

1. Historic District Commission Agenda 10-9-18

Documents:

[00-HDC OCTOBER 9, 2018 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 10-9-18

Documents:

[HDC MEETING PACKET 10-9-18.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, October 9, 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

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

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING—none

V. BUSINESS SESSION

A. OLD BUSINESS

1. 206-210 N Washington **Demolition by Neglect**

B. NEW BUSINESS

2. 130 N Huron **Reroof & replacement**
gutters/downspouts
3. 215 W Michigan **Door replacement**
4. 320 N Washington **Garage door replacement**

C. STUDY ITEMS

5. 320 N Washington **Window replacement & fence installation**
6. 209 Pearl **Awning installation**

D. ADMINISTRATIVE APPROVALS

7. 501 N Adams **Door replacement**
8. 307 N Hamilton **Venting**

E. OTHER BUSINESS

9. Administrative approvals discussion
10. Demolition process/application discussion
11. Property monitoring
12. Depot Town Letter

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

13. Approval of the minutes of September 25, 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 Demo by Neglect Staff Review

Property address: 206-210 N Washington

Date of 1st Demo by Neglect Letter: September 7, 2018

Date of Review: October 3, 2018

Date of Meeting: October 9, 2018

Staff review:

1. The first notice to appear for the demo by neglect consideration for this property was tabled at the September 25, 2018 meeting.
2. Staff expects to post the second notice to appear on October 5, 2018 for the owner's appearance at the October 23, 2018 HDC meeting.
3. **At this time the demo by neglect consideration should be tabled until the meeting date indicated in the second notice to appear.**
4. Staff has discussed the demo by neglect process and verified with the City Attorney's office that the owner does not need to be in attendance at the meeting in order for the HDC to determine that a property is a demolition by neglect.
5. The property is also listed on the building department's dangerous buildings list.
6. There are many issues with the building, most of which are documented in the photos taken by staff including the building being open to the elements, fire damage, overgrown weeds, damaged/open fencing, debris on site, efflorescence and moss on the bricks.

Staff Recommended Motion:

Move to table the demolition by neglect consideration for 206-210 N Washington until the October 23, 2018 HDC meeting indicated in the second notice to appear for this property.

Prepared by:

Cynthia Kochanek, Preservation Planner

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City of Ypsilanti

Community and Economic Development

September 7, 2018

BALMORAL HOLDINGS LLC
PO BOX 20242
CHEYENNE, WY 82003

NOTICE TO APPEAR

RE: Potential finding of Demolition by Neglect at 206-210 N Washington St

Dear BALMORAL HOLDINGS LLC,

The Historic District Commission (HDC) is charged with protection of properties in the historic district. It has come to the attention of the HDC that the structures at 206-210 N Washington may be in violation of the Code of Ordinances for the City of Ypsilanti relating to demolition by neglect. Pursuant Chapter 54, Article II, Division 1, Section 54-31 of the Code, demolition by neglect is defined as *"neglect in maintaining, repairing or securing a resource that results in deterioration of an external feature of the resource or the loss of structural integrity of the resource."*

The HDC will consider whether the above mentioned historic resource is threatened with demolition by neglect at its meeting on September 25, 2018 at 7:00 p.m. at the Ypsilanti Historical Society Archives, 220 N Huron, Ypsilanti, MI, 48197. The archives are located in the basement of the building with the entrance on the north side. You are invited to attend this meeting. You may also provide written comments and documentation in advance of the meeting by email (ckochanek@cityofypsilanti.com) or by delivery to the City Clerk's Office with attention to me.

If the HDC finds that the building is in danger of demolition by neglect, you will be required to appear in order to determine a timeline for repair. In the event you fail to adhere to this timeline or fail to respond to this or subsequent notification, the City may take legal action against you and the property in order to achieve compliance.

Applications and further information about the Historic District Commission are available online at www.cityofypsilanti.com/hdc. Please contact me at (734) 483-9646 or through email at ckochanek@cityofypsilanti.com with any questions.

Sir

Cynthia Kochanek, Preservation Planner
Community & Economic Development Department

CC: File
Building Department



















HDC Work Permit Staff Review

Property address: 130 N Huron

Date of Application: October 1, 2018

Date of Review: October 4, 2018

Date of Meeting: October 9, 2018

Proposed work: reroofing and gutter & downspout replacement

Materials: CertainTeed Landmark dimensional shingles in driftwood, half round gutters and downspouts in wicker (to match)

Staff review:

1. The applicant is looking to replace the shingles on roof with an architectural shingle.
2. The applicant has advised that a ridge vent is not possible for this structure. Staff has advised that low profile can vents that match the roof may be used, if possible, on the rear and possibly the north side of the building if there is not enough room at the back of the property.
3. Staff has located various hip venting options, all of these options require eave vents.
4. Venting is not mentioned in the application, HDC to verify type and location.
5. The current half round gutters and downspouts will be replaced with new half rounds to match. HDC to verify if the downspouts will be in the same locations as the current.
6. A building department permit will be required and should be obtained prior to the start of work.

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

Recommended Motion:

Move to approve and issue a certificate of appropriateness for work at 130 N Huron to include the reroofing of the structure with CertainTeed Landmark dimensional shingles in the color driftwood. Work to also include the replacement of the existing gutters and downspouts with new ½ round gutters and downspouts in wicker in the same locations as they are currently. Venting is to be accomplished using (*low profile can vents on the east and north sides of the house in a color to match the new roof?*).

Prepared by: Cynthia Kochanek, Preservation Planner

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10. New work shall be removable.



RECEIVED

OCT 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

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 NOT BE PLACED ON THE AGENDA

Property

Address

130 N. Huron St. Ypsilanti Mi. 48197 (lady's Library)

Applicant

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

Name

Thomas Monahan Leak PRO Roofing + skylight co.)

Address

15646 Delaware Ave

City

Redford

State

MI

Zip

48239

Phone / Fax

313-645-1190

E-Mail

Leakproroofing@psbcglobal.net

Contractor

Contractor Name & Contact Info

Thomas Monahan cell 313-645-1190

Type of work

☒ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☒ Other gutters

☐ Application Amendment

Complete Description of Proposed Work:

Full shingled roof tear off And replacement ✓
Full gutter And Down spout Replacement.

Tear off And remove 3-layers of existing roofing
install new CertainTeed Landmark Dimensional
Life time shingles - asphalt/fiberglass
Driftwood color -

pull existing gutters And Down spouts.
install new 1/2 round gutters And Round Down spouts

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

gutter to match existing color - wicker

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. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

34,755-

Permit fee:

\$35 + _____ =

Signature

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

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

Sig

[Redacted Signature]

Date:

10-01-18

Print Name:

Thomas Monahan

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 approvals and permits must be acquired before beginning work.



Roofing & Skylight Co.

313-645-1190 • 888-474-4454

Proposal

Page # 2 of 2 Pages

Date 09-18-18

Proposal valid for 30 days

LICENSED & INSURED

Leak Pro Roofing & Skylight Co.

Thomas Monahan

3588 Plymouth Rd., #297 • Ann Arbor, MI 48105

15646 Delaware • Redford, MI 48239

leakproroofing@sbcglobal.net

License# 2103177721

Work to be performed at:

Name William D Winters

Address Job site 130 N. Huron st.

Ypsilanti Mi. 48197

Phone Claim # 223053Z52

We hereby submit the following specifications and estimates:

Page 2 of 2 Shingled Roof replacement cost , Total cost of project	\$34,755.00
Shingled Roof tear off and replacement	
Labor - material - permits - disposal	\$15,150.00
7/16 o.s.b. Plywood install	\$4,350.00
Gutter and down spout replacement	\$10,655.00
Sky- track machine for roof 1- week rental	\$2,300.00
Man lift machine rental for gutter install 1- week rental	\$2,300.00
1x6 facia board looks in good condition , if 1x6 facia needs replacing it's	\$6.00
Per foot and pre premiered 1x6 installed , no paint	
We propose to furnish material and labor in accordance to the above specifications for the sum of:	\$ \$34,755.00

Price includes material, labor, permits, dumping fees and clean up daily. All work shall be completed in a workmanlike manner and in compliance with all building codes and other applicable laws. Any alterations or deviation from the above specifications will be executed only upon a written order and an additional charge will be added to the estimate price. The contractor is unauthorized to make any agreements other than in writing herein. Any other agreements are hereby disclaimed. This estimate does not include additional labor and/or materials which may be required should unforeseen circumstances arrive after the work has started. Roofing will take the contour of the material underneath, thus, dips or uneven trusses are structural issues and not a roofing issue. All agreements are contingent upon strikes, accidents, or delays beyond the control of Leak Pro. A late fee of 1.5% per month will be assessed on balance due if terms of payment are not met as agreed. Payment in full must be paid upon completion of job or Lien procedures against the home premises will be enacted. Leak Pro retains its right to file suit against the homeowner for purpose of collecting payments and all court and lawyer fees. All Manufacture Warranties are backed by the Manufacture and not Leak Pro. Leak Pro Roofing and its suppliers cannot be held responsible for driveways when rooftop delivery is needed.

Terms of Payment: _____

Respectfully submitted by: _____

Acceptance of Proposal:

Buyer's Right to Cancel: If this contract was solicited at your residence, MCLA445.113 provides you a limited right to cancel as follows: You the buyer may cancel this transaction at any time prior to midnight the third business day after the date of this transaction. Cancellation must be in writing. The above prices, specifications and conditions are satisfactory and are hereby accepted. Leak Pro is authorized to do the work as specified.

Accepted by _____

Date

9-18-18

Invoice - The above job is completed to my satisfaction: Accepted by: _____

Signature

Date



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[OVERVIEW](#)

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ACCEPT

LANDMARK®



130 N Huron



HDC Work Permit Staff Review

Property address: 215 W Michigan

Date of Application: October 1, 2018

Date of Review: October 4, 2018

Date of Meeting: October 9, 2018

Proposed work: front entry door replacement

Materials: Ramco Aluminum doors in clear anodized finish

Staff review:

1. The applicant is looking to replace the existing wood front entry doors with new aluminum doors due to security, usage and energy efficiency concerns. The doors also do not work well with the entry system used for the building.
2. The application indicates a 10" bottom rail but does not indicate whether the doors will be narrow/medium/wide stile.
3. The proposed color for the door is inappropriate for the exterior of the building. Staff has advised the applicant that another color, such as the dark bronze anodized finish mentioned in the specifications page, would be more appropriate.
4. While the preference is for the doors to be replaced with like materials, it is also important for the building/doors to be adapted for modern needs to keep the building functional.
5. Many of these type of doors have been approved by the HDC for installation in the downtown area, therefore staff is recommending a notice to proceed.
6. A building department permit may be required and should be obtained prior to the start of work.

Relevant Secretary of the Interior's Standards:
#10

Recommended Motion:

Move to issue a notice to proceed for work at 215 W Michigan for the replacement of the front entry doors with Ramco (*stile type?*) aluminum doors with a 10" bottom rail. A condition of approval is that the doors be installed in a dark bronze anodized finish.

Prepared by: Cynthia Kochanek, Preservation Planner

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www.cityofypsilanti.com

PHDC-18-0101
R24643
#1391

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
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Property

Address

215 W. Michigan Avenue, Ypsilanti MI 48197

Applicant

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

Name

Ben Harrington (Ann Arbor SPARK)

Address

215 W. Michigan Avenue

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

(734) 372-4079

E-Mail

ben@annarborusa.org

Contractor

Contractor Name & Contact Info

Commercial Door Specialties, 3820 Carpenter Road, Ypsilanti, MI 48197

Type of work

- | | | |
|---|--|---|
| ☐ Roofing | ☐ Porches | ☐ Painting |
| ☒ Window/Door Replacement | ☐ Sign | ☐ Other |
| | ☐ Fence (or other sitework) | ☐ <u>Application Amendment</u> |

Complete Description of Proposed Work:

We are applying for permission to replace the existing front doors of the 'SPARK East Innovation Center' with more substantial commercial entry doors. In conjunction with increasing our staff and investing in new capital equipment, we need to upgrade the security, ease of use, and energy efficiency of our main entry doors.

Security: The current doors do not support the function of our electronic controlled access system and run the risk of failing to protect entry to the facility. The proposed doors are compatible with our electronic controlled access system and will therefore support our goals of providing a secure environment in which our organization and our clients can continue to invest in capital equipment and staff.

Ease of use: The current doors are hard to open, hard to shut, and not conducive to a welcoming professional environment. Further, these ease of use challenges aggravate the security issues discussed above.

Energy Efficiency: The current doors leak cold air like a sieve in winter due to their fitment and single pane glass construction. This situation increases our heating bill, and carbon footprint, while making our reception and common areas uncomfortably cold at times. The proposed doors will adequately seal out the elements and decrease conductive heat loss.

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

Pair of aluminum & glass doors with 10" Bottom Rail, three butt hinges per leaf, offset wire pull with single projection push bar, thumb-turn deadbolt. Doors glazed with 1/4" clear tempered glass. 2-Door Closer, 6-foot threshold.

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. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$2538

Permit fee:

\$2538

\$35 + _____ = \$2573

Signature

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

Signature:

Date:

10/1/18

Print Name:

Ben Harrington

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All other necessary approvals and permits must be acquired before beginning work.



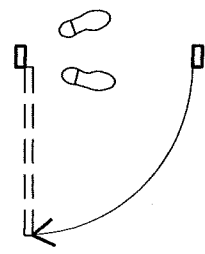
RELIABLE ARCHITECTURAL METALS COMPANY

9751 ERWIN STREET
DETROIT, MI 48213
PH: 800.445.0263 FAX: 313.924.8877

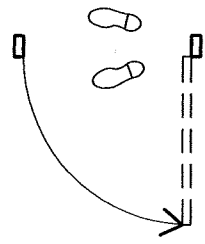
STANDARD ENTRANCES

DETERMINATION OF DOOR SWING / HANDING

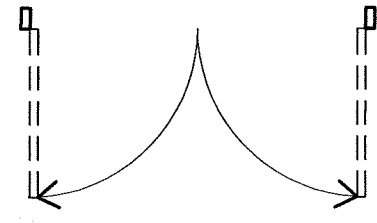
SINGLE SWING
RIGHT HAND (RH)



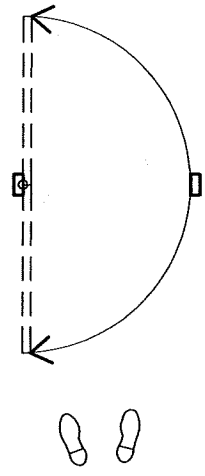
SINGLE SWING
LEFT HAND (LH)



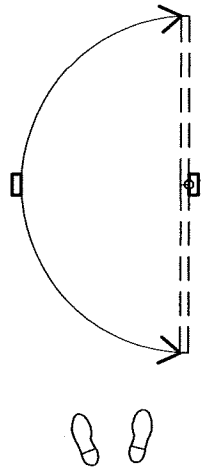
SINGLE SWING
PAIR



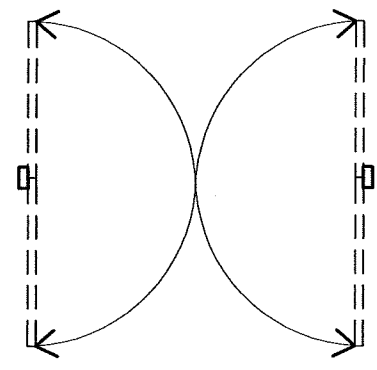
DOUBLE SWING
(HINGE ON THE LEFT)



DOUBLE SWING
(HINGE ON THE RIGHT)



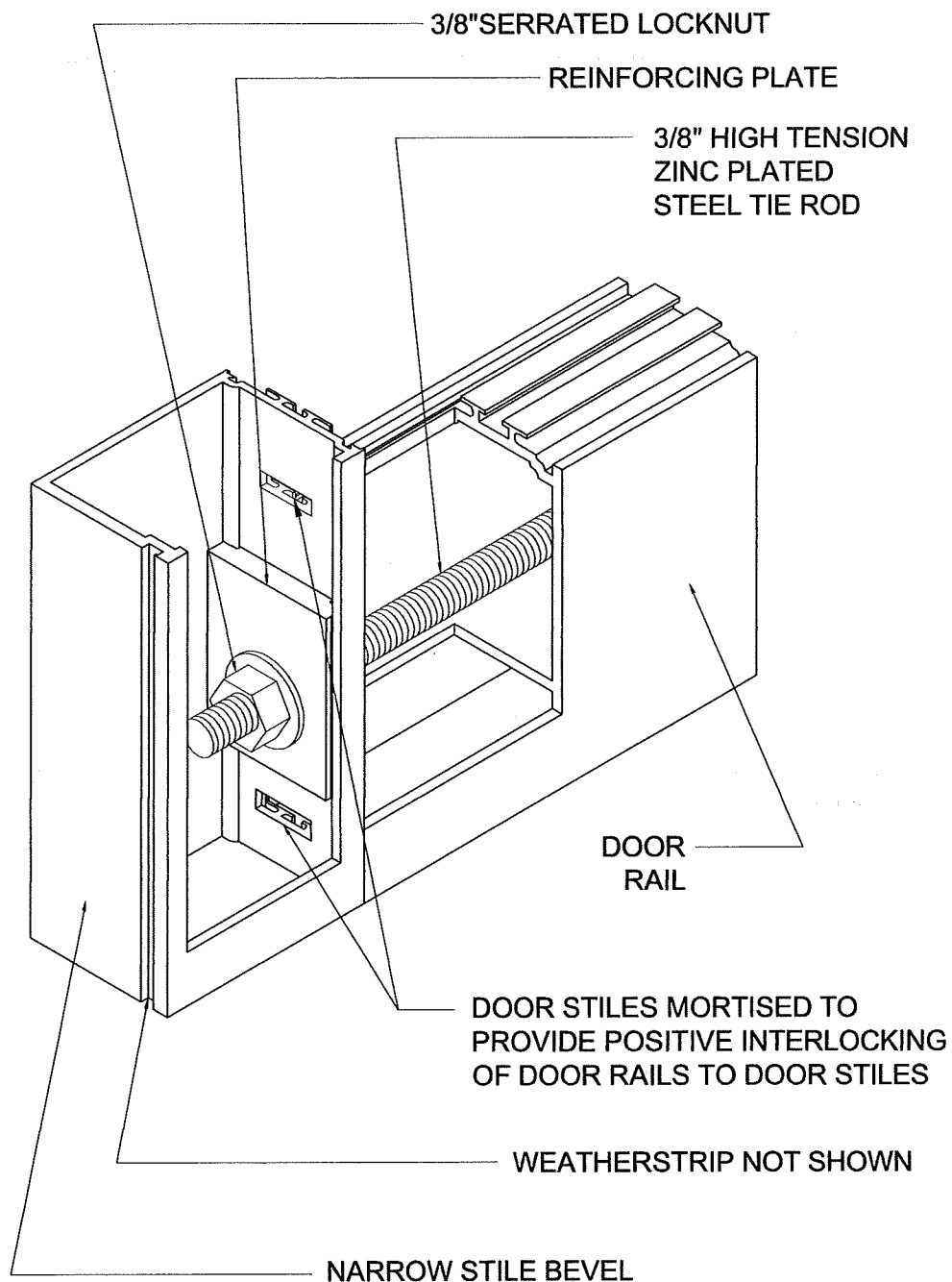
DOUBLE SWING
PAIR





RELIABLE ARCHITECTURAL METALS COMPANY

9751 ERWIN STREET
DETROIT, MI 48213
PH: 800.445.0263 FAX: 313.924.8877



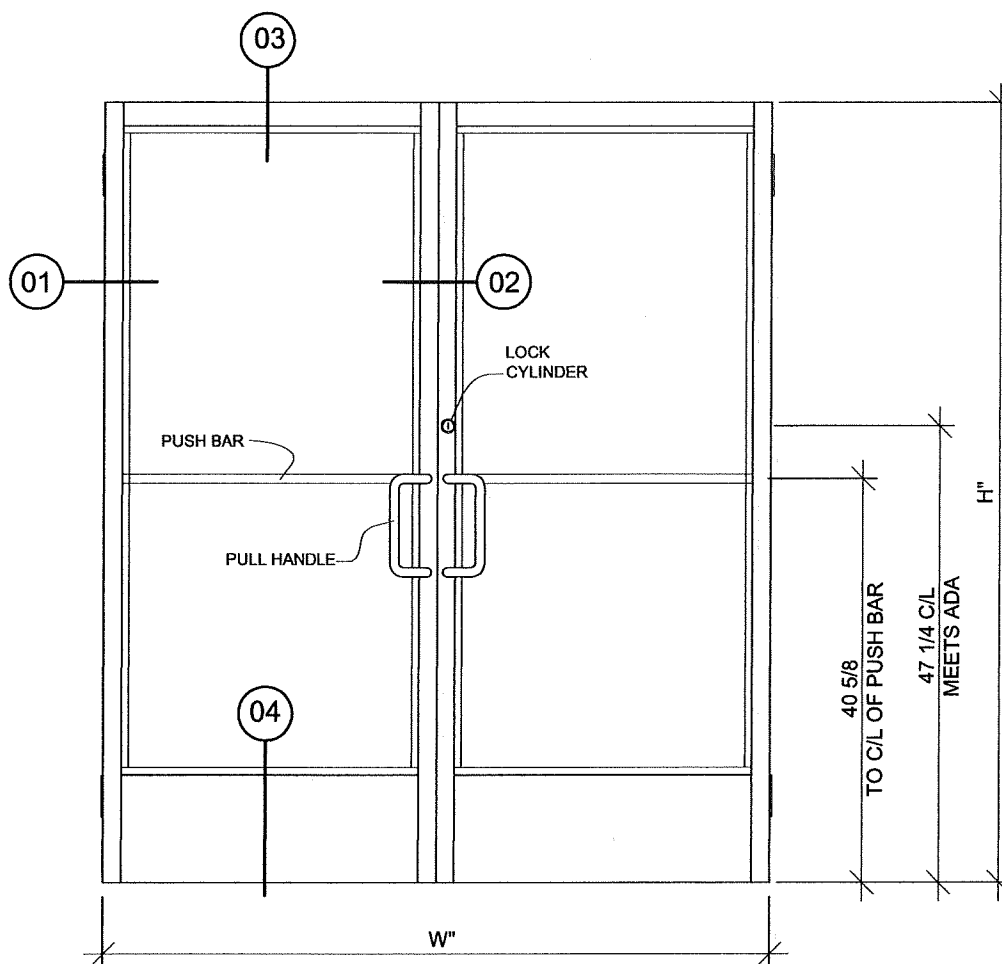
DOOR ASSEMBLY



RELIABLE ARCHITECTURAL METALS COMPANY

9751 ERWIN STREET
DETROIT, MI 48213
PH: 800.445.0263 FAX: 313.924.8877

STANDARD ENTRANCES



PAIR OF DOORS STANDARD SIZES

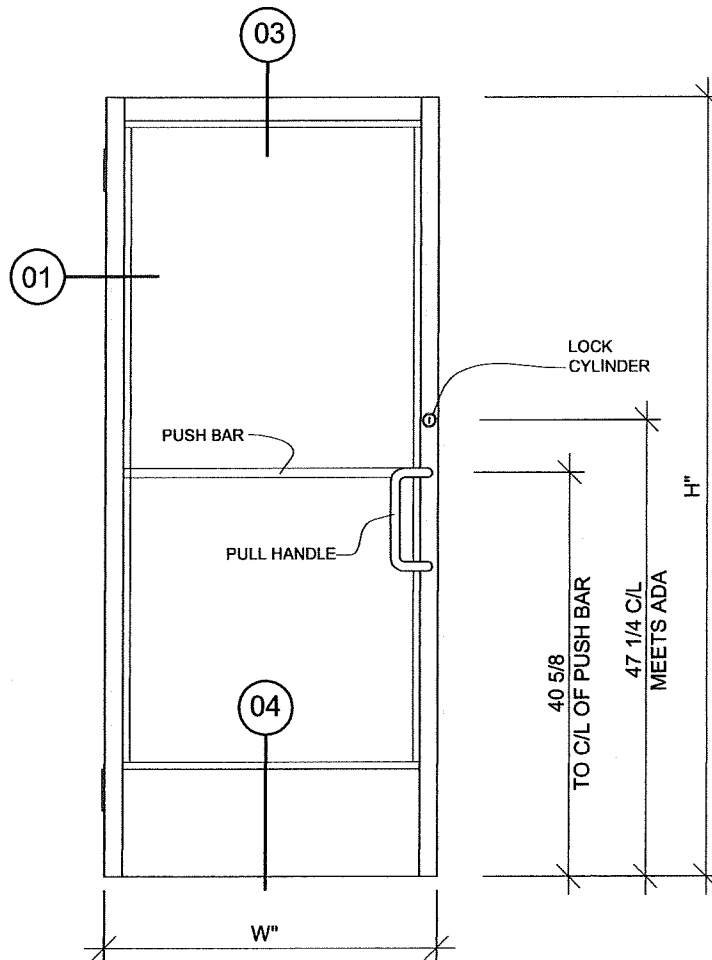
STILE	HANDING	SWING	WIDTH (W)	HEIGHT (H)
NARROW	PAIR	SINGLE OR DOUBLE	72"	84"
NARROW	PAIR	SINGLE OR DOUBLE	84"	84"
MEDIUM	PAIR	SINGLE OR DOUBLE	72"	84"
MEDIUM	PAIR	SINGLE OR DOUBLE	84"	84"
WIDE	PAIR	SINGLE OR DOUBLE	72"	84"
WIDE	PAIR	SINGLE OR DOUBLE	84"	84"



RELIABLE ARCHITECTURAL METALS COMPANY

9751 ERWIN STREET
DETROIT, MI 48213
PH: 800.445.0263 FAX: 313.924.8877

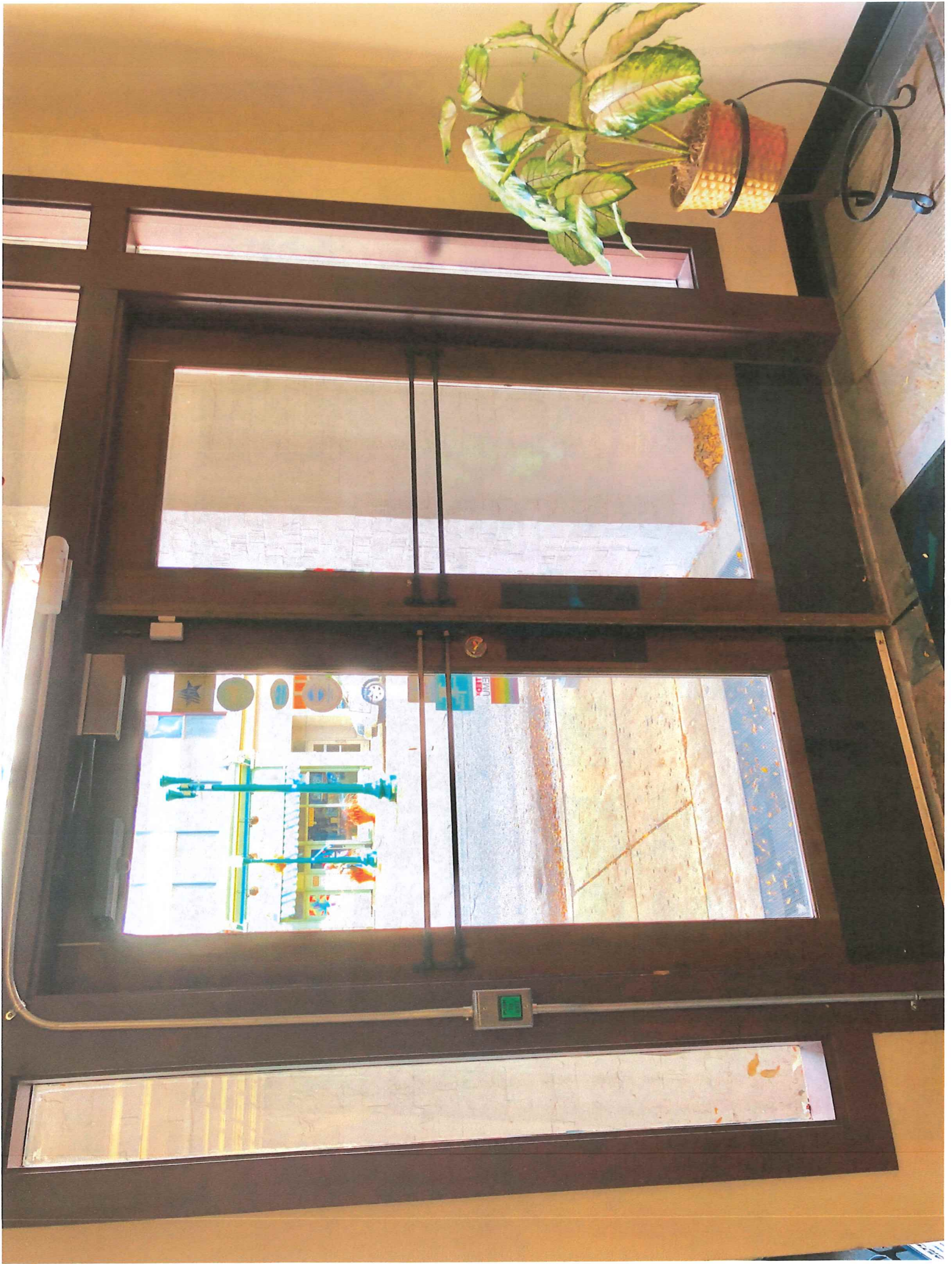
STANDARD ENTRANCES

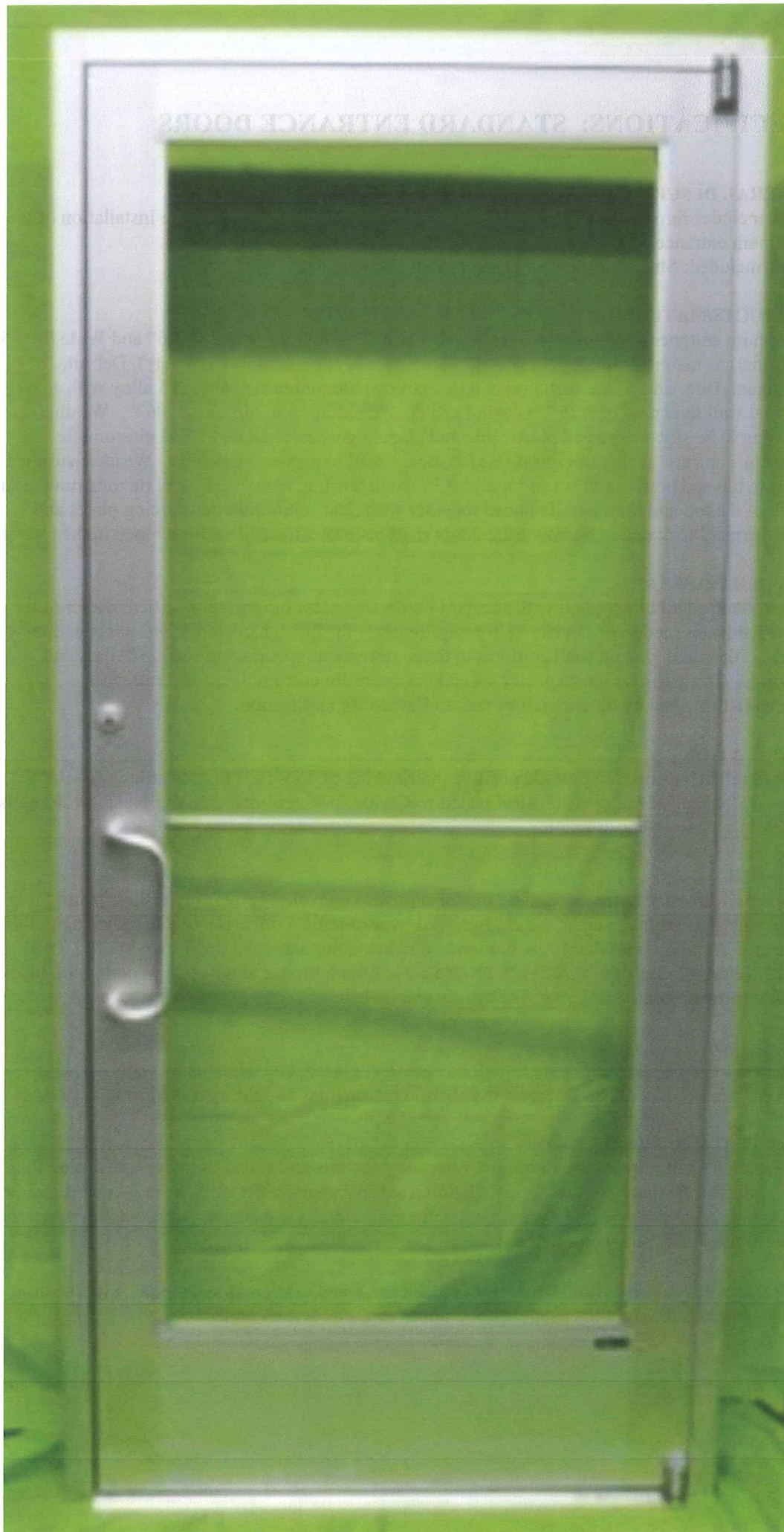


SINGLE DOOR STANDARD SIZES

STILE	HANDING	SWING	WIDTH (W)	HEIGHT (H)
NARROW	(LH) OR (RH)	SINGLE OR DOUBLE	36"	84"
NARROW	(LH) OR (RH)	SINGLE OR DOUBLE	42"	84"
MEDIUM	(LH) OR (RH)	SINGLE OR DOUBLE	36"	84"
MEDIUM	(LH) OR (RH)	SINGLE OR DOUBLE	42"	84"
WIDE	(LH) OR (RH)	SINGLE OR DOUBLE	36"	84"
WIDE	(LH) OR (RH)	SINGLE OR DOUBLE	42"	84"







SPECIFICATIONS: STANDARD ENTRANCE DOORS

GENERAL DESCRIPTION

Work includes furnishing all necessary materials, labor and equipment for the installation of the aluminum entrance doors, door frame and hardware as specified herein.

NOT included: Structural support of the framing system.

PRODUCTS/MATERIALS

Aluminum entrance shall be model (s): Narrow stile 2", Medium Stile 3 11/16" and Wide Stile 5" (Nominal) as manufactured by Ramco (Reliable Architectural Metals Company), Detroit, Michigan. Door and frame sections shall be extruded aluminum AA-6063-T5 alloy with a nominal wall thickness of .125". Glazing and door moldings a minimum of .062". Weather-stripping to be silicone treated plastic pile and glazing gaskets shall be EPDM elastomeric extrusions or vinyl with a fiberglass reinforcement cord to prevent stretching. Weather-stripped insert in top and bottom rail is (optional). .375" high tension, zinc plated steel tie rods run the full width of the top and bottom rails joined together with .250" aluminum reinforcing plates and .375" serrated lock nuts. Narrow Stile doors shall have an adjustable setting block in the top rail.

FINISH HARDWARE

Ramco doors shall be supplied with standard hardware unless otherwise specified. Refer to the finish hardware section of Division 8 for requirements for finish hardware items not specified herein. Glass and glazing shall conform to the requirements specified in section "Glass and Glazing." The architect must specify special hardware for custom doors and entrances. Hardware furnished by others shall be sent to Ramco for application.

FABRICATION

Doors shall be mortised to provide positive interlocking of door rails to door stiles. Assembled with .375" diameter high tension steel plated rod, with .250" reinforced corner plate. Welding is (optional) in corner construction.

FINISHES

All exposed framing surfaces shall be free of scratches and other serious blemishes. Aluminum extrusions shall be given an acid etch, followed by an anodic oxide treatment conforming to the American Architectural Metal Association to obtain a color anodized finish AA-M12C2XA31 class II (clear anodized) or AA-M12C2XA44 class I (dark bronze anodized). Wood grain, black anodize, powder coat, and Kynar finishes are available upon request.

EXECUTION

Entrance doors and framing system shall be installed, glazed, and adjusted by experienced workers in accordance with Ramco's installation instructions and the approved shop drawings.

CLEANING AND PROTECTION

The installer shall prevent the aluminum entrance materials and finish from damage during the installation of the materials. After installation it is the responsibility of the general contractor or owner to prevent damage to the aluminum entrance materials and finish. Ramco assumes no responsibility after pick up or delivery.

NOTE: "Always Service All Ways" is our trade mark and to keep up with today's innovations Ramco reserves the right to change specifications without written notice.



HDC Work Permit Staff Review

Property address: 320 N Washington

Date of Application: September 26, 2018

Date of Review: October 4, 2018

Date of Meeting: October 9, 2018

Proposed work: garage door replacement

Materials: none listed except manufacturer of Abbey Door

Staff review:

1. The applicant was previously approved for garage door replacement at the November 10, 2015 HDC meeting. The garage doors were never installed and when staff was contacted, the applicant was advised that a new application would be required.
2. The applicant included the letter from the previous HDC approval, no further information is included.
3. The previous application included in the [meeting packet](#) for November 10, 2015 indicated that the garage doors would be a recessed long panel # 663 with plain (not divided) windows.
4. White is the color that is indicated on the estimate included with the original application.
5. A building department permit may be required and should be obtained prior to the start of work.

Relevant Secretary of the Interior's Standards:

#3, #10

Recommended Motion:

Move to approve and issue a certificate of appropriateness for work at 320 N Washington to include the replacement of the garage doors on the east side of the building with white Haas # 663 recessed long panel garage doors with plain windows.

Prepared by: Cynthia Kochanek, Preservation Planner

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



RECEIVED

SEP 26 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. 24610
#29846
PHDC-18-0098

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 NOT BE PLACED ON THE AGENDA

Property

Address

320 N. Washington St. Ypsilanti

Applicant

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

Name

Chris Janowiak for Janowiak Funeral Home

Address

320 N. Washington

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734 482 6000

E-Mail

janowiakfuneralhome@comcast.net

Contractor

Contractor Name & Contact Info

Abbey Door.

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☒ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Authorization for new garage doors.

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. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

3,500

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:

Sept 26, 2018

Print Name:

Christopher S. Janowiak

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 approvals and permits must be acquired before beginning work.



City of Ypsilanti

Community and Economic Development

November 12, 2015

Chris Janowick
320 N Washington
Ypsilanti, MI 48197

RE: HDC Work Permit Application for 320 N Washington.

Dear Mr. Janowick,

On Tuesday, November 10, 2015 the Historic District Commission (HDC) reviewed your request for work at 320 N Washington. Your application was **approved** to include:

The installation of new garage doors at 320 N Washington which would include the garage doors with the recessed long panel and windows without dividers.

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

#3— Do not imitate earlier styles.

Approval by the Historic District Commission does not guarantee approval by the zoning, building and/or other necessary departments. Before proceeding with the project it is the responsibility of the applicant to have obtained all approvals necessary. You must apply for and receive all applicable permits within six months of this date for your HDC approval to remain valid.

Please contact me at 734-483-9646 or hintern@cityofypsilanti.com with any questions.

Sincerely,

Haley McAlpine, HDC Assistant
Community & Economic Development Department

Cc: File
Jenni Wennerberg, Building Department



320 N Washington



PHDC-18-0097

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).
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 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

320 N. Washington St. Ypsilanti

Applicant

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

Name

Chris Janowiak for Janowiak Funeral Home

Address

320 N. Washington

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734 482 6000

E-Mail

janowiakfuneralhome@comcast.net

Contractor

Contractor Name & Contact Info

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☒ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Study item for new windows and security fence around our air conditioning units. Windows are not energy efficient and cannot be repaired. We also need security fencing around the air conditioning units since 2 units were stolen and another one was severely damaged.

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. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

Permit fee:

\$35 + _____ =

Signature

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

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

Signature:

Date:

Sept 26, 2018

Print Name:

Christopher S. Janowiak

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 approvals and permits must be acquired before beginning work.



City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

501 North ADAMS

Applicant

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

Name

Patrician Homes LLC

Address

2700 South Wagner Road

Ann Arbor

City

Ann Arbor

State

MI

Zip

48103

Phone / Fax

734-216-2532

E-Mail

info@patricianhomes.com

Contractor

Contractor Name & Contact Info

Cardea Construction Company

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Replace existing garage service door: metal sliding door.
Install hinged pre-hung metal door & new trim.
Paint all in house and garage colors.

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. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

450

Permit fee:

 $\$35 + 35 = 485$ **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:

Aug 30, 2018

Print Name:

Patricia Harroun, President, Patrician Homes LLC

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 approvals and permits must be acquired before beginning work.

501 N Adams



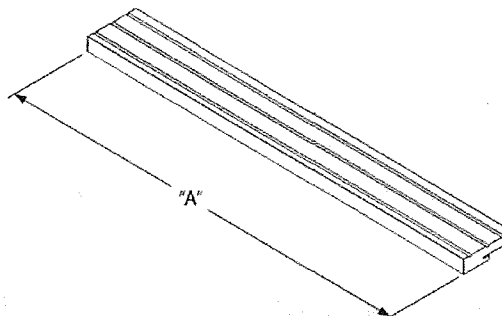
Head Jambs - Standard

THERMA TRU
DOORS

UNIT SIZE	LENGTH "A"
10" SIDELITE	10.000
12" SIDELITE	12.000
14" SIDELITE	14.000
2/0 SIDELITE	24.000
2/0 DOOR	24.156
2/4 DOOR	28.156
2/6 DOOR	30.156
2/8 DOOR	32.156
2/10 DOOR	34.156
3/0 DOOR	36.156
3/6 DOOR	42.156
4/0 FRENCH 7/8" ASTRAGAL	49.062
4/8 FRENCH 7/8" ASTRAGAL	57.062
5/0 FRENCH 7/8" ASTRAGAL	61.062
5/4 FRENCH 7/8" ASTRAGAL	65.062
5/8 FRENCH 7/8" ASTRAGAL	69.062
6/0 FRENCH 7/8" ASTRAGAL	73.062
7/0 FRENCH 7/8" ASTRAGAL	85.062

Frame Parts
& Packages

Head Jamb

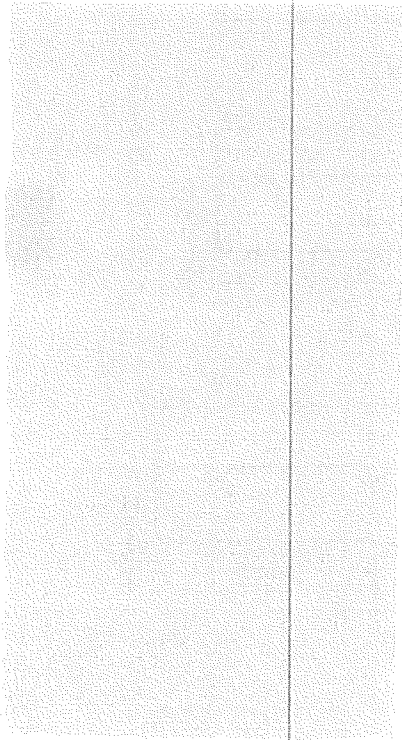




Profiles™ \$

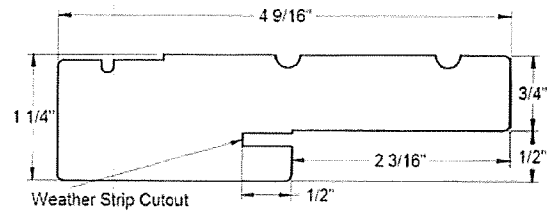
Flush Panel | Style No. 100

(0) Write a review

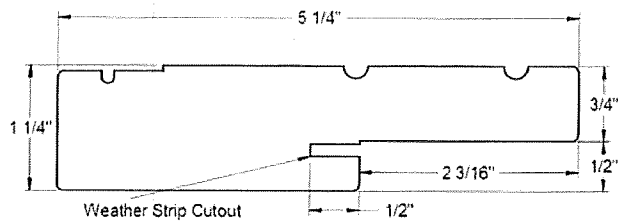


13 Available Sizes

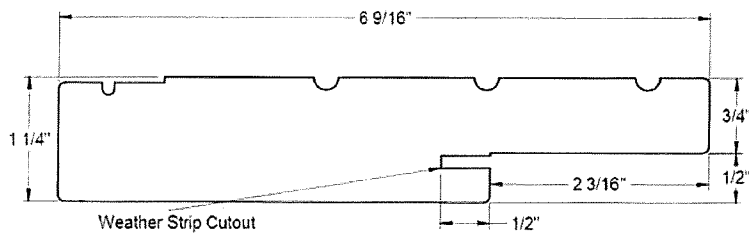
2'0" x 6'8" 2'4" x 6'8" 2'6" x 6'8" 2'6" x 7'0" 2'8" x 6'8" 2'8" x 7'0" 2'10" x 6'8"
2'10" x 7'0" 2'10" x 8'0" 3'0" x 6'8" 3'0" x 7'0" 3'6" x 6'8" 3'6" x 7'0"



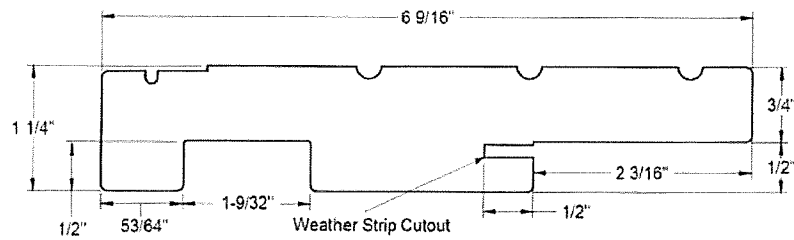
4-9/16" Jambs



5-1/4" Jambs



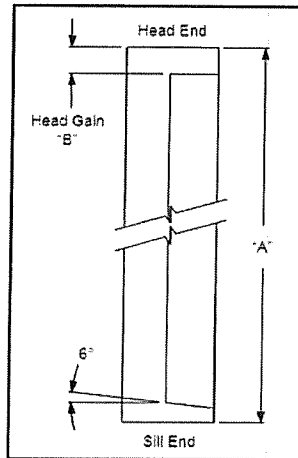
6-9/16" Jambs



**6-9/16" Patio Jambs
(for sliding screens)**

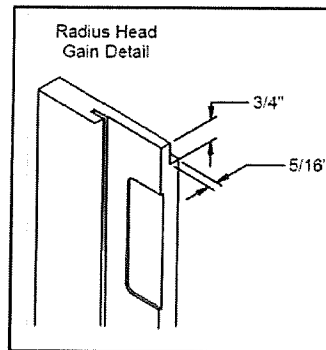
Frame Parts
& Packages

Identify Jamb Ends



INSWING JAMB		
UNIT SIZE	LENGTH "A"	HEAD GAIN "B"
6/6	79.483	1.250
6/6	82.031	1.250
7/0	86.031	1.250
8/0	98.031	1.250
6/8 3/0 ARCH	76.281	1.570
6/8 3/6 ARCH	76.531	1.491
8/0 3/0 ARCH	92.281	1.570
8/0 3/6 ARCH	92.531	1.491
6/8 3/0 RADIUS	62.201	SEE FIGURE BELOW
6/8 3/6 RADIUS	59.201	
8/0 3/0 RADIUS	78.201	
8/0 3/6 RADIUS	75.201	

Frame Parts
& Packages





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OCT 02 2018

CITY OF YPSILANTI
BUILDING DEPARTMENT**City of Ypsilanti
Historic District Commission
Work Permit Application**One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.comR 24644
#187
PHDC-18-0102**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 NOT BE PLACED ON THE AGENDA**Property**

Address

307 North Hamilton Street

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

Name

307 North Hamilton LLC / Barry Levin

Address

3220 Lockridge St.

City

Ann Arbor

State

MI

Zip

48108

Phone / Fax

734-531-8850 phone 734-975-6769 fax

E-Mail

s3bproperties@gmail.com

Contractor

Contractor Name & Contact Info

Family Heating, Cooling & Electrical Inc. 734-422-8080

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

Complete Description of Proposed Work:

Replacement of gas furnace.

The existing furnace in the basement vents through an existing unlined chimney. A replacement furnace is required and needs proper exhaust venting and fresh air intake, per manufacturer's requirements and per mechanical code.

For a proposed 96% efficiency furnace there are 3 options for the through-the-wall-venting. The option selected depends on conditions on site and the exact furnace model that is available. A general layout is shown in Figure 1. Any of the 96% venting options will be installed on the north side of the house in the location shown in Figure 8. All of the venting options are removeable in the future and are minimally visible from the street, if at all.

- Option A two PVC Gooseecks:

Two PVC pipes will be drilled through the sillplate and angle fitting will be installed to meet mechanical code separation requirements. This is similar to Figure 2

- Option B Concentric Vent:

One concentric PVC vent will be drilled through the sillplate, similar to Figures 3 and 4.

See attached page for continued description.

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

Materials for all options are PVC plastic.

Option A uses standard PVC from the hardware store.

Option B is similar to what is shown in Figure 5

Option C is similar to what is shown in Figure 7

Option D is a galvanized metal chimney liner with a galvanized metal chimney cap.

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. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$2845

Permit fee:

\$35 + _____ = \$35.00

Signature

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

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

Signature:



Date:

10/2/18

Print Name:

Barry T. Levin, President 307 North Hamilton LLC

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 approvals and permits must be acquired before beginning work.

Description, Continued

PHDC-18-0102

- Option C Termination Plate

Two PVC vent pipes will be drilled through the sillplate and one termination plate will be attached to both pipes, similar to Figure 6.

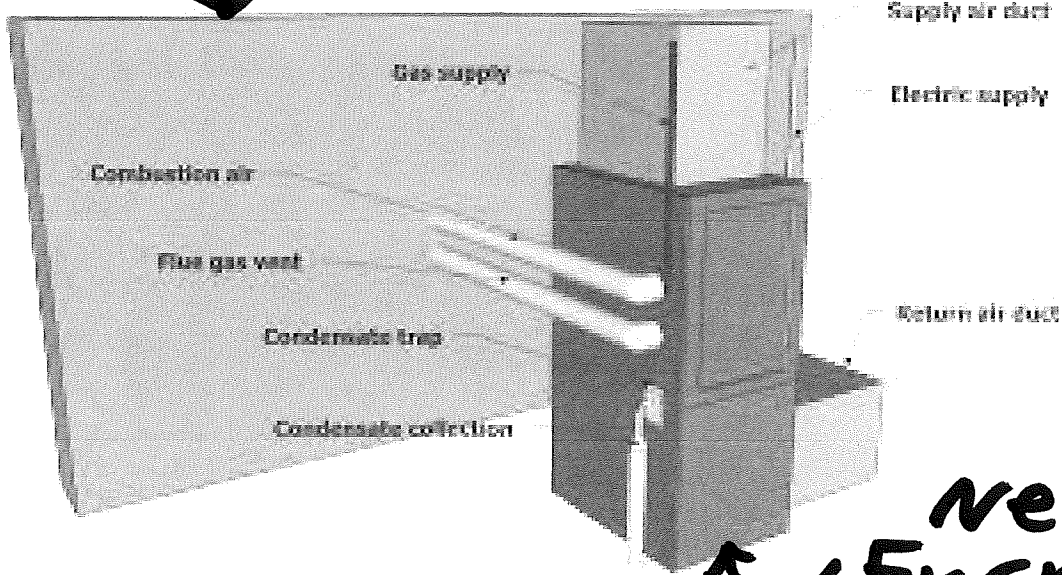
If the furnace installers determine that site conditions prevent practical installation of venting for a 96% furnace an 80% efficiency furnace will be installed, but this is not the preferred option.

- Option D Chimney Liner

An 80% furnace requires a metal chimney liner be inserted into the existing north chimney and a metal chimney cap be installed to replace the existing cap. It would be installed similar to the south chimney that already has a liner installed and would look similar to Figure 9.

Under all circumstances the existing north chimney will remain and NOT be removed or demolished.

Exterior wall



Venting required for
combustion air
and flue gas exhaust.

96% Furnace

Fig 1



Venting Option A

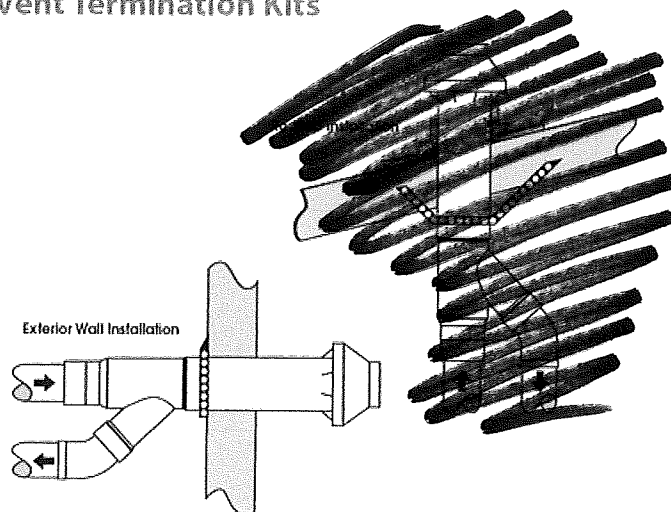
Fig 2



Venting option B

Fig 3

Vent Termination Kits



Flexible Installation

Venting Option B

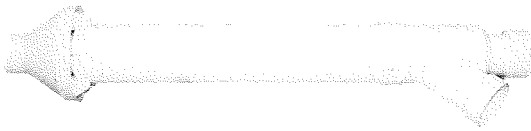
Fig 4



Home » Diversitech 4 inch connection horizontal or vertical concentric vent

Diversitech 4 inch connection horizontal or vertical concentric vent

MODEL NUMBER: CVENT-4 | SKU: HCGMC2707



Venting option B

\$136.98

As low as \$4.42 / Month *

IN STOCK | **SHIPS IN:** 24 to 72 hours

365-Day Returns

PRICE Match Plus

TAX-Free Sale

*Except Florida

QUANTITY:

1

ADD TO CART

Add to Wishlist | Add to Compare

DO YOU HAVE QUESTIONS?

CHAT WITH US

EMAIL US

1-888-706-9103

SUPPORT CENTER

OTHER CUSTOMERS WERE INTERESTED IN



Diversitech 3 inch connection horizontal or ver...



Diversitech 2 inch connection horizontal or ver...

Up to \$250 OFF

Fig 5



Venting option C

Fig 6

HEAT & COOL

Home » Diversitech Horizontal termination kit - 3 inch

Diversitech Horizontal termination kit - 3 inch

MODEL NUMBER: HVENT-3 | SKU: HCGMC2709



venting
option C

\$44.06

As low as \$1.43 / Month *

IN STOCK | SHIPS IN: 24 to 72 hours

365-Day Returns

PRICE Match Plus

TAX-Free Sale

*Except Florida

QUANTITY:

1

ADD TO CART

Add to Wishlist | Add to Compare

DO YOU HAVE QUESTIONS?

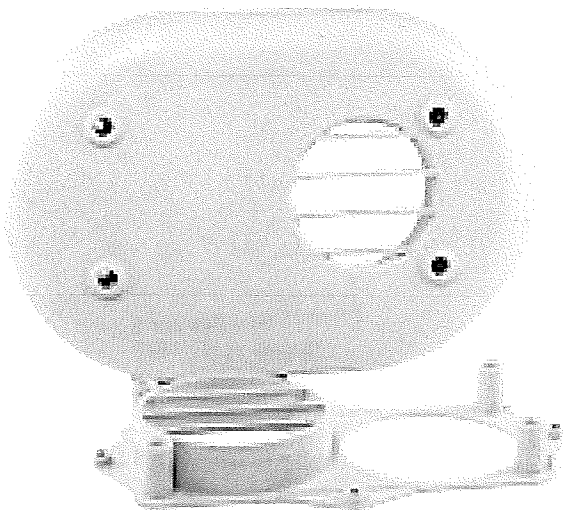
CHAT WITH US

EMAIL US

1-888-706-9103

SUPPORT CENTER

OTHER CUSTOMERS WERE INTERESTED IN



Diversitech Horizontal termination kit - 2 inch



Diversitech 3 inch connection horizontal or ver...

Up to \$250 OFF

Fig 7



Vent
Leatip
A, B, C
↑

NORTH
CLUB



Venting option D
Fig 9

C.C.

**Amanda M. Edmonds, Mayor
1 S. Huron St.
Ypsilanti, MI 48197**

**Darwin McClary, Ypsilanti City Mgr.
1 S. Huron St.
Ypsilanti, MI 48197**

**Nicole Brown, Mayor Pro-Tem
1 S. Huron St.
Ypsilanti, MI 48197**

**Ypsilanti City Council
1 S. Huron St.
Ypsilanti, MI 48197**

**Tony Degiusti, Chief of Police
505 W. Michigan Ave.
Ypsilanti, MI 48197**

**Attorney John M. Barr
105 Pearl St.
Ypsilanti, MI 48197**

**Ypsilanti Historic District Commission
1 S. Huron St.
Ypsilanti, MI 48197**

**Ypsilanti Depot Town Development Assoc.
1 S. Huron St.
Ypsilanti, MI 48197**

**SPARK East - Ypsilanti
1 S. Huron St.
Ypsilanti, MI 48197**

September 17, 2018

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Thank you for taking the time to read our letter. This letter was constructed, reviewed and endorsed by business owners, employees, residents, and visitors of Historic Depot Town, Ypsilanti.

Due to the noticeably worsening problems with vagrantism, aggressive panhandling and most importantly drug use/abuse, we've determined it's necessary to bring this to your attention and present you with firm reasons to help us resolve these issues. We are counting on you to effectively impact or eliminate these increasingly serious occurrences.

Depot Town and the Riverside Park area is experiencing a perceptible negative impact as a result of these issues. This 'negative impact' includes effects on the economy of the area as well as the general safety of business owners, workers, residents and visitors. We won't address specific incidents as we assume you're aware of the reported crime statistics under your charge. It should be noted that there are a significant number of incidents that go unreported, therefore may be inconspicuous to you. For the sake of brevity, a list of incidents that have occurred over the past few months. These include: Regular public urination and defecation, Hard drug use, Paraphernalia, Drug overdose (notably 3 in one 24 hr. period), Breaking and entering, Direct verbal threats of violence to visitors and residents, Aggressive panhandling and intimidation, and Homeless sleeping on benches and stairwells. These incidents are becoming more of a normality than an occasional unpleasant episode.

It goes without saying that these things leave their lasting impression on Depot Town's economy, the feeling of safety to its businesses and residents; as well as the public perception of Depot Town / Ypsilanti. We are hoping you can devise an effective plan to reverse this trend. We also welcome any insight or suggestions you may have in dealing with these situations.

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We hope you take this letter very seriously, as many people currently forced to deal with these circumstances, are less than adequately equipped or trained to properly handle them. The stage is set for a newsworthy incident that will undoubtedly give Depot Town and the City of Ypsilanti negative attention. Let's help avoid this.

Thank you in advance for your time, attention, and your role in making this happen.

Respectfully,

>SEE REVERSE<

Mike De OTC&G

Bob DeNapier OTC&G

Rafael E. R. OTC&G

Mary W. Allen

Darryl Vick

L. O. France Sidetracks

Bob G. P. Deport Town Dispensary

W. J. Sidetracks

Joe Piggley Sidetracks

Paul Allen Sidetracks

Carla Smith Deport town

John Petelen OTC+G

Richard Lyfale OTC+G

Joe M. Hoder Maiz Mexican Cantina

Amelia VPS II
AUTO MILLER

Laura Lays

Enchanted
Forest

Cher L. Deluga

Enchanted Florist

Melanie Eddy

Enchanted Florist

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>SEE REVERSE<

Car W. Hill Co-op

for Hill

Sam Hucker YPSI Co-op

[Signature] Co-op

Bernard M. Carter Co-op

Paris Hill Co-op

Wm. B. Co-op

John Gussle Co-op

Sam. P. Doorn Co-op

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>SEE REVERSE<

7 10 12 / 12 Depot Town Disp.

W. King Depot Town Disp.

W. King Depot Town Disp.

W. King Depot Town Disp.

W. King Depot Town Disp.

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>SEE REVERSE<

Bill Fagetta
~~Bill Fagetta~~

owner. Devil Town Tattoos
globo...
Devil Town Tattoos

~~Bill Fagetta~~

upsided Coop

Standard Printing

Standard Printing

Standard Printing

standard printing

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Respectfully,

>SEE REVERSE<

Janette Rook

The Eerie

Kevin Farkke - 29 E. Cross St. Dept. Town
owner Appleblossom Vintage

Elizabeth Wilkinson - Artifact and Whimsy

Tim Humbertian - Nelson Auer Studio
to Helen Auer

Shi SHERRI SCHULTZ

BRICK & MORTAR MODERN GENERAL STORE
21 E. CROSS ST.

Zhuo ZACHARY SCHULTZ

Doug Sealie

Resident

~~Paula Ficht~~
Cynthia Harris

PAULA'S BARBERSHOP
40 E. CROSS, Ypsilanti

Paula Ficht
Jasper Williams

GM, OLLIE FOOD + SPIRITS

CREAM & CRUMB

~~at 2nd~~
~~at 2nd~~

SIDETRACK

SIDETRACK

More Work COOP

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF SEPTEMBER 25, 2018

CALL TO ORDER AND ROLL CALL

Mike Davis, Jr. Chair 7:02 PM

Meeting Location: Ypsilanti Historical Society Archives, 220 N Huron, Ypsilanti, MI 48197

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

Commissioners Absent: Anne Stevenson

Staff Present: Cynthia Kochanek, Preservation Planner
 Nancy Hare-Dickerson, Commission Secretary

APPROVAL OF AGENDA

Motion: Prebys (second: Schmiedeke) moved to approve the agenda as amended to add 100 W Michigan as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

169 N Washington

**Application is for porch replacement.*

Applicant: Mark Reyst, contractor – Present

Discussion: Reyst: Stated that while HDC approved reroofing and siding work was in progress, deterioration was found on the back porch. Stated that the proposal is to replace the 8-foot by 4-foot-wide porch using pressure-treated wood.

[Commissioners reviewed cell phone photo provided by applicant]

Prebys: Stated that a picture and drawing of approved railing construction, per Code, is illustrated on the *Porch Fact Sheet*. That the spindles should be enclosed in the railings, not attached to the outside. That they are trying to clarify since the picture shows exactly what the HDC does not want.

Kochanek: *[Provided applicant with a copy of the HDC Porch Fact Sheet]*

Reyst: Stated that that is the way he is going to build it.

Prebys: Stated that the picture on the *Porch Fact Sheet* is what is required for railing construction.

Pettit: *[Further clarified, per examples, HDC railing requirements]*

Reyst: Acknowledged.

Davis: Asked if the porch is proposed to be painted or stained.

Reyst: Stated that the preference is to stain the decking with a matching color.

Davis: Stated that the requirement is for either opaque stain or paint in a color matching the siding or trim.

Schmiedeke: Stated that the application indicates that the decking color is to match the house siding but does not address the railing being painted.

Davis: Asked if the railing will be painted as well.

Reyst: Confirmed.

Rupert: Stated that the decking may be painted a darker color, such as brown, so that it does not wear too fast.

Prebys: Asked what decking materials the applicant will use.

Reyst: Stated that he was going to use standard 5 ¼ by 6 pressure treated decking boards.

Pettit: Stated that the porch fact sheet and the HDC requires tongue and groove deck boards.

[Discussion re: examples of appropriate paint shades and types of wood flooring]

Motion: Prebys (second: Pettit) moved to approve and issue a certificate of appropriateness for work at 169 N Washington for the replacement of the rear 4' x 8' porch using tongue and groove pressure treated lumber on the porch surface, painted a dark color. The porch skirting will be framed lattice as illustrated in the porch fact sheet and the railing is to have square balusters with a top and bottom rail as depicted in the porch fact sheet. That is to be painted to match the siding on the house or with 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.

120 N Huron

**Application is for sign installation.*

Applicant: JoAnn Slater, representative – Present

Discussion: Davis: Stated that the application is for a vinyl sign.

Slater: Stated that it is a seasonal sign.

[Discussion clarifying the sign design/materials]

Slater: Stated that the sign would always be the same vinyl material. Stated that the signs would be seasonal - for Christmas, Easter, "Welcome Back Students", social justice issues and "First Fridays".

[Discussion re: difference between temporary and permanent signage and examples of previous HDC signage approvals]

Kochanek: Stated that, under the Zoning Ordinance, the sign is determined to be a permanent sign because of the posts used.

Lindsay: Asked if the overall scale ever changes.

Slater: Confirmed not. Stated that only the language changes.

[Commissioners reviewed cell phone photo of proposed sign provided by applicant; discussion re: possible appropriate ways to enhance sign stability]

Prebys: Stated that a rail at the top of the sign between the posts would help with stability.

Slater: Confirmed that there was one there but that it kept falling out but that if that is wanted, she can put it back on.

Lindsay: Advised that really long deck screws should solve that issue with it falling out.

Motion: Prebys (second: Rupert) moved to approve and issue a certificate of appropriateness for the work at 120 N Huron to include a permanent sign with wood posts and top rail painted white with a changeable vinyl sign in the front of the property. A condition of this approval is that the sign comply with all zoning & sign ordinances.

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.

305 S Washington

**Application is for driveway paving and window well installation.*

Applicant: James Ratzlaff and Cambria Allen, owners – Present

Discussion: Davis: Asked applicant to walk the Commission through the application.

Allen: Stated that the proposed plan is to pave over the gravel driveway with concrete in two phases. Stated that Phase I would be to pave the part of the driveway closest to the street *[referencing materials]*, possibly in October. Stated that Phase II paving of the remaining driveway would be planned for the Spring.

Ratzlaff: *[Explained reasons for the proposed work]*

Davis: Asked if Phase I is approximately where the car is parked *[referencing photo]*.

Allen: Stated no. Referred to the "chain-link fence" as a reference for Phase I *[referencing photo]*. Stated that Phase II would be the remaining.

[Discussion re: addressing negative grade/water drainage issues]

Prebys: Asked staff for clarification on the timeline required by the HDC for the completion of the proposed work.

Kochanek: Stated that the initial time frame is six months. Stated that if applicant contacts staff before the six months expire and requests an extension, that an additional six-month extension could be granted.

Davis: Stated that no white curing compound should be used.

Allen: Acknowledged.

Motion: Pettit (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for work at 305 S Washington for the paving of the driveway in phases as planned in the application dated September 9, 2018 with the condition that no white curing compound be used on the concrete. Work to also include the installation of metal window wells for the basement windows on the side of the house where the driveway is proposed, if needed.

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.

314 Oak

**Application is for fence installation.*

Applicant: Rachel Blistein, owner – Present

Discussion: Davis: Asked applicant to walk the Commission through the application.

Blistein: Stated that the proposal is to remove the existing wire mesh and chain link fencing in the back yard on the east and south property line *[referencing materials]* and to replace it with a 6-foot-high solid board privacy fence, with copper post caps. Stated that on the other side of the yard, the plan is to match the existing portions of fencing *[referencing materials]*.

Davis: Asked, on the sides that match, if one is like a typical dog-eared privacy fence and the other is more like a shadow box fence.

Blistein: Confirmed. Stated that the shadow box fence is closer to the area marked A *[referencing materials]*.

[Discussion clarifying the fencing and installation areas, per reference materials]

Davis: Asked about the gate.

Blistein: Stated that the proposal is for a four-foot-high double gate between the garage and the two planting beds *[referencing materials]* and a four-foot-high single gate to be installed adjacent to the house, both with arched tops.

Davis: Asked about paint color.

Blistein: Stated Cordovan Brown.

Pettit: Stated that the Behr ST-104, as listed in the application, is a transparent stain. Stated that there is a Behr "SC"-104, which would be appropriate to use.

Blistein: Acknowledged.

Motion: Pettit (second: Prebys) moved to approve and issue a certificate of appropriateness for the work at 314 Oak to include the installation of new pressure treated fencing as indicated in the documents submitted with the application dated September 18, 2018. All fencing is to be finished in Behr-SC-104-Cordovan Brown, opaque stain. Work to also include the removal of chain link and wire mesh fencing on the east and south property line as well as the chain link double gates across the driveway.

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.

32 & 38 E Cross

**Application is for the removal of wood paneling to insulate pipes and the replacement with matching paneling, the removal and replacement of the existing awning, signage, and lighting; painting.*

Applicant: Jason Branham, owner – Present

Discussion: Davis: Asked applicant to walk the Commission through the application.

Branham: Stated that he recently expanded to the 32 section of E Cross and would like to bring that in line with the rest of the building. Stated that he would like to install an awning with more of a simplistic look with open sides to help offset the wind on windy days. Stated that in the 38 section *[referencing materials]*, there is currently gooseneck lighting. Stated that where it used to say "Woodruffs", that he would like to put "Mexican" on the yellow band that exists, using basic wooden lettering that fits flush to the building. Stated that those lights *[referencing materials]* currently do not work and that he would like to install the same style of lighting with LED bulbs for energy efficiency. Stated that to complete the other side where the 32 section is, the plan is to have "Cantina" written there. Stated that there are currently four lights there that he would plan to switch out for a similar style with LED bulbs.

[Discussion re: clarifying signage locations]

Branham: Stated that most of the building would be grey. Stated that the buildings are different heights; therefore, the yellow piece goes across at different heights *[referencing materials]*. Stated that the plan is to remove the existing wooden siding and the windows in the back addition of 32 E Cross to keep the pipes from freezing in winter. Asked for an HDC recommendation as to type of siding.

Rupert: Stated that a vertical composite lap siding could possibly be used.

[Discussion ensued re: composite siding particulars and appropriateness of the window removal]

Rupert: Asked if the staircase would be painted.

Branham: Confirmed.

[Discussion re: staircase paint color options]

Kochanek: *[Provided applicant with a copy of the Commission Porch Fact Sheet]*

[Discussion clarifying porch reconstruction requirements, per the Porch Fact Sheet]

[Discussion re: shrub removal around the building]

Davis: Asked about possibly replacing the light on the post *[referencing materials]* with down-facing dark sky compatible lighting.

Branham: Stated that the light is not being used and will be removed.

Kochanek: *[Provided applicant with a copy of the Commission Lighting Fact Sheet]*

Davis: Stated that awnings should not, in general, serve as the primary sign for a business.

Kochanek: *[Provided applicant with a copy of the Commission Signs and Awnings Fact Sheet]*

[Further discussion re: awning requirements, per the Commission Signs and Awnings Fact Sheet]

Davis: Asked about the background paint color where "Cantina" will be placed.

Branham: Stated that the color would be yellow, to match the other borders that were previously HDC approved.

[Discussion re: paint color details in relation to the three buildings]

[Discussion re: lighting styles, reference the Commission Lighting Fact Sheet]

Motion: Lindsay (second: Prebys) moved to approve and issue a certificate of appropriateness for the work at 32 & 38 E Cross. Work to include the replacement of the wood paneling at the rear on 32 E Cross and paint to match the existing color scheme of the rest of the restaurant located at 38 E Cross to match the existing Olympic color scheme in the previously approved application and the replacement of the existing awning on the condition that there is no signage on the new awning. The lighting on 32 & 38 E Cross will be replaced with new LED gooseneck lighting with the condition that the new lighting will be a temperature of 3000k or lower. New flush mounted raised letters will be added to 32 & 38 E Cross to the upper band of the building as indicated in the application dated September 18, 2018. Another condition of the certificate is the reconstruction of the porch at the back of 32 E Cross to comply with the porch fact sheet and the removal of the landscape piece. Vertical composite siding is to be used on the resided exterior piece of 32 E Cross at the rear.

Secretary of the Interior Standards:

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

#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.

32 Photo

**Application is for the addition of a detached garage.*

Applicant: Adrienne Nickles, owner – Present

Discussion: Davis: Stated that the garage addition was previously reviewed as a study item. Asked applicant to walk the Commission through the application.

Nickles: Stated that the proposal is to build a post frame, detached two-car garage with steel siding and a steel roof. Stated that the structure will have four 3'-by-3' windows on one side, with an entry door. Stated that the plan is to also install a concrete driveway.

Pettit: Asked about the roof material.

Nickles: Stated that it would be a standard steel roofing.

Davis: Asked if the color would be red.

Nickles: Stated that the color on the sides would be light grey and the roof would be a dark grey.

Kochanek: Stated that although carriage lighting was proposed in the application, that the applicant is open to lighting.

Davis: Stated that the carriage style lighting which is circled would not be appropriate for the District. Stated that the gooseneck lighting is more appropriate.

[Discussion re: options for possible appropriate lighting styles]

Lindsay: Stated that the light bulb should not be exposed and anything that is more modern and contemporary should be appropriate.

Nickles: Agreed.

Kochanek: Stated that the proposed color for the garage door is white, not the almond color that is listed in the submitted materials.

Davis: Asked about the width of the driveway.

[Discussion re: structure/street/driveway measurements and width allowance]

Lindsay: Asked if a pathway is planned between the house and driveway.

Nickles: Stated no. Stated that there is a sidewalk to the street that goes straight toward where the driveway would be *[referencing material]* but nothing to the garage on the outside.

Motion: Pettit (second: Rupert) moved to approve and issue a certificate of appropriateness for work at 32 Photo to include the addition of a detached 24' x 40' wood frame and steel sided garage with a steel roof on the site within the setbacks as identified by the ZBA. The siding will be light grey and the roof will be burnished slate. Lighting will be a gooseneck style. The garage door will be white in color with multiple panels and 6-pane windows. A concrete driveway will connect to the existing asphalt and be 30' in length and no wider than the completed garage structure. Approval is on the condition that no white curing compound be used for the concrete.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

218 N Washington

**The application for the replacement of front porch decking was moved to the end of the meeting.*

206-210 N Washington

**Demolition by neglect consideration was moved to the end of the meeting as the applicant was not in attendance.*

STUDY ITEMS

218 N River

Applicant: Michael Furbacher

Discussion: Davis: Asked what the Commission is being asked to review.

Furbacher: Provided an update of work that has been done.

[Discussion was had re: the following study items included in applicant's work permit application:

1. Update and status of existing open permit
2. Architect for rear porch
3. Windows and glass
4. Permission to remove front door and install temporary security door while rehab is being done
5. Coordinating eve/overhang repair with new roof

100 W Michigan

Applicant: Robert Cleveland

Discussion: Cleveland: Stated that the objective is to remove non-original cladding and restore the building façade as close as possible to its original appearance.
[Mr. Cleveland outlined the general details of what that would include and a proposed timeline for the work involved]

[Commission/staff discussed application procedure with applicant and timeframe limits for completion of work]

NEW BUSINESS

206-210 N Washington

**Demolition by neglect consideration.*

Owner: Balmoral Holdings, LLC– Not present

Motion: Rupert (second: Prebys) moved to table 206-210 N Washington for more information from the City Attorney.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

218 N Washington

**Application is for the replacement of front porch decking.*

***Commissioner Rupert recused himself as a commissioner and moved from his position as a commissioner at the table to the applicant seat.*

Applicant: Ron Rupert, contractor – Present

Discussion: Rupert: Stated that the application is to replace both porch sections of the building with composite tongue and groove decking boards on the front. Stated that it is a color match for the front steps *[referencing materials]* which are wood, that the new decking will match.

[Material sample provided by applicant and reviewed by the Commission]

[Further discussion re: application of the composite material]

***Commissioner Rupert excused himself from the meeting and left the room for deliberation by the commission.*

Motion: Prebys (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for the work at 218 N Washington to include the replacement of the porch decking with Aeratis tongue and groove decking boards finished in vintage slate.

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.

ADMINISTRATIVE APPROVALS

16 E Cross

**Application is for reroofing.*

208 Olive

**Application is for reroofing.*

Motion: Schmiedeke (second: Prebys) moved to approve the administrative approvals for 16 E Cross and 208 Olive for reroofing.

Approval: Unanimous. Motion Carries.

OTHER BUSINESS

Administrative approvals discussion

Staff indicated that there was nothing new to discuss.

Demolition process/application discussion

Commissioner Lindsay indicated that there was nothing new to discuss.

Property Monitoring

Staff indicated that there was nothing new to discuss.

LED lighting strips resolution/policy

Commissioner Davis indicated that there was nothing new to discuss.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of September 11, 2018

Motion: Rupert (second: Schmiedeke) moved to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Chairperson Davis adjourned the meeting, citing the end of the agenda with no further items to discuss.

MEETING ADJOURNED at 9:29 p.m.

FREE PARCEL SHIPPING WITH MYLOWE'S. GET STARTED >



Open until 10PM!

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Item # 11197 Model #
3712AWC

Shape Products Projection Area Well

2 Ratings



4.5 Average

100%

Recommend
this
product



Community
Q&A

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\$16.50

- Used for basement windows
- Plastic material won't rust
- Pre-drilled holes for easy installation



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Pickup**

- ✓ 10 available today
at Ann Arbor
Lowe's!



**Shipping &
Delivery**

- ✓ Available!



Get 5% OFF* EVERY DAY or 6 Months Special Financing**

* **Offer subject to credit approval and cannot be combined with other credit offers.
Minimum purchase required. Exclusions apply.

[GET DETAILS](#)

Product Information



Description

- Used for basement windows
- Plastic material won't rust
- Pre-drilled holes for easy installation
- Pre-drilled holes to stack on top of each other to make a taller well
- Holds back dirt and debris from basement windows
- Made in the USA



Specifications

Window Well Material	Plastic
Color/Finish	Gray
Length (Inches)	16
Width (Inches)	37
Height (Inches)	12
Warranty	None
Color Family	Gray/Silver

Hardware Included	×
Mounting Method	Screws
Finish Family	Other
Meets Egress Requirement	×
Series Name	37" x 16" x 12" Plastic Area Walls

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Products &
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Call 1-877-GO-LOWES

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Chelsea Lumber Company Quotation Package



QUOTATION FOR:

Adrienne Nickles2
Customer Address Not Provided
Ypsilanti, MI 48197
810-824-6467

CONTACT:

Brandon Smith
600 E. Michigan Ave.
Saline, MI 48176
888-429-5454

CONSTRUCTION: DIMENSIONS:

Post Frame
28' X 40' X 12'

SPECIFICATIONS FOR 28' X 40' X 12' POST FRAME PACKAGE:

• MATERIAL PACKAGE

- Pre-Engineered Wood Trusses (4/12 Pitch, 2' O/C)
- 6 x 6 Treated Eave Posts (8' O/C)
- 6 x 6 Treated Gable Posts (8' O/C)
- 2 x 6 Treated Center Match Skirt Boards (3 Rows)
- 2 x 4 Wall Girts (24" O/C)
- 1.75 x 9.25 Double Top Girt Truss Carrier
- 1/8" Perma Felt Roof Underlayment Insulation on Roof
- 5/8" OSB on Roof
- Red Ultra 2000 Steel Siding
- Regal White Ultra 2000 Steel Roof
- One Bag of Concrete Mix per Post Hole

• DOORS & WINDOWS

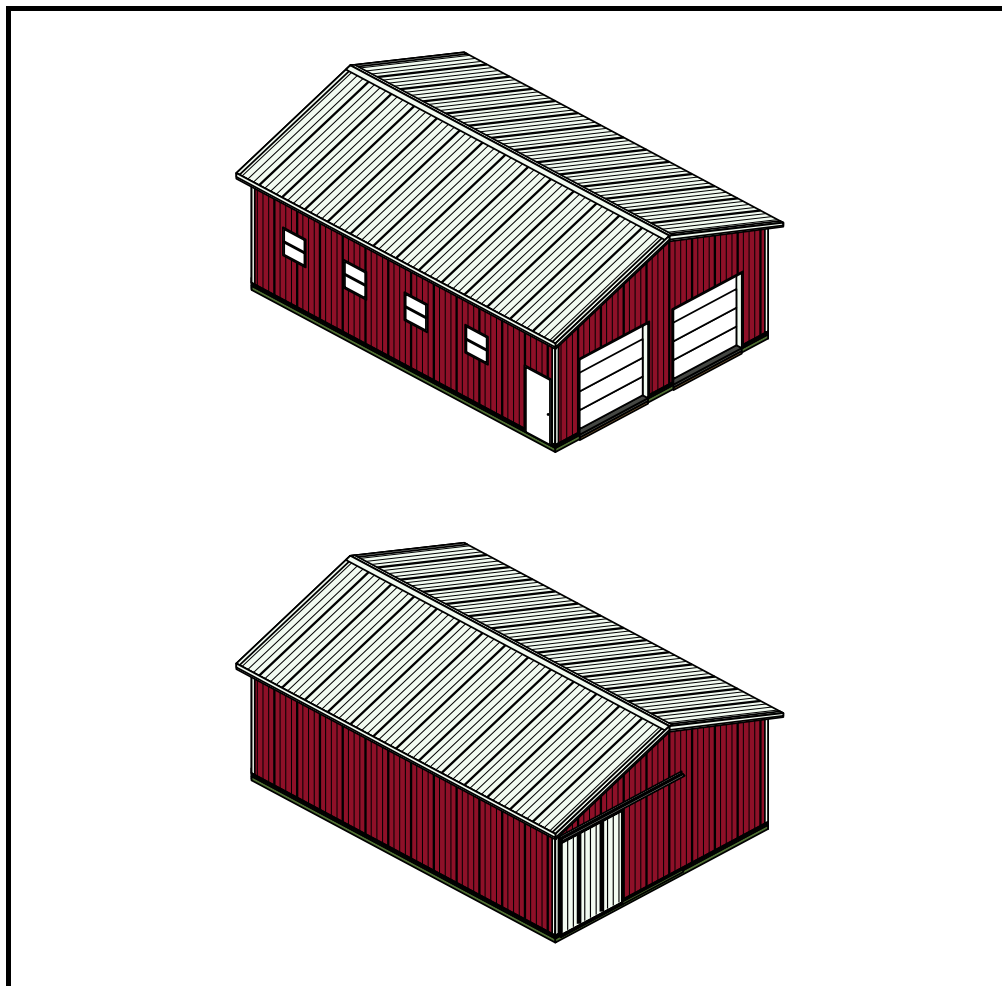
- Two Ann Arbor Door 9 X 8 Inst Overhead #258L W/Lites Is
- One 3' Flush Entry Door
- One 8' 3" X 10' 2" Single Slider
- Four Vinyl 3' x 3' Double Hung Windows

• 12" OVERHANG ON ALL SIDES W/ VENTED ALUM. SOFFIT

• FASTENERS

- 1 1/2 In. Siding Screws for Steel Wall, Roof Panels
- 5/16X4 Grk Rss Strucrural Screw for Truss Carrier
- 4 In. Galv. Pole Barn Nails for Skirt Board
- Galvanized Steel Framing Nails

• DETAILED BUILDING PLANS



Subtotal	\$17,065.87
Tax	\$1,023.95
GRAND TOTAL	\$18,089.82

QUOTATION DATE: 9/7/2018

ESTIMATE NUMBER: 3289

Prices are good for 15 days, until 9/22/2018



MASTER MATERIALS LIST



QUANTITY	SKU	DESCRIPTION	PRICE @	TOTAL PRICE
<u>BAGGED CEMENT</u>				
20	rmg	Redi-Mix Concrete 80 Lbs.	\$ 4.15	\$ 83.00
<u>POLES</u>				
1	4616T	Treated 4 X 6 X 16	\$ 38.00	\$ 38.00
12	6616T	Treated 6 X 6 X 16	\$ 64.75	\$ 777.00
2	6618T	Treated 6 X 6 X 18	\$ 69.96	\$ 139.92
2	6620T	Treated 6 X 6 X 20	\$ 81.85	\$ 163.70
3	6622LAM	Treated 6 X 6 X 22	\$ 89.45	\$ 268.35
<u>SKIRTBOARD</u>				
11	268TGT	Treated Center Match 2 x 6 x 8	\$ 8.79	\$ 96.69
12	2616TGT	Treated Center Match 2 x 6 x 16	\$ 17.65	\$ 211.80
3	2620TGT	Treated Center Match 2 x 6 x 20	\$ 21.15	\$ 63.45
<u>WALL GIRT</u>				
17	248S	Construction Grade 2 x 4 x 8	\$ 4.35	\$ 73.95
2	2410S	Construction Grade 2 x 4 x 10	\$ 6.15	\$ 12.30
6	2414S	Construction Grade 2 x 4 x 14	\$ 8.98	\$ 53.88
25	2416S	Construction Grade 2 x 4 x 16	\$ 10.70	\$ 267.50
4	2420S	Construction Grade 2 x 4 x 20	\$ 13.30	\$ 53.20
<u>TRUSS GABLE NAILERS</u>				
6	2416S	Construction Grade 2 x 4 x 16	\$ 10.70	\$ 64.20
<u>DIAGONAL BRACING</u>				
8	2418S	Construction Grade 2 x 4 x 18	\$ 11.96	\$ 95.68
<u>TRUSS CARRIER EXTERIOR</u>				
2	916LVL	L.V.L. 1.75 x 9.25 x 16 Ft.	\$ 66.39	\$ 132.78
2	924LVL	L.V.L. 1.75 x 9.25 x 24 Ft.	\$ 99.59	\$ 199.18
<u>TRUSS CARRIER INTERIOR</u>				
2	916LVL	L.V.L. 1.75 x 9.25 x 16 Ft.	\$ 66.39	\$ 132.78



MASTER MATERIALS LIST



QUANTITY	SKU	DESCRIPTION	PRICE @	TOTAL PRICE
2	924LVL	L.V.L. 1.75 x 9.25 x 24 Ft.	\$ 99.59	\$ 199.18
<u>TRUSS</u>				
21	28412T	General Truss Company 28' 4/12 Pitch 35-7-40-10 Common	\$ 98.00	\$ 2,058.00
<u>TRUSS SEAT</u>				
2	248S	Construction Grade 2 x 4 x 8	\$ 4.35	\$ 8.70
4	2416S	Construction Grade 2 x 4 x 16	\$ 10.70	\$ 42.80
<u>LATERAL BRACING</u>				
2	248S	Construction Grade 2 x 4 x 8	\$ 4.35	\$ 8.70
4	2416S	Construction Grade 2 x 4 x 16	\$ 10.70	\$ 42.80
<u>TRUSS BLOCK</u>				
3	2616S	Construction Grade 2 x 6 x 16	\$ 14.20	\$ 42.60
<u>FACIA STOCK</u>				
1	2612S	Construction Grade 2 x 6 x 12 Ft.	\$ 10.15	\$ 10.15
4	2616S	Construction Grade 2 x 6 x 16 Ft.	\$ 14.20	\$ 56.80
4	2620S	Construction Grade 2 x 6 x 20 Ft.	\$ 17.40	\$ 69.60
<u>DOOR JAMB</u>				
4	288S	Construction Grade 2 x 8 x 8 Ft.	\$ 8.95	\$ 35.80
5	2810S	Construction Grade 2 x 8 x 10 Ft.	\$ 10.78	\$ 53.90
<u>BACK JAMB</u>				
4	2612S	Construction Grade 2 x 6 x 12	\$ 10.15	\$ 40.60
<u>DOOR HEADER</u>				
2	21010S	Construction Grade 2 x 10 x 10 Ft.	\$ 12.50	\$ 25.00
6	2610S	Construction Grade 2 x 6 x 10 Ft.	\$ 8.65	\$ 51.90
<u>DOOR HEADER SPACER</u>				
1	12O	Oriented Strand Board 1/2 x 8 Ft.	\$ 18.85	\$ 18.85



MASTER MATERIALS LIST



QUANTITY	SKU	DESCRIPTION	PRICE @	TOTAL PRICE
<u>WINDOW FRAMING</u>				
8	248S	Construction Grade 2 x 4 x 8 Ft.	\$ 4.35	\$ 34.80
<u>WALL LAYER 1</u>				
566 LF	JENSEN-393	Red Ultra 2000 Steel Panel	\$ 2.82	\$ 1,596.12
<u>GABLE 2 8' 3"W X 10' 2"H SINGLE SLIDER</u>				
31 lf	JENSEN-394	Regal White Ultra 2000 Steel Panel	\$ 2.82	\$ 87.42
<u>WALL STEEL ACCESSORIES</u>				
4 pcs	corner14w	Regal White Small Outside Corner - Painted 14 ft 0 in	\$ 22.19	\$ 88.76
37 pcs	steeljw	Regal White J Channel - Painted 10 ft 0 in	\$ 6.88	\$ 254.56
12 pcs	ratw	Regal White Base Guard 10 ft 0 in	\$ 6.88	\$ 82.56
9 pcs	23905	Regal White 1-1/2 X 7-1/4 Angle Post Trim 10 ft 0 in	\$ 15.35	\$ 138.15
7 rolls	ssr-0	Shingle Starter Roll 33Ft	\$ 11.89	\$ 83.23
<u>ROOF LAYER 1</u>				
45 pcs	58O	5/8 - 4 x 8 Oriented Strand Board	\$ 22.70	\$ 1,021.50
<u>ROOF LAYER 2</u>				
2 pcs	pf	Perma Felt Roof Underlayment	\$ 99.95	\$ 199.90
<u>ROOF LAYER 3</u>				
439 LF	JENSEN-394	Regal White Ultra 2000 Steel Panel	\$ 2.82	\$ 1,237.98
<u>STEEL DRIP EDGE ON EAVES ONLY</u>				
9 pcs	dripw-0	Regal White White Alum Drip Edge 10 ft 0 in being used as Steel Drip Edge	\$ 4.24	\$ 38.16
<u>STEEL ROOF ACCESSORIES</u>				
1 pc	corner10wr	Regal White Outside Corner 10 ft 0 in	\$ 16.89	\$ 16.89
4 pcs	corner14wr	Regal White Outside Corner 14 ft 4 in	\$ 24.75	\$ 99.00
5 pcs	WSRC	Regal White White Ridge Cap 10 Ft 10 ft 4 in X 14 in	\$ 20.75	\$ 103.75
28 pcs	filleros	Standard Outside Filler for the Ultra 2000 Steel Panel	\$ 6.99	\$ 195.72
28 pcs	filleris	Standard Inside Filler for the Ultra 2000 Steel Panel	\$ 1.12	\$ 31.36



MASTER MATERIALS LIST



QUANTITY	SKU	DESCRIPTION	PRICE @	TOTAL PRICE
<u>FACIA & SOFFIT MATERIALS</u>				
15 pcs	6fw	White Aluminum Facia 6 in x 12 ft	\$ 12.25	\$ 183.75
7 pcs	12ss	White Aluminum Soffit 12 in x 12 ft Solid (per Pc.)	\$ 17.04	\$ 119.28
7 pcs	12sp	White Aluminum Soffit 12 in x 12 ft Perforated Panel (per Pc.)	\$ 17.04	\$ 119.28
15 pcs	fr119	White Aluminum FChannel 12 ft	\$ 7.49	\$ 112.35
<u>OVERHEAD DOORS</u>				
2	9x8#258liwl	9 X 8 Inst Overhead #258L W/Lites 9' 0" x 8' 0"	\$ 1,210.00	\$ 2,420.00
<u>SERVICE DOORS</u>				
1	30BC1R	3/0 Bc1 Flush Prehung	\$ 175.00	\$ 175.00
1 pc	PBlock	Entry Lockset Satin Nickel - Chrome	\$ 21.95	\$ 21.95
1 pc	SHIMS	Shim Pack	\$ 2.99	\$ 2.99
<u>WINDOWS</u>				
4 eas.	3030dh	3Ft X 3Ft Jeld-Wen Site Line Aluminum Double Hung Window	\$ 368.00	\$ 1,472.00
<u>8' 3" W X 10' 2" H SINGLE SLIDER</u>				
2 cnt	193953	5430 Face Mount Track 10 ft	\$ 51.99	\$ 103.98
1 pr	193656	5302 Trolley Hanger 9 In Bolt 193-656	\$ 42.99	\$ 42.99
9 cnt	194001	1-1/2 Cover Flashing Brkt	\$ 1.39	\$ 12.51
2 cnt	100834	D P 17 Bc Door Bumper	\$ 5.99	\$ 11.98
2 cnt	161760	1264 Cam Action Latch	\$ 11.99	\$ 23.98
1 cnt	226415	White V 6 White Door Pull	\$ 6.99	\$ 6.99
1 cnt	100875	D P 18 Bc Stay Roller	\$ 8.49	\$ 8.49
2 cnt	193839	D P B 5408 Round Rail End Cap	\$ 1.99	\$ 3.98
2 cnt	175703	White 6060 Easy Frame 12 ft	\$ 59.99	\$ 119.98
2 cnt	round	National Barn Door Track Cover 10 ft 0 in	\$ 22.75	\$ 45.50
1 cnt	JENSEN-346	Track Board Cover: 5.5 In. Post Trim Used As Track Board Cover 10 ft 0 in x 5.5 in	\$ 12.99	\$ 12.99
0 cnt	N/A	2 x 4 Track Board Cover Not Found In Setup	\$ -	\$ -
1 cnt	193847	D P 5405 Bc Round Rail Splice Clip	\$ 3.49	\$ 3.49
1 cnt	21022S	Track Support: 2 x 10 x 22 Construction Grade	\$ 37.96	\$ 37.96
1 cnt	2610S	Track Board Over Opening: 2 x 6 x 10 Construction Grade	\$ 8.65	\$ 8.65
1 cnt	2410S	Track Board Over Finished Wall: 2 x 4 x 10 Construction Grade	\$ 6.15	\$ 6.15
4 cnt	2410S	Intermediate Girt: 2 x 4 x 10 Construction Grade	\$ 6.15	\$ 24.60

Adrienne Nickles2
 Estimate Number: 3289
 9/7/2018

Symun Systems, Inc.
www.symun.com



MASTER MATERIALS LIST



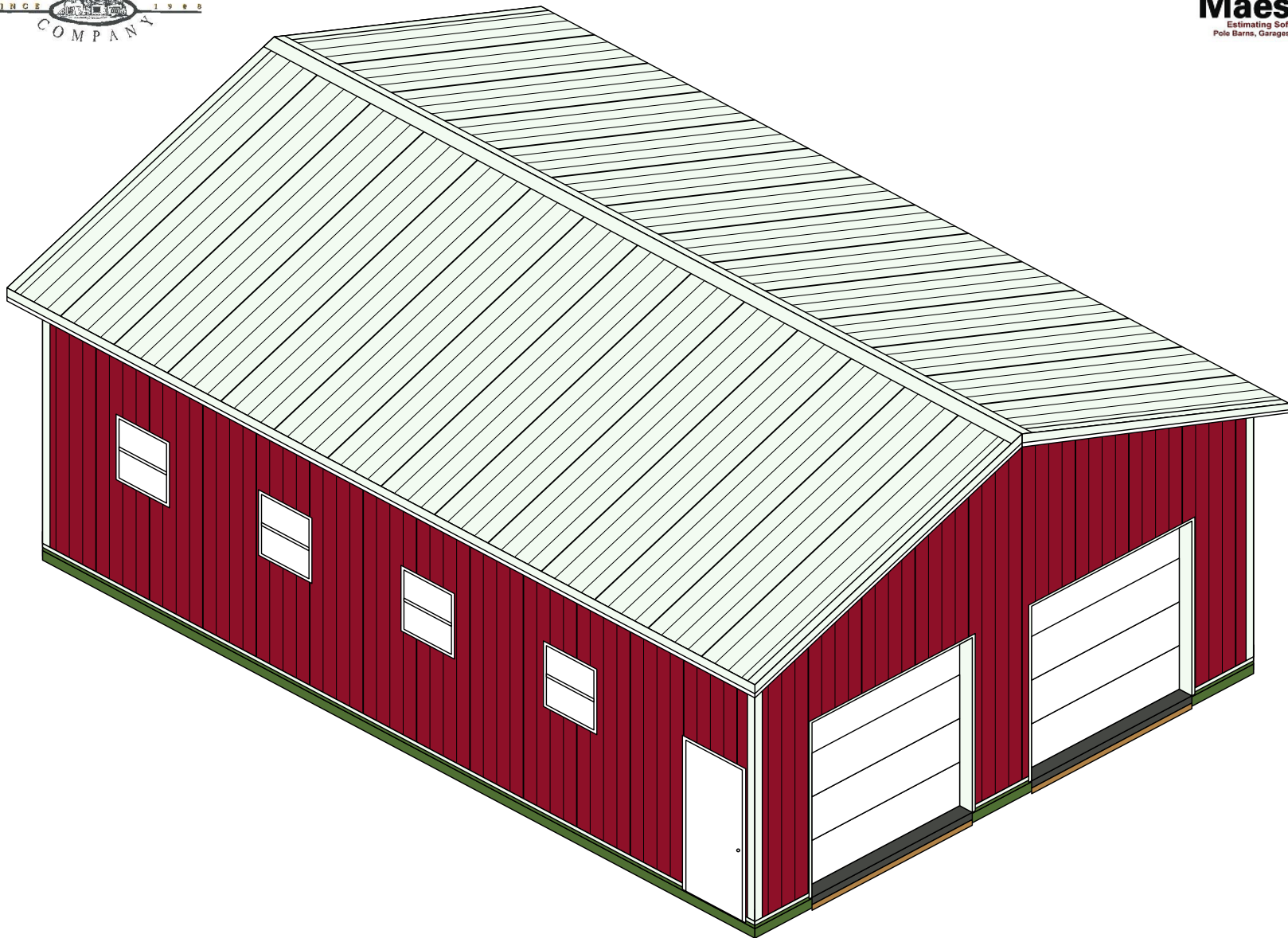
QUANTITY	SKU	DESCRIPTION	PRICE @	TOTAL PRICE
1 cnt	2610S	Top Girt: 2 x 6 x 10 Construction Grade	\$ 8.65	\$ 8.65
1 cnt	2610T	Bottom Girt: 2 x 6 x 10 Treated	\$ 9.75	\$ 9.75
2 cnt	2412S	Door Casing: 2 x 4 x 12 Construction Grade	\$ 7.40	\$ 14.80
1 cnt	2410T	Rub Rail: 2 x 4 x 10 Treated	\$ 5.98	\$ 5.98
<u>WEATHERSTRIPPING</u>				
2	ohdws	White Supplied With Door 100 ft	\$ -	\$ -
<u>HURRICANE CLIPS</u>				
38 pcs	H1	Simpson H1	\$ 0.98	\$ 37.24
<u>FASTENERS, WALL LAYER 1 STEEL SIDING</u>				
12 bags	screwR	Jensen Bridge And Supply Red 1 1/2 In. Siding Screws	\$ 9.00	\$ 108.00
<u>FASTENERS, STEEL WALL TRIM, ROOF LAYER 3 STEEL PANEL, STEEL ROOF TRIM</u>				
17 bags	screwwh	Jensen Bridge And Supply Regal White 1 1/2 In. Siding Screws	\$ 9.00	\$ 153.00
<u>FASTENERS, TRUSS</u>				
1 box	16CC5	16 Sinkers 5 Lb. Box	\$ 8.50	\$ 8.50
<u>FASTENERS, SERVICE DOOR CASING</u>				
1 box	16GF1	16D Galv Casing Nails 1 Lb. Box	\$ 2.85	\$ 2.85
<u>FASTENERS, ROOF LAYER 2 INSULATION</u>				
1 box	HO6BAA	3/8" Galv. Chisel Point Staples	\$ 7.95	\$ 7.95
<u>FASTENERS, SKIRTBOARD</u>				
1 box	4PB5	4 In. Galv. Pole Barn Nails 5 Lb. Box	\$ 18.19	\$ 18.19
<u>FASTENERS, TRUSS CARRIER EXTERIOR, TRUSS CARRIER INTERIOR</u>				
2 boxes	grk12225	5/16X4 Grk Rss Strucrural Screw	\$ 44.95	\$ 89.90
<u>FASTENERS, ROOF LAYER 1 PLYWOOD OR OSB</u>				
1 box	650238	Paslode 2 3/8 In. R.S. Sheeting	\$ 94.50	\$ 94.50

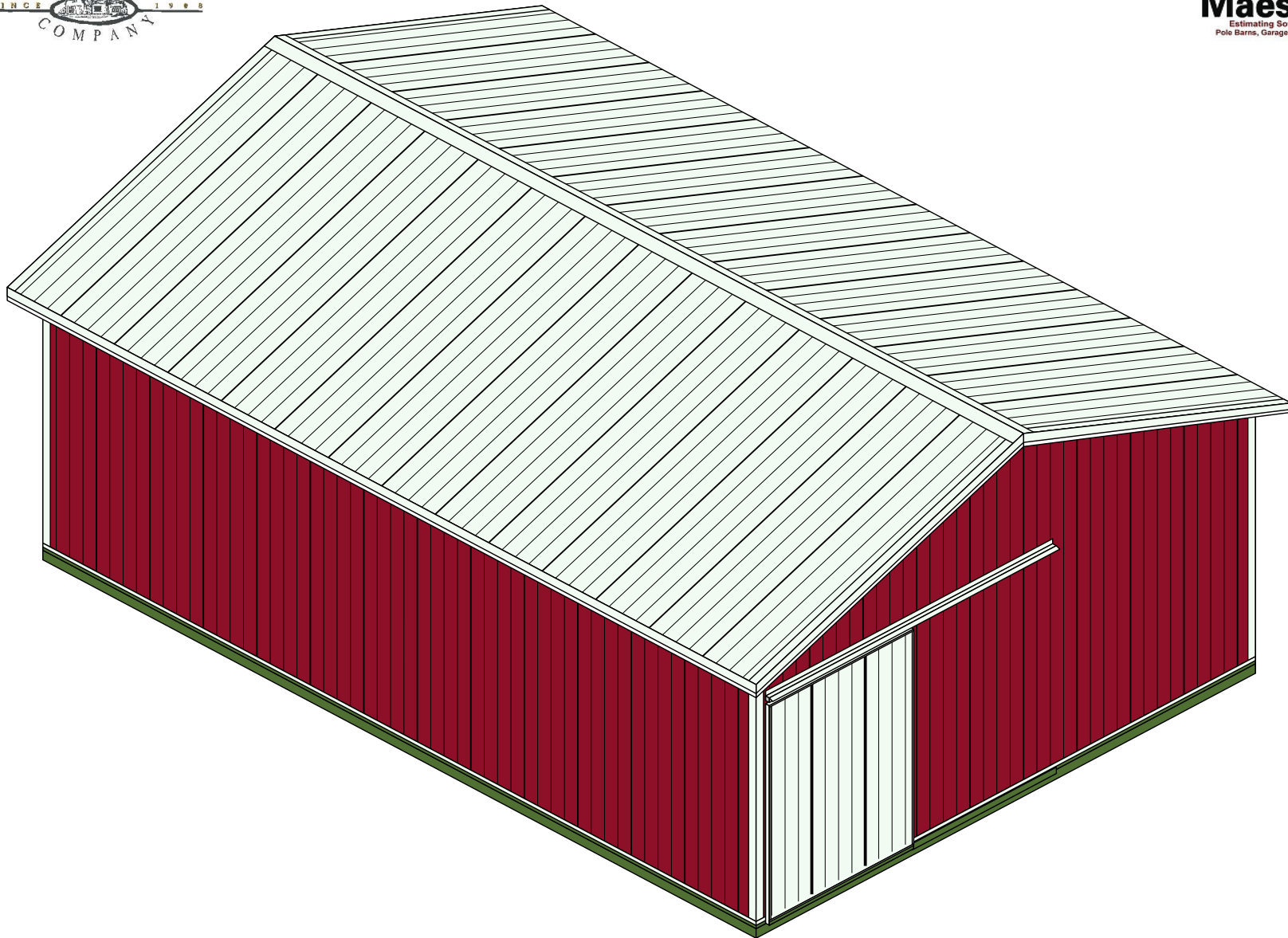


MASTER MATERIALS LIST



QUANTITY	SKU	DESCRIPTION	PRICE @	TOTAL PRICE
<u>FASTENERS, WALL GIRT, HURRICANE CLIP, TRUSS BLOCKS</u>				
1 box	650210	Paslode 3 In. Framing	\$ 47.95	\$ 47.95
<u>FASTENERS, ALUMINUM FACIA, ALUMINUM SOFFIT, WEATHERSTRIPPING</u>				
1 box	114stw1	White Stainless Steel Trim Nails 1 Lb. Box	\$ 11.99	\$ 11.99
<u>MISCELLANEOUS ITEMS</u>				
20	2416SB	2X4X16 Spf Bracing	\$ 10.86	\$ 217.20
1	Fast. Hardware	Hardware Fasteners Clips	\$ 126.00	\$ 126.00
SUBTOTAL:				\$ 17,065.87
TAX:				\$ 1,023.95
GRAND TOTAL:				\$ 18,089.82







GABLE2 CROSS SECTION

ROOF LAYER 1: 5/8 IN. X 4 FT. X 8 FT. ORIENTED STRAND BOARD
 ROOF LAYER 2: PERMA FELT ROOF UNDERLAYMENT 1/8 IN X 48 IN X 250 FT
 ROOF LAYER 3: REGAL WHITE ULTRA 2000 STEEL PANEL

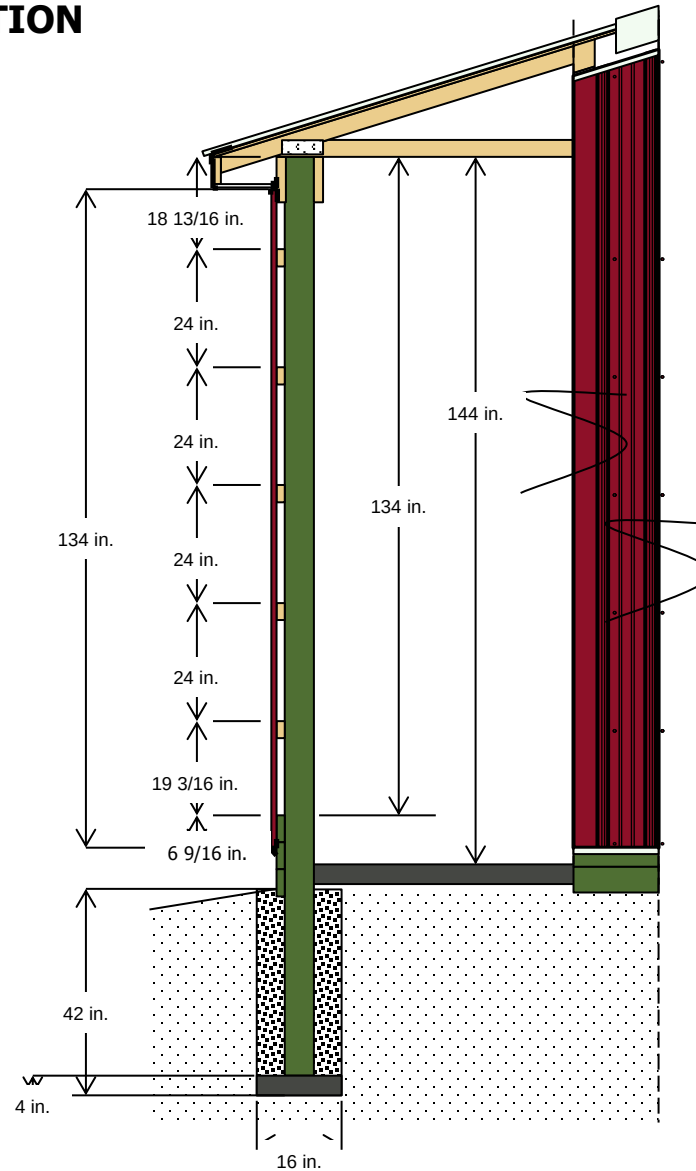
SUB FACIA: 2 X 6 CONSTRUCTION GRADE
 FACIA COVERING: QUALITY ALUMINUM PRODUCTS WHITE 6 IN X 12 FT ALUMINUM FACIA
 UNDEREAVE: QUALITY ALUMINUM WHITE 12 IN X 12 FT ALUMINUM SOLID SOFFIT

CORNER POSTS: TREATED 6 X 6
 INTERMEDIATE POSTS: TREATED 6 X 6 SPACING 8 FT O.C.
 EXTERIOR CARRIER: L.V.L. 1.75 X 9.25
 INTERIOR CARRIER: L.V.L. 1.75 X 9.25
 EXTERIOR WALL GIRTS: CONSTRUCTION GRADE 2 X 4
 WALL LAYER 1: RED ULTRA 2000 STEEL PANEL

EXTERIOR SKIRT BOARD: 3 ROWS OF TREATED CENTER MATCH 2 X 6

SIDING BEGINS 6 9/16 IN. BELOW THE TOP OF THE TOP SKIRT BOARD

EARTH GRADE BEGINS 15 IN. BELOW THE TOP OF THE TOP SKIRT BOARD



4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL
 (HEEL HEIGHT: 0-3-15 OR 4 IN.)
 TRUSS SPACING: 24 IN. O.C.
 TRUSS LOADING INFORMATION:
 TCLL/TCDL/BCLL/BCDL 35-7-40-10
 TOTAL TRUSS LOADING = 92 P.S.F.
 BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

INTERIOR FINISHED FLOOR HT. WILL BE 10 in. BELOW THE TOP OF THE TOP SKIRT BOARD
 4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH - 3500 P.S.I.
 UNDISTURBED SOIL OR COMPACTED SAND FILL BACKFILL 16 IN. HOLE WITH SAND/GRAVEL FILL & COMPACT
 16 IN. WIDE X 4 IN. THICK PIER FOOTING USING REDI-MIX CONCRETE WITH MINIMUM STRENGTH/2500 P.S.I.



GABLE1 CROSS SECTION

ROOF LAYER 1: 5/8 IN. X 4 FT. X 8 FT. ORIENTED STRAND BOARD
 ROOF LAYER 2: PERMA FELT ROOF UNDERLAYMENT 1/8 IN X 48 IN X 250 FT
 ROOF LAYER 3: REGAL WHITE ULTRA 2000 STEEL PANEL

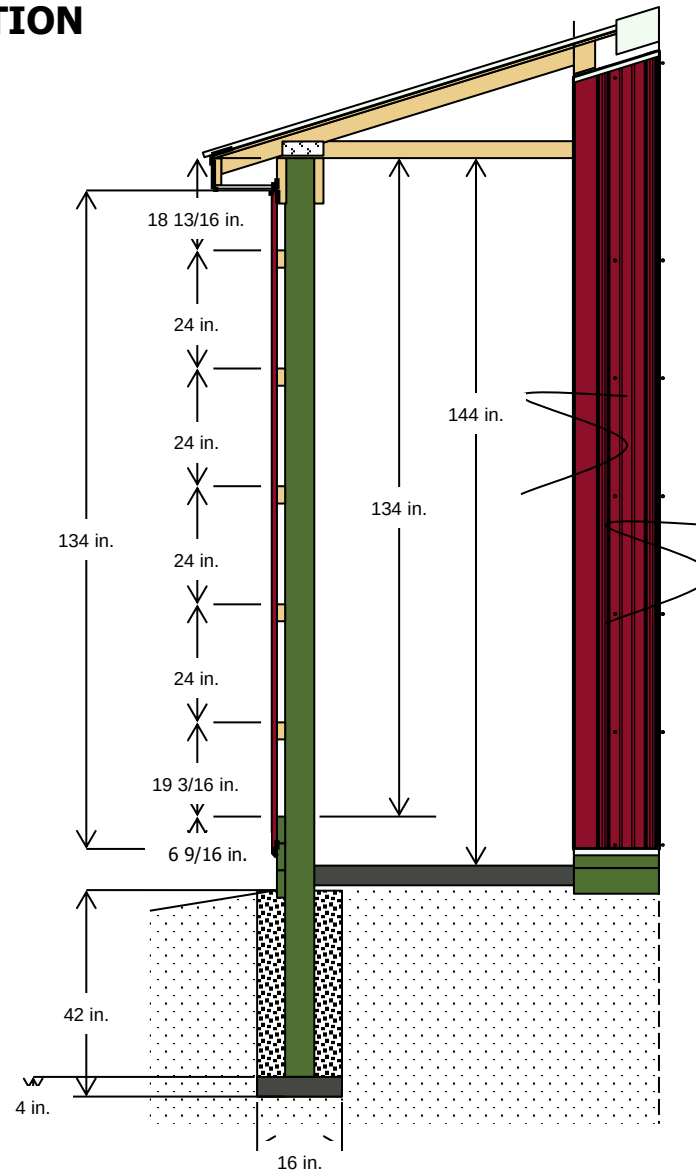
SUB FACIA: 2 X 6 CONSTRUCTION GRADE
 FACIA COVERING: QUALITY ALUMINUM PRODUCTS
 WHITE 6 IN X 12 FT ALUMINUM FACIA
 UNDEREAVE: QUALITY ALUMINUM WHITE 12 IN X 12 FT ALUMINUM SOLID SOFFIT

CORNER POSTS: TREATED 6 X 6
 INTERMEDIATE POSTS: TREATED 6 X 6 SPACING 8 FT O.C.
 EXTERIOR CARRIER: L.V.L. 1.75 X 9.25
 INTERIOR CARRIER: L.V.L. 1.75 X 9.25
 EXTERIOR WALL GIRTS: CONSTRUCTION GRADE 2 X 4
 WALL LAYER 1: RED ULTRA 2000 STEEL PANEL

EXTERIOR SKIRT BOARD: 3 ROWS OF TREATED CENTER MATCH 2 X 6

SIDING BEGINS 6 9/16 IN. BELOW THE TOP OF THE TOP SKIRT BOARD

EARTH GRADE BEGINS 15 IN. BELOW THE TOP OF THE TOP SKIRT BOARD



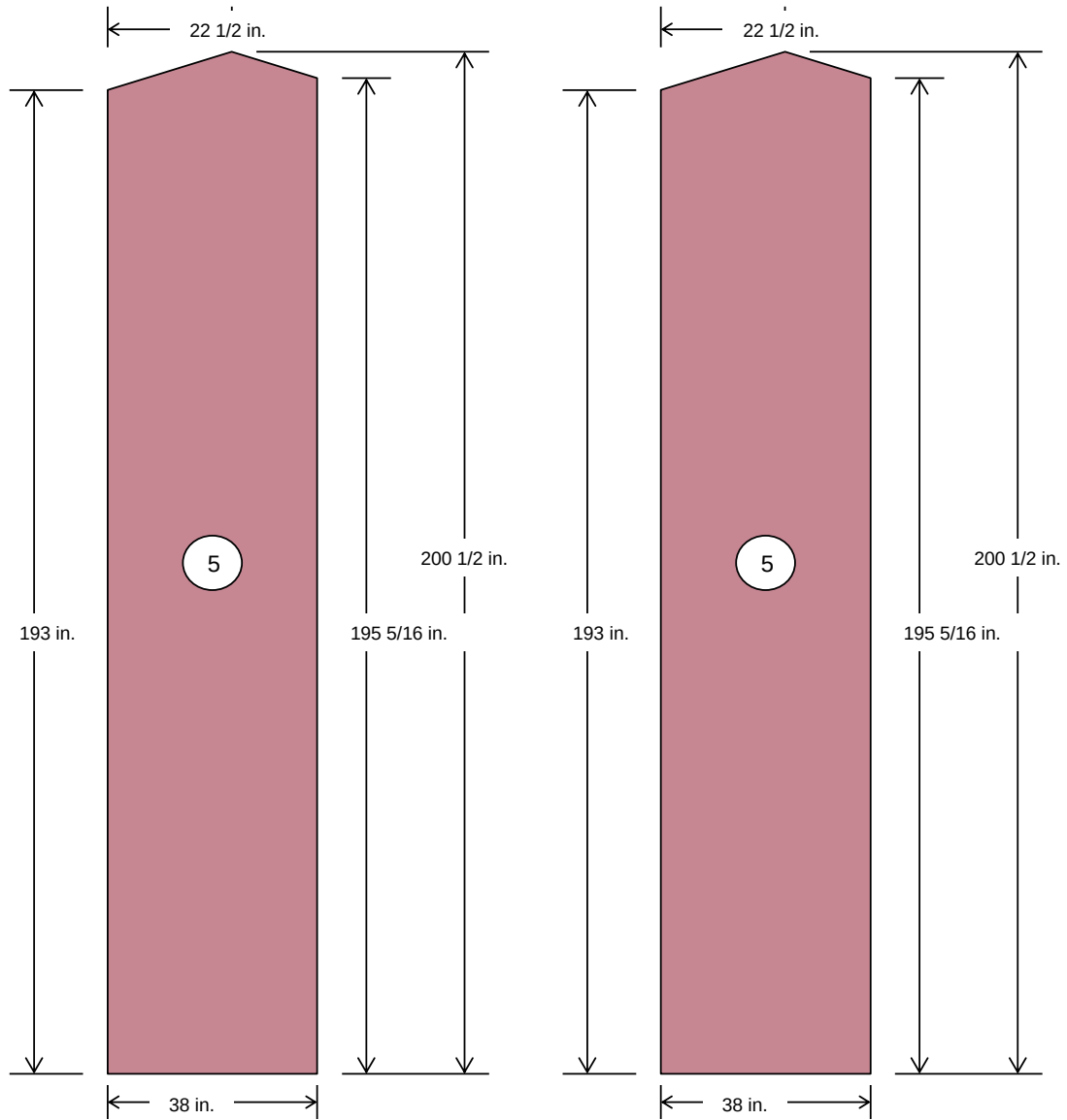
4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL
 (HEEL HEIGHT: 0-3-15 OR 4 IN.)
 TRUSS SPACING: 24 IN. O.C.
 TRUSS LOADING INFORMATION:
 TCDL/BCDL/BCDL 35-7-40-10
 TOTAL TRUSS LOADING = 92 P.S.F.
 BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

INTERIOR FINISHED FLOOR HT. WILL BE 10 in. BELOW THE TOP OF THE TOP SKIRT BOARD
 4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH - 3500 P.S.I.
 UNDISTURBED SOIL OR COMPACTED SAND FILL BACKFILL 16 IN. HOLE WITH SAND/GRAVEL FILL & COMPACT
 16 IN. WIDE X 4 IN. THICK PIER FOOTING USING REDI-MIX CONCRETE WITH MINIMUM STRENGTH/2500 P.S.I.

Gable Side 1

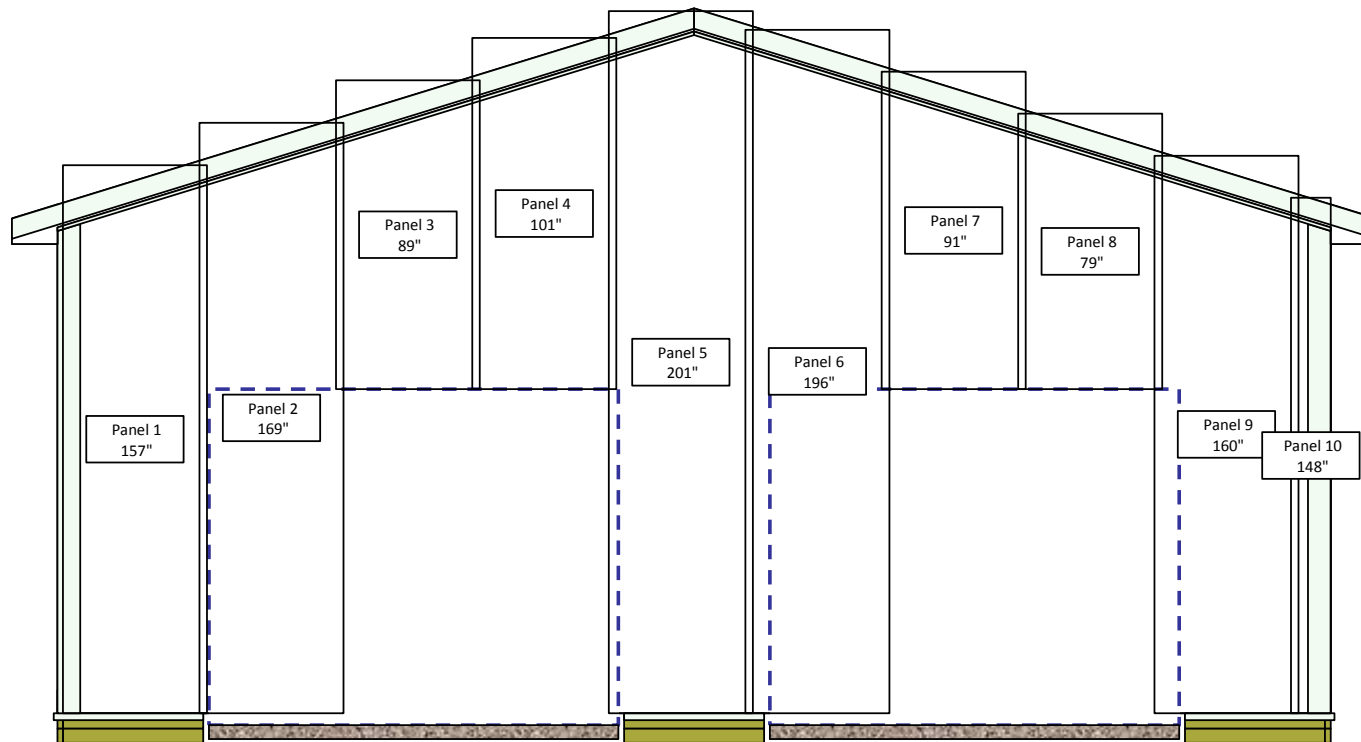
Steel Siding Panel Details

Gable Side 2





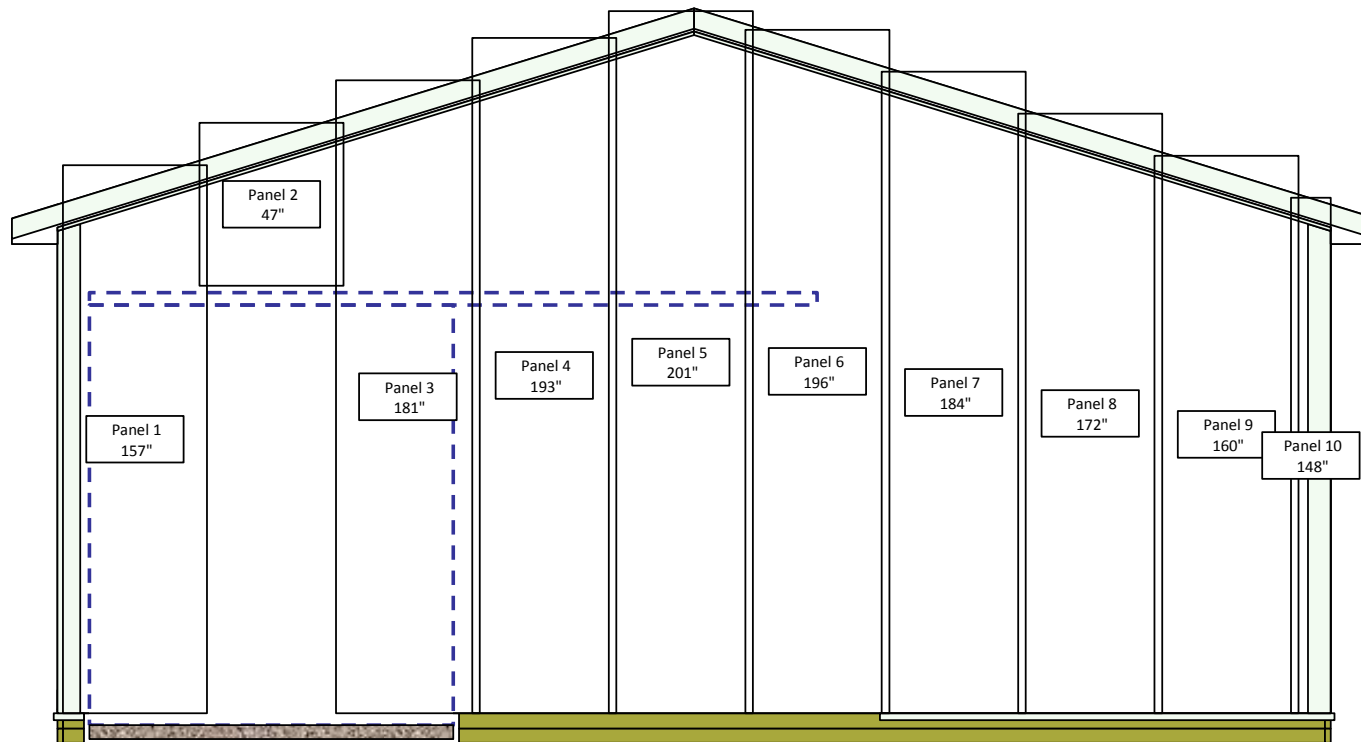
EAST SIDE-GABLE SIDE 1 STEEL WALL LAYOUT



Shift the vertical starting point of the first panel to 1 1/2 in. from the outside corner of the building so there is no panel rib & steel corner trim conflict at the other end. The rib spacing will also be balanced.



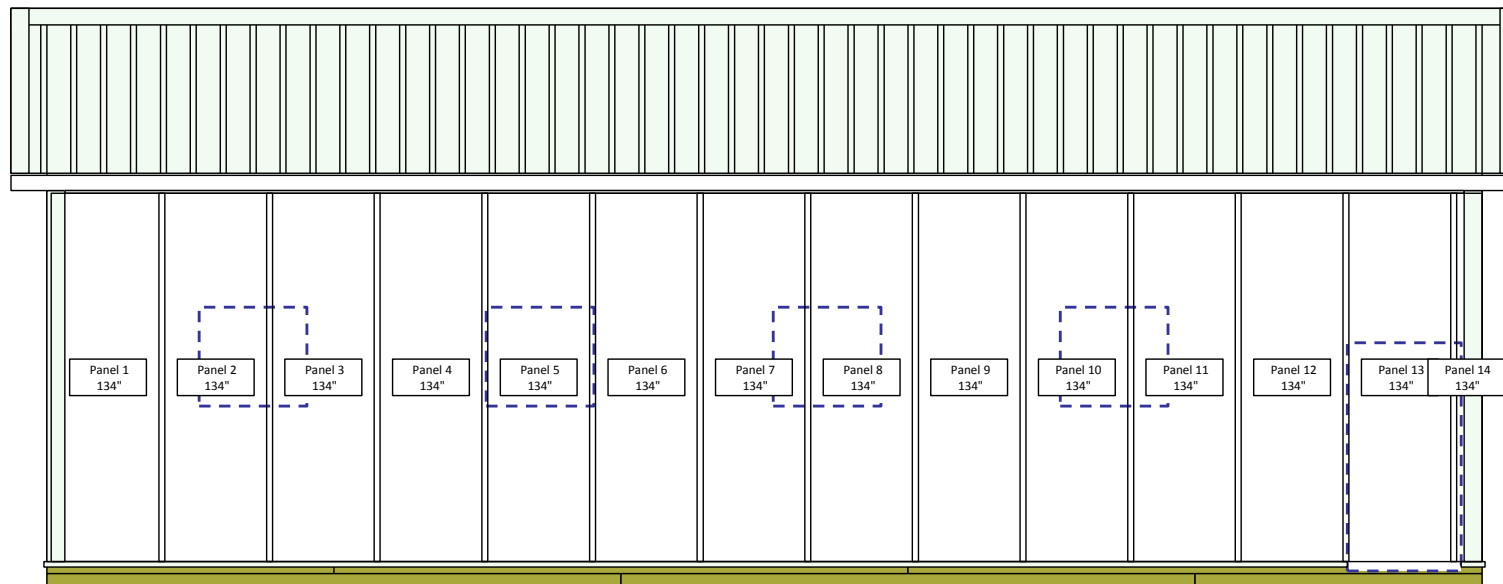
WEST SIDE-GABLE SIDE 2 STEEL WALL LAYOUT



Shift the vertical starting point of the first panel to 1 1/2 in. from the outside corner of the building so there is no panel rib & steel corner trim conflict at the other end. The rib spacing will also be balanced.



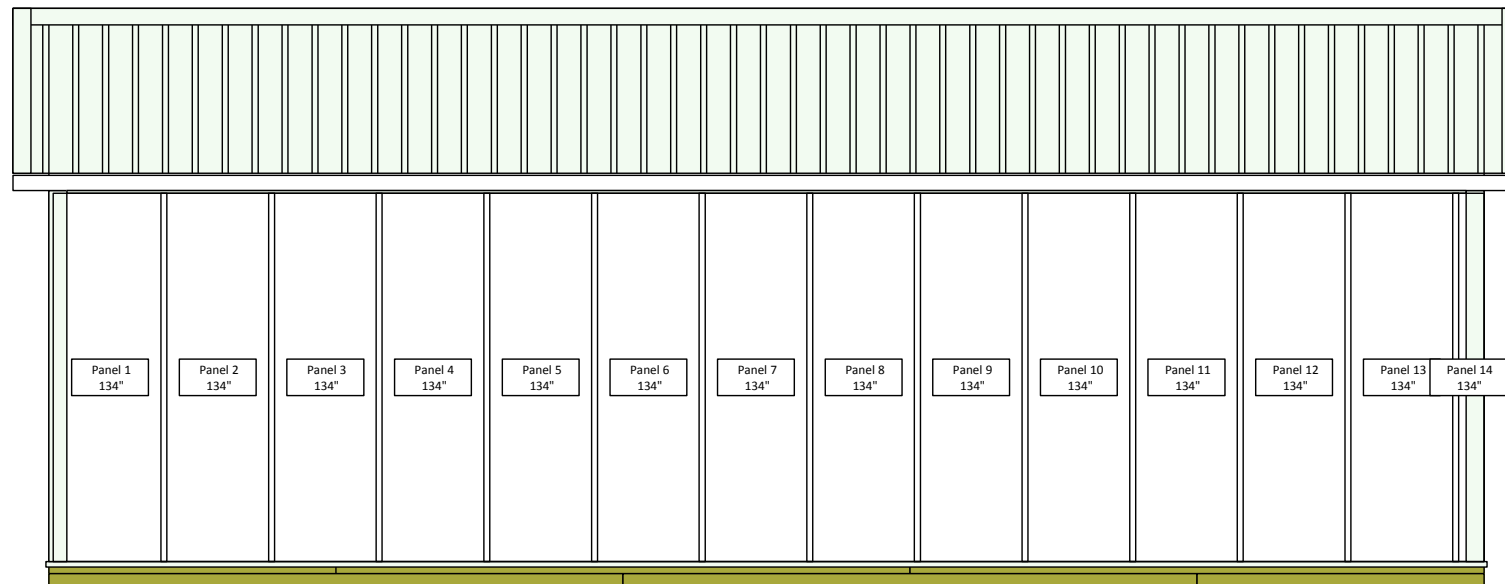
SOUTH SIDE-EAVE SIDE 1 STEEL WALL LAYOUT



Shift the vertical starting point of the first panel to 1 1/2 in. from the outside corner of the building so there is no panel rib & steel corner trim conflict at the other end. The rib spacing will also be balanced.



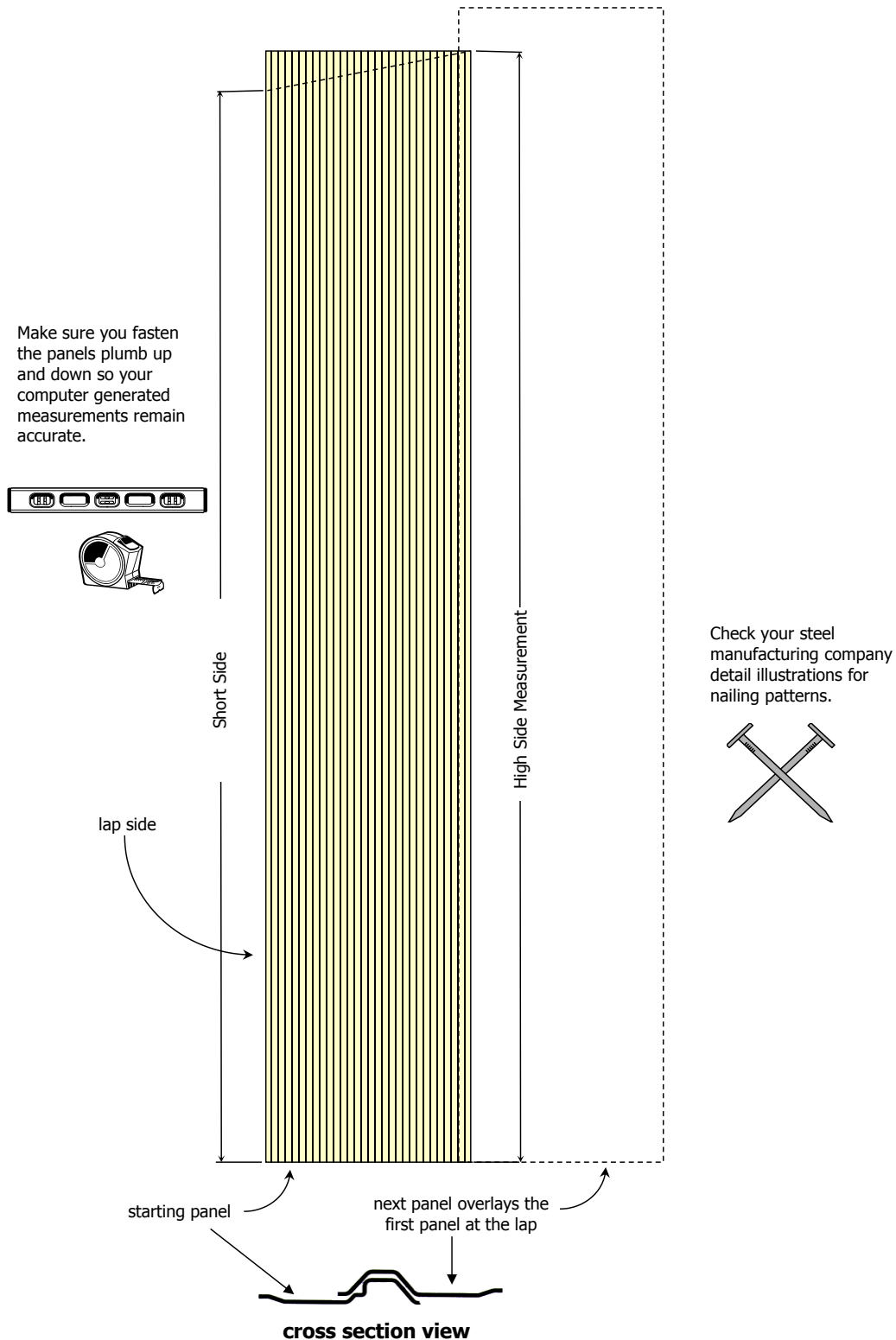
NORTH SIDE-EAVE SIDE 2 STEEL WALL LAYOUT



Shift the vertical starting point of the first panel to 1 1/2 in. from the outside corner of the building so there is no panel rib & steel corner trim conflict at the other end. The rib spacing will also be balanced.

INFORMATION

on typical wall panel layout





SOUTH SIDE-EAVE SIDE 1 STEEL ROOF EAVE1



Panel 1 188"	Panel 2 188"	Panel 3 188"	Panel 4 188"	Panel 5 188"	Panel 6 188"	Panel 7 188"	Panel 8 188"	Panel 9 188"	Panel 10 188"	Panel 11 188"	Panel 12 188"	Panel 13 188"	Panel 14 188"
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NORTH SIDE-EAVE SIDE 2 STEEL ROOF EAVE2



Panel 1 188"	Panel 2 188"	Panel 3 188"	Panel 4 188"	Panel 5 188"	Panel 6 188"	Panel 7 188"	Panel 8 188"	Panel 9 188"	Panel 10 188"	Panel 11 188"	Panel 12 188"	Panel 13 188"	Panel 14 188"
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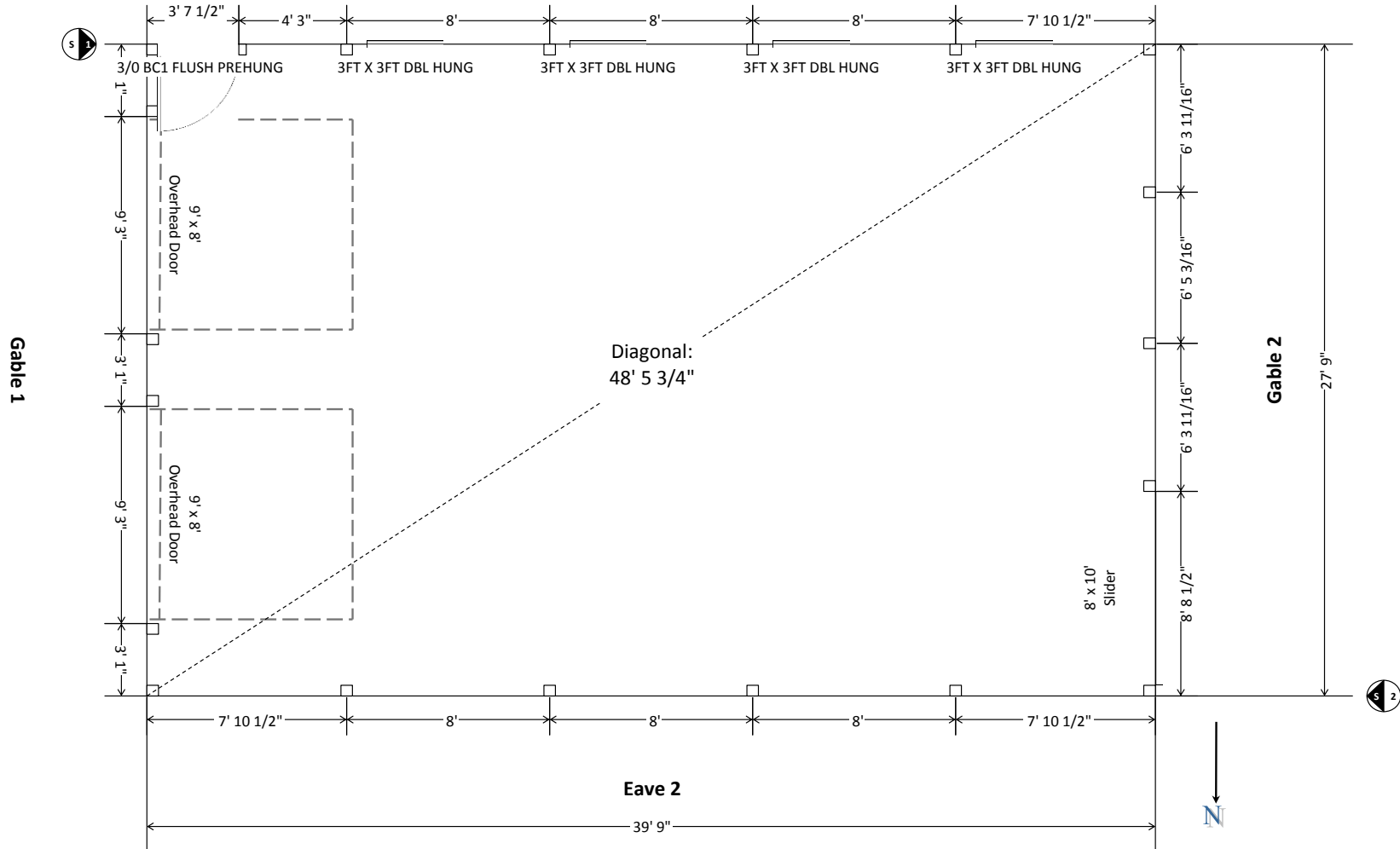


POLE LAYOUT

Residential Use, 1120 sq. ft.



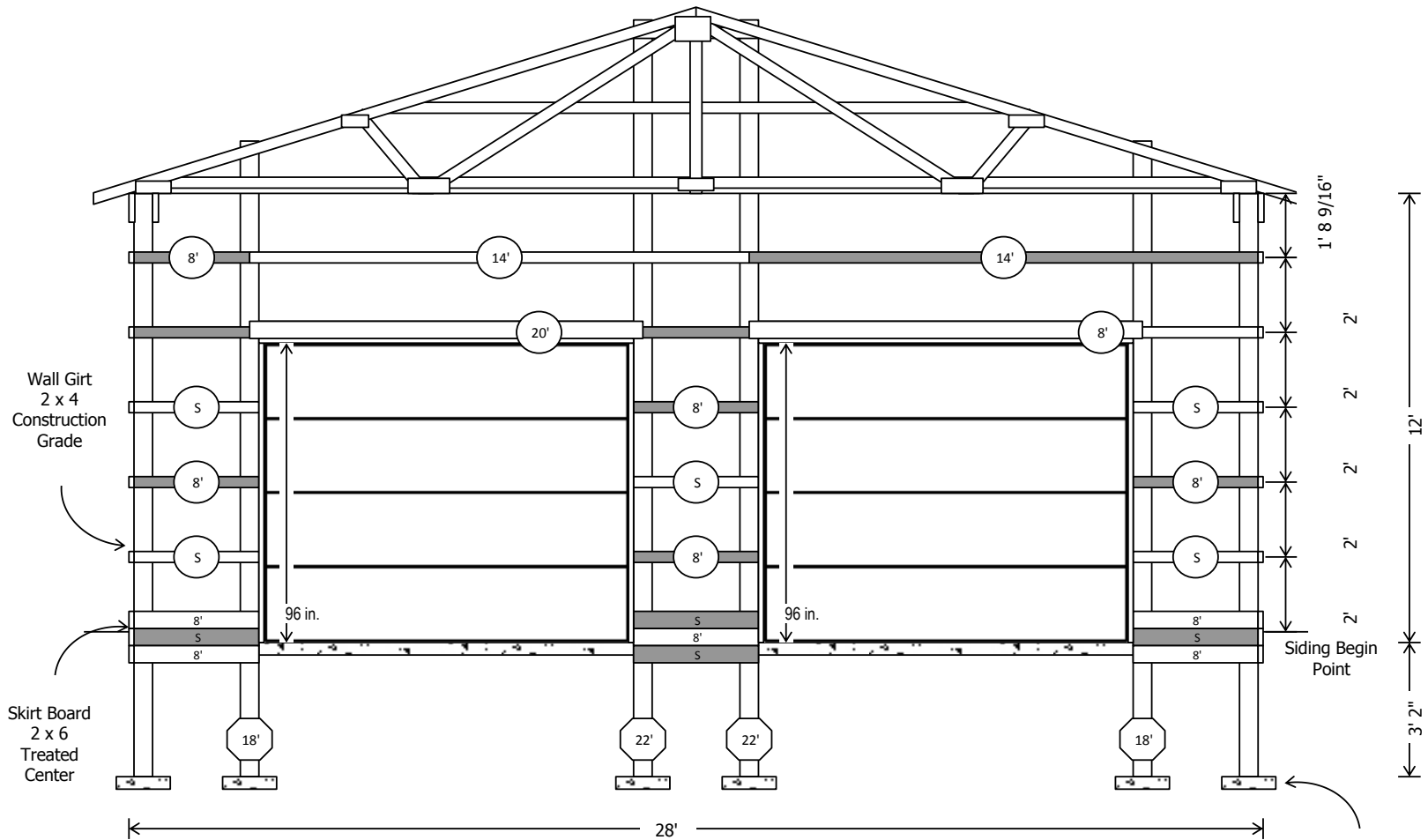
Eave 1





EAST SIDE-GABLE SIDE 1 WALL GIRT VIEW

Construction
Maestro[®]
Estimating Software
Pole Barns, Garages & Decks

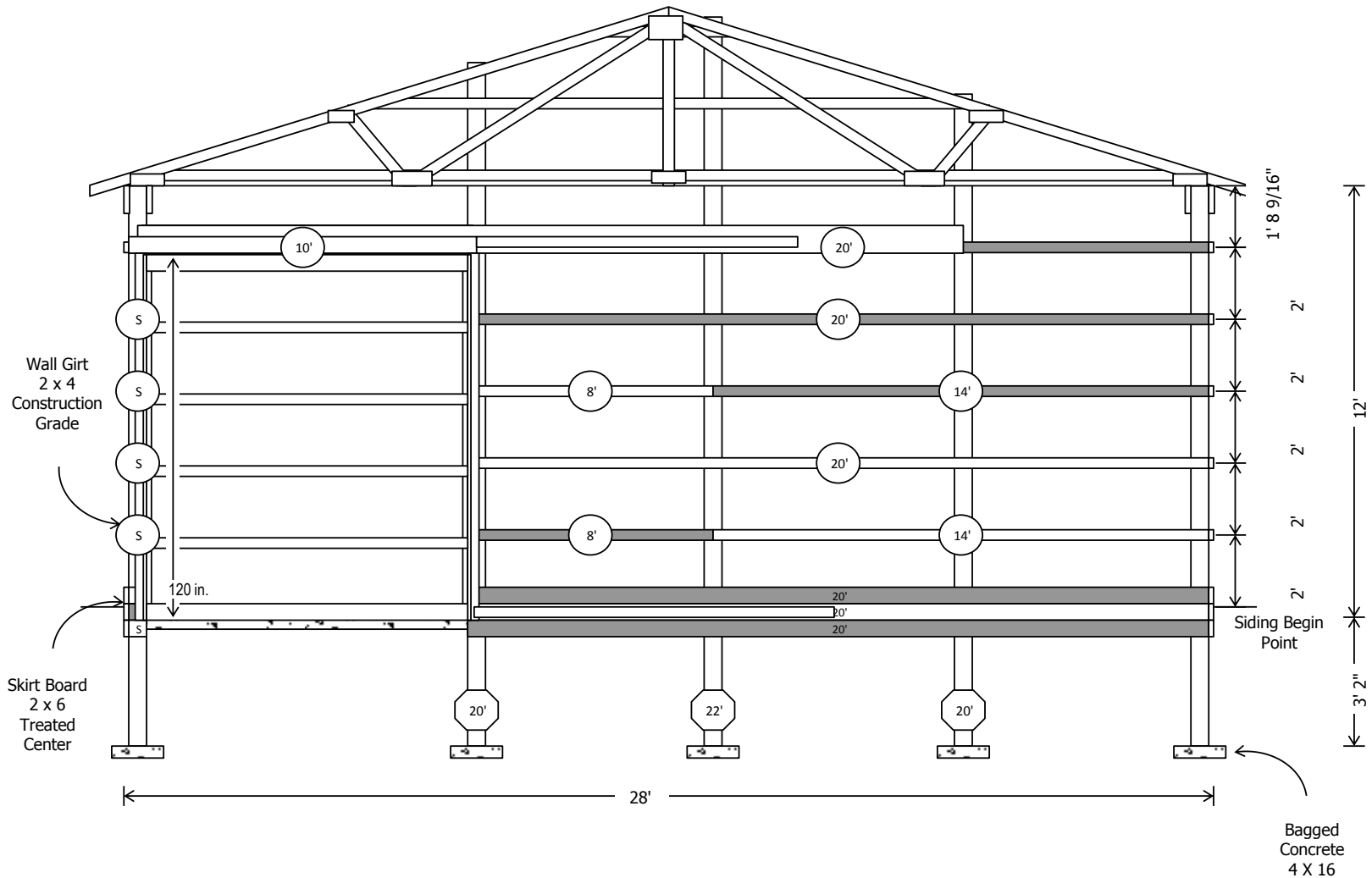


"Adrienne Nickles2
Estimate Number: 3289
9/7/2018"



WEST SIDE-GABLE SIDE 2 WALL GIRT VIEW

Construction
Maestro®
Estimating Software
Pole Barns, Garages & Decks



"Adrienne Nickles2
Estimate Number: 3289
9/7/2018"



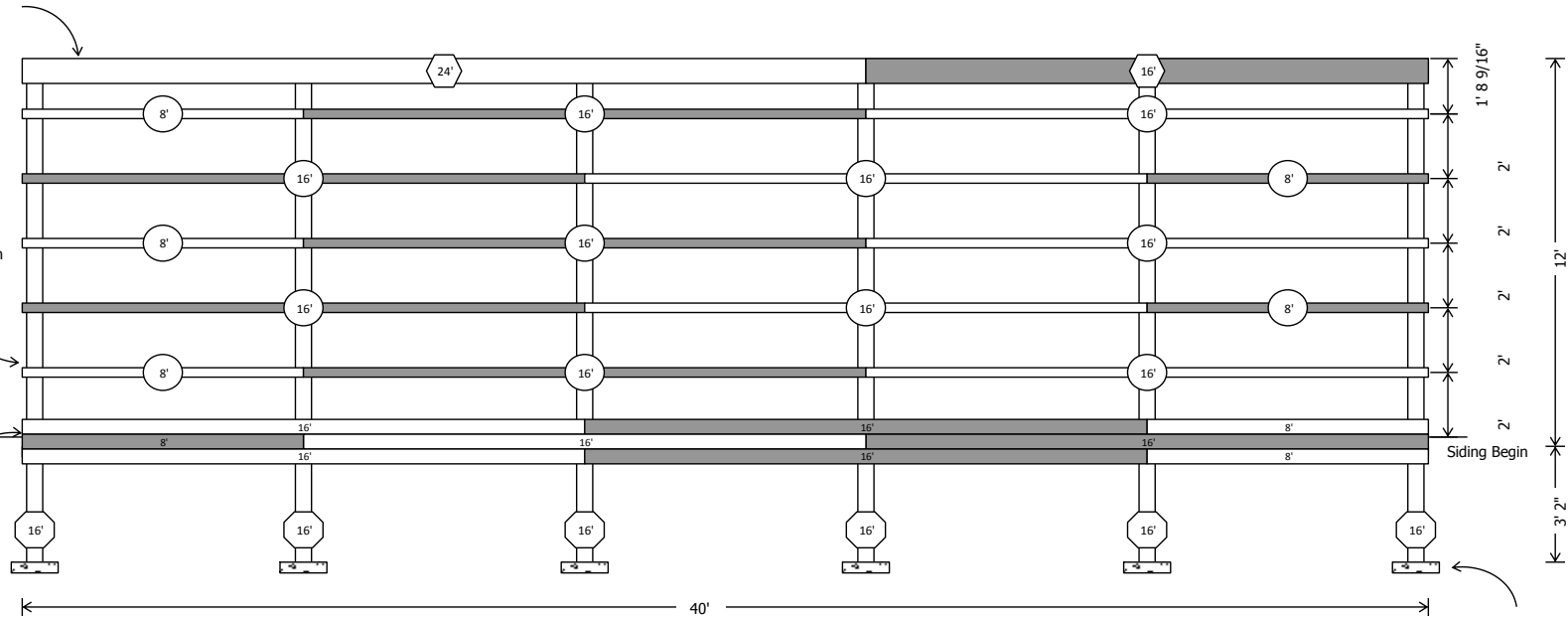
NORTH SIDE-EAVE SIDE 2 WALL GIRT VIEW



Truss Carrier
1.75 x 9.25
L.V.L.

Wall Girt
2 x 4
Construction
Grade

Skirt Board
2 x 6
Treated
Center



Bagged
Concrete
4 X 16

Construction
Maestro®
Estimating Software
Pole Barns, Garages & Decks

