

1. Historic District Commission Agenda 5-8-18

Documents:

[01-HDC MAY 8, 2018 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 5-8-18

Documents:

[MAY 8, 2018 HDC MEETING PACKET.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, May 8, 2018 - 7:00 p.m.
City Hall, Council Chambers, 1 S. Huron
Ypsilanti, MI 48197

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

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

I. CALL TO ORDER AND ROLL CALL

Anne Stevenson, Chair	P	A
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
Egress window installation**

2. 412 N Washington

B. NEW BUSINESS

3. 117 Pearl

Storefront replacement

4. 216 W Michigan

Sign installation

5. 513 N Adams

Stair & handrail replacement

6. 315 Washtenaw

Painting; light & door installation

7. 422 N Hamilton

Painting & light installation

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

8. 201 S Washington

Reroof

9. 210 W Cross

Reroof

E. OTHER BUSINESS

10. Demolition process/application discussion

11. Property monitoring

12. LED lighting strips resolution/policy

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

13. Approval of the minutes of April 24, 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: May 3, 2018

Date of Meeting: May 8, 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 previous HDC meetings, and was granted an application timeline extension by the HDC at their April 10, 2018 meeting. The extension is through May 22, 2018.
2. The applicant has contacted staff to advise that they may come in to discuss some changes prior to the final application consideration, thus they may attend the May 8, 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 final 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.

Signature:



Date:

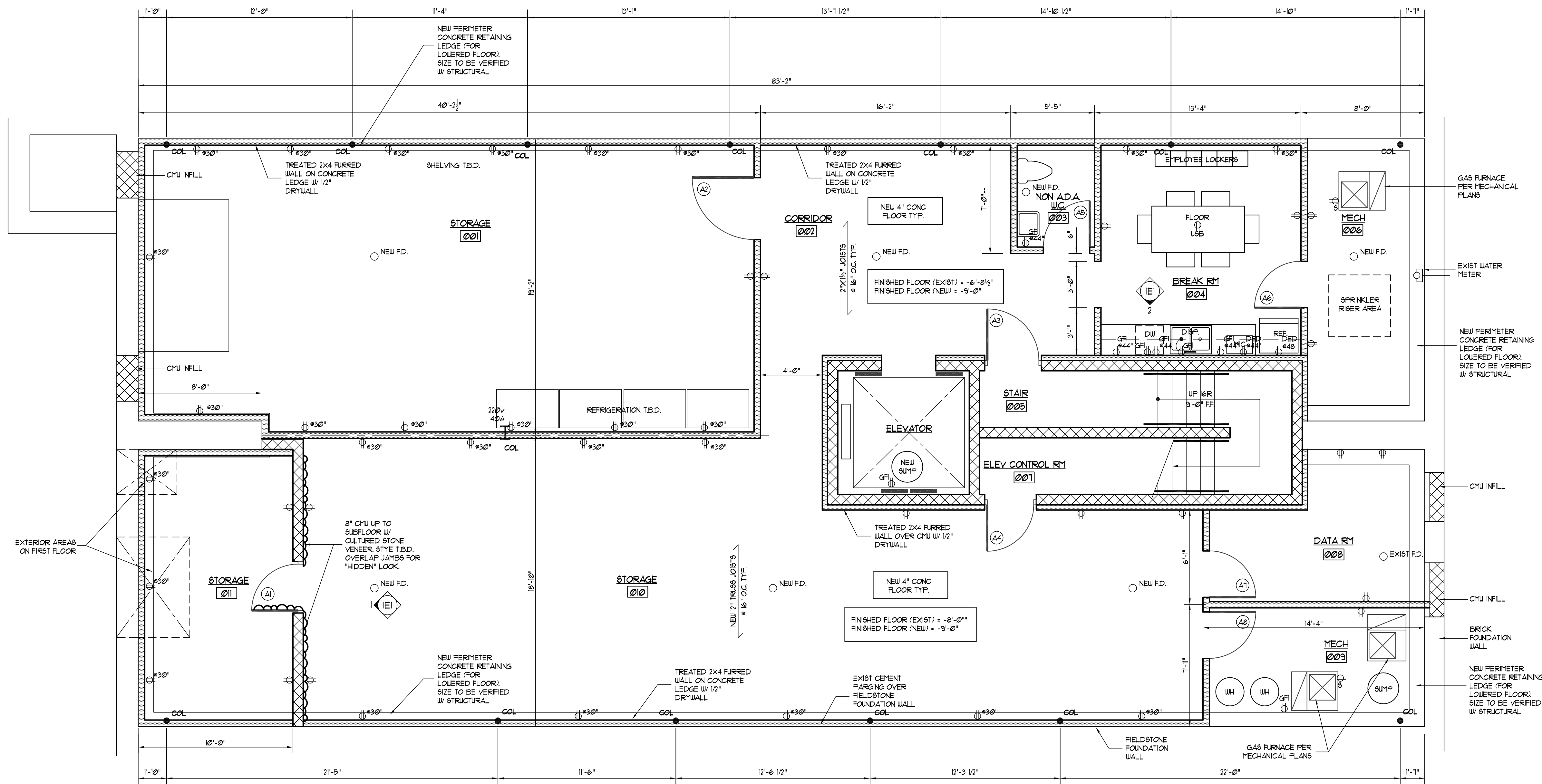
2-16-18

Print Name:

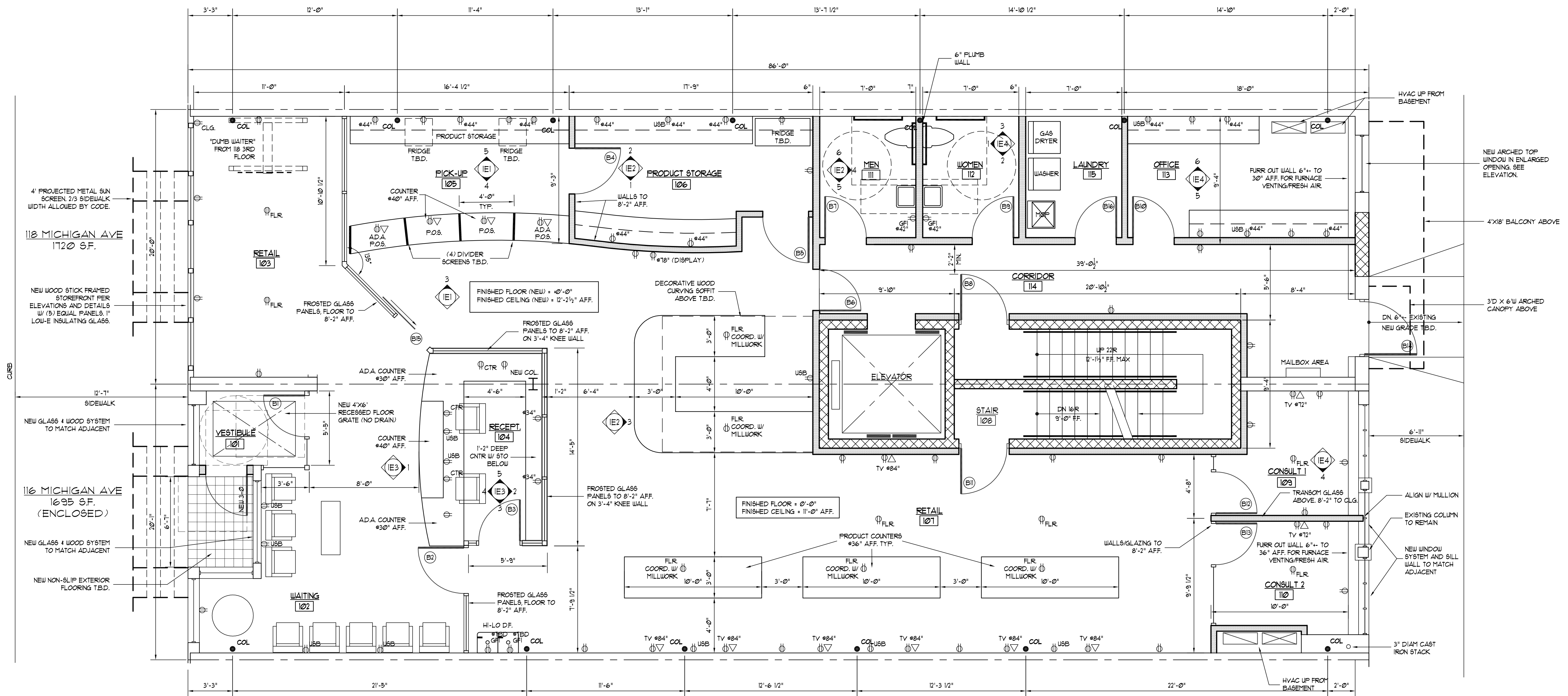
VAN HUNSBERGER

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.

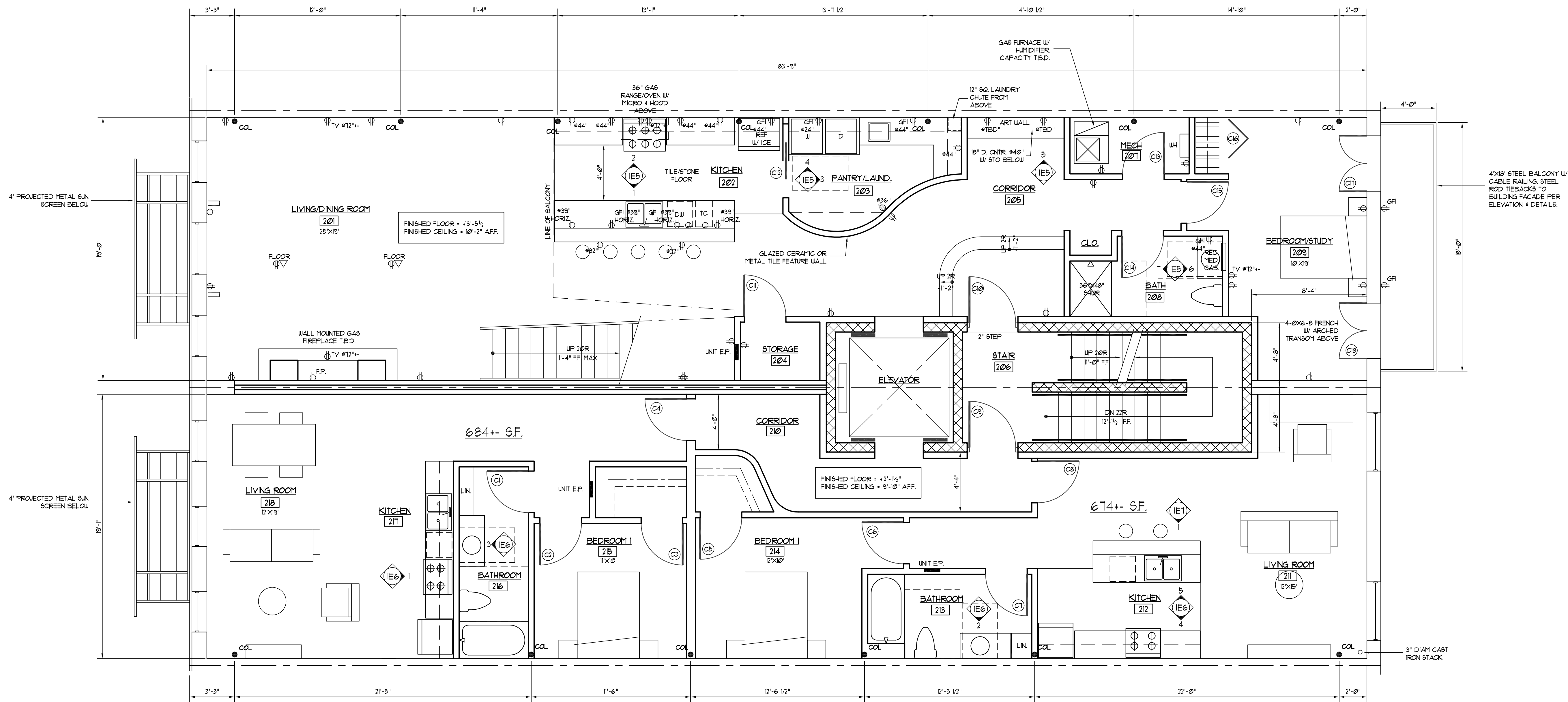
All other necessary Building Permits must be acquired before beginning work.



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

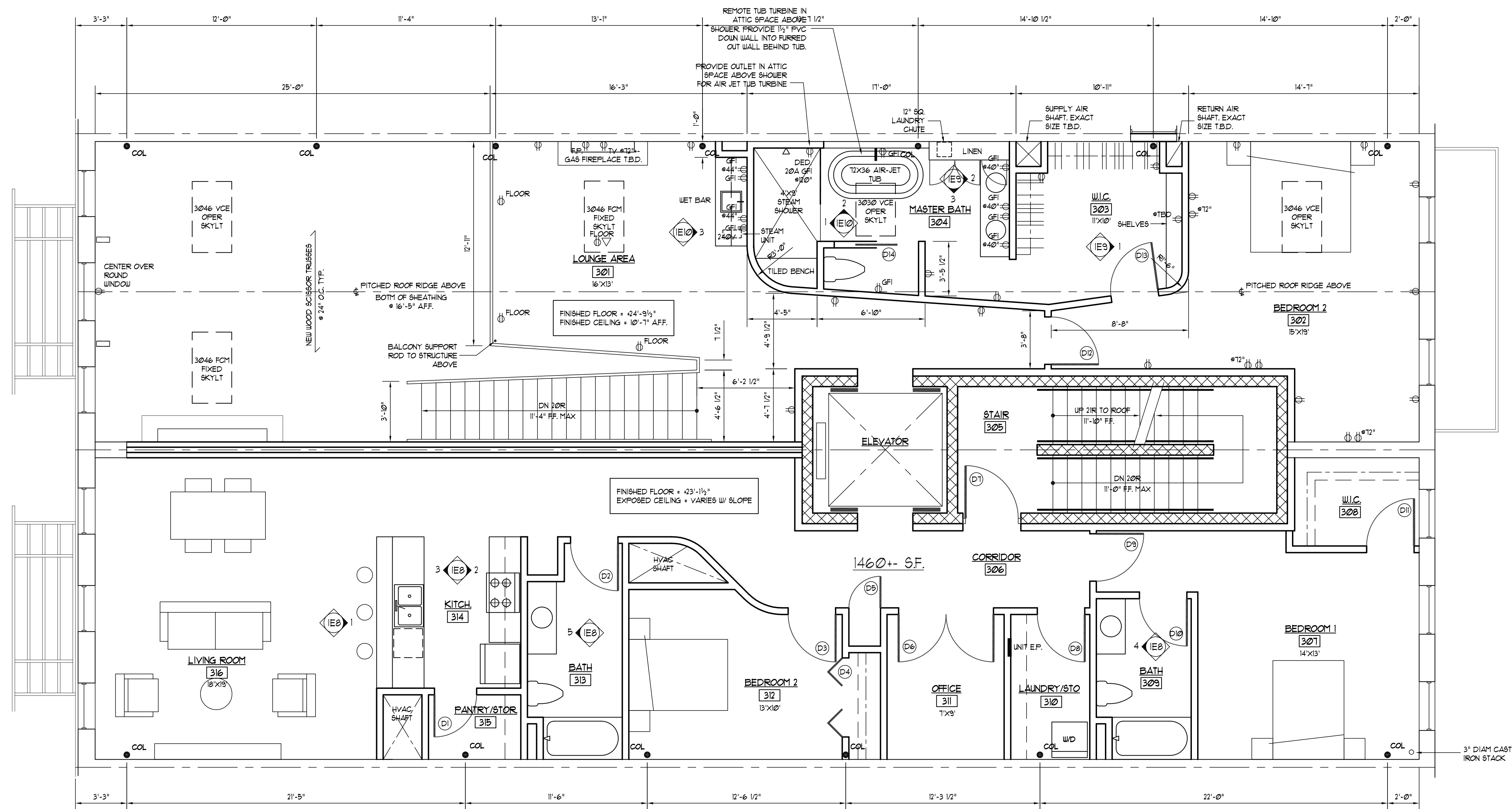


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

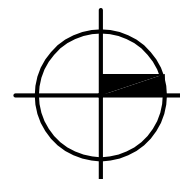


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

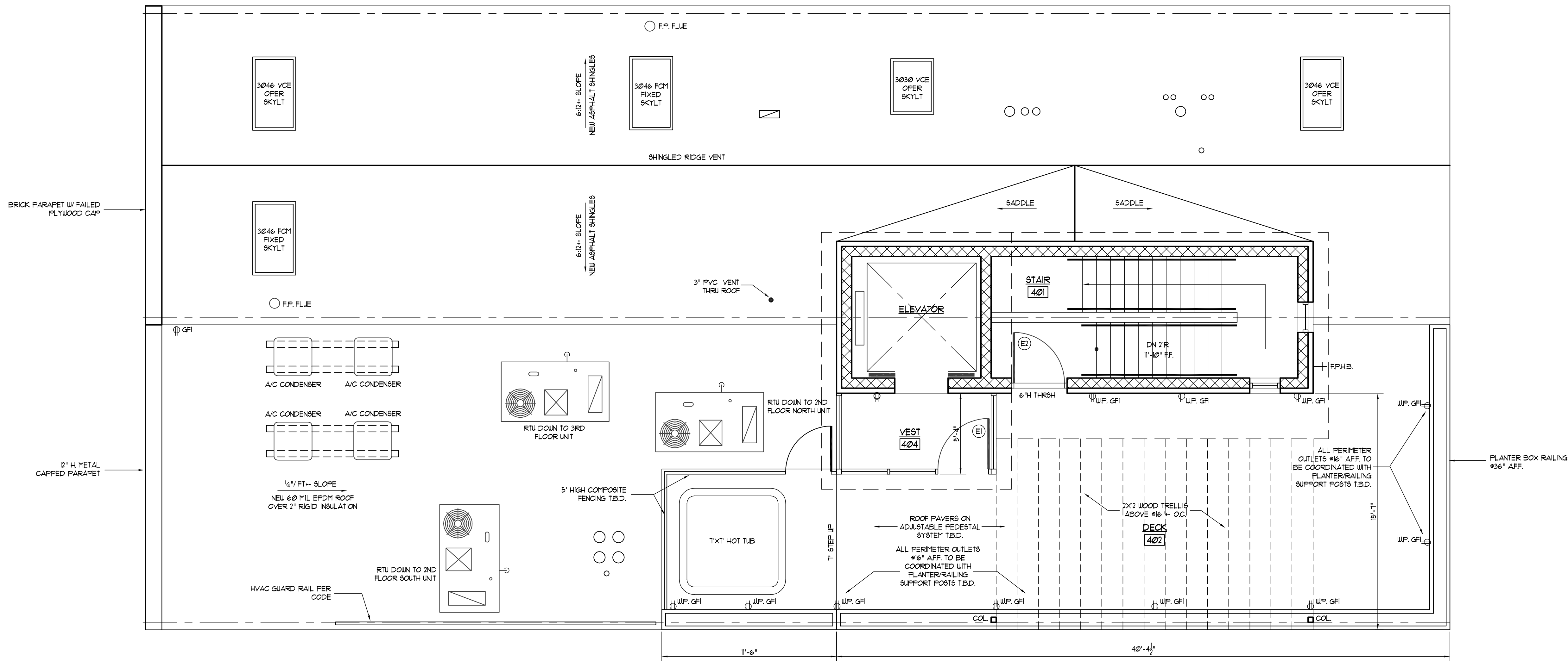
NOTE: ALL GENERAL PURPOSE (NON
DEVICE SPECIFIC) OUTLETS IN OWNER
OCCUPIED UNIT SHALL HAVE USB PORTS.
ALL OUTLETS @18" AFF. UNLESS NOTED.



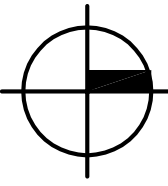
THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



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"

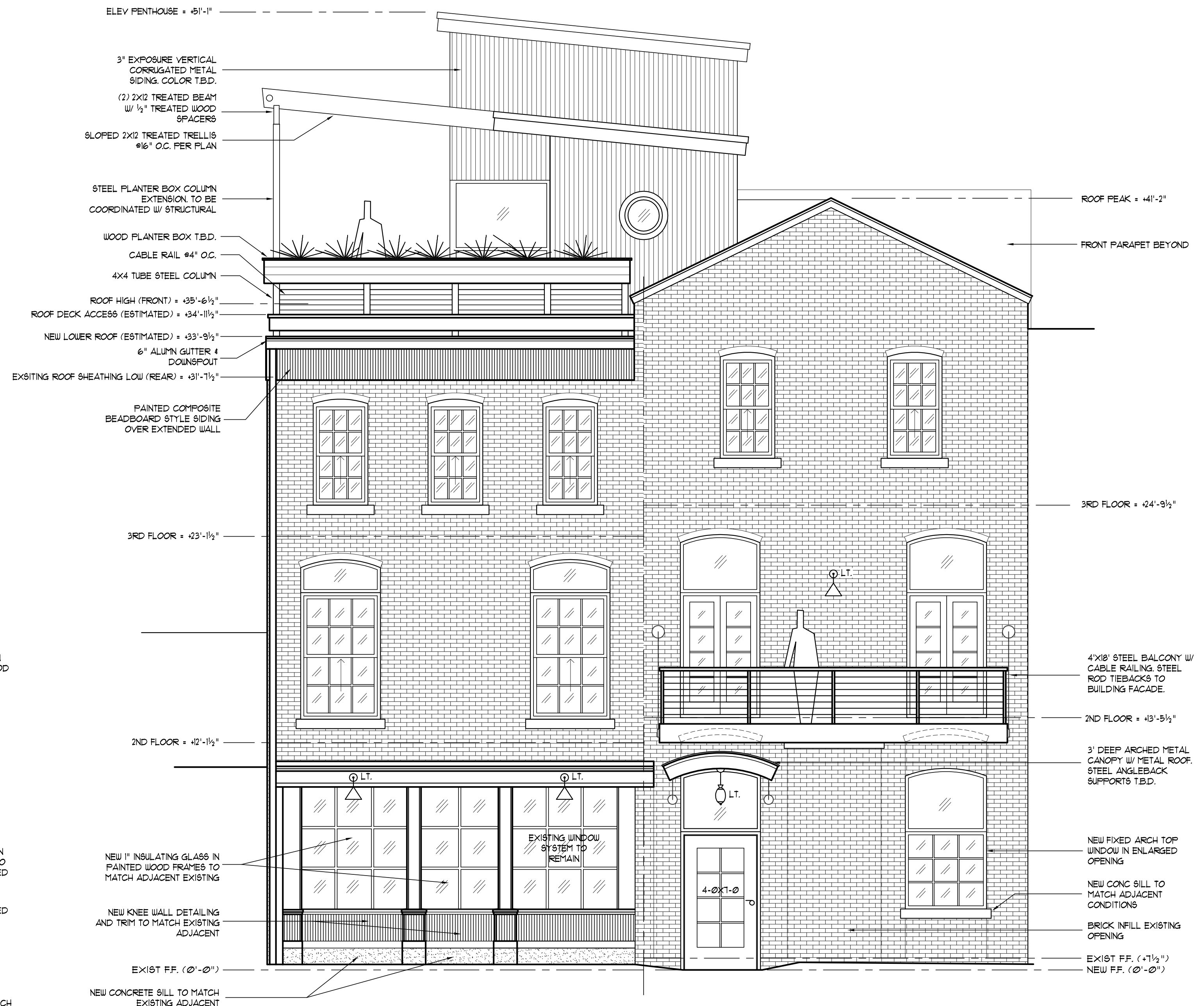




SOUTH ELEVATION
SCALE: 1/4"=1'-0"

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.

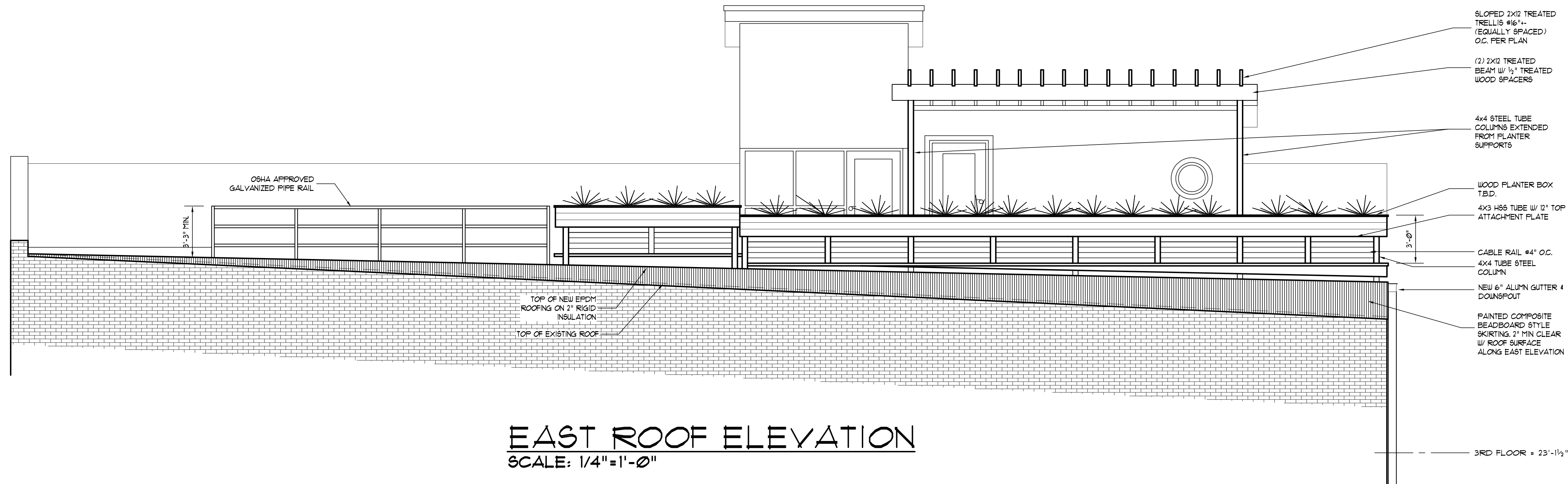
ALL BRICK AND WOOD SURFACES ON SOUTH ELEVATION TO BE PAINTED. COLOR T.B.D.



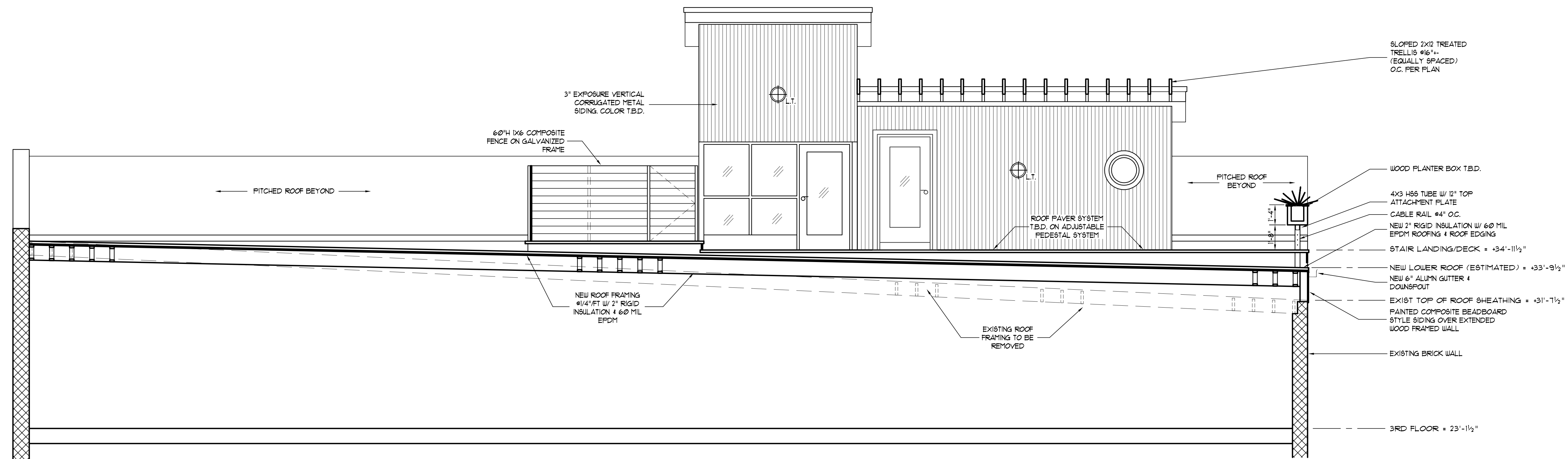
NORTH ELEVATION
SCALE: 1/4"=1'-0"

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
YPSILANTI, MI 48198

CYCLE REPAIRS



YPSILANTI CYCLE LLC

YPSILANTI
CYCLE LLC
BICYCLE SALES AND REPAIRS
116-118 W. MICHIGAN AVE. 48202-7801



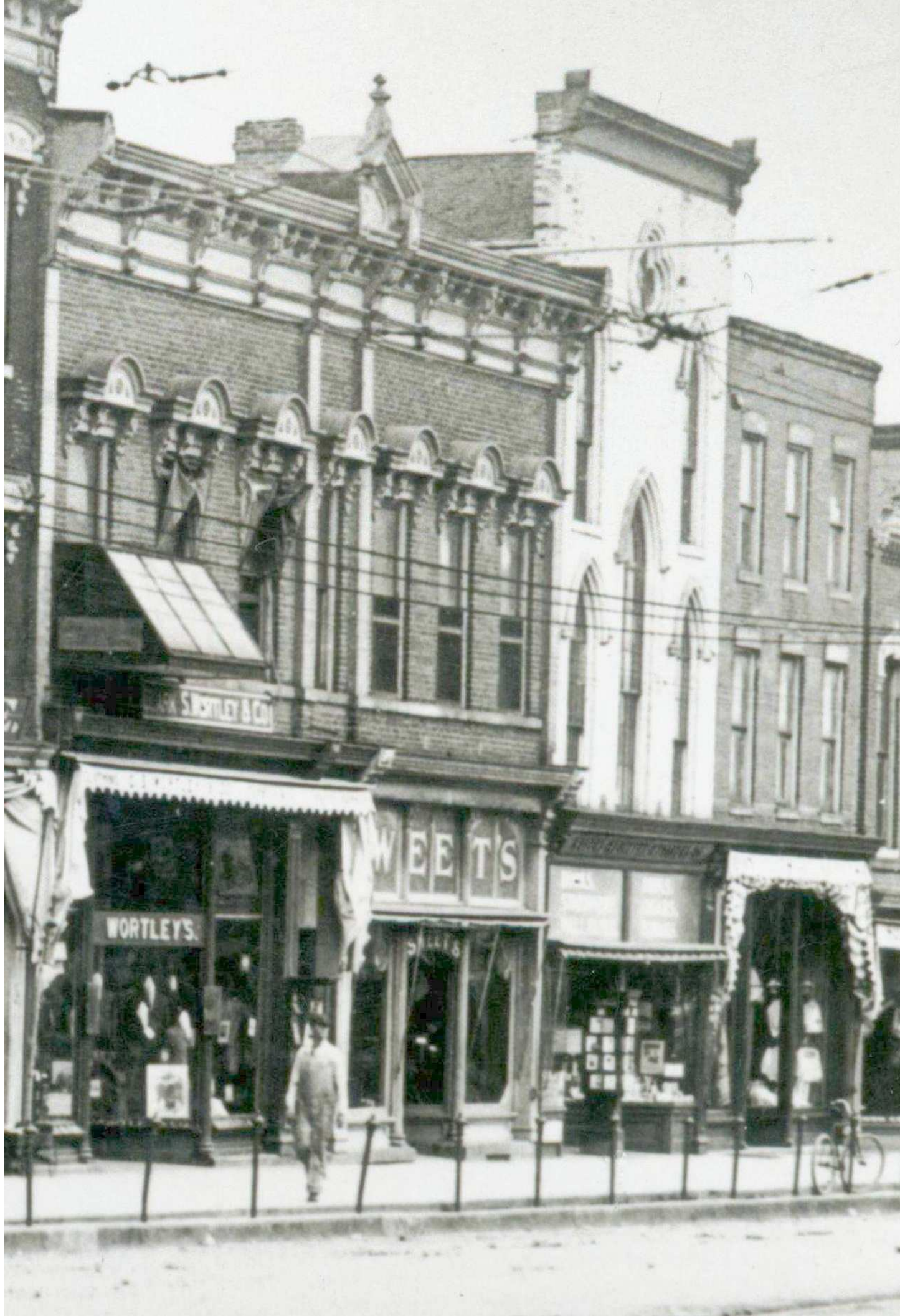
OKW 3669

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: May 3, 2018

Date of Meeting: May 8, 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. The applicant has provided a drawing depicting what the window will look like along with dimensions of the existing window.
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 29" x 47" 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.

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5. Preserve distinctive features.

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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.



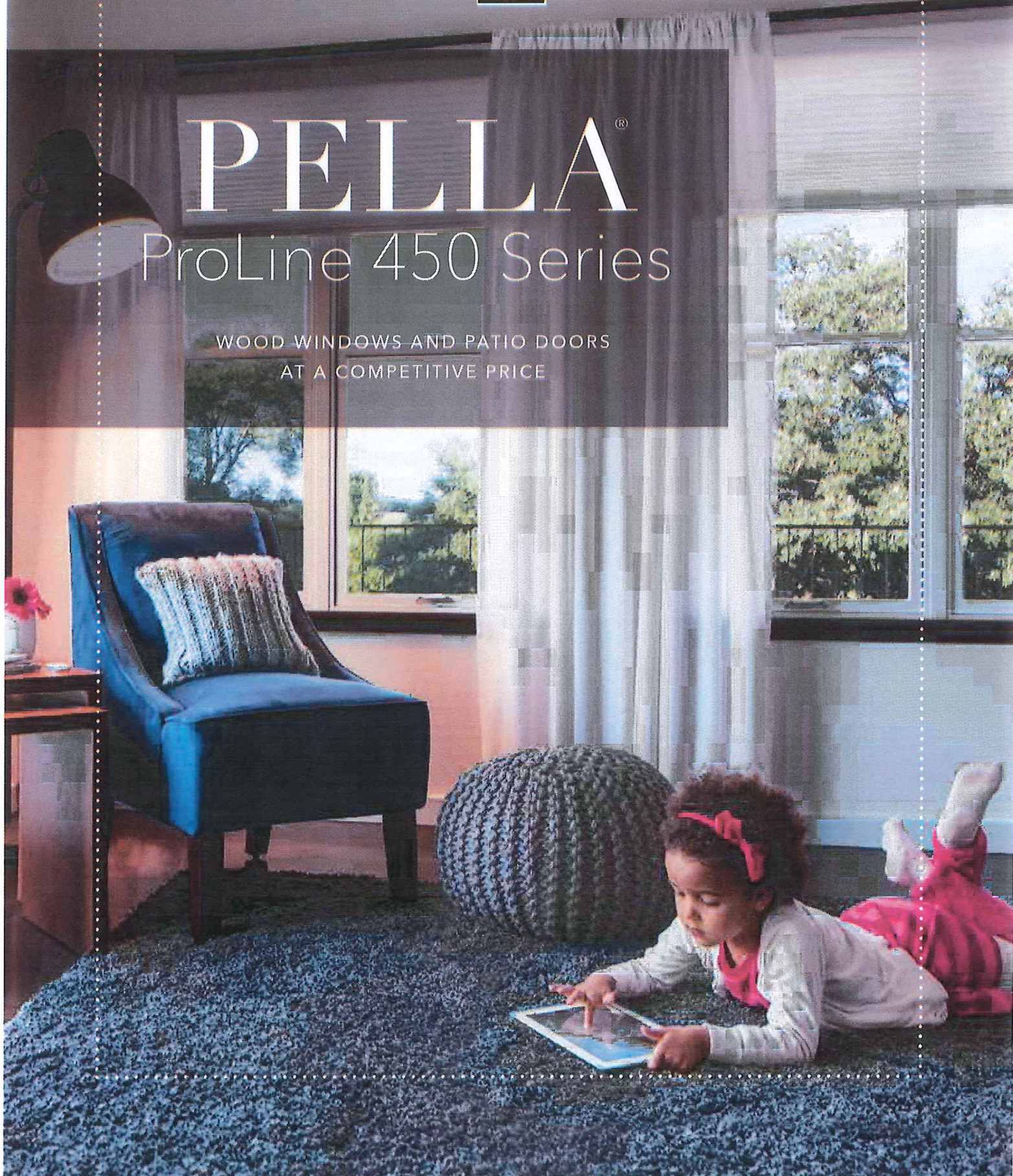
Street view of proposed window well. Very low profile.



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.

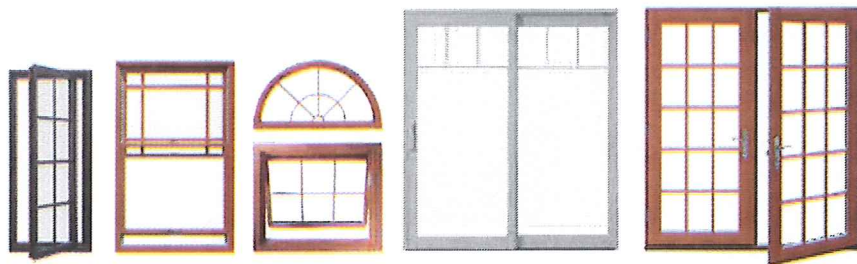
There's a Pella ProLine 450 Series product to fit most any window or door opening at a competitive price.



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.



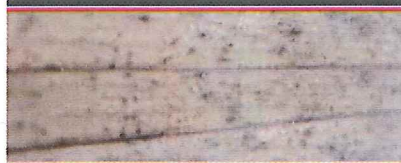
Pella EnduraGuard wood protection.



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



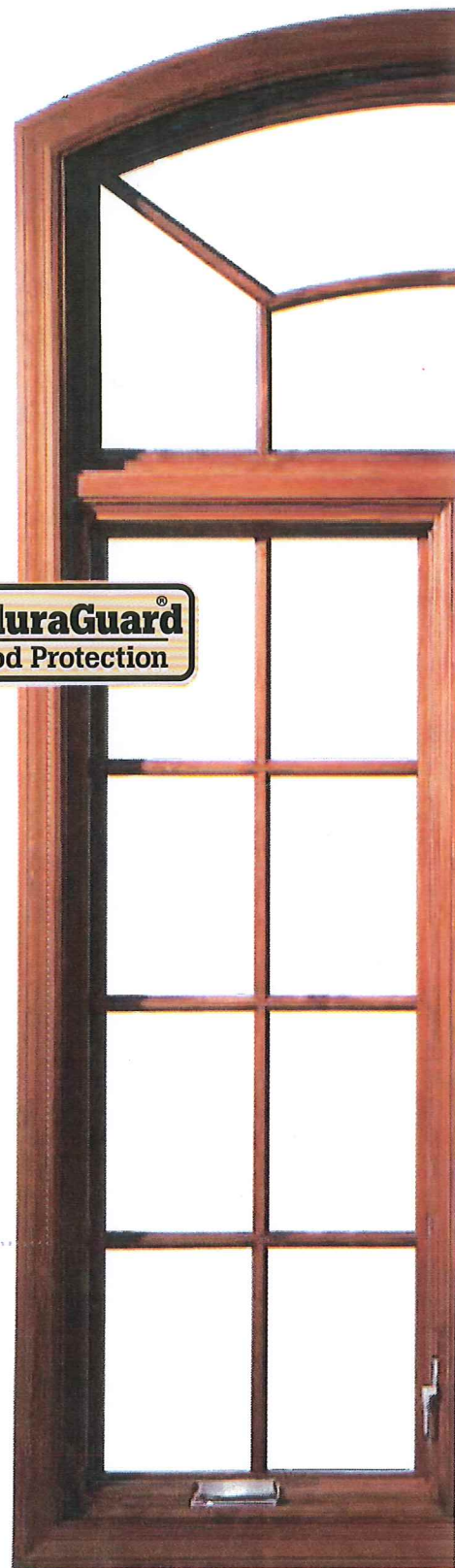
Competitor's pressure-treated wood.

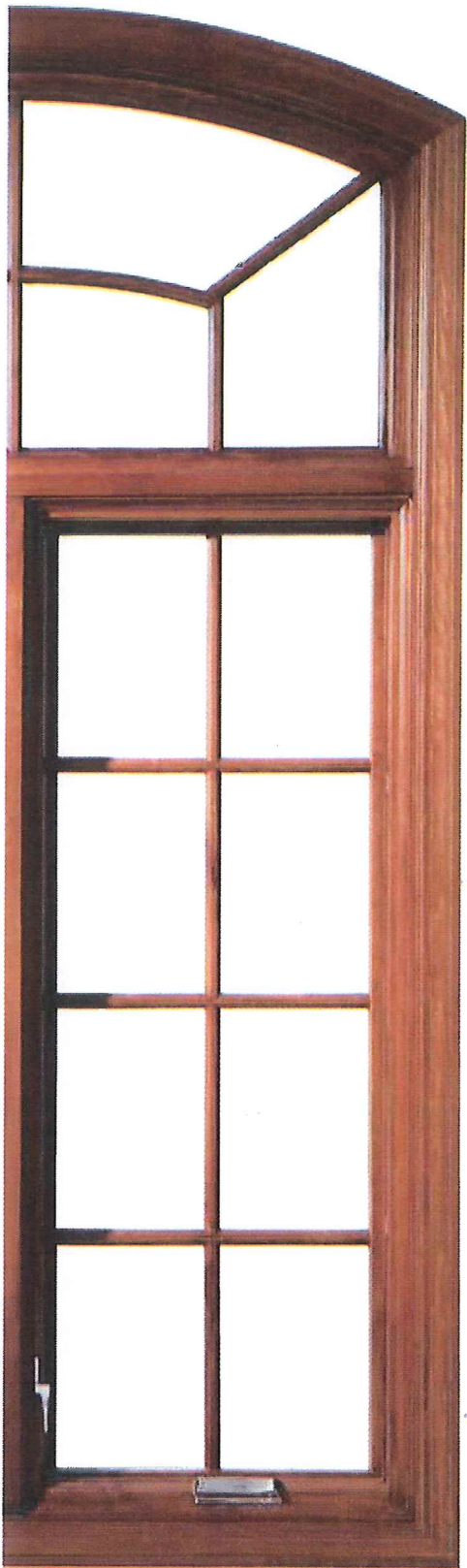


Stain mold present after 7 months of field-testing a competitor's pressure-treated wood.*

* 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.

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.

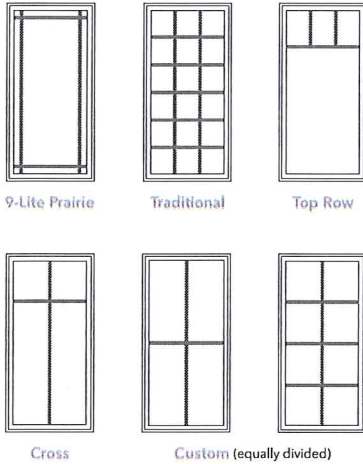


wood window and patio door DESIGN GUIDE

WINDOWS
PATIO DOORS

GRILLE PATTERNS¹

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



GRILLES²

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.

EXTERIORS⁵

EXTERIOR FINISHES

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

EXTERIOR TRIM

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

⁵ 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.

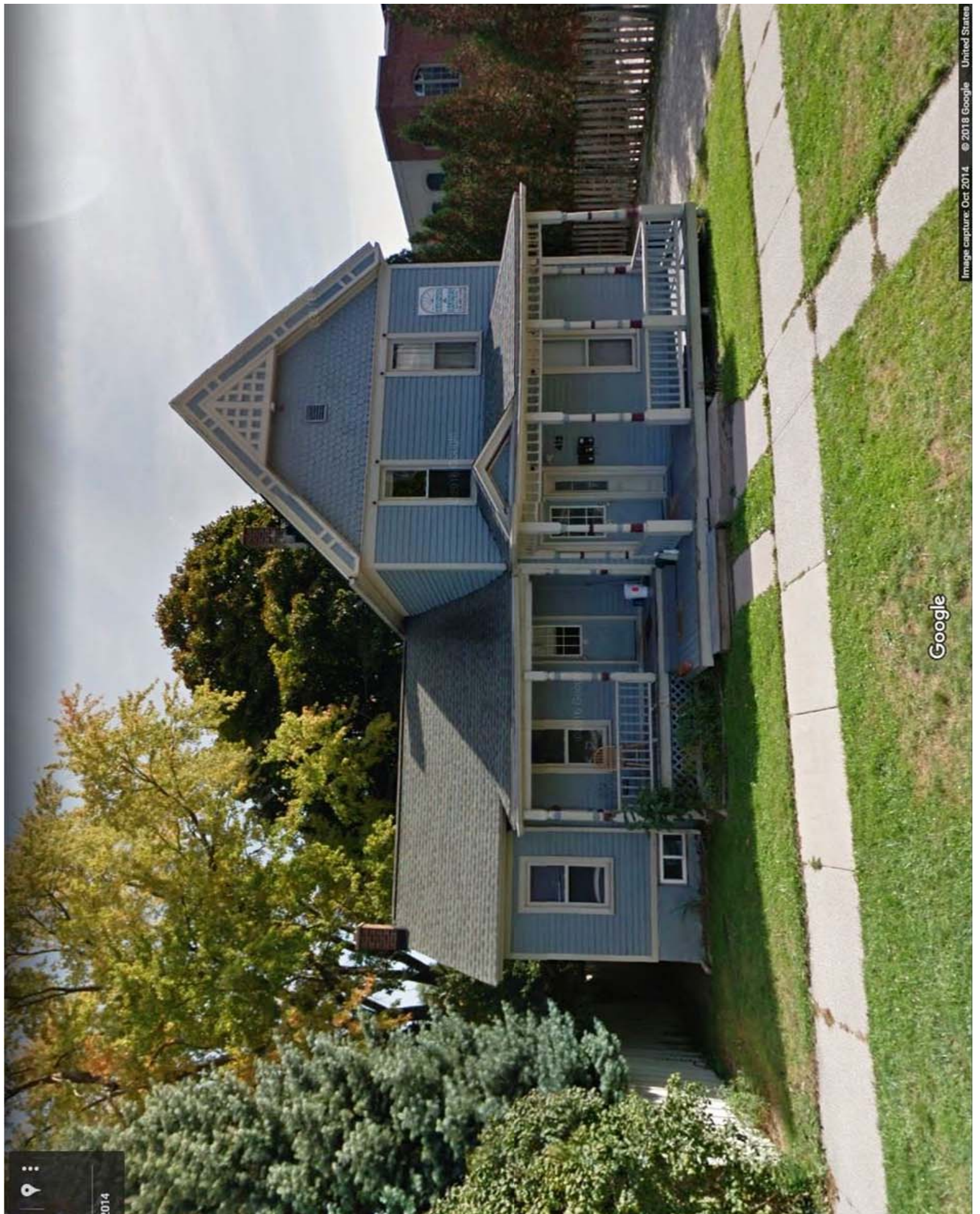
² Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.

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

Google

Cynthia Kochanek

From: Robert Barnes <bob@barnesapts.com>
Sent: Friday, April 27, 2018 2:33 PM
To: Cynthia Kochanek
Subject: Re: 412 N Washington
Attachments: 412 N. Washington HDC app.pdf

Follow Up Flag: Follow up
Due By: Wednesday, May 02, 2018 8:00 AM
Flag Status: Flagged

Cynthia,

I have attached a more specific application to answer all questions the HDC had. Please let me know if you believe this application is adequate.

Below are all the requirements of a basement egress window.

Basement egress window requirements.

The bottom of the egress window opening can't exceed 44" from the finished floor.

The minimum opening area of the egress window is 5.7 square feet.

The minimum egress window opening height is 24" high.

The minimum egress window opening is 20" wide.

The egress window must have a glass area of not less than 8% of the total floor area of room(s) for which it is servicing, to allow the minimum amount of sufficient natural light. *

The egress window must have a opening area of not less than 4% of the total floor area of room(s) for which it is servicing, to allow the minimum amount of natural ventilation. *

* Multiple windows can be used to service a single area where one window does not meet these percentages of total floor area. As long as the totaled amounts from this combination of windows meet or exceed the 8% for natural light and 4% for natural ventilation.

thanks,

Bob

From: Cynthia Kochanek <CKochanek@cityofypsilanti.com>
To: "bob@barnesapts.com" <bob@barnesapts.com>
Sent: Friday, April 20, 2018 6:26 PM
Subject: 412 N Washington

Hello,

We have received your application and plans for work. You have been added to the agenda for the April 24, 2018 HDC meeting 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.

If you have any questions please feel free to contact me.



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.

Rendering attached. The 6x6 egress well will be dug 36" below grade and filled with 12" of pea gravel. The top of the finished well will be 3" above grade and the bottom will be 24" below grade.

Materials

Pella 450 series window (Brochure attached)

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

Colors (Attach color chips or samples)

Body	<u>Please see pictures</u>	Accent 1	<u></u>
Trim	<u></u>	Accent 2	<u></u>
Roof	<u></u>	Other	<u></u>

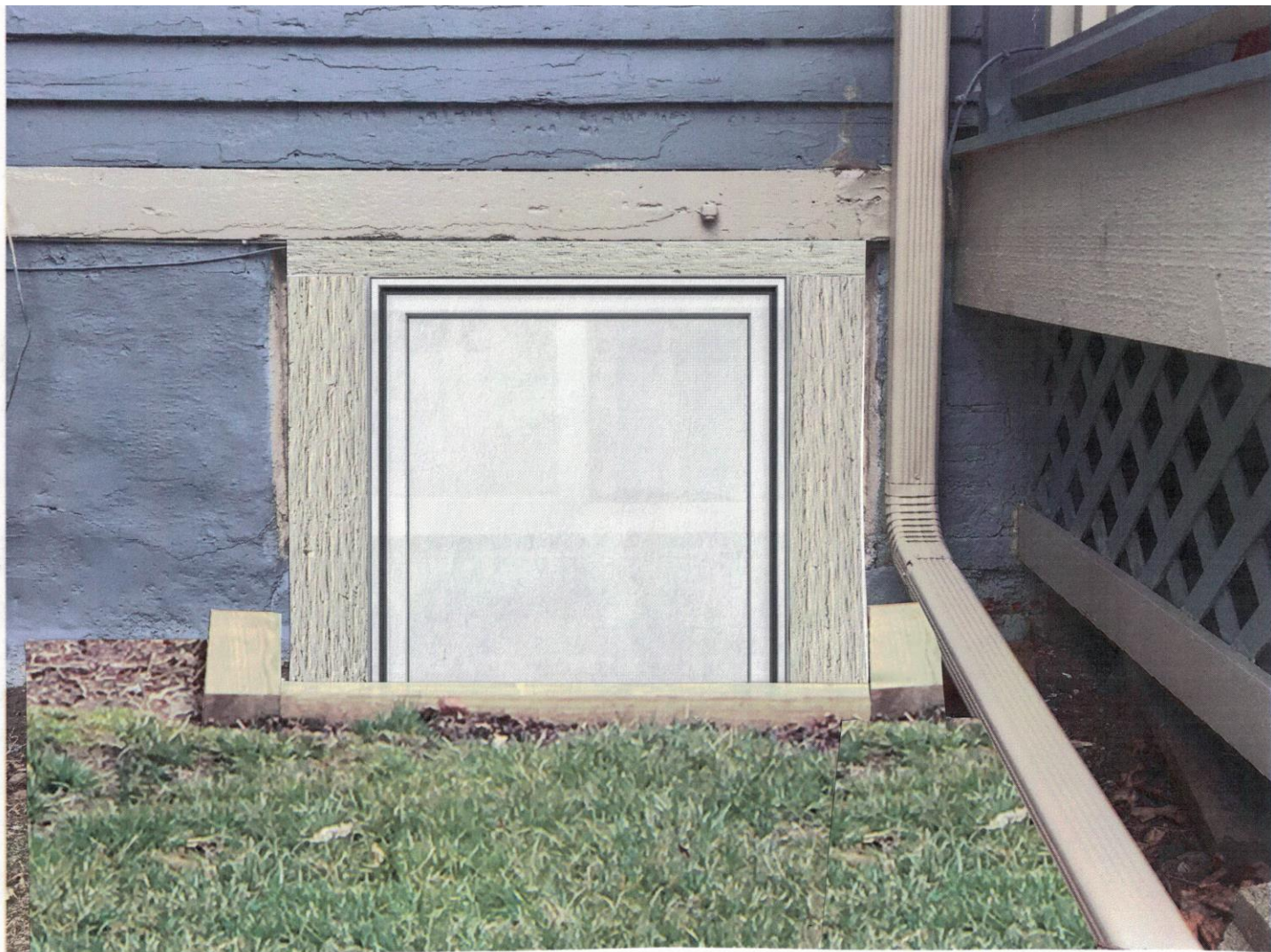
- ☒ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

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]
Signature of Applicant

4/27/18
Date









Cynthia Kochanek

From: Kurt Weiland <WeilandK@pittsfield-mi.gov>
Sent: Thursday, April 26, 2018 5:11 PM
To: Cynthia Kochanek
Subject: RE: egress window requirements

Sill can be no more than 44 inches off the floor, minimum opening size is 20 inches wide and 24 inches high, minimum over all square foot opening is 5 square feet when the sill is less than 44 inches above or below grade. 5.7 square feet if is higher or lower than 44 inches off grade. The window must be able to open without any special knowledge or tools

From: Cynthia Kochanek <CKochanek@cityofypsilanti.com>
Sent: Thursday, April 26, 2018 5:03 PM
To: Kurt Weiland <WeilandK@pittsfield-mi.gov>
Subject: RE: egress window requirements

What are the requirements for the egress window, i.e. dimensions, location, egress well requirements, etc.?

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

From: Kurt Weiland [<mailto:WeilandK@pittsfield-mi.gov>]
Sent: Thursday, April 26, 2018 4:57 PM
To: Cynthia Kochanek <CKochanek@cityofypsilanti.com>
Subject: RE: egress window requirements

Each sleeping room would require one egress window if it does not have a fire suppression system

From: Cynthia Kochanek <CKochanek@cityofypsilanti.com>
Sent: Thursday, April 26, 2018 4:52 PM
To: Kurt Weiland <WeilandK@pittsfield-mi.gov>
Subject: egress window requirements

What are the requirements for an egress window in the basement of a 3 unit? Do you have some code pages that provide the code requirements that I can supply to the HDC.

Thanks,

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



HDC Work Permit Staff Review

Property address: 117 Pearl

Date of Application: April 21, 2018

Date of Review: May 4, 2018

Date of Meeting: May 8, 2018

Proposed work: storefront and door installation, reduction in height of brick knee wall

Materials: Tubelite aluminum storefront system in black, Tubelite aluminum storefront door to match existing door

Staff review:

1. The applicant is applying to reduce the existing brick knee wall to 18" in height, install a new aluminum storefront system in black, recess the existing entry door by 4' for residential access and to install a new entry door to match the existing door at a 45 degree angle for access to the main floor commercial area.
2. This project was previously seen at the April 10, 2018 HDC meeting as a study item.
3. HDC to verify if there will be black framed aluminum transom windows above both doors, or if another material will be used for infill in this area.
4. 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 117 Pearl to include the storefront installation as depicted in the drawing submitted with the application dated April 21, 2018. Work to include the reduction of the existing brick knee wall to 18" in height, the installation of a new aluminum storefront system in black with the existing entry door recessed by 4' for residential access and the installation of a new entry door to match the existing door at a 45 degree angle for access to the main floor commercial area.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

117 Pearl St.

Applicant

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

Name

William Sloan on behalf of 44 E. Willow, LLC

Address

PO Box 6134

City

Plymouth

State

MI

Zip

48170

Phone / Fax

734-612-3993

E-Mail

wesloan@gmail.com

Contractor

Contractor Name & Contact Info

Paschall Bros Construction - Race Lamkin 734-945-3353

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Bring existing brick knee wall down to 18" inches using existing material.

Recess the existing glass entry door 4' ft. (Residential entry)

Install new matching glass/aluminum door at a 45 degree angle from the existing door to the front brick knee wall. (Main floor office entry)

Install new aluminum framed storefront system. Aluminum storefront window framing and doors will be finished in black.

Objective is to open up the space, make it more inviting to pedestrians, allow more light to enter the building, and to create visual harmonization among neighboring historic buildings.

A product brochure for the storefront and entrance is attached. The example on page 5 of the Tubelite brochure is a close representation of the entrance door I would like to use. The storefront system in black (my preferred color) is shown on page 8.

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:

\$6,000

Permit fee:

\$35 + 5 = 40

Signature

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

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

Signature

Date:

4/21/18

Print Name:

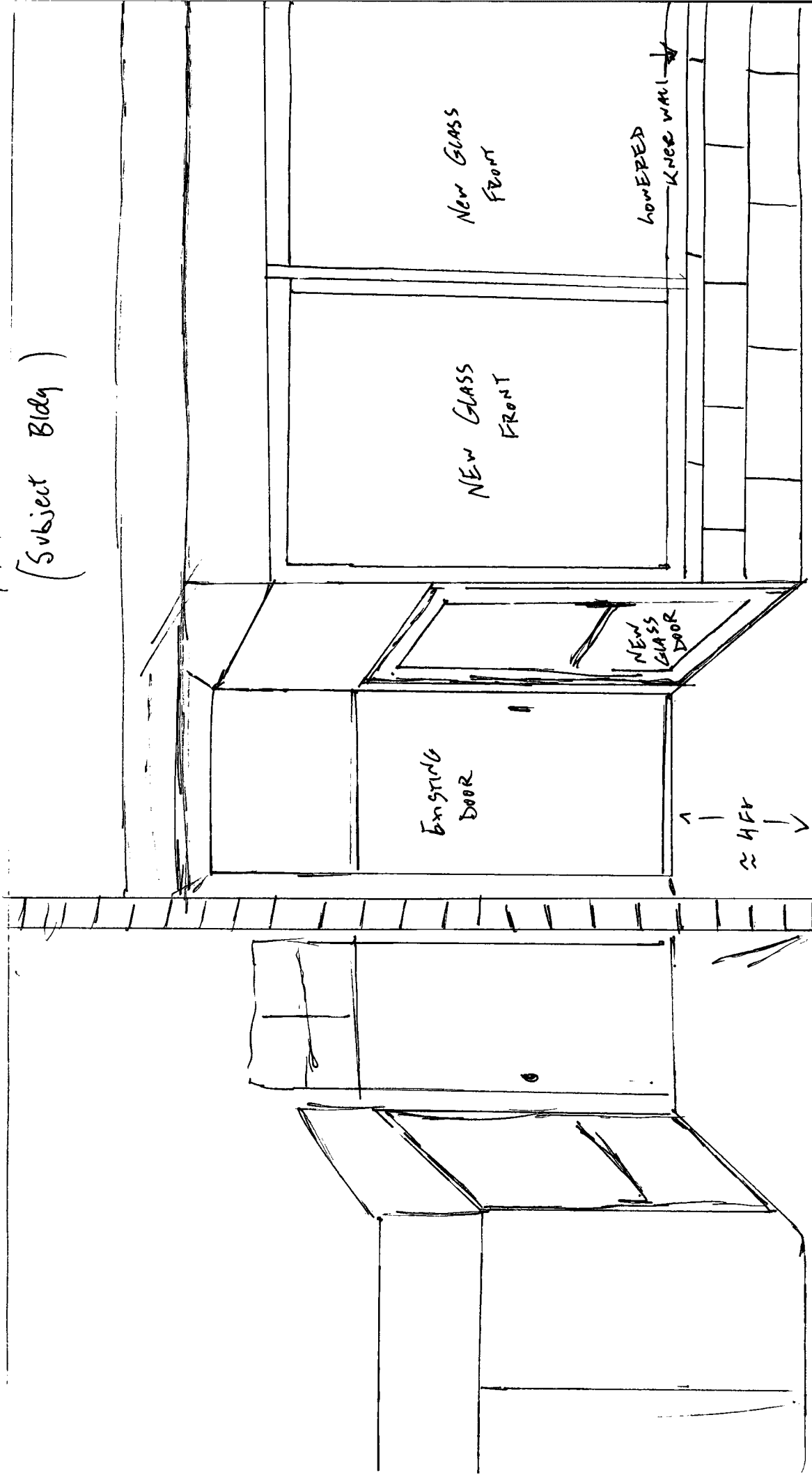
William Sloan

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.

115 PEARL

117 PEARL
(Subject Bldg)



PROPOSED FACADE MODIFICATION

STOREFRONT & ENTRANCES



TUBELITE[®]
DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

TABLE OF CONTENTS

ENTRANCES	3
MODIFIED ENTRANCES.....	4
CUSTOM ENTRANCES	4
MONUMENTAL DOORS	5
THERMAL ENTRANCES	5
THERMAL TU24000	6
THERMAL TU24650	6
4500 SERIES STOREFRONT	7
INT45.....	7
14000 I/O STOREFRONT	7
14000 SERIES STOREFRONT	8
T24650.....	9
VERSATHERM™ FRAMING.....	9
3700 SERIES WINDOWS.....	10
FINISHES - ANODIZED & PAINTED	11
FINISHES - NEW WOOD GRAIN	11

Tubelite® has been in the business of fabricating and distributing architectural aluminum products for the glass and glazing industry since 1945. Storefront, entrance and curtainwall systems are available directly from Tubelite® and from a network of independent distributors. Tubelite's corporate office is located in Walker (Grand Rapids), Michigan, and our extrusion plant is in Reed City, Michigan. Fabrication, warehouse, and shipping operations are located in Walker, Michigan and Dallas, Texas. Tubelite also has remote sales offices in Rock Hill, South Carolina and Warwick, Rhode Island.

Our promise to you is quality in everything we do; fast, reliable and consistent delivery; and responsible, courteous service with a personal touch.

TUBELITE®

DEPENDABLE

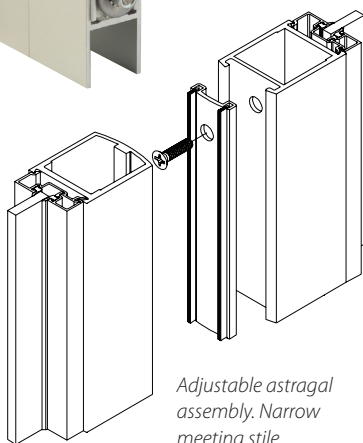
LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

800-866-2227 / www.tubeliteinc.com

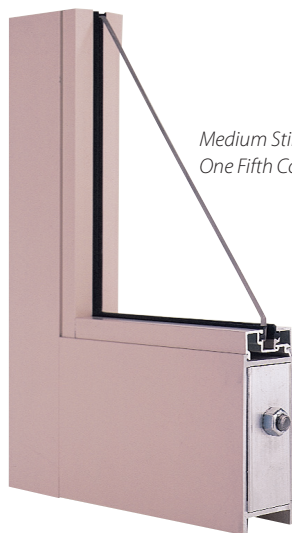




*Standard Narrow Stile
1-3/4" x 2-1/8" Door with
10" Bottom Rail; 0A Clear
Anodized Finish; 1/4" Glass*



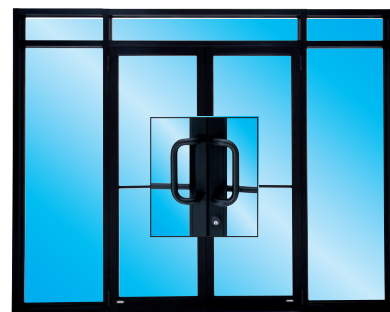
*Adjustable astragal
assembly. Narrow
meeting stile.*



*Medium Stile Entrance
One Fifth Column*

Narrow Stile and Standard Stile Entrances

Our Narrow Stile Entrances are designed for light-to-medium use in commercial and retail applications. Standard doors have exterior installation of glass or panels with 2-1/8" width stiles and top rails, and the option of 4", 7 1/2" or 10" bottom rails for ADA compliance. The smooth design of Tubelite's door hardware features a convenient pull handle and push bar with lock location 36" above the finished floor. Stock doors and frames are anodized with clear or dark bronze finishes, and readily available for quick delivery.



Medium Stile Entrances

Our Medium (4" wide) Stile entrances can also be anodized or painted in any of our 21 standard finishes plus an infinite number of blendable standard and custom colors. A wide variety of specialized hardware can be applied, including butt hinges, offset or center pivots, push bars, pull handles, locks and cylinders. The simple addition of a snap-in glazing pocket in the door frame allows you to easily incorporate side lites. Horizontal or vertical mid-rails are available in widths from 1/2" to 10".

WE LISTEN

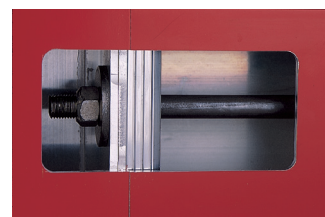
Members of our management staff personally visit our glazing contractor clients regularly. We learn what works and what doesn't — from their perspective, not ours. The result is solutions that work — solutions tailored for the field — so jobs get done right the first time.

Wide Stile Entrances

When you need to create a dramatic point of entry, or to match the architectural detail of a great design. Tubelite craftsmen can produce Wide (5") Stile entrances built and finished to your specifications.

Durable Tie-Rod Construction

The strength and flexibility of steel tie-rod construction is what holds it all together and makes our doors endure. Tie-rod assembly is as durable as welded corner construction, but superior in many ways. Tubelite doors can be modified, disassembled or resized right in the field. No other door offers you this much strength and flexibility.



Standard & Modified Doors	Narrow Stile	Medium Stile	Wide Stile
Application	Average traffic, offices, strip centers	Moderate traffic, retail stores	Heavy traffic, public buildings
Vertical Stile 1 3/4" x	2-1/8"	4"	5"
Top Rail 1 3/4" x	2-1/8"	4"	5"
Bottom Rail 1 3/4" x	4", 7-1/2", 10"	6-1/2", 7-1/2", 10"	6-1/2", 7-1/2", 10"
Glass Sizes	3/16", 1/4", 3/8", 1"	3/16", 1/4", 3/8", 1"	3/16", 1/4", 3/8", 1"

Note: Dimensions do not include 1/2" glass stops.

Modified Entrances

Narrow, Medium and Wide Stile Doors can be anodized or painted in any of our standard finishes plus an infinite number of blendable standard and custom colors. A wide variety of specialized hardware can be applied, including butt hinges, offset or center pivots, push bars, pull handles, locks and cylinders. The simple addition of a snap-in glazing pocket in the doorframe allows you to easily incorporate sidelights. Horizontal or vertical mid-rails are available in widths from 1/2" to 10".



*Modified Narrow Stile
1-3/4" x 2-1/8" Door with
4" Bottom Rail; BP Beige
Painted Finish, 1/4" Glass*

*Modified Entrance, Military Blue Painted Finish; Owner:
RiverTown Crossings Mall, Grandville, MI; Tubelite Dealer:
Storefronts Inc.*

Custom Entrances

Automation, Speed, Accuracy, and Flexibility. Delivered at a Competitive Price! Tubelite custom entrances deliver a winning combination of expertise with special door hardware and superior quality craftsmanship and materials time after time. You can rely on our experience, close relationships with hardware suppliers, and state-of-the-art manufacturing to provide the best lead-time in the industry.



*Custom Entrance, Clear Anodized; Owner: Karmann Manufacturing, Plymouth, MI;
Architect: DeMattia Group; Tubelite Dealer: Calvin & Company*



*Custom Entrance, Green Painted Finish; Project: Andrews Student
Recreation & Wellness Center, Youngstown State University, Youngstown, OH;
Architects: Strollo & Associates; General
Contractor: Hively Construction; Tubelite Dealer: Warren Glass*

Our product knowledge is your assurance that the order will be correct whether Tubelite fabricates to a template or installs the door hardware.

- Have the doors prepped only and apply the hardware yourself.
- Order the door hardware yourself and have us apply it.
- Let Tubelite do it all!

Monumental Doors

Designed to withstand heavy use in high-traffic areas, Monumental Doors feature a section depth of 2" and minimum wall thickness of 3/16", increased at critical points to 1/4" for added strength. Doors stiles are available in Narrow Stile 3", Medium Stile 4 1/2" and Wide Stile 6" models; top rails in 3 1/2", 4 1/2" and 6" heights; and bottom rails in 6" or 10" heights. Sightlines complement the bold features of institutional applications and heavy-duty hardware. Framing may be reinforced with steel and used with a continuous hinge for maximum strength and dependability.



Custom Entrance, OA Clear Anodized; Big Rapids High School, Big Rapids, Michigan; Architect: GMB Architects; Tubelite Dealer: Valley Glass



Monumental Doors	Narrow Stile	Medium Stile	Wide Stile
Application	Average traffic, offices, strip centers	Moderate traffic, retail stores	Heavy traffic, public buildings
Vertical Stile 2" x	3"	4-1/2"	6"
Top Rail 2" x	3-1/2"	4-1/2"	6"
Bottom Rail 2" x	6", 10"	6", 10"	6", 10"
Glass Sizes	3/16", 1/4", 3/8", 1"	3/16", 1/4", 3/8", 1"	3/16", 1/4", 3/8", 1"

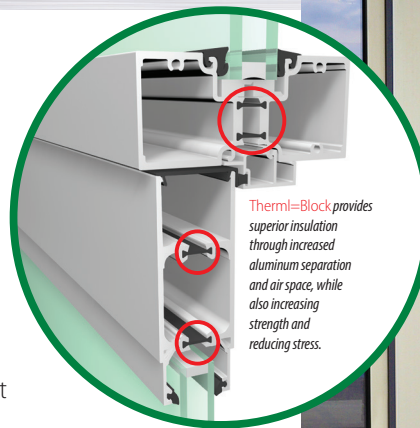
Thermal Entrances

ThermI=Block[®] HIGH-PERFORMANCE THERMAL FRAMING

Tubelite ThermI=Block Entrances are designed using the same durable components as our Standard Entrances for outstanding craftsmanship and strength, with the additional benefit of maximum insulating properties. The Medium (4") and Wide (5") Stile Door face dimension are designed for typical commercial use with a greater variety of hardware options. Bottom rail height is 10" for accessibility requirements. Snap-in glass stops provide for 1" glazing thicknesses.

ThermI=Block Entrances are furnished with mortised butt hinges, offset pivots or continuous hinges as specified. Standard deadbolt locks, and concealed vertical rod or rim panic exit devices also may be selected. Standard pull handles have been designed for ADA access and have matching push bars.

The Tubelite ThermI=Block Entrances frame has snap-in door stops to conceal frame anchors and provide an excellent weatherseal. Open-back vertical door jambs allow easy, fast assembly with the screw-spline head member. Snap-in vertical frame closures easily accommodate addition of sidelites and incorporation with thermal storefront framing.

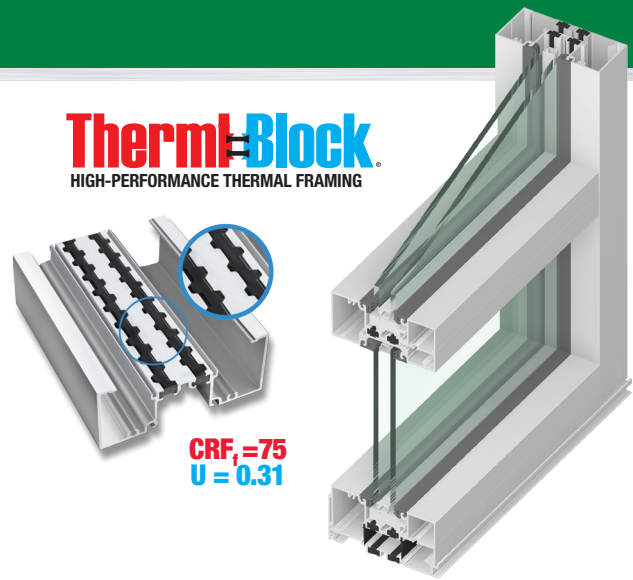


ThermI=Block Thermal Entrances, Choice One Bank, Newaygo MI

Thermal TU24000 Series

Tubelite's most popular thermally broken storefront line has been expanded and enhanced with an additional P&D thermal break pocket. The TU24000 Series has the same 2" x 4 1/2" profile as the T14000 system, and offers standard screw-spline or shear block joints.

The dual thermal break decreases U-Factors by 16% and increases CRF over a single P&D pocket when using the same size and type of insulated glass. Azon's Lancer® mechanical lock provides long-term resistance to shrinkage of the polyurethane barrier. Glass is centered in the 4 1/2" system depth for a pleasing reveal on the exterior and interior sides of the frame. Seven anodized finishes and 20 standard paint color are available on this storefront framing system to complement any project with warranted protection, as well as street appeal.



TU24000 Series Product Specifications

Application:	Face Width:	Overall Depths:	Glass Thickness	Air Infiltration	Dynamic Water	Structural Overload:	CRF*:	U Value ¹ :	Sound Transmission:	Outside HVHZ - Approved:
Low-Rise storefront, center set glass, inside/outside glazed	2", 4-1/2"	4-1/2"	1"	0.06 CFM/Ft.2@ 6.24 PSF	12 PSF	45 PSF	69 - OS	0.29 - OS	37 STC 31 OITC	YES FL16539

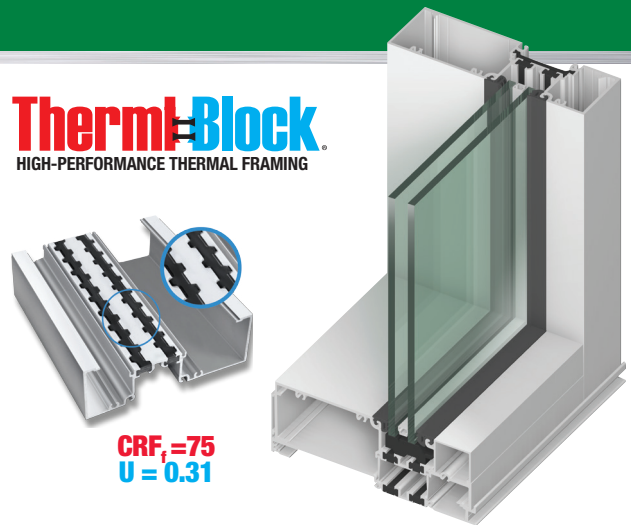
* See Tubelite's Test Reports for mock up sizes and test conditions.

¹ Glass Type = 1/4" SB70XL #2 / 1/2" Air / 1/4" Clear. COG U-factor = 0.29. Results obtained from AAMA 507 reports unless otherwise noted. All results represent NFRC 100 standard opening sizes of 78.74" x 78.74" for frames and 75.59" x 82.28" for doors.

Thermal TU24650 Series

Tubelite's most popular thermally broken storefront line has been expanded and enhanced with an additional P&D thermal break pocket. The TU24000 Series has the same 2" x 4 1/2" profile as the T14000 system, and offers standard screw-spline or shear block joints.

The dual thermal break decreases U-Factors and increases CRF over a single P&D pocket when using the same size and type of insulated glass. Azon's Lancer® mechanical lock provides long-term resistance to shrinkage of the polyurethane barrier. Glass is centered in the 4-1/2" system depth for a pleasing reveal on the exterior and interior sides of the frame. Seven anodized finishes and 20 standard paint color are available on this storefront framing system to complement any project with warranted protection, as well as street appeal.



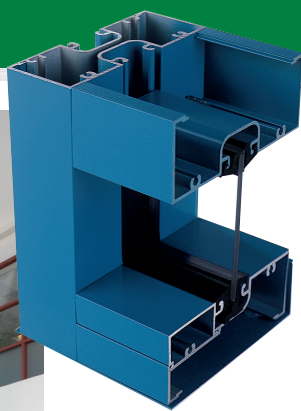
TU24650 Series Product Specifications

Application:	Face Width:	Overall Depths:	Glass Thickness	Air Infiltration	Dynamic Water	Structural Overload:	CRF* Outside Set:	U Value ¹ :	Sound Transmission:
Low-Rise storefront, center set glass, inside/outside glazed	2"	6-1/2"	1"	0.06 CFM/Ft.2@ 6.24 PSF	12 PSF	30 PSF 45 PSF Overload	70 - glass 75 - frame	0.31 - NFRC 102	31 STC 25 OITC

* See Tubelite's Test Reports for mock up sizes and test conditions.

¹ Glass Type = 1/4" SB70XL #2 / 1/2" Air / 1/4" Clear. COG U-factor = 0.29. Results obtained from AAMA 507 reports unless otherwise noted. All results represent NFRC 100 standard opening sizes of 78.74" x 78.74" for frames and 75.59" x 82.28" for doors.

4500 Series



4500 Series Storefront, Red Painted Finish; Owner: Michigan Chamber of Commerce, Lansing, MI; Architect: Smith Group; Tubelite Dealer: Glass Design

Our 4500 Series Storefront framing is ideal for a wide variety of interior or low-rise exterior applications. Profiles of 1 3/4" x 4 1/2" are designed for 1/4" to 3/8" exterior glazing, and can be assembled by screw spline or clip joinery. The roll-in gasket is easy to install at the interior and exterior of the glass. The 1 3/4" framing is compatible with Tubelite Narrow, Medium and Wide Stile Doors.

INT45



INT45 Interior Flush Glaze Framing allows easy incorporation of standard aluminum storefront with metal stud and drywall systems commonly used in commercial office and retail space. Multiple adapters are available in configurations for installing the aluminum frames either before or after the drywall, completely covering the end of the stud wall. Installation is simple and fast with perimeter trim members that are pre applied on one side of the frame opening.

Standard swing doors and frames provide a complete system and come in 7 anodized and 20 standard painted finishes. Gaskets for glass thicknesses from 1/4" to 1/2" are available in Black or Grey as desired. There is also an option for use of recycled aluminum on the storefront members [excludes doors and door frames].

T14000 I/O Series

Glass or panels can be positioned to the inboard (I) or outboard (O) side of the 4-1/2" depth frame to achieve the look you imagine. Typical glass thickness is 1", and can be installed from the outside or inside of the building. Special glazing pocket reducers allow the use of 1/4" infill thicknesses, too.

14000 I/O Series Multiplane Storefront Framing thermal barrier insulates exterior surfaces from the interior to minimize temperature transfer. This provides industry accepted performance for condensation resistance and energy performance.

Using the same design, assembly, and accessories as the 14000 center glazed system allows combining inboard, outboard and center planes of glass in the same elevation with the same great performance.



14000 I/O Series Storefront, 4K Champagne Anodized; Owner/Developer: Arlington Falls LLC, Columbus, OH; Architect: Collaborative Design Ltd.; General Contractor: The Bedrock Group; Tubelite Dealer: Advanced Glass Systems



14000 I/O Series Product Specifications

Application:	Face Width:	Overall Depths:	Glass Thickness:	Air Infiltration:	Water Infiltration (Static & Dynamic) :	Structural:	CRF*:	U Value ¹ :	Acoustic:
Low-Rise commercial buildings: retail, office, healthcare, schools, etc	2"	4-1/2"	1" std (1/8" - 1-1/8")	0.06 CFM/ Ft.2 @ 6.24 PSF	Inside Plane 10 PSF Outside Plane 12 PSF	30 PSF Design 45 PSF Overload	52F 61G - Inside Plane 67F 69G - Outside Plane 64F 63G - Outside Plane SSG	0.33 - Inside Plane 0.35 - Outside Plane 0.32 - Outside Plane SSG	32 STC 26 OITC

* See Tubelite's Test Reports for mock up sizes and test conditions.

¹ Glass Type = 1/4" SB70XL #2 / 1/2" Air / 1/4" Clear. COG U-factor = 0.29. Results obtained from AAMA 507 reports unless otherwise noted. All results represent NFRC 100 standard opening sizes of 78.74" x 78.74" for frames and 75.59" x 82.28" for doors.

For optimal strength and thermal performance, use Tubelite's 14000 Series Storefront Framing, a flush-glazed system for use on storefront and low-rise applications. Framing is available in standard thermally improved or non-thermal members with 2" x 4 1/2" profiles and a 1/2" bite for use with glass or panels up to 1" thick. Extra-heavy intermediate verticals are available for high performance against strong windloads. Reduce project labor costs with the flexibility of inside or outside glazing. Members can be assembled using screw spline or clip joinery, and framing is compatible with Tubelite Narrow, Medium and Wide Stile Doors.

Our 14000 Series Storefront products are subjected to thorough testing by an independent laboratory, ensuring that you get the highest quality storefront framing products that the industry has to offer.

14000 Series Storefront, Bronze Anodized; Project: Downtown Parking Garage, Traverse City, MI; General Contractor: Christman Co.; Tubelite Dealer: Northern Michigan Glass

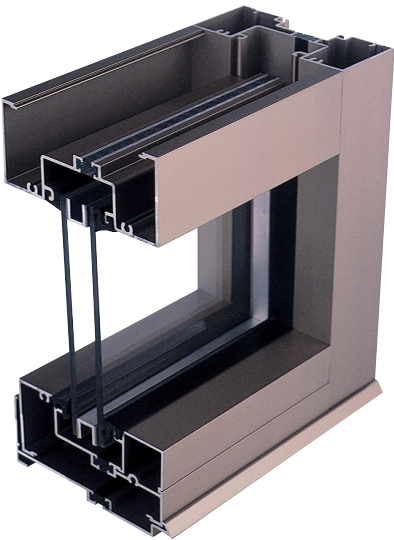


THE SOLUTION

Our goal is simple — to be the most dependable supplier in the architectural aluminum industry. This means quality products; fast, reliable delivery; and ease of fabrication and installation. Tubelite has built its business around this goal.



14000 Series Storefront, 1P White Painted Finish; Owner: Gates Rubber Inc., Jefferson City, NC; Architect: Fisher Architects, PA; Tubelite Dealer: Keller Glasco

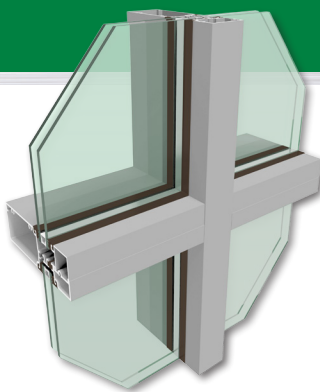


14000 Series Product Specifications										
Application:	Face Width:	Overall Depths:	Glass Thickness:	Air Infiltration:	Dynamic Water:	Structural Overload:	CRF*:	U Value ¹ :	Sound Transmission:	Outside HVHZ - Approved:
Low-Rise storefront, center set glass, inside/outside glazed	2", 4-1/2"	4-1/2"	1"	0.047 CFM/ Ft.2@ 6.24 PSF	10 PSF	45 PSF	57 - PD - OS 53 - PD - IS 62 - OS - Strut	0.40 - OS 0.34 - Strut	32 STC	E14000 - FL16990 T14000 - FL16992

* See Tubelite's Test Reports for mock up sizes and test conditions.
¹ Glass Type = 1/4" SB70XL #2 / 1/2" Air / 1/4" Clear. COG U-factor = 0.29. Results obtained from AAMA 507 reports unless otherwise noted. All results represent NFRC 100 standard opening sizes of 78.74" x 78.74" for frames and 75.59" x 82.28" for doors.

T24650 Series

T24650 Series Storefront Framing has the same design, assembly and accessories as the 14000 center glazed system's 2" face, but with a 6-1/2" depth. This additional 2" depth on the interior side of the frame provides greater structural properties and allows taller first floor openings. The wider profile also cuts a distinctive image for a storefront that stands out from the crowd.



T24650 Series Storefront, OA Clear Anodized; Owner: HH Gregg/Fine Lines Appliances, Columbus, OH; Architect: Herschman; General Contractor: Corra Kokosing; Tubelite Dealer: Richardson Glass



T24650 Series provides industry-accepted performance for CRF (condensation resistance) and U_c (conduction), using a single thermal break similar to the T14000 and T14000 I/O systems. It can also be provided as an Ultra Thermal dual-pocket thermal (TU24650) and non-thermal system (E24650) for 1" insulated glass.

T24650 Series Product Specifications

Application:	Face Width:	Overall Depths:	Glass Thickness:	Air Infiltration:	Static & Dynamic Water:	Structural Overload:	CRF*:	U Value ¹ :	Acoustic
Medium-Rise storefront, front set glass, outside glazed	2"	6-1/2"	1"	0.047 CFM/Ft.2 @ 6.24 PSF	12 PSF	30 PSF – design 45 PSF – overload	P & D 63 – Frame 69 – Glass Strut 64 – Frame 69 – Glass	0.40 – P&D filler 0.37 – Strut filler	31 STC 25 OITC

* See Tubelite's Test Reports for mock up sizes and test conditions.

¹ Glass Type = 1/4" Solarban 70XL #2, 1/2" argon, 1/4" clear. COG U-factor = 0.24. Results obtained from AAMA 1503-11 reports unless noted otherwise. All results represent NFRC 100 standard opening sizes of 78.74" x 78.74".

Versatherm™

VersaTherm™ Storefront Framing is our most versatile and economical storefront framing system. The flexible design allows for on-site fabrication in applications ranging from punched openings to mall fronts. VersaTherm is available in a large selection of profiles. Snap-on covers and backmembers, available in a variety of colors, allow for contrasting interior and exterior finishes. Finish options and glass positioning from frame exterior to center meet a wide range of aesthetic requirements.



VersaTherm Storefront, OA Clear Anodized; Owner: Karmann Manufacturing, Plymouth, MI; Architect: DeMattia Group; Tubelite Dealer: Calvin & Company.

Snap-on covers and back members are "locked" together by a unique thermal barrier clip. This clip ensures that interior and exterior metal members remain separate while firmly connected, virtually eliminating the transference of frost and condensation. High-performance verticals and compatibility with Tubelite stock doors create a complete and truly versatile system.

Versatherm Series Product Specifications

Application:	Face Width:	Overall Depths:	Glass Thickness:	Air Infiltration:	Dynamic Water:	Structural Overload:	CRF*:	U Value ¹ :	Sound Transmission:
Low-Rise storefront, front or center set glass, outside glazed	1-3/4"	2-1/16" to 8-1/2"	1/4", 1"	0.01 CFM/Ft.2 @ 6.24	12 PSF	30 PSF	64 – Frame 55 Glass	0.40 – 6" system	NA

* See Tubelite's Test Reports for mock up sizes and test conditions.

¹ Glass Type = 1/4" SB70XL #2 / 1/2" Air / 1/4" Clear. COG U-factor = 0.29. Results obtained from AAMA 507 reports unless otherwise noted. All results represent NFRC 100 standard opening sizes of 78.74" x 78.74" for frames and 75.59" x 82.28" for doors.

3700 Windows

Let fresh air into the building through a storefront or curtainwall. 3700 Series windows can be easily incorporated with Tubelite's other framing systems. Special glazing pocket adapters make installation a breeze.

These Curtainwall rated windows have a frame depth of 2" with a maximum size of 3'0" x 5'0" and mitred corners epoxied and crimped on an "L" shaped clip.

Standard and concealed project-out vent design, and casement options are available. The concealed vent design is virtually invisible from the outside of the building, with no visible frame. Screens are also available with frames finished to match the window.

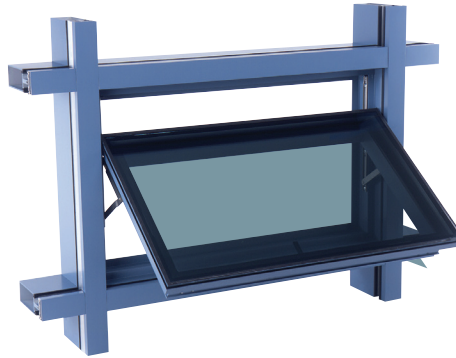
VW 3700



CW 3700



CVW 3700



HW 3700



3700 Series Windows	VW3700	CVW3700	CW3700	HW3700
Application	Conventional Frame	Concealed Vent	Casement Type	Hopper Frame
Frame Joints	Screw-spline	Screw-spline	Screw-spline	Screw-spline
Window Joints	Mitered, 2 Corner Keys, Lanced Stake & Silicone	Mitered, 2 Corner Keys, Lanced Stake & Silicone	Mitered, 2 Corner Keys, Lanced Stake & Silicone	Mitered, 2 Corner Keys, Lanced Stake & Silicone
Glass Thickness	1/4" & 1"	1"	1/4" & 1"	1/4" & 1"
Face Width	2-3/8"	-	2-3/8"	2-3/8"
Frame Depth	2"	3-1/2"	2"	2"
Hardware	4-bar hinges, Cam lock	4-bar hinges, Cam lock	4-bar hinges, Cam lock, optional roto operator, 2-point egress lock, opening restrictor, egress pull-ring	4-bar hinges, Cam lock
Air Infiltration	0.03CFM/Ft2 @ 6.24psf	0.01CFM/Ft2 @ 6.24psf	0.10CFM/Ft2 @ 6.24psf	0.01CFM/Ft2 @ 1.6psf
Static Water	12 PSF	12 PSF	12 PSF	6 PSF
AAMA/WDMA/CSA 101 I.5.2/A440-08, NAFS Testing	CLASS CW-PG75 (60X36)-AP	CLASS CW-PG75 (61X38)-AP	CLASS CW-PG60 (26X60)-AP	CLASS CW-PG40 (60X36)-AP
Life Cycle Tested	1250 Cycles	1250 Cycles	1250 Cycles	1250 Cycles
CRF (AAMA 1503-2010)	56 Frame / 67 Glass	51 Frame / 64 Glass	59 Frame / 68 Glass	55 Frame / 69 Glass
U-Factor	0.47	0.56	0.46	0.46
NFRC	0.47 (59" x 23-5/8")	0.55 (58" x 22-1/2 DLO")	0.44 (23-5/8" x 59")	0.46 (59" x 23-5/8")
Florida Approval (Non-Impact)	FL15420	FL15420	FL15421	FL15420

Finishes - Painted and Anodized



Custom Entrance/400 Series Curtainwall, Wild Grape 70% premium painted finish; Sun Healthcare, Albuquerque, NM; Architect: Flatow-Moore-Shaffer-McCabe Inc.; Tubelite Dealer: Southwest Glass & Glazing

In addition to our standard Clear and Bronze anodized, and White painted colors, we offer five more anodized finishes and nineteen more standard painted colors. Blended standard and custom colors are also available, providing you with an infinite variety. More than a palette of pretty colors, our finishes are tough and backed by some of the best warranties in the industry.

See Tubelite's Standard Finish Color Guide for detailed information on the exceptional performance, integrity and weatherability of our durable anodized finishes. This guide also gives specifications for color retention, erosion resistance and gloss retention of our high-quality, painted finishes.



AAMA 2605 10 YEAR FINISH WARRANTY

70% Kynar premium painted finishes are guaranteed for 10 years against fading, chalking, and gloss reduction.

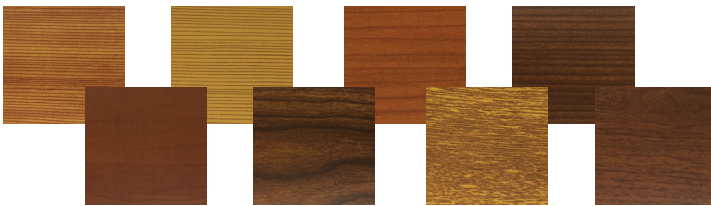
NEW - Wood Grain Finishes

The Decoral® wood grain system has developed the highest quality powders, inks, films and equipment that, when combined, create high-resolution image and beauty in architectural design. Ordinary materials come to life in splendid color and impeccable wood grain lines, stimulating the imagination and uplifting the spirit with impeccable quality and definition.

Decoral wood grain finishes have been subjected to the most demanding testing for durability, ruggedness, chemical and weather resistance. The results of this testing allow for a long term warranty in most indoor and outdoor environments.

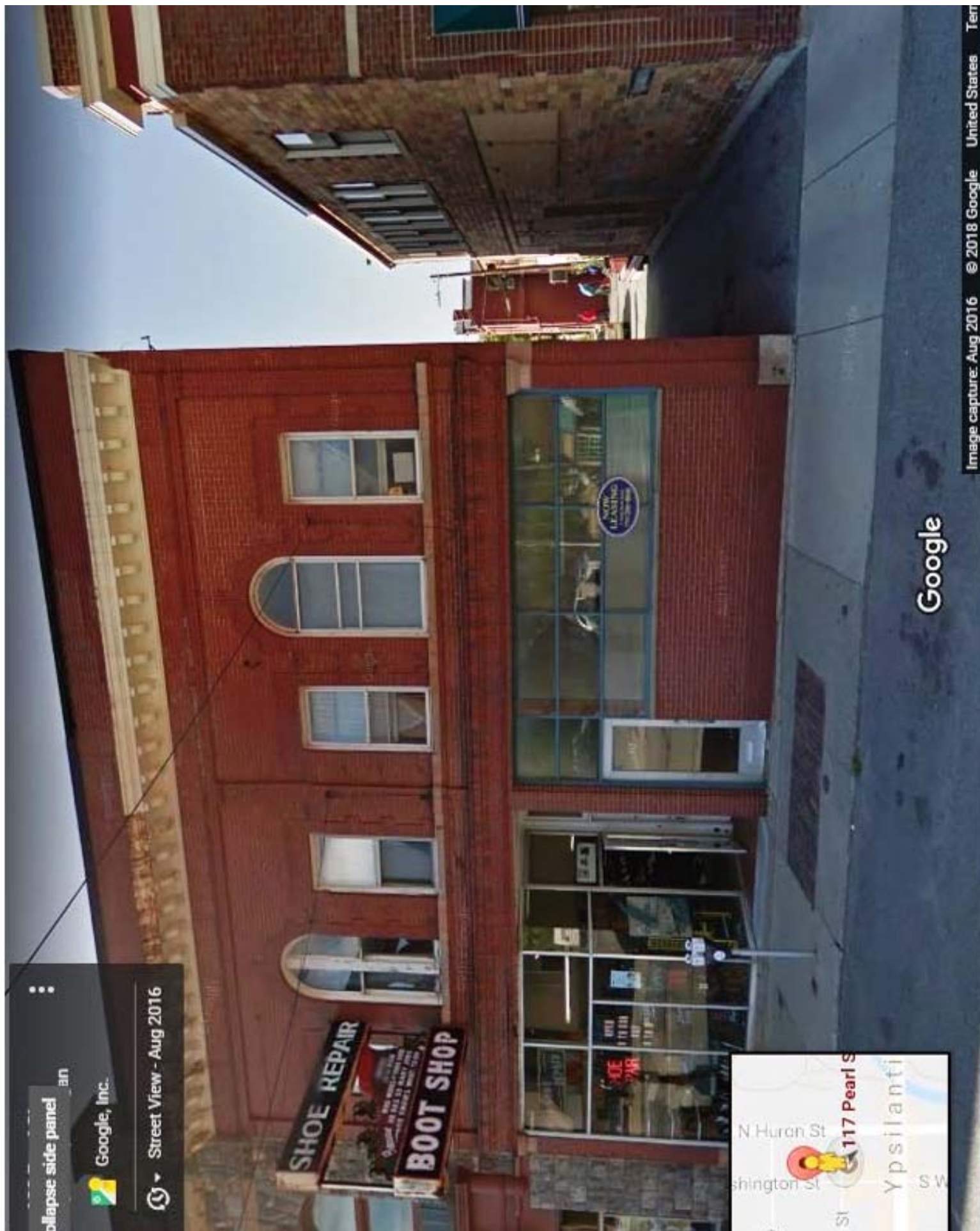
With over fifty options and ranges in wood patterns, Tubelite with Linetec has selected 14 AAMA-2604 textured wood grain finishes as our standard palette.

* Finishes may vary in tone and color within the same wood grain.



Visit www.tubeliteinc.com/finishes for all the latest finishes, includes NEW woodgrain finishes.





117 Pearl



HDC Work Permit Staff Review

Property address: 216 W Michigan

Date of Application: April 20, 2018

Date of Review: May 4, 2018

Date of Meeting: May 8, 2018

Proposed work: sign installation

Materials: powder coated steel sign on stainless steel standoffs, illuminated LED symbol with frosted translucent acrylic facing

Staff review:

1. The applicant is applying for a sign installation. It appears that the applicant is planning on installing a new signboard with the steel sign attached.
2. During discussions with staff, the applicant has indicated that the illuminated portion of the sign will be completed at a later time. HDC to verify if that is the case and if the applicant is seeking approval for the illuminated portion at this time.
3. This project was previously seen at the April 10, 2018 HDC meeting as a study item. At that time the applicant was advised that the sign could not be animated.
4. The size of the sign is subject to zoning ordinance requirements.
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 216 W Michigan to include the installation of a powder coated steel sign on stainless steel standoffs with an illuminated LED symbol with a frosted translucent acrylic facing on a new signboard as depicted in the drawing submitted with the application dated April 20, 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.

phdc-18-0035
rec#23639



**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: 4/20

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

216 W. Michigan Ave.

Applicant

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

Name

Michael Ploof

Address

1118 N. Congress St.

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

(248) 824-6521

E-Mail

michael@tinkertech.io

Contractor

Contractor Name & Contact Info

Rob Todd (734) 219-5268

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

☐ Other

Complete Description of Proposed Work:

See attached photo and drawing.

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:

\$1850

Permit fee:

\$35 + 0 = \$35

Signature

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

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

Signature:

[Redacted Signature]

Date:

4/20/18

Print Name:

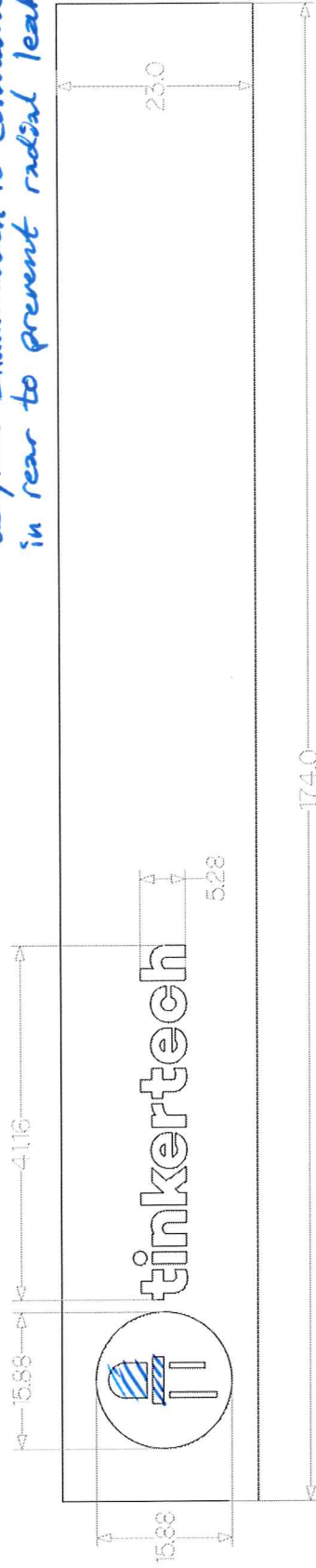
Michael Floof

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.

Sign elements - $\frac{1}{8}$ " powder coated steel on
 1" long stainless steel standoffs.
 Illuminated area is frosted translucent
 acrylic. Illumination is contained
 in rear to prevent radial leakage.

▨ - Illuminated area





HDC Work Permit Staff Review

Property address: 513 N Adams

Date of Application: April 30, 2018

Date of Review: May 4, 2018

Date of Meeting: May 8, 2018

Proposed work: stair and handrail replacement

Materials: black pipe rail and concrete

Staff review:

1. The applicant is looking to replace the front steps.
2. The photo included in the application depicts a small flight of front porch stairs as well a longer flight in the front yard leading up to the house. HDC to verify which steps will be replaced. Staff understood it to be the longer flight of stairs.
3. HDC to verify if the steps will be replaced with the rounded nosing and the cheek walls as pictured.
4. The applicant is looking to replace the handrail with pipe rail, staff mentioned that this may be an option for replacement as it would last longer than the existing wood railing.
5. HDC to advise that a bright white curing compound is not to be used.
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 513 N Adams to include the replacement of the existing concrete steps and handrail. The steps will be replaced in their existing configuration with rounded nosing and similar cheek walls. The new handrail will be a black pipe rail in the same location as the current handrail. **A condition** of this approval is that if a curing compound is used on the concrete it will not be bright white in color.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



RECEIVED

APR 30 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

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

513 N. ADAMS ST.

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

Name

ERIC FARRELL

Address

513 N. ADAMS

#2

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

734 645 4724

E-Mail

ericpfarrell@gmail.com

Contractor

Contractor Name & Contact Info

N/A

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

Complete Description of Proposed Work:

FRONT STEPS TO BE REPLACED AS CURRENTLY
BUILT. EXISTING STEP (CEMENT) TO BE REMOVED.
MOLDS FORMED AND CONCRETE POURED, HANDRAIL
TO BE REPLACED WITH BLACK PINE

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

CEMENT, WOOD FOR MOLDS

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:

1000

Permit fee:

\$35 + 0 = 35

Signature

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

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

Signature:

Date:

4/30/18

Print Name:

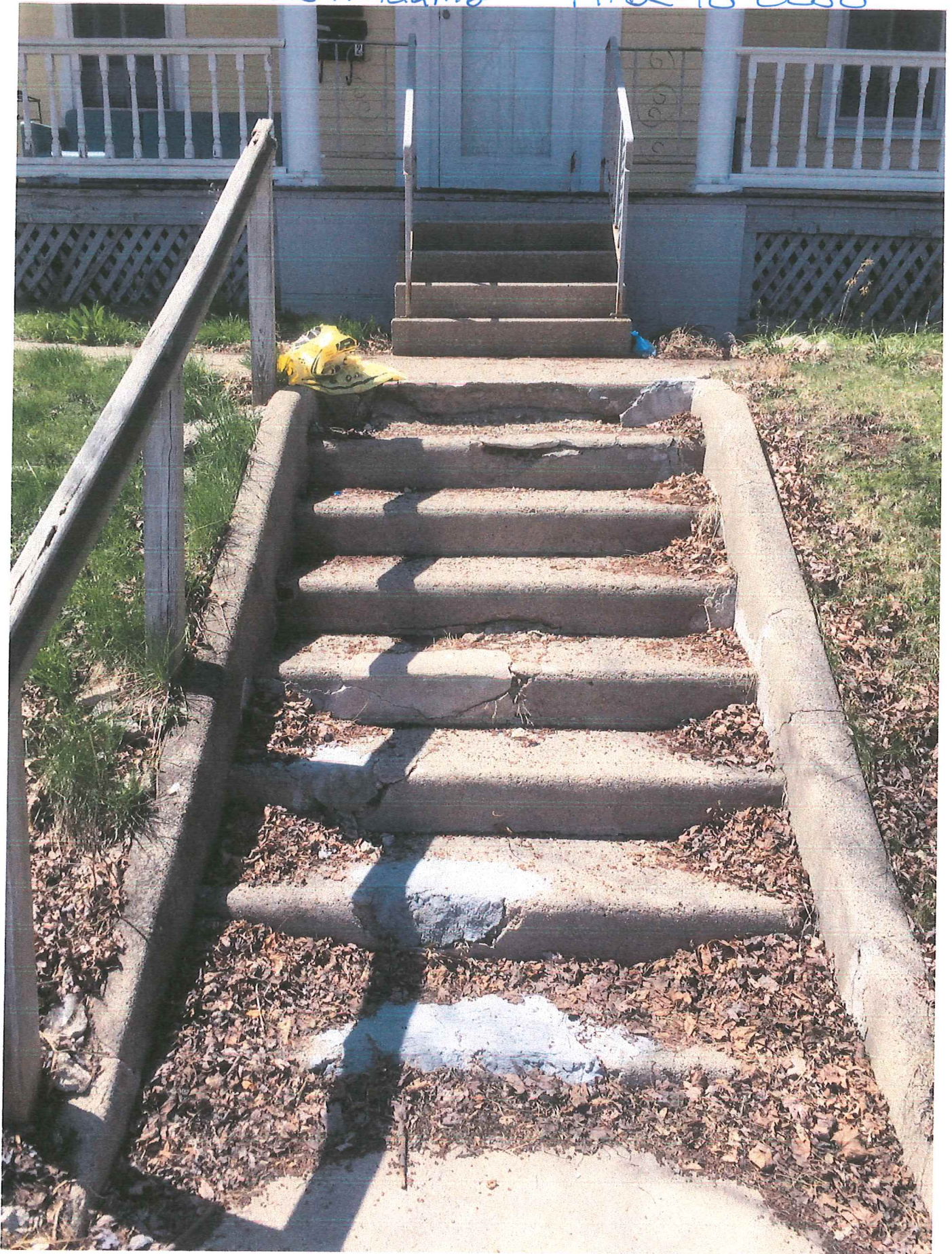
ERIC FARRELL

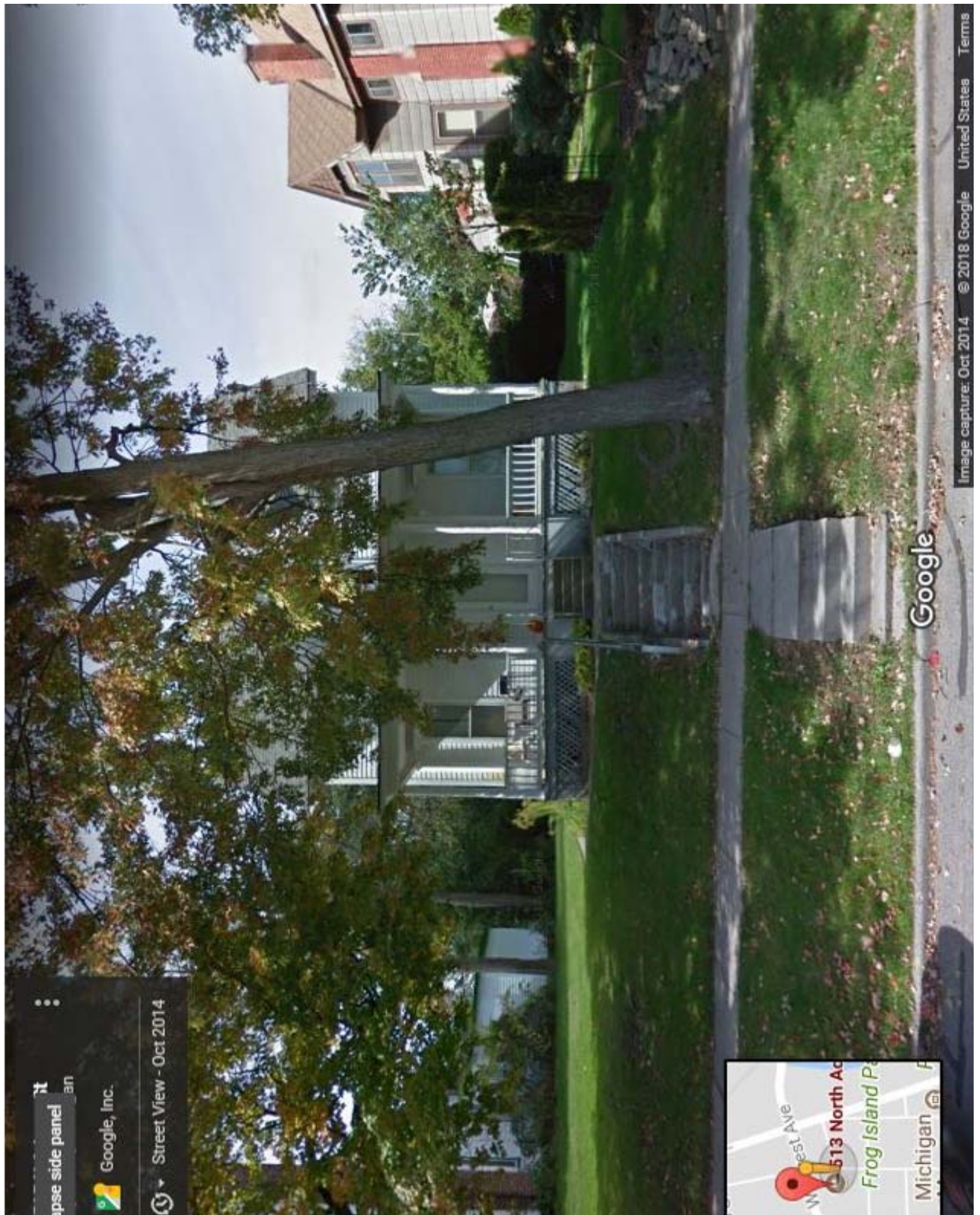
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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

513 n Adams

PHDC-18-0038





513 N Adams



HDC Work Permit Staff Review

Property address: 315 Washtenaw

Date of Application: May 1, 2018

Date of Review: May 4, 2018

Date of Meeting: May 8, 2018

Proposed work: painting, door and light fixture installation

Materials: 2 six panel wood doors, 1 plain metal exterior door, 1-light oil-rubbed bronze outdoor wall lanterns, Sherwin Williams 9178-In the Navy

Staff review:

1. The applicant was previously approved for this work back on July 25, 2017. The approval has since expired as a building permit was not pulled within 6 months of approval.
2. The previous approval read as follows:
moves to approve the application for 315 Washtenaw for the north and northeast door to be a 6 panel wood door to be painted navy. Light fixtures will be installed to match those approved for 422 N Hamilton and the installation of the stairs on the south of the building with 2 steps, no platform or railing, to be painted a dark color, such as brown.
3. The narrative included in this application does not include the trim painting in white nor the wood stair installation and only indicates that one light fixture will be installed however subsequent pages in the application indicate differently. HDC to verify if this work is all included in this application.
4. 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 315 Washtenaw for the installation of two 6-panel wood doors and one metal exterior door in the locations indicated on exhibit A included with the application submitted May 1, 2018. All doors to be painted Sherwin Williams 9178-In the Navy. 1-light oil-rubbed bronze outdoor wall lanterns

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

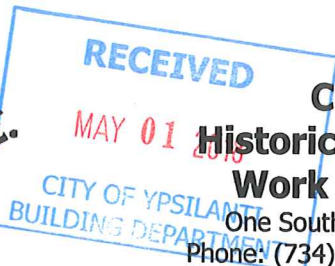
7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

will be installed in the locations indicated on exhibit A included with the application. *(Trim areas are to be painted white and the installation of stairs on the south of the building with 2 steps, with no platform or railing, to be painted a dark color, such as brown are also included in the planned 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

R-23763
#202
PHDC-18-0039

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

315 Washtenaw Ave., Ypsilanti, MI 48197

Applicant

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

Name

Karl Staffeld

Address

341 Corrie Road

City

Ann Arbor

State

MI

Zip

48105

Phone / Fax

(734) 417-0432

E-Mail

karl@staffeld.com

Contractor

Contractor Name & Contact Info

KARL STAFFELD, 341 CORRIE RD, ANN ARBOR, MI 48105, 734/417-0432, LIC. NO. 210211468

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

SEE ATTACHED SHEET.

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

SEE ATTACHED SHEETS.

Permit Application Fee (action items only)

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

Construction Cost:

\$ 1,700.00

Permit fee:

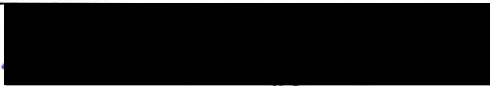
\$35 + 0 = \$35

Signature

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

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

Signature:



Date:

8.1.18

Print Name:

KARL STAFFELD

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

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

City of Ypsilanti
Historic District Commission
Work Permit Application for 315 Washtenaw
Karl Staffeld (734) 417-0432

PERMIT APPLICATION 05/01/2017

DESCRIPTION OF PROPOSED WORK

This application is submitted to renew the previous permit application that has expired. That application included installation of (2) 6-panel doors and (1) plain exterior metal door at the rear of the house. See paint color description below. Install three previously approved light fixtures, one at each door. See light fixture description below.

PAINT

Door to be painted Sherwin Williams color "IN THE NAVY" (dark blue) SW 9178. See attached paint chip.

LIGHT FIXTURE

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



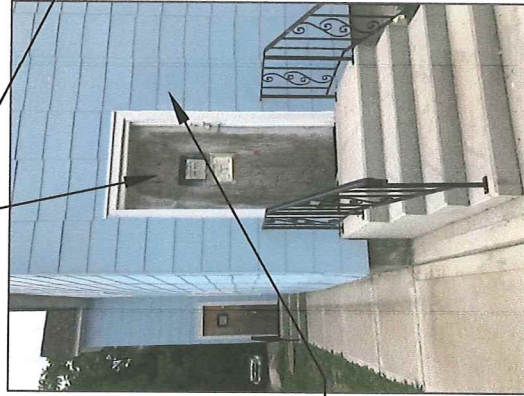
DOOR 3
DOOR 2
DOOR 1

INSTALL NEW
EXTERIOR 6-PANEL
WOOD DOOR
PAINT WHITE
(2 PLACES)

**NORTH
ELEVATION**

NEW LIGHT
FIXTURE

INSTALL PLAIN
METAL EXTERIOR
DOOR



NEW LIGHT
FIXTURE

DOOR 1



NEW LIGHT
FIXTURE

DOOR 2



PAINT
TRIM
WHITE

NEW
WOOD
STAIRS

DOOR 3

PERMIT APPLICATION FOR 315 WASHTENAW

06/19/17

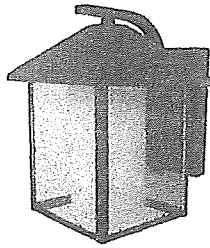
EXHIBIT A



1-Light Oil-Rubbed Bronze Outdoor Wall Lantern

[Write the first Review](#) [Ask the first question](#)

\$126⁰² /each



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Get it by
July 20

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Product Overview

Offering the perfect balance of style and function, this outdoor wall lantern is a sure-fire way to ramp up the curb appeal of your home. This 1-light outdoor fixture features an oil-rubbed bronze finish and clear/white glass. This fixture reimagines the classic outdoor lantern for today's upscale homes. This fixture adds upscale charm and contemporary aesthetics to your home.

- Compatible with any LED base, LED, halogen, CFL, or incandescent bulb, 11-Watt or less
- Features a clear/white glass shade
- Lantern-inspired design is truly striking
- Arm lighting mount for stability
- Bulb included
- Weather-resistant railing for lasting protection
- 1-light fixture with a bronze finish

Info & Guides

[Warranty](#)

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

Specifications

Dimensions

Product Depth (in.)

9.25

Product Length (in.)

9.25



HDC Work Permit Staff Review

Property address: 422 N Hamilton

Date of Application: May 1, 2018

Date of Review: May 4, 2018

Date of Meeting: May 8, 2018

Proposed work: painting, light fixture installation, window and door repair

Materials: 1-light oil-rubbed bronze outdoor wall lanterns, Sherwin Williams Harvester (yellow), SW 6373 for siding, trim to be Sherwin Williams French Roast (dark brown), SW 6069, doors to be Sherwin Williams Brevity Brown (medium brown) SW 6068.

Staff review:

1. The applicant was previously approved for work on the main building back on August 8, 2017. The approval has since expired as a building permit was not pulled within 6 months of approval.
2. The previous approval read as follows:
moves to approve the work at 422 N Hamilton to include the installation of a gravel driveway at the back of the lot, the installation of the new lighting fixture as provided in the cut sheet, the painting of all the entrance doors in SW-6068 Sherwin Williams Brevity Brown. Work to also include the installation of a painted pipe rail on the west porch, which could also be painted in the brown and the front entrance wood step replacement. Also to include the window repair and the replacement of two basement windows with JELD-WEN W-2500 awning aluminum clad wood windows. Work to include the painting of the entire house in Sherwin Williams French Roast for the trim and stairs and Sherwin Williams Harvester for the body of the house.
3. The narrative included in this application does not include the gravel drive, the porch work or the basement window replacement from the original application. HDC to verify if this work is all included in this application.
4. The narrative does include a mention of the outbuilding, however it is unclear as to whether this application is asking for that work to be approved. The original application was split into two separate applications; one for the work on the main building and one for the work on the outbuilding. The application for the outbuilding was

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.

approved back on September 12, 2017. HDC to verify if the applicant is seeking approval for outbuilding work or if that will be handled under a separate application.

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:

#7, #9, #10

Recommended Motion:

Move to approve the work at 422 N Hamilton to include the installation of 1-light oil-rubbed bronze outdoor wall lanterns at each door on the main building, the painting of all the entrance doors in Sherwin Williams-6068 Brevity Brown. Work to also include the repair of windows and doors on the home with like materials. Work to include the painting of the entire house in Sherwin Williams-6069 French Roast for the trim and Sherwin Williams-6373 Harvester for the body of the house. *(Work to also include the installation of a gravel driveway at the back of the lot, the installation of a painted pipe rail on the west porch, which could also be painted in the brown and the front entrance wood step replacement and the replacement of two basement windows with JELD-WEN W-2500 awning aluminum clad wood windows.)*



RECEIVED

MAY 01 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. 23762 # 202
PHDC-18-0040

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

422 North Hamilton, Ypsilanti, MI 48197

Applicant

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

Name

Karl Staffeld

Address

341 Corrie Road

City

Ann Arbor

State

MI

Zip

48105

Phone / Fax

(734) 417-0432

E-Mail

karl@staffeld.com

Contractor

Contractor Name & Contact Info

Karl Staffeld, 341 Corrie Road, Ann Arbor, MI 48105, (734) 417-0432, Lic. No. 210211468

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

See attached description of proposed work.

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

See attached sheets.

Permit Application Fee (action items only)

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

Construction Cost:

\$3,100

Permit fee:

\$35 + \$5

= \$40.00

Signature

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

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

Signature:

Date:

08/01/2018

Print Name:

Karl Staffeld

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

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

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

PERMIT APPLICATION 05/01/2017

DESCRIPTION OF PROPOSED WORK

This application is submitted to renew the previous permit application submitted on August 5, 2017. That application included all exterior work to the house and the detached out-building at the back of the property. The entire permit was approved and has since expired. At this time, we would like to proceed with the work on the main building. This work will be repairing 16 of 25 existing windows. Painting all windows in the previously approved colors. Repairing and painting four exterior doors. See paint color descriptions below. Installing four previously approved light fixtures. See light fixture description below.

PAINT

Paint door, siding, and trim using the existing house paint colors. Siding to be Sherwin Williams Harvester (yellow), SW 6373, 129-C2. Trim to be Sherwin Williams French Roast (dark brown), SW 6069, 196-C7. Door to be Sherwin Williams Brevity Brown (medium brown) SW 6068, 196-C6. See attached paint chips.

LIGHT FIXTURE

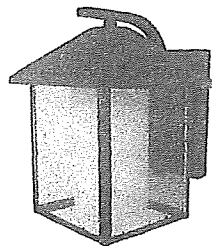
Install one new light fixture at each door. Light Oil-rubbed Bronze Outdoor Wall Lantern. See attached cut sheet.



1-Light Oil-Rubbed Bronze Outdoor Wall Lantern

Write the first Review Ask the first question

\$126⁰² /each



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July 20

See Shipping Options

Easy returns in store and online
Learn about our return policy

Product Overview

Offering the perfect balance of style and function, this outdoor wall lantern is a sure-fire way to ramp up the curb appeal of your home. This 1-light outdoor fixture features an oil-rubbed bronze finish and clear/white glass. This fixture reimagines the classic outdoor lantern for today's upscale homes. This fixture adds upscale charm and contemporary aesthetics to your home.

- Compatible with any LED base, LED, halogen, CFL, or incandescent bulb, 11-Watt or less
- Features a clear/white glass shade
- Lantern-inspired design is truly striking
- Arm lighting mount for stability
- Bulb included
- Weather-resistant rating for lasting protection
- 1-light fixture with a bronze finish

Info & Guides

Warranty

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

Specifications

Dimensions

Product Depth (in.)

9.25

Product Length (in.)

9.25

SW 6373
Harvester

129-C2

EXISTING
WALL
COLOR

SW 6068
Brevity Brown

196-C6

PROPOSED
DOOR
COLOR

SW 6069
French Roast

196-C7

EXISTING
TRIM
COLOR



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.
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

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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OFFICE OF COMMUNITY &
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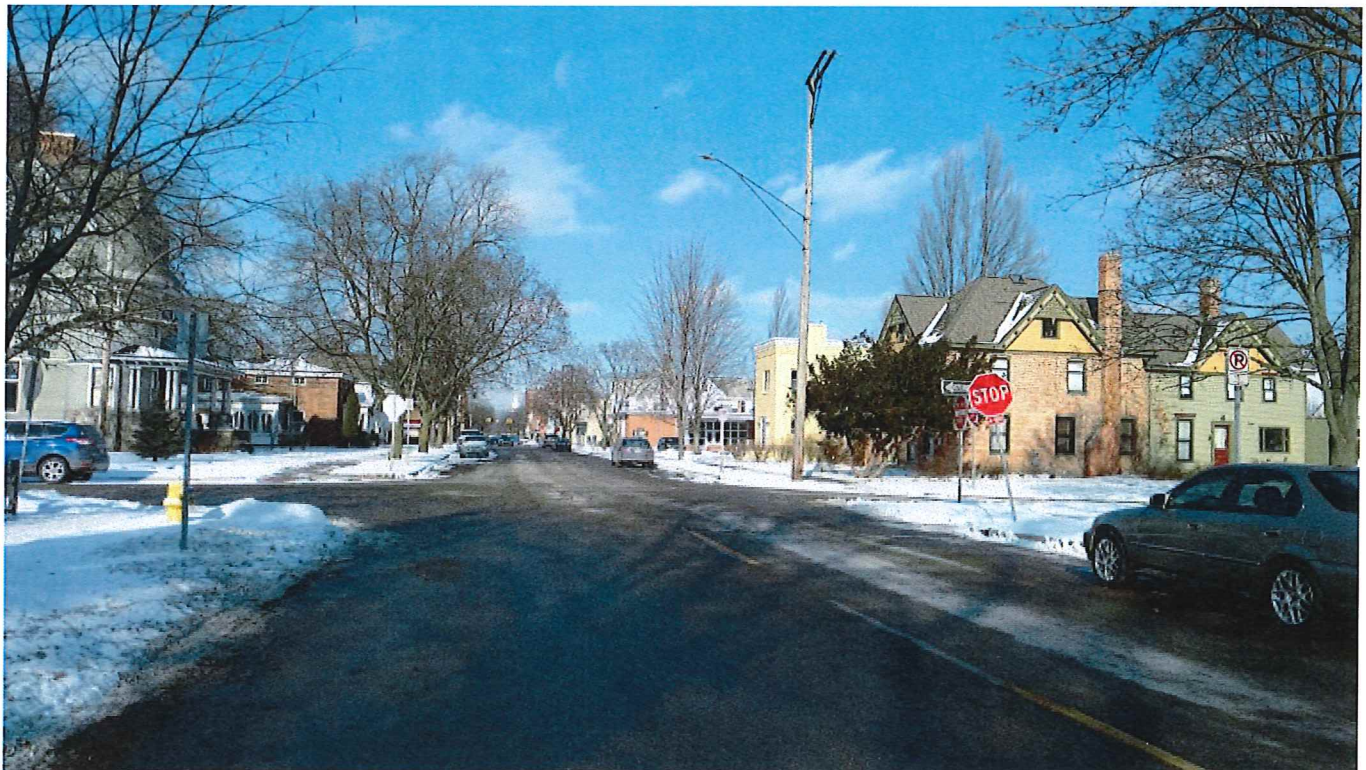
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www.opportunitywashtenaw.org

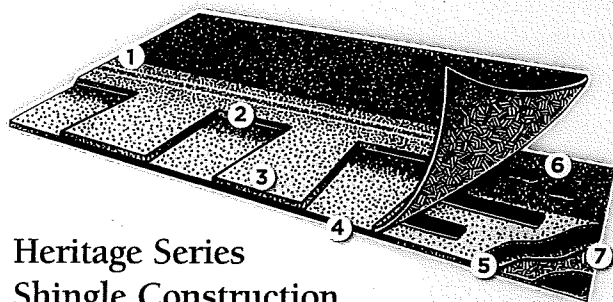


View to the north of property, towards downtown City of Ypsilanti

The Beauty of Heritage®

- Rugged Shake-like Appearance
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- 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.



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Joplin, MO 64802-1404
1-800-641-4691
tamko.com

Frederick

NOTE: TAMKO RECOMMENDS VIEWING AN ACTUAL ROOF INSTALLATION PRIOR TO FINAL COLOR SELECTION FOR THE FULL IMPACT OF COLOR BLENDING AND PATTERNS. Certain colors and products may not be available in your area. Information included in this sample was current at the time of printing. To obtain a copy of the most current version of this sample, visit us online at tamko.com or call us at 1-800-641-4691.

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

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HERITAGE[®]

LAMINATED ASPHALT SHINGLES



BRING
COLOR & STYLE
HOME

TAMKO[®]
BUILDING PRODUCTS

HERITAGE® AMERICA'S NATURAL COLORS® COLLECTION



Natural Timber

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



Heritage® Premium Shingles



Heritage® Shingles

NOTE: TAMKO® RECOMMENDS VIEWING AN ACTUAL ROOF INSTALLATION OF THE SAME COLOR AND MANUFACTURING LOCATION YOU ARE CONSIDERING PRIOR TO MAKING YOUR FINAL COLOR SELECTION FOR THE FULL IMPACT OF COLOR BLENDING AND PATTERNS. PRIOR TO INSTALLING THE SHINGLES ON YOUR ROOF, OPEN A BUNDLE OF SHINGLES AND VIEW A FEW SHINGLES TO BE CERTAIN IT IS THE COLOR YOU SELECTED. TAMKO WILL NOT BE RESPONSIBLE FOR COLOR CLAIMS ONCE THE SHINGLES ARE INSTALLED ON A ROOF. PRINTED REPRODUCTION OF SHINGLE COLORS IS AS ACCURATE AS OUR PRINTING WILL PERMIT.

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

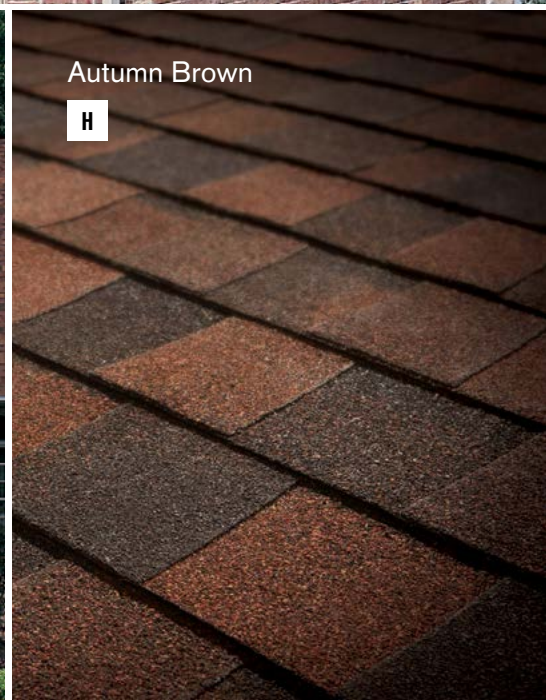
according to the NARI and National Association of REALTORS.

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

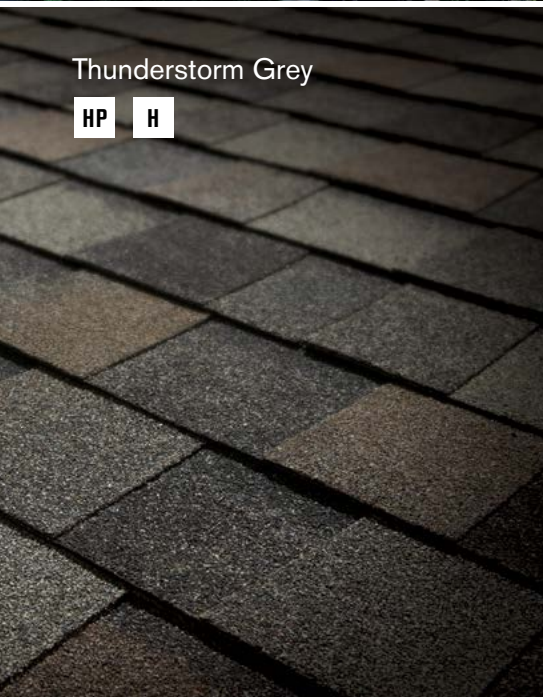


Thunderstorm Grey



Thunderstorm Grey

HP H



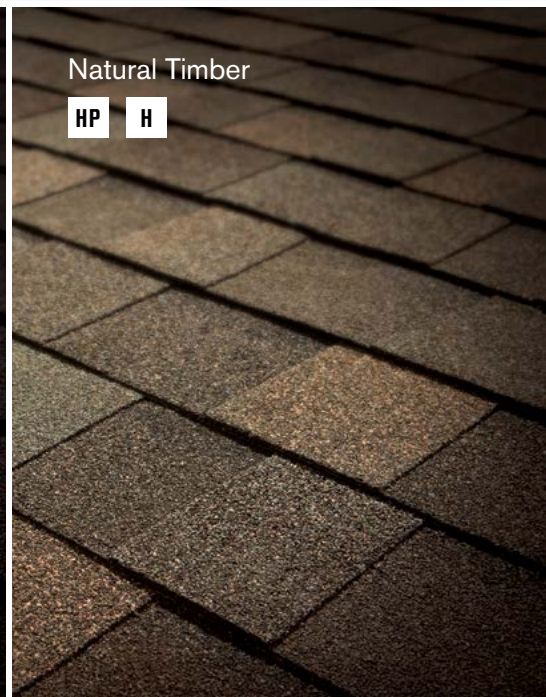
Black Walnut

HP H

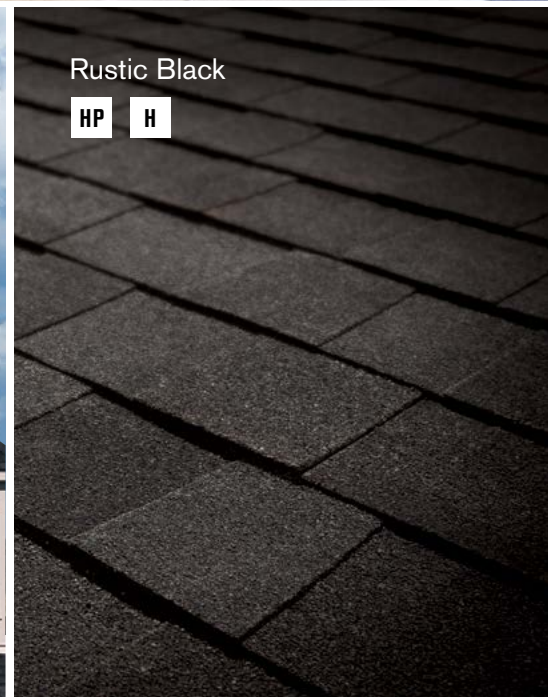


Natural Timber

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.

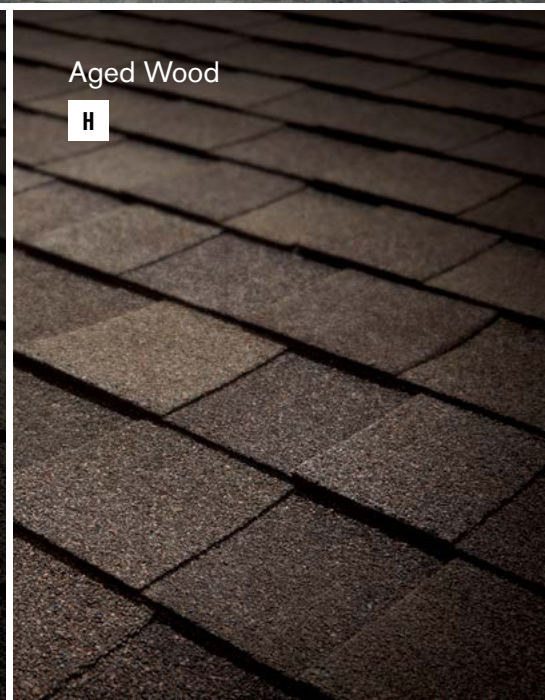
Oxford Grey

HP H



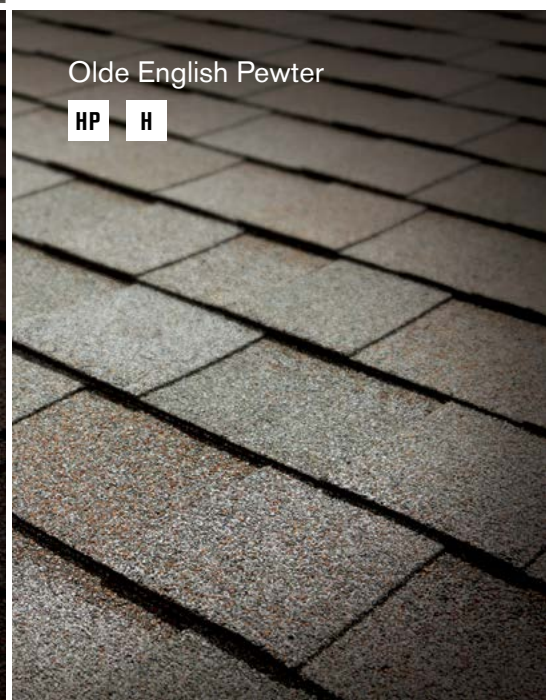
Aged Wood

H



Olde English Pewter

HP H



HERITAGE® CLASSIC COLORS COLLECTION

Rustic Redwood



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

HP Heritage® Premium Shingles

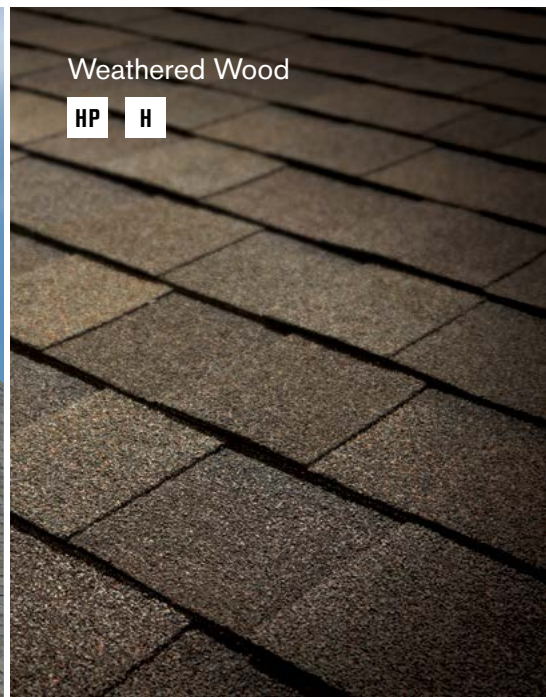
H Heritage® Shingles

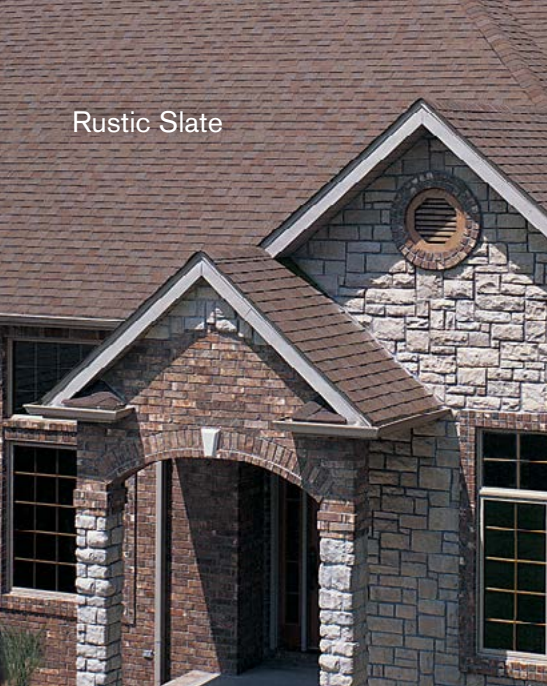
Weathered Wood



Weathered Wood

HP **H**





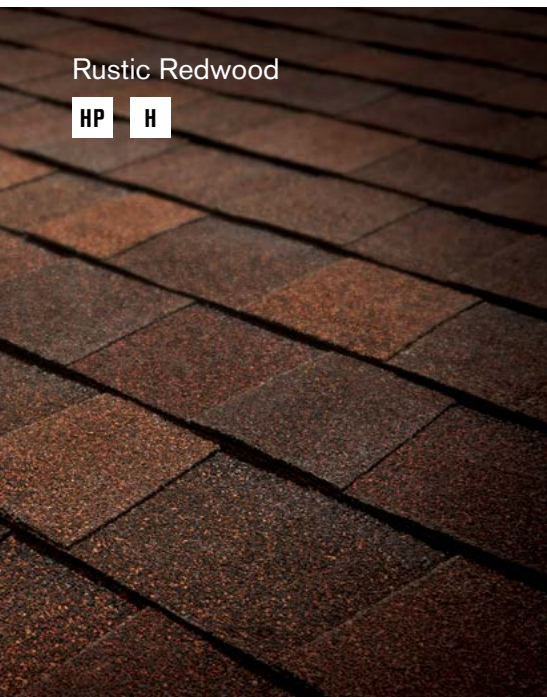
Rustic Slate

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

—Paula C.
Phoenix, Arizona

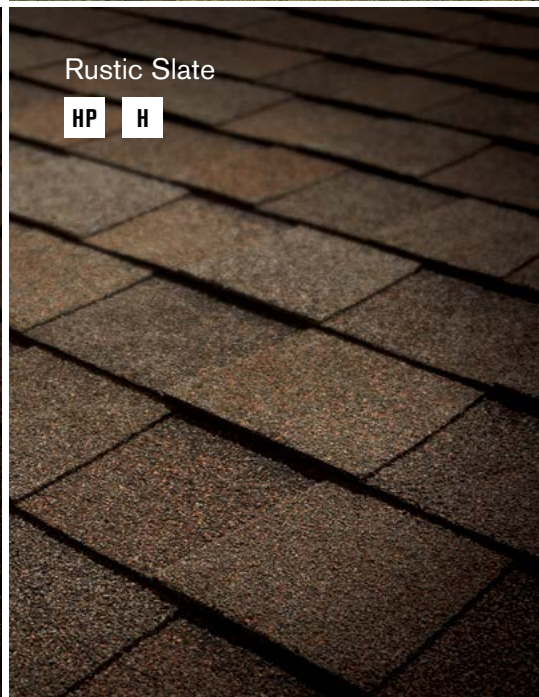


Rustic Cedar



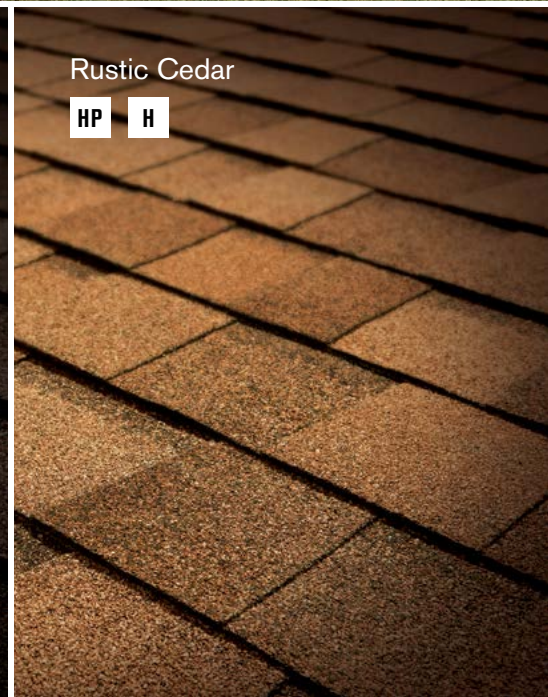
Rustic Redwood

HP H



Rustic Slate

HP H



Rustic Cedar

HP H

HERITAGE® CLASSIC COLORS COLLECTION



Virginia Slate

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



Heritage® Premium Shingles



Heritage® Shingles

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



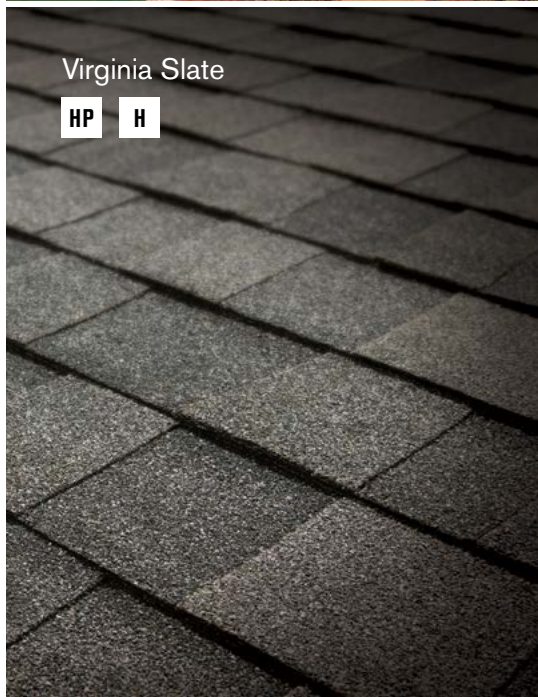
Rustic Evergreen

HP H



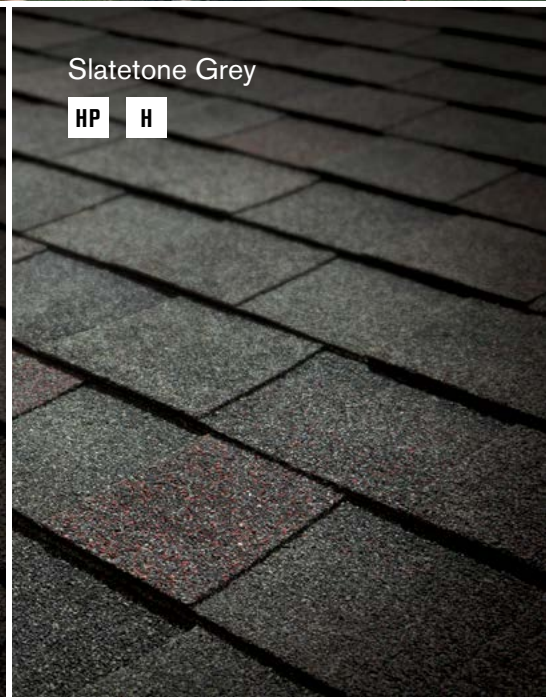
Virginia Slate

HP H



Slatetone Grey

HP H





RECEIVED

APR 25 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

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

210 W. CROSS ST YPSILANTI, MI

Applicant

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

Name

TJ ROOFING & SHEETMETAL LLC.

Address

150 REED DR.

City

TEMPERANCE

State

MI

Zip

48182

Phone / Fax

734 847-0661

E-Mail

Sales@t-j-roofing.com

Contractor

Contractor Name & Contact Info

TJ ROOFING & SHEETMETAL LLC

Type of work

☒ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

1. Coordinate with owner's representative on start up details
2. Remove existing TPO roofing down to roof decking. Decking to be inspected and if needed will be removed and replaced at an additional cost of \$2.25 sq.ft.
3. Install GAF TPO flashing up parapet walls and seal off to outside corner metal.
4. Install GAF metal and/or TPO membrane flashing around curbs and other roof protrusions.
5. Install 2 layers of 2.6 insulation between the roof deck and new single ply membrane system.
6. Install GAF 60mil TPO single ply reinforced membrane system as per manufacturer's specifications.
7. Seal all seams, lap joints and around all roof protrusions.
8. Daily clean ground of debris.
9. Dispose of construction debris generated by the project in an approved landfill.
10. Upon completion the owner will be issued a manufacturer's 15 year material and labor warranty.
11. Any mechanical and carpentry alterations necessary to complete roofing project are excluded from this proposal and are the responsibility of owner.
12. Owner to allow and permit access to building for material handling.

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

REPLACING WHITE MEMBRANE ROOFING, WITH NEW WHITE MEMBRANE ROOFING (TPO)
REPLACING GREY EDGE METAL, WITH LIKE GREY EDGE METAL.

Permit Application Fee (action items only)

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

Construction Cost:

\$14,150.00

Permit fee:

\$35 + \$20. = \$55.00

Signature

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

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

Signature:



Date:

4/25/18

Print Name:

Mark Johnson

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
MINUTES OF APRIL 24, 2018

CALL TO ORDER AND ROLL CALL

Mike Davis, Jr. Vice-Chair 7:00 PM

Meeting Location: SPARK East, 215 W Michigan

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

Commissioners Absent: Anne Stevenson

Staff Present: Cynthia Kochanek, Preservation Planner

APPROVAL OF AGENDA

Kochanek: Removed 201 S Washington as an administrative approval.

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS

Larry Yapp- owner of 32-42 N Huron

Stated that he has owned the building for about 15 years and he has 10 tenants in the building. Stated that he was unaware of the previous HDC approval at the time that it happened and that he believes that the commission was misled at that time. Stated that he objects to the farm/cattle gate being installed since that is the way that his tenants enter the property and he believes that it is inappropriate. Also he is not giving permission to install any fencing on his property line. Stated that he had to remove the fencing since it was not on their property and that he has numerous property complaints. Stated that the owner there believes that they own that property and alley. Stated that that right-of-way has been there since the 1920s. Stated that there is a prescriptive easement on the corner of the property in questions since they have had to cut that corner for years. States that at the end of the day, his neighbor is trying to shut that alley down and they have had to take the neighbor and the City to court.

Phil Donovan-32 N Huron-owner of World of Rocks

Explained how they access their parking on the site. Stated that with the post there that many vehicles are not able to fit through, much less the larger utility vehicles. Stated that if you do not take the corner just right then you could hit the building or the post for the gate. [*Provides pictures of damage to the building and his personal car.*] Stated that the

neighbor has been contentious, confrontational and unwilling to compromise in any way. At most she has 2 cars in her spacious lot with easy access and will not let them use 4 square feet on the unused corner of her lot so that they can safely access their lot. Stated that she has a personal vendetta against their property owner. Stated that this will end up resulting in more possible damage to the building. He stated that the needs of their growing strip of businesses are small and asked that the commission deny this individual's request to add dangerous hazards to their tiny driveway. He asked that the fencing be denied which has the sole malicious purpose of keeping essential utility vehicles from reaching their properties.

Jeannie Odonie- 36 N Huron

Stated that she does not have much more to add but that she has scraped her car within in 2 weeks of starting there. It is almost impossible to pass in the winter and she echoes all the sentiments of the previous statements.

Alex Munro- 56 N Huron

Stated that this is an obstacle for him to renting and remodeling his property. That it is an impediment to emergency vehicles accessing the buildings at the rear.

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 and Adam Tasselmeyer, owner- present

Discussion: Davis: Asked for an update on the progress.

Hunsberger: *[Provided handouts of storefront elevations for the commission]*
Stated that he is looking to study the front of the building. Stated that they would like to try something a little different. That one of the commissioners was looking for a door or storefront presence on the west side. Stated that they are now looking to place a functioning door on the west storefront. Stated that they are now planning turning the door on the east side to the front and are no longer planning on recessing that door. He explained the differences between the storefront elevations that were in the handouts and stated that they are looking for feedback from the commission.

Davis: Stated that there was more information that the commission was looking for in order to make a decision on this application. Asked what the applicants are looking for from the commission today.

Hunsberger: Stated that they are strictly looking for direction on the storefronts.

Rupert: Stated that instead of the concrete on the front, why not use brick to replicate what is above.

Hunsberger: Stated that they shied away from brick while comparing this storefront to other gothic storefronts.

Prebys: Stated that he liked option C. He likes the differentiation on this option. Stated that he stumbled on the oval door since it is inappropriate. Stated that he does not mind the precast concrete base, which it may hold up better than brick in this area.

Rupert: Stated that a hard fired brick will hold up just as good as concrete.

Tasslemeyer: Stated that when he looked at other Gothic buildings, they all seemed to have that concrete base.

Lindsay: Stated that the proportions seem to be a little off.

Hunsberger: Stated that he spent hours trying to get the proportions to work with the upper levels to no avail.

Schmiedeke: Stated she likes option E and option C; but that option C is probably more appropriate for the two buildings without the oval door.

Tasslemeyer: Asked if they are looking for the differentiation in the transom areas.

Prebys: Agreed, that is what he believes is appropriate.

Davis: Stated that he prefers the concrete to the brick, but would also be open to a stone option. Recapped that option C is the better option and that the oval glass door was not appropriate.

Hunsberger: Wanted to know if the western storefront would be ok with aluminum clad wood framing and composite trim. The right hand side would be stick framed.

Lindsay: Stated that the preference is for wood rather than composite.

Prebys: Stated that composite makes sense from a durability standpoint. Stated that modern wood might be a maintenance issue.

Rupert: Agreed with that the composite would be ok the right hand side as well.

Davis: Asked about what was found after the signboard was removed.

Hunsberger: Stated that some 4 x 4s were being crushed between steel beams and that they will need to shore that up.

Schmiedeke: Asked about the awning and where the sign will be located.

Hunsberger: Stated that it is more of a trellis or sunshade and it is needed for shading due to the direction of the building. The sign will be at the end of the awning.

Davis: Asked if they had any other questions.

[*The applicants indicated none.*]

Motion: Prebys (second: Pettit) moved to table the application for 116-118 W Michigan pending further information.

Approval: Unanimous. Motion carries.

NEW BUSINESS

412 N Washington

**Application is for the installation of an egress window*

Applicant: James Barnes, applicant –Present

Discussion: Barnes: Stated that they are seeking permission to install an egress window at 412 N Washington.

Prebys: Asked what size the new window will be.

Barnes: Stated that it would be a 29" x 47" casement aluminum clad window by Pella.

Prebys: Asked what width the current window is.

Barnes: Stated that it is about 4' wide.

Prebys: Asked what the 6 x 6 refers to.

Barnes: Stated that that is for the wooden frame for the well.

Pettit: Asked if the width of the window is same as what exists there.

Barnes: Stated that they are similar but that he actually didn't measure that.

Pettit: Asked if he is using the same opening but then going down.

Barnes: Stated that is correct, that he would need to go about 2' feet below grade.

Davis: Asked what the configuration of the window will be.

Barnes: Stated that it will be a casement window, states that he would not be able to get a one-over-one in there.

Davis: Asked if there will be any impact on the porch.

Barnes: Indicated none.

Motion: Prebys (Second: n/a) moved to approve the work at 412 N Washington to include the installation of one Pella 450 series aluminum clad wood casement window in the dimensions of 29" high 47" wide 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 and 36" deep. The new window and treated wood egress will be painted to match the existing trim color of the structure.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Pettit: Stated that a point of clarification was that the measurements were reversed in the motion, that the 29" is the width and that the height was 47".

Davis: Confirmed.

Prebys: Stated that he understood that differently and he would not approve a picture window for the front of the building; he withdrew his motion to approve this application.

Schmiedeke: Stated that you would not see it.

Davis: Confirmed that the motion is withdrawn and to return to discussion.

Discussion: Lindsay: Asked again how wide the existing window is and what the sides of the window will be filled in with.

Barnes: Stated that there is concrete next to the window. He could use wood for infill. Asked for suggestions.

Davis: Stated that the new window will be a little bit narrower and that it will be 4' in height.

Barnes: Confirmed that is the case.

Lindsay: Stated that it depends on what the existing window width is. Guessed it at about 36" so that there will be the need for about 6" of infill on the sides.

Barnes: Stated that there is a concrete foundation surrounding what he supposed was a stone foundation originally. Stated that the new window will be flush with the current window.

Rupert: Suggested that the filler be placed on the right hand side, whether it be block or stone, since it will create more room for the person to get out.

David: Asked if the commission feels that it needs to state what that infill needs to be.

Prebys: Asked if the egress window needs to be located on the front of the building.

Barnes: Stated that it cannot go along the side since there is only 4' to the property line on that side.

Dais: Asked if the commission would like to see the egress well be even higher off of the ground to act as screening.

Pettit: Asked how high the egress well edge will be off of the grade.

Barnes: States that it can be any amount, 2". He can also extend it along the front for a flower bed.

Schmiedeke: Asked about far the well will be from the front wall of the house.

Barnes: Stated that it needs to be 3'.

Davis: Asked if the extension for the flower bed is what the commission would like to see.

Schmiedeke: Stated that she does not think that it is a good solution. That the full extent of this window will only been seen if you walked up onto the property but that from the street you would not see as much.

Pettit: Stated that he is not sure that you will see that much more glass than what is there now.

Lindsay: Stated that a lot of this is guess work since there is no drawing to make it clear what will be there.

Rupert: Stated that he believes that the motion should be to table the application.

Motion: Pettit (second: Rupert) moved to table the application for 412 N Washington for more information including the front elevation of the house with a clear indication of where the grade line is with respect to the foundation, the

exact location of the new window, what will happen with any infill and the proposed final height of the top of the well, shown in elevation that shows how it lays out in a drawing.

Secretary of the Interior Standards:
N/A

Approval: Yays: 4, Nays: 2. Motion Carries.

119 N Adams

**Application is for painting*

Applicant: C. Hedger Breed, owner – Present

Discussion: Breed: Stated that he has previously proposed these same colors on his other house. Stated that he is looking to differentiate the house from the church next door. Stated that he is looking for a higher contrast.

Davis: Asked for clarification on the Olympic Range color; whether it is a green or a black.

Breed: Sated that it is a green.

Schmiedeke: Asked what the window sash color would be.

Breed: Stated the same as the trim/brown color.

Prebys: Stated that all the trim is brown, including the windows.

Motion: Prebys (second: Pettit) moved approval of the application for painting at 119 N Adams to include the house and the outbuilding in Sherwin Williams 7595-Sommelier for the trim and Sherwin Williams 7750-Olympic Range for the main color.

Secretary of the Interior Standards:

#7- Clean building gently—no sandblasting.

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

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

Breed: Asked what color should be used for the fence.

Lindsay: Stated that the trim/red-brown color would be fine.

24 N Huron

**Application is for fence installation at the rear of property*

Applicant: Bessie Pappas, owner– Present

Discussion: Pappas: Asked for an extension of the fence application approval that was previously provided by the commission.

Prebys: Stated that there is a lot of controversy about the fence. Stated that there are some regulations about where the fence can go. Stated that this is creating an issue for the neighbors.

Pappas: Stated that it is her property and she is just looking to extend her fence work permit. Stated that the fence was placed on her property lines according to her survey and that it was then destroyed.

Davis: Stated that the property is within the historic district and that is why she is here tonight. Stated that the commission has some questions about the fence and asked if she would like to answer them.

Pappas: Stated no, that she just wants her extension. Stated that he took it down.

Kochanek: Advised the owner that her application is no longer an extension since the building department permit has expired. That now this is treated as a new application. Stated to the commission that they do not have any say over property line disputes. Stated that their decision should only be based on whether or not the materials used are appropriate and an overall look at the location. Stated that a determination of where the property lines are is not required of the HDC but that the building department will request a property survey and that is where those determinations will be made.

Davis: Asked about the style of the gate.

Pappas: Stated that it is an aluminum gate. Stated that it is a regular gate. [*Shows a picture of the gate.*] Stated that it is a photo taken after the neighbor destroyed the gate.

Davis: Asked about the need for a gate in the proposed location when there is a desire to protect the building farther back on the property.

Pappas: [*Shows on a photo the damage to her boiler building.*] Stated that this building has been destroyed by snow being stored next to it.

Davis: Asked about why she wants a gate so far from the building then.

Pappas: Stated that would give the property away. That she wants to park there. Asked why she should leave the property for anyone to go through.

Davis: Asked if there are any more thoughts on the materials.

Schmiedeke: Stated that the wood fence is residential in nature.

Lindsay: Stated that her concern is it is not appropriate and that there is a mixture of materials proposed.

Pettit: Stated that the submitted drawings don't really depict what will be installed.

Davis: Stated that he objects to the style of the gate and the placement of the gate. Asked for other comments.

Pappas: Asked what he meant by that.

Davis: Stated that historically the area would not have been gated or fenced.

Kochanek: Asked for clarity as to what the objections are.

Davis: Stated that he objects to the materials and the style of the gate. Stated that he heard from Commissioner Schmiedeke that the wood fence was more residential in nature and is inappropriate in this commercial application.

Prebys: Asked about what type of fencing would be appropriate.

Davis: Stated that an aluminum or wrought iron fence may be appropriate.

Schmiedeke: Stated that it is a commercial and almost an industrial type area so a decorative fencing is inappropriate. Chain-link might be appropriate.

Prebys: Agreed but that he would probably have it painted a dark color.

Lindsay: Asked if any view of the park would be obstructed.

Davis: Stated that it would not.

Prebys: Asked what the commission should do next, if they should deny or have the application amended.

Kochanek: Stated that it is cleaner with the denial and a fee waiver when she returns.

Davis: Agreed.

Pettit: Stated that he doesn't know why the commission is proposing the chain-link fence.

Rupert: Stated that the DTE building already has a chain-link fence in this area.

Pettit: Stated that he has never been fully satisfied with the materials that have been submitted for this proposal, both now and in the past application.

Lindsay: Stated that in her opinion that she would like to see something more holistic on the site; that there is 5 different things going on here.

Prebys: Stated that that is a reason for denial since there is a mixture of materials, that the commission would approve a fence and a gate of identical material and that they would consider chain-link.

Davis: Stated that this fence does not take into account the location, visibility or the character of this setting.

Lindsay: Stated that something of a more low profile in nature might be more appropriate.

Motion: Prebys (second: Schmiedeke) moved to deny the application for 24 N Huron because of the lack of consideration for location, visibility and the historic character of the site and the mixture of inappropriate materials in the proposal.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

Discussion: Davis: Stated that he heard the applicant ask about concrete.

Schmiedeke: Stated that concrete is not easily moved, but that chain-link would be.

Lindsay: Stated that she is looking for something that is more cohesive. That there is already three different things on site and that nothing is really compatible with that.

Pappas: Asked for the commission to tell her what to do.

Lindsay: Stated that the commission cannot design the fence but that the applicant may return with various options.

Pappas: Stated that the gate is like what is at car dealers. That she wants to know what the commission wants.

Davis: Stated that chain-link fence is one possibility.

Pappas: Asked what about wood fence.

Davis: Stated that they have already covered that.

Kochanek: Advised the applicant to return a fence work permit within 14 days.

15 E Cross

**Application is for sign installation and patio/outdoor seating area installation*

Applicant: Patrick Echlin, Alexander Mers and Brian Jones Chance, applicants –Present

Discussion: Echlin: Recapped the work that has previously taken place. They are now looking to do a patio at the front within the three parking spaces and they are looking to put up a sign.

Davis: Asked for an explanation of the patio drawing.

Chance: Stated that it is a box created by joined 4 x 4 beams. That there is a cut out on the building side to allow for accessibility. There will be landscape fabric and gravel inside to allow for drainage. That there will be 2 x 6 cap and a 2 x 4 bracers on the top and bottom. Stated that he prefers the more architectural style of the steel braided cables. It will be a sandbox type setup rather than a deck and the gravel will not get out due to the attached landscape fabric.

Lindsay: Asked about how the ADA access would work with the gravel.

Chance: Stated that there would be flat surface and path for accessibility.

Davis: Asked about why the patio is in the front as opposed to the rear of the building.

Echlin: States that the parking in the rear is gated and that there would be issues with the liquor control board putting the outdoor seating there.

Rupert: Asked where the deck will be placed.

Chance: Stated that there is a sidewalk in front of the entrance and that the patio will not be flush up against the building and it will not be over the right-of-way.

Prebys: Asked about how tall the railings will be.

Chance: Stated that it will be 36" high.

Davis: Stated that he is concerned about the safety of the patio.

Chance: Stated that it is safer than just placing the tables out on the lot.

Prebys: Stated that the wood should be finished in a paint or an opaque stain.

Davis: Stated that this should be painted a light color to differentiate it from the asphalt.

Chance: Asked if the style of the railings were a concern since he prefers the braided steel cables to the turnbuckle style.

Prebys: Stated that the braided steel is fine for the cables.

Davis: Agreed and stated to move on to the sign.

Schmiedeke: Asked what material it will be.

Davis: Stated that it is a composite aluminum.

Schmiedeke: Asked what color the sign will be.

Echlin: Stated that it is a black background with white writing and yellow accents.

Davis: Stated that it appears that they have not thought of lighting.

Echlin: Stated that they will need to return for lights.

Chance: Asked if they could do a painted sign on the Rice St side.

Davis: Stated that it may be a possibility but that they would need to verify that they have enough area with the zoning ordinance.

Motion: Pettit (second: Prebys) moved approval of the application for work at 15 E Cross. Work to include the installation of a 13' x 2'6" aluminum composite sign as depicted in the submitted documentation and a seasonal patio at the front of the structure for outdoor seating as depicted in the drawings submitted with the application subject to right-of-ways and appropriate offsets. All wood used in the construction of the patio should be coated with a paint or an opaque stain.

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.

414 Maple

**Application is for window installation*

Applicant: Erin Cicero and Ann O'Sullivan, owners –Present

Discussion: Cicero: States that they are looking to install the Alexandria windows on just the addition on the home.

Prebys: Asks about the color of the windows.

Cicero: The color will be white.

Motion: Prebys (second: Schmiedeke) moved approval of the application for 414 Maple for the installation of ten vinyl replacement windows by Alexandria to replace the existing aluminum windows on the rear, mid-century addition of 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. The windows will be white.

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.

Cicero: Asked if the commission would be ok with aluminum-clad wood windows for the replacements on the front.

Prebys: Stated that that would be possible.

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS

114 N River

**Application is for window replacement*

Motion: Prebys (second: Schmiedeke) moved to approve the administrative approval for 114 N River for window replacement.

Approval: Unanimous. Motion Carries.

OTHER BUSINESS

Demolition Process/application discussion

Kochanek: Stated that this application may need some updates and the inclusion of a description page. Stated that the reasoning for demolition approvals may need to be looked at as well. That potentially someone could request a demolition under

one of the conditions that do not require all the previous approvals from planning and zoning to be in place prior to applying.

Property Monitoring

6 S Washington

Kochanek: Stated that a second notice has been sent and that she will send a 3rd notice for the work without a permit soon.

206 N Washington

Kochanek: Stated that she has not heard anything from the property owner recently.

322 Maple

Kochanek: Stated that she will go out to check the progress of the work at this location.

401 E Forest

Kochanek: Stated that she will restart the demo by neglect process on this property toward the end of May.

302 E Cross

Kochanek: Stated that she will start the demo by neglect process on this property soon.

LED lighting strips resolution / policy

Kochanek: Stated that she has no updates at this time.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of April 10, 2018

Motion: Pettit (second: Prebys) moved to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Pettit (second: Lindsay) moved to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 9:21 p.m.

The following pages were submitted as public comment on 24 N Huron for the 4-24-18
Historic District Commission Meeting

Cynthia Kochanek

From: Mara Evenstar (Evans) <arammai.services@gmail.com>
Sent: Monday, April 23, 2018 10:08 AM
To: Cynthia Kochanek; HDC Intern
Cc: Jeanne Adwani; russ@evenstarschalice.com; Larry Yapp
Subject: HDC discussion of gate

Hi Cynthia,

I am Mara Evenstar, one of the owner's of Evenstar's Chalice located at 36 N. Huron which we lease. I understand that there is potential for the post, fence, and gate to go back up in the very tight turn of our back easement that leads to our parking.

I wanted to add my voice to any other voices of concern about this. I have no desire or need to make use of the space that is being fenced off, it is the fencing/post that causes potential issues for me. I have a small car, and so most of the time I am fine. However, when I drive a larger vehicle through there to haul materials, or if there is snow or ice, I feel in danger of either damaging the back staircases to the buildings on that corner, or damaging my vehicle with the post on the other side. In the winter, there are times that I have to get enough speed to get up the hill, but then that speed is too fast to do the corner, so there is a great risk of getting stuck or sliding into once again the staircase or the post.

I hope when you are making your decision, you take into consideration everyone who needs to use that drive to access their home or business. In tight spaces such as this, we need to cooperate and coordinate with one another.

Please forward to those in decision-making around this issue.

Thanks,
Mara Evenstar

--

Mara Evenstar, MTP
www.arammai.com

If we have no peace, it is because we have forgotten that we belong to each other."
~ Mother Teresa

Cynthia Kochanek

From: Larry Yapp <lyapp@monterra.biz>
Sent: Sunday, April 22, 2018 11:57 AM
To: Cynthia Kochanek; HDC Intern; murdock.sweeney@comcast.net
Cc: Scott E. Munzel (smunzel@psedlaw.com)
Subject: HDC agenda - 04/24/18
Attachments: 0258_001.pdf; 2018-03-12 corner & farm gates.pdf; 2017-07-07 Parking lot damage.pdf

Cynthia

Being the weekend, I have not spoken to my attorney. I will get back with you once we have decided upon an appropriate response to the 24 North Huron submission..

Several facts the board should be aware of:

1. There is existing lawsuit in process against 24 North Huron and its owners. The lawsuit involves the fence and farm gates.
2. Most of the posts and fences installed after the 2016 HDC approval had to be removed
 - a. Pappas failed to obtain a stakes in place survey & most of what was installed was not on Pappas property
 - b. A recent picture of the corner is attached.
 - c. Pictures of last summer's damage to my parking lot are attached.
3. The highway barriers, railroad ties and steel gates violate prescriptive easement claims of right to traverse the Pappas property
4. There is currently a restraining order that prevents the installation of the post and gates as submitted.

Larry

We know pizza dough



Larry Yapp, CPA
Monterra Franchise Services, Inc.
435 Joe Hall Drive Ypsilanti, MI 48197
[Accounting Done Better](#)
O: 734-390-2390 ext 116
F: 734-390-2394 | email: lyapp@monterra.biz

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STATE OF MICHIGAN
IN THE CIRCUIT COURT FOR THE COUNTY OF WASHTENAW

32-42 N. Huron LLC,
Plaintiff,

vs.

Case No: 17-523-CH
Honorable Carol Kuhnke

Bessie Pappas; Panagiotis Papanastasopolous (aka
Pete Pappas); 22 North Audio LLC; Jackson
Cleaners, Inc.; Visiliki Pappas (aka Vasiliky
Pappas); and Maria Pappas; and the Heirs of
George Moorman, deceased,
Defendants,

and

Bessie Pappas; Panagiotis Papanastasopolous (aka
Pete Pappas); Jackson Cleaners, Inc.; Visiliki
Pappas (aka Vasiliky Pappas); and Maria Pappas,
Counter Plaintiffs,

vs.

32-42 N. Huron LLC,
Counter Defendant.

Scott E. Munzel (P39818)
Pear Sperling Eggan & Daniels, P.C.
Attorneys for Plaintiff/Counter-Defendant
24 Frank Lloyd Wright Dr., Suite D2000
Ann Arbor, MI 48105
(734) 665-4441
E-mail: smunzel@psedlaw.com

Ian James Reach (P25316)
Reach Law Firm
Attorney for Defendants/Counter-
Plaintiffs Bessie Pappas; Panagiotis
Papanastasopolous (aka Pete Pappas);
Jackson Cleaners, Inc.; Visiliki Pappas
(aka Vasiliky Pappas); and Maria
Pappas
106 N. Fourth Ave.
Ann Arbor, MI 48104
(734) 994-1400
E-mail: ijreach@reachlawfirm.com

FILED

JAN 11 2018

WASHTENAW COUNTY, MI
CLERK OF THE COURT

MUTUAL RESTRAINING ORDER

MUTUAL RESTRAINING ORDER

At a session of said Court, held in the City of Ann Arbor, County of Washtenaw,
State of Michigan, this 11 day of January 2018

PRESENT: Honorable Carol Kuhnke
Trial Court Judge

THIS MATTER having come before the Court on Defendants' Motion for Mutual Restraining Order and the Court having given all parties an opportunity to be heard and having reviewed the pleadings and record before it;

NOW THEREFORE, IT IS HEREBY ORDERED AS FOLLOWS:

1. Neither party shall breach the peace;
2. Neither party shall trespass on the opposing party's property provided that Plaintiff may temporarily use a three foot by three foot triangle consisting of approximate 4.5 square feet on the corner of Defendants' property as set forth on Exhibit A attached hereto pending further order of this Court. It is understood and agreed that the rights of both parties as to the area in question are preserved for purposes of this pending litigation;
3. Neither party shall move anything on the opposing party's property;
4. Neither party shall take anything that belongs to an opposing party;
5. Neither party shall talk to the opposing party;
6. Neither party shall harass or attempt to intimidate the opposing party through conduct or speech;
7. Neither party shall photograph the opposing party when they are on their own property; and
8. Neither party shall contact any tenants of the opposing party for any purpose without prior Court approval.

9. Violation of this Mutual Restraining Order may result in holding the offending party in contempt of this Court in which case sanctions may be ordered.


Honorable Carol Kuhnke
Trial Court Judge

P5534E

Prepared by:

Reach Law Firm

By: 

Attorney for Defendants/Counter-Plaintiffs Bessie Pappas; Panagiotis Papanastasopolous (aka Pete Pappas); Jackson Cleaners, Inc.; Visiliki Pappas (aka Vasiliky Pappas); and Maria Pappas
106 N. Fourth Ave.
Ann Arbor, MI 48104
(734) 994-1400
E-mail: ijreach@reachlawfirm.com

Submitted under the 7-day Rule
MCR 2.602(B)(3)
No Objections Timely Filed

CERTIFIED EASEMENT EXHIBIT

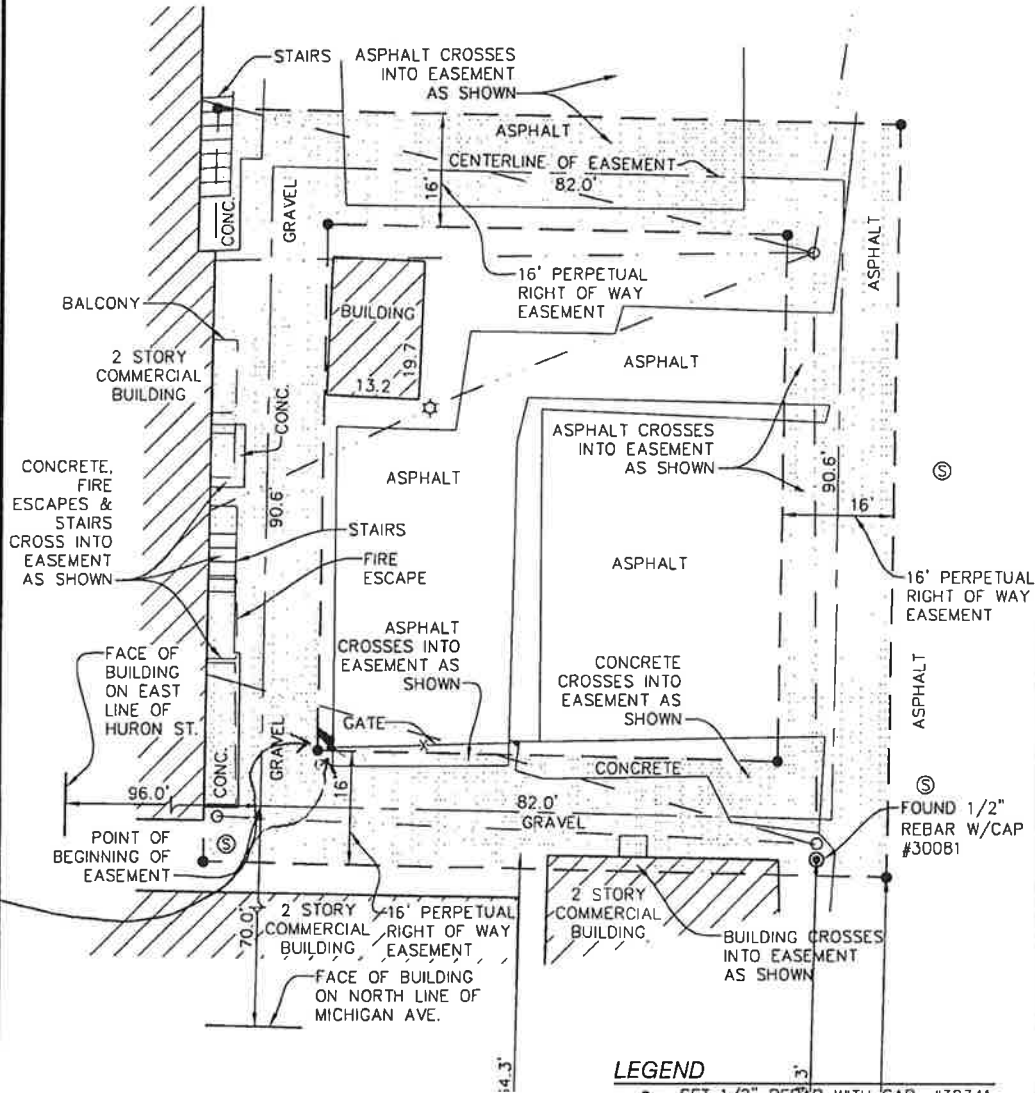
EXHIBIT A

PROPERTY DESCRIPTION:

A PERPETUAL RIGHT OF WAY IN COMMON TOGETHER WITH THE OWNERS OF OTHER ADJACENT PARCELS THERETO OVER A PARCEL OF LAND 16 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 96 FEET EAST OF THE EAST LINE OF NORTH HURON STREET AND 70 FEET NORTH OF THE NORTH LINE OF WEST MICHIGAN AVENUE, THENCE NORTH PARALLEL WITH HURON STREET 90.6 FEET; THENCE EAST PARALLEL WITH MICHIGAN AVENUE, 82 FEET; THENCE SOUTH PARALLEL WITH HURON STREET 90.6 FEET; THENCE WEST PARALLEL WITH MICHIGAN AVENUE, 82 FEET TO THE PLACE OF BEGINNING, AND RIGHT OF WAY FROM THENCE TO MICHIGAN AVENUE BETWEEN PREMISES FORMERLY OWNER BY BREWER AND PREMISES NOW OWNED BY ZECK, SAID PARCELS 1 AND 2 BEING A PART OF LOTS 175, 176 AND 177, ACCORDING TO THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF YPSILANTI AND A PART OF FRENCH CLAIM 691 IN SAID CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN.



SCALE: 1"=20'



LEGEND

- SET 1/2" REBAR WITH CAP, #32341
- ⊙ FOUND MONUMENT (AS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HEREIN PLATTED AND DESCRIBED AND THAT THE RATIO OF CLOSURE MEETS THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970.

THOMAS G. SMITH, P.S. NO. 32341



KEM-TEC & ASSOCIATES

22556 GRATIOT AVE. EASTPOINTE, MI 48021
PROFESSIONAL SURVEYORS - PROFESSIONAL ENGINEERS
(586)772-2222 • FAX (586)772-4048

CERTIFIED TO: 32-42 N HURON LLC

FIELD SURVEY: TS MR

DATE: MARCH 31, 2017

DRAWN BY: NS DLD

SHEET: 1 OF 1

SCALE: 1" = 20'

JOB NO.: 17-00978















03/12/2018 6:49 PM

Cynthia Kochanek

From: Larry Yapp <lyapp@monterra.biz>
Sent: Friday, April 20, 2018 11:28 PM
To: Cynthia Kochanek; HDC Intern; murdock.sweeney@comcast.net
Subject: Heads up - Fence and post application
Attachments: 2018-04-24 HDC - 24 NH documents.pdf

Hi all

As you all know we had issues with the fence and post last summer. We were able to remove them because they were not on the property of the person that installed them. The neighbor was not able to reinstall them because the building permits had expired.

I learned today that an application has been submitted to reinstall the post/metal gate and the fence.

The dispute with the neighbor is not about me but about your experience of living in the City of Ypsilanti. If you are motivated, please feel free to write the HDC and tell them your experience with the fence & post and/or any interactions with the neighbor that installed them. If you do write, please let them know your address.

If you are interested in sharing your thoughts with the HDC, the meeting is this coming Tuesday at 7 PM Address: SPARK East, 215 W Michigan Ave

Although you are all blind copies for security purposes, this email is being sent to the HDC contact and an elected city council member so they can see what I sent to you.

Cynthia- Please respond to all if the meeting is not at the Spark East as this doesn't agree with the Web site meeting address. (1 West Michigan, council chambers)

Thank you all.

Larry

Lawrence R Yapp, Member
32-42 N Huron LLC
Cell: 734-218-0396
larryyapp@comcast.net & lyapp@monterra.biz



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.



**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

Farmington Mich

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

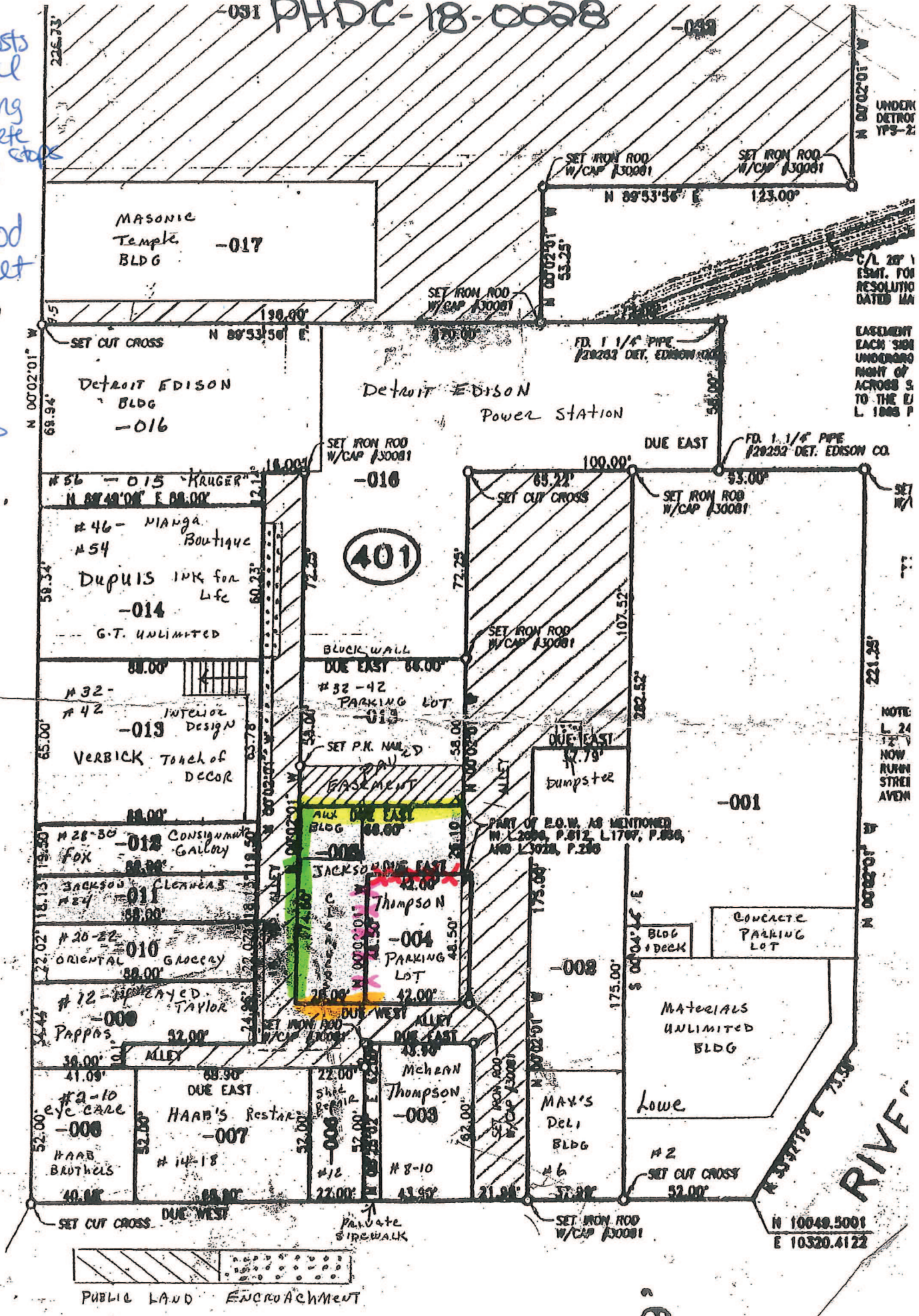
VASILIK Peppas

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.

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

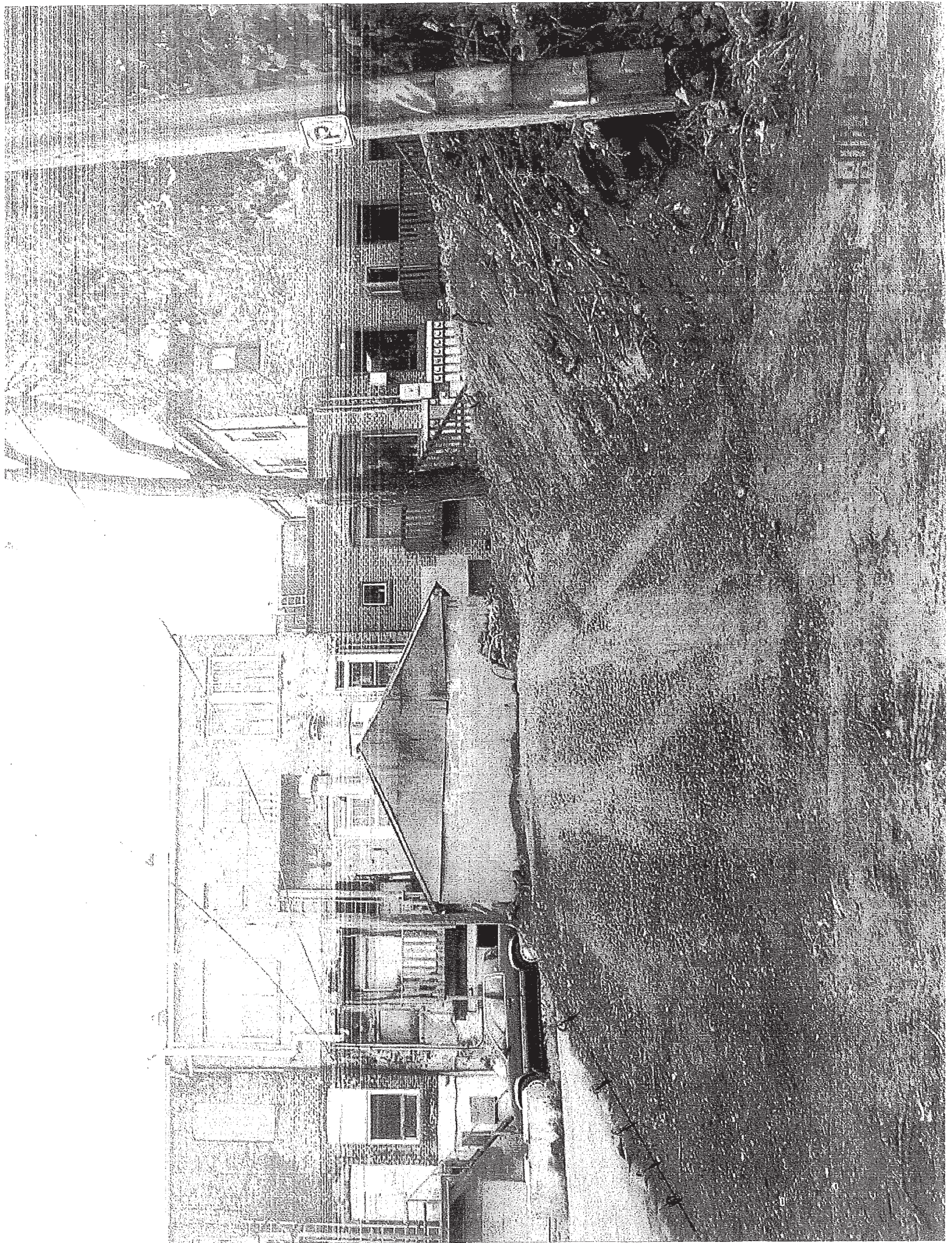
HURON - STREET

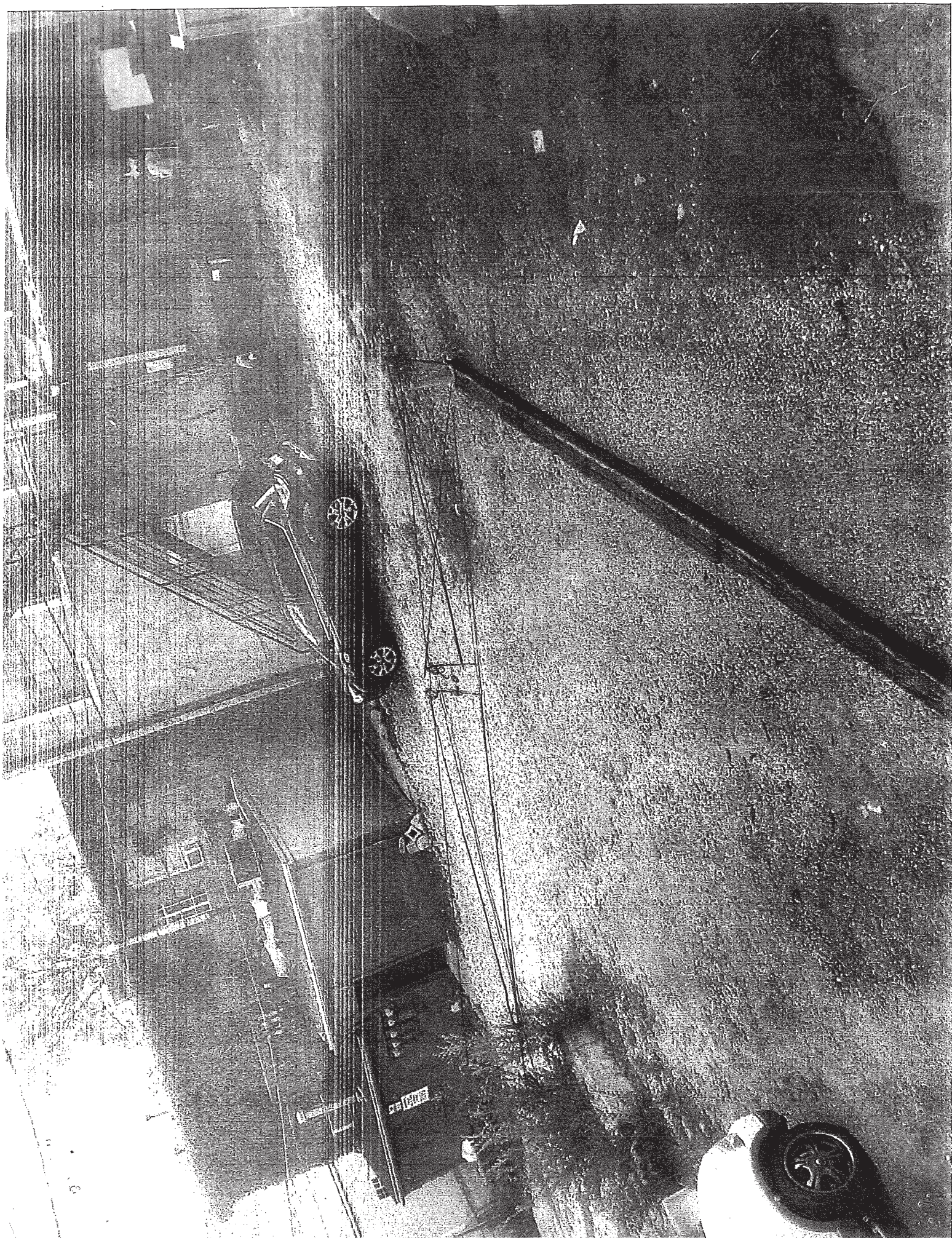


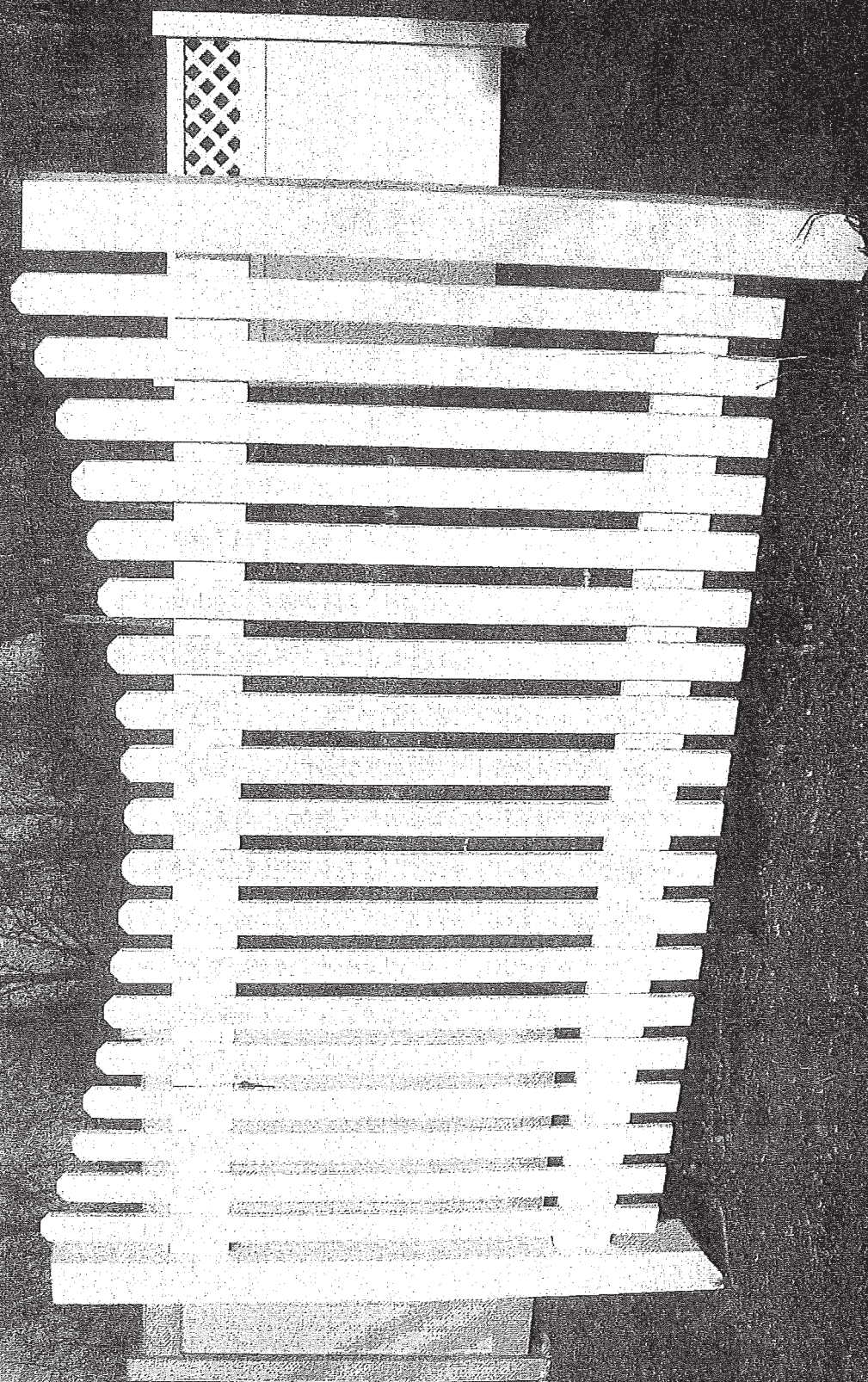
RIVER

UNAUTHORIZED
VEHICLES
WILL BE TOWED
AT OWNER'S
EXPENSE
BUDGET STADIUM
GLEN ANN
MILAN TOWING
(734) 485-2055



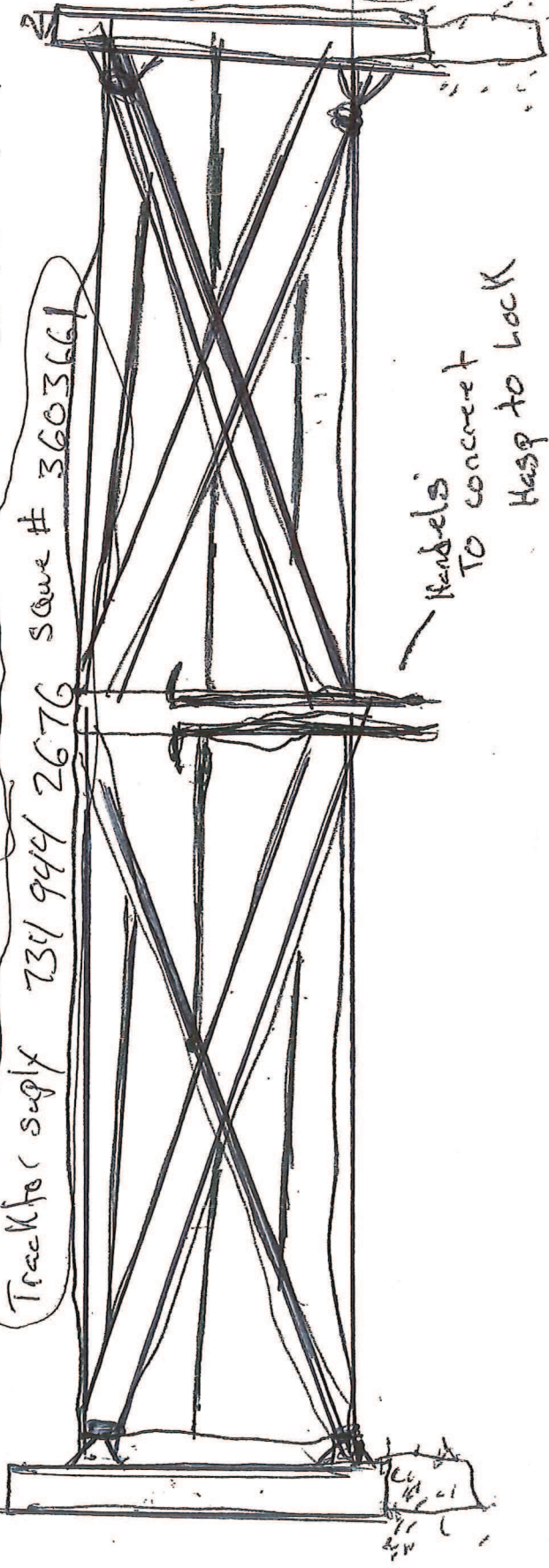






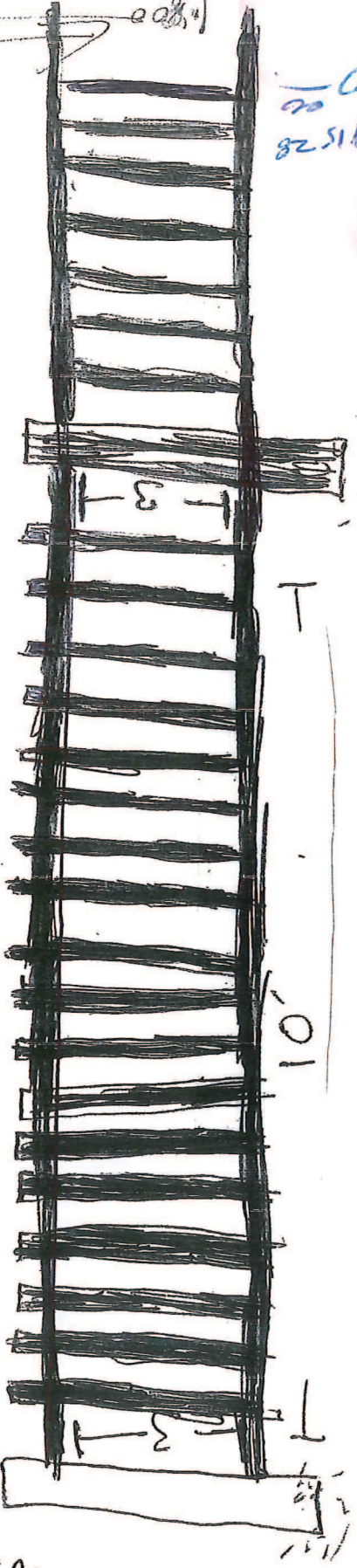
9m 734)
 Gets concrete 734/39 1528
 Delux Rental 102 day power Ruler

Track for supply 734 944 2676 save # 3603661



12 10' 2x4x6 for

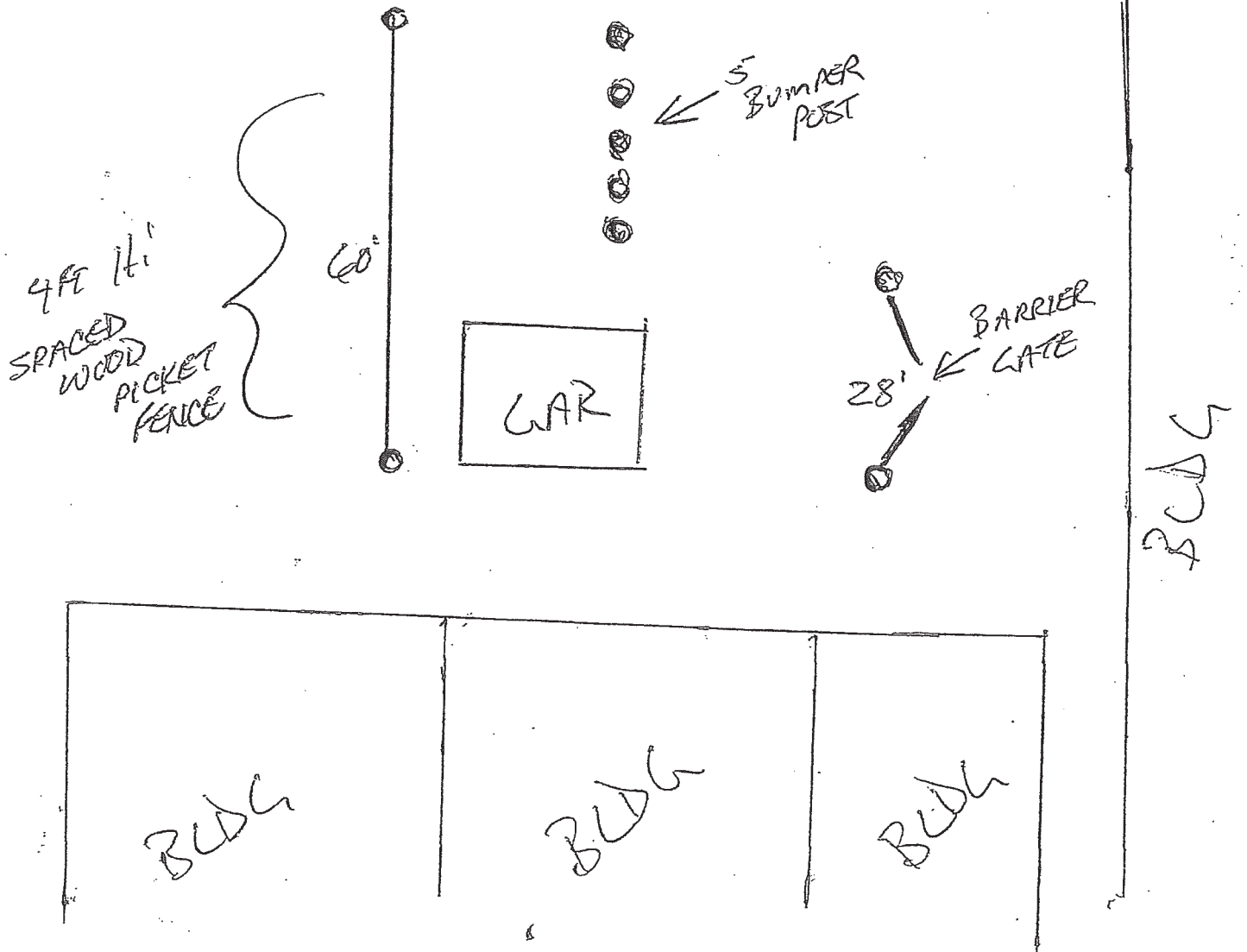
- 1) 9 post at 4 inch spacing 2 per Lin FT
- 3) 120 slats
- 1) screws
- 1) Hendels
- 2) gates
- 5) concrete



- 1) 2 3 4 5 6 7
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- 99) 1 2 3 4 5 6 7
- 100) 1 2 3 4 5 6 7

1800
 734 499 15 28
 AR2

FENCE DIAGRAM





Cynthia Kochanek

From: Scott Munzel <SMunzel@psedlaw.com>
Sent: Monday, April 23, 2018 4:18 PM
To: Cynthia Kochanek
Cc: Richard Stokan; Ian Reach; Larry Yapp; chazgroh@grohslaw.com
Subject: Historic District Commission fence application- 24 N. Huron Street
Attachments: letter to HDC opposing ap 23 18.pdf

Hi Ms. Kochanek- I am submitting this letter of opposition to the HDC for its consideration when it reviews Ms. Pappas' fence/post and gate application behind 24 N. Huron Street. I will send over a hard copy tomorrow. Will the HDC members see this letter for the first time at the meeting or will they receive it before hand? Thanks, Scott Munzel

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April 23, 2018

Historic District Commission
City of Ypsilanti
1 S. Huron Street
Ypsilanti, MI 48197

Via Hand Delivery and email to ckochanek@cityofypsilanti.com

Re: Opposition to Fence Application- 24 N. Huron Street

Dear Members of the Historic District Commission:

We represent Larry Yapp and 32-42 N. Huron Street, LLC, which own property just north of 24 N. Huron Street. By this letter, Mr. Yapp objects to the fence application submitted by Ms. Pappas. First, the proposed posts and gate at the south end of her property fails to meet the Secretary of Interior's standard No. 9 because it is not at all compatible with the historic nature of the area. The drawing shows what appears to be a country gate, more fitting for a cattle or horse pasture. Such a fence is not compatible with the historic nature of the surrounding buildings and will not comply with standard No. 9. Yapp requests that you deny the application.

Second, there is ongoing litigation regarding the property lines and the rights of adjoining property owners, such that approving the application at this time is premature. It is likely the fences will not be constructed as proposed because the six month deadline will expire (requiring another review by the HDC), and because the litigation may impact the location of the fences (requiring HDC review for a different location). Moreover, for Ms. Pappas to obtain a building permit to construct the fences on the property lines (the location is unclear in the application), she must obtain the approval of the adjoining property owners. In their present locations, Mr. Yapp will not be granting approval. Mr. Yapp requests that you postpone consideration of the fence application until the litigation is resolved.

Mr. Yapp also wants to make several other points. First, the railroad ties and concrete blocks located in the area never received City approval. The Staff report mentions those items, and it could be inferred that they are not objectionable, but those items never received City approval and thus violate City ordinances. Second, Ms. Pappas did in fact unlawfully install some of this proposed fencing without a City-issued building permit. We have attached some photos of the "cattle gate" she previously installed, which is unattractive and incompatible with the historic nature of the area. Please be sensitive to the fact that many of Mr. Yapp's tenants access their premises from this area; as such, it really is the "front door" for many of them and the application should be treated with all the thoughtful review that it deserves, even though the fences are proposed at the rear of these buildings.

Sincerely,

Pear Sperling Eggan & Daniels, P.C.

Scott E. Munzel

cc: Larry Yapp
Richard Stokan, Jr.
Jim Reach
Building Department



03/12/2018 6:49 PM



