

1. Historic District Commission Regular Meeting

Documents:

[HDC APRIL 23, 2019 FULL PACKET.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, April 23, 2019 - 7:00 p.m.
Ypsilanti City Hall, 1 S Huron St.
Ypsilanti, MI 48197

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

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

I. CALL TO ORDER AND ROLL CALL

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 –none.

B. NEW BUSINESS

1. 224 N River	Window replacement
2. 330 E Forest	Paint
3. 330 E Forest	Porch stairs
4. 100 W Michigan	Window infill
5. 220 W Michigan	Sign installation
6. 308-312 N River	Door replacement

C. STUDY ITEMS

1. 307 N River Site Plan and landscaping

D. ADMINISTRATIVE APPROVALS

1. 224 N River Roof replacement

E. OTHER BUSINESS

1. HDC Rules and Regulations update
2. Property monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

8. Approval of the minutes of April 9, 2019

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.



HDC Work Permit Staff Review

Property address: 224 N River

Property History: The property includes a house erected in 1999 that is non-contributing to the historic district.

Date of Application: April 10, 2019

Date of Review: April 16, 2019

Date of Meeting: April 23, 2019

Proposed work: Window replacement.

Materials: Integrity Wood-Ultrex double-hung windows

Staff review:

1. The applicant proposes replacement of existing double-hung wood windows that have been damaged by a carpenter bee infestation.
2. The new windows are also wood double-hung sashes that match the size and specifications of the original windows.
3. Applicant has not specified a color for the new windows because a separate application will be filed for a new paint scheme for the entire exterior.

Relevant Secretary of the Interior's Standards:
#9.

Recommended Motions:

Move to issue a certificate of appropriateness for the work at 224 N River as submitted in the application dated April 10, 2019 for removal of the existing windows and replacement with Integrity Wood-Ultrex double-hung windows that match the size and specifications of the original windows.

Prepared by:

Scott E. Slagor, 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

APR 10 2019

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

224 N River Street, Ypsilanti, MI 48198

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

Name

Judy Weinburger

Address

224 N River Street

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Window Pro Tim Baetz 216-513-7194

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

Complete Description of Proposed Work:

Replacing the entire windows and trim surrounding the windows due to carpenter bee infestation. All windows will be of the same size and specification as the existing windows. Wood double hung

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:

17,072

Permit fee:

\$35 + 25 = 60

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:

Print Name:

JUDY WEINBURGER

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 or view our factsheets online at cityofypsilanti.com/hd.

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

April 9, 2019

Historical commission

I can attend the meeting on April 23 to discuss this and answer any questions. Please let me know if I can get on the agenda. I have submitted the application for a new roof also. This one is for new windows. I will be submitting an application for painting the entire exterior of the house. The windows will be done prior to that. Please call or email me with questions or concerns. Thank you

Sincerely,


Judy Weinburger

734-260-3229

Judy@JudyWeinburger.com

Weinburger, Judy

Integrity Wood-Ultrex

Quote #: EEPPK4A

A Proposal for Window and Door Products prepared for:

Job Site:

Judy Weinburger
224 N. River St.
Ypsilanti, MI 48198

Mobile: (734) 260-3229

Email: judy@judyweinburger.com

Shipping Address:

WINDOW PRO-WIXOM
47705 WEST RD STE B-106
WIXOM, MI 48393-4738

Featuring products from:



PHDC-19-0000

TIM BAETZ
WINDOW PRO-WIXOM
16900 BAGLEY RD
MIDDLEBURG HEIGHTS, OH 44130-2542
Phone: (248) 305-1400
Fax: (248) 924-3867
Email: tbaetz@windowpro.com

This report was generated on 3/20/2019 2:53:15 PM using the Marvin Order Management System, version 0002.25.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Global Specs

The following product and option choices were designated as part of this project's Global Spec. Global Specs can be over-ridden on a line item basis. Exceptions to the specification are outlined in Line Item Quotes. Please proof all units thoroughly to ensure accuracy.

UNIT SUMMARY

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

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

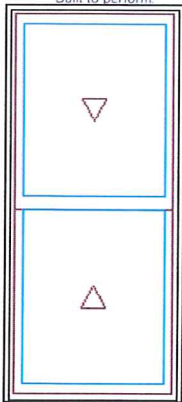
NUMBER OF LINES: 19			TOTAL UNIT QTY: 19		EXT NET PRICE: USD		17,072.15
LINE	MARK UNIT	BRAND	ITEM	NET PRICE	QTY	EXTENDED NET PRICE	
1	101 Living Room	Integrity	Wood-Ultrex Traditional Double Hung CN 3064 RO 30 1/2" X 64 1/4" Entered as CN 3064	929.18	1	929.18	
2	102 Living Room	Integrity	Wood-Ultrex Traditional Double Hung CN 3064 RO 30 1/2" X 64 1/4" Entered as CN 3064	929.18	1	929.18	
3	103 Living Room	Integrity	Wood-Ultrex Traditional Double Hung CN 3048 RO 30 1/2" X 48 1/4" Entered as CN 3048	789.51	1	789.51	
4	104 Living Room	Integrity	Wood-Ultrex Traditional Double Hung CN 3048 RO 30 1/2" X 48 1/4" Entered as CN 3048	789.51	1	789.51	
5	105 Kitchen	Integrity	Wood-Ultrex Traditional Double Hung CN 3048 RO 30 1/2" X 48 1/4" Entered as CN 3048	789.51	1	789.51	
6	106 Kitchen	Integrity	Wood-Ultrex Traditional Double Hung CN 3048 RO 30 1/2" X 48 1/4" Entered as CN 3048	789.51	1	789.51	
7	107 Kitchen	Integrity	Wood-Ultrex Traditional Double Hung CN 3040 RO 30 1/2" X 40 1/4" Entered as CN 3040	730.69	1	730.69	
8	108 Bath	Integrity	Wood-Ultrex Traditional Double Hung CN 3040 RO 30 1/2" X 40 1/4" Entered as CN 3040	730.69	1	730.69	
9	109 Landing	Integrity	Wood-Ultrex Traditional Double Hung CN 2264 RO 22 1/2" X 64 1/4" Entered as CN 2264	1,058.56	1	1,058.56	
10	210 FL-F	Integrity	Wood-Ultrex Traditional Double Hung CN 3056 RO 30 1/2" X 56 1/4" Entered as CN 3056	857.13	1	857.13	
11	211 FL-F	Integrity	Wood-Ultrex Traditional Double Hung	857.13	1	857.13	

			CN 3056 RO 30 1/2" X 56 1/4" Entered as CN 3056			
12	212 FL-S	Integrity	Wood-Ultrex Traditional Double Hung CN 3072 RO 30 1/2" X 72 1/4" Entered as CN 3072	1,229.11	1	1,229.11
13	213 Master Bed	Integrity	Wood-Ultrex Traditional Double Hung CN 3072 RO 30 1/2" X 72 1/4" Entered as CN 3072	1,032.10	1	1,032.10
14	214 Master Bed	Integrity	Wood-Ultrex Traditional Double Hung CN 3056 RO 30 1/2" X 56 1/4" Entered as CN 3056	857.13	1	857.13
15	215 Master Bed	Integrity	Wood-Ultrex Traditional Double Hung CN 3056 RO 30 1/2" X 56 1/4" Entered as CN 3056	857.13	1	857.13
16	216 BR-B	Integrity	Wood-Ultrex Traditional Double Hung CN 3056 RO 30 1/2" X 56 1/4" Entered as CN 3056	857.13	1	857.13
17	217 BR-B	Integrity	Wood-Ultrex Traditional Double Hung CN 3056 RO 30 1/2" X 56 1/4" Entered as CN 3056	857.13	1	857.13
18	218 BR-S	Integrity	Wood-Ultrex Traditional Double Hung CN 3072 RO 30 1/2" X 72 1/4" Entered as CN 3072	1,229.11	1	1,229.11
19	219 Up Bath	Integrity	Wood-Ultrex Traditional Double Hung CN 3040 RO 30 1/2" X 40 1/4" Entered as CN 3040	902.71	1	902.71

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: 101 Living Room	Net Price:		929.18
Qty: 1		Ext. Net Price:	USD	929.18

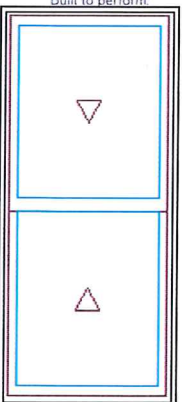


As Viewed From The Exterior

Entered As: CN
CN 3064
FS 29 1/2" X 63 3/4"
RO 30 1/2" X 64 1/4"

Bronze Exterior
White Interior
Integrity Traditional Double Hung
Wood-Ultrex
CN 3064
Rough Opening 30 1/2" X 64 1/4"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
White Interior Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Bronze Surround
Charcoal Fiberglass Mesh
4 9/16" Jamb
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: 102 Living Room	Net Price:		929.18
Qty: 1		Ext. Net Price:	USD	929.18



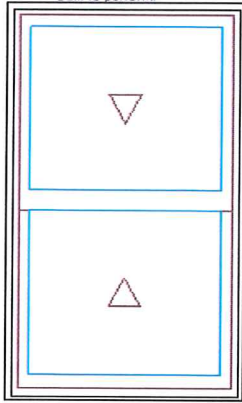
As Viewed From The Exterior

Entered As: CN
CN 3064
FS 29 1/2" X 63 3/4"
RO 30 1/2" X 64 1/4"

Bronze Exterior
White Interior
Integrity Traditional Double Hung
Wood-Ultrex
CN 3064
Rough Opening 30 1/2" X 64 1/4"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
White Interior Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Bronze Surround
Charcoal Fiberglass Mesh
4 9/16" Jamb
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: 103 Living Room	Net Price:		789.51
Qty: 1		Ext. Net Price:	USD	789.51

Bronze Exterior

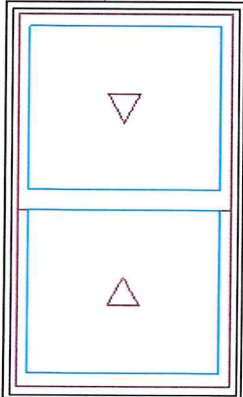


As Viewed From The Exterior

Entered As: CN
CN 3048
FS 29 1/2" X 47 3/4"
RO 30 1/2" X 48 1/4"

White Interior
Integrity Traditional Double Hung
Wood-Ultrex
CN 3048
Rough Opening 30 1/2" X 48 1/4"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
White Interior Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Bronze Surround
Charcoal Fiberglass Mesh
4 9/16" Jambes
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: 104 Living Room	Net Price:		789.51
Qty: 1		Ext. Net Price:	USD	789.51



As Viewed From The Exterior

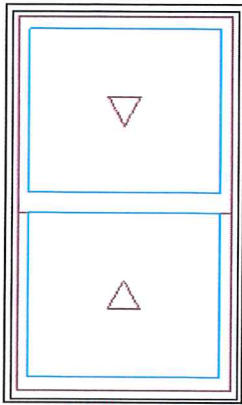
Entered As: CN
CN 3048
FS 29 1/2" X 47 3/4"
RO 30 1/2" X 48 1/4"

Bronze Exterior
White Interior
Integrity Traditional Double Hung
Wood-Ultrex
CN 3048
Rough Opening 30 1/2" X 48 1/4"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
White Interior Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Bronze Surround
Charcoal Fiberglass Mesh
4 9/16" Jambes
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit: 105 Kitchen	Net Price:		789.51
Qty: 1		Ext. Net Price:	USD	789.51



Bronze Exterior
White Interior
Integrity Traditional Double Hung
Wood-Ultrex
CN 3048
Rough Opening 30 1/2" X 48 1/4"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar

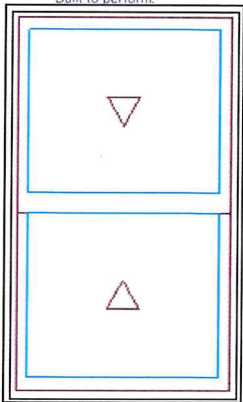


As Viewed From The Exterior

Entered As: CN
 CN 3048
 FS 29 1/2" X 47 3/4"
 RO 30 1/2" X 48 1/4"

Bottom Sash
 IG - 1 Lite
 Low E3 w/Argon
 Stainless Perimeter Bar
 White Interior Weather Strip Package
 White Sash Lock
 Exterior Aluminum Screen
 Bronze Surround
 Charcoal Fiberglass Mesh
 4 9/16" Jamb
 Nailing Fin
 ***Note: Unit Availability and Price is Subject to Change

Line #6	Mark Unit: 106 Kitchen	Net Price:		789.51
Qty: 1		Ext. Net Price:	USD	789.51



As Viewed From The Exterior

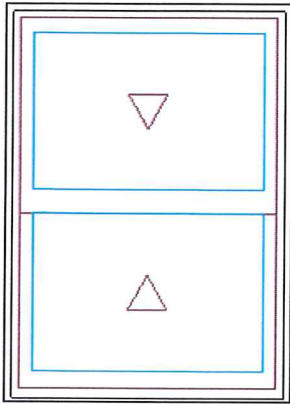
Entered As: CN
 CN 3048
 FS 29 1/2" X 47 3/4"
 RO 30 1/2" X 48 1/4"

Bronze Exterior
 White Interior
 Integrity Traditional Double Hung
 Wood-Ultrex
 CN 3048
 Rough Opening 30 1/2" X 48 1/4"
 Glass Add For All Sash
 Top Sash
 IG - 1 Lite
 Low E3 w/Argon
 Stainless Perimeter Bar
 Bottom Sash
 IG - 1 Lite
 Low E3 w/Argon
 Stainless Perimeter Bar
 White Interior Weather Strip Package
 White Sash Lock
 Exterior Aluminum Screen
 Bronze Surround
 Charcoal Fiberglass Mesh
 4 9/16" Jamb
 Nailing Fin
 ***Note: Unit Availability and Price is Subject to Change

Line #7	Mark Unit: 107 Kitchen	Net Price:		730.69
Qty: 1		Ext. Net Price:	USD	730.69



Bronze Exterior
 White Interior
 Integrity Traditional Double Hung
 Wood-Ultrex
 CN 3040
 Rough Opening 30 1/2" X 40 1/4"
 Glass Add For All Sash
 Top Sash
 IG - 1 Lite
 Low E3 w/Argon
 Stainless Perimeter Bar
 Bottom Sash
 IG - 1 Lite
 Low E3 w/Argon
 Stainless Perimeter Bar

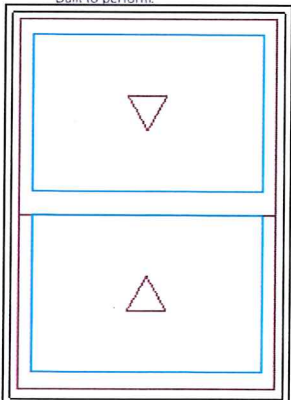


As Viewed From The Exterior

Entered As: CN
 CN 3040
 FS 29 1/2" X 39 3/4"
 RO 30 1/2" X 40 1/4"

White Interior Weather Strip Package
 White Sash Lock
 Exterior Aluminum Screen
 Bronze Surround
 Charcoal Fiberglass Mesh
 4 9/16" Jamb
 Nailing Fin
 ***Note: Unit Availability and Price is Subject to Change

Line #8	Mark Unit: 108 Bath	Net Price:		730.69
Qty: 1		Ext. Net Price:	USD	730.69



As Viewed From The Exterior

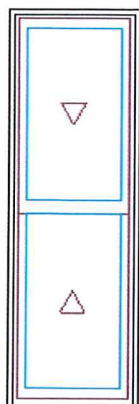
Entered As: CN
 CN 3040
 FS 29 1/2" X 39 3/4"
 RO 30 1/2" X 40 1/4"

Bronze Exterior
 White Interior
 Integrity Traditional Double Hung
 Wood-Ultrex
 CN 3040
 Rough Opening 30 1/2" X 40 1/4"
 Glass Add For All Sash
 Top Sash
 IG - 1 Lite
 Low E3 w/Argon
 Stainless Perimeter Bar
 Bottom Sash
 IG - 1 Lite
 Low E3 w/Argon
 Stainless Perimeter Bar
 White Interior Weather Strip Package
 White Sash Lock
 Exterior Aluminum Screen
 Bronze Surround
 Charcoal Fiberglass Mesh
 4 9/16" Jamb
 Nailing Fin
 ***Note: Unit Availability and Price is Subject to Change

Line #9	Mark Unit: 109 Landing	Net Price:		1,058.56
Qty: 1		Ext. Net Price:	USD	1,058.56



Bronze Exterior
 White Interior
 Integrity Traditional Double Hung
 Wood-Ultrex
 CN 2264
 Rough Opening 22 1/2" X 64 1/4"
 Glass Add For All Sash
 Top Sash
 IG - 1 Lite
 Tempered Low E3 w/Argon
 Stainless Perimeter Bar
 Bottom Sash
 IG - 1 Lite
 Tempered Low E3 w/Argon
 Stainless Perimeter Bar

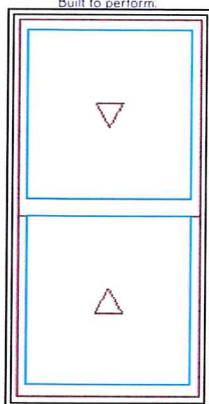


As Viewed From The Exterior

Entered As: CN
CN 2264
FS 21 1/2" X 63 3/4"
RO 22 1/2" X 64 1/4"

White Interior Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Bronze Surround
Charcoal Fiberglass Mesh
4 9/16" Jamb
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Line #10	Mark Unit: 210 FL-F	Net Price:	857.13
Qty: 1		Ext. Net Price:	857.13



As Viewed From The Exterior

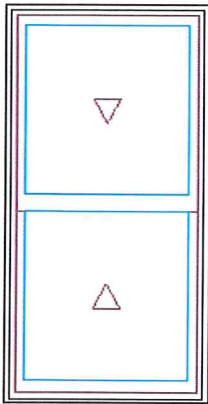
Entered As: CN
CN 3056
FS 29 1/2" X 55 3/4"
RO 30 1/2" X 56 1/4"

Bronze Exterior
White Interior
Integrity Traditional Double Hung
Wood-Ultrex
CN 3056
Rough Opening 30 1/2" X 56 1/4"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
White Interior Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Bronze Surround
Charcoal Fiberglass Mesh
4 9/16" Jamb
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Line #11	Mark Unit: 211 FL-F	Net Price:	857.13
Qty: 1		Ext. Net Price:	857.13



Bronze Exterior
White Interior
Integrity Traditional Double Hung
Wood-Ultrex
CN 3056
Rough Opening 30 1/2" X 56 1/4"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar

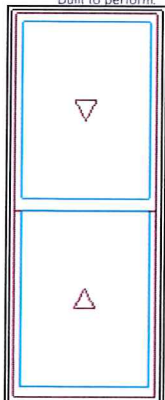


As Viewed From The Exterior

Entered As: CN
CN 3056
FS 29 1/2" X 55 3/4"
RO 30 1/2" X 56 1/4"

White Interior Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Bronze Surround
Charcoal Fiberglass Mesh
4 9/16" Jamb
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Line #12	Mark Unit: 212 FL-S	Net Price:		1,229.11
Qty: 1		Ext. Net Price:	USD	1,229.11



As Viewed From The Exterior

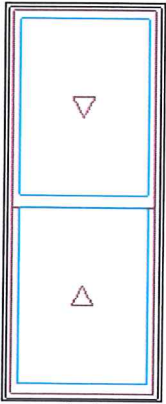
Entered As: CN
CN 3072
FS 29 1/2" X 71 3/4"
RO 30 1/2" X 72 1/4"

Bronze Exterior
White Interior
Integrity Traditional Double Hung
Wood-Ultrex
CN 3072
Rough Opening 30 1/2" X 72 1/4"
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Tempered Low E3 w/Argon
Stainless Perimeter Bar
White Interior Weather Strip Package
White Sash Lock
White Window Opening Control Device
Exterior Aluminum Screen
Bronze Surround
Charcoal Fiberglass Mesh
4 9/16" Jamb
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Line #13	Mark Unit: 213 Master Bed	Net Price:		1,032.10
Qty: 1		Ext. Net Price:	USD	1,032.10



Bronze Exterior
White Interior
Integrity Traditional Double Hung
Wood-Ultrex
CN 3072
Rough Opening 30 1/2" X 72 1/4"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar

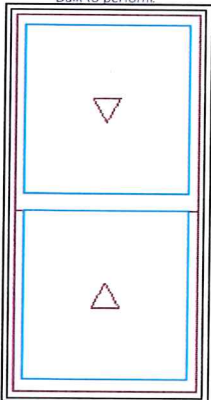


As Viewed From The Exterior

Entered As: CN
CN 3072
FS 29 1/2" X 71 3/4"
RO 30 1/2" X 72 1/4"

White Interior Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Bronze Surround
Charcoal Fiberglass Mesh
4 9/16" Jamb
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Line #14	Mark Unit: 214 Master Bed	Net Price:	857.13
Qty: 1		Ext. Net Price: USD	857.13



As Viewed From The Exterior

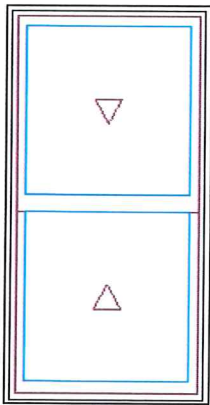
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CN 3056
FS 29 1/2" X 55 3/4"
RO 30 1/2" X 56 1/4"

Bronze Exterior
White Interior
Integrity Traditional Double Hung
Wood-Ultrex
CN 3056
Rough Opening 30 1/2" X 56 1/4"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
White Interior Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Bronze Surround
Charcoal Fiberglass Mesh
4 9/16" Jamb
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Line #15	Mark Unit: 215 Master Bed	Net Price:	857.13
Qty: 1		Ext. Net Price: USD	857.13



Bronze Exterior
White Interior
Integrity Traditional Double Hung
Wood-Ultrex
CN 3056
Rough Opening 30 1/2" X 56 1/4"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar

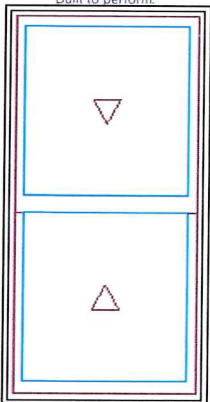


As Viewed From The Exterior

Entered As: CN
CN 3056
FS 29 1/2" X 55 3/4"
RO 30 1/2" X 56 1/4"

White Interior Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Bronze Surround
Charcoal Fiberglass Mesh
4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Line #16	Mark Unit: 216 BR-B	Net Price:	857.13
Qty: 1		Ext. Net Price:	857.13



As Viewed From The Exterior

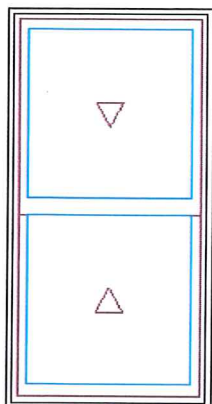
Entered As: CN
CN 3056
FS 29 1/2" X 55 3/4"
RO 30 1/2" X 56 1/4"

Bronze Exterior
White Interior
Integrity Traditional Double Hung
Wood-Ultrex
CN 3056
Rough Opening 30 1/2" X 56 1/4"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
White Interior Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Bronze Surround
Charcoal Fiberglass Mesh
4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Line #17	Mark Unit: 217 BR-B	Net Price:	857.13
Qty: 1		Ext. Net Price:	857.13



Bronze Exterior
White Interior
Integrity Traditional Double Hung
Wood-Ultrex
CN 3056
Rough Opening 30 1/2" X 56 1/4"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar

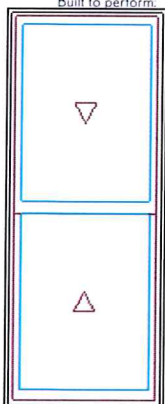


As Viewed From The Exterior

Entered As: CN
CN 3056
FS 29 1/2" X 55 3/4"
RO 30 1/2" X 56 1/4"

White Interior Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Bronze Surround
Charcoal Fiberglass Mesh
4 9/16" Jamb
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Line #18	Mark Unit: 218 BR-S	Net Price:		1,229.11
Qty: 1		Ext. Net Price:	USD	1,229.11



As Viewed From The Exterior

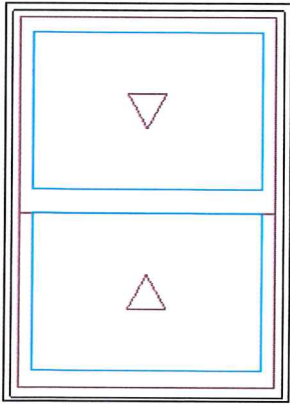
Entered As: CN
CN 3072
FS 29 1/2" X 71 3/4"
RO 30 1/2" X 72 1/4"

Bronze Exterior
White Interior
Integrity Traditional Double Hung
Wood-Ultrex
CN 3072
Rough Opening 30 1/2" X 72 1/4"
Top Sash
IG - 1 Lite
Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Tempered Low E3 w/Argon
Stainless Perimeter Bar
White Interior Weather Strip Package
White Sash Lock
White Window Opening Control Device
Exterior Aluminum Screen
Bronze Surround
Charcoal Fiberglass Mesh
4 9/16" Jamb
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Line #19	Mark Unit: 219 Up Bath	Net Price:		902.71
Qty: 1		Ext. Net Price:	USD	902.71



Bronze Exterior
White Interior
Integrity Traditional Double Hung
Wood-Ultrex
CN 3040
Rough Opening 30 1/2" X 40 1/4"
Glass Add For All Sash
Top Sash
IG - 1 Lite
Tempered Low E3 w/Argon
Stainless Perimeter Bar
Bottom Sash
IG - 1 Lite
Tempered Low E3 w/Argon
Stainless Perimeter Bar



As Viewed From The Exterior

Entered As: CN
CN 3040
FS 29 1/2" X 39 3/4"
RO 30 1/2" X 40 1/4"

White Interior Weather Strip Package
White Sash Lock
Exterior Aluminum Screen
Bronze Surround
Charcoal Fiberglass Mesh
4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

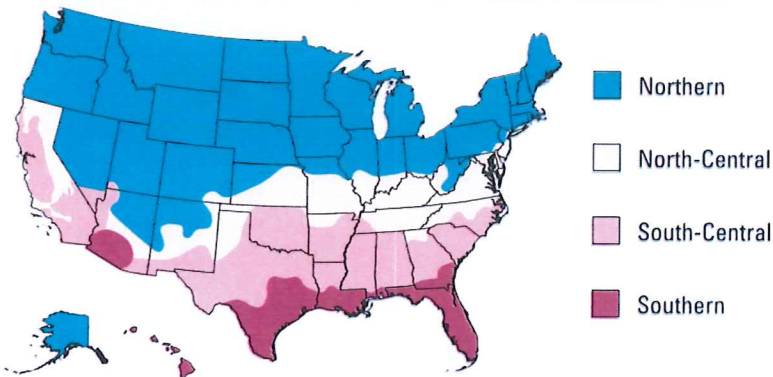
Project Subtotal Net Price: USD	17,072.15
0.000% Sales Tax: USD	0.00
Project Total Net Price: USD	17,072.15

Product and Performance Information

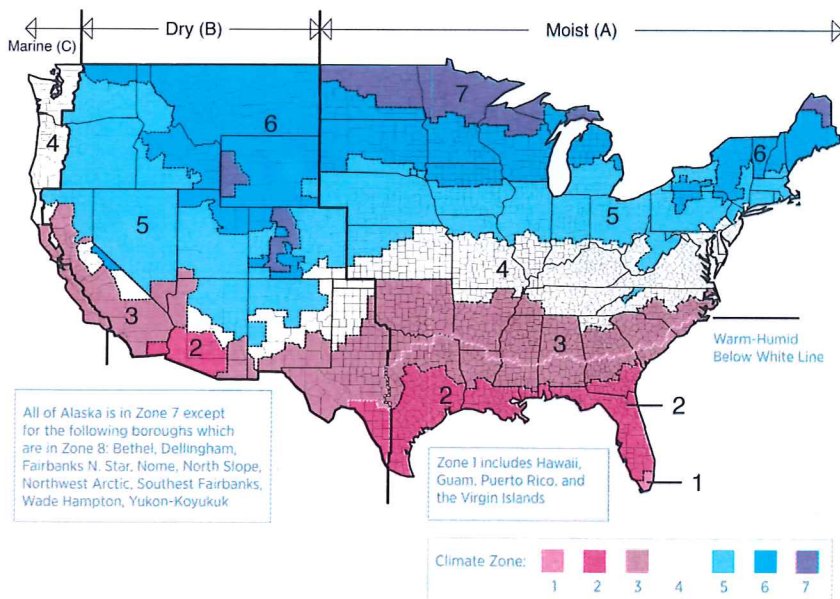
NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

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

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



International Energy Conservation Code (IECC) Climate Regions



PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD 17,072.15
0.000% Sales Tax: USD 0.00
Project Total Net Price: USD 17,072.15

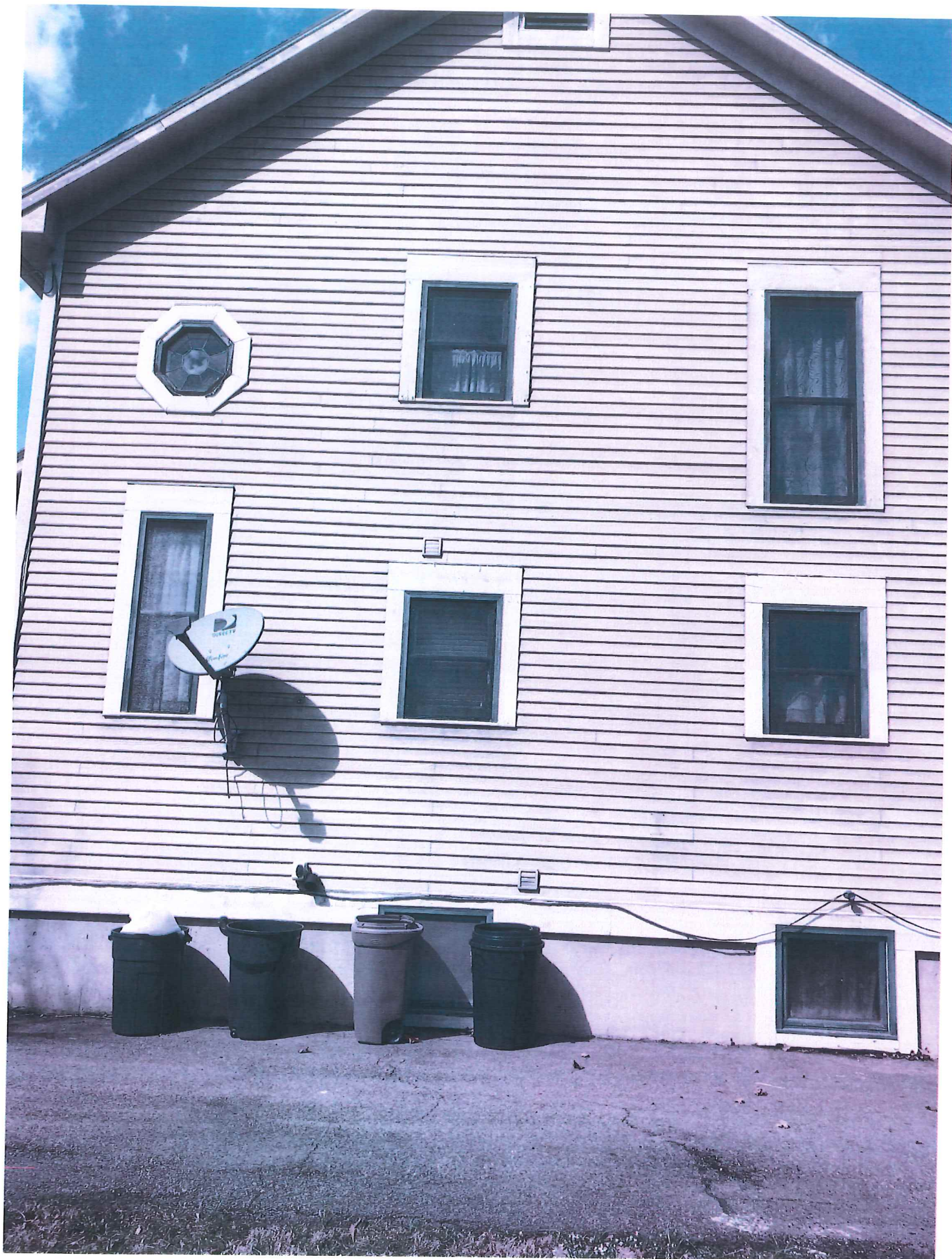
I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: _____

Buyer: _____



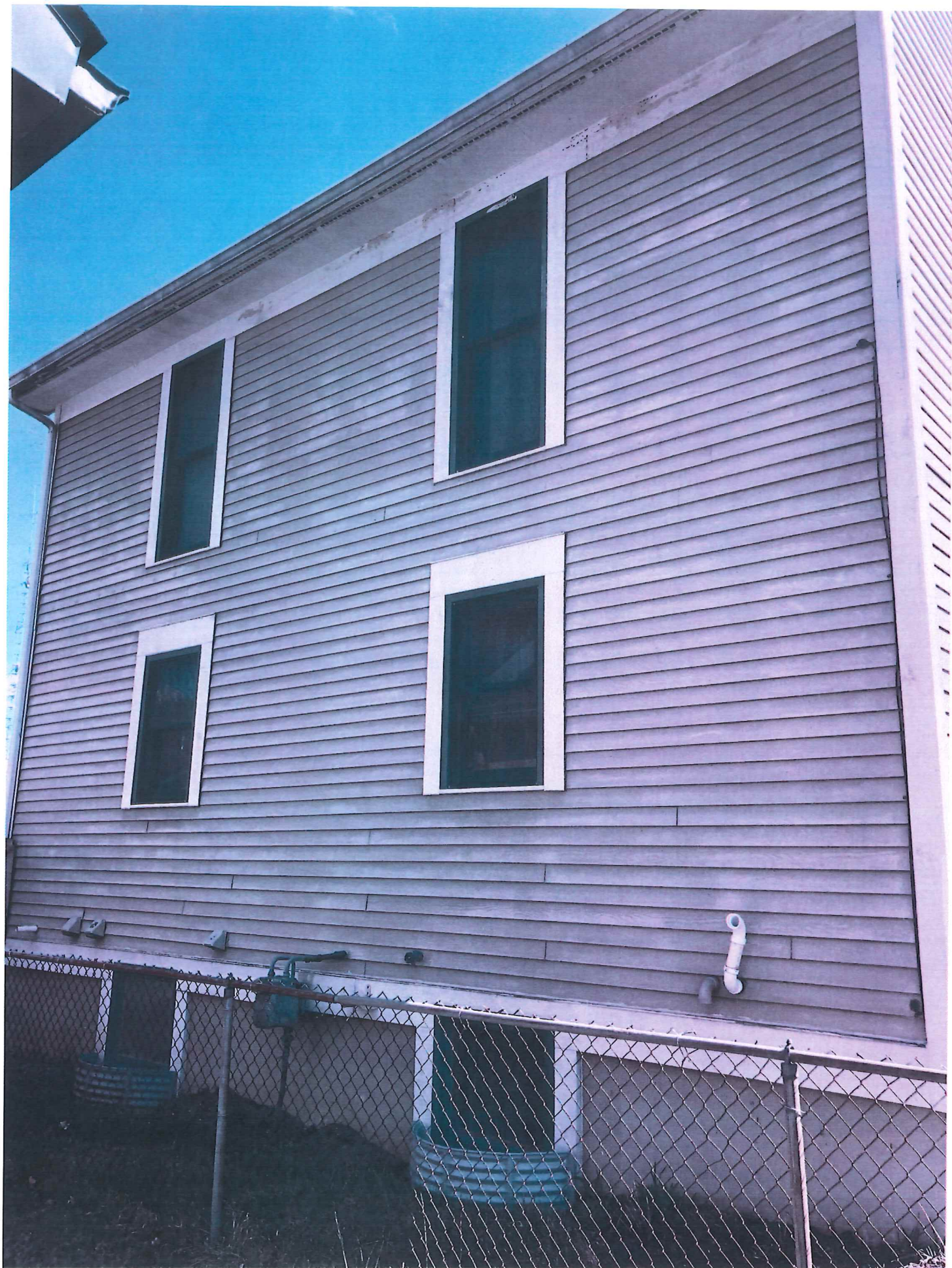
FRONT - WEST



SOUTH SIDE



BACK EAST



NORTH SIDE



View to the northeast, showing facade and south elevation



View to the southeast, showing facade and north elevation



View to the east, showing facade.



HDC Work Permit Staff Review

Property address: 330 E Forest

Property History: The property includes a late nineteenth-century Gabled-ell type house with modest ornamentation. The building is contributing to the historic district. A detached garage is on the property as well

Date of Application: April 15, 2019

Date of Review: April 17, 2019

Date of Meeting: April 23, 2019

Proposed work: Repaint.

Materials: Mad dog primer and Benjamin Moore paints

Staff review:

1. The applicant proposes repainting the exterior of the house and detached garage.
2. The wood siding of the building will be hand-scraped and sanded.
3. Mad Dog exterior primer, which dries clear, will be applied.
4. Exterior paint was selected from the Benjamin Moore Historical Palette. The main color will be Hale Blue; window trim, porch columns, porch railings, will be Edgecomb Gray; window sashes and porch skirting will be Tudor Brown to match the new Azek porch decking (approved on 3/12/2019).

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

Recommended Motions:

Move to issue a certificate of appropriateness for the work at 330 E Forest as submitted in the application dated April 15, 2019 for repainting the exterior of the house and garage. The surfaces shall be prepared with hand scraping and sanding; no

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.

power washing. New paint colors shall include a base of Hale Blue; trim and porch details of Edgecomb Gray; and sashes and porch skirting in Tudor Brown.

Prepared by:
Scott E. Slagor, Preservation Planner

APR 15 2019



**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

330 E. Forest Ave. Ypsilanti, MI 48198

Applicant

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

Name

Elizabeth Anne Perry

Address

330 E. Forest Ave.

City

Ypsilanti

State

Michigan

Zip

48198

Phone / Fax

E-Mail

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:

Hand scrape and hand sand exterior surfaces of single family home and garage.
Prime the exterior surfaces with Mad Dog exterior primer-dries clear.
Paint exterior with colors from Benjamin Moore Historical Palette.
Main building color: Hale Blue
Porch skirting: Tudor Brown to match new sash replacement window kits and new Azek porch decking.
Window trim, porch columns, and railings: Edgecomb Gray.

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

Mad Dog exterior primer-dries clear
Benjamin Moore Exterior Paint
Main building color: Hale Blue
Porch skirting: Tudor Brown to match new sash replacement window kits and new Azek porch decking.
Window trim, porch columns, and railings: Edgecomb Gray.

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: N/A	Permit fee: \$35 + N/A = \$35
---------------------------	----------------------------------

Signature

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

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

Signature: [Redacted]	Date: 4/15/19
Print Name: Elizabeth Anne Perry	

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 or view our factsheets online at cityofypsilanti.com/hd.

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

PHDC-19-0024







SIDING
Hale Navy HC-154

TRIM
Edgecomb Gray HC-173

DOOR
Tudor Brown HC-185



More Colors

PHX-19-0024



HDC Work Permit Staff Review

Property address: 330 E Forest

Property History: The property includes a late nineteenth-century Gabled-ell type house with modest ornamentation. The building is contributing to the historic district. A detached garage is on the property as well.

Date of Application: April 15, 2019

Date of Review: April 17, 2019

Date of Meeting: April 23, 2019

Proposed work: Remove concrete stairs and wing walls to replace with wood-framed stairs.

Materials: Treated lumber and Azek decking.

Staff review:

1. The applicant proposes removing the porch concrete stairs and wing walls, including the footings below-grade.
2. A new run of four steps constructed from treated lumber will provide access to the porch.
3. The run of stairs will have finished stringers and risers from pre-primed pine 1x material.
4. Stair treads will be 5/4"x 6"x 8" Azek deck boards in a Dark Hickory color. Azek decking was approved for the main section of the porch on 3/12/2019.
5. A code-compliant handrail with spindles will be installed to match the new porch balustrade. Work on the main porch balustrade was also approved on 3/12/2019.
6. Wood components will be painted to match the proposed new color scheme.
7. The concrete stairs and wing walls are difficult to date, in Staff's professional opinion, they could date to ca. 1910-1930. Architecturally, the wing walls have modest ornamentation consisting of recessed rectangular panels.

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.

8. The wing walls are difficult to date and it is unclear where it falls into the district's period of significance, which according to the National Register is 1830-1932.
9. Staff spoke with contractor who stated that removal of the porch stairs is proposed to help preserve the porch structure and ensure safety.
 - a. The concrete stairs have a low footing which has caused them to tilt toward the house. This has caused water to drain into the porch, which has damaged its structural framing.
 - b. The concrete stairs do not drain water and become covered with thick ice in the winter. This is particularly hazardous because there is no handrail.
10. The HDC may exercise discretion when determining if the concrete steps and wing walls are a significant feature of the building.
 - a. In Staff opinion, the stairs and wing walls, while architecturally interesting, are not as significant as the front porch that has deteriorated as a result of the stairs. It would be in the best interest of the resource as a whole to install a new stair system that is safe and drains water.

Recommended Motions:

Move to issue a certificate of appropriateness for the work at 330 E Forest as submitted in the application dated April 15, 2019 for removal of the concrete porch stairs and wing walls and installation of new wood stairs and railing. The new stairs shall be code-compliant, including a handrail and spindles to match the porch balustrade. The run of stairs will have finished stringers and risers from pre-primed pine while stair treads shall use Azek decking to match the decking approved on 3/12/2019.

Relevant Secretary of the Interior's Standards:

#9,

Move to deny a the work at 330 E Forest as submitted in the application dated April 15, 2019 for removal of the concrete porch stairs and wing walls and installation of new wood stairs and railing. The concrete stairs and wing walls are unique features that have gained significance with the property and therefore should be preserved rather than replaced.

Relevant Secretary of the Interior's Standards:

#4, #5

Prepared by:

Scott E. Slagor, Preservation Planner



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

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

OFFICE USE ONLY

Date Filed:

4/15/2019

Meeting Date:

4/23/2019

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

330 E. Forest Ave. Ypsilanti, MI 48198

Applicant

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

Name

Elizabeth Anne Perry

Address

330 E. Forest Ave.

City

Ypsilanti

State

Michigan

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Ypsilanti Restoration, LLC. (734) 485-2653

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

Complete Description of Proposed Work:

Demolish and remove existing concrete stairs and wing walls to below grade.
Remove below grade concrete as needed for installation of post hole footings.
Construct and install new 4 step stair framing from treated lumber.
Construct and install new finished stringers and risers from pre-primed pine 1x material.
Install new stair treads of 5/4" x 6" x 8' Azek deck boards in Dark Hickory color.
Install code required handrail and spindles to match new porch railing.
Clean work area and remove all debris.
Painting of wood components by others.

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

Treated Lumber, new finished stringers and risers from pre-primed pine 1x material.
5/4" x 6" x 8' Azek deck boards in Dark Hickory color.
Handrail and spindles to match new porch railing.

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:
\$4,800

Permit fee: \$5
\$35 + _____ = \$40

Signature

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

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

Signature:

Date:

4/15/19

Print Name:

Elizabeth Anne Perry

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 or view our factsheets online at cityofypsilanti.com/hd.

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

PHDC-19-0025









HDC Work Permit Staff Review

Property address: 100 W Michigan

Property History: The property includes a building known as the Worden Block. The three-story brick commercial building was erected in the early 1850s. The National Register listing notes it as non-contributing due to its modern metal cladding, however the nomination clarifies that such non-contributing buildings could become contributing with restoration. The building is located at the northwest corner of Michigan and Huron streets, and is a highly visible resource in the downtown corridor.

Date of Application: April 16, 2019

Date of Review: April 18, 2019

Date of Meeting: April 23, 2019

Proposed work: Window and ventilation opening infill.

Materials: Brick and Sherwin Williams Duration acrylic exterior flat paint.

Staff review:

1. The applicant proposes infilling 11 window openings and one vent opening on the buildings rear (north) elevation.
2. The north elevation faces a public alley and parking lot and is highly visible.
3. As the application stands now, the openings would be infilled with brick and painted to match the current exterior color.
4. The brick will be prepared with Sherwin Williams Loxon concrete and masonry primer/sealer. It will be painted with Sherwin Williams Duration acrylic exterior flat paint in Paperwhite.
5. Staff spoke to the applicant and contractor to express concern that the application as presented does not meet the Secretary of the Interior Standards, particularly Standard 10.

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.

6. The applicant noted that this action is part of a larger project to rehabilitate the building and restore it to its historic appearance.
7. The contractor stated that the interior of the north elevation will be lined by an elevator shaft and secondary emergency stairs.
 - a. To be code-compliant, the elevator shaft and staircase must be located within a fire-rated enclosure.
8. Staff explored two options for infill that would meet the Secretary of the Interior Standards. The contractor stated they would certainly be open to changes, should the HDC choose to make these conditions.
 - a. The applicant may close off the windows with wood shutters, thereby preserving the openings.
 - b. The applicant may choose to close off the windows with an interior wall, and apply black-out film to the windows' interior so the wall does not become visible through the window on the exterior.
9. Staff recommends approval of infilling the wall vent opening, with the condition that the new brick match the texture of the original, and that a lime-based mortar be used.

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

Recommended Motions:

Move to table action for the proposed work at 100 W Michigan so that the applicant and contractor may revisit plans for infilling the window openings. Plans may include installation of wood shutters or applying black-out film on the existing windows to hide the new interior walls.

Move to issue a certificate of appropriateness for the work at 100 W Michigan for infilling the window and vent openings on the north elevation with the conditions that the window openings be enclosed by wood shutters; and the vent opening be filled by brick that matches the texture of the original brick and a lime-based mortar be used. The new brick shall be prepared and painted as proposed in the application specifications dated April 16, 2019. Shutters may be painted to match the exterior walls as well.

Move to issue a certificate of appropriateness for the work at 100 W Michigan for the infilling of the window and vent openings on the north elevation with the conditions that the existing windows remain in place with a blackout interior film applied to hide the new interior walls; and the vent opening be filled by brick to match the texture of the original and a lime-based mortar be used. The new brick shall be prepared and painted as proposed in the application specifications dated April 16, 2019. Shutters may be painted to match the exterior walls as well.

Prepared by:
Scott E. Slagor, Preservation Planner

PHDC-19-0022

R25296
092555

RECEIVED

APR 16 2019

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

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1. Complete this form.
2. Attach the following documents:
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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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INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA**Property**

Address

100 W. Michigan, Ypsilanti, MI 48197

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

Name

100 W. Michigan Property Ventures, LLC

Address

220 Felch Street

City

Ann Arbor

State

MI

Zip

48103

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

O'Neal Construction, 525 W. William, Ann Arbor, MI 48103; 734.769.0770

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

Complete Description of Proposed Work:

Infill existing window and mechanical openings on the rear elevation with brick. Paint new brick to match surrounding brick.

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

brick and paint

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:

\$12,000

Permit fee:

\$35 + \$15 = \$50

Signature

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

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

Signature

Date:

4/12/2019

Print Name:

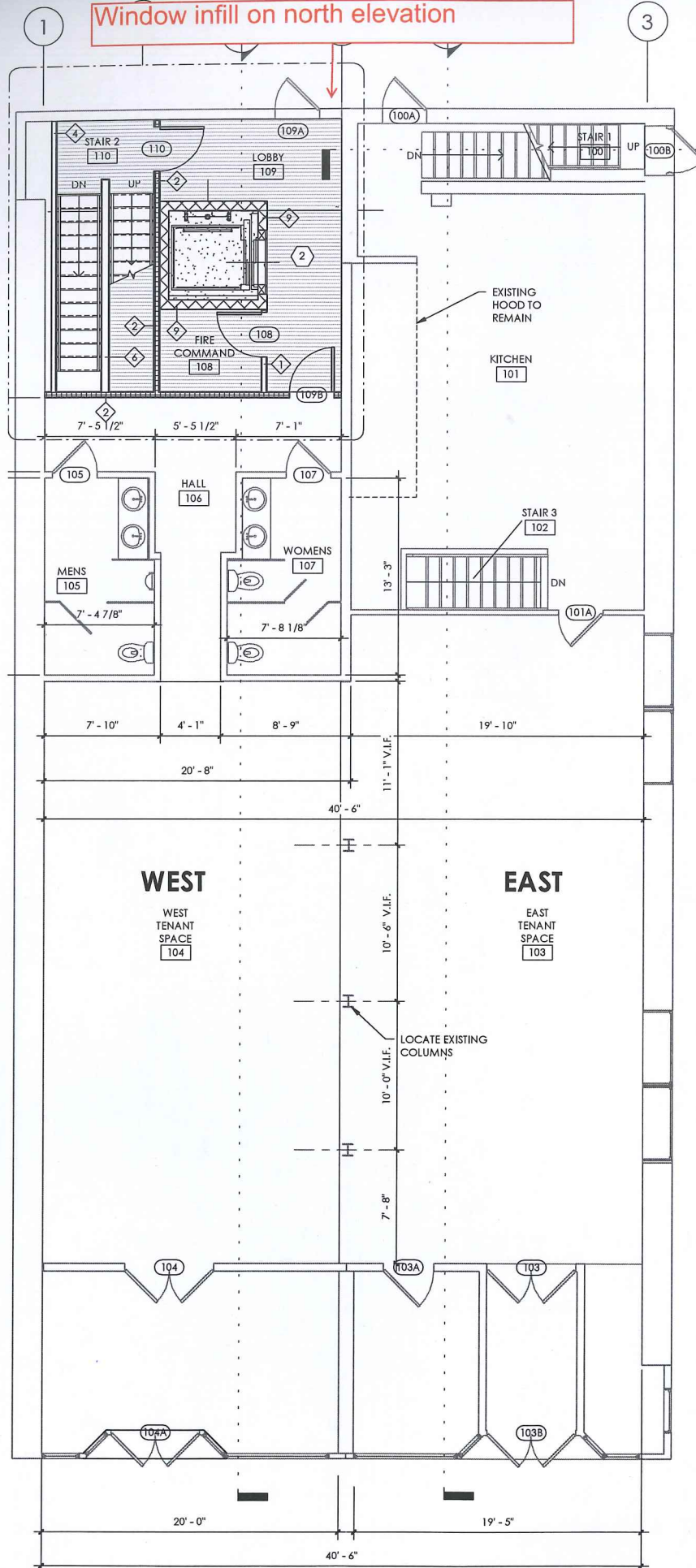
ROBERT B. CLEVELAND

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 or view our factsheets online at cityofypsilanti.com/hd.

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

Window infill on north elevation

PHIX-KI-0022



EXISTING PARAPET VIF
142'-0"

B/ROOF LP
134'-8"

THIRD FLOOR
124'-8"

SECOND FLOOR
113'-0"

FIRST FLOOR
100'-0"

GRADE
99'-2 3/8"

NORTH ELEVATION

EXISTING CHIMNEY

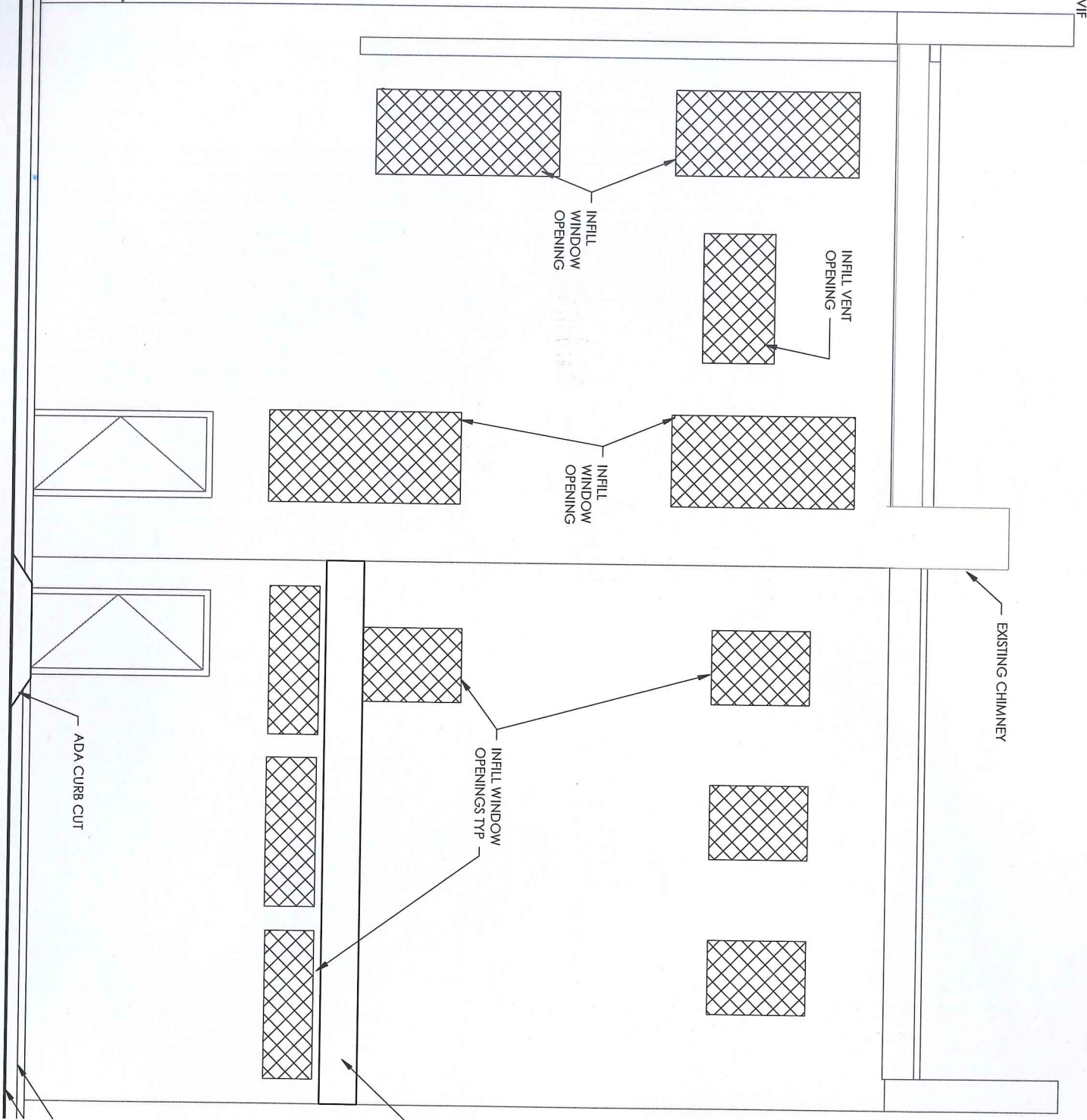
INFILL VENT
OPENING

INFILL
WINDOW
OPENING

INFILL
WINDOW
OPENING

INFILL WINDOW
OPENINGS TYP

ADA CURB CUT



PHIX-19-
0022





**SHERWIN
WILLIAMS.**

SW 7105
Paperwhite

102.06A

DURATION® Exterior Acrylic Flat

K32W00200 Super White
K32W00251 Extra White
K32W00253 Deep Base
K32T00254 Ultradeep Base
K32Y00256 Light Yellow Base

As of 11/20/2017, Complies with:			
OTC	Yes	LEED® 09 NC CI	N/A
OTC Phase II	Yes	LEED® 09 CS	N/A
SCAQMD	Yes	LEED® v4 Emissions	N/A
CARB	Yes	LEED® v4 VOC	Yes
CARB SCM2007	Yes		
Canada	Yes	MPI	Yes

DESCRIPTION

Duration® Exterior Latex Coating is the result of advances in acrylic technology. **Duration** uses **PermaLast®** technology to provide you with the most durable and longest lasting coating available for protecting the outside of your home.

VinylSafe™ paint colors allow you the freedom to choose from 100 color options, including a limited selection of darker colors formulated to resist warping or buckling when applied to a sound, stable vinyl substrate.

- Self-priming One Coat Protection
- Low temperature application down to 35° F.
- Easy application
- Excellent durability and hiding
- Resists Blistering and Peeling

Color: Most colors

Coverage: 250-300 sq ft/gal
5.3 - 6.4 mils wet; 2.2 - 2.7 mils dry
up to 7.0 mils wet; 3.0 mils dft

Drying Time, 50% RH:
temperature and humidity dependent

	@ 35-45°F	@ 45°F+
Touch:	2 hour	1 hour
Recoat:	24-48 hours	4 hours
Finish:	0-5 units @ 85°	

Tinting with CCE only:

Base	oz/gal	Strength
Extra White	0-7	SherColor
Deep Base	4-14	SherColor
Ultradeep Base	10-14	SherColor
Light Yellow	4-14	SherColor

Extra White K32W00251

(may vary by base)

VOC (less exempt solvents)

<50 g/L; 0.42 lb/gal

As per 40 CFR 59.406 and SOR/2009-264, s.12

Volume Solids: 43 ± 2%

Weight Solids: 58 ± 2%

Weight per Gallon: 11.43 lb

Flash Point: N/A

Vehicle Type: Acrylic

MILDEW RESISTANT. This coating contains agents that inhibit the growth of mildew on the surface of this coating.

SPECIFICATIONS

Duration Exterior Acrylic Latex is self-priming on most surfaces.

Apply 2 coats on new, bare substrates or 1 coat for repaint.

Use on these properly prepared surfaces:

Aluminum & Aluminum Siding¹
Galvanized Steel¹
Concrete Block
Split face Block
Cement Composition Siding/Panels
Stucco
Concrete
Plywood
Wood
Vinyl Siding

Surfaces with a pH greater than 9 must be primed with a high pH-resistant coating such as Loxon Concrete & Masonry Primer/Sealer.

Standard latex primers cannot be used below 50°F. See specific primer label for that product's application limitations.

Concrete masonry units (CMU) - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F (10°C) before filling. Use Loxon Block Surfacers. The filler must be thoroughly dry before topcoating.

Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. If applied to these bare woods, the first coat of **DURATION** may show some staining, but it will be trapped in the first coat. A second coat will uniform the appearance. If staining persists, spot prime severe areas with 1 coat of **Exterior Oil-Based Wood Primer** prior to using **DURATION**.

¹ On large expanses of metal siding, the air, surface, and material temperatures must be 50°F or higher.

SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Scrape and sand peeled or checked paint to a sound surface. Sand glossy surfaces dull. Seal stains from water, smoke, ink, pencil, grease, etc. with the appropriate primer/sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Aluminum and Galvanized Steel

Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrading method.

Caulking

Gaps between windows, doors, trim, and other through-wall openings can be filled with the appropriate caulk after priming the surface. Allow proper drying time before application of the finish.

Cement Composition Siding/Panels

Remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. If the surface is new, test it for pH, if the pH is higher than 9, prime with Loxon Concrete & Masonry Primer. After power washing, previously painted masonry may still have a powdery surface that should be sealed with Loxon Conditioner and then apply 1 coat of Duration.

Composition Board/Hardboard

Because of the potential for wax bleeding out of the substrate, apply 1 coat of Exterior Oil-Based Wood Primer and then topcoat.



**SHERWIN
WILLIAMS.**

102.06A

DURATION[®] **Exterior Acrylic Flat**

K32W00200 Super White
K32W00251 Extra White
K32W00253 Deep Base
K32T00254 Ultradeep Base
K32Y00256 Light Yellow Base

SURFACE PREPARATION

Mildew-Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised. Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.

Previously Painted Surfaces-Spot prime bare areas with Duration, wait 4 hours, and paint the entire surface. Some specific surfaces require specialized treatment.

Steel-Rust and mill scale must be removed using sandpaper, steel wool, or other abrading method. Bare steel must be primed the same day as cleaned.

Stucco-Remove any loose stucco, efflorescence, or laitance. Allow new stucco to cure at least 30 days before painting. If painting cannot wait 30 days, allow the surface to dry 7 days and prime with Loxon Concrete & Masonry Primer. Repair cracks, voids, and other holes with an elastomeric patch or sealant.

Unpainted Surfaces-Duration can be used as a self-priming coating on many bare surfaces. When used this way, the first coat of Duration acts like a coat of primer and the second coat provides the final appearance and performance.

***Vinyl or other PVC Building Products**
Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly, prime with appropriate white primer. Do not paint vinyl with any color darker than the original color or having a Light Reflective Value (LRV) of less than 56 unless VinylSafe[®] Colors are used. If VinylSafe colors are not used the vinyl may warp. Follow all painting guidelines of the vinyl manufacturer when painting. Only paint properly installed vinyl siding. Deviating from the manufacturer's painting guidelines may cause the warranty to be voided.

SURFACE PREPARATION

Wood- Sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All patched areas must be primed.

Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. If applied to these bare woods, the first coat of **DURATION** may show some staining, but it will be trapped in the first coat. A second coat will uniform the appearance. If staining persists, spot prime severe areas with 1 coat of **Exterior Oil-Based Wood Primer** prior to using **DURATION**.

APPLICATION

Thoroughly follow the recommended surface preparations. Most coating failures are due to inadequate surface preparation or application. Thorough surface preparation will help provide long term protection with Duration coating. On repaint work, apply one coat of Duration coating; on bare surfaces, apply two coats of Duration, allowing 4 hours drying between coats.

Do not paint in direct sun. Apply at temperatures above 35°F. During application at temperatures above 80°F, Duration sets up quickly. Some adjustment in your painting approach may be required. Paint from a dry area into the adjoining wet coating area. Dries to touch in 1 hour and is ready for service overnight.

When the air temperature is at 35°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours. Do not apply at air or surface temperatures below 35°F or when air or surface temperatures may drop below 35°F within 48 hours.

On large expanses of metal siding, the air, surface, and material temperatures must be 50°F or higher.

No reduction necessary.

Brush - Use a nylon/polyester brush.

Roller - Use a 3/8" - 3/4" nap synthetic cover.

Spray—Airless

Pressure 2000 psi

Tip015"-.019"

CAUTIONS

For exterior use only.
Protect from freezing.
Non-photochemically reactive.

Before using, carefully read **CAUTIONS** on label.

HOTW 11/20/2017 K32W00251 12 44

FRC,SP,KOR, VIET

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with a compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit www.paintdocs.com to obtain the most current version of the PDS and/or an SDS.



**SHERWIN
WILLIAMS.**

108.36

LOXON®

**Concrete & Masonry Primer/Sealer
Interior/Exterior Latex
A24W8300**

As of 12/22/2014, complies with:			
OTC	Yes	LEED® 09 CI	Yes
SCAQMD	Yes	LEED® 09 NC	Yes
CARB	Yes	LEED® 09 CS	Yes
CARB SCM2007	Yes	LEED® H	Yes
MPI	Yes	NGBS	Yes

DESCRIPTION

Loxon Concrete & Masonry Primer/Sealer is an acrylic coating specifically engineered for interior and exterior, above-grade, masonry surfaces requiring a high performance primer. It is highly alkali and efflorescence resistant and can be applied to surfaces with a pH of 6 to 13.

- Seals and adheres to concrete, brick, stucco and plaster
- Conditions porous masonry surfaces
- Use on above grade masonry surfaces for a long-lasting finish
- Apply to masonry and concrete surfaces that are at least 7 days old.
- Prevents harm to subsequent coatings by alkalies in the substrate

For use on these surfaces:

- Concrete
- Concrete Block
- Brick
- Stucco
- Fiber Cement Siding
- Plaster
- Mortar
- EIFS Exterior Wall Cladding

PHYSICAL PROPERTIES

Flexibility Passes
ASTM D522 - Method B, 180° bend,
1/8" mandrel

Alkali Resistance Passes
Based on ASTM D1308

Mildew Resistance Passes
ASTM D3273/D3274

CHARACTERISTICS

Color: White

Coverage: 200-300 sq ft/gal
5.3 - 8.0 mils wet
2.1 - 3.2 mils dry
Coverage on porous & rough stucco 80 square feet per gallon

Drying Time, @ 77°F, 50% RH:
Touch: 4 hours
Recoat: 24 hours
Drying and recoat times are temperature, humidity and film thickness dependent.

Finish: 0-10 units @ 85°

Flash Point: N/A

Vehicle Type: Acrylic

A24W08300

VOC (less exempt solvents):
<50 g/L; 0.42 lb/gal
As per 40 CFR 59.406 and SOR/2009-264, s.12

Volume Solids: 41 ± 2%

Weight Solids: 55 ± 2%

Weight per Gallon: 10.92 lb

WVP Perms (US) 22.3
grains/(hr ft² in Hg)

Tinting - For best topcoat color development, use the recommended "P"-shade primer. If desired, up to 4 oz per gallon of ColorCast Ecotoners can be used to approximate the topcoat color. Check color before use.

When spot priming on some surfaces, a non-uniform appearance of the final coat may result, due to differences in holdout between primed and unprimed areas. To avoid this, prime the entire surface rather than spot priming.

For optimal performance, this primer/sealer must be topcoated with a latex, alkyd/oil, water based epoxy, or solvent based epoxy coating on architectural applications.

For exterior use, this primer/sealer must be topcoated within 14 days to prevent degradation due to weathering.

SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Scrape and sand peeled or checked paint to a sound surface. Sand glossy surfaces dull.

Masonry/Concrete/Stucco

All new surfaces must cure for at least 7 days. Remove all form release and curing agents. Pressure clean to remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, peeling and defective coatings, chalks, etc. Allow the surface to dry before proceeding. Repair cracks, voids, and other holes with an appropriate patching compound or sealant.



**SHERWIN
WILLIAMS.**

108.36

LOXON[®]

**Concrete & Masonry Primer/Sealer
Interior/Exterior Latex
A24W8300**

SURFACE PREPARATION

Mildew

Remove before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.

Caulking

Fill gaps between windows, doors, trim, and other through-wall openings with the appropriate caulk after priming the surface.

APPLICATION

Apply at temperatures above 50°F.
No reduction necessary.

Do not paint in direct sun or on a hot surface.
May be applied to damp but not to wet surfaces.

Brush

Use a nylon/polyester brush

Roller

Use a 1/2" to 1-1/2" nap synthetic cover

Airless Spray

Pressure..... 2000-2700 psi

Tip..... .019"

Spray and backroll on porous & rough stucco to achieve required film build and a pin-hole free surface.

CLEANUP INFORMATION

Clean spills, spatters, hands and tools with soap and warm water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

CAUTIONS

Protect from freezing.
Non-photochemically reactive.

LABEL CAUTIONS

CAUTION contains **CRYSTALLINE SILICA** and **ZINC**. Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Adequate ventilation required when sanding or abrading the dried film. If adequate ventilation cannot be provided wear an approved particulate respirator (NIOSH approved). Follow respirator manufacturer's directions for respirator use. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **DELAYED EFFECTS FROM LONG TERM OVEREXPOSURE.** Abrading or sanding of the dry film may release crystalline silica which has been shown to cause lung damage and cancer under long term exposure. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW 12/22/2014 A24W08300 33 44

KOR, SP, FR, Viet

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Staff Photos: 100 W Michigan, Facing South to North Elevation







HDC Work Permit Staff Review

Property address: 220 W Michigan

Property History: According to the National Register listing, the property includes the former Hawkins House hotel, a three-story Italianate building erected in 1879. The one-story brick addition on the façade is in-place of a former verandah. The address for this property was historically 216-218 West Michigan Avenue.

Date of Application: April 16, 2019

Date of Review: April 17, 2019

Date of Meeting: April 23, 2019

Proposed work: Sign installation.

Materials: Combination of ½" thick PVC painted in metallic silver exterior grade paint, and 3/16" acrylic faced lettering for sign. Exterior grade vinyl window lettering.

Staff review:

1. The applicant proposes installation of a PVC wall-mounted sign at the west corner of the entrance vestibule, and vinyl window lettering applied to façade entrance door.
2. The wall mounted sign will be hung by 3/16" aluminum studs set into drilled holes filled with silicone.
3. In keeping with the HDC sign guidelines, the applicant has committed to mounting the sign to the mortar joints when possible.
4. The vinyl window lettering is designed for longevity, however it would not be impossible to remove for future users. The door itself is not historic.

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

Recommended Motions:

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.

Move to issue a certificate of appropriateness for the work at 220 W Michigan as submitted in the application dated April 16, 2019 for a PVC wall-mounted sign at the southwest corner of the façade entry vestibule, and vinyl lettering on the window of the façade entry door. The wall-mounted sign shall be hung by 3/16" aluminum studs set into silicone-filled holes that are placed within the mortar joints.

Prepared by:

Scott E. Slagor, Preservation Planner



RECEIVED

APR 16 2019

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

220 W Michigan Ave

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

Name

Angela Barbash - Owner Revalue

Address

717 Cayuga

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

R. Gari Sign & Display, Inc. 10098 Imus Rd. Pinckney, MI 48169 Ron Gari 517-861-0329

Type of work

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

Complete Description of Proposed Work:

Installation of logo/company icon on (2) sides of brick corner pillar at 220 W. Michigan Ave. Ypsilanti.
See attached sketch.
Window lettering per sketch attached.

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

Logo/icon combination of 1/2" thick pvc painted metallic silver exterior grade paint, and 3/16" thick acrylic faced.
See attached sketch.
Window lettering is high performance exterior grade vinyl installed on first surface of glazing per attached sketch.

Permit Application Fee (action items only)

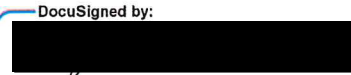
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost: \$1,245	Permit fee: \$35 + 0 = \$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: 4/16/2019
--	--------------------

Print Name: Angela Barbash

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 or view our factsheets online at cityofypsilanti.com/hd.

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



SIGN PERMIT APPLICATION
CITY OF YPSILANTI BUILDING DEPARTMENT
 One South Huron, Ypsilanti, MI 48197
 Phone (734) 482-1025 ♦ Fax (734) 483-7444
 www.cityofypsilanti.com

Date: _____

Business Information	Business Name Revalue		Business Address 220 W Michigan Ave		Business Phone # (888) 642-2728
	Owner Name Angela Barbash		Owner Address 717 Cayuga, Ypsilanti, MI 48198		Owner Phone # (734) 260-3095
	Owner signature (Alternately, a signed contract may be attached) 				
Applicant Information	Contractor Name R. Gari Sign & Display, Inc.		Contractor Address 10098 Imus Rd. Pinckney, MI 48169		Phone # 810-355-1245
Sign Information	Location(s) on property/building SW corner-front entrance		☒ Permanent ☐ Temporary		Historic District ☒ Y ☐ N Zoning C
	Type of Sign(s) ☐ Billboard ☐ Inflatable (freestanding, temporary) ☒ Building mounted - permanent (awning, projecting, wall, etc) ☐ Building mounted - temporary (awning, projecting, wall, etc) ☐ Freestanding - permanent (pole or monument) ☐ Freestanding - temporary (pole or monument)				Dimensions Sign 1 <u>21"</u> x <u>21"</u> = <u>0</u> sq ft Sign 2 <u>21"</u> x <u>21"</u> = <u>0</u> sq ft Sign 3 _____ x _____ = <u>0</u> sq ft Total Square Footage: <u>6.12</u> Height (from grade) <u>9'</u> off grade Weight <u>2#</u> Material(s) <u>PVC & acrylic, exterior</u>
	☐ Illuminated sign* * Electrical permit required (additional fee)				
	☐ Other (specify) _____ _____ _____				
	All non-residential permit applications must include a Master Sign Plan showing the dimensions, location, and lighting of all proposed and existing signs on the property. It does not have to be to scale.				
Building Information	Frontage 25 ft		Setback 12.5 ft		Height 18 ft
Permit Information (City use only)	Notes				
	Applicant/Contractor Signature _____		Date _____		
	HDC Approval (If required) _____		Date _____		
	Planning/Zoning Signature _____		Date _____		
	Building Department Signature _____		Date _____		
Deposit (if required) _____ Permit Fee _____ Registration Fee _____ Administration Fee _____ Total Permit Fee _____ Approved _____ Denied _____					

Wednesday, April 10th, 2019
Signage Plan Approval Statement

Dear City of Ypsilanti,

I, Mitch Jerden, President of Blackhawk Investment Group Inc., approve the signage plan submitted to me by Revalue Michigan LLC. Blackhawk Investment Group Inc is the landlord of the premises commonly known as 220 W Michigan Ave, Ypsilanti, MI 48197.



Mitch Jerden
President of Blackhawk Investment Group Inc.

4-10-2019

Today's date

734-216-0777
mitchjerden@gmail.com

13740 Ridgewood
Plymouth, MI 48170



Square footage of company logo -

3.06 sq. ft. per side

6.12 sq. ft total

Creative and intellectual property as represented by the attached is the property of R. Gari Sign & Display, Inc., as presented on this date 4-15-19 to infinity.
The intellectual property and creative art cannot be duplicated in any facet without explicit written consent of R. Gari Sign & Display, Inc.



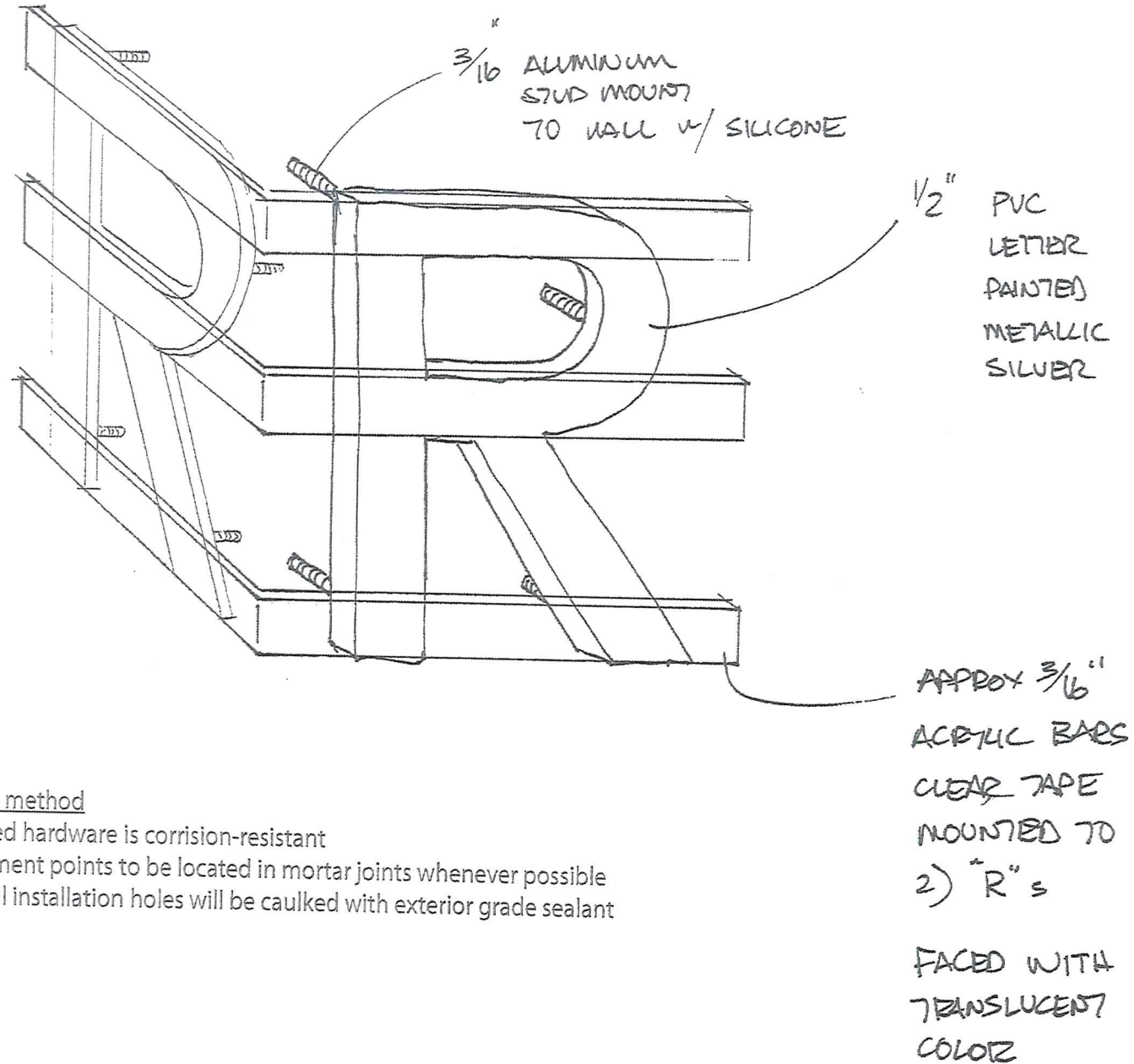
810-355-1245
rqari@rqari.com

DATE

APPROVED BY

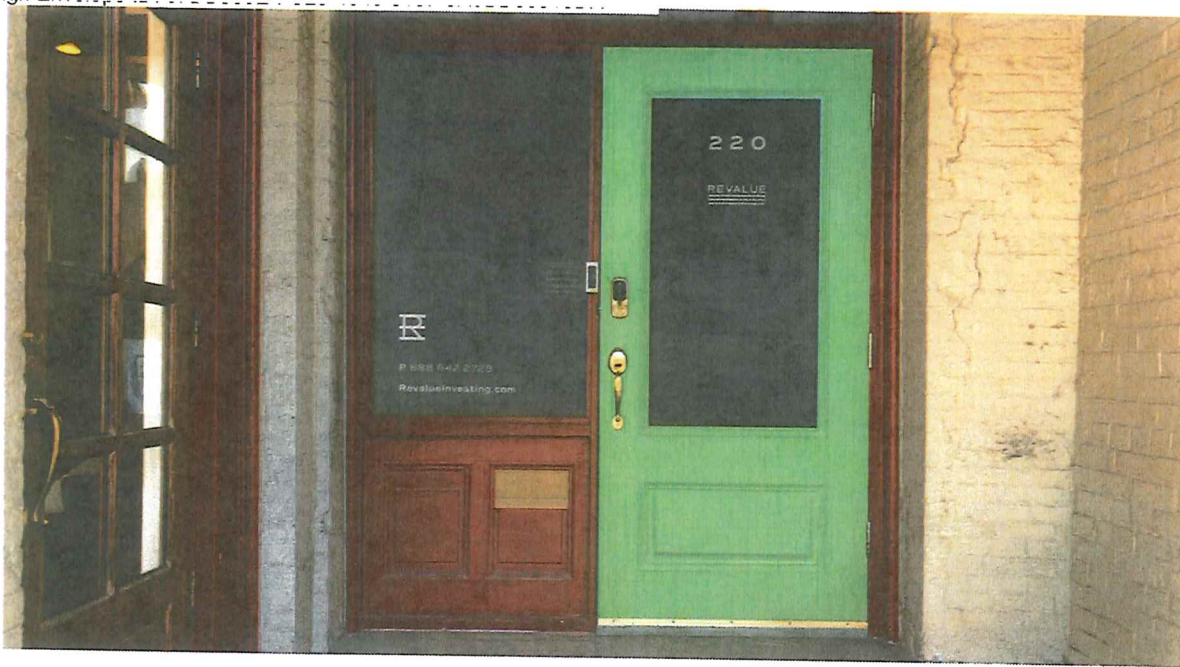
CLIENT / CONTACT INFO.

PHDC-M-0001



Installation method

- all attached hardware is corrosion-resistant
- all attachment points to be located in mortar joints whenever possible
- any and all installation holes will be caulked with exterior grade sealant



Revalue - Ypsilanti window lettering
 - high performance cast vinyl
 - installed on outside of glazing

Total square footage of glazing: 170 sq. ft. approx.
 Total square footage of lettering: 22 sq. ft. approx
 Lettering area is 13% of glazing area.



PADC-19-0021

Creative and intellectual property as represented by the attached is the property of R. Gari Sign & Display, Inc., as presented on this date 4-15-19 to infinity.
 The intellectual property and creative art cannot be duplicated in any facet without explicit written consent of R. Gari Sign & Display, Inc.



810-355-1245
 rgari@rgari.com

DATE

APPROVED BY

CLIENT / CONTACT INFO.

Staff Photo 220 W Michigan, Facing Northwest to Facade





HDC Work Permit Staff Review

Property address: 312 N River

Property History: The property includes the former Mill Works Building. It was erected over a twenty-year period from 1840 to 1860 as a factory, the Ypsilanti Machine Works. The factory primarily produced grinders for flour mills, but eventually evolved to include scalpers, centrifugal reels, elevator heads, and boots with pulleys. In 1988 it was purchased by the Ypsilanti Mill Works Partnership who rehabilitated the building into a multi-use space with four apartments, four offices, and retail space. The building is contributing to the historic district.

Date of Application: April 16, 2019

Date of Review: April 17, 2019

Date of Meeting: April 23, 2019

Proposed work: Door replacement.

Materials: Marvin custom wood doors.

Staff review:

1. The applicant proposes replacement façade doors at the three entrances to 308-312 N River.
2. This application first appeared to the HDC as a Study Item on March 12, 2019, to which it was received favorably, acknowledging that the doors have undergone many changes over the years.
3. Existing doors and transoms are multi-light wood replacement units.
4. The proposal includes removing the transom on the 308 and 310 openings, allowing for the doors to extend the full height of the openings. The entrance at 312 will retain its transom.
5. The applicant included historical photos that reveal multiple changes to the doors over time. The original entrances were 308 and 312 N River, with 310 being added later.
6. No color change is proposed.

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.

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

Recommended Motions:

Move to issue a certificate of appropriateness for the work at 310-312 N River as submitted in the application dated April 16, 2019 for replacement of the façade entry doors with Marvin custom wood doors. Door replacements at the 308 and 310 entrances shall be full-height with multi-light windows, while the 312 entrance shall also have a multi-light window but retain its transom. Doors shall be painted to match the existing trim.

Prepared by:
Scott E. Slagor, Preservation Planner



RECEIVED

APR 16 2019

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

308, 310, 312 North River

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

Name

Corinne Sikorski

Address

312 N. River

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

LSD Operating Co. 3605 S. Huron Rd. Bay City, MI 48706

Paul Manion 810.922.0799

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

Complete Description of Proposed Work:

Replace existing wood doors and transoms at 308, 310, 312 N. River (N. River elevation of the buildings only) with Marvin custom wood doors, to be field painted the same color as the existing doors. on the exterior. Hardware to be dark bronze.

We are proposing full height doors in the 308 & 310 openings. 312, the co-op entrance, will retain a transom. This enables equipment to be brought into the building.

Attached are several historical photographs, an elevation of the existing buildings and a plan and elevation of the proposed door configurations, a sheet of the standard door details and a photo of a similar door. Note the doors are custom, so the photo does not reflect the exact window configuration or hardware proposed.

Work is anticipated to be completed in September 2019.

An electronic copy of the submission will be emailed from Jan Culbertson, A3C-Collaborative Architecture.

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

No change in paint color is proposed.

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:

\$58,157

Permit fee:

\$35 + 91.96 = 126.96

Signature

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

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

Signature:

Date:

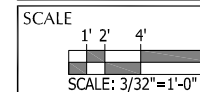
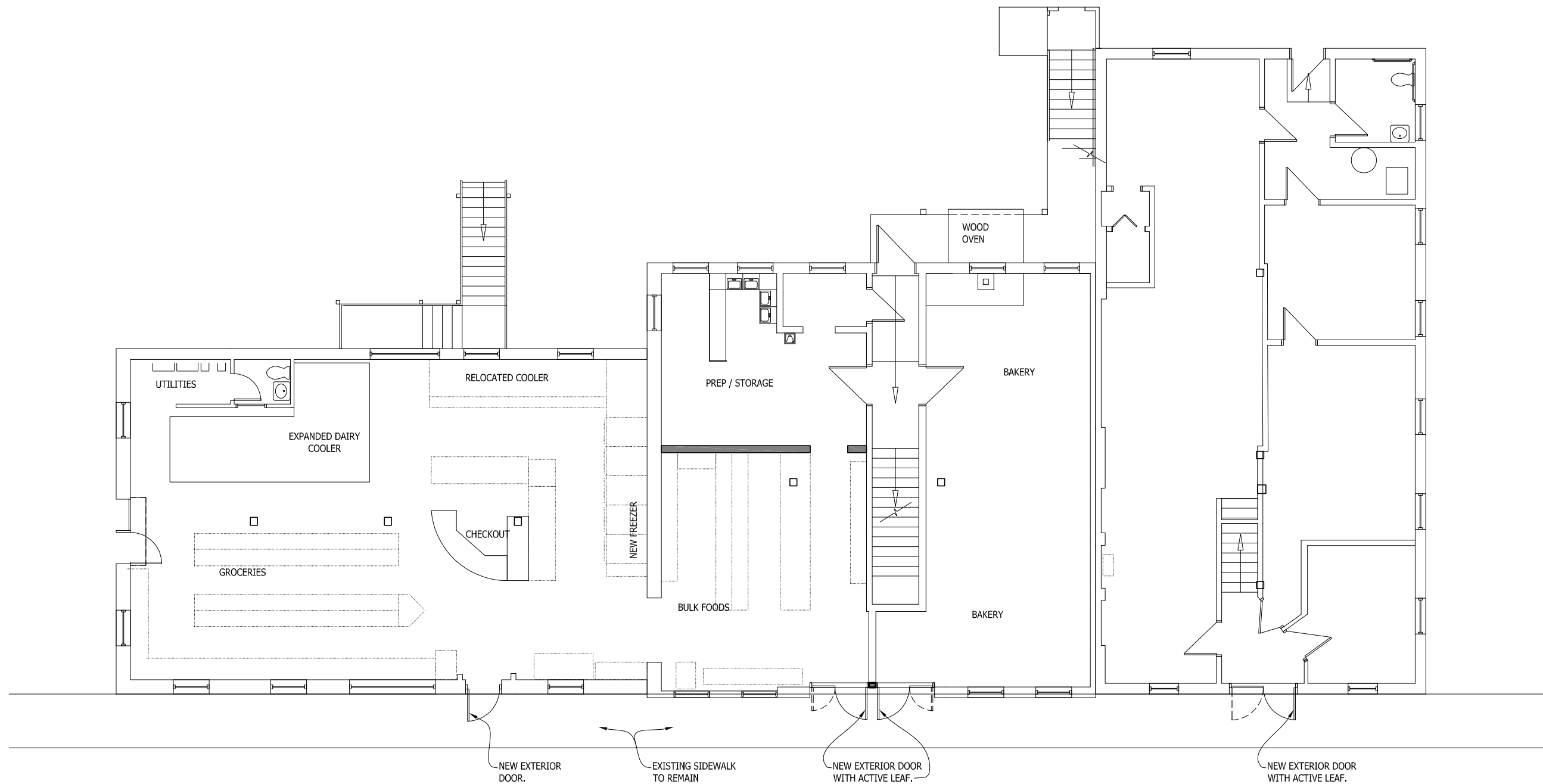
4.16.2019

Print Name:

Corinne Sikorski

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 or view our factsheets online at cityofypsilanti.com/hd.

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



PROJECT NUMBER 15042

**YPSILANTI
FOOD CO-OP**
308, 310, & 312 N. River
St. Ypsilanti MI, 48198
Exterior Door Replacement
New Work Plan

HDC Submittal
04/15/19

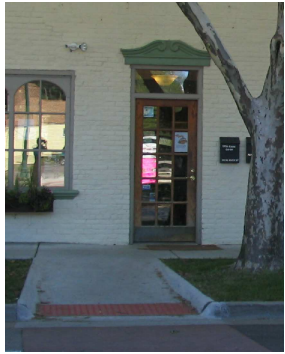


115 1/2 E. LIBERTY STREET
ANN ARBOR, MI 48104
T: (734) 663 - 1910
F: (866) 732 - 2168
www.a3c.com

COLLABORATIVE ARCHITECTURE

SHEET

A1



15042-Exterior Door Study

HISTORICAL EXTERIOR ELEVATION PHOTOS 3



15042-Exterior Door Study

EXISTING EXTERIOR ELEVATION PHOTOS 2



15042-Exterior Door Study

EXISTING EXTERIOR ELEVATION 1

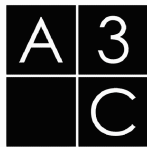


SCALE
1' 2' 4' 8'
SCALE: 3/32"=1'-0"

PROJECT NUMBER 15042

YPSILANTI
FOOD CO-OP
308, 310, & 312 N. River
St. Ypsilanti MI, 48198
Exterior Door Replacement
Existing Elevation & Photos

HDC Submittal
04/15/19



115 1/2 E. LIBERTY STREET
ANN ARBOR, MI 48104
T: (734) 663 - 1910
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www.a3c.com

COLLABORATIVE ARCHITECTURE

SHEET

A2

MARVIN CUSTOM COMMERCIAL WOOD PRIMED DOOR, COORDINATE
HARDWARE REVISIONS WITH CONTRACTOR.

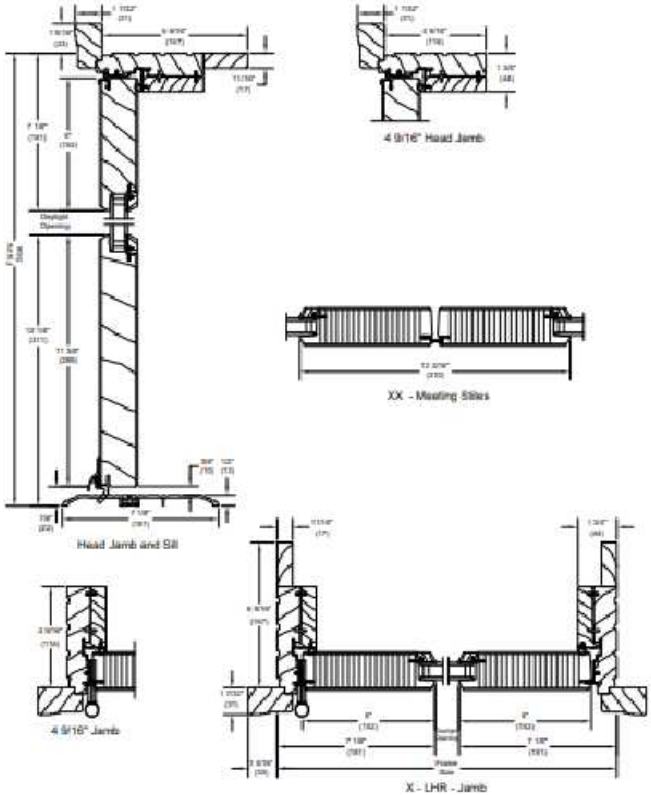


SIMILAR MULLION STYLE TO THE PROPOSED ELEVATIONS BELOW FOR REFERENCE.

15042-Exterior Door Study

DOOR ELEVATION 3

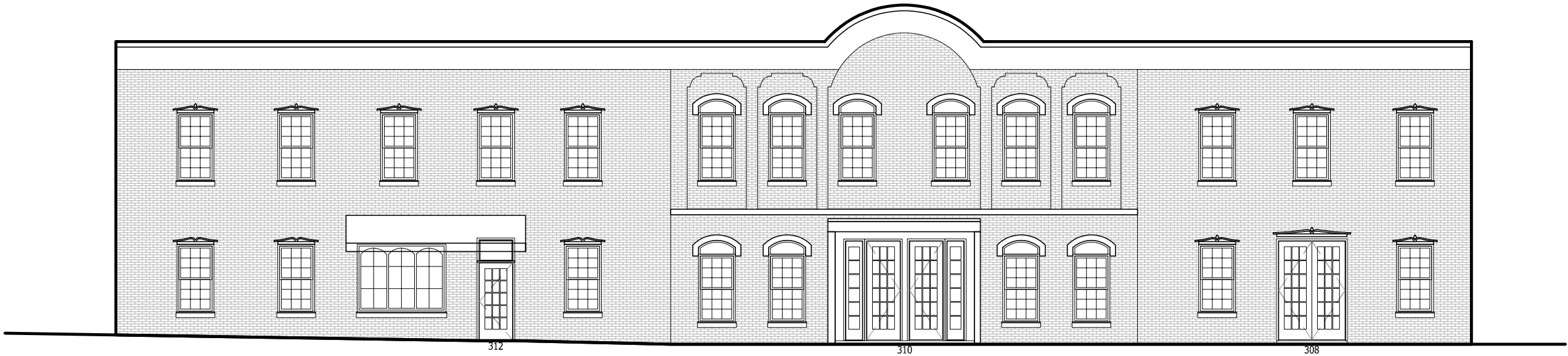
Wood Commercial Door
1 3/4" Commercial Section Details: Operating
Scale: 3/2" = 1'-0"



15042-Exterior Door Study

WCD-12
Marvin Architectural Detail Manual

DOOR DETAILS 2



15042-Exterior Door Study

EXTERIOR ELEVATION - FULL HEIGHT DOORS WITH FULL HEIGHT TRIPLE MULLION 1



SCALE
1' 2' 4' 8'
SCALE: 3/32"=1'-0"

PROJECT
NUMBER 15042

YPSILANTI
FOOD CO-OP
308, 310, & 312 N. River
St. Ypsilanti MI, 48198
Exterior Door Replacement
Exterior Elevation & Details

HDC Submittal
04/15/19

A3C
COLLABORATIVE ARCHITECTURE
115 1/2 E. LIBERTY STREET
ANN ARBOR, MI 48104
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www.a3c.com

SHEET

A3

Staff Photos 310-312 N River, Facing East to Facade





Entrance: 308 N River, Facing East



Entrance: 310 N River, Facing East



Entrance: 312 N River, Facing East



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APR 01 2019
CITY OF YPSILANTI
BUILDING DEPARTMENT

STUDY
ITEM

R. 25786 #2055
PHOC. 19.0017

**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

307 N. River St.

Applicant

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

Name

Ryan Wallace

Address

[Redacted Address]

City

Ypsilanti

State

MI

Zip

48197

Phone /

[Redacted Phone Number]

Contractor

Contractor Name & Contact Info

Mix -

Type of work

☐ Roofing

☒ Window/Door Replacement

☐ Porches

☐ Sign

☒ Fence (or other sitework)

☐ Painting

☒ Other

☐ Application Amendment

Complete Description of Proposed Work:

New Site plan.

1. Moving garden to surround building.
2. updated 3 season porch
3. updated fencing
4. updated pergola

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

for wall and roof

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:

yet to be determined.

Permit fee:

\$35 + _____ =

Signature

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

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

Signature:

[Redacted Signature]

Date:

4/11/19

Print Name:

Ryan Wallace

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 or view our factsheets online at cityofypsilanti.com/hd.

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

R.25213 #1191
PHDC-19-0019



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APR 05 2019

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

224 N River Street, Ypsilanti, MI 48198

Applicant

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

Name

Judy Weinburger

Address

224 N River Street,

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Neighborhood Roofing 734-994-6500

Type of work

☒ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Tear off old shingles. Patch vents as needed. All vents are in the soffit. Install new drip edge in black. Install ice guard on eaves and valley. Install felt underlayment and flashing. Install new architectural dimensional shingle. Dispose of scrap roofing material.

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

deminsional shingles in black.

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:

\$5,700

Permit fee:

\$35 + 5 = 40

Signature

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

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

Signature

Date:

4-5-19

Print Name:

Judy Weinburger

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 or view our factsheets online at cityofypsilanti.com/hd.

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

April 5, 2019

To the Historic District commission:

This summer I plan to upgrade my house. First I want to replace the entire roof. See enclosed application. As I can afford it I hope to have the house repainted and possibly replace the windows.

As this is a big undertaking, I am starting with the roof.

You may call me or email me with any questions or concerns. Let me know what date this will be presented at your meeting. I would like it to be presented for action, not study. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Judy Weinburger". The signature is written in dark ink and is positioned above the printed name.

Judy Weinburger

734-260-3229

Judy@JudyWeinburger.com

Print



Neighborhood Roofing Co.
832 Phoenix Drive • Ann Arbor, MI 48108 • Phone: 734-994-6500

Judy Weinburger
734-260-3229

224 N. River St
Ypsilanti, MI 48197

Print-date: 3-28-2019

WE HEREBY PROPOSE TO FURNISH THE MATERIALS AND PERFORM THE LABOR NECESSARY TO COMPLETE THE INSTALLATION OF THE ROOFING PACKAGE OUTLINED BELOW. Work includes complete clean up of all work areas, and disposal of all job related scrap/waste plus NEIGHBORHOOD ROOFING's 10 YEAR SERVICE WARRANTY.

Best		
Good	Better	
OWENS CORNING OAKRIDGE Dimensional Style Shingles Standard Limited Lifetime Material and Labor Warranty. 100% Coverage for 10 years on material and 10 years on workmanship. Standard Ice & Water Shield at eaves, valleys and flashings per building code. Standard Synthetic Shingle Underlayment. Standard Starter Shingles. Manufacture's Hip & Ridge Cap	OWENS CORNING TruDefinition DURATION Dimensional Style Shingles PLATINUM Lifetime Material and Labor Warranty - 100% Coverage for 50 years on material and 25 years on workmanship Premium OWENS CORNING Ice & Water Shield at eaves, valleys and flashings per building code. Premium OWENS CORNING APPROVED Synthetic Shingle Underlayment Premium OWENS CORNING StarterPLUS Thermo-seal starter shingles Premium OWENS CORNING Pro Edge Hip & Ridge Shingles (130 mph wind warranty)	OWENS CORNING TruDefinition Duration FLEX (SBS) Dimensional Style Shingles Highest impact rating (UL 2218 Class 4) PLATINUM Lifetime Material and Labor Warranty - 100% Coverage for 50 years on material and 25 years on workmanship Premium OWENS CORNING Ice & Water Shield at eaves, valleys and flashings per building code. Premium OWENS CORNING APPROVED Synthetic Shingle Underlayment Premium OWENS CORNING StarterPLUS Thermo-seal starter shingles Premium OWENS CORNING Pro Edge Hip & Ridge Shingles (130 mph wind warranty)
<i>Additional Work Included</i>		
Tear off and disposal of existing (1) layers of roofing on house.		
Inspection of roof deck: re-nail if needed.		
Inspection of fascia boards: re-nail if needed.		
Install new 1.5" painted aluminum drip edge on all roof edges. Color = _____.		
Flashings: apron (replace), step (inspect, repair or replace), pipe collar (replace), and end wall.		
Replace existing plumbing covers with new thermoplastic seal plumbing covers.		
Exhaust ventilation: No exhaust ventilation needed, home has large gable vents that provide exhaust ventilation.		
Intake ventilation: Existing, no work necessary.		

Owens Corning OAKRIDGE
\$5,780.00

Owens Corning Tru Definition DURATION
\$6,960.00

Owens Corning Tru Definition DURATION FLEX
\$8,320.00

<i>Potential Additional Charges not included in the above Pricing / Proposal</i>
Additional rotted, delaminated or molded roof decking (OSB) = \$52.00 per sheet
Additional replacement of damaged or rotted ROOF BOARDS = \$6.00/lineal foot.
Additional replacement of damaged rotted FASCIA BOARDS = \$7.00/ lineal foot using Windsor I Prime Painted fascia.

Have you ever wondered if Solar could work on your home? Let us help you find the answer! We can assess, design, and install a solar energy system which can save you thousands of dollars in energy cost while helping to protect the environment.

Financing Options

Option 1 – 6 Months, Zero Interest with NO monthly payments – Same as Cash - Loan must be paid off in 6 months to avoid interest penalty. (Plan # 2006)

Option 2 – 18 Months, Deferred Interest with Minimum Monthly Payments - Loan must be paid off in 18 months to avoid interest penalty. (Plan # 1018)

Option 3 – 60 Month Reduced Interest Loan – Short Term – 7.99% - (Plan # 4202)

Option 4 – 120 Month Reduced Interest Loan – Long Term – 9.99% - (Plan # 4132)

NEIGHBORHOOD ROOFING is a registered OWENS CORNING PLATINUM CONTRACTOR.

Neighborhood Roofing, Inc is 1 of 400 PLATINUM CONTRACTORS in the USA. We offer skilled installations that are proven and recognized to be technically superior to other contractors. O.C. PLATINUM protection means that OWENS CORNING warrants our installation labor for life as well as their own lifetime warranty on replacement materials and labor for manufacturing defects. There is no better warranty than PLATINUM. The cost of this warranty and it's registration are included in your proposal price for DURATION.

All agreements must be secured by a 1/3 deposit. This deposit is used to secure materials and is non-refundable once the job's start date is agreed upon. The balance is due immediately upon substantial completion of the work. Unpaid balances are subject to an 18% annual fee. Unless arranged with our office before the job has been started, credit card transactions may be charged a 3.5% processing fee.

Any alteration or deviation from the above specifications involving extra cost(s) will only be executed on written and signed change orders and will become an additional charge over and above this estimate. All agreements are contingent upon adverse weather, acts of God / Nature, strikes, accidents or delays beyond our control. Property owner agrees to carry theft, fire, tornado or any other insurance necessary to protect the property and material. Snow and ice build up that covers the intake or exhaust vents must be removed to help minimize / prevent ice dams that can occur during periods of extended cold or heavy snow fall.

Thank you for the opportunity to earn your business!

Neighborhood Roofing Co.

p: 734.994.6500 f: 734.994.6502

a: 832 Phoenix Drive Ann Arbor, MI

w: www.neighborhoodroofing.com

Signature _____

Print Name: _____

Date: _____

PHIX-19-0019



FRONT



BACK

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
ACTION MINUTES OF APRIL 9, 2019

CALL TO ORDER AND ROLL CALL

Mike Davis, Jr. Chair 7:04 PM

Meeting Location: Ypsilanti City Hall, 1 S Huron St, Ypsilanti, MI 48197

Commissioners Present: Mike Davis, Jr., Hank Prebys, Alex Pettit, Ron Rupert

Commissioners Absent: Erika Lindsay, Jane Schmiedeke, Anne Stevenson

Staff Present: Scott Slagor, Preservation Planner

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS - None

422 N River

**Repaint exterior of the house.*

Applicant: Kristen Perkins, owner –Present

Discussion: Perkins: Explains that the house has ornate details not original to the house. Would like to one day restore the house but in the meantime paint exterior a neutral gray with a contrasting trim of a light, almost white gray, and a yellow door.

Davis: Stated that the commission had concerns regarding which color will be applied to the current darker trim pieces?

Perkins: All trim would painted the cool gray color.

Rupert: Asked for clarification that the cool gray included on the porch brackets as well.

Perkins: Confirmed.

[Discussion of paint colors and how to treat the brackets]

Perkins: Stated that a historical photo shows that the house did not have originally have a porch or the brackets in question. She would prefer to not highlight the features since they are not original.

Motion: Prebys (second: Rupert) moved to issue a certificate of appropriateness for the work at 422 N river as submitted in the application dated March 19, 2019, for removal of the painted exterior using standard scraping tools, no power washing, and repainting with Valspar paint in a base of Mason Gray, trim of Cool Gray, and doors in Golden meadow.

Secretary of the Interior Standards:

#7- Clean building gently.

#9 – Contemporary designs shall be compatible and shall not destroy significant original materials.

#10- New work shall be removable.

Approval: Unanimous. Motion carried

NEW BUSINESS

211 N Washington

**Replacement gutters without a permit.*

Applicant not Present, moved to the end of New Business.

Discussion: Davis: Asked staff to confirm that the gutters are minimally visible from site visit.

Slagor: Confirmed.

Davis: Stated that he does not object to the Modern K-style gutters but would like them painted in a dark color.

Slagor: Stated that the applicant said they would be willing to paint them.
[Discussion of motion]

Motion: Pettit (second: Prebys) moved to issue a Notice to Proceed for the work already completed at 211 N Washington as submitted in the application dated March 26, 2019 for the replacement of gutters on the one-story ell on

the north elevation with the condition that the new gutters be painted a dark color to be consistent with the trim pallet.

Secretary of the Interior Standards:

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

317 W Cross

**Mural.*

Applicant not Present, moved to the end of New Business.

Discussion: Prebys: Asked for clarification of which elevation the mural will be placed.

[Discussion: Mural location]

Davis: Given that murals have been approved before and the surface is already painted, there does not appear to be any issues with the project. Need to be specific that the surface cannot be power washed.

Slagor: Clarified that the application states that preparation of the surface does not include power washing, but will be sure to include that in the letter.

Motion: Pettit (second: Prebys) moved to issue a Certificate of Appropriateness for the work at 317 W Cross as submitted in the application dated March 27, 2019 for wall preparation and painting of a mural on the east elevation.

Secretary of the Interior Standards:

#7- Clean building gently.

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

306 N River, Suite D

**Amendment of earlier approved window replacement application.*

Applicant: Eric Mullins, business owner – not present
Gary Turner, contractor – present

Discussion: Turner: Stated that he is not fond of approved Jeld Wen windows, and would prefer to use Anderson 400 Series windows. Proposing pre-finished windows in forest green to match the trim of the existing windows. The window interior would be pre-finished in the same color. The proposed Anderson window is more economical as the applicant did not receive Downtown Development Authority matching grant money for this project.

Turner finds the Anderson window to be a higher quality and more economical.

Prebys: Stated that based on information the HDC gathered, the window appears to be clad in vinyl.

Turner: Stated from his interpretation of the Anderson catalog, it appeared to be coated in a vinylized paint on a wood frame.

Davis: HDC research prior to the meeting revealed that the Anderson 400 Series is a double-hung wood window clad in vinyl. Anderson also makes an A Series, E Series, and 400 Series Woodwright that are clad in fiberex, which has been previously approved.

[Discussion: Anderson window types, and difference between vinyl, fiberglass, and fiberex windows].

Turner: Stated that the desired timeline to complete project is about a month. Hoping to complete the project economically with a higher quality product.

[Discussion: Quality of Jeld Wen windows, and Commissioners opinions of other window types].

Prebys: Asked commissioners if they could approve other window types from the 400 series.

Pettit: Confirmed that would be appropriate.

[Discussion: Three window types and size]

Motion: Prebys (second: Pettit) moved to approve the amendment of the application for 306 N River Suite D, to continue to include the installation of the Jeld-Wen 2500 series wood windows, or similar Jeld-Wen windows that are aluminum-clad wood; or Anderson 400 Woodwright series with a wood interior and fiberex composite exterior; Anderson A series with a wood interior and fiberglass and fiberex composite exterior; or Anderson E series with a wood interior and aluminum exterior. If available, all windows are to be furnished with a dark green finish.

Secretary of the Interior Standards:

#9 – Contemporary designs shall be compatible and shall not destroy significant original materials.

Approval: Unanimous. Motion carried

STUDY ITEMS—

206 S Huron

*Replacement of Porch Decking

Applicant: Joseph Lawrence, owner –Present

Discussion: Lawrence: Stated that the porch deck deteriorates because it holds water and cups. Also stated that the color palette is very important to him as it was professionally designed. Also stated that a modern material is necessary to keep future decks from deteriorating.

[Discussion: Material options for replacing porch decking, visibility, color, and price.]

Rupert: Stated that treated lumber has the same problem with cupping as tongue-and-groove porch flooring.

[Discussion: Composite porch decking longevity and whether it can be painted]

Davis: Recommended three options, replacement in-kind, using previously approved Aeratis decking, or using a composite decking that comes pre-colored.

[Discussion: Continued discussion of composite decking cost and longevity]

Pettit: Stated that Azek installation says it is paintable.

[Discussion: of paintable composite material].

Lawrence: Agreed to investigate paintable composite decking options.

ADMINISTRATIVE APPROVALS

116 N Hamilton

*Reroof

Applicant: Eric Maurer, owner – Not Present

Motion: Prebys (second: Rupert) moved to accept the administrative approval of the reroofing application for 116 N Hamilton.

Approval: Unanimous. Motion Carried.

OTHER BUSINESS

1. State of Michigan Historic Preservation Plan

Slagor: Noted that the Michigan State Historic Preservation Office is working on the 5-year state historic preservation plan. Several workshops are coming up, the nearest is on May 21 in Detroit. HDC members are encouraged to attend or pass along information to Staff who will be attending.

HDC Fact Sheet Updates

None.

Property Monitoring

Slagor: Working on compliance issues with 208 E Cross. Property is difficult to view due to refuse.

Rupert: Noted to look at adjacent house that is peeling paint.

Slagor: Staff will look into what can be done to proactively preserve the building.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

**Audience participation occurred prior to discussion of 317 W Cross.*

Irmgard Gelletly: Regarding three houses on River Street, does the HDC consider how the colors go together.

[Discussion of paint colors].

Prebys: The HDC is not in a position to dictate compatible colors with neighboring properties. Residents would have to organize independently and come to the HDC.

Davis: Paint colors ultimately fall under Standard #10, new work shall be removable.

[Discussion of paint colors and architectural styles].

Gelletly: Discussed considerations for restoring siding her house at 414 N River.

HOUSEKEEPING BUSINESS

Approval of the minutes of March 26, 2019

Motion: Prebys (second: Pettit) moved to approve the minutes of March 12, 2019.

Approval: Unanimous. Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:19 p.m.

DRAFT