

1. Historic District Commission Agenda 5/14/2019

Documents:

[00-HDC MAY 14, 2019 AGENDA.PDF](#)

2. HDC Meeting Packet May 14, 2019

Documents:

[HDC MEETING PACKET MAY 14, 2019.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, May 14, 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.

- | | |
|------------------------|---|
| 1. 401 E Forest | Demolition by neglect timeline for repair. |
| 2. 302 E Cross | Demolition by neglect timeline for repair. |

B. NEW BUSINESS

- | | |
|----------------------------|---------------------------------|
| 1. 302 E Cross | Foundation repair |
| 2. 112 S Washington | Fence Installation |
| 3. 40-44 E Cross | Removal of chimney |
| 4. 216 S Washington | Window Replacement |
| 5. 224 N River | Repaint and replace trim |

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

- | | |
|------------------------------|---|
| 1. 224 N Grove | Roof replacement |
| 2. 101 S Huron | Roof replacement |
| 3. 40-44 E Cross | Roof replacement |
| 4. 211-215 W Michigan | Roof replacement |
| 5. 216 S Washington | Garage roof replacement |
| 6. 330 Maple | Roof replacement on two garages |
| 7. 58 E Forest | Fence amendment to expired application |
| 8. 38 E Cross | Stair replacement and chimney repair |

E. OTHER BUSINESS

- 1. Property monitoring**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

8. Approval of the minutes of April 23, 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.

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HDC Demolition by Neglect Staff Report

Property Address: 401 E Forest

Property History

The National Register of Historic Places (NRHP) listing identified the house as the Joseph Peck House. The NRHP nomination notes the construction date as ca.1838, however City assessing records date the house to 1836. The Peck family were among the earliest settlers in Ypsilanti, arriving sometime between 1823 and 1824. At one time, the Pecks owned much of the land north of East Forest between North River and North Prospect. The extant house was erected to replace the original log cabin. Members of the Peck family remained in the house until the 1950s.

Property Significance

The property is contributing to the district under Criterion A, for significance in exploration and settlement. The house is modest architecturally, but could be significant under Criterion C if restored. The original siding is likely intact underneath the layers of aluminum and asbestos.

Demolition by Neglect Timeline

- 2/29/2016 House condemned, no gas/electric, unsanitary and structural deficiencies.
- 2/24/2017 House boarded by contractor with Police Department on site. House was open most of the winter.
- 4/4/2017 Property maintenance citation notice sent for loose siding, damaged porch roof, decking and supports, detached chimney, and missing or broken windows.
- 4/21-24/2017 Commitments received from family members of owner to repair the house.
- 4/25/2017 No changes to exterior, Building Department citation issued.
- 4/27/2017 Citation mailed.
- 5/23/2017 Second citation granted.
- 7/17/2017 First Notice to Appear at HDC meeting to discuss Demolition by Neglect (DBN) sent.
- 8/8/2017 HDC Tabled proposed reroof work.
- 8/22/2018 HDC Tabled request for work.
- 8/25/2017 Second Notice to Appear at HDC meeting sent.
- 9/12/2017 HDC voted to table determination of DBN.
- 9/12/2017 HDC voted to approve replacement and repair of porch roof.

- 11/14/2017 HDC authorized Administrative approval of porch ceiling repairs with condition that the existing beadboard be retained in place and covered by new panels, however the panels were removed and the application was forwarded to the HDC.
- 1/9/2018 HDC issued a Notice to Proceed on amended application to include the replacement of the porch ceiling with plywood beadboard panels to be painted white.
- 10/25/2018 Notice to Appear at HDC meeting sent.
- 11/13/2018 HDC determined the structure is in danger of DBN

Next Steps

The owner appear before the HDC with the property as an agenda item to discuss timeline of maintenance.

Items to be Addressed by Owner's Proposed Timeline

These items were identified by the Building Department during the Demolition by Neglect process as deterrents to the building's safety and structural integrity.

- Damaged or missing siding.
- Damaged windows and doors.
- Deterioration of porch, including porch decking, ceiling, and supports.
- Detached chimney stack.

Recommended Motions:

Move to accept the property owner's proposed timeline for repairs of the house at 401 E Forest as presented at the Historic District Commission Meeting on May 14, 2019. [*List repair items followed by date agreed upon*].

Move to table discussion of a timeline for repairs of the house at 401 E Forest so that the owner may provide the Historic District Commission additional information.















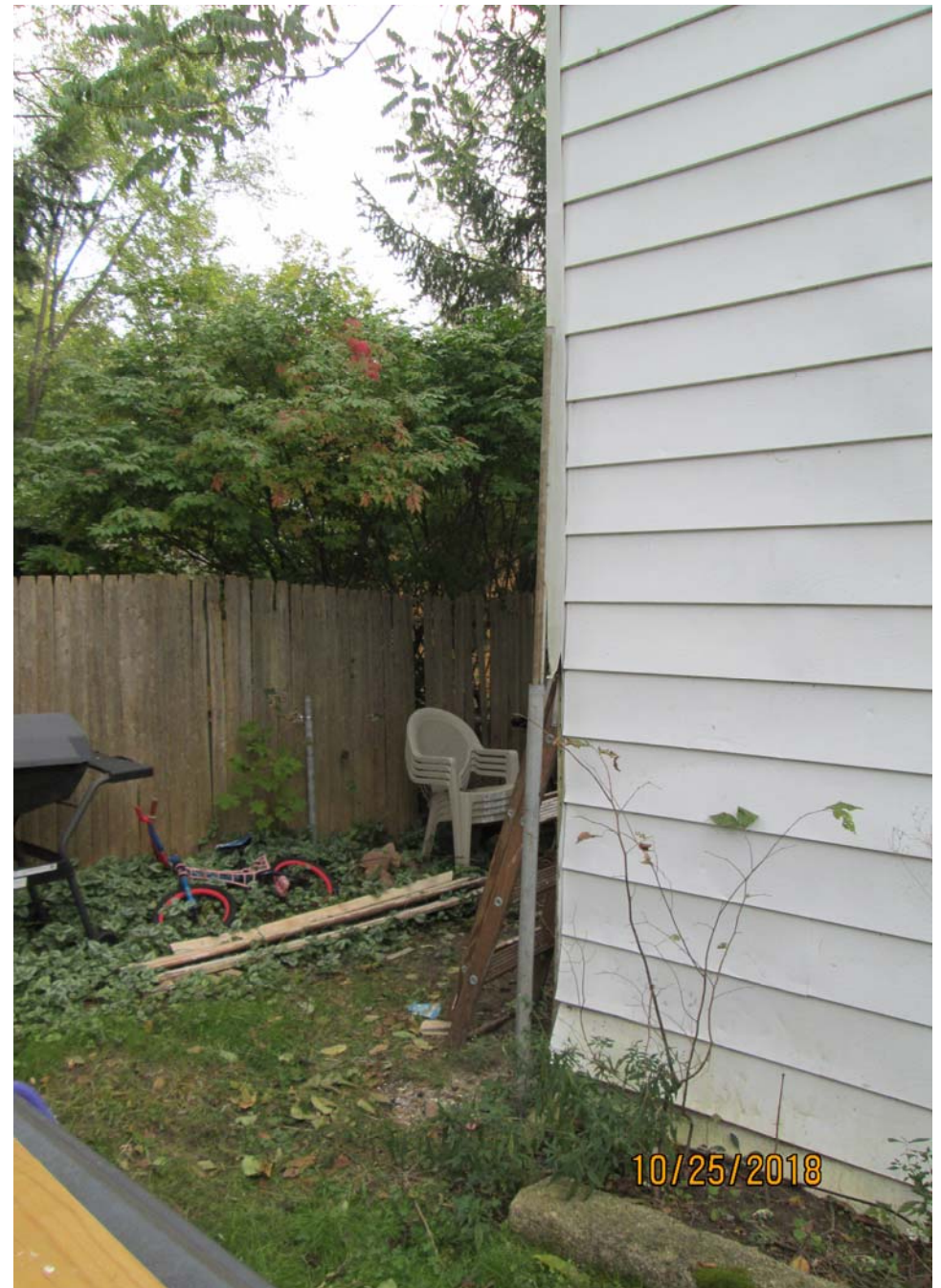
















Facing northeast to facade and west elevation.



Facade gable detail.



Facade porch detail.



Facing north to facade.



Facing southeast to north and west elevations.



Facing southeast to west elevation.



Porch detail.



Dormer detail.



Porch detail.



Porch detail.

401 E Forest, ca. 1960. Photo courtesy of Ypsilanti Historical Society.





HDC Demolition by Neglect Staff Report

Property Address: 302 E Cross

Property History

The building was constructed ca. 1880. Based on a 2013 HDC review letter, a series of three rear additions were removed as they were a public safety hazard. Internal background research did not reveal additional information on the property history.

Property Significance

The house contributes to the Ypsilanti Historic District under Criterion C, architecture. The house is a ca. 1880 “Late Victorian” style residence. It has the vernacular Gabled Ell form, but stylistic features that reflect Queen Anne and Gothic Revival styles.

Demolition by Neglect Timeline

- 8/23/2018 Notice to Appear sent to property owner to attend HDC meeting discussion on Demolition by Neglect (DBN).
- 9/11/2018 HDC found the property to be a case of DBN.
- Staff had advised to wait to establish a timeline until the Building Department had a chance to visit the structure.
- 2/26/2019 The owner was approved to reroof the house.
- 4/2019 Planning and Building Departments Staff toured the property with the owner.

Next Steps

The owner must appear before the HDC with the property as an agenda item to discuss timeline of maintenance.

Items to be Addressed by Owner’s Proposed Timeline

These items were identified by the Building Department as deterrents to the building’s safety and structural integrity.

- Roof deterioration (application for repair approved by the HDC on 2/26/2019)
- Foundation deterioration
- Damaged or missing siding
- Damaged windows and doors

- Deterioration of porches on the façade and west elevation, including porch decking, ceiling, and eaves

Recommended Motions:

Move to accept the property owner's proposed timeline for repairs of the house at 302 E Cross as presented at the Historic District Commission Meeting on May 14, 2019. [*List repair items followed by date agreed upon*].

Move to table discussion of a timeline for repairs of the house at 302 E Cross so that the owner may provide the Historic District Commission additional information.

























Facing southwest to facade and east elevation.



Facing northeast to west and south elevations.



Facing southeast to facade and west elevation



HDC Work Permit Staff Review

Property address: 302 E Cross

Property History: The property includes a ca. 1880 late Gothic Revival-style building that is contributing to the historic district.

Date of Application: April 29, 2019

Date of Review: May 6, 2019

Date of Meeting: May 14, 2019

Proposed work: Repair or replace three foundation walls.

Materials: Not declared.

Staff review:

1. The property is currently under Demolition by Neglect proceedings and foundation repair is one of the issues the property owner must address.
2. The applicant proposes repairing or replacing three elevations of brick foundations on the rear ell and south elevation of the house that have been damaged by water from an old cistern.
3. Staff spoke with the applicant who said it is difficult to know the level of repair needed until work begins.
4. At this time, the work proposal includes deconstructing the existing foundation on the aforementioned elevations, constructing a new footing, building new foundation walls of concrete block, and veneering the foundation with brick above-grade to match the rest of the house.
5. The proposed foundation reconstruction is on elevations that are largely not visible from the right-of-way. The foundation may also be obscured by plantings. Therefore, the HDC may use discretion regarding a brick veneer requirement.

Recommended Motions:

Move to issue a certificate of appropriateness for work at 302 E Cross as submitted in the application dated April 29, 2019, for

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.

repair and replacement of three foundation walls on the rear ell and south elevation. The new foundation walls shall be brick veneered above-grade to match the foundation on the rest of the house.

Relevant Secretary of the Interior's Standards:
#9

Prepared by:
Scott E. Slagor, Preservation Planner

R. 25328



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APR 29 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
302 E CROSS Ypsilanti

Applicant

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

Name MAXWELL A. ZIEBARTH		
Address 302 E CROSS		
City Ypsilanti	State MICH	Zip 48197
Phone / Fax	E-Mail	

Contractor

Contractor Name & Contact Info

Type of work

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

Complete Description of Proposed Work:

Repair OR Replace 3 Foundation walls
At Rear elevation Back of house
Along side old Sestern

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:

\$2,000 ~

Permit fee:

\$35 + _____ =

Signature

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

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

Signature:

Date:

Print Name:

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.



Looking north-northwest to south elevation and rear ell



Looking north-northeast to south foundation wall or rear ell



Looking northwest to east foundation wall of rear ell



Looking northwest to east foundation wall of rear ell and south foundation wall of the house



HDC Work Permit Staff Review

Property address: 112 S Washington

Property History: The property includes the Dr. Parmenio Davis House; a Greek Revival-style residence erected 1845. A carriage barn is at the rear of the property.

Date of Application: April 23, 2019

Date of Review: May 1, 2019

Date of Meeting: May 14, 2019

Proposed work: Installation of a new metal fence along the south property boundary.

Materials: Bella Vista Classic Aluminum Fence by iNTEGRITY, in black.

Staff review:

1. The project was presented to the HDC as a study item on April 23, 2019, and was favorably received.
2. The applicant proposes installing a new metal fence that extends from the gate at the southwest corner of the house, along the south property boundary, to the landscaped area near the carriage barn at the rear of the property (see diagram with application).
3. The fence shall be a Bella Vista Classic Aluminum Fence by iNTEGRITY, four feet in height.
4. The proposed fence is designed to be compatible with the extant metal gate at the southwest corner of the house.

Recommended Motions:

Move to issue a certificate of appropriateness for the work at 112 S Washington for installation of a 4' tall Bella Vista Classic Aluminum Fence in black as specified in the application dated April 23, 2019.

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

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:
4/23/2019
Meeting Date:

Action Item/Study Item

To complete this application:

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

Address

112 S. Washington

Applicant

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Name

Mary Jeniger

Address

112 S. Washington St.

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor Name & Contact Info

Self.

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

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

- ☐ Painting
- ☐ Other
- ☐ Application Amendment

Complete Description of Proposed Work:

Handwritten diagram of a property layout. The diagram shows a rectangular property with a fence line marked by 'x's. A 'Barn' is located at the top right. A 'Drive' is on the right side. A 'Gate' is marked on the bottom fence line. A 'Sidewalk' is shown leading from the gate. A '112 S. Woodstock' street is labeled. A 'Rocks' area is marked with 'ooooo' at the top left. A note on the left says 'approximately 150' total'. A note at the bottom says 'See attached.'.

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

See attached.

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:

\$35 + 5 = \$40

Signature

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Signature:

[Redacted Signature]

Date:

4/23/2019

Print Name:

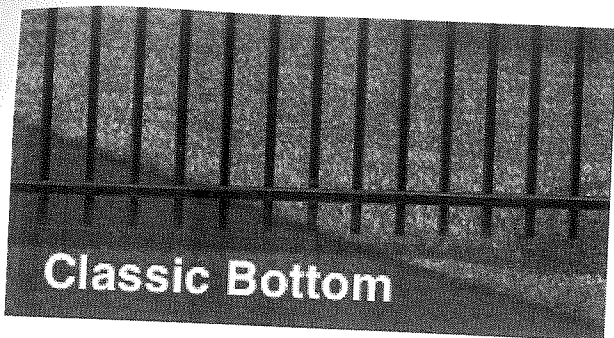
Steven H. Jantzen

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4' tall plain metal post



Classic Bottom



Facing northwest to proposed fence location. Current wire fence is on neighboring property



Facing west to the metal gate at the southwest corner of the house.



Facing west to facade (for reference). Fence to be located at left of photo, behind bush.



HDC Work Permit Staff Review

Property address: 40-44 E Cross

Property History: The property includes a large mid-nineteenth century commercial block that bears elements of Italianate and Gothic Revival styles. The building is contributing to the historic district.

Date of Application: May 1, 2019

Date of Review: May 3, 2019

Date of Meeting: May 14, 2019

Proposed work: Removal of an exterior brick chimney stack and infilling wall opening with brick.

Materials: Brick and mortar.

Staff review:

1. This project was completed without HDC approval and identified by the Building Department.
 - a. According to the property owners, the project was taken as an emergency repair method to stop the flow of water into the building.
2. Work included removal of an exterior brick chimney stack on the south elevation, which was no longer being used for ventilation.
3. Once removed, the wall was patched with brick and mortar.
 - a. The mortar met HDC standards for historic masonry: Type I Portland cement, lime, sand, and coloring.
4. The owner states the wall surface will be painted to match the rest of the elevation.
5. In Staff opinion, the chimney stack was not a significant component of the building as it was minimally visible and not architecturally distinctive.

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 notice to proceed for the work already completed at 40-44 E Cross for the removal of the chimney on the south elevation with the condition that the newly bricked surface shall be painted to match the wall and flashing in-place.

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

Prepared by:
Scott E. Slagor, Preservation Planner



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MAY 01 2019

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BUILDING DEPARTMENT

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Historic District Commission
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Property

Address

42 E. Cross St.

Applicant

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

Name

Johnny Ell Beverly

Address

1515 Ridge Rd. Lot #76

City

Ypsilanti

State

Michigan

Zip

48198

Phone / Fax

C

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:

Chimney R&R - Brick outside chimney repaired.

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

I Type Portland Cement, lime, Sand, Coloring

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:

6,000.00

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:

5-5-19

Print Name:

Johnny Eli DeVeer/X

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.



Photo of building in 2016, prior to chimney removal, facing southeast to facade and west elevation.



Present day photo, after chimney stack was removed, facing southeast to facade and west elevation.

40-44 E Cross, looking northeast to removed chimney





HDC Work Permit Staff Review

Property address: 216 S. Washington

Property History: The property includes a ca. 1910 Tudor Revival-style house that is contributing to the historic district. Staff did not identify an architect for the building, however its grandeur and unique features indicate it may have been architect designed.

The building was erected for William L. and Alice Kishlar. Mr. Kishlar was a partner in a large dry goods store downtown at Congress and Huron Streets.ⁱ

In 1928, the Quirk family moved into the house: Daniel Trowbridge Quirk and Jeanne Hastings Grover Quirk, both prominent figures in Ypsilanti.ⁱⁱ Daniel Quirk (1903-1969) was an executive at the family paper mill, Peninsular Paper Company. He was also active politically, serving as mayor of Ypsilanti from 1947-1952 and as a member of the school board for eight years.ⁱⁱⁱ Jeane Hastings Grover Quirk (1904-1996) was a leader in local non-profit organizations. She was heavily involved in the Red Cross during World War II; founded the Ypsilanti and Ann Arbor Thrift Shops; the auxiliary boards for Beyer Hospital and the Gilbert Residence; and was a founding member of the Ann Arbor Women's Club.^{iv} The Quirks remained at 216 S Washington until 1969.^v

Date of Application: May 3, 2019

Date of Review: May 8, 2019

Date of Meeting: May 14, 2019

Proposed work: Replacement of 15 windows.

Materials: Renewal by Andersen windows.

Staff review:

1. The applicant proposes replacing fifteen original wood windows with Renewal by Anderson wood windows in "Red Rock" brown.

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.

2. Most windows are to be replaced in-kind with double-hung sashes with no change to the grille pattern; with a few exceptions.
 - a. The two casement folding windows on the south bay of the façade first story (lower left) is proposed to be replaced by a pair of six-over-one double-hung windows to match the northern-most bay (lower right).
 - b. A string of four casement windows on the first story of the north elevation is proposed to be changed to a single horizontal sliding window without grilles. That particular string of windows appear to date to ca.1950 and are inconsistent with the window type on the rest of the house.
 - c. A single ca. 1950 casement window on the north elevation is proposed to change to a double-hung window with no grilles.
3. Staff spoke with the applicant who cited energy savings as well as deterioration as the primary motivation for replacement.
 - a. The submission packet includes photos of damage and deterioration to windows
 - i. Many of the damaged windows appear to be reparable.
 - b. Applicant believes that the cost of repairing the windows would be unaffordable.
 - c. Staff provided the applicant with information on home weatherization and window repair.
4. Staff spoke with the contractor who stated the applicant may consider adding a grille pattern to the horizontal sliding window and double-hung window on the north elevation; and may consider a casement window with a grille pattern to match the original on the lower left of the façade.

Recommended Motions:

Move to table action for the window replacement work at 216 S Washington so that the applicant may consider amending the application with alternatives to replacement; such as repairing windows where possible and installing storm windows for weatherization.

Relevant Secretary of the Interior's Standards:

#2 #5 #6

Move to approve and issue a certificate of appropriateness for work at 216 S Washington for the replacement of 15 windows with Renewal by Anderson in Red Rock brown, with the condition that the horizontal sliding window and new double-hung window on the north elevation have a grille pattern consistent with the rest of the house; and that the façade casement window be replaced with a matching grille pattern.

Relevant Secretary of the Interior's Standards:

#6 #9

Prepared by:

Scott E. Slagor, Preservation Planner

ⁱ "William Kishlar, Lamar," Kishlar, Lamar, Family Collection, Rudisill-Fletcher-White Archives, Ypsilanti Historical Society.

ⁱⁱ R. L. Polk, *Polk's Ann Arbor, Ypsilanti, and Washtenaw County Directory 1928* (Detroit: R. L. Polk & Co.).

ⁱⁱⁱ Daniel T. Quirk Obituary, October 22, 1969, Quirk Family Photos," Family Collections, Rudisill-Fletcher-White Archives, Ypsilanti Historical Society.

^{iv} *Ann Arbor News* "Ypsilanti Matron Quirk Dies at Age of 91," January 16, 1996.

^v *Ann Arbor News* "Ex Mayor D. T. Quirk, Dies at 66," October 29, 1969.

R. 25813
PHDC-19-0034



RECEIVED

MAY 03 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 prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

37720 Amrhein

216 S Washington

Applicant

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

Name

Brett Mahaffey

Address

37720 Amrhein

City

Livonia

State

MI

Zip

48150

Phone / Fax

734-237-1065

E-Mail

Brett.Mahaffey@AndersenCorp.com

Contractor

Contractor Name & Contact Info

Renewal by Andersen (Brett Mahaffey) 734-237-1065

Type of work

☐ Roofing

☒ Window/Door
Replacement

☒ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Replacing 15 windows.

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

Renewal by Andersen Windows
Exterior color: Red Rock

Permit Application Fee (action items only)

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

Construction Cost:	\$ 25,577.00	Permit fee:	$\$35 + \$40.00 = \$75.00$
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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:

4.18.19

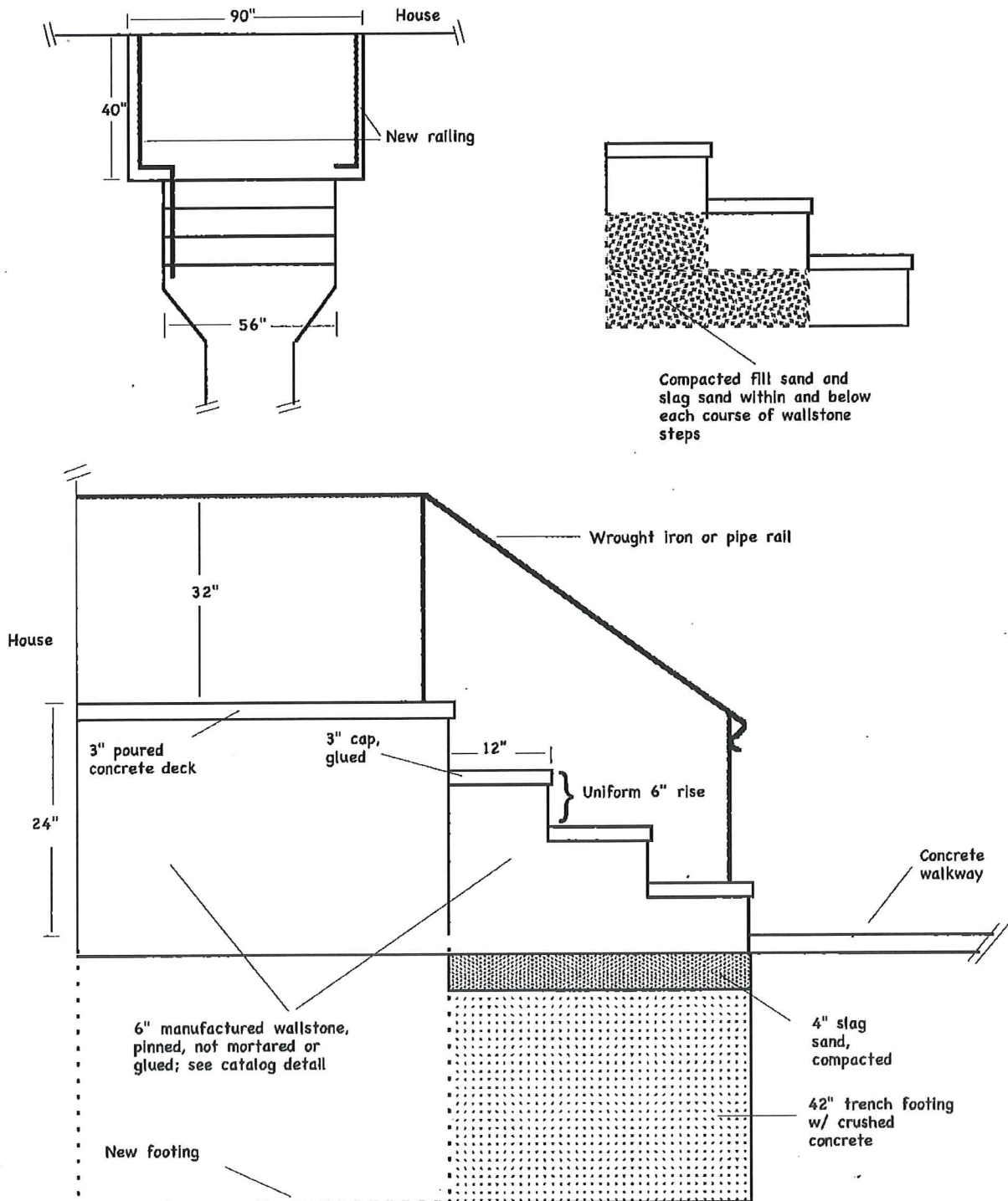
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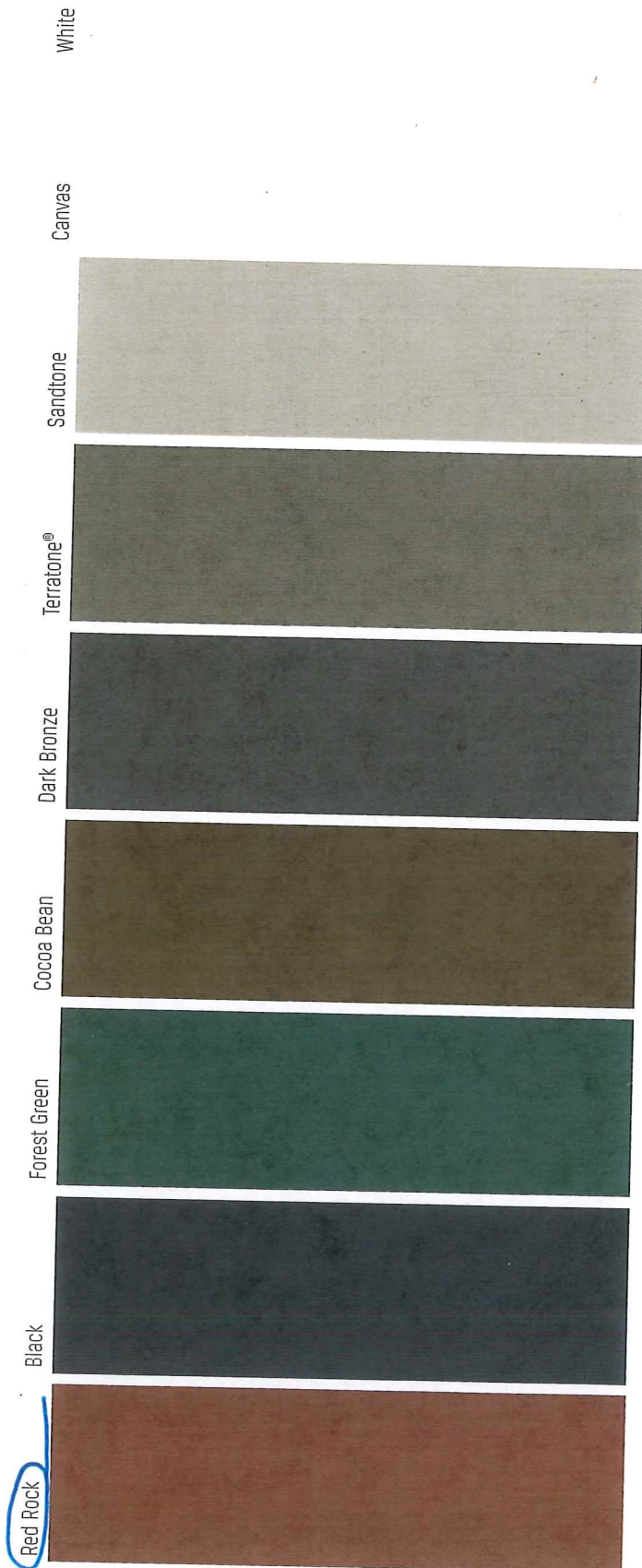
Brett Mahaffey

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

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

987 Hemlock
Not to scale





COLOR SAMPLES

Renewal
by Andersen
WINDOW REPLACEMENT an Andersen Company



This color sample is for visual color use only, actual color may vary due to change in sample, lighting, and surface condition. Do not use this sample for color matching. Interior wood veneer may also be available. Ask a sales consultant for detail. © 2018 Andersen Corporation. All rights reserved. Reorder RL-1001.



RENEWAL BY ANDERSEN
37720 Amrhein Drive
Livonia, MI 48150

April 18, 2019

Homeowner:

Dustin Santini
216 S Washington
Ypsilanti, MI 48197

Contractor:

Renewal by Andersen
Brett Mahaffey
37720 Amrhein
Livonia, MI 48150

To whom it concerns:

Brett Mahaffey from Renewal by Andersen can apply and present to the Ypsilanti Historic Board on our behalf for the replacement window project at 216 S Washington, Ypsilanti, MI 48197

Thanks,

[Redacted signature]



Agreement Document and Payment Terms

dba: Renewal by Andersen of Detroit

Legal Name: Renewal by Andersen LLC

2102215127

37720 Amrhein Road | Livonia, MI 48150

Phone: 734-237-1052 | Fax: 651-275-4135 | rbasalesdetroit@andersencorp.com

Dustin Santini

216 S Washington

Ypsilanti, 48197

Buyer(s) Name: **Dustin Santini**

Contract Date: **04/02/19**

Buyer(s) Street Address: **216 S Washington, Ypsilanti, 48197**

Primary Telephone Number: _____

Secondary Telephone Number: _____

Primary Email: _____

Secondary Email: _____

Buyer(s) hereby jointly and severally agrees to purchase the products and/or services of Renewal by Andersen LLC d/b/a Renewal by Andersen of Detroit ("Contractor"), in accordance with the terms and conditions described in this Agreement Document and Payment Terms, any documents listed in the Table of Contents, and any other document attached to this Agreement Document, the terms of which are all agreed to by the parties and incorporated herein by reference (collectively, this "Agreement"). Buyer(s) hereby agrees to sign a completion certificate after Contractor has completed all work under this Agreement.

Total Job Amount: **\$25,577**

By signing this Agreement, you acknowledge that the Balance Due, and the Amount Financed must be made by personal check, bank check, credit card, or cash.

Deposit Received: **\$0**

Balance Due: **\$25,577**

Estimated Start:
10-12 weeks

Estimated Completion:
1-2 days

Amount Financed: **\$25,577**

Method of Payment: **Financing**

We schedule installations based on the date of the signed contract and secondarily on the date in which we complete the technical measurements. The installation date that we are providing at this time is only an estimate. We will communicate an official date and time at a later date. Rain and extreme weather are the most common causes for delay.

Notes:

Buyer(s) agrees and understands that this Agreement constitutes the entire understandings between the parties and that there are no verbal understandings changing or modifying any of the terms of this Agreement. No alterations to or deviations from this Agreement will be valid without the signed, written consent of both the Buyer(s) and Contractor. Buyer(s) hereby acknowledges that Buyer(s) 1) has read this Agreement, understands the terms of this Agreement, and has received a completed, signed, and dated copy of this Agreement, including the two attached Notices of Cancellation, on the date first written above and 2) was orally informed of Buyer's right to cancel this Agreement.

NOTICE TO BUYER: Do not sign this contract if blank. You are entitled to a copy of the contract at the time you sign.

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME NOT LATER THAN MIDNIGHT OF 04/05/2019 OR THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION, WHICHEVER DATE IS LATER. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

Legal Name: Renewal by Andersen LLC

dba: Renewal by Andersen of Detroit

Buyer(s)

Signature of Sales Person

Signature

Signature

William Paholak

Dustin Santini

Print Name of Sales Person

Print Name

Print Name



Itemized Order Receipt

dba: Renewal by Andersen of Detroit

Legal Name: Renewal by Andersen LLC

2102215127

37720 Amrhein Road I Livonia, MI 48150

Phone: 734-237-1052 I Fax: 651-275-4135 I rbasalesdetroit@andersencorp.com

Dustin Santini

216 S Washington

Ypsilanti, 48197

ID#:	ROOM:	SIZE:	DETAILS:
101	Dining Room	30 W 59 H	Window: Double-Hung (DG), Cottage 2:3, Flat Sill, Base Frame, Traditional Checkrail, Exterior Red Rock, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Stone, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None
102	Dining Room	30 W 59 H	Window: Double-Hung (DG), Cottage 2:3, Flat Sill, Base Frame, Traditional Checkrail, Exterior Red Rock, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Stone, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None
103	Kitchen	77 W 30 H	Window: Gliding, Double, 1:1, Active / Passive, Base Frame, Exterior Red Rock, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Stone, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: No Grilles, Misc: None
104	Kitchen	18 W 38 H	Window: Double-Hung (DG), Equal, Flat Sill, Base Frame, Traditional Checkrail, Exterior Red Rock, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Stone, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: No Grilles, Misc: None



Itemized Order Receipt

dba: Renewal by Andersen of Detroit

Legal Name: Renewal by Andersen LLC

2102215127

37720 Amrhein Road | Livonia, MI 48150

Phone: 734-237-1052 | Fax: 651-275-4135 | rbasalesdetroit@andersencorp.com

Dustin Santini

216 S Washington

Ypsilanti, 48197

ID#:	ROOM:	SIZE:	DETAILS:
105	Kids Play Room	43 W 56 H	Window: Double-Hung (DG), Cottage 2:3, Flat Sill, Base Frame, Traditional Checkrail, Exterior Red Rock, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Stone, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None
106	Kids Play Room	43 W 56 H	Window: Double-Hung (DG), Cottage 2:3, Flat Sill, Base Frame, Traditional Checkrail, Exterior Red Rock, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Stone, Standard Color Extra Lock, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None
201	MBR	30 W 59 H	Window: Double-Hung (DG), Cottage 2:3, Flat Sill, Base Frame, Traditional Checkrail, Exterior Red Rock, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Stone, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None



Itemized Order Receipt

dba: Renewal by Andersen of Detroit

Legal Name: Renewal by Andersen LLC

2102215127

37720 Amrhein Road | Livonia, MI 48150

Phone: 734-237-1052 | Fax: 651-275-4135 | rbsalesdetroit@andersencorp.com

Dustin Santini

216 S Washington

Ypsilanti, 48197

ID#:	ROOM:	SIZE:	DETAILS:
202	MBR	30 W 59 H	Window: Double-Hung (DG), Cottage 2:3, Flat Sill, Base Frame, Traditional Checkrail, Exterior Red Rock, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Stone, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None
203	MBR	28 W 49 H	Window: Double-Hung (DG), Equal, Flat Sill, Base Frame, Traditional Checkrail, Exterior Red Rock, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Stone, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None
204	MBR	28 W 49 H	Window: Double-Hung (DG), Equal, Flat Sill, Base Frame, Traditional Checkrail, Exterior Red Rock, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Stone, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None



Itemized Order Receipt

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2102215127

37720 Amrhein Road I Livonia, MI 48150

Phone: 734-237-1052 I Fax: 651-275-4135 I rbasalesdetroit@andersencorp.com

Dustin Santini

216 S Washington

Ypsilanti, 48197

ID#:	ROOM:	SIZE:	DETAILS:
205	MBR	28 W 49 H	Window: Double-Hung (DG), Equal, Flat Sill, Base Frame, Traditional Checkrail, Exterior Red Rock, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Stone, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None
206	Nursery	30 W 65 H	Window: Double-Hung (DG), Cottage 2:3, Flat Sill, Base Frame, Traditional Checkrail, Exterior Red Rock, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Stone, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None
207	Nursery	30 W 65 H	Window: Double-Hung (DG), Cottage 2:3, Flat Sill, Base Frame, Traditional Checkrail, Exterior Red Rock, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Stone, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None



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Phone: 734-237-1052 | Fax: 651-275-4135 | rbasalesdetroit@andersencorp.com

Dustin Santini

216 S Washington

Ypsilanti, 48197

ID#:	ROOM:	SIZE:	DETAILS:
301	Attic	32 W 52 H	Window: Double-Hung (DG), Cottage 2:3, Flat Sill, Base Frame, Traditional Checkrail, Exterior Red Rock, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Stone, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None
302	Attic/Blue Rm	34 W 59 H	Window: Double-Hung (DG), Cottage 2:3, Flat Sill, Base Frame, Traditional Checkrail, Exterior Red Rock, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Stone, Screen: TruScene with Exterior Color Match, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: Sash 1: Colonial 3w x 2h, Sash 2: No Grilles, Misc: None
WINDOWS: 15 PATIO DOORS: 0 SPECIALTY: 0 MISC: 0			TOTAL \$25,577



Renewal by Andersen is committed to our customers' safety by complying with the rules and lead-safe work practices specified by the EPA.



216 S Washington

Santini





- 301, 302 – Attic room
- Matching 1:1 existing
- Grilles - 3w x 2h in top sash
- Changing to no grilles in the Bottom sash (this will match the front of the house)
- 201, 202 – Bed room 1
- Matching 2:3 existing
- Matching grilles in windows
 - Grilles 3w x 2h top sash
 - No grilles in bottom sash
- 206, 207 – Bed room 2
- Matching 2:3 existing
- Matching grilles in windows
 - Grilles 3w x 2h top sash
 - No grilles in bottom sash
- 101, 102 – Dining Room
- Matching 2:3 existing
- Matching grilles in windows
 - Grilles 3w x 2h top sash
 - No grilles in bottom sash
- 105, 106 – Living Room
- Changing to two double hung units to match other window units
- Currently “casement?” (see pictures)
- Will be 2:3 style to match dining room
- Grille pattern will be 4w x 2h



- Left side of house
- No changes to these units



- Right side of house
- 203, 204, 205 – Bed Room 1
- Matching 1:1 existing
- Grilles - 3w x 2h in top sash
- Changing to no grilles in the Bottom sash (will match the other windows in same bedroom being replaced)



- 103, 104 – Kitchen windows
- Not pictured outside
- See pictures of inside



- 103 – Kitchen window
- Not pictured outside
- Currently 4 casement windows
- Currently 1w x 3h grille configuration
- Glass is currently broke on one window

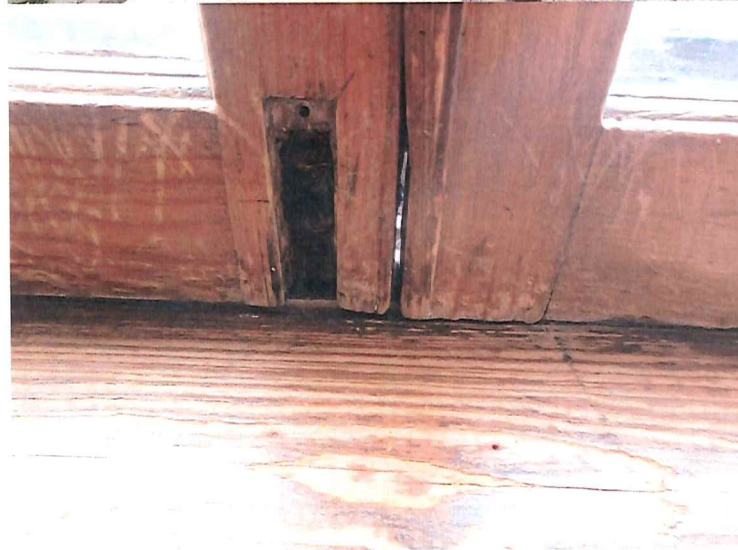
- Homeowner would like to change to a gliding window
- No grilles



- 104 – Kitchen window
- Not pictured outside
- Currently 1 casement window
- Currently 1w x 3h grille configuration
- Homeowner would like to change to a double hung window
- No grilles



- 105, 106 – Living Room
- Storm window covering two windows shattered and is missing
- Currently 4 hinged windows
- Locks are missing at the bottom making windows secure
- Windows are on 2 hinges and open inswing (see next page for picture of hinge/center lock)



- Homeowner would like to change to two double hung windows
- Units will be 2:3 configuration to match the dining room on right front of house
- Grilles will be 4w x 2 high in top sash only
- No grilles in bottom sashes to match front of house

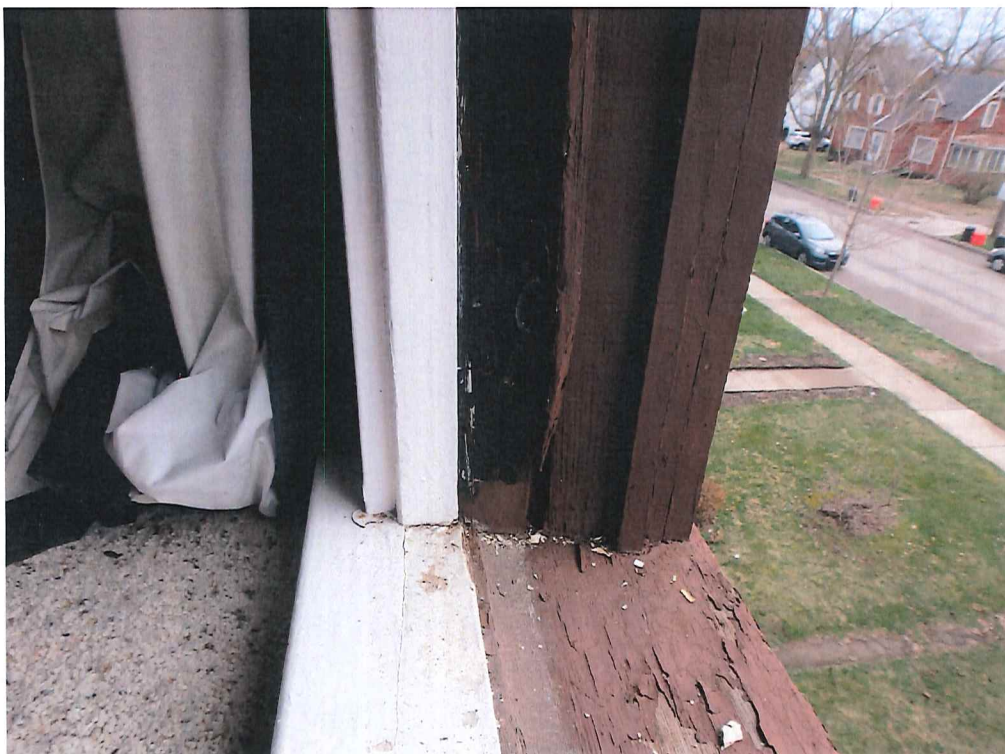




- 105, 106 – Living Room
 - Storm window covering two windows shattered and is missing
 - Currently 4 hinged windows
 - Locks are missing at the bottom making windows secure
 - Windows are on 2 hinges and open inswing
-
- Homeowner would like to change to two double hung windows
 - Units will be 2:3 configuration to match the dining room on right front of house
 - Grilles will be 4w x 2 high in top sash only
 - No grilles in bottom sashes to match front of house



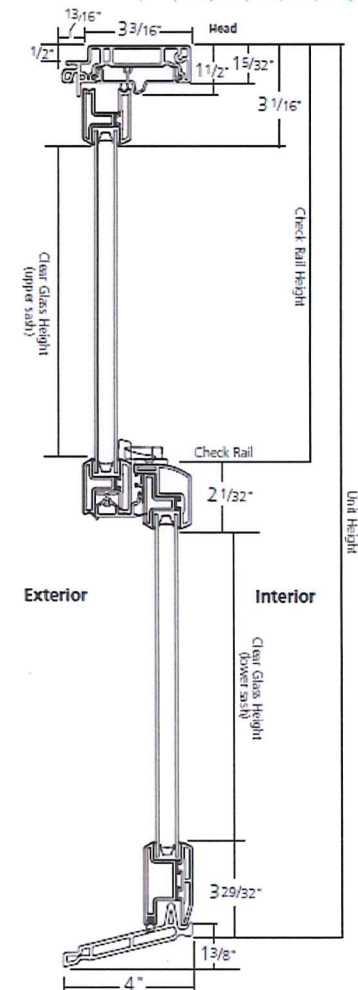
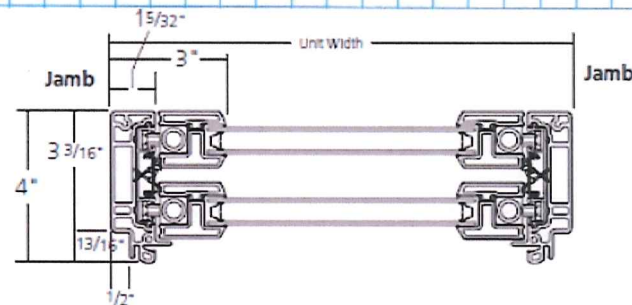
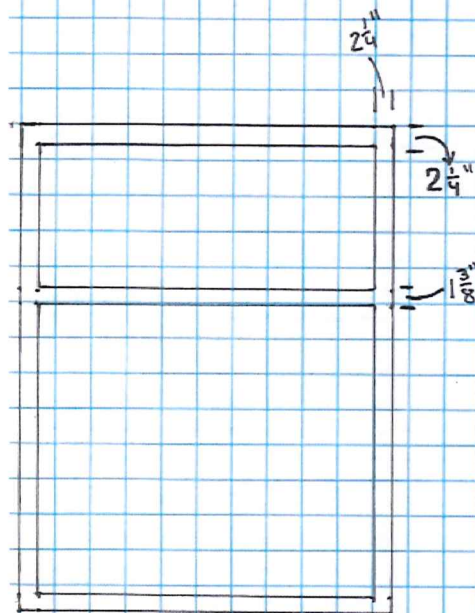






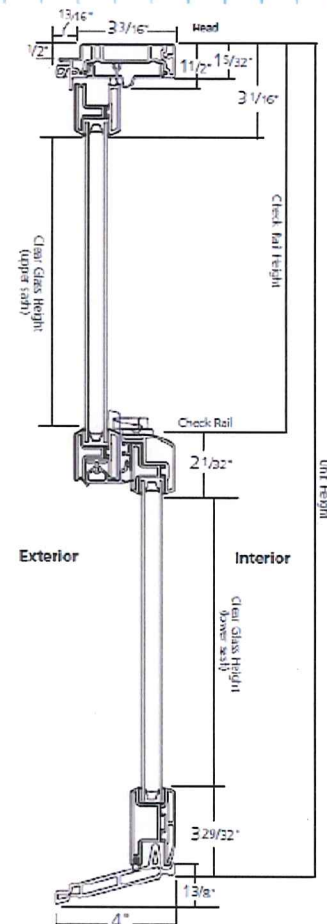
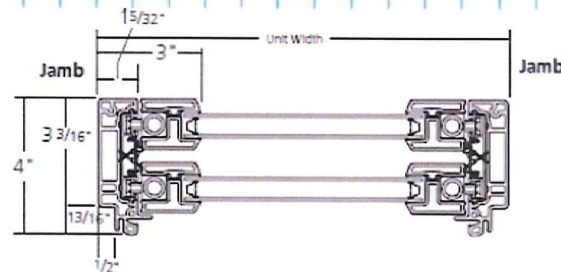
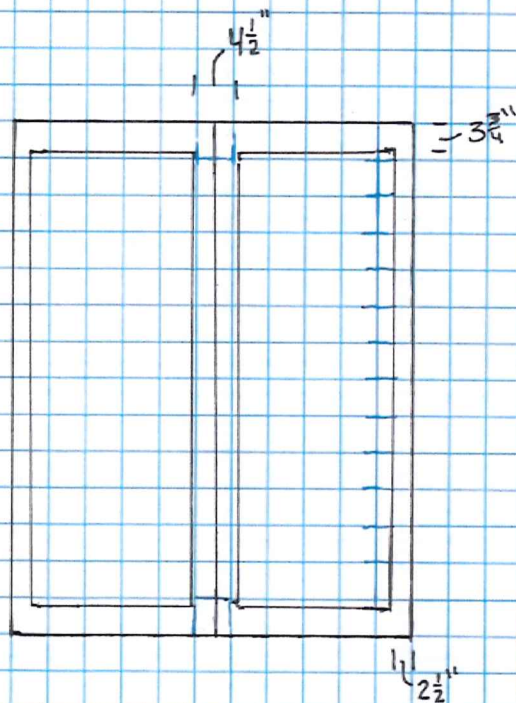
Santini
216 S Washington
Ypsilanti, MI 48197

Double Hung units
2:3 or 1:1 have the
same dimensions for
sash/jamb sizes



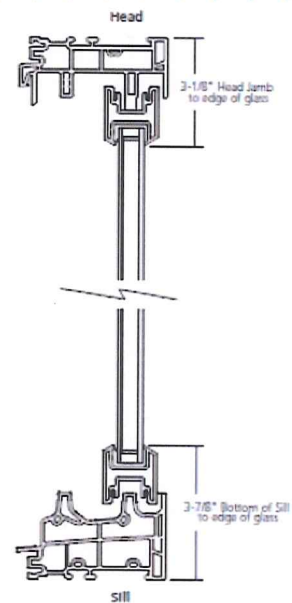
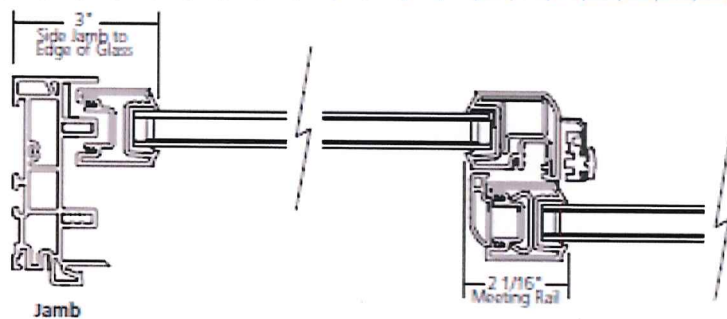
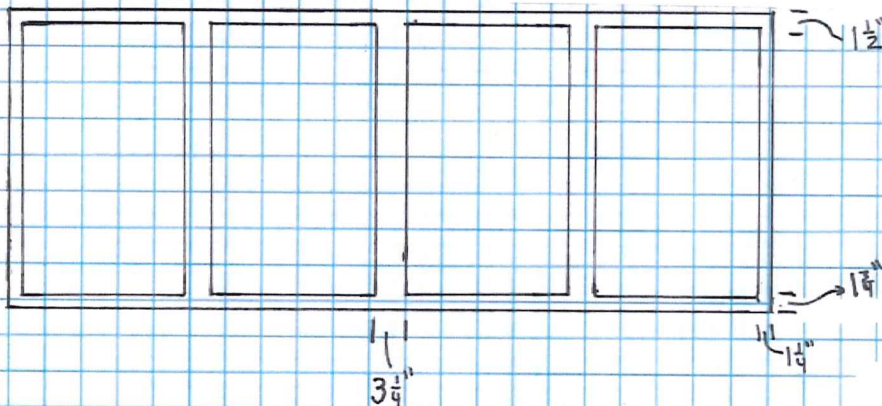
Santini
216 S Washington
Ypsilanti, MI 48197

Hinged windows on lower level



Santini
216 S Washington
Ypsilanti, MI 48197

Customer has 4 casement windows
that they would like to replace with
a gliding window. Removing the grilles.
This window is located in the kitchen
on the right side of the house.





414 Maple Street – Ypsilanti, Mi (Historic)

Staff Photos: 216 S Washington



Facing west to facade.



Facing northwest to facade and south elevation.



Facing southwest to facade and north elevation.



Detail of casement windows on north elevation proposed for replacement.



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: May 7, 2019

Date of Review: May 8, 2019

Date of Meeting: May 14, 2019

Proposed work: Repaint and replace trim.

Materials: Fiberboard and Benjamin Moore and Behr paints.

Staff review:

1. The applicant proposes to clean and scrape the exterior of the house and then repaint in a new color scheme.
 - a. The base of the house will be "Dragonfly" a teal blue green.
 - b. The vertical trim will be painted in "Everglade," a lime/olive green.
 - c. Window trim will be painted in "Chambour," a deep wine color.
2. Additionally, the cedar trim surrounding the windows has experienced a carpenter bee infestation and will be replaced with fiberboard.
 - a. The applicant discussed replacing the trim with the HDC during a separate application on 4/23/2019, and the HDC indicated it was a favorable solution.

Recommended Motions:

Move to issue a certificate of appropriateness for work at 224 N River as submitted in the application dated May 7, 2019, for replacing the cedar trim with fiberboard repainting the house in a base of Dragonfly, vertical trim in Everglade, and window trim in Chambour.

Relevant Secretary of the Interior's Standards:

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

#9

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:

5/17/2019

Meeting Date:

5/14/2019

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

224 N River St, Ypsilanti, MI 48198

Applicant

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

Name

Judy Weinburger

Address

224 N River St.

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Greg Batianis

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

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

- ☒ Painting
- ☐ Other
- ☐ Application Amendment

Complete Description of Proposed Work:

I will have the entire house repainted. This is not an Historical Home. It currently has a fiber board (Hardy Board) for the horizontal boarding, and Cedar for the vertical boards and trim. The wood will be cleaned and scraped. The Cedar boards will be removed because of carpenter bees infestation. They will be replaced with a fiber board to match the existing style.

The light green body of the house will be painted a deep teal blue green color called Dragonfly by Benjamin Moore. The vertical Cedar board trim which is currently a sand color, will be painted a lime/olive green called Everglade by Behr. Currently there is a narrow deep green trim around the windows. That will be painted a deep wine color called Chambournd by Benjamin Moore. All the wood will be appropriately caluked as needed. If necessary it will be two coats of paint.

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

Benjamin Moore Paints Dragonfly AF -510

Benjamin Moore Paints Chambournd AF-645

Behr Paints Everglade MQ 6-60

Permit Application Fee (action items only)

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

Construction Cost:

Permit fee:

\$35 + 0 = 35

Signature

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

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

Date:

May 1, 2019

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.

To: the Historical Commission

From: Judy Weinburger

Date: May 7, 2019

Re: painting of 224 N River St House

I will be present at the meeting on May 14 and would like this proposal presented for action. Thank you

Sincerely,



Judy Weinburger



GREG BATIANIS
HANDYMAN
734-478-6123

5. replace trim & paint

INVOICE

Date:
INVOICE # 100

To JUDY

Salesperson	Job	Payment Terms	Due Date
	Riverst Est	Due on receipt	

Qty	Description	Unit Price	Line Total
	Exterior Paint Job 3 colors prep		
	caulk, prime, paint		
	Replace Hardi Board around all windows		
	vent with new boards		
	Replace fascia board on end story of		
	the House Front		
	Ground level trim replace as needed		
	materials and paint not included		
		Painting	3,800.00
		Board, Trim	1,400.00
		Subtotal	
		Sales Tax	
		Total	\$,200.00

Make all checks payable to Company Name

Thank you for your business!



FRONT / WEST



BACK - EAST



SIDE - SOUTH



SIDE - NORTH



SIMILAR MODELS



**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

RECEIVED

APR 25 2019

CITY OF YPSILANTI
BUILDING DEPARTMENT**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. Grove st Ypsilanti MI 48198

Applicant

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

Name

Roof Advance

Address

3824 Carpenter rd YP

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

(734) 255-3237

E-Mail

info@roofadvance.com

Contractor

Contractor Name & Contact Info

YAKOV SMOLYANOV (734) 216-3144

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
Install new underlayment and
new "Atlas Pinnacle" color "Heather"
shingles.

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:

6200⁰⁰

Permit fee:

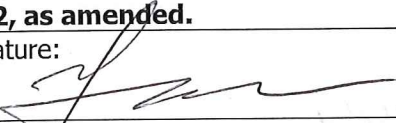
\$35 + 10 = 45

Signature

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

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

Signature:



Date:

4-25-19

Print Name:

YAROV Samolevich

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.

Scott Slagor

From: Jakob Smolyanov <info@roofadvance.com>
Sent: Monday, April 29, 2019 3:12 PM
To: Scott Slagor
Subject: Re: 224 N Grove Roof Application

On all the ridges we will install ridge vent
For the soffits we will use edge vent that installed approximately 2 feet from the bottom

Sent from my iPhone

On Apr 29, 2019, at 2:27 PM, Scott Slagor <sslagor@cityofypsilanti.com> wrote:

Hello Yakov,

I just got your voicemail regarding the roof replacement at 224 N Grove. I just have a couple of questions I would like to get a written response to add to the application.

Can you confirm for me that the only roof vents will be ridge and/or soffit vents?

I should be able to get an administrative approval completed this week.

<image001.jpg>

Scott Slagor

Preservation Planner

City of Ypsilanti

734.483.9646 Office

sslagor@cityofypsilanti.com

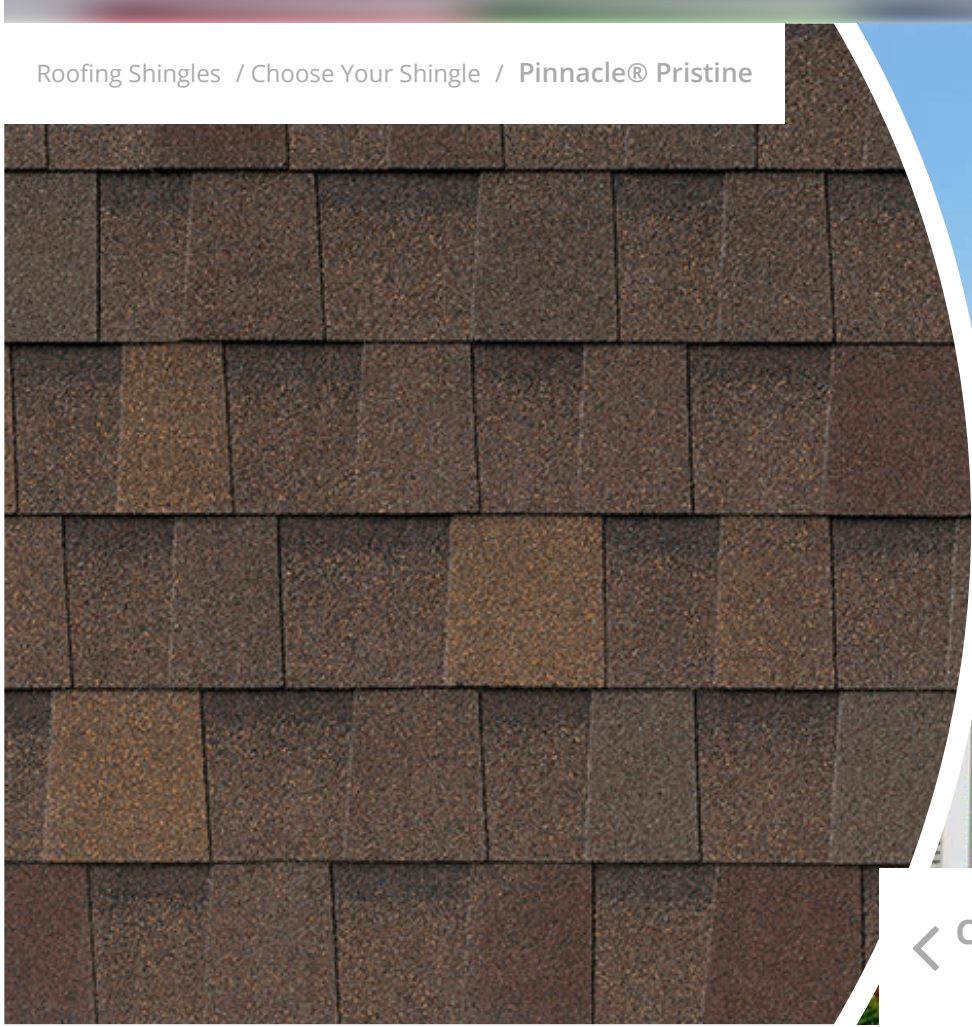
www.cityofypsilanti.com



Natural
Expressions

All

Roofing Shingles / Choose Your Shingle / Pinnacle® Pristine



Change House Style

See Angled Swatch

Show Houses

Pinnacle® Pristine
High Performance Architectural Shingles



Pristine Appearance.
Protected Appeal.

Pinnacle® Pristine architectural shingles provide stunning color that lasts.

AllNatural ExpressionsClassic

←



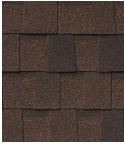
Pristine Green



Pristine Hearthstone



Pristine Heather



Pristine

→

Pinnacle® Pristine shingles feature comprehensive warranty coverage for black streaks caused by algae, damage from high winds and manufacturer defects.



See All Features

See All Technical Info



To provide homeowners the most accurate representation of color options, several photo scans and house shots were utilized in various lighting conditions. Variations in lighting illustrate the color gradients on asphalt shingle roofs.

Color blends vary from shingle to shingle. Before installation, consult with your contractor and request to view the actual shingles being installed on your roof to ensure confidence in your final color selection.

Where To Buy

Find A Local Retailer

YOUR ZIP CODE

Get It Installed

Find A Local Roofing Contractor

YOUR ZIP CODE

Request A Quote

Staff Photos 224 N Grove, showing current roof conditions





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MAY 01 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

R. 25351
PHDC-19-0030

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

161 S. Huron St. Ypsilanti MI 48197

Applicant

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

Name

Steve Walker

Address

15507 Doris St

City

Livonia

State

MI

Zip

48154

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

S.R. Walker contracting llc (734) 466-5733

Type of work

☒ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Re-cover Existing Roof with a TPO single-
PLY Roofing system

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: \$11,395.00

Permit fee:
\$35 + _____ =

Signature

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

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

Signature:

Date:

Print Name:

5/1/19

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-19-0030

S.R. Walker Contracting LLC

Commercial/Industrial Roofing

We do what has to be done, the way it should be done,
as well as it can be done, and we do it that way all of the time.

♦ 38281 Schoolcraft Rd. STE F. Livonia, MI 48150 ♦ Phone (734) 466-5133 ♦

TPO ROOFING INSTALLATION PROPOSAL

February 14, 2019

Submitted to:

Mrs. Weathers
101 South Huron St.
Ypsilanti, MI. 48197
Ph. (734) 485-8730

Project: Commercial Roof

SOS Community Services
101 South Huron St.
Ypsilanti, MI. 48197

Contractor:

S.R. Walker Contracting LLC.
15507 Doris St.
Livonia, MI. 48154
PH. (734) 657-7436

RE: CONTRACTOR/CUSTOMER AGREEMENT FOR INSTALLATION OF A TPO ROOFING SYSTEM

Thank you for inviting us to participate in your contractor selection for your upcoming roofing project. In accordance with your request, a visual inspection of the roof on the above referenced building was conducted. The purpose of the inspection was to obtain a general overview of the current condition of the roof and provide recommendations for repairing or replacement of the existing roof as well as related budget cost for the proposed work. After careful investigation of the existing roofing conditions at the above captioned location, we have prepared the following proposal for your review and consideration.

CONTRACTORS RESPONSIBILITIES:

- We propose to furnish all necessary labor, materials, equipment, supervision and insurance to complete the following work.
- Pay all sales tax for materials.
- Provide skilled personnel thoroughly trained to perform tasks associated with this Contract.
- Contractor will take every precaution to protect property and ensure the safety and integrity of Customer's facility during the entire installation process.
- Weather Limitations: Contractor shall proceed with the installation only when existing and forecasted weather conditions permit.
- Roofing system to be installed according to Manufacturer's written instructions and warranty requirements.

S.R. Walker Contracting LLC
A Name You Can Trust

S.R. Walker Contracting LLC

Commercial/Industrial Roofing

We do what has to be done, the way it should be done,
as well as it can be done, and we do it that way all of the time.

SCOPE OF WORK:

- We will provide a Thermoplastic Polyolefin (TPO) roofing system at the above stated location.
- Thoroughly clean and prepare substrate of dirt, and loose debris prior to the installation of the new roof system.
- Mechanically attach over the existing roofing system a 1" inch Polyisocyanurate (ISO) insulation board adding an additional layer of insulation and raising the R-factor of the roofing system.
- Install ISO tapered insulation panels properly directing the flow of water to the roof drains eliminating the current ponding water concerns that currently exist.
- In stall new Hercules Retrofit Roof Drains with mechanical collars eliminating potential drain failures in the future.
- We will prepare all pipes and other roof penetrations when to receive new flashing detail in accordance with Manufacturer's specifications.
- At all penetrations and corners, we will install premanufactured flashing membrane.
- Furnish and install field flashing components where necessary per manufacture specifications.
- Install new 4" X 5" Water Stop Edge Metal to the perimeter of the roof where gutter is not present.
- Install termination bar and slip metal flashing to the roof top Air-conditioning Unit.
- Install Termination bar around two roof top ventilation ducts.
- Replace gutter on East side of building upper roof and re-route down spout *into existing gutter* to south end of building to eliminate water run off in parking lot.
- Clean up and remove all debris associated with the new roof install.

15 YEAR WARRANTY ON LABOR AND MATERIALS PROVIDED BY S.R. Walker Contracting llc. **upon completion of payment a Manufacture Control Specialist will come out to inspect job and issue Manufacture Material Manufacture Warranty.*

WE DO NOT GUARANTEE *against defects caused through or by negligent acts of purchaser or third parties.*

CONTRACT PRICING AS FOLLOWS:

Total Project \$11,395.00

With payments as follows: \$5,697.50 Down when materials are delivered to the roof top.
\$5,697.50 Due Upon completion of work.

**A service charge of 1-1/2% per month or 18% per year will be charged on all bills not paid at maturity.*

TERMS OF PAYMENT: \$5,597.50.00 down payment is due upon delivery of materials to jobsite; \$5,697.50 balance due upon completion of work. If down payment is not provided for upon delivery of materials, we will have to apply a 5% increase in the cost of the materials.

S.R. Walker Contracting LLC
A Name You Can Trust

S.R. Walker Contracting LLC
Commercial/Industrial Roofing

We do what has to be done, the way it should be done,
as well as it can be done, and we do it that way all of the time.

Thank you for giving us this opportunity to submit our proposal we look forward to working with you in the near future.

Respectfully Submitted, STEVEN WALKER
S.R. Walker Contracting LLC

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Contractor warrants it is adequately insured for injury to its employees and others incurring loss or injury as a result of the acts of Contractor or its employees. Any alterations of deviation involving additional material and/or labor costs will be executed only upon written order for same, signed by the building owner, and if there is any charge for such alteration or deviation, the additional charge will be added to the total contract price. If payment(s) is not made when due, Contractor may suspend work on the job until such time as all payments due have been made. A failure to make payments under terms will be deemed a breach of this Contract. Building owner shall pay all legal fees and/or collection fees in pursuit of S.R. Walker Contracting LLC obtaining the funds duly owed. Late payments are subject to a service fee of 1-1/2% per month or 18% per year on all monies not paid at maturity. Pricing good for 30 days from date of Contract.

Date: _____

Signature _____
Mrs. Elizabeth Clark Agent of SOS Services
101 South Huron Street
Ypsilanti, MI. 48197

S.R. Walker Contracting LLC
A Name You Can Trust

Staff Photo: 101 S Washington





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MAY 01 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

R. 253 45
PHDC-19-0032

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
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3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

40 E. CROSS ST.

Applicant

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

Name

Steve Walker

Address

15507 Doris

City

Livonia

State

MI

Zip

48154

Phone / Fax

(734) 466-5133

E-Mail

srwalkercontracting@outlook.com

Contractor

Contractor Name & Contact Info

S.R. Walker Contracting LLC Ph: (734) 466-5133

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Install a Duro-Last PVC roofing system
Recover existing Hot Built up roof with
a Duro-last single ply roofing system

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

N/A

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: \$15,975.00

Permit fee:
\$35 + _____ = 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:

[Redacted Signature]

Date:

5/1/19

Print Name:

Steve Walker

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-19-0032

S.R. Walker Contracting LLC

Commercial/Industrial Roofing

We do what has to be done, the way it should be done,
as well as it can be done, and we do it that way all of the time.

♦ 38281 Schoolcraft Rd. STE. F. Livonia, MI. 48154 ♦ Phone (734) 466-5133 ♦

ROOFING PROPOSAL

4/23/2018

Submitted to:
R2 Building Services
1065 Maple Wood Ave.
Ypsilanti, MI. 48198
(734) 834-0416

Project: Roofing Replacement
Newell Building
40 East Cross St.
Ypsilanti, MI. 48198

Invoice Payable to:
S.R. Walker Contracting LLC.
38231 Schoolcraft Rd. STE F.
Livonia, MI. 48150
Ph. (734) 466-5133

Thank you for inviting us to participate in the contractor selection for your upcoming roof replacement project. In accordance with your request, a visual inspection of the roof on the above referenced building was conducted on April 18th 2018. The purpose of the inspection was to obtain a general overview of the current condition of the roof and provide recommendations for replacement of the existing roof as well as related budget cost for the proposed work. After careful investigation of the existing roofing conditions at the above referenced location, we have prepared the following proposal for your review and consideration.

SUB-CONTRACTOR RESPONSIBILITIES:

- We propose to furnish the necessary labor, equipment, supervision and insurance to complete the following work.
- Pay all sales tax for materials.
- Provide skilled personnel thoroughly trained to perform tasks associated with this Contract.
- Contractor will take every precaution to protect property and ensure the safety and integrity of Customer's property during the entire installation process.
- Weather Limitations: Contractor shall proceed with the installation only when existing and forecasted weather conditions permit.
- Roofing system to be installed according to Manufacturer's written instructions and warranty requirements.

R. 253 45

S.R. Walker Contracting LLC

Commercial/Industrial Roofing

We do what has to be done, the way it should be done,
as well as it can be done, and we do it that way all of the time.

SCOPE OF WORK:

WORK TO BE CONDUCTED AT THE PROPERTY ADDRESS SHOWN ABOVE, THERE ARE TO LEVELS A SMALL LOWER ROOF IN THE REAR LOWER WEST CORNER AND THE LARGER MAIN UPPER ROOF.

- We propose to provide a DURO-LAST 40mil PVC (polyvinyl chloride) roofing system located as stated above. A DURO-LAST PVC membrane is a White Highly reflective energy saving durable roofing membrane that preforms better than any other roofing system under the constant assault from oil and grease deposits relating to a restaurant roofing system.
- Upon inspection core samples of the existing roofing systems were taken, our findings are it is not necessary to remove the existing roofing membranes, the building is eligible to receive an additional roofing membrane.
- On the lower rear walkout roof, we will install a Duro-Last membrane and weld the membrane into a newly installed Duro-Last roofing system, previously installed by S.R. Walker Contracting.
- Where necessary we will tear off existing wall flashings.
- Where necessary existing lead pipe boots will be removed.
- Where necessary built up tar around pipes, roof top units and base of walls will be removed to prepare for Duro-Last Membrane.
- Over the totality of the four roofing systems being quoted we will install a new layer of ½" inch Duro-last foam board insulation.
- Over the totality of the roofing system being quoted we will install a mechanically fastened Duro-Last membrane. The Duro-Last membrane will be mechanically attached per manufacture written specifications, with fasteners and seam plates installed at intervals to meet high wind uplift ratings.
- At the parapet perimeter wall the Duro-Last membrane will be run up the parapet wall and will be turned over the wall and cover the perimeter edge a minimum of 3" inches around the entire perimeter of the buildings where applicable, new perimeter metal will be installed and fastened to the wall over the membrane this will prevent wind uplift from entering the roofing system.
- At the perimeter edge of the building we will remove the existing metal and replace with new Duro-Last precious metals. {Perimeter metal color to be chosen by owner, sample colors to be provided at signing}.
- Install custom made skirt flashings to existing skylight and obsolete elevator shaft roof properly seal into the Duro-Last field membrane roofing system.
- Where chimney skirt flashing is to be installed, the flashing will extend a minimum of 12" inches up the side wall of the chimneys Duro-Last Water Cut off will be applied 1.5" inches from the top of the membrane on the back side of the skirt flashing, Termination bar will then be installed over the skirt flashing fastening the flashing securely to the chimney, finally Termination bar sealant will be applied to the top of the termination bar, completing the skirt flashing seals.
- Install Duro-last premanufactured pipe boots to all soil stacks and conduit where applicable.
- Install premanufactured inside and outside corners where necessary.
- Install premanufactured T-joint covers to all membrane intersections.
- Per customer request we will replace a 6" round down spout extensions located at the rear of the building.

S.R. Walker Contracting LLC
A Name You Can Trust

S.R. Walker Contracting LLC

Commercial/Industrial Roofing

We do what has to be done, the way it should be done,
as well as it can be done, and we do it that way all of the time.

- Debris created by S.R. Walker Contracting will be cleaned up and removed daily, dumping fees and permitting included in overall job cost.

**WARANTY PROVISIONS: DURO-LAST provides a 15 Year Manufacture
LABOR WARANTY PROVIDED BY: S.R. WALKER CONTRACTING 10 YEARS**

WE DO NOT GUARANTEE *against defects caused through or by negligent acts of purchaser or third parties.*

CONTRACT PRICING AS FOLLOWS BASED ON PROJECT SCOPE: Total project as outline: \$15,975.00

With payments paid as follows: \$7,987.50 down payment is required with the remaining balance of \$7,987.50 upon completion. Completion of work is determined by S.R. Walker Contracting.

{When final payment has been received a Duro-Last manufacture representative is dispatched to do a final roof top manufactures inspection}. Pre-inspection has been conducted by the Duro-Last representative.

**A service charge of 1-1/2% per month or 18% per year will be charged on all bills not paid at maturity.*

Thank you for giving us this opportunity to submit our proposal we look forward to working with you in the near future.

Respectfully Submitted, STEVEN WALKER
S.R. Walker Contracting LLC

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. S.R. Walker Contracting warrants it is adequately insured for injury to its employees and others incurring loss or injury as a result of the acts of Contractor or its employees. Any alterations of deviation involving additional material and/or labor costs will be executed only upon written order for same, signed by the building's owner(s) or an appointed representative, and if there is any charge for such alteration or deviation, the additional charge will be added to the total contract price. If payment(s) is not made when due, Contractor may suspend work on the job until such time as all payments due have been made. A failure to make payments under terms will be deemed a breach of this Contract building owner shall pay all legal fees and/or collection fees in pursuit of S.R. Walker Contracting LLC obtaining the funds duly owed.

Date: _____

Signature _____
Building Owner(s)/Agent of

S.R. Walker Contracting LLC
A Name You Can Trust



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MAY 01 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

R.25351
PHDC 19-0122

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 211-215

Address

213-214 Michigan 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

Steve Walker

Address

15507 Doris

City

Livonia

State

MI

Zip

48154

Phone / Fax

(734) 466-5133

E-Mail

srwalkercontracting@outlook

Contractor

Contractor Name & Contact Info

S.R. Walker Contracting (734) 466-5133

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Re-cover Existing roof with TPO single-ply
Roofing system

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:

\$24,150.00

Permit fee:

\$35 + _____ =

Signature

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

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

Signature:

[Redacted Signature]

Date:

5/11/19

Print Name:

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.

S.R. Walker Contracting LLC

Commercial/Industrial Roofing

We do what has to be done, the way it should be done,
as well as it can be done, and we do it that way all of the time.

•38281 Schoolcraft rd. STE F. Livonia, MI 48150 • Phone (734) 657-7436•

ROOF PROPOSAL FOR A TPO ROOFING SYSTEM **WE ARE A MULE HIDE & VERSICO CERTIFIED TPO INSTALLER**

April 12th, 2019

Submitted to:
Erik Maurer
213-215 Michigan Ave,
Ypsilanti, MI. 48198
Ph. (734) 834-0416

Project: Commercial Roofing
2409 Michigan Ave.
Ypsilanti, MI. 48198

Contractor:
S.R. Walker Contracting
38281 Schoolcraft Rd. STE F.
Livonia. MI. 48154
Ph. (734) 466-5133

S.R. WALKER CONTRACTING/CUSTOMER AGREEMENT FOR INSTALLATION OF A TPO ROOFING SYSTEM AT THE ABOVE REFERENCED ADDRESSES
--

Thank you for inviting us to participate in the contractor selection for your upcoming roof replacement project. In accordance with your request, a visual inspection of the roof on the above referenced building was conducted on April 4th. 2019. The purpose of the inspection was to obtain a general overview of the current condition of the roof and provide recommendations for replacement of the existing roof as well as related budget cost for the proposed work. After careful investigation of the existing roofing conditions at the above referenced location, we have prepared the following proposal for your review and consideration.

CONTRACTOR RESPONSIBILITIES:

- We propose to furnish the necessary labor, equipment, supervision and insurance to complete the following work.
- Pay all sales tax for materials.
- Provide skilled personnel thoroughly trained to perform tasks associated with this Contract.
- Contractor will take every precaution to protect property and ensure the safety and integrity of Customer's property during the entire installation process.
- Weather Limitations: Contractor shall proceed with the installation only when existing and forecasted weather conditions permit.
- Roofing system to be installed according to Manufacturer's written instructions and warranty requirements.

SCOPE OF WORK:

- We propose to provide a 45mill TPO roofing system with a ½" wood fiber insulation on the two sections of roofing and the elevator shaft roof at the addresses provided above. A TPO membrane is a White Highly reflective energy saving durable roofing membrane.

S.R. Walker Contracting LLC
A Name You Can Trust

S.R. Walker Contracting LLC

Commercial/Industrial Roofing

We do what has to be done, the way it should be done,
as well as it can be done, and we do it that way all of the time.

- Upon inspection core samples of the existing roofing systems were taken, our findings are it is not necessary to remove the existing roofing membranes, the buildings are eligible to receive an additional roofing membrane. This includes both elevator shaft roofing systems.
- Where necessary we will tear off existing wall flashings.
- Where necessary existing lead pipe boots will be removed.
- Where necessary built up tar around pipes, roof top units and base of walls will be removed to prepare for TPO Membrane.
- Over the totality of the 3 roofing systems being quoted we will install a new layer of ½" inch wood fiber board insulation.
- Install a tapered insulation panel on the upper to direct proper water flow and eliminate standing water where discussed with the building owner.
- Over the totality of the two roofing systems and elevator shaft roofing systems being quoted we will install a mechanically fastened TPO membrane. The TPO membrane will be mechanically attached per manufacture written specifications, with fasteners and seam plates installed at intervals to meet high wind uplift ratings.
- At the parapet wall where the two main roofing sections upper roof and the lower roof join together, we will effective cover the wall and both the upper roofing area and the lower roofing area will become one system seam welded eliminating the possibility of leaks in the future.
- At the perimeter edge of the buildings we will remove the existing metal where present and replace with new JML Metals TPO color clad steel with a 50-year baked on finish. Colored to match existing paint schemes with owner approval/selection.
- Install roof top unit custom made skirt flashings to all HVAC roof top units properly seal units into the roofing system. TPO Water Cut off will be applied 1.5" inches from the top of the TPO on the back side of all skirt flashings, Termination bar will then be installed over the skirt flashing fastening the flashing securely to the chimney, finally Termination bar sealant will be applied to the top of the termination bar, completing the skirt flashing seals.
- Install TPO premanufactured pipe boots to all soil stacks and conduit where applicable.
- Install premanufactured inside and outside corners where necessary.
- Install premanufactured T-joint covers to all membrane intersections.
- A TPO custom skirt flashing will be installed at the base of all chimneys and extend a minimum of 12" inches up the side wall of the chimneys where applicable.
- Debris created by S.R. Walker Contracting will be cleaned up and remove daily, dumping fees and permitting included in overall job cost.

WARANTY PROVISIONS: Mule Hide provides a 15 Year Manufacture Warranty
LABOR WARANTY PROVIDED BY: S.R. WALKER CONTRACTING 10 YEARS

WE DO NOT GUARANTEE *against defects caused through or by negligent acts of purchaser or third parties.*

S.R. Walker Contracting LLC
A Name You Can Trust

S.R. Walker Contracting LLC

Commercial/Industrial Roofing

We do what has to be done, the way it should be done,
as well as it can be done, and we do it that way all of the time.

CONTRACT PRICING AS FOLLOWS BASED ON PROJECT SCOPE:

Total Project main upper, lower and elevator roof sections: \$24,150.00

With payments to be paid as follows: Upon Placement of Materials on the roof top 50% down payment is required \$12,075,075.00 and upon completion of the roofing project the final 50% payment is due in full \$12,075.00. Completion is determined by S.R. Walker Contracting.

When final payment has been received a TPO manufacture representative is dispatched to do a final roof top manufactures inspection.

**A service charge of 1-1/2% per month or 18% per year will be charged on all bills not paid at maturity.*

Thank you for giving us this opportunity to submit our proposal we look forward to working with you in the near future.

Respectfully Submitted, STEVEN WALKER 4/12/2019
S.R. Walker Contracting LLC

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. S.R. Walker Contracting warrants it is adequately insured for injury to its employees and others incurring loss or injury as a result of the acts of Contractor or its employees. Any alterations of deviation involving additional material and/or labor costs will be executed only upon written order for same, signed by the building's owner(s) or an appointed representative, and if there is any charge for such alteration or deviation, the additional charge will be added to the total contract price. If payment(s) is not made when due, Contractor may suspend work on the job until such time as all payments due have been made. A failure to make payments under terms will be deemed a breach of this Contract building owner shall pay all legal fees and/or collection fees in pursuit of S.R. Walker Contracting LLC obtaining the funds duly owed.

Date: _____

Signature _____
Building Owner(s)/Agent of

S.R. Walker Contracting not responsible for drywall cracks, nail pops, knickknacks, pictures or overall interior contents of building, vibrations and pounding can and will occur during daily roofing operations, please secure and/or remove any interior contents they may move or fall due to vibrations that will occur during daily roofing operations. Thank you.

S.R. Walker Contracting LLC
A Name You Can Trust

Staff Photo: 211-215 W Michigan





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MAY 03 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

216 S Washington

Applicant

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

Name

Sarah Santini

Address

216 S Washington

City
Ypsilanti

State
MI

Zip
48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Kearns Brothers, INC. 888-355-6700 2000 N Telegraph Dearborn, MI 48128

Type of work

☒ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Strip and reroof flat roof on garage.

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: 19,080\$

Permit fee:

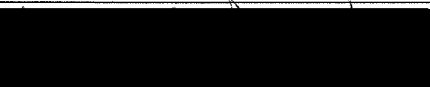
\$35 + _____ =

Signature

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

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

Signature:



Date: 5/3/19

Print Name: Matt MacDonald

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.

Scott Slagor

From: paulferrero@kearnsbrothers.com
Sent: Monday, May 06, 2019 9:38 AM
To: paulferrero@kearnsbrothers.com; Scott Slagor
Subject: Job #146596, 216 S Washington, Ypsilanti
Attachments: Dec Tec.pdf

Good morning, Scott...

RE:
Sarah Santini
216 S Washington, Ypsilanti

Scope of Work:

DecTec:

- Strip existing roofing material & haul away debris.
- Replace deck sheathing - Install new 3/4" Plywood as a substrate for new surface protection.
- Install new DecTec drip edge to meet manufacturers specifications.
- Install DecTec Waterproof surface protection - Guardian.
- DecTec surface protection to be installed with appropriate flashing detail at area where deck meets rear wall of home and at entry.

I also attached a summary of the product.

Please let me know if you need additional information regarding installation procedures, etc... and I will be sure to apply! I actually don't do the installation, but I can get them from the site supervisor, etc...

THANKS!

Paul Ferrero

DESIGNS

BRICK
60 mil/80 mil



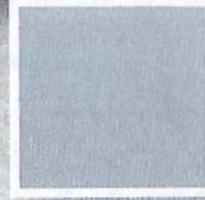
GRANITE
60 mil/80 mil



BRONZE
60 mil/80 mil



SOLID GREY
60 mil



BRICK

CLASSIC

TRIED, TESTED, AND TRUE

The deck surface in 60 or 80 mil thickness is high quality, heat-weldable, and designed to accept foot traffic. Brick, Granite, Bronze, and Solid Grey offer a functional and traditional feel with cutting edge technology. Our Classic colors compliment and accentuate an outdoor space, whether it's a deck, patio, boathouse, walkway or stairs. Dec-Tec's protection factor can't be beat with excellent slip resistance and waterproofing. Dec-Tec boasts numerous green properties and comes with a 20-year warranty (80 mil only). All necessary accessories are included for your project to achieve a flawless finish.

FEATURES:

- Spread-coat construction eliminates delamination
- Excellent vinyl to vinyl weldability
- Membrane flashings can be created in the field
- Will not propagate flame
- UV stabilized
- Anti-microbial
- 10 year limited warranty on 60 mil membrane
- 20 year limited warranty on 80 mil membrane
- Virtually no maintenance required - washing and removal of leaves and debris as necessary.
- Refer to Dec-Tec.com/downloads for the Dec-Tec maintenance guide.

PACKAGING:

- Master rolls at 76" x 600'; 193.04 cm x 182.88 m
- 76" x 100'; 193.04 cm x 30.48 m
- Cut to length



NATURAL

REVOLUTIONIZING THE DECKING INDUSTRY

If you're looking for industry leading technology and design in outdoor surfacing and wear protection, Natural line has the same UV protection, waterproofing, walkability, and green properties as our other lines. Innovative Real Technology in the Natural line adds stunning high definition prints, 'lay flat and straight' fiberglass core, scuff protection, and double the nearest competitor's slip resistance. With color saturated, realistic patterns of woodgrain and stone, and other features of "Real Technology", you get superior protection in the most sought after styles.

FEATURES:

- Real Technology
 - ◆ Superior wear protection
 - ◆ UV protection, waterproofing and walkability
 - ◆ High definition prints
 - ◆ Double the slip resistance of similar products
 - ◆ Internal fiberglass reinforcement
- Excellent vinyl to vinyl weldability
- Membrane flashings can be created in the field
- Will not propagate flame
- UV stabilized
- Anti-microbial
- 10 year limited warranty on 60 mil membrane
- 20 year limited warranty on 80 mil membrane
- Virtually no maintenance required - washing and removal of leaves and debris as necessary.
- Refer to Dec-Tec.com/downloads for the Dec-Tec maintenance guide.

PACKAGING:

- Master rolls at 76" x 600', 193.04 cm x 182.88 m
- 76" x 100', 193.04 cm x 30.48 m
- Cut to length



**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 Maple St

Applicant

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

Name

Smolyanov Home Shop- Victor Roofing

Address

202 Dewitt

City

Canton

State

MI

Zip

48188

Phone / Fax

734-397-4611

E-Mail

Ops @ victorroofing.com

Contractor

Contractor Name & Contact Info

Smolyanov Home Shop- Victor Roofing

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

Complete Description of Proposed Work:

tear off and re-roof

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:

5499

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:

[Redacted Signature]

Date:

5.6.19

Print Name:

Vickie Smythman

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

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

Owners Name Nathan Ratz

Phone

Date 4-30-19

Address 330 Maple St

Alt Phone

City, State, Zip Ypsilanti, MI 48198

Email

Project Manager Jake Bowman

PM Phone

5712-11

StormMASTER Roofing System

Checked items reflect the scope of work.

- ☒ Obtain necessary building permits. Permit cost to be reflected on the final invoice. Project location City of Ypsilanti ND Initials
- ☒ Roof top delivery is included at no additional charge. ☐ Ground drop delivery for an additional \$ 200
- ☒ Prepare structure to have roof removed by using tarps and boards to prevent damage.
- ☒ HOUSE and GARAGE ☐ HOUSE ONLY ☐ GARAGE ONLY ☐ SEPARATE STRUCTURE
- ☒ Strip away all old layers of roofing and haul away debris. Dump fee is included. ☐ 1-Layer ☐ 2-Layer ☐ 3-Layer ☐ Cedar Re-deck
- ☒ Replace all damaged roof decking. 3 sheets of 7/16" OSB are free of charge, \$50 each after the first 3 sheets. ND Initials
- ☒ Replace all rotten or damaged 1x6 roof boards (not fascia). 30 ft. are free of charge. \$3/ft. after the first 30ft. ND Initials
- ☒ Re-nail any loose roof boards to make deck flat and secure for shingles.
- ☒ Install 4 INCH ☐ BROWN ☐ BLACK ☒ WHITE aluminum drip edge on perimeter of house which protects fascia and directs water.
- ☒ Install 6ft of Self Sealing Ice and Water Shield on all eaves.
- ☒ Install Self Sealing Ice and Water Shield around chimneys, skylights, valleys, and walls.
- ☒ Install Synthetic Underlayment on the remainder of the roofing surface
- ☒ Install Granulated 90-Pound in the valleys.
- ☒ Install starter shingle on all eaves and rakes.
- ☒ Install SBS Atlas Storm Master Shake shingles with Scotch Gard technology.
- ☒ Install shingles in chestnut color on the entire roof surface with 1.25" StormGRIP nails. ND Initials
- ☒ Install new ☐ BROWN ☐ BLACK ☐ GREY straight cut chimney flashing/counterflashing. Flashing to be saw cut into masonry.
- ☒ Install new step flashing and/or counter flashing at sidewalls as needed.
- ☒ Install new apron flashing apron flashing at walls as needed.
- ☒ Install new aluminum pipe flashing which keeps water from entering at plumbing vent pipes.
- ☒ Install ☐ BROWN ☐ BLACK ☒ WHITE vented-edge for intake ventilation over heated areas only.
- ☒ Install Solar Powered Attic Fan to keep the attic cool and properly ventilated. Location _____
- ☒ Install premium ridge vent system with external baffles. Intake ventilation is required in the form of existing soffits or new vented edge.
- ☒ Install ☐ box vents in ☐ BROWN ☐ BLACK ☐ WEATHERED BRONZE Intake ventilation is recommended in the form of existing soffits or new vented edge.
- ☒ Install ☐ bathroom damper vents. ☐ VENT ONLY ☐ VENT AND FLEX PIPE (Victors does not connect flex pipe to bath fan) Location _____
- ☒ Install ☐ kitchen damper vents. VENT ONLY. Location _____
- ☒ Install new VELUX skylights. Type _____ Model _____ Quantity _____ Some installations might require inside trim work. Victors does not provide this service.
- ☒ Remove antennas from roof surface. ☐ Discard ☐ Re-install (Signal will be interrupted and alignment will need to be made by TV provider)
- ☒ Install Flintlastic 2-Part Self-Adhering System with 10 year guarantee in _____ color. Location _____
- ☒ Install hip and ridge cap shingles, putting the final touch on the roof finish.
- ☒ Run magnet roller system around house and driveway to pick up loose nails.
- ☒ Complimentary gutter service. Clean out gutters and downspouts. Use a blower to clean out any fine debris.
- ☒ 25-Point Quality Control Inspection.
- ☒ 25 Year No-Leak Guarantee.

Optional Items

- ☐ Install new seamless gutter and downspout system with hidden fasteners in _____ color _____ Initials
- ☐ HOUSE and GARAGE ☐ HOUSE ONLY ☐ GARAGE ONLY ☐ 5inch Residential ☐ 6inch Residential/Commercial
- ☐ Install new gutter guard system with Clean Sweep _____ color _____ Initials
- ☐ HOUSE and GARAGE ☐ HOUSE ONLY ☐ GARAGE ONLY ☐ 5inch Residential ☐ 6inch Residential/Commercial
- ☐ Install blown in insulation with an R-Value of _____. Location _____
- Baffles between every rafter, insulation on top of attic hatch, and curb installed around opening.
- ☐ Install new chimney chase cover in _____ color.
- ☐ Install chimney crown saver application.

Payment Terms ND Initials

Balance to be paid at completion via ☐ CHECK

☒ CREDIT CARD

☐ FINANCE TERMS of _____ month at _____ interest

Deposit amount of \$ 500 paid via ☐ CHECK

☒ CREDIT CARD

Finance terms must be approved before the start of project with approved credit

Our proposal is to furnish material and labor – according to the above specifications for the sum of: \$5,499-

Price includes all possible promotions and discount, invalidating any additional or supplementary price reductions. Payment is due upon completion of the project.

There will be a charge for any additional work not specified in this contract. Projects will not be scheduled for install without all color selections.

Victors Roofing Agent

Homeowner X

Date of Acceptance: 4-30-19

Owners Name Nathan Dotz Phone [REDACTED] Date 4-30-19
 Address 330 Maple St Alt Phone [REDACTED]
 City, State, Zip Ypsilanti, MI. 48198 Email [REDACTED]
 Project Manager Jake Bowman PM Phone [REDACTED] Ref # 5712-11

StormMASTER Roofing System

- Checked items reflect the scope of work.
- ☒ Obtain necessary building permits. Permit cost to be reflected on the final invoice. Project location City of Ypsilanti ND initials
 - ☒ Roof top delivery is included at no additional charge. ☐ Ground drop delivery for an additional \$ 200
 - ☒ Prepare structure to have roof removed by using tarps and boards to prevent damage.
 - ☒ HOUSE and GARAGE ☐ HOUSE ONLY ☒ GARAGE ONLY ☐ SEPARATE STRUCTURE
 - ☒ Strip away all old layers of roofing and haul away debris. Dump fee is included. ☐ 1-Layer ☒ 2-Layer ☐ 3-Layer ☐ Cedar Re-deck
 - ☒ Replace all damaged roof decking. 3 sheets of 7/16" OSB are free of charge, \$50 each after the first 3 sheets. ND initials
 - ☒ Replace all rotten or damaged 1x6 roof boards (not fascia). 30 ft. are free of charge. \$3/ft. after the first 30ft. ND initials
 - ☒ Re-nail any loose roof boards to make deck flat and secure for shingles.
 - ☒ Install 4 INCH ☐ BROWN ☐ BLACK ☒ WHITE aluminum drip edge on perimeter of house which protects fascia and directs water.
 - ☒ Install 6ft of Self Sealing Ice and Water Shield on all eaves.
 - ☒ Install Self Sealing Ice and Water Shield around chimneys, skylights, valleys, and walls.
 - ☒ Install Synthetic Underlayment on the remainder of the roofing surface
 - ☒ Install Granulated 90-Pound in the valleys.
 - ☒ Install starter shingle on all eaves and rakes.
 - ☒ Install SBS Atlas StormMaster Shake shingles with Scotch Gard technology.
 - ☒ Install shingles in Chestnut color on the entire roof surface with 1.25" StormGRIP nails. ND initials
 - ☒ Install new ☐ BROWN ☐ BLACK ☐ GREY straight cut chimney flashing/counterflashing. Flashing to be saw cut into masonry.
 - ☒ Install new step flashing and/or counter flashing at sidewalls as needed.
 - ☒ Install new apron flashing apron flashing at walls as needed.
 - ☒ Install new aluminum pipe flashing which keeps water from entering at plumbing vent pipes.
 - ☒ Install ☐ BROWN ☐ BLACK ☒ WHITE vented-edge for intake ventilation over heated areas only.
 - ☒ Install Solar Powered Attic Fan to keep the attic cool and properly ventilated. Location _____
 - ☒ Install premium ridge vent system with external baffles. Intake ventilation is required in the form of existing soffits or new vented edge.
 - ☐ Install ☐ box vents in ☐ BROWN ☐ BLACK ☐ WEATHERED BRONZE Intake ventilation is recommended in the form of existing soffits or new vented edge.
 - ☐ Install ☐ bathroom damper vents. ☐ VENT ONLY ☐ VENT AND FLEX PIPE (Victors does not connect flex pipe to bath fan) Location _____
 - ☐ Install ☐ kitchen damper vents. VENT ONLY. Location _____
 - ☐ Install new VELUX skylights. Type _____ Model _____ Quantity _____ Some installations might require inside trim work. Victors does not provide this service.
 - ☐ Remove antennas from roof surface. ☐ Discard ☐ Re-install (Signal will be interrupted and alignment will need to be made by TV provider)
 - ☐ Install Flintlastic 2-Part Self-Adhering System with 10 year guarantee in _____ color. Location _____
 - ☒ Install hip and ridge cap shingles, putting the final touch on the roof finish.
 - ☒ Run magnet roller system around house and driveway to pick up loose nails.
 - ☒ Complimentary gutter service. Clean out gutters and downspouts. Use a blower to clean out any fine debris.
 - ☒ 25-Point Quality Control Inspection.
 - ☒ 25 Year No-Leak Guarantee.

Optional Items

- ☐ Install new seamless gutter and downspout system with hidden fasteners in _____ color _____ initials
 - ☐ HOUSE and GARAGE ☐ HOUSE ONLY ☐ GARAGE ONLY ☐ 5inch Residential ☐ 6inch Residential/Commercial
- ☐ Install new gutter guard system with Clean Sweep _____ color _____ initials
 - ☐ HOUSE and GARAGE ☐ HOUSE ONLY ☐ GARAGE ONLY ☐ 5inch Residential ☐ 6inch Residential/Commercial
- ☐ Install blown in insulation with an R-Value of _____. Location _____
 - Baffles between every rafter, insulation on top of attic hatch, and curb installed around opening.
- ☐ Install new chimney chase cover in _____ color.
- ☐ Install chimney crown saver application.

Payment Terms ND initials

Balance to be paid at completion via ☐ CHECK ☒ CREDIT CARD ☐ FINANCE TERMS of _____ month at _____ interest
 Deposit amount of \$ 500 paid via ☐ CHECK ☒ CREDIT CARD Finance terms must be approved before the start of project with approved credit

Our proposal is to furnish material and labor – according to the above specifications for the sum of: \$5499-

Price includes all possible promotions and discount, invalidating any additional or supplementary price reductions. Payment is due upon completion of the project.
 There will be a charge for any additional work not specified in this contract. Projects will not be scheduled for install without all color selections.

Victors Roofing Agent X [REDACTED]

Homeowner X [REDACTED]

Date of Acceptance: 4-30-19

Building Department,

I, Victor Smolyanov, give Leslie Stephens permission to pull permits and sign them on my behalf in any building department in the State of Michigan. Our legal business name is Smolyanov Home Improvement LLC, doing business as Victors Roofing out of 4952 Dewitt Road, Canton, MI 48188. Michigan license number 210419671.

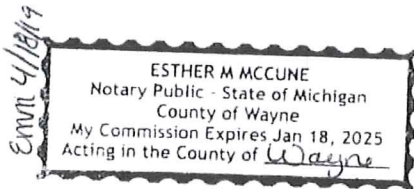
If you have any questions or concerns, please contact me directly at 734.645.2666

Respectfully,

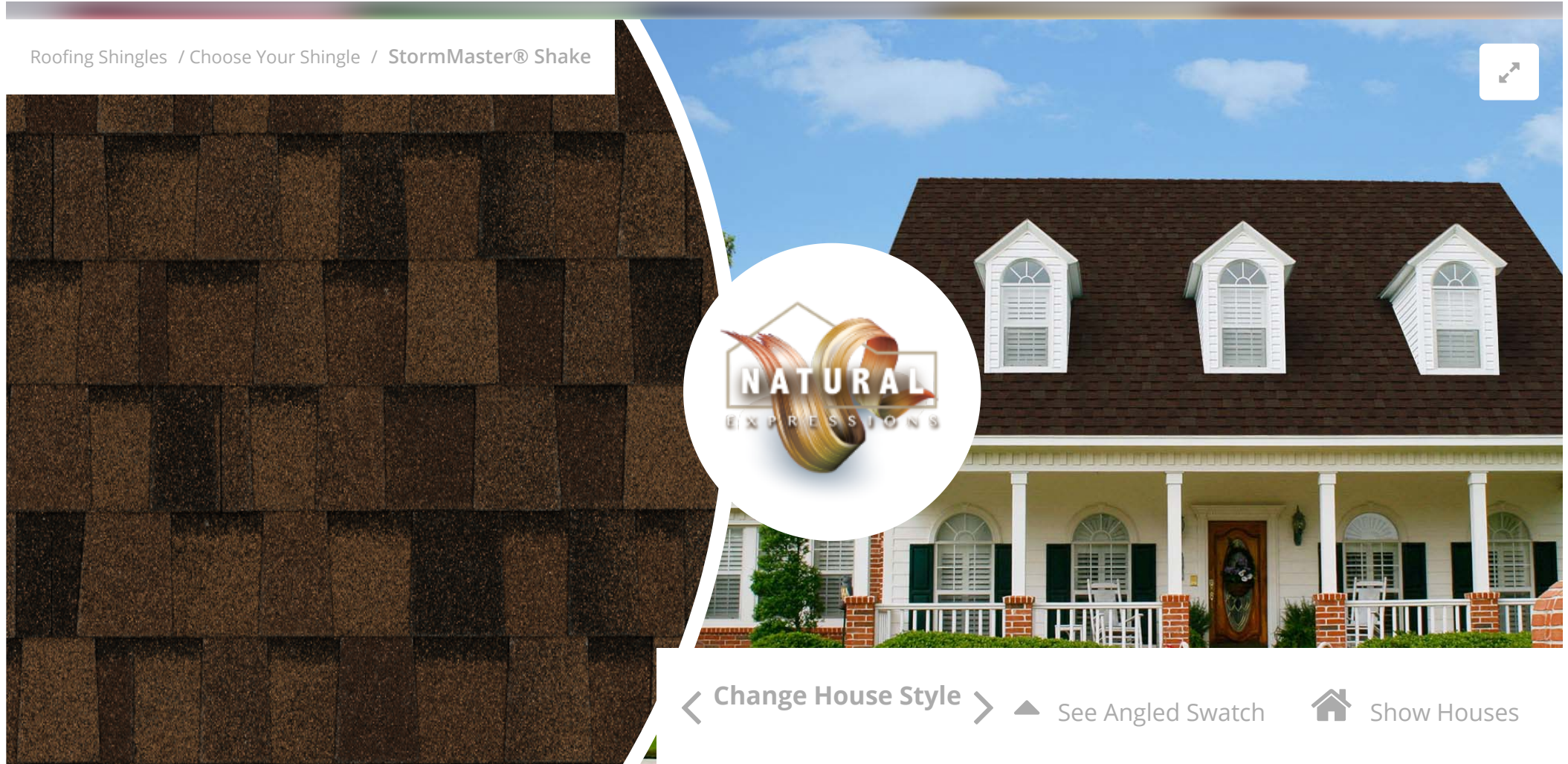


Victor Smolyanov

Victors Roofing



Roofing Shingles / Choose Your Shingle / StormMaster® Shake



Change House Style

See Angled Switch

Show Houses

StormMaster® Shake
High Wind And Impact Resistant Shingles

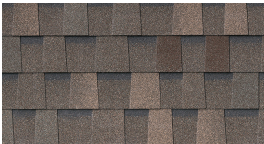


Beauty Backed
by Protection.

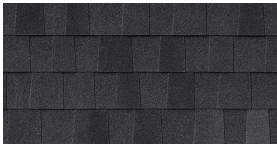
StormMaster® Shake shingles featuring Scotchgard™ Protector offer durability and architectural style for a timeless look.

All Natural Expressions Classic

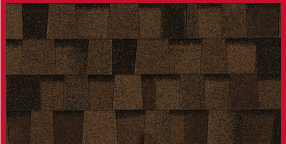
<



Weathered Wood



Black Shadow



Chestnut



Coppe

>



To provide homeowners the most accurate representation of color options, several photo scans and house shots were utilized in various lighting conditions. Variations in lighting illustrate the color gradients on asphalt shingle roofs.

Color blends vary from shingle to shingle. Before installation, consult with your contractor and request to view the actual shingles being installed on your roof to ensure confidence in your final color selection.

Where To Buy

Find A Local
Retailer

YOUR ZIP CODE 

Get It Installed

Find A Local
Roofing Contractor

YOUR ZIP CODE 

Request A
Quote

 Click Here



Facing south to house- Roof not being replaced, photo provided for reference.



Facing southeast to garages with roofs to be replaced (behind house).



Facing southeast to house and garages.



**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:

5/17/2019
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

58 E Forest Ave

Applicant

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

Name

Pamela Herzog

Address

58 E Forest

City

Ypsilanti

State

MI

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:

Completion of dog eared picket fence 2" from
Hand built and painted.
with 40" gate.
property line.

Pickets are 5"
~20' of fencing.

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

see photos please

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:

~200.00

Permit fee:

\$35 + 0 = 35

Signature

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

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

Signature:

Date:

Print Name:

Pamela Henes

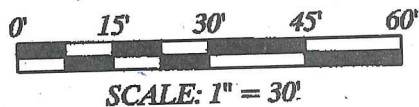
5/7/19

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.

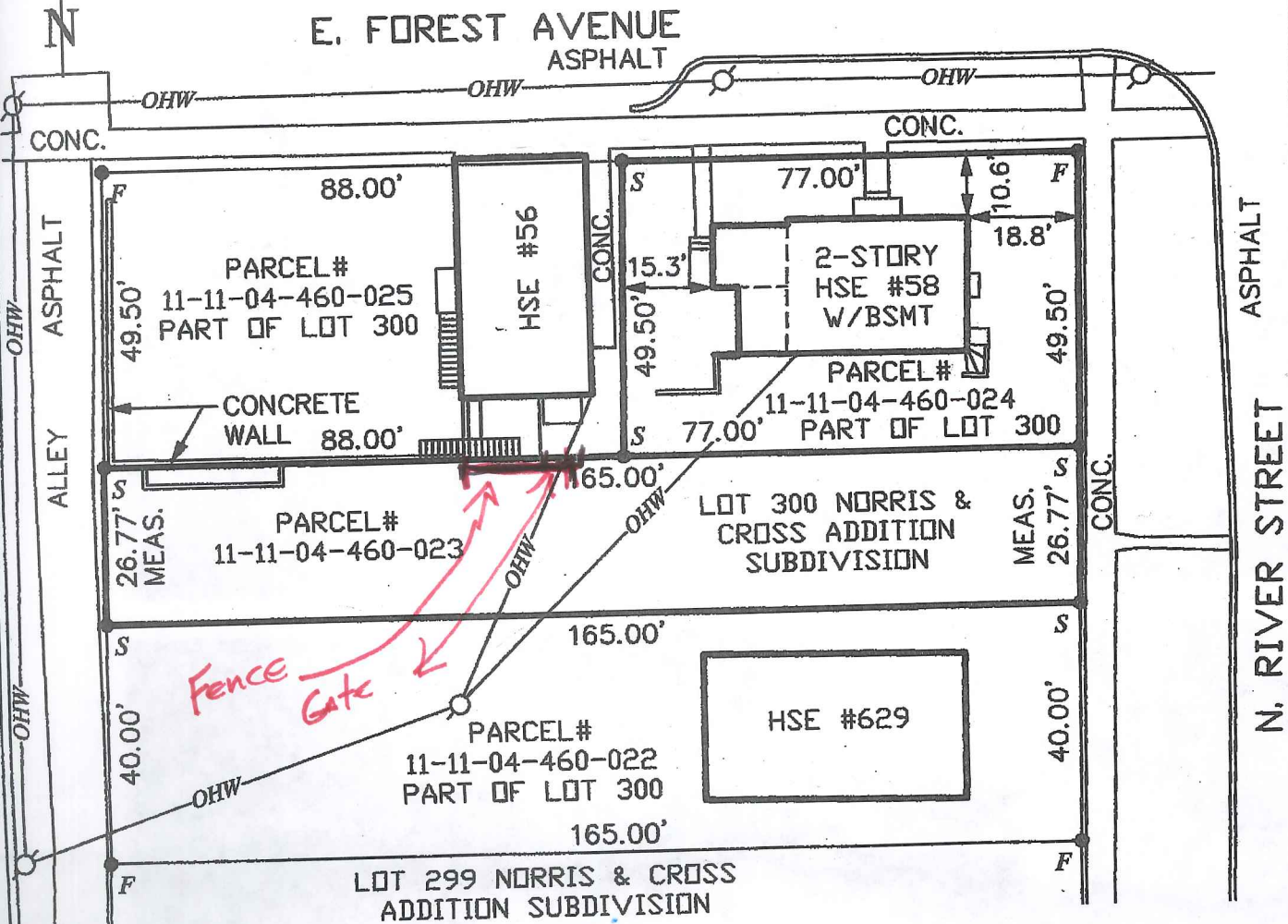
PHDC-19-0039

CERTIFICATE OF SURVEY



LEGEND

- IRON
- F FOUND IRON
- S SET IRON
- UTILITY POLE
- OHW— OVERHEAD WIRE



LEGAL DESCRIPTION PARCEL# 11-11-04-460-024
THE NORTH 49.50 FEET OF LOT 300 OF NORRIS AND CROSS ADDITION SUBDIVISION, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN. EXCEPT THE WEST 88.00 FEET THEREOF.

LEGAL DESCRIPTION PARCEL# 11-11-04-460-023
LOT 300 OF NORRIS AND CROSS ADDITION SUBDIVISION, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN, EXCEPT THE NORTH 49.50 FEET THEREOF, AND EXCEPT THE SOUTH 40.00 FEET THEREOF.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE ON AUGUST 13, 2015 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/17000, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED HAVE BEEN COMPLIED WITH.

AMERICAN LANDMARK SURVEY P.L.C.

SURVEY OF LOT 300 NORRIS & CROSS ADDITION SUBDIVISION, CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN.

CLIENT: PAMELA HERZOG

DATE: 8/13/2015
DRAWN BY: GFD
SCALE: 1" = 30'
SHEET 1 OF 1
JOB# 15146

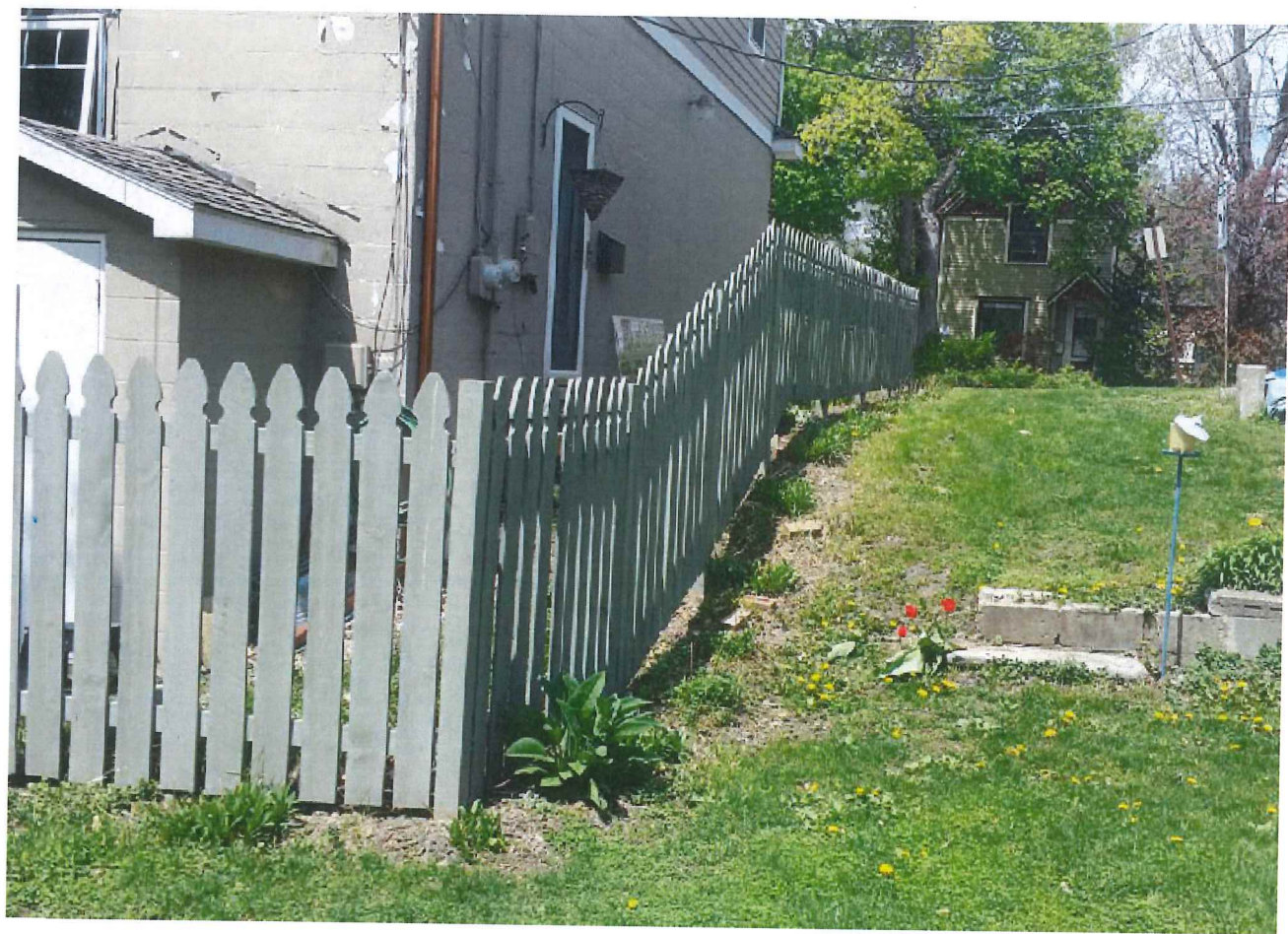
Gerald F. Deslover
GERALD F. DESLOOVER
PROFESSIONAL SURVEYOR
NO. 45166
P.O. BOX 130043
ANN ARBOR, MI 48113
734-677-7000



58 E. Forest

#75380







City of Ypsilanti

Community and Economic Development

October 29, 2015

Pamela Herzog
58 E Forest
Ypsilanti, MI 48198

RE: HDC Work Permit Application for 58 E Forest.

Dear Ms. Herzog,

On Tuesday, October 27, 2015 the Historic District Commission (HDC) reviewed your request for work at 58 E Forest. Your application was **approved** to include:

The installation of painted wooden flowerboxes and painted wooden shutters around the windows. The installation of a wood picket fence as described in the application and as indicated on the drawings included with the application. The paint will be a dark grey to match the trim on the house or white for the fence and a dark grey for the flower boxes and shutters to match the exiting trim on the house. The removal of the side porch and the installation of precast concrete steps on the porch as indicated in the application. And the installation of a driveway as described on the application. Special care must be taken with the installation of the driveway so that all water runoff will be contained within 58 E Forest.

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

#10- New work shall be removable.

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

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

Sincerely,

Cynthia Kochanek, Interim HDC Assistant
Community & Economic Development Department

Cc: File
Jenni Wennerberg, Building Department



Facing southwest to facade and east elevation- for reference.



Facing northwest to west property line, view to the fence that is to be extended.



Facing northwest, view to the fence that is to be extended.

R 25379 1023
PHDC-19-0038



**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

38 E Cross St (In parking lot)

(Under 36 E Cross)

Applicant

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

Name

JANDRA French

Address

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Not chosen

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

Please see architectural drawing with complete description of removing and rebuilding stairs behind 38 E Cross. Stairs are outdoor stairs between parking lot and apartments on second floor

#2 Repair masonry & flue

#3

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

Pressure treated wood

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:

\$ 11,500

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.

Sign

Date:

5/7/19

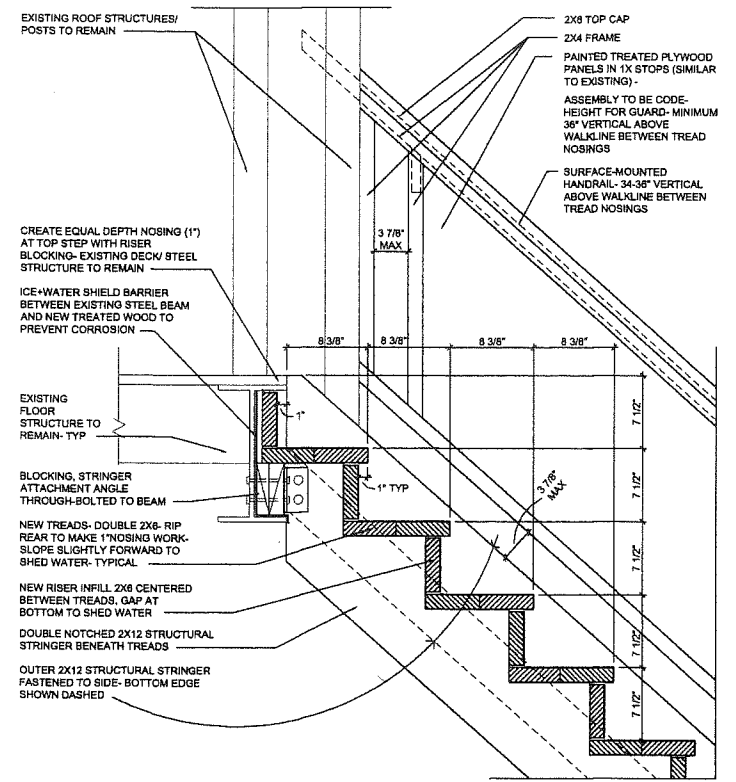
Print Name:

Sandra French

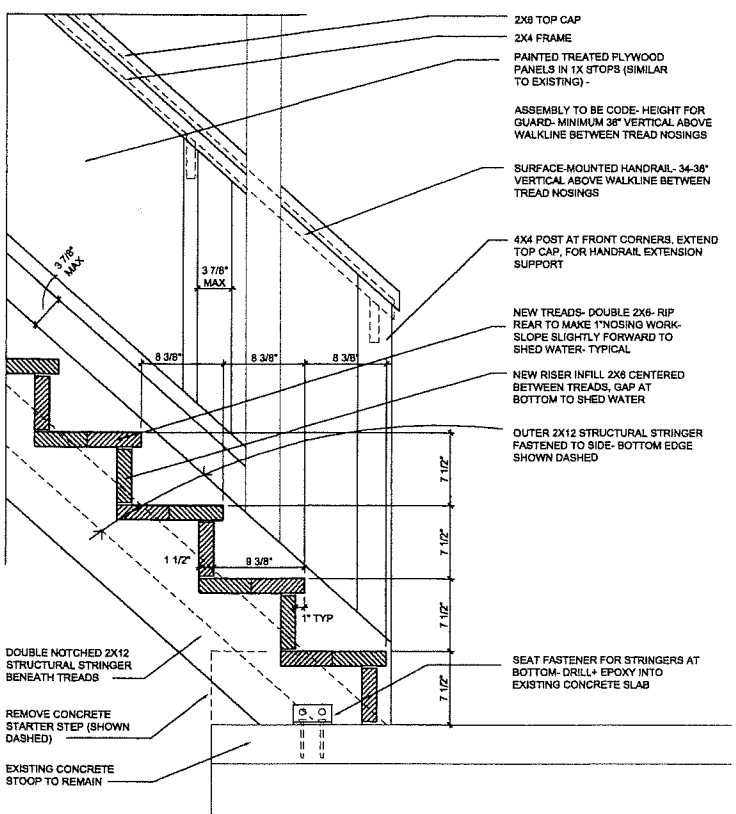
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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

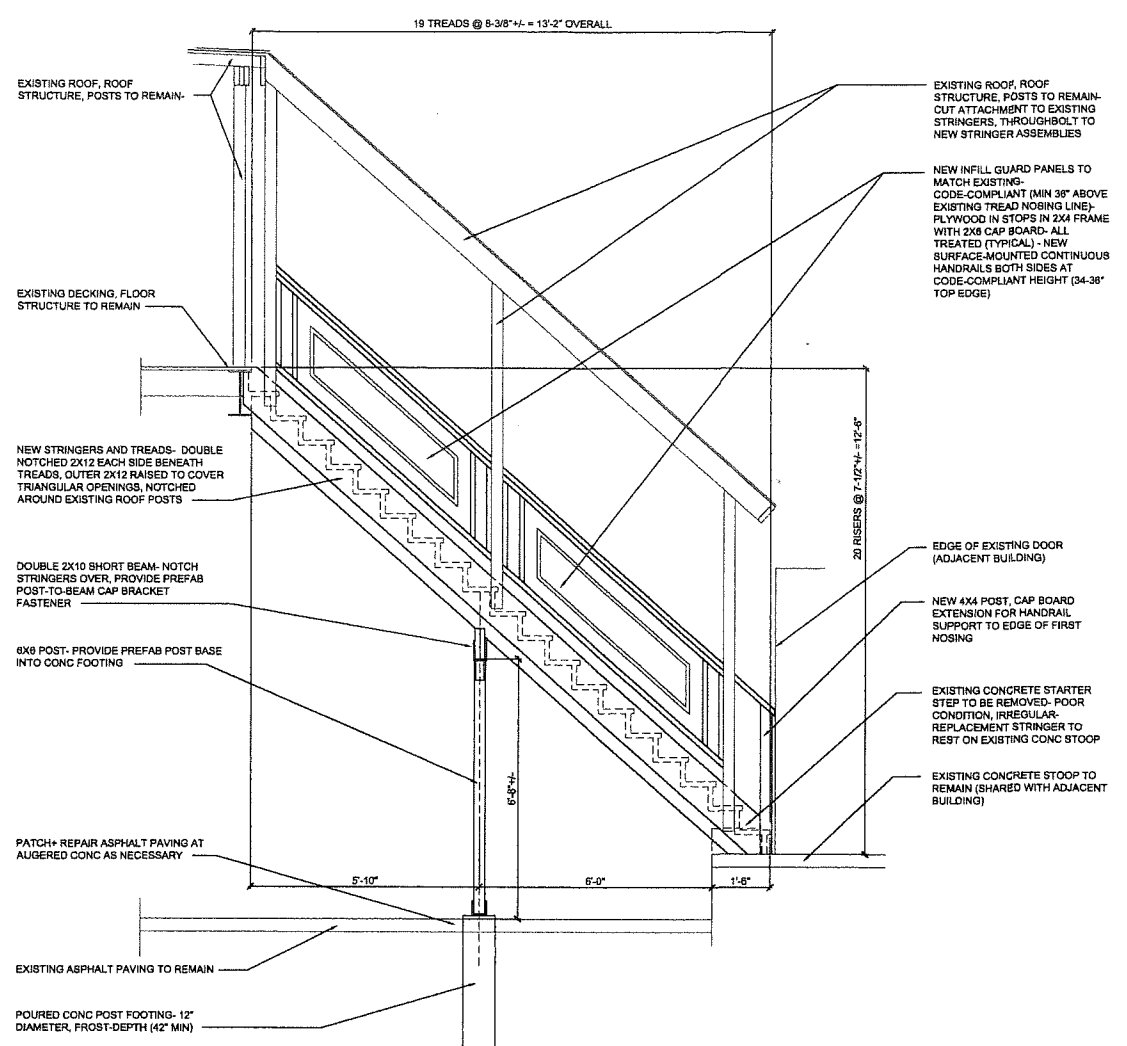
PHDC-19-0038



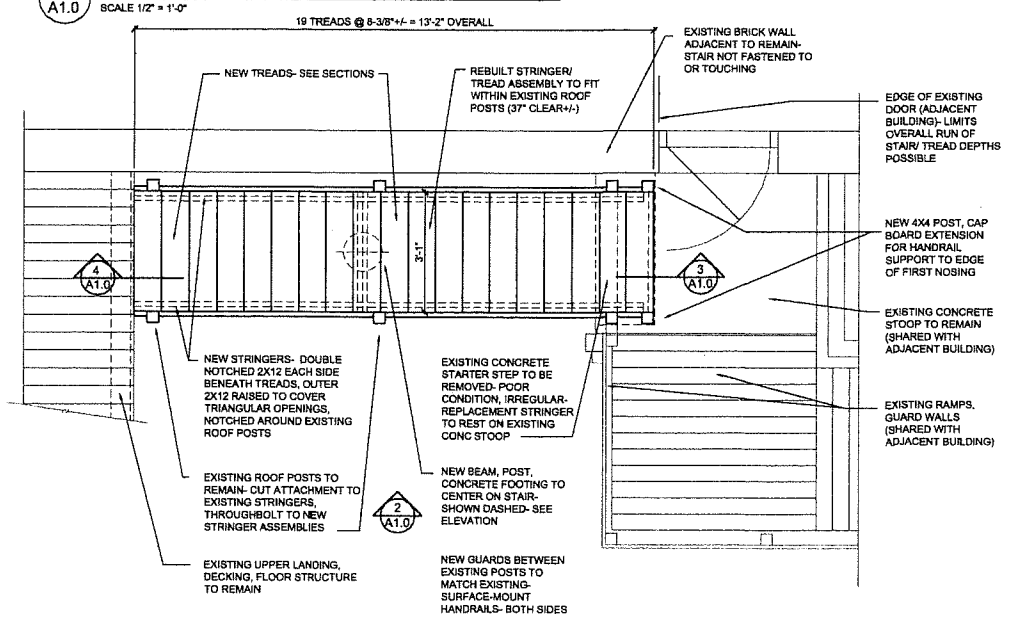
4 SECTION- UPPER LANDING
A1.0 SCALE: 1-1/2" = 1'-0"



3 SECTION- LOWER LANDING
A1.0 SCALE: 1-1/2" = 1'-0"



2 ELEVATION
A1.0 SCALE: 1/2" = 1'-0"



1 PLAN
A1.0 SCALE: 1/2" = 1'-0"

APPLICANT:
SANDRA FRENCH
5829 PINE VIEW DRIVE
YPSILANTI, MI 48197
734.657.5494

ARCHITECT:
DANIEL A SONNTAG
MI ARCH # 13010-41258

PROJECT DESCRIPTION:
REPAIR OF EXISTING EXTERIOR STAIR RUNNING FROM SECOND-FLOOR BALCONY TO REAR ALLEYWAY- EXISTING APARTMENT ENTRY- (2) UNITS, (3) OCCUPANTS

ZONING INFORMATION (NO CHANGE):
ZONING: C- CENTER

USE TYPE: APARTMENTS (2) OVER RESTAURANT (EXISTING/ NO CHANGE)

PARKING REQUIREMENTS - N/A

CODE INFORMATION:
2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS

CONSTRUCTION TYPE - N/A (EXTERIOR STAIR REPAIR ONLY)

OCCUPANCY: R-2

EXISTING NONCONFORMING STAIR:
19T @ 7.73" +/- PLUS 11" DEEP CONCRETE STARTER STEP
20R @ 7.13" +/- PLUS 7.5"H CONCRETE STARTER STEP

PROPOSED IMPROVEMENT:
REMOVAL OF CONCRETE STARTER STEP (POOR CONDITION, IRREGULAR- FOR NEW TOTALS-
- 19T @ 8.375" +/- PLUS 1" NOSING FOR 9.375" WALK SURFACE
- 20R @ 7.5" +/-

IMPOSSIBLE TO FULLY MEET R2 RISE-RUN DIMENSIONAL REQUIREMENTS WITHIN THE GEOMETRY OF THE EXISTING AREA- (HEAVY STRUCTURAL BEAM AT TOP, DOOR/ SHARED STOOP TO ADJACENT PROPERTY AT BOTTOM, EXISTING SHARED RAMP TO PARKING LOT)

PROPOSED ADJUSTMENTS WILL BRING THE STAIR CLOSER TO R2 CODE COMPLIANCE WITHIN EXISTING SPACE LIMITATION

EXISTING TREADS ARE APPROXIMATELY 31" WIDE, REWORKED FOR FULL 36" WITH STRUCTURAL STRINGER BENEATH

NEW SIDE GUARDS BETWEEN EXISTING ROOF POSTS TO MATCH EXISTING, NEW RAILINGS, ALL CODE-COMPLIANT

EXISTING LANDING AT BOTTOM, BALCONY AT TOP, ROOF STRUCTURE OVER TO REMAIN- CUT EXISTING POST-TO STRINGER FASTENER ANGLES. THROUGH-BOLT TO NEW STRINGER STRUCTURES - HEAD-HEIGHT CODE REQUIREMENTS WILL BE MET

GENERAL NOTES:

- ALL WOOD TO BE PRESSURE-TREATED

- ALL FASTENERS, CONNECTORS TO BE APPROPRIATE MATERIAL/ COATING FOR PRESSURE- TREATED LUMBER (HOT-DIP, STAINLESS 304/305, POLYMER-COATED ETC)

- CONNECTORS WHOSE MATERIALS WILL CREATE GALVANIC ACTION BETWEEN THEM (STAINLESS+GALV, ETC) SHALL NOT COME IN CONTACT

STRUCTURE SHALL MEET CODE REQUIREMENTS FOR BRACING/ STIFFNESS

LIST OF DRAWINGS:

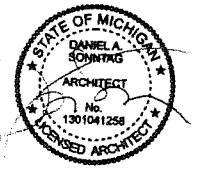
A1.0 PLAN, ELEVATION

No.	Date	Description
4-3-19		PERMIT

DRAWN BY GMS

FACILITY/CLIENT

STAIR REPAIR
38 E CROSS STREET
YPSILANTI, MI 48107



PROJECT
COMMERCIAL RENOVATION

MOMUS
106 S. MAIN STREET
ANN ARBOR, MI 48104
TEL 734.998.0098
FAX 734.998.8899

SONNTAG DESIGN GROUP
106 S. MAIN STREET
ANN ARBOR, MI 48104
TEL 734.998.0098
FAX 734.998.8899

SHEET TITLE
SITE PLAN, LOCATION MAP AND FLOOR PLANS

SHEET NO.
A1.0



Facing north to stairs to be replaced on south elevation.



Facing south to facade (for reference).



Facing northeast to stairs on south elevation and chimney on west elevation.

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF APRIL 23, 2019

CALL TO ORDER AND ROLL CALL

Mike Davis, Jr. Chair 7:03 PM

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

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

Commissioners Absent: Ron Rupert, Anne Stevenson

Staff Present: Scott Slagor, Preservation Planner

APPROVAL OF AGENDA

Discussion: Staff added three study items to the agenda: 213 Pearl, 112 S Washington, and 206-210 N Washington.

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

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS - None

NEW BUSINESS

224 N River

**Window replacement.*

Applicant: Judy Weinburger, owner -present.

Discussion: Weinburger: Two requests, a new roof and window replacements. Stated that the house was erected in 1999. Window replacement will be duplicating what is there currently [in kind replacement]. Current windows have cedar trim and has become infested with carpenter bees that attract woodpeckers.

Would like to replace trees with a fiber cement board type of material. Will come back with a request for paint color review.

Davis: Asked to clarify the color of the window sash/trim

Weinburger: Stated that they would be the same or a darker color, but that she will be coming in with a separate paint application.

Motion: Prebys (second: Schmiedke) 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.

Secretary of the Interior Standards:
#9 – Contemporary designs shall be compatible and shall not destroy significant original materials.

Approval: Unanimous. Motion carried

330 E Forest

**Repaint.*

Applicant: Elizabeth Perry, owner- present.

Discussion: Perry: Porch work and window replacements have been approved and now would like to repaint the house.

Slagor: Provided the original paint samples attached to the application.

Motion: Lindsey (second: Prebys) 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 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.

Secretary of the Interior Standards:
#7- Clean building gently.
#10 – New work shall be removable.

Approval: Unanimous. Motion carried

330 E Forest

**Replacement of porch stairs.*

Applicant: Elizabeth Perry, owner- present

Discussion: Perry: Porch was recently redone which revealed the stairs had deteriorated. Additionally, the stairs tilt backward, causing much ice in the winter.

[Discussion: appearance of new porch stairs, stringers, risers, tread, etc.]

Motion: Prebys (second: Pettit) 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.

Secretary of the Interior Standards:

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

Approval: Unanimous. Motion carried

100 W Michigan

**Window infill.*

Applicant: Robert Cleveland, owner- present
Tim Stout, contractor- present

Discussion: Stout: Window infill is proposed because part of the building's rehabilitation plan calls for increased accessibility. An elevator and exit stairway is extending across the back of the building, so the existing windows would not be visible from the interior. The simple plan was to infill the openings with masonry, however two other options were discussed with Staff.

Schmiedke: Asked what are the other possibilities for infill?

Slagor: Staff first discussed the enclosure method highlighted in the Windows Fact Sheet, which calls for period-appropriate wood shutters to be used to infill the openings, thereby retaining the rhythm of openings and allowing them to be reopened one day. Second, staff discussed keeping the windows in-place and applying an opaque film to hide the new interior walls; an option that also keeps the openings and allows them to be reused.

Prebys: Asked applicant which option they would prefer.

Cleveland: Stated it ultimately comes down to a maintenance issue. Shutters will peel and have to be repainted. Does not know how long opaque film will last. Masonry and paint seem like the best long-term option. What sounds

good now, might not last ten or twenty years from now. However, Mr. Stout told him the options have not change to the budget.

Davis: Asked what the condition of the windows were like.

Stout: Windows are worn metal, replaced by the prior owner.

[Discussion on age and historic significance of current windows and openings]

Prebys: Asked commissioners how they felt about turning the elevation into a blank wall.

Schmiedke: Stated she would be comfortable with brick infill so long as the infill was recessed.

Davis: This would keep the shape of the opening.

Lindsey: The sills would remain as well.

Pettit: Believed the HDC had approved a similar proposal in the block of buildings

[Discussion: depth of recessed brick infill].

Lindsey: Asked if there were any plans for the blank wall.

Cleveland: Is access point for tenants, would like to make it look as nice as possible. Does not have to paint it.

Davis: Would prefer to see the elevation painted.

Lindsey: Said they could consider a mural with a future application.

Lindsey: Stated that because the vent opening was not historic, it could be infilled with brick that is flush to the elevation.

Motion: Prebys (second: Schmiedke) Move to issue a certificate of appropriateness for the work at 100 W Michigan for infilling the 11 window openings on the north elevation so that the infill brick would be recessed one inch. Replacement brick is to match the texture of the original brick and a lime-based mortar shall be used. The new brick shall be prepared and painted according to the application specifications dated April 15, 2019. The vent opening may be infilled flush with the wall surface, also with brick that matches the texture of the original brick and a lime-based mortar.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

220 W Michigan

**Sign installation.*

Applicant: Daniel Milner, sign designer- present
Angela Barbash, business owner - present

Discussion: Milner: Proposed a dimensional minimal sign to be placed about nine feet up on the exterior wall.

Davis: Sign is in-keeping with other approved signs in the district.

Motion: Lindsey (second: Prebys) 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. Sign to be located per specifications in the application.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

308-312 N River

**Door Replacement.*

Applicant: Jan Culbertson, architect- present

Discussion: Davis: Did not see changes from study item.

Culbertson: Noted that the floor plan shows the direction the doors will swing and in-kind replacement trim will be installed as well.

Davis: Asked to clarify the hardware on the door.

Culbertson: Hardware will be simple with a full bar on the interior of the doors.

[Discussion of handles]

Culbertson: Specific handles have not been selected, but the lever handles would be simple.

Lindsey: Asked if the handles should have an administrative approval.

Pettit: Would like to see the handle specifications, but can make it work.

Slagor: Staff is comfortable making an administrative approval, but believes it can be handled by requesting they be simple in the motion.

Davis: Once a handle is selected, the specifications should be sent to Staff to add to the file.

Motion: Prebys (second: Pettit) Move to issue a certificate of appropriateness for the work at 308-312 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. All door hardware will be as simple as possible.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

STUDY ITEMS—

307 N River

Applicant: Ryan Wallace, owner- present.

Discussion: Davis: clarified that Wallace is his next-door neighbor at his residence.

Wallace: [Provided drawings]. Intention is to build a new parking lot and have a beer garden surrounding the entire front of the property, in place of the current parking. Everything within the sidewalk would become a beer garden.

[Discussion of site plan]

Pettit: Asked to clarify if the paving is staying.

Wallace: Confirmed.

Lindsey: Asked if there would be additional pavement with new parking.

Wallace: Stated that engineering requested the new parking lot be permeable gravel because of proximity to river.

[Discussion of site plan continued]

Prebys: Encouraged shrubs and trees to soften all of the hard surfaces.

[Discussion of trees and shrubs]

Wallace: would prefer to keep hedge.

Davis: HDC may agree on keeping the hedge.

Lindsey: Asked to describe the awning.

Wallace: Marion Awning, which has done a lot of work in the Ann Arbor historic districts.

[Wallace provided example of awnings]

Schmiedke: Asked to clarify why there are two fences on the property.

Wallace: Wood fence is for the rear/south of the property and metal is for the street-facing area.

Davis: Asked to clarify if the awning is to be a hard-top canvas material.

Wallace: Believes it is some kind of industrial material.

[Discussion of awning height, location, material, etc.]

[Discussion of signage, painted vs. roof mounted]

Lindsey: Asked to clarify what occurs where privacy fence meets the street, eliminating the viewshed. Recommended not enclosing the space in that far. Also consider how the wood and iron fences meet.

[Discussion of fences]

Pettit: Asked for clarification on dumpster enclosure masonry

[Discussion of dumpster and screening]

Davis: Asked to clarify awning colors.

Wallace: Confirmed awning is black.

Wallace: Asked about considerations for painting the brick.

Prebys: Painting brick would create an additional maintenance problem long term. He would not be against brick painting, but why paint when you don't need to.

[Discussion of painting brick]

Wallace: Noted that they plan to replace the shed.

Wallace: Asked about murals.

Lindsey: Open to murals, but HDC would like to see it first.

[Discussion of sign and murals]

Pettit: Reminded that the applicant will need to have lighting approved, and should not try to imitate earlier styles.

Davis: Noted that current "bug light" would not be approved, as lights must be shielded and down-lit.

[Discussion of signage]

Pettit: Stated that the signs present work well with the district.

Lindsey: Recommended coming in as a study item a second time once other aspects are approved through Zoning.

Davis: The biggest issue for future study items would be the placement of the awning, reminded that they can only approve what is on the application.

[Discussion of lighting and project timeline]

213 Pearl

Applicant: Curtis Higgs and Gerald Evans, property owners.

Discussion: Evans: Stated they were her to discuss replacement of a door on the west side of the building with a steel door.

[Discussion of doors]

Higgs: Stated that T1-11 siding was removed exposing concrete block walls below.

[Discussion of siding, parging etc.]

Davis: Will the building be painted?

Evans: Confirmed, painted to match the bus station.

[Discussion of paint scheme]

Davis: Stated that multiple color palettes can be approved.

Higgs: Stated he would like to remove barred entry vestibule and add a window to see out.

[Discussion of main entrance, business plan, etc.]

Higgs: Asked to clarify that they do not need HDC approval for interior work.

Davis: Confirmed.

Lindsey: Stated that signage would be something the HDC would need to approve.

[Discussion of signage, previous approvals and signs that would not be approved; neon signs discussed]

112 S Washington

Applicant: Steve Jenson, owner

Jenson: Presented photos of proposed rear yard fencing.

[Discussion of proposed fence and location]

206-210 N Washington

Applicant: Washtenaw County, owner, not present.

Discussion: Slagor: Presented history and timeline of property. Stated that because the main building on site has deteriorated from a fire, the county is interested in demolishing all resources on the property.

Lindsey: Asked to clarify the tax foreclosure process.

Slagor: Stated there will be two cycles of auction.

Prebys: Asked to clarify exactly what the County is seeking to know from the study item.

Slagor: Washtenaw County would like to know if it is feasible to demolish all of the resources on the property, including the apartment/office building and two outbuildings.

Prebys: Stated that part of the demolition process is to state a plan for the site. Adjacent buildings should remain as part of the plan.

[Discussion of demolition/demolition by neglect process]

Lindsey: Stated it may be in the best interest of all parties to see what happens with the property at auction.

[Discussion of physical integrity of the apartment/office building]

Slagor: Summarized that the HDC would like a plan in-place for the property and are concerned for the outbuildings on site.

[Discussion of plan for after building is gone]

Lindsey: Stated that outbuildings should be protected during demolition.

ADMINISTRATIVE APPROVALS

224 N River

**Reroof*

Applicant: Judy Weinburger, owner

Motion: Schmiedke (second: Prebys) moved to accept the administrative approval of the reroofing application for 224 N Hamilton.

Approval: Unanimous. Motion Carried.

OTHER BUSINESS

1. Historic District Rules and Regulation Updates

Discussion: Slagor stated that City Council approved the Rules and Regulations updates and they will be added to the website.

HDC Fact Sheet Updates

None.

Property Monitoring

208 E Cross Street.

Staff provided an updated on property monitoring for 208 E Cross Street.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

None.

HOUSEKEEPING BUSINESS

Approval of the minutes of April 9, 2019

Motion: Schmiedke (second: Prebys) moved to approve the minutes of April 9, 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 8:51 p.m.