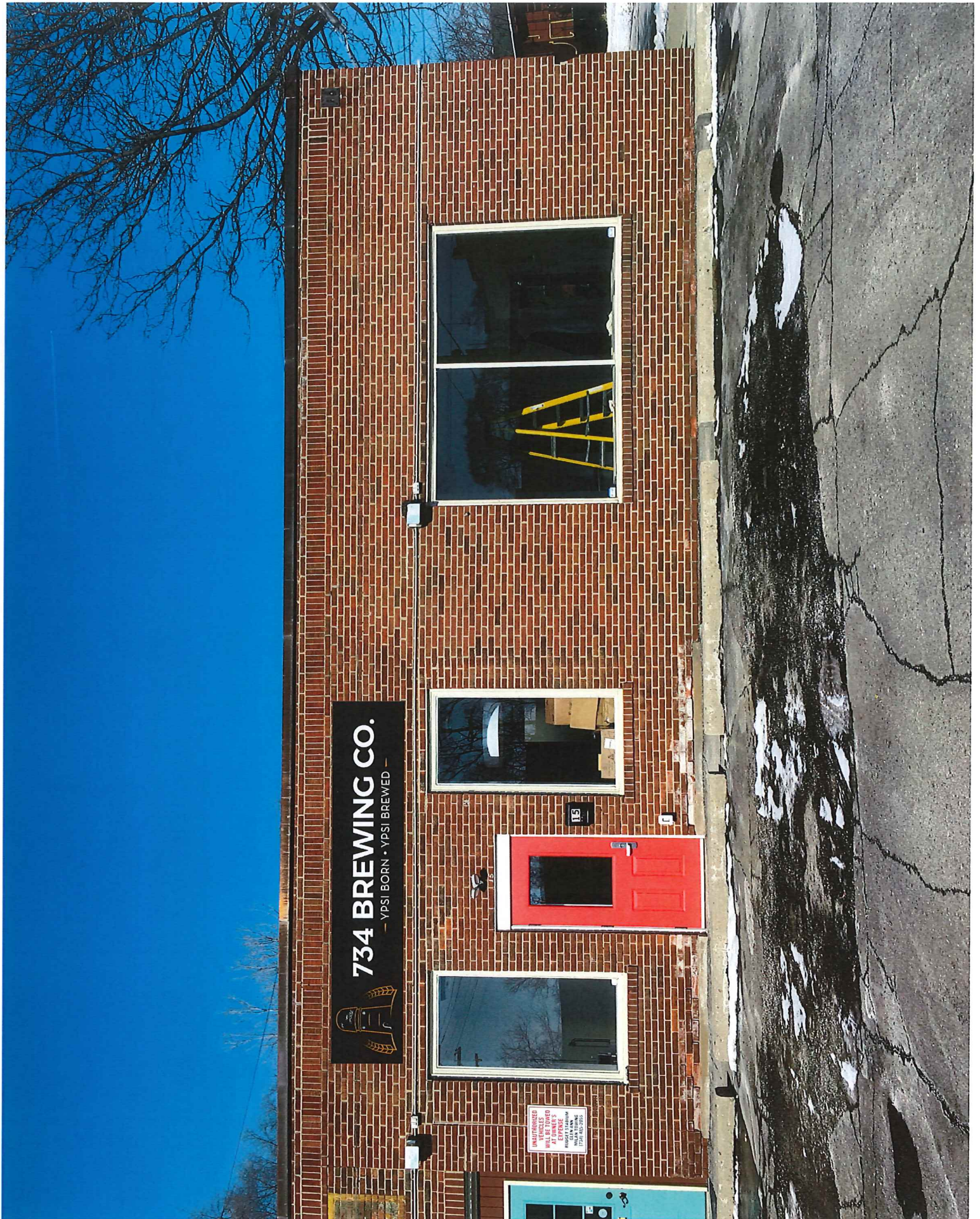
Date: _____

Terms & Conditions:

1. Prices are valid for thirty days
2. Permits, State sales tax and city approval costs are not included in the above pricing
3. Due to the custom nature of the job a 50% deposit will be required and 50% on completion.
4. Price includes a One Year Warranty from the time of installation. Warranty does not cover pre-existing conditions, damage due to fire, weather, traffic accidents or vandalism, or by installation by others.

A Division of Johnson Sign Co.
663 S. Mansfield Street, Ypsilanti, MI 48197
Phone 734-483-2000 800-783-0100 Fax 734-483-5164
www.huronsign.com





15 E CROSS ST.



HDC Work Permit Staff Review

Property address: 414 Maple

Date of Application: April 16, 2018

Date of Review: April 20, 2018

Date of Meeting: April 24, 2018

Proposed work: replacement of windows on the mid-century addition at the rear of the home

Materials: Vinyl windows by Alexandria

Staff review:

1. The applicant is applying to replace 10 windows on the mid-century addition at the rear of the structure. The applicant is proposing the vinyl windows by Alexandria.
2. The applicant was seen at the previous April 10, 2018 HDC meeting in which they discussed this project with the HDC and their application for the replacement of 29 windows and 3 doors was denied for inappropriate materials.
3. The HDC discussed that the Alexandria windows may be considered appropriate for the replacement of the aluminum windows on the rear, mid-century addition on the home.
4. The doors have been removed from the application.
5. A spec sheet or brochure was not included for the doors or windows, however a new quote was included.
6. A building department permit will be required for this work and should be obtained prior to the start of any work.

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

Recommended Motion:

Move to approve the work at 414 Maple for the installation of ten vinyl replacement windows by Alexandria to replace the existing aluminum windows on the rear, mid-century addition on the structure with the finding that this type of window from this manufacturer and on the mid-century addition at the rear of the home could be considered appropriate under these circumstances.

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

fee waived
phdc-18-0034

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.
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INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

414 Maple 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

Ann O'Sullivan + Erin Cicero

Address

414 Maple St

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

(734) 218-3194 / (734) 260-4339

E-Mail

aosullivan@umich.edu / eccicero@yahoo.com

Contractor

Contractor Name & Contact Info

Alexandria Windows + Doors / Johnny Merchouyas / (483) 938-9866 Johnny@AlexandriaWD.com

Type of work

- ☐ Roofing
☒ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

- attached is estimate
- met in front of Historic District Commission on 4/10/18
- revised estimate -
pictures of Aluminum Windows on addition were sent in previous application -
- we were told we would not have to pay again if we came back before next meeting

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:

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:

4/16/18

Print Name:

Ann O'Sullivan

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.

Alexandria Windows and Doors
 24293 Telegraph Rd Ste: 180
 Southfield, MI 48033
 (248)809-3214
 alexandriawindows@gmail.com
 www.alexandriawd.com

Invoice



BILL TO

Erin Cicero
 414 Maple St
 Ypsilanti, Michigan 48198 USA
 (734) 260-4339

SHIP TO

Erin Cicero
 414 Maple St
 Ypsilanti, Michigan 48198 USA
 (734) 260-4339

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
9332	01/17/2018	\$5,922.50	50% down - 50% upon completion	

CUSTOMER REP:
 Johnny

LEAD SOURCE:
 WMUZ

ACTIVITY	AMOUNT
----------	--------

Windows:Single Slider Single Slider Windows. Extruded Vinyl for 1950 Addition. WHITE IN WHITE OUT. Lo-E 262. FULL FRAME INSTALLATION	5,750.00T
--	-----------

BASEMENT
 MAIN: 4 PC, 48"X34"

FIRST FLOOR
 OFFICE: 4 PC, 48"X34"
 BED: 2 PC, 48"X34"

Windows:Windows Warranty	0.00
---------------------------------	------

Windows Manufacturer's Warranty: (APPLIES TO VINYL ONLY)

- Lifetime Warranty on all window hardware and installation.
- Warranty covers all hardware including window seal and operation hardware.
- Warranty is transferable with Deed of property where windows and/or doors are installed.
- If there is any warranty work that needs to be done, there is no deductible charge for any parts or labor for the repair.

Disclaimer:Installation	0.00
--------------------------------	------

The total amount of this order is including complete installation and capping of all products purchased. Unless otherwise noted on this Invoice/Estimate.

CASH, CHECK, CREDIT, DEBIT ONLY. NO FINANCING.

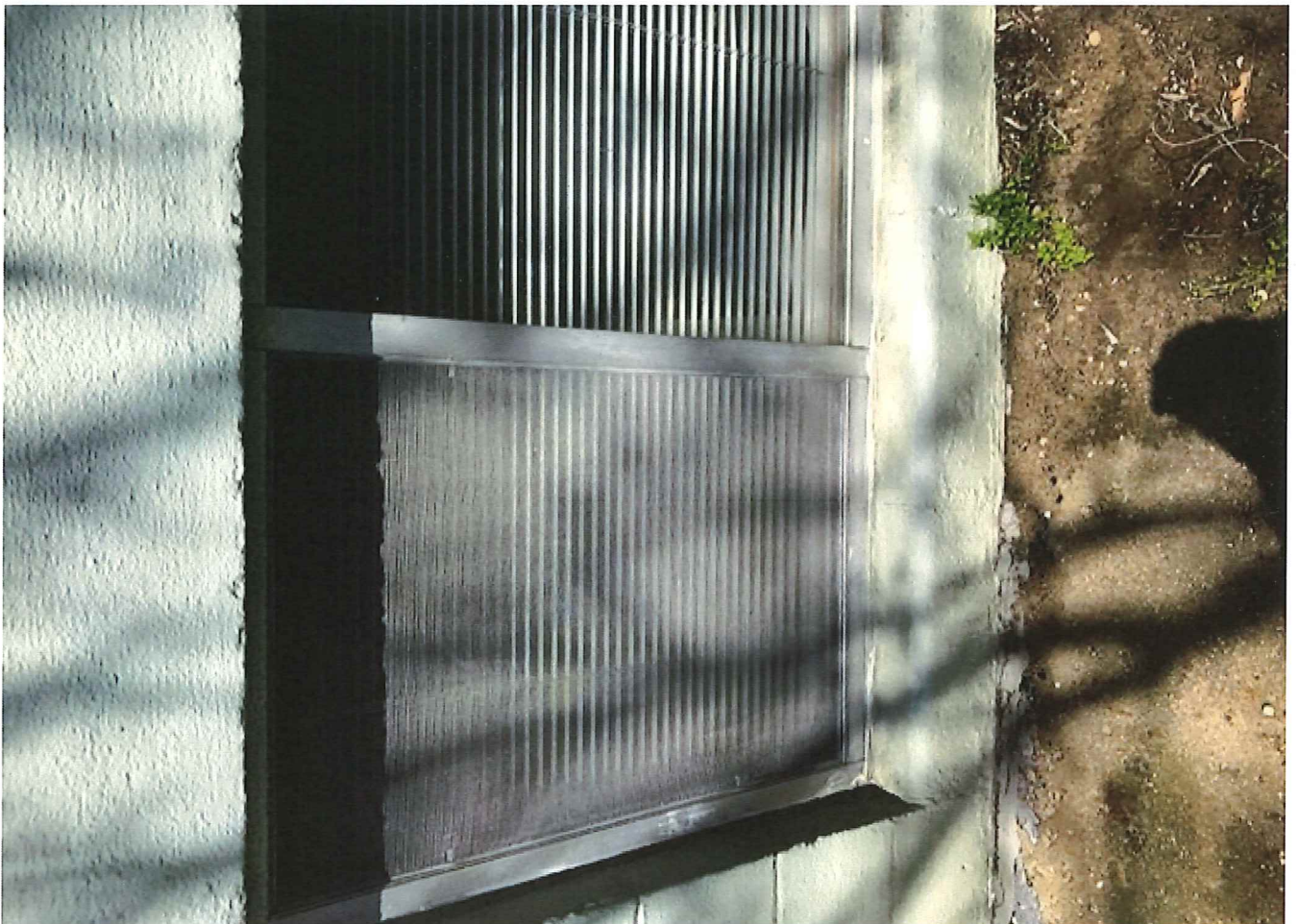
SUBTOTAL	5,750.00
TAX (6%)	172.50
TOTAL	5,922.50
BALANCE DUE	\$5,922.50

Thank you for considering Alexandria Windows and Doors for your home improvement needs.
 Please feel free to contact our team anytime at: 248-809-3214











Cynthia Kochanek

From: Erin Cicero <erin.davidmueller@gmail.com>
Sent: Tuesday, April 17, 2018 4:44 PM
To: Cynthia Kochanek; Annie
Subject: 414 Maple
Attachments: IMG_1955.jpg; IMG_1958.jpg; IMG_1959.jpg

Hi Cynthia,

I took a few more pics to give you a better idea. The back of the house has five aluminum windows facing south. You can see in the first pic that there is one window facing west and the 2nd and 3rd pics are the windows facing east. The aluminum windows are all part of the addition that was added to the home. Please let me know if this helps or if you have any additional questions.

Thanks,

Erin

----- Forwarded message -----

From: **Erin Cicero** <erin.davidmueller@gmail.com>

Date: Tue, Apr 17, 2018 at 4:36 PM

Subject:

To: Erin Cicero <erin.davidmueller@gmail.com>

Sent from my iPhone

--

Erin Cicero
David Mueller & Associates
Keller Williams - Ann Arbor
734-260-4339 (cell)









RECEIVED

APR 03 2018

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. 23549
Visa
PHDC-18-0029

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

114 N. RIVER ST

Applicant

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

Name SOS COMMUNITY SERVICES		
Address 101 S. HURON ST.		
City YPSILANTI	State MI	Zip 48197
Phone / Fax 734 485 8730 / 734 485 8739		E-Mail elizabethc@soscs.org

Contractor

Contractor Name & Contact Info

MARVIN DESIGN GALLERY (MARVIN WINDOWS) 2350 FRANKLIN RD. SUITE 115
BLOOMFIELD HILLS, MI 48302

PAUL MANION 810 922 0799

Type of work

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

Complete Description of Proposed Work:

WINDOW REPLACEMENT (INSERTS) APPROVED ON 12/13/2016 IN BRONZE EXTERIOR FINISH.

BUILDING OWNER IS OPPOSED TO THE BRONZE EXTERIOR.

WE APPEARED BEFORE HDC AGMN ON 3/14/17 TO REQUEST THE WHITE EXTERIOR FINISH BE APPROVED AND THE REQUEST WAS DENIED. BOTH APPEARANCES WERE MADE BY A MARVIN REPRESENTATIVE. NOBODY FROM SOS WAS PRESENT.

RHONDA & ELIZABETH FROM SOS WOULD LIKE AN OPPORTUNITY TO ADDRESS THE BOARD AT THE APRIL 10 MEETING.

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

STONE WHITE CLAS EXTERIOR TO MATCH THE EXISTING COLOR SCHEME.

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:

\$ 24,282.38

Permit fee:

\$35 + \$40 = \$75⁰⁰

Signature

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

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

Signature:

Date:

4/3/2018

Print Name:

PAUL MANION.

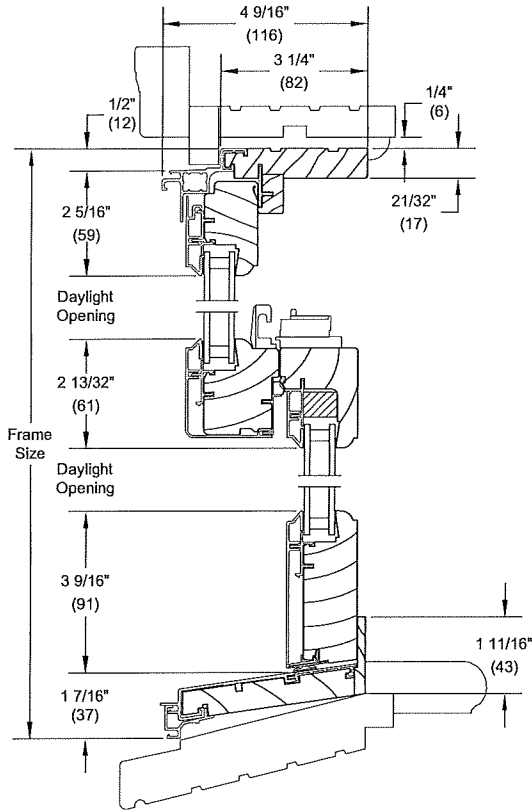
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

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

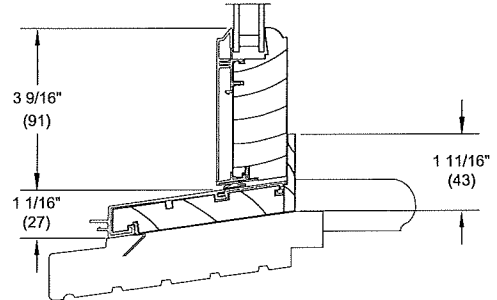
Clad Insert Double Hung

Section Details: Operating

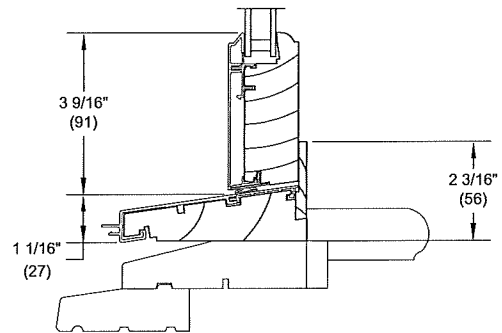
Scale: 3" = 1' 0"



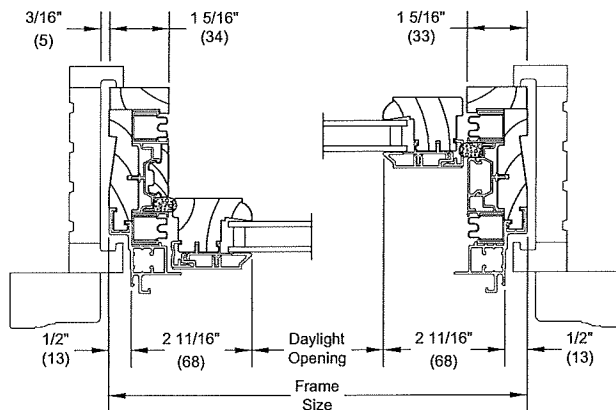
14 Degree Bevel Sill Option
Installed in existing frame



8 Degree Bevel Sill Option
Installed in existing frame



Flat Frame Sill Option
Installed in existing frame



Jamb
in existing frame

Cynthia Kochanek

From: Paul Manion <paul@windowanddoorcenter.com>
Sent: Saturday, April 07, 2018 8:29 AM
To: Cynthia Kochanek
Subject: RE: Marvin Cut Sheet

Hi Cindy,

There will be no glass size reduction compared to the existing vinyl replacement windows...In fact, the glass size may grow slightly in some cases. The vinyl replacements will be removed and replaced with the Marvin inserts inside the existing wood frames.

Please let me know if you have any other questions.

Thanks!

Paul Manion
810.922.0799 Direct/ Cell

Marvin Design Gallery by Laurence Smith
2350 Franklin Rd., Suite 115
Bloomfield Hills, MI 48302
248.333.9085 Office
248.333.9095 Fax

Laurence Smith Window & Door
3650 S. Huron Rd.
Bay City, MI 48706
989.684.9811
989.684.5288

www.windowanddoorcenter.com
paul@windowanddoorcenter.com

From: Cynthia Kochanek [mailto:CKochanek@cityofypsilanti.com]
Sent: Friday, April 6, 2018 5:57 PM
To: Paul Manion
Subject: RE: Marvin Cut Sheet

Is there a reduction in glass size with these inserts? Are they installed within the existing frame or the rough opening?

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

From: Paul Manion [<mailto:paul@windowanddoorcenter.com>]
Sent: Friday, April 06, 2018 4:03 PM
To: Cynthia Kochanek <CKochanek@cityofypsilanti.com>
Subject: Marvin Cut Sheet

Hi Cindy,

Cut sheet attached...

Please let me know if you have any questions.

Thanks and have a great weekend!

Paul Manion
810.922.0799 Direct/ Cell

Marvin Design Gallery by Laurence Smith
2350 Franklin Rd., Suite 115
Bloomfield Hills, MI 48302
248.333.9085 Office
248.333.9095 Fax

Laurence Smith Window & Door
3650 S. Huron Rd.
Bay City, MI 48706
989.684.9811
989.684.5288

www.windowanddoorcenter.com
paul@windowanddoorcenter.com

Cynthia Kochanek

From: Paul Manion <paul@windowanddoorcenter.com>
Sent: Wednesday, April 18, 2018 7:36 AM
To: Cynthia Kochanek; elizabethc@soscs.org
Cc: Rhonda Weathers; jwennrberg@cityofypsilanti.com
Subject: RE: 114 N River

Hi Cindy,

Good Morning! I'm writing to follow up on last week's HDC meeting and the business relating to 114 N. River. The window replacement was originally approved on 12/13/16 using the bronze color...Upon further review of the approved color, Rhonda & Elizabeth @ SOS have decided to move forward with the window replacement project using the bronze color as recommended by the HDC board.

Jenni, I will try to make it in on Friday to renew the building permit (PBLDG-17-0003.)

Please let me know if you have any questions.

Thanks!

Paul Manion
810.922.0799 Direct/ Cell

Marvin Design Gallery by Laurence Smith
2350 Franklin Rd., Suite 115
Bloomfield Hills, MI 48302
248.333.9085 Office
248.333.9095 Fax

Laurence Smith Window & Door
3650 S. Huron Rd.
Bay City, MI 48706
989.684.9811
989.684.5288

www.windowanddoorcenter.com
paul@windowanddoorcenter.com

From: Cynthia Kochanek [mailto:CKochanek@cityofypsilanti.com]
Sent: Friday, April 6, 2018 6:49 PM
To: elizabethc@soscs.org
Cc: Paul Manion
Subject: 114 N River

Hello,

We have received your application and plans for work. You have been added to the agenda for the HDC meeting on 4-10-18 at 7 pm at Spark East, 215 W Michigan Ave, Ypsilanti, MI 48197. We recommend that the applicant, owner or someone familiar with the project attend the meeting.



RECEIVED

MAR 28 2018

CITY OF YPSILANTI
BUILDING DEPARTMENT

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

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

R. 23533
mc
PHDC-18-0026

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
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 - 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.
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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

201 South Washington St, Ypsilanti, MI 48197

Applicant

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

Name

Caitlin Nagler

Address

Washtenaw County Office of Community & Economic Development

415 W Michigan Ave, suite 2200

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-544-3008

E-Mail

naglerc@ewashtenaw.org

Contractor

Contractor Name & Contact Info

A.H. Construction, LLC Ali Huwio 734-481-1983

Type of work

☒ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Remove and dispose of all shingles. Following all applicable codes and manufacturers recommendations. As ridge venting exists already, ridge venting will be replaced with new and matching ridge vent. Install preformed aluminum, drip edge, and new vent pipe boots. Install a minimum 300 lb. fiberglass asphalt shingle. Replace all flashing.

The color of shingles, flashing, and drip edge will all remain the same.

Roof is being replaced due to deteriorated shingles, old roof; replacing roof to match existing materials and colors as closely as possible.

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

300 lb fiberglass asphalt shingle

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:

\$9,000

Permit fee:

\$35 + \$10 = \$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:

3/20/18

Print Name:

Caitlin Nagler

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.



Housing Rehabilitation Project Information

Project Name/Overview: roof replacement – Minnie Hughes

Project Address: 201 South Washington, Ypsilanti, MI 48197 (City of Ypsilanti)

Work Scope: Remove and dispose of all roofing materials & defective sheathing. Following all applicable codes and manufacturers recommendations. Install shingle-over ridge vent and cut a 1" wide vent at ridge board. Install preformed aluminum, drip edge, and new vent pipe boots. Install owner's choice of a minimum 300 lb. fiberglass asphalt shingle. Use modified roofing materials where required by code. Replace all flashing. New roof installation is to be vented to code.

Ridge vent will be replaced with new/identical ridge venting, as required by Michigan SHPO office.

Note: This house is located in the Ypsilanti Historic District.





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Collaborative solutions for a promising future

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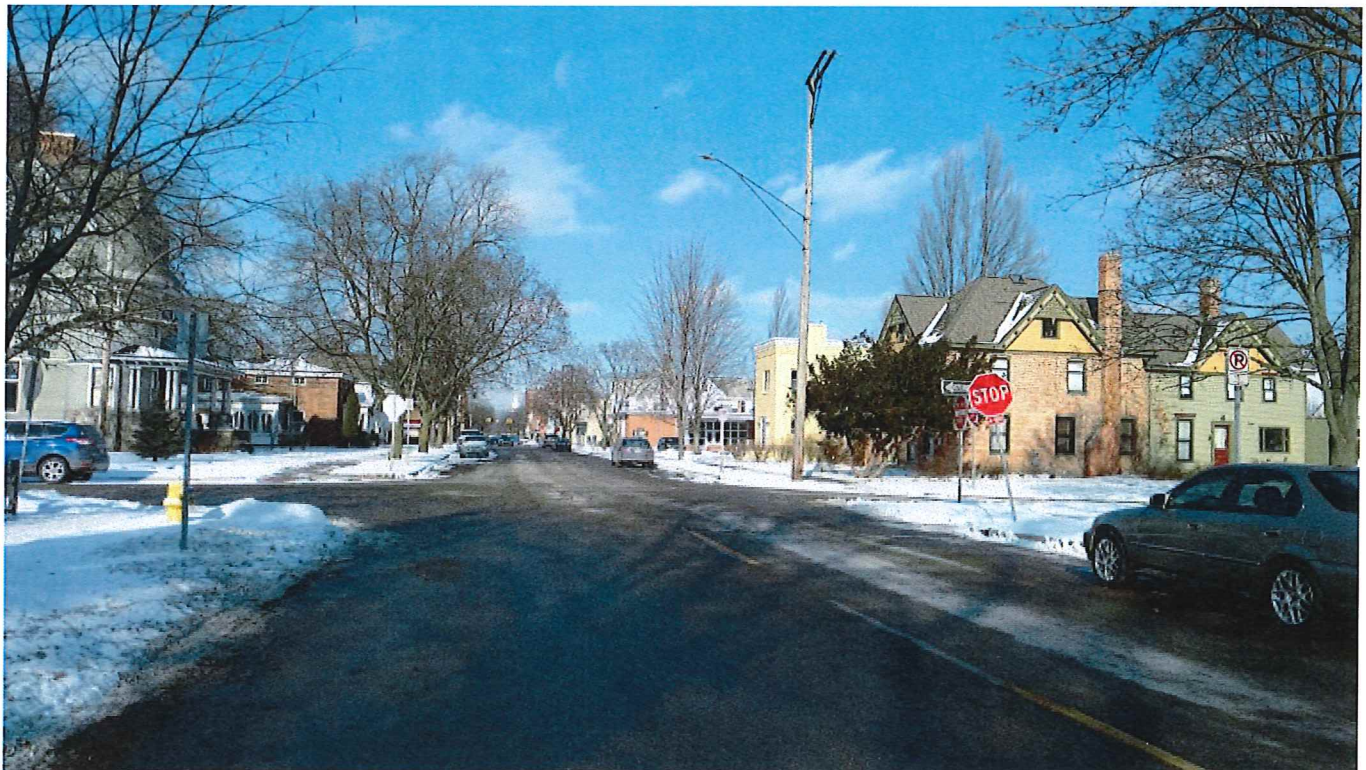
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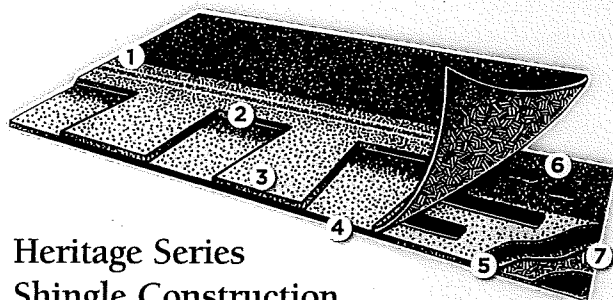


View to the north of property, towards downtown City of Ypsilanti

The Beauty of Heritage®

- Rugged Shake-like Appearance
- Shadowtone Blended Shadow Line
- Double-layer Random-cut Design
- Fiberglass Mat
- UL Listed for Class A Fire Resistance
- UL Evaluation Reports UL ER2919-01 and UL ER2919-02

- UL Classified for Wind Resistance: ASTM D 3161, Class F and ASTM D 7158, Class H
- UL Classified in Accordance with ASTM D 3462 and ICC-ES Acceptance Criteria AC438
- Florida Building Code Approved: FL 18355



Heritage Series Shingle Construction

- 1) Double-layer (common bond) area for fastening
- 2) Shadowtone feature adds dimension, depth of appearance and curb appeal
- 3) Random-cut sawtooth design adds beauty to replicate a wood-shake look
- 4) Self-sealing strip of asphalt on bottom side
- 5) Moisture-resistant weathering-grade asphalt coating
- 6) Asphalt laminate adhesive
- 7) Fiberglass mat

The Heritage cut application method helps to add speed and reduce waste—only two cuts are required to start five courses, and pieces that are 8 inches wide or longer can be worked back into the field. See Heritage application instructions for further details.

LIMITED WARRANTIES

Shingles begin to age as soon as they are exposed to nature. Buildings experience aging factors differently, so it is difficult to predict how long shingles will last. That's why TAMKO provides a Limited Warranty containing a binding arbitration clause and other terms and conditions which are incorporated herein by reference. You may obtain a copy of the Limited Warranty at tamko.com or by calling 1-800-641-4691.

Heritage shingles' Limited Warranty offers a 15-year Full Start Period—the critical period of time in which shingles and the labor to install them are covered at 100 percent (labor does not include tear-off, removal or disposal). Heritage Premium shingles' Limited Warranty offers a 20-year Full Start Period.



HERITAGE Premium Shingles

- 50-year Limited Warranty
- 20-year Full Start Period
- 15-year Limited Warranty Coverage for Winds up to 110 mph†
- 10-year Algae Relief—Algae Cleaning Limited Warranty*



HERITAGE Shingles

- 30-year Limited Warranty
- 15-year Full Start Period
- 15-year Limited Warranty Coverage for Winds up to 110 mph†
- 10-year Algae Relief—Algae Cleaning Limited Warranty*

† Up to 130 mph when installed using High Wind Application.

* Provides for cleaning of discoloration caused by certain algae growth.



Building products for the professional.

Since 1944, building professionals and homeowners have looked to TAMKO® for building products. Today, we offer a wide range of building products, including 3-tab shingles, MetalWorks® steel shingles, waterproofing materials, ventilation products, EverGrain® and EverGrain® Envision® Composite Decking, and Marquee Railing® and Tam-Rail® Railing Systems.



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Frederick

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Front cover roof color is Weathered Wood. Gatefold spread roof color is Natural Timber.

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Weathered Wood



Express your style and showcase the beauty of your home with the rustic hues and bold textures of Heritage® Series Laminated Asphalt Shingles. Choose Heritage Premium shingles with a 50-year Limited Warranty and 20-year Full Start Period, or select Heritage shingles with a 30-year Limited Warranty and 15-year Full Start Period.

See how the Heritage Series can enrich your home's beauty.

IMPORTANT: SHINGLES BEGIN TO AGE AS SOON AS THEY ARE EXPOSED TO NATURE, AND BUILDINGS EXPERIENCE AGING FACTORS DIFFERENTLY. BECAUSE IT IS DIFFICULT TO PREDICT HOW LONG SHINGLES WILL LAST, TAMKO® OFFERS A LIMITED WARRANTY THAT INCLUDES A BINDING ARBITRATION CLAUSE AND OTHER TERMS AND CONDITIONS WHICH ARE INCORPORATED HEREIN BY REFERENCE. YOU MAY OBTAIN A COPY OF THE LIMITED WARRANTY AT TAMKO.COM OR BY CALLING 1-800-641-4691.

HERITAGE®
LAMINATED ASPHALT SHINGLES

HERITAGE®
Premium
LAMINATED ASPHALT SHINGLES

HERITAGE® AMERICA'S NATURAL COLORS® COLLECTION



Natural Timber

Symbols shown beside each color name denote product options and availability.

HP

Heritage® Premium Shingles

H

Heritage® Shingles

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Invest in curb appeal. Roofing is the highest return on investment for exterior remodeling projects,

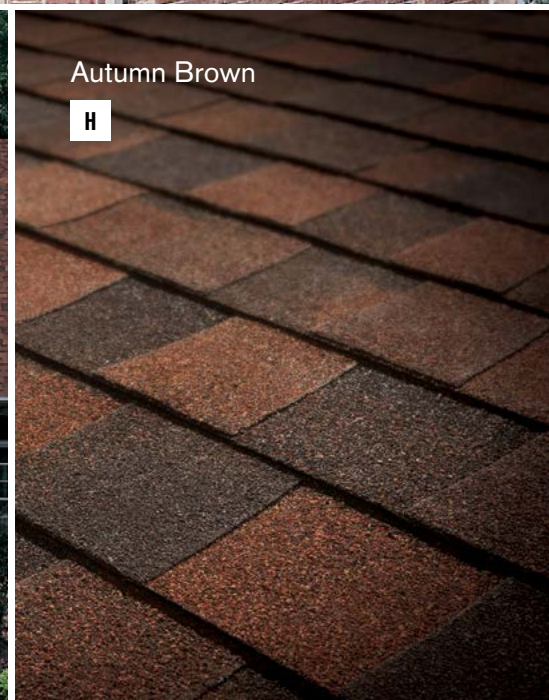
according to the NARI and National Association of REALTORS.

REALTOR® Mag, Dec. 2015,
<http://tamko.com/realtormag-value>

Autumn Brown



Autumn Brown



Welcome beauty home with the lively tones and intense warmth and contrast of America's Natural Colors.® Inspired by the woodsy browns, stormy greys and other vibrant hues found in nature, these colors will help you craft a roof that fits your personal style.

Black Walnut

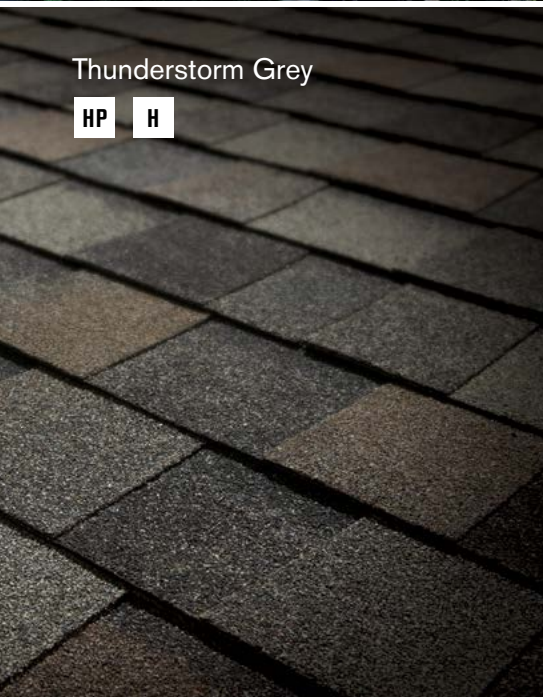


Thunderstorm Grey



Thunderstorm Grey

HP H



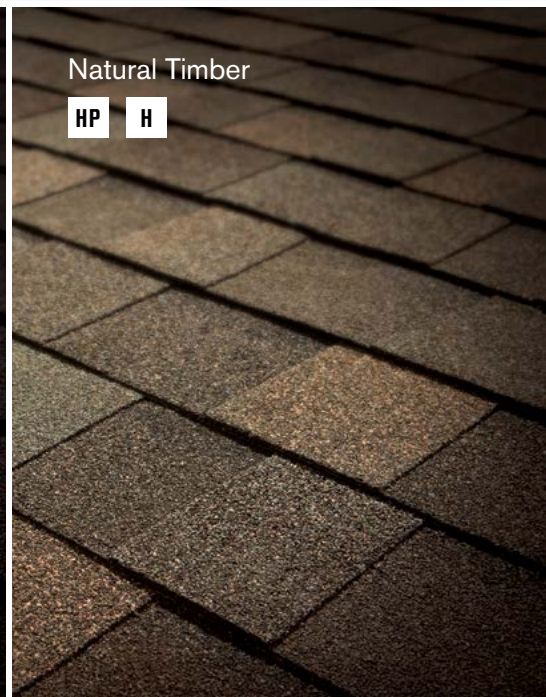
Black Walnut

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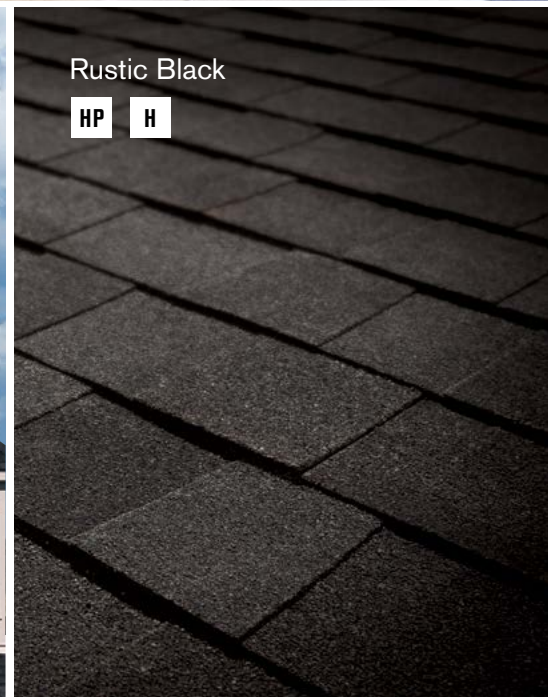


Natural Timber

HP H



HERITAGE® CLASSIC COLORS COLLECTION



Make your home a focal point with classic, traditional shades. With Classic Colors, choose from a selection of charming greys, elegant reds and earth tones to create a roof that complements your home's unique style.

Olde English Pewter



Oxford Grey



Shingles are just the beginning. TAMKO® offers a variety of additional accessories for your roof.

Additional accessories include Underlayments, Shingle Starter, Cements & Sealants, Heritage Shingle Options, Ventilation and Hip & Ridge Shingles.

See back for details.

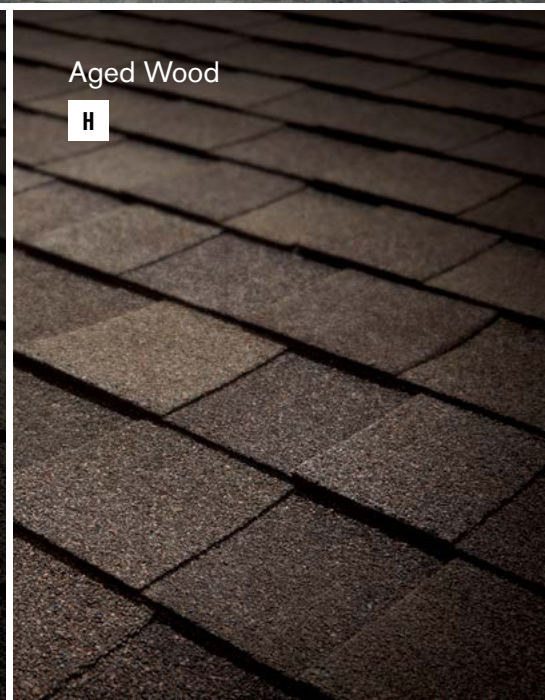
Oxford Grey

HP H



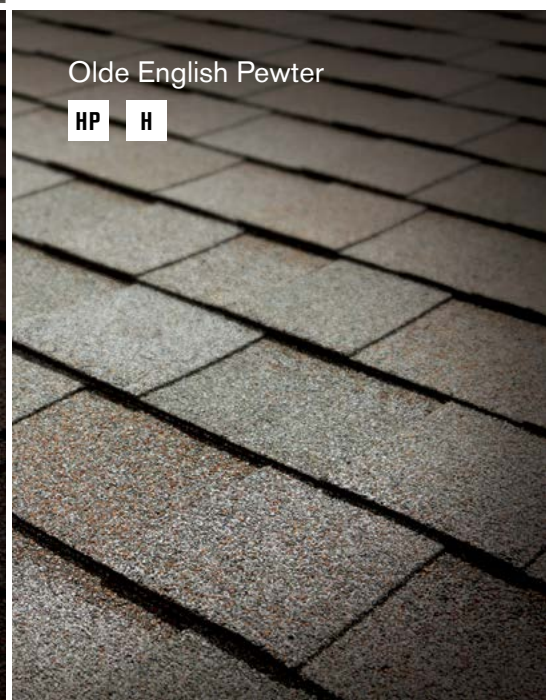
Aged Wood

H



Olde English Pewter

HP H



HERITAGE® CLASSIC COLORS COLLECTION

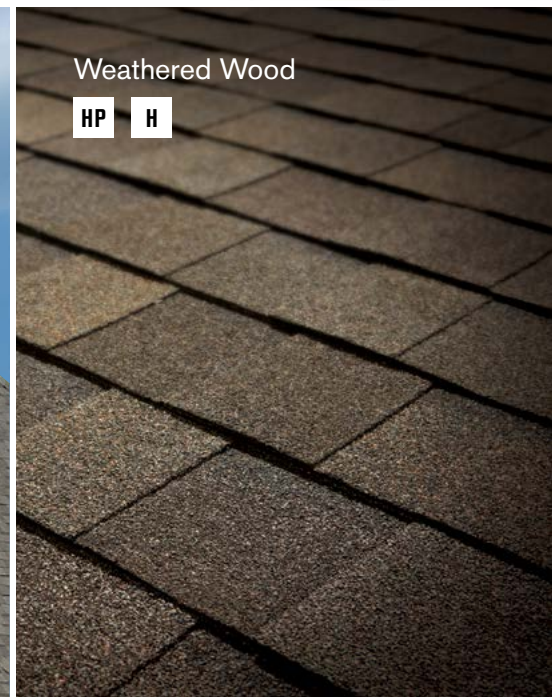
Rustic Redwood

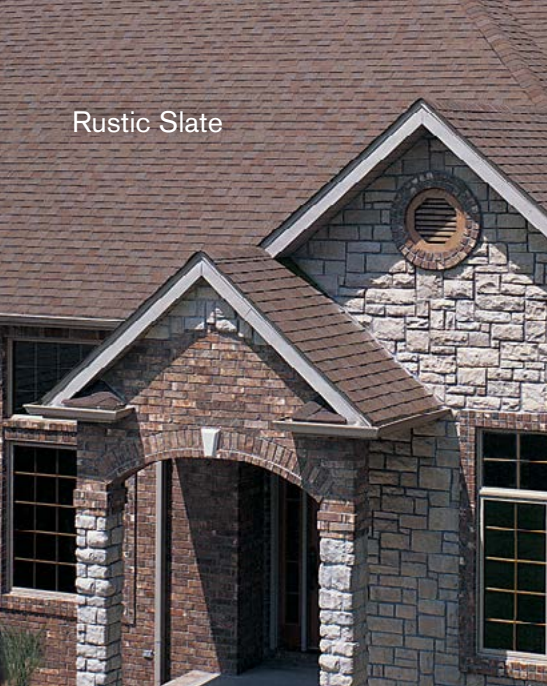


Weathered Wood



Weathered Wood





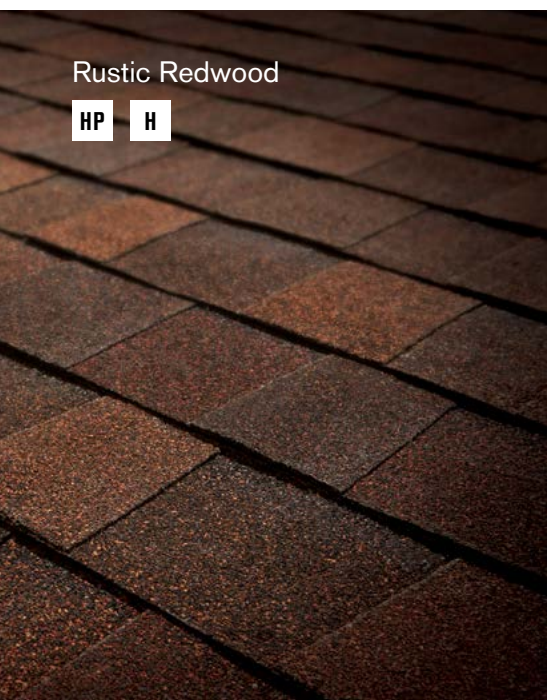
Rustic Slate

“ My Heritage
Rustic Cedar
roof looks great!
The neighbors
have been
complimentary.”

—Paula C.
Phoenix, Arizona

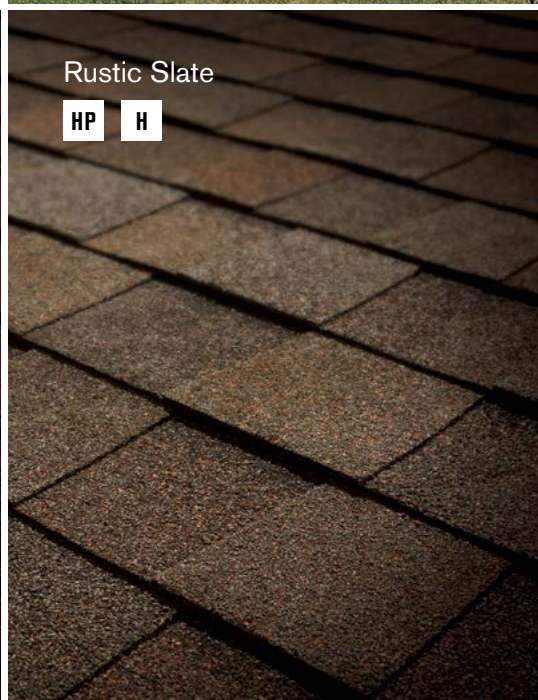


Rustic Cedar



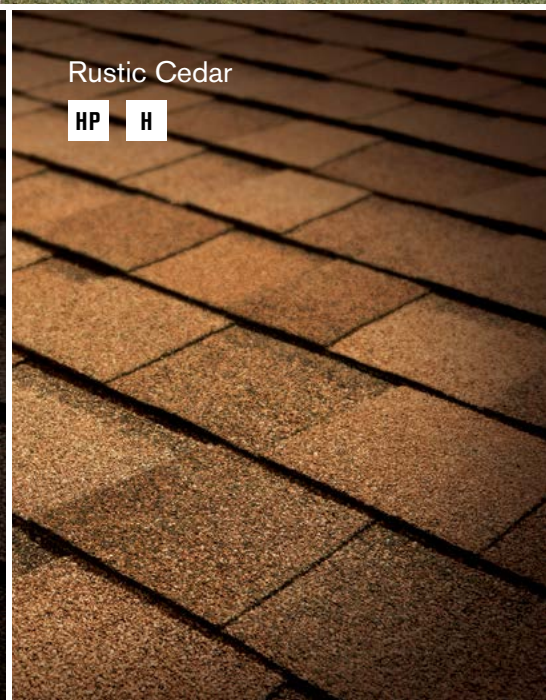
Rustic Redwood

HP H



Rustic Slate

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Rustic Cedar

HP H

Rustic Evergreen



Come home to HERITAGE.

According to the National
Association of REALTORS,

**61% of homeowners
enjoy spending
more time at home
since completing
a roofing project.**

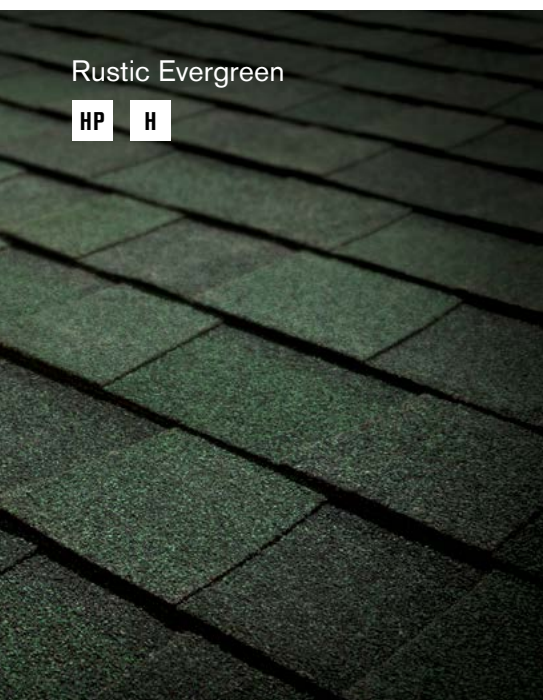
2015 Remodeling Impact Report,
National Association of REALTORS®/NARI,
<http://tamko.com/Remodeling-Report>

Slatetone Grey



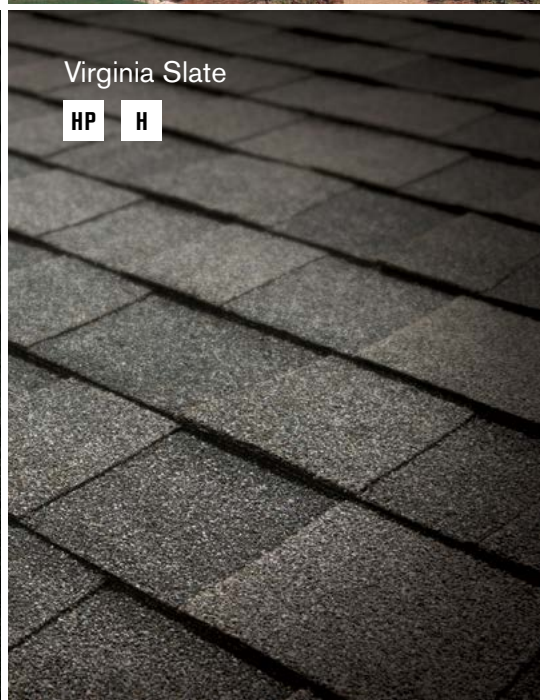
Rustic Evergreen

HP H



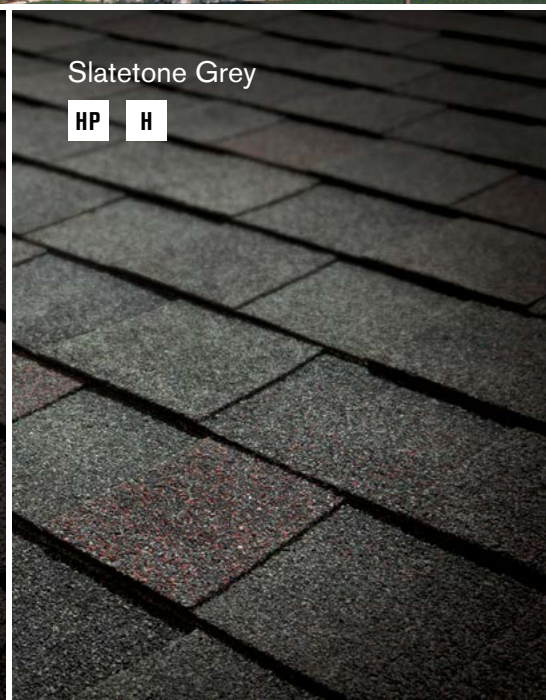
Virginia Slate

HP H



Slatetone Grey

HP H



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AND BUILDINGS EXPERIENCE AGING FACTORS DIFFERENTLY. BECAUSE IT IS DIFFICULT TO PREDICT HOW LONG SHINGLES WILL LAST, **TAMKO® OFFERS A LIMITED WARRANTY THAT INCLUDES A BINDING ARBITRATION CLAUSE AND OTHER TERMS AND CONDITIONS WHICH ARE INCORPORATED HEREIN BY REFERENCE.** YOU MAY OBTAIN A COPY OF THE LIMITED WARRANTY AT TAMKO.COM OR BY CALLING 1-800-641-4691.

THE BEAUTY OF HERITAGE®

- Rugged Shake-like Appearance
- Shadowtone Blended Shadow Line
- Random-cut Sawtooth Design
- Fiberglass Mat Construction
- UL Listed for Class A Fire Resistance
- UL Evaluation Reports UL ER2919-01 and UL ER2919-02
- UL Classified for Wind Resistance: ASTM D 7158, Class H and ASTM D 3161, Class F
- UL Classified in Accordance with ASTM D 3462 and ICC-ES Acceptance Criteria AC438
- Miami-Dade County Approved
- Florida Building Code Approved: FL 18355
- Hip & Ridge Shingles Available
- Heritage Premium – 50-year Limited Warranty, 20-year Full Start Period
- Heritage – 30-year Limited Warranty, 15-year Full Start Period
- Heritage Premium qualifies for Mastercraft Limited Warranty Enhancement at no additional cost to the homeowner when installed by a **TAMKO® Pro** Certified Contractor. See tamko.com for details.



IMPORTANT ACCESSORIES

The beauty of your roof is only half the story. Underneath are several additional layers. TAMKO offers a variety of accessories for your roof.

- 1 Ice & Rain Underlayments
- 2 Underlayments
- 3 Shingle Starter
- 4 Cements & Sealants
- 5 Heritage Shingle Options
- 6 Ventilation
- 7 Hip & Ridge Shingles

The above illustration shows the placement of important accessories for new roof installation and is not meant to show proper installation techniques. Visit tamko.com to download product application instructions.



BUILDING PRODUCTS FOR THE PROFESSIONAL.

Since 1944, building professionals and homeowners have looked to TAMKO® for building products. Today, we offer a wide range of building products, including Heritage® Laminated Asphalt Shingles, Elite Glass-Seal® 3-tab Shingles, MetalWorks® steel shingles, waterproofing materials, ventilation products, Envision® Composite Lumber, EverGrain® Composite Lumber, Marquee Railing® and Tam-Rail® Railing Systems.



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Certain colors and products may not be available in your area. Information included in this brochure was current at the time of printing. To obtain a copy of the most current version of this brochure, visit us online at tamko.com or call us at 1-800-641-4691. Front cover shingle color is Heritage Weathered Wood.

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CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF APRIL 10, 2018

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: SPARK East, 215 W Michigan

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

Commissioners Absent: Ron Rupert

Staff Present: Cynthia Kochanek, Preservation Planner

APPROVAL OF AGENDA

Kochanek: Added 216 W Michigan as a study item and removed 201 S Washington as an administrative approval.

Motion: Schmiedeke (second: Prebys) moved to approve the agenda as amended.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING—none

OLD BUSINESS

116-118 W Michigan

**Application is for front & rear façade work; window & door replacement & window reopening, roof deck & balcony installation, rear expansion, painting & cleaning*

Applicant: Van Hunsberger, architect- Not present

Discussion: Kochanek: Stated that the applicant has requested an extension of the application timeframe. That staff split this into two motions, one to accept the extension and another to table.

Davis: Asked if the commission needed to make both motions and why.

Kochanek: Confirmed that both motions needed to be made; that the first motion is to accept the timeframe extension as per the ordinance and the second is to table the existing application that is already on the table.

Stevenson: Confirmed.

Motion: Prebys (second: Schmiedeke) moved to approve the extension for 116-118 W Michigan. Let the application be extended to the May 22, 2018 meeting.

Approval: Unanimous. Motion carries.

Motion: Davis (second: Prebys) moved to table the application for work at 116-118 W Michigan due to the need for further details on the project.

Approval: Unanimous. Motion carries.

NEW BUSINESS

16 N Washington

**Application is for replacement of a window on the rear of the building for egress*

Applicant: Patton Doyle, applicant –Present

Discussion: Doyle: Stated that he is here to talk through a window replacement. Stated that he was previously here for the replacement of the windows on the structure back in the fall. Now that the plans are finalized for the upper story in the building, it became obvious that they would need an additional egress window in the back of the building. So they are proposing to remove one of the casement windows on the rear, the one on the top right of the building, and to extend it down so that it is large enough to be an egress window. Stated that they plan to replace it with two casement windows and that they will not move the lintel.

Davis: Asked if the egress window will then need a ladder or other type of stair structure in addition to the window.

Prebys: Stated that it is mainly to allow the fire department to come in.

Doyle: Stated that it is for that or for the person inside to exit.

Kochanek: Confirmed that staff checked with the building department and that no further modifications would be needed other than the egress window.

Stevenson: Asked about the white framed aluminum screens and stated that the applicant may want to consider another color if they are exterior, since they will not match the bronze color.

Doyle: Stated that his understanding is that the screens are interior but that if they are exterior, then he would make sure that they match.

Davis: Requested that the screen requirements be placed in the motion.

Motion: Prebys (second: Schmiedeke) moved to approve the work at 16 N Washington to include the installation of two Marvin aluminum-clad ultimate casement windows with a right hand swing in bronze in the upper right hand side of the rear of the structure as depicted in the submitted drawing dated 3-28-18 with the understanding that any screens will be interior, not exterior. If they are exterior, they will be black.

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.

211 Maple

**Application is for the construction of a freestanding deck*

Applicant: Jim Decker, contractor for the applicant – Present

Discussion: Stevenson: Stated that he was here previously in October to discuss the deck as a study item. Stated that he was advised at that time that the deck would need to be painted. Asked the applicant to confirm that the deck will be 12' x 24' at the back of the property.

Decker: Confirmed that is correct.

Stevenson: Asked what paint or stain will be used.

Decker: Stated that the plan is to use Behr Deck Plus One Natural Tone Semi-Transparent waterproofing stain.

Stevenson: Stated that the stain needs to be opaque. Suggested to find a similar color in an opaque stain and that would be okay.

Decker: Asked if the goal of the opaque stain is to not see any wood grain.

Stevenson: Confirmed.

Decker: Stated that he can use a solid tone, then.

Motion: Davis (second: Prebys) moved to approve the work at 211 Maple to include the installation of a 12' x 24' freestanding pressure treated pine deck in the rear yard at the location indicated on the drawing submitted with the application dated April 2, 2018. The deck will be roughly 1 foot in height and

will have a single step that spans the full deck. The deck will require an opaque or solid stain up to the applicant's choice of color and brand.

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.

Decker: Asked about the new work shall be removable standard.

Stevenson: Advised that that is one of the Secretary of the Interior Standards that the commission is responsible for basing all of their decisions on.

414 Maple

**Application is for window and door replacement*

Applicant: Erin Cicero and Ann O'Sullivan, owners and Stacey Scholtis and Johnny Merchouyias, representatives from Alexandria Windows– Present

Discussion: Stevenson: Recapped the application. Advised that vinyl is not considered an appropriate window material and staff has advised them of that. Asks if they have reconsidered the materials.

Cicero: Stated that they have received quotes for wood windows that were \$54,000 or more for replacement. Stated that they are looking to preserve the house and the current windows are not in good shape. That there are aluminum, vinyl and wood windows on the house currently and that they are looking to replace all of the windows in a uniform way. Stated that they were hoping that the commission would hear out the representatives for Alexandria windows to hear how they replace windows.

Stevenson: Stated that the commission can listen to what is said, but that the commission has previously done a lot of research on vinyl windows and there are concerns with the longevity of the materials and the reduction in the size of the glass for the windows.

Merchouyias: Stated that the industry standard is to not do a full frame install, but that they do full frame install and that most of the time that does not mean a reduction in glass size. Advised that they have a lifetime warranty that covers warping and that their windows are fused into one piece.

Pettit: Asked if any of their windows have been previously installed in historic homes or homes in historic districts.

Merchouyias: Stated that they have replaced windows on homes in historic districts and historic homes.

Pettit: Stated that windows are a defining feature on homes. Stated that rarely has the commission found that anything other than wood, aluminum-clad wood or metal be appropriate for replacement. That the massing simply isn't right and doesn't match what was originally there.

Davis: Asked why their windows would be appropriate as opposed to another company's vinyl windows.

Merchouyias: Asked if it is the looks or the functionality of the window that the commission is trying to preserve. Stated that he can have the brick mold surrounding the window made in various sizes. Stated that he can match the ones that are currently on the building. Stated that he can color match the colors on the building.

Prebys: Asked about the stability of vinyl and the effect of UV rays on the material.

Merchouyias: Stated that there is a resin layer on top of the white windows and that other colors are powder-coated with the resin on top and that prevents the vinyl from breaking down.

Lindsay: Asked about the wood windows on the house and requested info on their locations.

Cicero: Stated that all of the windows on the lower level are aluminum or vinyl except the front window; that is wood. The upstairs windows are all wood. None of them open and one of them will not shut.

Merchouyias: [*Showed the commission a sample window*] Described the process and options for the windows in more detail.

Scholtis: Stated that the lifetime warranty is for the lifetime of the house and not just for the current owner.

Merchouyias: Added that their manufacturer is in Canada and that they produce the windows to withstand Canadian winters.

Davis: Inquired as to whether the commission would consider the replacement of the six current vinyl windows with the new vinyl windows. Advised the applicant that that the commission is concerned with following and/or setting a precedent. That the commission is concerned with the longevity of the windows. That the commission must always go back to the Secretary of the Interior Standards.

Stevenson: Reiterated that the Standards are important and that one of them states to "Repair-don't replace" and that is applicable with the wood windows since most of the time individual pieces of the original wood windows can be replaced to make them functional again. Stated that the commission is looking for a like for like material replacement in regards to the wood windows. Stated that with vinyl windows, the whole thing comes out and is placed in a landfill and then a whole new window goes in. Stated that there may be some cost savings in repair.

Cicero: Requested that the commission consider the replacement of the existing vinyl windows and the aluminum windows with the new vinyl windows. Stated that these are mainly at the rear of the house and in the basement.

O'Sullivan: Asked what the commission would recommend to replace the aluminum windows with.

Prebys and Stevenson: Stated wood windows.

Stevenson: Stated that because of the ordinance and the Standards that the commission does not believe that vinyl is appropriate. Advised of that the Michigan Historic Preservation Network (MHPN) does maintain a directory of contractors that are used to working with historic wood windows. Advised of sash pack replacements as well.

Prebys: Stated that the vinyl and aluminum should probably never have been placed on the house to begin with since they are having issue with these materials now.

Stevenson: Asked how the six vinyl windows that exist on the house are.

O'Sullivan: Stated that they have broken seals. Further stated that all of the aluminum windows are all on the addition and that they would have been original to that addition.

Pettit: Stated that they are also all sider type windows.

Merchouyias: Stated that out of all the windows they carry, this manufacturer carries the longest warranty, that even wood windows do not have this long of a warranty.

Stevenson: Asked for thoughts from the commission.

Lindsay: Stated that as far as the addition goes, aluminum or another material may be more appropriate.

Schmiedeke: Stated that they should explore the repair of the wood windows.

Pettit: Stated that there are other options that the applicant can explore within the wood windows for repair and replacement that do not incur such a high cost.

Prebys: Asked again what the commission thought of the replacement of the windows on the addition.

Stevenson: Stated that leaving the wood windows aside, what does the commission feel about the windows on the addition.

Davis: Stated that other materials may be appropriate since this was an addition and he could see treating it differently than the rest of the house.

Prebys: Stated that since these vinyl windows are treated and constructed differently than the run of the mill vinyl windows that he could see approving a modern window technique on the new section of the house but he would request wood windows for the original portion house.

Davis, Schmiedeke and Pettit: Agreed with this.

Davis: Asked how many window are on the addition.

O'Sullivan: Stated that there are 10 windows on the addition and that they are all aluminum.

Davis: Asked where the vinyl windows are.

Cicero: Stated that the vinyl is on the lower level of the main portion of the house.

Stevenson: Advised that what she is hearing from the commission is that there is some acceptance of the windows on the addition being replaced with vinyl but that with the older portion of the house a repair or wood replacements would need to be pursued. This includes the existing vinyl windows on the older portion of the house.

O'Sullivan: Stated that they would be thrilled to replace the existing aluminum and vinyl windows with the vinyl.

Davis: Clarified that the existing vinyl will not be allowed to be replaced with vinyl. That is not what is being suggested.

Lindsay: Stated that the delineation is with the addition, that that is where the difference in materials can occur.

Stevenson: Stated that the commission seems to be tending towards permitting the aluminum windows on the addition be replaced with these specific vinyl windows. Stated that on the original/main part of the house vinyl windows will not be considered appropriate. That the wood windows

should be looked at for repair and then follow that pattern for the replacement on the existing vinyl windows.

Davis: Stated that there are some doors on the application.

Cicero: Stated that they are not worried about that tonight.

Prebys: Stated that wood doors are more appropriate.

Cicero: Asked if a side or rear door could be metal.

Stevenson: Stated that she would want to know the reason for the change in materials.

O'Sullivan: Advised that it is again a cost concern.

Lindsay: Advised that there are plenty of door salvage places in the area.

Motion: Davis (second: Prebys) moved to deny the proposed work at 414 Maple for the installation of twenty-nine vinyl windows and three steel replacement doors with the finding that these materials are inappropriate and will destroy the original character of the property.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

114 N River

**Application is for window replacement*

Applicant: Paul Manion for Marvin Windows, Elizabeth Clark and Rhonda Weathers, SOS Representatives, applicants –Present

Discussion: Weathers: Advised that SOS occupies the octagon house at 114 N River. Stated that they have been part of the Ypsilanti community for over 50 years now. That this is where their resource center is located. Stated that the building has become part of their branding/logo and is now closely identified with them. Stated that they are trying to maintain the building as best they can since they are a non-profit on a limited budget. She stated that they are trying to maintain the structure and remove the existing vinyl windows. Stated that they would prefer the white for the windows as it is part of their color scheme and logo.

Prebys: Stated that he remembers when the application came in and that the concern was that in the particular time that this house was built, window sashes would all have been painted dark colors, and that if they had muntins they would "disappear" in darker colors. Stated that they were not suggesting the existing trim color be changed and that the commission was

very pleased that the vinyl windows were being removed and that they were being replaced with correct replacements.

Davis: Stated that he wanted to check to see if there would be a reduction in the glass size since this is shown as an insert window.

Manion: Stated that with the vinyl windows, that there would not be a reduction in the glass size.

Davis: Stated that is great and that they can return to the window color.

Kochanek: Stated that this is covered in the email that she provided copies of to the commission.

Davis: Asked if the applicants had seen the historic photos that were included in the packets that show the darker sash.

Weathers: Stated that she saw them today.

Pettit: Stated that if the sash was done in the darker color that it would not change the look of the building all that much.

Prebys: Stated that this all might have been a misunderstanding.

Weathers: Asked if they could have this item tabled so that they can consider color choices.

Motion: Davis (second: Schmiedeke) moved to table the application at 114 N River pending color choices by the owner.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

Weathers: Asked what the process is if they end up picking the bronze color that was already approved.

Pettit: Stated that it could be an administrative approval by staff.

Motion: Prebys (second: Schmiedeke) moved that should the property owners decide to retain the bronze color for the sash in the window replacement, staff is authorized to make an administrative approval of that choice.

Approval: Unanimous. Motion Carries.

APPROVAL OF AGENDA

Kochanek: Added 430 N Adams as a study item.

Motion: Prebys (second: Pettit) moved to add to the agenda 430 N Adams as a study item.

Approval: Unanimous. Motion carries.

STUDY ITEMS

216 W Michigan

Applicant: Michael Ploof

Discussion: Ploof: Stated that he is looking for feedback on the sign. That he is open to color and that what is in the sample was just what the designer picked. That he was thinking to do the sign in wood or plastic lettering on stand-offs. Stated that he is just trying to get some idea of what the commission expects.

Davis: Stated to look to other signs in the district.

Prebys: Stated that what the applicant has shown in materials and colors are fine.

Lindsay: Stated that the HDC is also concerned with the way that the sign is fastened to the building.

Ploof: Stated that he was also thinking that he would backlight the top part of the logo and animate it as well.

Kochanek: Stated that animated signs are not permitted per the zoning ordinance.

Pettit: Asked about the logos on the windows that are shown in the handout. Advised to check with the City on the amount of coverage. Stated that the HDC would consider the window signs.

Davis: Stated that this is a backlit sign and that he thought the commission did not want that type of sign.

Prebys: Stated that the commission has approved backlit signs but the light can only be emitted from the letters or the logo.

Stevenson: Suggested that the applicant bring two options back for the commission to take a look at when applying.

430 N Adams

Applicant: Derek Neeb

Discussion: Neeb: Stated that he believes that his question has already been answered by a previous item tonight. Stated that the windows on his property are currently wood but they are falling apart. He has had wood windows quoted that cost 1/4th of the value of the house. He stated that his house is not even worth that much and he is trying to keep his rent low. He is looking for other options to replace the windows on the house and has come to the commission for feedback. Stated that he has even got quotes on their repair.

Prebys: Stated that sash packs may be a better option.

Davis: Stated that the applicant can perhaps look at Jeld-Wen for sash packs.

Neeb: Asked how the commission can justify the cost or require this.

Prebys: Stated that this what the commission is charged with; to repair – don't replace. That inappropriate windows destroy the value of the house historically.

Stevenson: Suggested phasing the window replacement.

APPROVAL OF AGENDA

Kochanek: Added 117 Pearl as a study item.

Motion: Prebys (second: Pettit) moved to add to the agenda 117 Pearl as a study item.

Approval: Unanimous. Motion carries.

117 Pearl

Applicant: William Sloane

Discussion: Sloane: Stated that he just bought the building and that he is looking to redo the storefront and he also wants to let in more light. Stated that he is looking to bring it back to the way it looked circa 1900.

Prebys: Suggested that the applicant get someone to do some drawings.

Sloane: Stated that he is looking to keep the knee wall at about a 1' or 1 1/2'.

Pettit: Stated that if there is photographic evidence that something was there historically, then they would be onboard. Stated that if the applicant wanted to something that differed from that, then the commission would need to consider that.

Lindsay: Stated to bring options back when he applies.

Stevenson: Stated that he should bring in a concept drawing.

Sloane: Stated that he is looking to add another door, one to access the upper level and the one for the retail/commercial area on the lower level.

Stevenson: Stated that she is ok with that.

Schmiedeke: Confirmed she is as well.

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

Norris St Development

Kochanek: Stated that she included all the information in the packet.

Stevenson: Stated that this helps and that there is a lot of options for design in the neighborhood since there are so many different architectural styles in this area.

Property Monitoring

6 S Washington

Kochanek: Stated that she just recently sent the second notice for work without a permit.

LED lighting strips resolution/policy

Kochanek: Stated that she has only had a response from one other HDC about how they handle this and stated the response was that they fall back on the fact that the lights are not meant to light anything specific/ that if the lights have no purpose, then they are not permitted.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS —none

HOUSEKEEPING BUSINESS

Approval of the minutes of March 27, 2018

Motion: Prebys (second: Davis) moved to approve the minutes from March 27th.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Chairperson Stevenson adjourned the meeting, citing the end of the agenda with no one remaining in the audience and no further items to discuss.

MEETING ADJOURNED at 9:00 p.m.

Cynthia Kochanek

From: Paul Manion <paul@windowanddoorcenter.com>
Sent: Saturday, April 07, 2018 8:29 AM
To: Cynthia Kochanek
Subject: RE: Marvin Cut Sheet

Hi Cindy,

There will be no glass size reduction compared to the existing vinyl replacement windows...In fact, the glass size may grow slightly in some cases. The vinyl replacements will be removed and replaced with the Marvin inserts inside the existing wood frames.

Please let me know if you have any other questions.

Thanks!

Paul Manion
810.922.0799 Direct/ Cell

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paul@windowanddoorcenter.com

From: Cynthia Kochanek [mailto:CKochanek@cityofypsilanti.com]
Sent: Friday, April 6, 2018 5:57 PM
To: Paul Manion
Subject: RE: Marvin Cut Sheet

Is there a reduction in glass size with these inserts? Are they installed within the existing frame or the rough opening?

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

From: Paul Manion [<mailto:paul@windowanddoorcenter.com>]
Sent: Friday, April 06, 2018 4:03 PM
To: Cynthia Kochanek <CKochanek@cityofypsilanti.com>
Subject: Marvin Cut Sheet

Hi Cindy,

Cut sheet attached...

Please let me know if you have any questions.

Thanks and have a great weekend!

Paul Manion
810.922.0799 Direct/ Cell

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