

1. 7:00 P.M. HDC Meeting Packet June 25, 2019

Documents:

[HDC JUNE 25, 2019 AGENDA.PDF](#)
[HDC JUNE 25, 2019 FULL PACKET.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, June 25, 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. 208 E Cross Siding replacement

B. NEW BUSINESS

1. 10 N Washington	Mural
2. 35 Photo	Paint
3. 306 E Cross	Gutters
4. 313 High Street	Gutter
5. 329 E Cross	Gutters
6. 508 N River	Air conditioning installation

C. STUDY ITEMS

1. 302 E Cross	Porch
2. 116-118 W Michigan	Windows

D. ADMINISTRATIVE APPROVALS

1. 312 Oak	Roof and skylight replacement
2. 308-312 N River	Door handles
3. 128-130 W Michigan	Roof and coping metal
4. 306 N Grove	Roof

E. OTHER BUSINESS

**1. Property monitoring
418 Oak**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

8. Approval of the minutes of June 11, 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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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.

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10. New work shall be removable.

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



HDC Work Permit Staff Review

Property address: 208 E Cross

Property History: The property includes a late nineteenth-century Gabled-ell type house that is contributing to the historic district.

Date of Application: June 3, 2019

Date of Review: June 5, 2019

Date of Meeting: June 25, 2019

Proposed work: Replacement of cement board composite imitation clapboard siding with cement board composite shingles.

Materials: Hardiboard composite shingles.

Staff review:

1. This item was tabled on the June 11, 2019 meeting.
2. This application is for work already completed without a permit.
3. The applicant states that part of the west elevation of the house was damaged by trees. The damage necessitated immediate repair and the insurance company directed the owner to use composite shingles to match the color and texture of the existing siding.
4. Prior to composite shingles, the elevation matched the rest of the house, which was clad in composite siding to imitate clapboard, installed ca. 2006.
 - a. Earlier siding on the house has included insulbrick, T1-11, and wood shingles.
5. Architecturally, the original masses of the house appear to be the T-plan Gabled-ell core block. However, based on Sanborn Maps, the rear two-story shed-roof section and one-story wing have been part of the house since the early twentieth century. Additionally, the rear additions appear to have a stone foundation to match the core block, indicating it is historic to the building.
 - a. The siding replacement is entirely on the west elevation of this possible addition.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

6. Photos on file reveal that the one-story section rear ell was once clad in wood shingles, while the two-story shed-roof section appears to have been clad in siding to match the rest of the house.
7. The HDC may consider that the differentiation in siding distinguishes the original house from a possible historic rear addition. Additionally, staff found the west elevation difficult to photograph and view from the street, as there is dense vegetation along the west property boundary.
8. One possible compromise could be to restore the fiber cement clapboard to the two-story section of the elevation, and allow the one-story ell to remain shingled.

Recommended Motions:

Move to issue a notice to proceed for work already completed at 208 E Cross as submitted in the application dated June 3, 2019 for replacement of siding on the west elevation of the rear ell with composite board shingles.

Relevant Secretary of the Interior's Standards:

#9, #10

Move to table discussion of siding replacement work already completed at 208 E Cross so the owner may provide additional information and amend the application.

Move to deny the siding replacement work already completed at 208 E Cross as submitted in the application dated June 3, 2019, as the work is incompatible with the character of the building and does not match the replacement siding previously approved.

Relevant Secretary of the Interior's Standards:

#6

Prepared by:

Scott E. Slagor, Preservation Planner



RECEIVED

JUN 04 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. 25516
PHDC 19-0054

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

208 E. CROSS ST., YPSILANTI

Applicant

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

Name

CARRIE TAYLOR

Address

208 E. CROSS ST.

City

YPSILANTI

State

MICHIGAN

Zip

48198

Phone / Fax

(586) 506-9226

E-Mail

cdzimmer1@hotmail.com

Contractor

Contractor Name & Contact Info

INSURANCE REPAIR

Type of work

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

Complete Description of Proposed Work:

SIDING ON BACK OF WEST ELEVATION ON NEWER PORTION OF THE HOUSE AS AN INSURANCE REPAIR DUE TO TREES THAT FELL ON THE SIDE OF HOUSE DURING A STRONG WINDSTORM. IN ORDER TO MATCH COLOR AND MATERIAL TYPE THE INSURANCE COMPANY RECOMMENDED USE OF COMPOSITE SHINGLES. THE NEWER PORTION OF THE HOME AT BACK PREVIOUSLY HAD SHINGLES. WEATHER CONDITIONS AND DAMAGE NECESSITATED THE IMMEDIACY OF THE REPAIR TO PREVENT FURTHER DAMAGE. PRIMARY REPAIRS WERE TO THE ROOF BUT REMAINS WERE REQUIRED BELOW BECAUSE OF WATER.

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

HARDIBOARD/COMPOSITE CEDAR SHINGLES

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:

~2000

Permit fee:

\$35 + 50 = 85 350

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:

Carrie D. Taylor

Date:

05/20/19

Print Name:

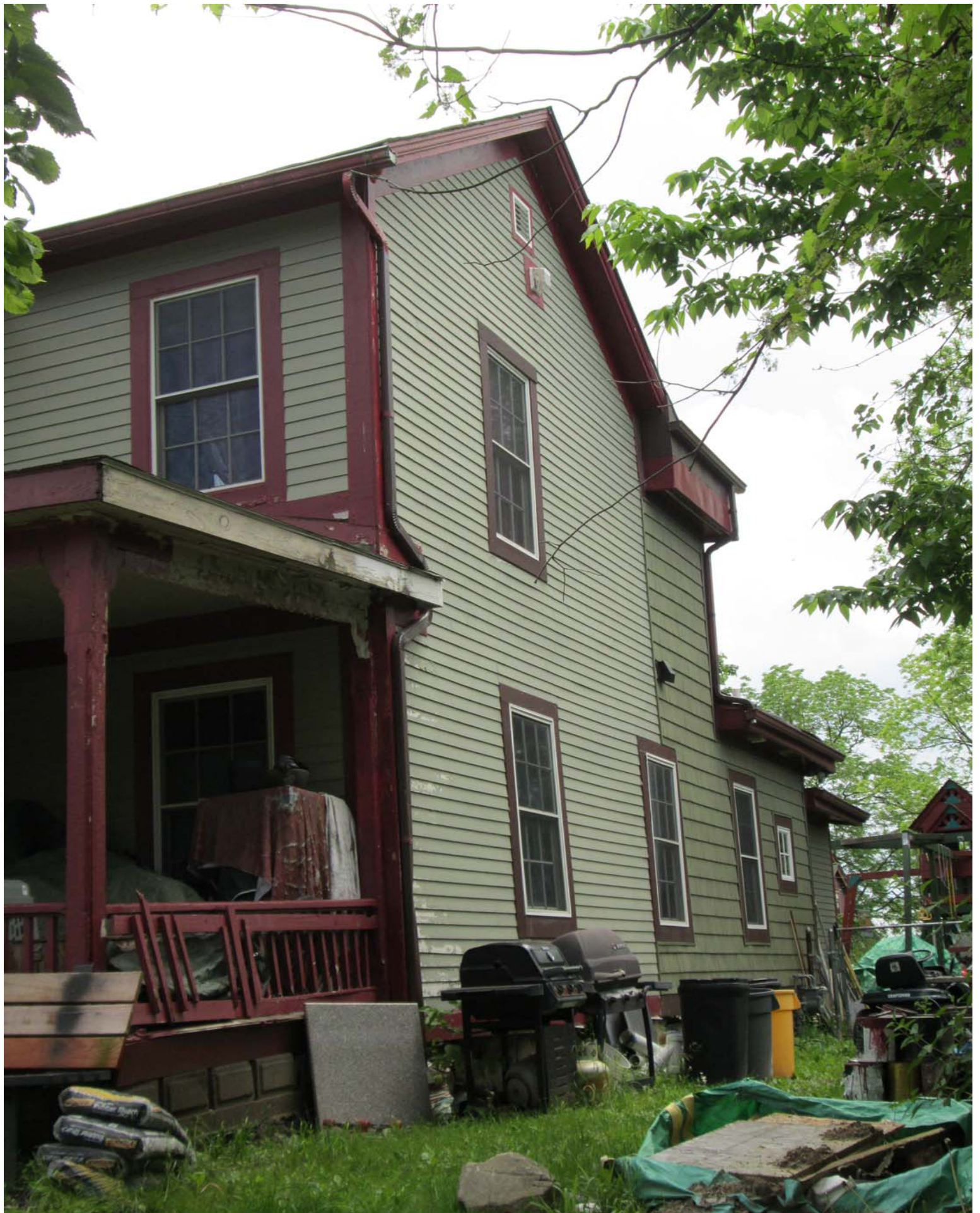
CARRIE D. TAYLOR

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.



208 E Cross Street, facing southeast to facade and west elevation, showing siding change on west elevation.



208 E Cross, facing southeast to siding change on west elevation.

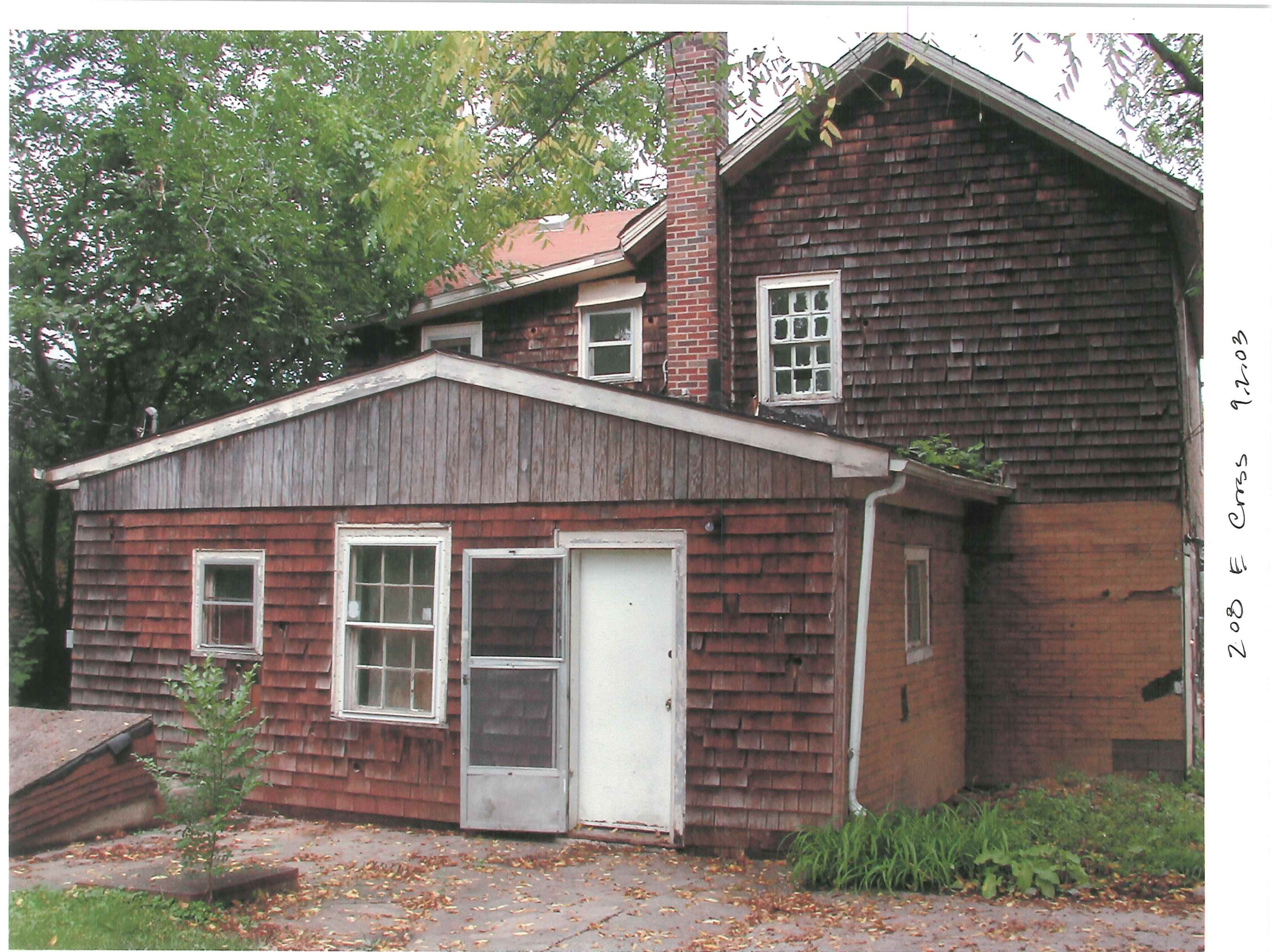


07.16.2007 09:31

Photo showing siding on west elevation when first installed.



Photo showing former insulbrick siding being removed.



208 E Cross 9.2.03

Photo showing former wood shingle sections of the house.

YPSILANTI MICHIGAN HISTORIC ARCHITECTURE SURVEY

Sheet# _____

SURVEY NAME YPSILANTI ARCHITECTURAL SURVEY

SURVEY DATE Fall 1982 SURVEYED BY Resource Design Group

ADDRESS 208 E. Cross

HISTORIC NAME _____

CURRENT NAME _____

TYPE OF USAGE: (☐) Residential, (☒) Multi-residential, (☐) Commercial,
(☐) Mixed commercial & residential.

Zoning _____

NUMBER OF FLOORS 2 1/2 FRONT DIRECTION North

SURFACE MATERIAL: Asbestos Siding ROOF MATERIAL: Asphalt Tiles

GRADED ITEMS - PLACE A CHECK OR "X" IN THE APPROPRIATE SPACE

STRUCTURAL CONDITION: Excellent (☐) Good (☒) Fair (☐) Poor (☐)

MAINTENANCE QUALITY: Excellent (☐) Good (☒) Fair (☐) Poor (☐)

ALTERATIONS: None (☐) Minor (☐) Moderate (☒) Extensive (☐)

ARE ALTERATIONS: Appropriate (☐) Inappropriate (☒)

Attach photo here

Style or Period

Vernacular

Date of Construction _____

ARCHITECTURAL MERIT

National Importance	
Local Excellence	
Notable	
Worthy of Mention	
Poor	
Other	

INCIDENCE

Rare	
Moderate	
Common	

Date of Photograph Fall 1982

Photo by Resource Design Group



Design R.A. Schweitzer, 1981

Roll# 55 Frame# 36



HDC Work Permit Staff Review

Property address: 10 N Washington

Property History: The property includes an early-twentieth century Neoclassical-style commercial building. At the time of the National Register listing, the building was listed as non-contributing due to an altered façade. However, the façade has since been rehabilitated, exposing original material, and may now be considered contributing.

Date of Application: June 6, 2019

Date of Review: June 17, 2019

Date of Meeting: June 25, 2019

Proposed work: Painting a mural on the south elevation.

Materials: Pro-grade exterior paint.

Staff review:

1. The applicant proposed painting a mural on the building's south elevation, facing to an alley.
2. The bricked surface has already been painted.
3. The mural would not touch the window sills or ledges and be confined to the already painted brick surface.
4. The elevation will be prepared by washing with water and a scrub brush. No pressure washing will be used.

Recommended Motions:

Move to issue approve and issue a certificate of appropriateness for the work at 10 N Washington as submitted in the application dated June 6, 2019 for painting a mural on the south elevation. The elevation shall be hand washed prior to painting and no window sill or trim will be painted as a result of the project.

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

Prepared by:

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 or pressure washing.

8. Preserve archaeological resources.

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

10. New work shall be removable.

Scott E. Slagor, Preservation Planner



RECEIVED

JUN 06 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.
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INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA**Property**

Address

10 N. Washington

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

Name

Rob Hess / Go Ice Cream

Address

10 N. Washington

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

248-310-2556

E-Mail

rob@goicecreamgo.com

Contractor

Contractor Name & Contact Info

Gary Horton - hortonpaintco@gmail.com

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

Complete Description of Proposed Work:

I am interested in having a mural painted on the wall facing the alley on the south end of the building at 10 N. Washington. The mural would be painted with long-lasting exterior paint over top of the already painted brick on the building. The painting would not touch any of the window sills or ledges and would be confined solely to the bricks.

THE ARTIST, Gary Horton, is an Ypsilanti Resident and professional artist. He has a FINE ARTS EDUCATION and a BACKGROUND IN EXTERIOR PAINT-BASED STREET ART.

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

For color samples please see attached rendering. Surface will be washed with water and a scrub brush for surface prep - NOT power washed. All paint will be pro grade exterior paint.

Permit Application Fee (action items only)

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

Construction Cost:

1,000

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:

5/26/19

Print Name:

Rob Hess

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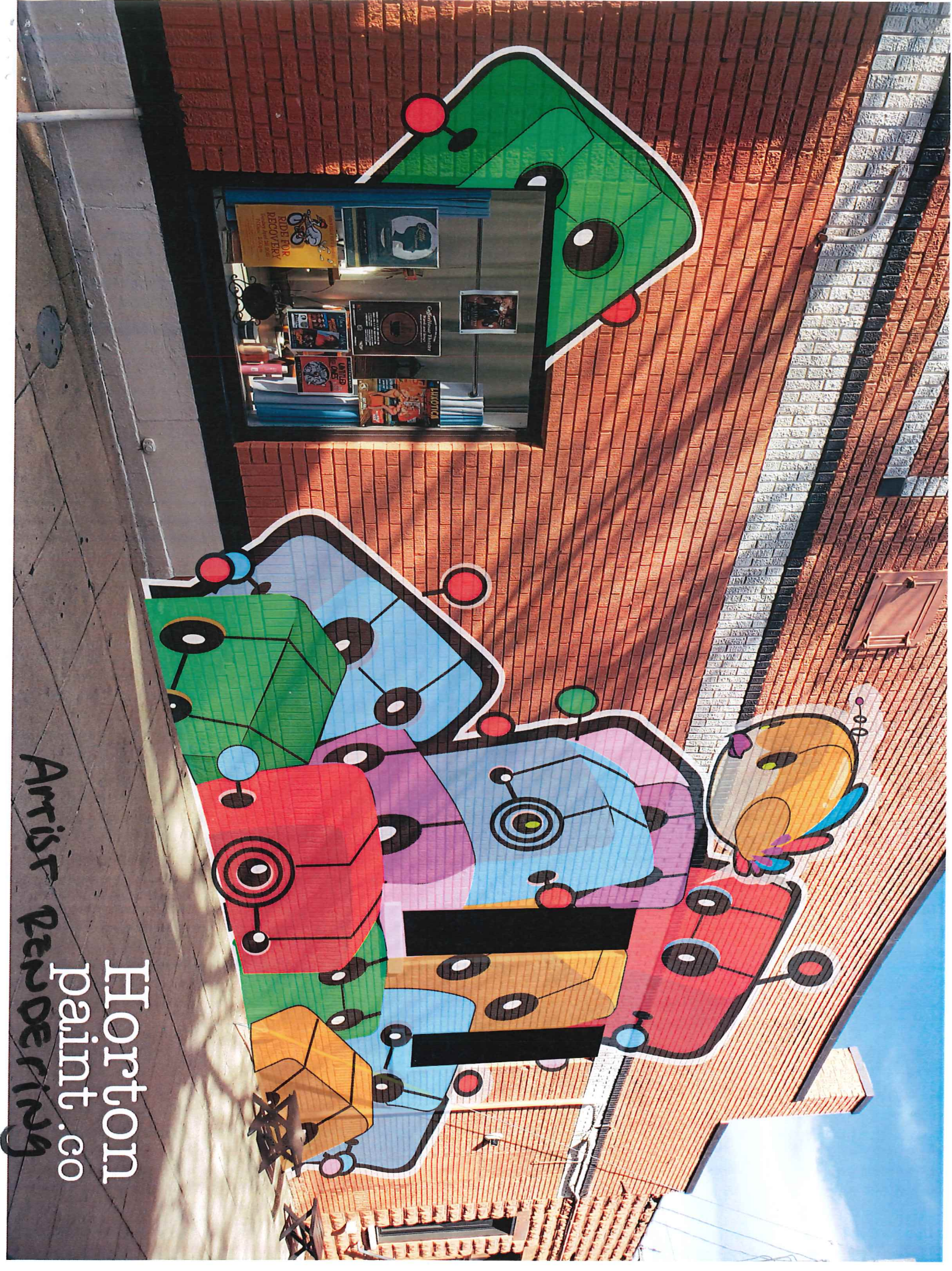
Image capture: Jul 2018 © 2019 Google

Ypsilanti, Michigan



Street View - Jul 2018

Proposed
Site of Mural



Horton
paint.co
Artist rendering

June 6th 2019

To whom it may concern,

I, Elan Ruggill, sole manager of 10 N Washington LLC which is the owner the building at 10 N. Washington, Ypsilanti, approve Rob Hess / Go! Ice Cream to apply for permits and complete work related to painting a mural on the southernmost wall of said building.

Regards,

A handwritten signature in blue ink, appearing to be 'Elan Ruggill', with a stylized, flowing script.

Elan Ruggill



HDC Work Permit Staff Review

Property address: 35 Photo

Property History: The property includes a vernacular house erected in 1940. At the time of the National Register listing, it was less than 50 years old and therefore considered non-contributing.

Date of Application: June 6, 2019

Date of Review: June 17, 2019

Date of Meeting: June 25, 2019

Proposed work: Painting exterior.

Materials: Sherwin-Williams Duration paint.

Staff review:

1. The applicant proposed repainting the exterior of the house.
2. The aluminum siding will be sanded with a random orbit sander with an attached dust collector prior to painting.
3. The main body of the house will be painted in "Caribbean Coral" with "Classical White" covering the trim.

Recommended Motions:

Move to issue approve and issue a certificate of appropriateness for the work at 35 Photo as submitted in the application dated June 6, 2019 for repainting the exterior. The surfaces shall be sanded and painted in a base of "Caribbean Coral" and trim of "Classical White."

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

Prepared by:

Scott E. Slagor, Preservation Planner

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Work Permit Application

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Property

Address

35 photo street

Applicant

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

Name

heidi jugenitz

Address

35 photo street

City

ypsilanti

State

mi

Zip

48198

Phone / Fax

312-330-2313

E-Mail

jugenitz@gmail.com

Contractor

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:

Paint exterior of house

Aluminum siding will be painted with Sherwin Williams Duration paint, Caribbean Coral (SW 2854)

Trim will be painted with Sherwin Williams Duration paint, Classical White (SW 2829)

(both colors belong to the SW exterior historic color palette)

Surfaces will be sanded with a random orbit sander (w/attached dust collector) prior to painting.

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

Sherwin Williams Duration paint, Caribbean Coral (SW 2854)

Sherwin Williams Duration paint, Classical White (SW 2829)

Permit Application Fee (action items only)

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Construction Cost:

Permit fee:

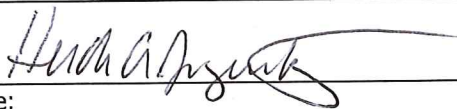
\$35 + _____ = \$35

Signature

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

Signature:



Date:

6/4/19

Print Name:

Heidi Jugenitz

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.

Created with



SW 7080
Quest Gray

SW 6357
Choice Cream

SW 7008
Alabaster

✓ FEATURED IN SCENE

SW 2854
Caribbean Coral

✓ FEATURED IN SCENE

SW 2829
Classical White

✓ FEATURED IN SCENE

SW 2848
Roycroft Pewter



SHERWIN-WILLIAMS.

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.

Sherwin-Williams is not responsible for the content and photos shared by users of their color selection tools.



HDC Work Permit Staff Review

Property address: 306 E Cross

Property History: The property includes a Greek Revival-style house that dates to the second quarter of the nineteenth century. The building is contributing to the historic district.

Date of Application: June 13, 2019

Date of Review: June 17, 2019

Date of Meeting: June 25, 2019

Proposed work: Painting exterior.

Materials: All Seasons Gutters.

Staff review:

1. The applicant proposes installing gutters along the façade porch and west elevation citing water in the basement and concern for deteriorating the porch.
2. The new gutters will be All Seasons K-style aluminum gutters in white.
3. Staff spoke with the applicant who stated the downspout would be located at the corner of the house, rather than porch, to prevent diminishing the character of the original columns.

Recommended Motions:

Move to issue approve and issue a certificate of appropriateness for the work at 306 E Cross as submitted in the application dated June 13, 2019 for installation of All Seasons K-style gutters in white on the façade porch and west elevation. Downspouts will be located on the outside corners of the house and not on the façade porch.

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

Prepared by:
Scott E. Slagor, Preservation Planner

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting or pressure washing.

8. Preserve archaeological resources.

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

10. New work shall be removable.



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

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

306 E Cross St.

Applicant

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

Name

Susan Brokaw

Address

306 E Cross St.

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

734 219 2382

E-Mail

suebrokaw@gmail.com

Contractor

Contractor Name & Contact Info

All Seasons Gutters

734-426-7960

Type of work

- ☒ Roofing
☐ Window/Door
 Replacement

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

- ☐ Painting
☒ Other gutter
☐ Application Amendment

Complete Description of Proposed Work:

Replace k-style gutters along porch and west side of home to prevent water in basement and porch deterioration

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

White (to match current trim)

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:

\$ 500

Permit fee:

\$35 + _____ = \$35

Signature

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

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

Signature:

Susan Brokaw

Date:

June 13, 2019

Print Name:

Susan Brokaw

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All Season Gutters, Inc.[®]

P.O. Box 2285
Ann Arbor, MI 48106
Phone: (734) 426-7960
Fax: (734) 426-7961

Proposal

Date	Estimate #
5/28/2019	9196

Name / Address
Susan Brokaw 306 East Cross Street Ypsilanti, MI (734) 219-2382

Project Location
306 East Cross Street Ypsilanti, MI

P.O. Number	Terms	Rep
	Upon Completion	CM

Description	Cost
Option 1: Bid to provide and install 6" Half Round Style Seamless Aluminum Gutters (White) with 4" Round Aluminum Downspouts (White) on front porch "L" Section along right side of home to backyard only. Mounted with internal hardware.	1,090.00
Option 2: Bid to provide and install 5" K Style Seamless Aluminum Gutters (White) with 2x3 Aluminum Downspouts (White) on front porch "L" Section along right side of home to backyard only.	545.00

X _____
Authorized Signature for Project Acceptance

Staff photos: 306 E Cross, showing proposed gutter locations on the facade and west elevation.





HDC Work Permit Staff Review

Property address: 313 High

Property History: The property includes a 1997 Post-Modern style house that is non-contributing to the historic district.

Date of Application: June 13, 2019

Date of Review: June 17, 2019

Date of Meeting: June 25, 2019

Proposed work: Gutter installation.

Materials: Copper gutter.

Staff review:

1. The applicant proposes installing a half-round copper gutter to the roof, under the shingles, above the primary entrance on the east elevation.
2. A gutter is required on this elevation to prevent rain water from entering the house through the front door.

Recommended Motions:

Move to issue approve and issue a certificate of appropriateness for the work at 313 High as submitted in the application dated June 13, 2019 for installation a copper half-round gutter on the east elevation.

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

Prepared by:

Scott E. Slagor, Preservation Planner

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting or pressure washing.

8. Preserve archaeological resources.

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

10. New work shall be removable.



City of Ypsilanti
Historic District Commission
Work Permit Application

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OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

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2. Attach the following documents:
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 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - 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

313 High Street

Applicant

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

Name

RONALD RUIPERT

Address

421 N. HURON ST.

City

YPSILANTI

State

MICHIGAN

Zip

48197

Phone / Fax

(810) 241-0600

E-Mail

Contractor

Contractor Name & Contact Info

HOME SERVICES LTD (SAME)

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

INSTALL THE SECTION OF HALF
ROUND COPPER GUTTER, ATTACHED
TO ROOF, UNDER SHINGLES, ABOVE
FRONT DOOR AREA, EAST SIDE
OF HOME.

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

(1) TEN FOOT SECTION OF 5" HALF ROUND
COPPER GUTTER, (6) COPPER HANGERS
and (1) END CAP.

Permit Application Fee (action items only)

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

Construction Cost:

\$ 475-

Permit fee:

\$35 + _____ = \$35

Signature

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

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

Signature:

Ronald W. Rupert

Date:

6-14-2019

Print Name:

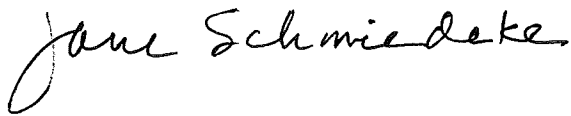
RONALD W RUPERT

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.

June 14, 2019

As the owner of the property at 313 High Street, I hereby authorize Ronald Rupert to apply for a HDC work permit application for the proposed installation of a length of copper half-round gutter above the east side door.

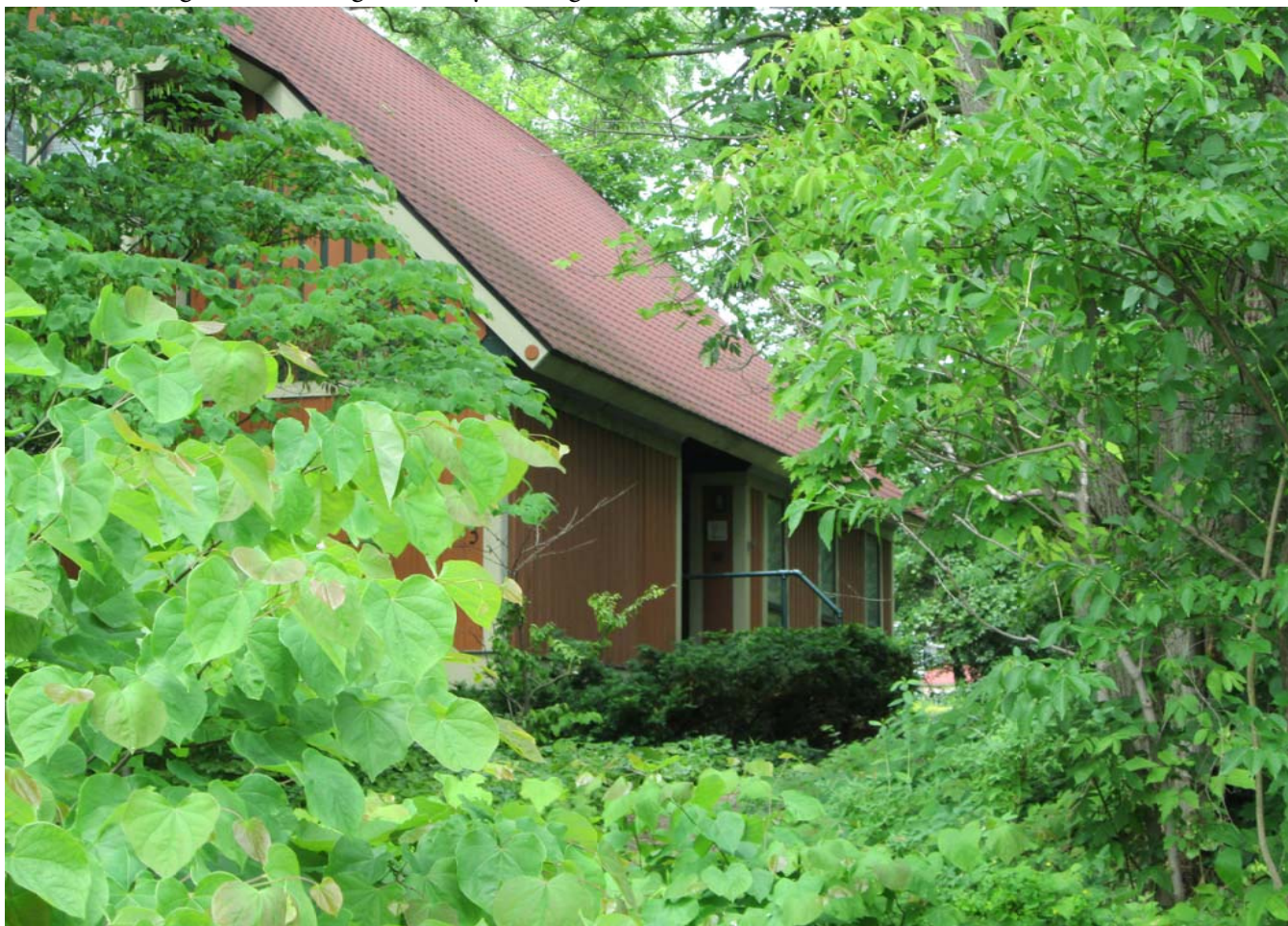
A handwritten signature in cursive script that reads "Jane Schmiedeke". The signature is written in dark ink and is positioned above the printed name.

Jane Schmiedeke

313 High Street, Ypsilanti 48198



Views to 313 High from the right-of-way. Facing northwest to east and south elevations.





HDC Work Permit Staff Review

Property address: 329 E Cross

Property History: The property includes a Gothic Revival-style house that dates to the third quarter of the nineteenth century and is contributing to the historic district.

Date of Application: June 18, 2019

Date of Review: June 21, 2019

Date of Meeting: June 25, 2019

Proposed work: Gutter installation.

Materials: Seamless K-style aluminum gutters.

Staff review:

1. The applicant proposes replacement of gutters on house and porch as all of the current gutters have rusted through with large cracks that are causing roof runoff to enter the basement.
2. The applicant proposes to use seamless aluminum K-style gutters, which will be painted to match the trim.
3. The house currently has two types of gutters; K-style is used on the side elevations and half-rounds are used on the façade.
4. Staff asked the applicant if it would be possible to replace the façade gutters in-kind with half rounds.
 - a. The applicant stated this would not be possible as the contractor has a minimum of 150' of gutters they will produce and therefore must do the whole house.
5. The HDC may consider that because there are already K-style gutters on part of the house, the change to K-style on the façade may not diminish the overall historic integrity of the resource.
 - a. Additionally, when built the Gothic Revival house likely did not have gutters, or it would have had slanted boards on the roof to direct water to downspouts within the eaves. Therefore, the

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 or pressure washing.

8. Preserve archaeological resources.

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

10. New work shall be

current half-round gutters appear to be a modern intervention from the second or third quarters of the twentieth century.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at 329 E Cross as submitted in the application dated June 21, 2019 for installation a seamless K-style aluminum gutters and downspouts, painted to match the trim.

Relevant Secretary of the Interior's Standards:

#9, #10

Move to table discussion of the work at 329 E Cross so the applicant may amend the application to include retention of the half-round gutters on the facade.

Move to deny the work at 329 E Cross as submitted in the application dated June 21, 2019 for installation a seamless aluminum K-style gutters, as it removes half-round gutters from the facade.

#4

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
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OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

329 E. Cross 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

Cheryl A. Clifton

Address

14367 Briar Dr.

City

Belleville

State

Michigan

Zip

48111

Phone / Fax

734-649-0110

E-Mail

Contractor

Contractor Name & Contact Info

HANSONS

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☒ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

to replace all old galvanized gutters on the home, they are leaking very bad. Gutters will be built on driveway and installed white but will be painted.

- Gutters
- Paint when done

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

Seamless gutters (Aluminum Trim coil)

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:

1785.00

Permit fee:

\$35 + _____ =

Signature

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

Signature:

Cheryl Clifton

Date:

6/18/19

Print Name:

Cheryl Clifton

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Staff photos of 329 E Cross, showing current gutters.



Facing northeast to facade and west elevation.



Facing northwest showing details of facade gutters.



Facing northwest to facade and east elevation.

Photo from 2014, showing gutters on west elevation.



10/30/2014



HDC Work Permit Staff Review

Property address: 508 N River

Property History: The property includes a 1920 Craftsman Bungalow that is contributing to the district.

Date of Application: June 18, 2019

Date of Review: June 21, 2019

Date of Meeting: June 25, 2019

Proposed work: Gutter Air conditioning installation.

Materials: Plastic composite, air conditioner unit, and vegetation.

Staff review:

1. The applicant proposes installing an air conditioner on north elevation of house.
2. The unit would be located 18" from the elevation and rest on a 2'x2' plastic composite base.
3. The applicant proposes to screen the unit from view using vegetation and a small natural grass fencing.

Recommended Motions:

Move to issue approve and issue a certificate of appropriateness for the work at 208 N River as submitted in the application dated June 18, 2019 for installation a an air conditioning unit on the north elevation. The unit shall be placed on a 2'x2' plastic composite pad and be located 18" from the elevation. Natural screening shall be used.

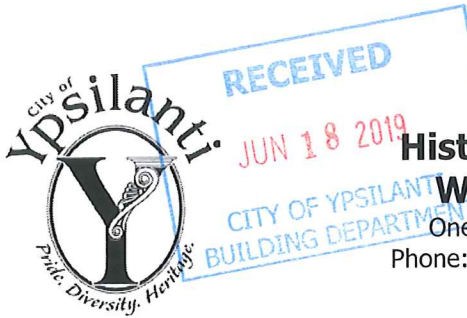
Relevant Secretary of the Interior's Standards:
#10

Prepared by:

Scott E. Slagor, Preservation Planner

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

10. New work shall be removable.



City of Ypsilanti
Historic District Commission
Work Permit Application

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 Phone: (734) 483-9646 • Fax: (734) 483-7260
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OFFICE USE ONLY

Date Filed:

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Action Item/Study Item

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INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

508 N. River

Applicant

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

Name

VANESSA ELMS

Address

508 N. River

City

Ypsi.

State

MI

Zip

48198

Phone / Fax

248-227-3152

E-Mail

ELMSVANE@gmail.com

Contractor

Contractor Name & Contact Info

Air Doctors 734-740-2961

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

Air conditioner install on north side of house. The AC would sit on a 2' x 2' plastic composite base and be located 18" from house. (See attached map) Please note the distance + crawl space separating the furnace + rear of the house. I would plant tall grasses + a natural fencing to hide the outside unit from the street view. I also have viburnum planted there already between proposed site + porch.

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

Permit Application Fee (action items only)

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

Construction Cost:

Permit fee:

\$35 + 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:

Vanessa Eims

Date:

6/18/19

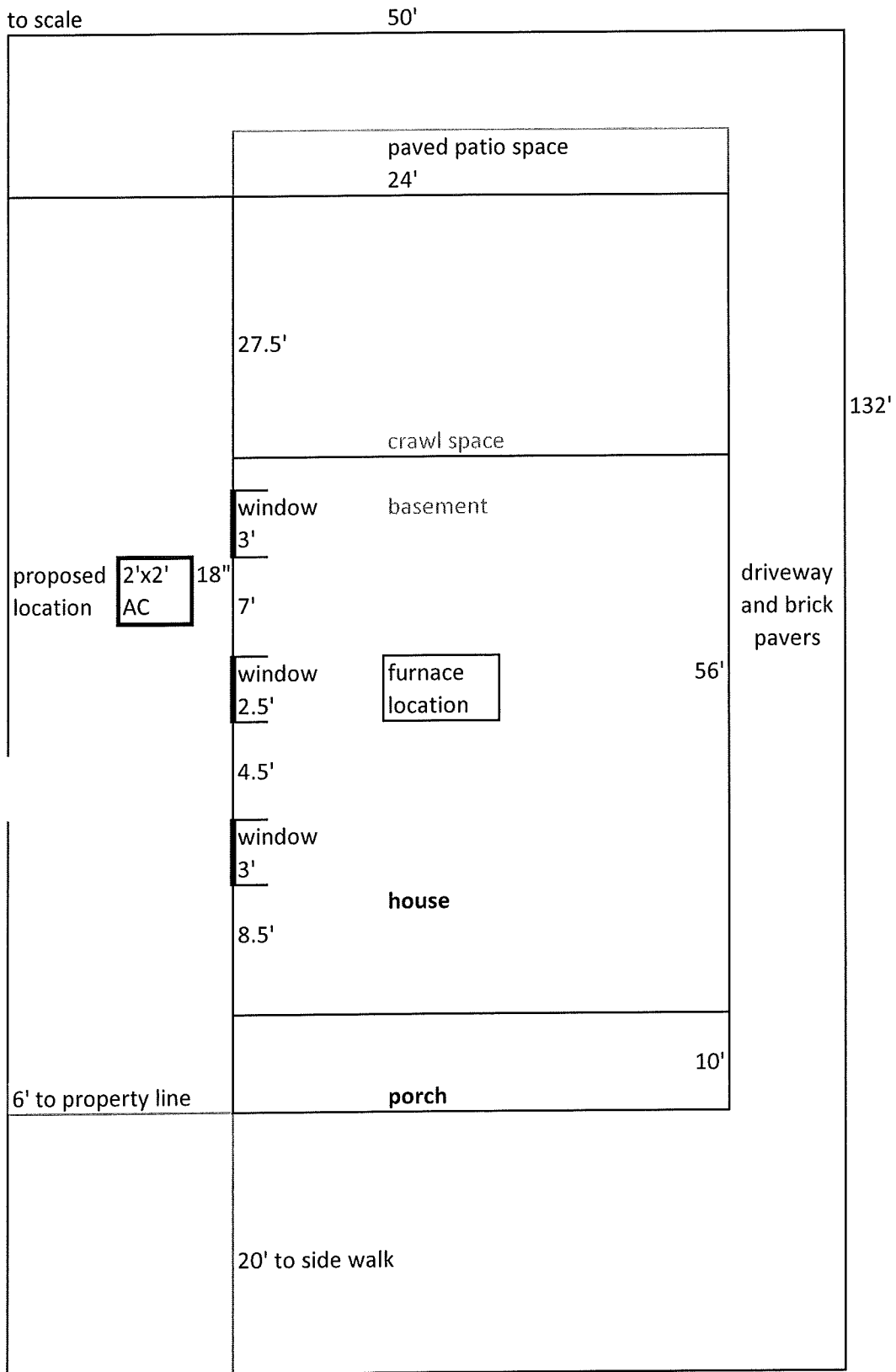
Print Name:

VANESSA EIMS

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

508 N River St
not drawn to scale



Products ▾

Buying Guide ▾

Registration &
Warranty
(/en/us/product-
registration-
warranty/)

Find A Dealer (/en/us/find-a-dealer/)

(.J.J.J.)

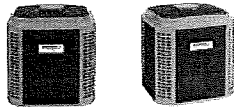
(https://www.tempstar.com/en/us/)

QuietComfort® 16 Central Air Conditioner

TSA6

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QuietComfort® 16 Central Air Conditioner



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(734) 464-6700 (Tel:(734) 464-6700)

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Come in from the heat with our high efficiency air conditioner with a single-stage compressor that quietly delivers cool comfort and reduced humidity. Pair it with a complete Observer® communicating system, including the Observer communicating wall control with Wi-Fi® capability, for the convenience of remote access along with improved energy-saving performance and comfort management.



- Up to 16 SEER cooling
- 12.2 EER cooling
- ENERGY STAR® qualified

▼ Features & Benefits

- Quiet performance (as low as 69 decibels)*
- Single-stage compressor operation
- Durably built with tight wire grille and protective corner posts to withstand bad weather and debris
- Designed for corrosion resistance and lasting performance
- Wi-Fi® enabled remote access with the Observer® communicating wall control¹
- 5-Year No Hassle Replacement™ Limited Warranty*
- 10-Year Parts Limited Warranty*

► Specifications

► Documents

*Quietest size within each model group during most common cooling operating condition.

* No Hassle Replacement™ Limited Warranty: If compressor, coil or heat exchanger fails due to defect during the applicable No Hassle Replacement limited warranty time period, a one-time replacement with a comparable unit will be provided.

± 10-Year Parts Limited Warranty: Timely registration required for 10-year parts limited warranty. Limited warranty period is 5 years if not registered within 90 days of installation. Jurisdictions where warranty benefits cannot be conditioned on registration will receive the registered limited warranty periods. Please see warranty certificate for further details and restrictions.

¹Wi-Fi® is a registered trademark of the Wi-Fi Alliance Corporation.

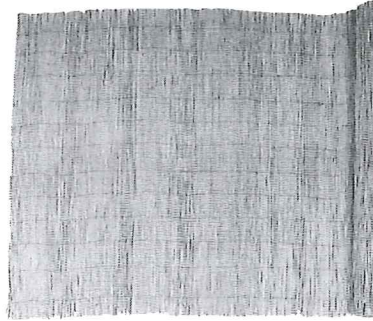
California residents please see Proposition 65 (/en/us/products/warning/7prodId=TSA6&prodCategory=Air Conditioners).

You might also be interested in

(/en/us/products/air-conditioners/deluxe-16-17-two-stage-central-air-conditioner/)

(/en/us/products/heat-pumps/deluxe-16-two-stage-heat-pump/)

(/en/us/products/gas-furnaces/96-gas-furnace/)



already using
on South side
of house to hide
gas meter.

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Exclusive

GardenPath

4 ft. H x 8 ft. W. Natural Peeled and Polished Reed Fencing

★★★★★ (123) Write a Review Questions & Answers (21)

- Suitable over pergolas or along an unsightly fence
- Constructed of natural reed for a casual look
- Rolled design allows for fast and easy installation

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Give your garden an attractive fence border with the Natural Peeled and Polished Reed Fencing. The natural look is sure to complement your lawn. Easy to install and enjoy all year round.

- 4 ft. H x 8 ft. W. dimensions
- Reed construction
- Use as a garden fence
- Natural look
- Hides unsightly areas
- Use over arbors and pergolas to softly filter sunlight creating a shaded area underneath

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Gardening Help Site Map

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Search

Join our Horticulture Staff

Determine Your Growing Zone

Plant Finder

Chasmanthium latifolium

Like Plant Finder? Help us improve and expand it!

Back to Previous Page

Donate Now!



More Images

Species Native to Missouri

Common Name: Indian woodoats
Type: Ornamental grass
Family: Poaceae
Native Range: Eastern United States, northern Mexico
Zone: 3 to 8
Height: 2.00 to 5.00 feet
Spread: 1.00 to 2.50 feet
Bloom Time: August to September
Bloom Description: Green
Sun: Full sun to part shade
Water: Medium to wet
Maintenance: Low
Suggested Use: Naturalize
Flower: Showy, Good Cut, Good Dried
Leaf: Good Fall
Other: Winter Interest
Tolerate: Black Walnut
Garden locations

tall, shade
Loving cool
Season grass.
I already have
growing in
backyard to
none.

Culture

Easily grown in average, medium to wet, well-drained soil in full sun to part shade. Tolerant of poor soils, but prefers moist, fertile soils. One of the more shade tolerant of the ornamental grasses. self-seeds and may spread aggressively. Leaving foliage in place over winter adds interest to the landscape and helps protect crowns from the cold. Cut back to the ground in early spring.

Noteworthy Characteristics

Chasmanthium latifolium, a clump-forming, upright, ornamental grass, is a Missouri native plant which typically grows 2-5' and most often occurs in rich woods or rocky slopes along streams and on moist bluffs. This grass is perhaps most distinguished by the flat, drooping seed heads which hang in terminal clusters on thread-like pedicels from slightly arching stems. Seed heads will flutter when caressed by even the softest of breezes. Seed heads emerge green but turn purplish bronze by late summer. Bright green leaves (5-9" long) turn a coppery color after frost and eventually brown by winter. Excellent for dried flower arrangements. Common name of inland sea oats is in reference to the similarity of the seed heads to those of oats. This grass was once known as *Uniola latifolia*.

Genus name comes from the Greek *chasme* meaning gaping and *anthemum* meaning flower for the form of the flower.

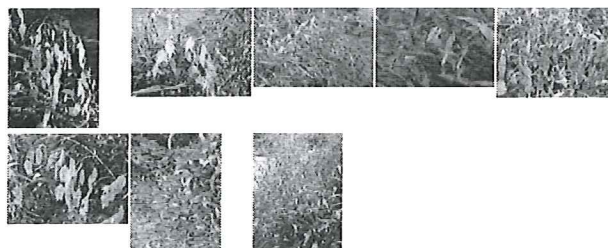
Specific epithet means broad-leaved.

Problems

No serious insect or disease problems. May need staking or other support.

Garden Uses

Provides excellent contrast and texture almost year-round to the border, shaded garden, native plant garden, naturalized area, along streams or on the periphery of the water garden. Naturalize or use as specimens or accents.





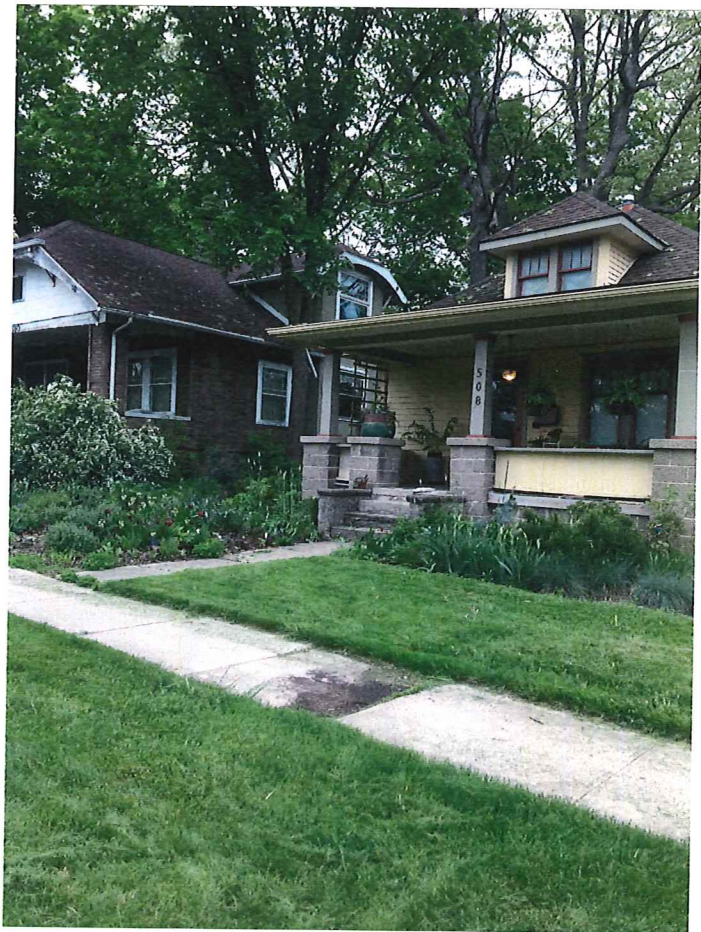
Area between 2nd and 3rd window on north side



View to sidewalk



Proposed location between 2nd and 3rd window on north side





View of the north side from the sidewalk



City of Ypsilanti

Community and Economic Development

May 15, 2019

MAXWELL ZIEBARTH
P.O. Box 970683
YPSILANTI MI 48197

RE: Demolition by Neglect Repair Timeline for 302 E Cross -Approved

Dear MR. ZIEBARTH,

On Tuesday, May 14, 2019, the Historic District Commission (HDC) approved the proposed timeline for repair for the property listed above. The timeline stipulates:

The approved roof replacement will be completed by the HDC meeting scheduled for May 28, 2019; the HDC will also receive an update on the condition of the foundation at the May 28 meeting with foundation work to be complete by June 8, 2019; porch repair to be submitted as a study item at the June 11 or June 25, 2019 meeting; repair of windows, doors, and siding to be submitted as a study item at the July 9 or July 25, 2019 meeting. All proposed repairs to be completed by October 1, 2019.

All HDC study items must be subsequently submitted with official applications as action items in order to be approved.

The timeline and proposed work may be amended to accommodate for unforeseen circumstances. Once work is completed, the property will no longer be considered a case of Demolition by Neglect.

In the event you fail to adhere to the above timeline, the City may take legal action against you and the property in order to achieve compliance.

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

Sincerely,

Scott E. Slagor, Preservation Planner
Community & Economic Development Department

CC: File
Building Department



Facing southwest to facade and east elevation.



Facing northeast to west and south elevations.



Facing southeast to facade and west elevation

Document series: 116-118 W Michigan rehab, showing previously approved windows and drawings.





City of Ypsilanti

Community and Economic Development

May 23, 2018

VANARCHITECTS PLLC
2000 HOGBACK RD, SUITE 3
ANN ARBOR, MI 48105

RE: HDC Work Permit Application for 116-118 W MICHIGAN

Dear VANARCHITECTS PLLC,

On Tuesday, May 22, 2018 the Historic District Commission (HDC) reviewed your request for work at 116-118 W MICHIGAN. Your application was **approved** to include:

Work as depicted in the elevations dated May 22, 2018 as well as the storefront details from May 15, 2018. The composite beadboard will be finished in sage, the rooftop decking in IPE wood color and the window trim and storefront systems in sage green light. The awnings and canopies in galvanized steel. The cornice will be finished in Nebulous White along with the trim around the porch. Gutters are to be finished in Intellectual Grey. The box column on the rear in galvanized steel and the tower to be finished in Sandstone with the planter boxes in Wheat Penny as well as the trellis. The storefront will be finished in Sage green light and the backing of the signboard to be Roycroft Bronze Green. The brick on the upper south elevation will be finished in Intellectual Grey. The infill on the railing is to be a wire mesh in a stainless steel finish. The lights will be as submitted in the application finished in weathered zinc. The cladding of the windows to be in the color Fossil. A smooth finish will be used for the composite trim. The light pattern on the windows are to match the submitted elevations along with the window details as included in the application. As preparation for painting; no power washing or sandblasting is permitted.

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

- #5 - Preserve distinctive features.
- #7 - Clean building gently—no sandblasting.
- #9 - Contemporary designs shall be compatible and shall not destroy significant original material.
- #10 - New work shall be removable.

Approval 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 ckochanek@cityofypsilanti.com with any questions.

Sincerely,

Cynthia Kochanek, Preservation Planner
Community & Economic Development Department

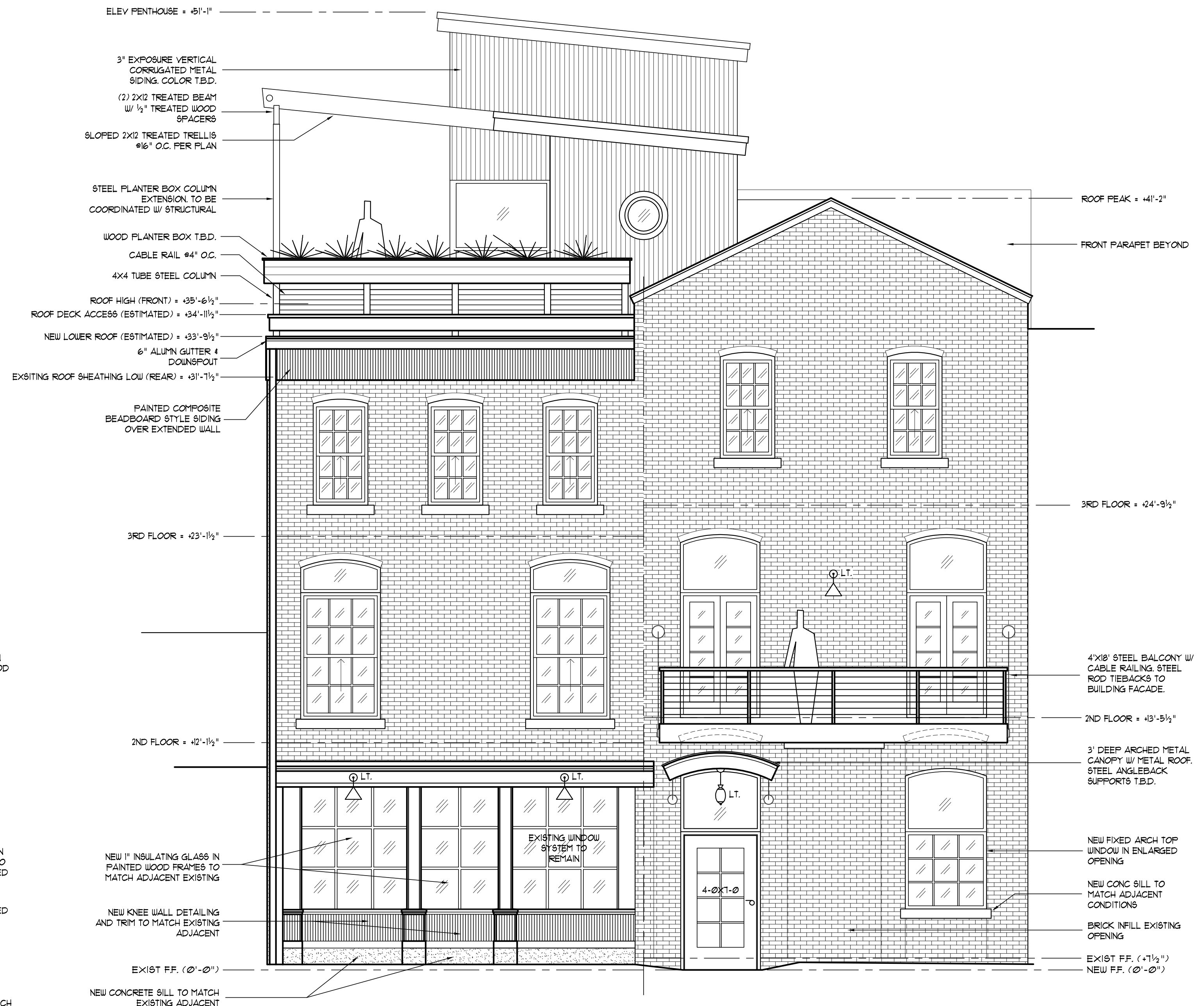
CC: Property Owner - REXALL PROPERTIES LLC 124 W MICHIGAN APT 204 YPSILANTI MI 48197
File
Building Department



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

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

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



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

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

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



PRODUCT SELECTION GUIDE

Size and Performance Data

Sound Transmission Class / OITC



	Clad LX	Wood LX	Clad SE				
SIZES							
Standard double-hung vent/fixed sizes	●	●	●				
Transom sizes	●	●	●				
Egress sizes	●	●	●				
Single-hung	●	●	—				
Simulated-hung	●	●	—				
Single-hung – arch head	●	●	—				
Cottage sash split	●	●	●				
Variable sash split	●	●	—				
Special sizes available	●	●	●				
PERFORMANCE 1							
Meets or Exceeds AAMA/WDMA Ratings	H-CW30 - CW50 Hallmark Certified	H-CW30 - CW45 Hallmark Certified	H-CW30 - CW50 Hallmark Certified				
Air Infiltration (cfm/ft² of frame @ 1.57 psf wind pressure) 2	0.11	0.11	0.11				
Water Resistance	4.6-7.5 psf	4.6-6.9 psf	4.6-7.5 psf				
Design Pressure	30-50 psf	30-45 psf	30-50 psf				
HurricaneShield® Products with Impact-resistant Glass	CW-60 Hallmark Certified	—	—				
OTHER PERFORMANCE CRITERIA							
Forced Entry Resistance Level (Minimum Security Grade) 3	10	10	10				
Operating Force (lb) Initiate Motion / Maintain Motion (of Hallmark tested size and glazing) 4	40/45	40/45	40/45				
SOUND TRANSMISSION CLASS / OUTDOOR-INDOOR TRANSMISSION CLASS							
Product	Frame Size Tested 5	Glazing System				STC Rating	OITC Rating
		Overall Glazing Thickness	Exterior Glass Thickness	Interior Glass Thickness	Third Pane Thickness		
ARCHITECT SERIES WOOD LX WINDOW	WITH INTEGRAL GRILLES						
	45" x 65"	11/16"	2.5mm	2.5mm	—	27	24
	45" x 65"	11/16"	3mm	6mm Laminated	—	34	29
	WITH REMOVABLE OR NO GRILLES						
	45" x 65"	11/16"	2.5mm	2.5mm	—	26	22
	45" x 65"	11/16"	3mm	3mm	—	29	24
ARCHITECT SERIES CLAD LX OR SE WINDOW	WITH INTEGRAL GRILLES						
	45" x 65"	11/16"	2.5mm	2.5mm	—	27	25
	45" x 65"	11/16"	3mm	3mm	—	29	25
	45" x 65"	11/16"	3mm	5mm	—	33	29
	45" x 65"	11/16"	3mm	6mm Laminated	—	34	29
	WITH REMOVABLE OR NO GRILLES						
	45" x 65"	11/16"	2.5mm	2.5mm	—	26	22
	45" x 65"	11/16"	3mm	3mm	—	28	23
	45" x 65"	11/16"	3mm	5mm	—	32	28
	45" x 65"	11/16"	3mm	6mm Laminated	—	33	28

(—) = Not Available

(1) Maximum performance for single unit when glazed with the appropriate glass thickness. See Design Data pages in this section for specific product performance class and grade values.

(2) Published performance data for air infiltration is determined by testing a minimum of four (4) products of NFRC model size. Testing is conducted in accordance with ASTM E283. Air infiltration ratings for products will differ by size. The performance data does not apply to

combination assemblies unless noted. Actual product performance may vary for a number of reasons including installation and product care.

(3) The higher the level, the greater the product's ability to resist forced entry.

(4) Glazing configurations may result in higher operational forces

(5) ASTM E 1425 defines standard sizes for acoustical testing. Ratings achieved at that size are representative of all sizes of the same configuration.



PRODUCT SELECTION GUIDE

Features and Options



STANDARD

OPTIONS / UPGRADES

GLAZING

Glazing Type

Dual-Pane Insulating Glass —

Insulated Glass Options/Low-E Types

SunDefense™ Low-E

Advanced Comfort Low-E

Advanced Low-E

NaturalSun Low-E

Clear (no Low-E coating)

Additional Glass Options

Annealed Glass

Tempered Glass

Obscure Glass¹

Tinted Glass (Bronze, Gray and Green)

HurricaneShield® Products with Impact-Resistant Glass (Laminated Dual-Pane Insulating Glass²)

Gas Fill/High Altitude

Argon

High altitude

WOOD TYPES

Pine

Mahogany (clad and wood LX only), Douglas Fir (clad LX only)

EXTERIOR

EnduraClad® protective finish

EnduraClad Plus protective finish

Factory Primed Pine wood exterior

Unfinished Mahogany wood exterior

INTERIOR

Unfinished Wood

Factory primed³, Factory prefinished paint³, Factory prefinished stain

HARDWARE

Hardware Finish

Champagne, White, Brown or Matte Black

Bright Brass, Satin Nickel, Oil-Rubbed Bronze, Antique Brass, Distressed Bronze, Distressed Nickel

Sash Locks

Cam-action lock

Simulated lock, Air conditioner lock, Historical spoon-style lock (surface mounted)

Tilt-Wash Cleaning

Tilt to interior on both sashes

—

Other Hardware

—

Sash lifts

GRILLES

Integral Light Technology® Grilles

— Traditional, Prairie, Top Row, Cross, New England, Victorian, Diamond, Custom

Roomside Removable Grilles

— Traditional, Prairie, Custom

Grilles-Between-the-Glass

— Traditional, Prairie, Top Row¹, Cross or Custom-Equally Divided

SCREENS

— Full-Height or Half-height InView™ screens or Vivid View® screens

(1) Contact your local Pella sales representative for current color options.

(2) Low-E coatings are limited on Laminated Glass, see detailed product description or glazing performance for full details.

(3) Not available on Mahogany and Douglas Fir interiors.



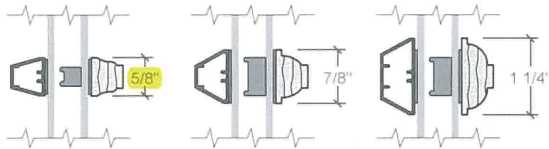
GRILLE TYPES

Typical Grille Profiles

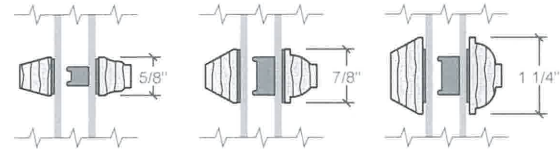


Integral Light Technology®

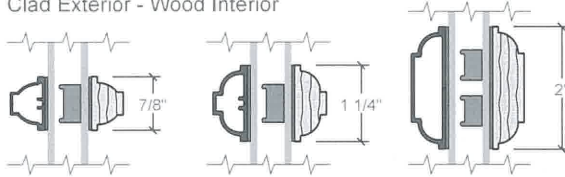
Putty and Ogee Glaze Grilles Clad Exterior - Wood Interior



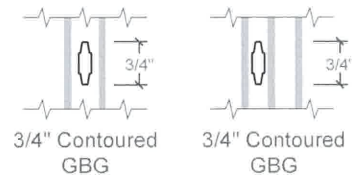
Putty and Ogee Glaze Grilles Wood Exterior - Wood Interior



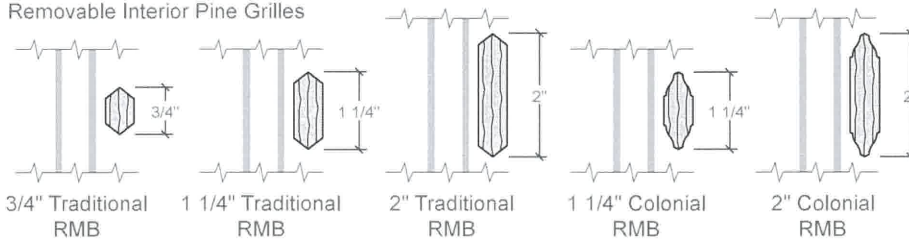
Ogee Glaze Grilles Clad Exterior - Wood Interior



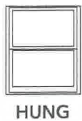
Contoured Aluminum - Grilles-Between-the-Glass



Removable Interior Pine Grilles



Interior wood ILT grilles available in Pine, Mahogany or Douglas Fir to match complete unit.
Exterior wood ILT grilles available in Pine or Mahogany to match complete unit.



HUNG

DETAILED PRODUCT DESCRIPTIONS

Aluminum-Clad Exterior

LX and SE Double-, Single- and Simulated-Hung



FRAME

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [LX: [clear pine] [mahogany] [douglas fir]] [SE: clear pine].
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks.
- Overall frame depth is 5" (127mm) for a wall depth of 3-11/16" (94mm).
- Optional factory applied jamb extensions available between 4-9/16" (116mm) and 7-3/16" (183mm) wall depths.
- Vinyl jamb liner [LX includes wood / clad inserts].
- Optional factory installed fold-out installation fins with flexible fin corners.
- Optional factory-applied EnduraClad® exterior trim.

SASH

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [LX: [clear pine] [mahogany] [douglas fir]] [SE: clear pine]. Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are clad with aluminum and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-7/8" (47mm).
- Sash exterior and interior profile is ogee.
- Double-Hung: Upper sash has surface-mounted wash locks [Single-Hung: Fixed upper sash has surface-mounted wash locks] [Arch Head units have no wash locks].
- Lower sash has concealed wash locks in lower check rail.
- Sashes tilt for easy cleaning.
- Simulated-Hung units have non-operable upper and lower sashes.

WEATHERSTRIPPING

- Water-stop santoprene-wrapped foam at head and sill.
- Thermoplastic elastomer bulb with slip-coating set into lower sash for tight contact at check rail.
- Vinyl-wrapped foam inserted into jamb liner to seal against sides of sash.

GLAZING SYSTEM

- Quality float glass complying with ASTM C 1036.
- Custom and high altitude glazing available.
- Silicone-glazed 11/16" dual-seal insulating glass [[annealed] [tempered]] [[clear] [[Advanced Low-E] [SunDefense™ Low-E] [Advanced Comfort] [NaturalSun Low-E] with argon]] [[bronze] [gray] [green] Advanced Low-E with argon].

EXTERIOR

- Aluminum-clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
 - Color is [standard] [custom].₁
- Aluminum-clad exteriors shall be finished with EnduraClad Plus protective finish with 70% fluoropolymer resin in a multi-step, baked-on finish
 - Color is [standard] [custom].₁

INTERIOR

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [White] [Linen White] [Bright White] [stain₁]].

HARDWARE

- Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.
- Sash lock is [standard (cam-action)] [historic spoon-style] [air-conditioner lock] [simulated lock (Single-piece lock ties upper and lower sash together. When removed, lower sash becomes operable)]. Two sash locks on units with frame width 37" and greater.
- Optional sash lift furnished for field installation. Two lifts on units with frame width 37" and greater.
- Hardware finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Bright Brass] [Satin Nickel] [Oil-rubbed Bronze] [Antique Brass] [Distressed Bronze] [Distressed Nickel].

OPTIONAL PRODUCTS

Grilles

- **Integral Light Technology® grilles**
 - Interior grilles are [5/8"] [7/8"] [1-1/4"] [2"] ogee profile that are solid [LX: [pine] [mahogany] [douglas fir]] [SE: pine]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain₁]].
 - Exterior grilles are [5/8" putty glaze profile] [7/8" putty glaze] [ogee profile] [1-1/4" putty glaze] [ogee profile] [2" ogee profile] that are extruded aluminum.
 - Patterns are [Traditional] [Prairie] [Top Row] [New England] [Victorian].
 - Insulating glass contains non-glare spacer between the panes of glass.
 - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer.
- Grilles-Between-the-Glass₂
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row]
 - Interior color is [White] [Black] [Tan₃] [Brown₃] [Putty₃] [Ivory] [Brickstone] [Harvest] [Cordovan].
 - Exterior colors is [standard].₁
- Roomside Removable grilles
 - [[3/4"] [1-1/4"] [2"] regular] [[1-1/4"] [2"] colonial] profile, with [Traditional] [Prairie] patterns that are removable solid pine wood bars steel-pinned at joints and fitted to sash with steel clips and tacks.
 - Interior [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain₁]].
 - Exterior [unfinished, ready for site finishing] [factory primed] [finish color matched to exterior claddings].

Screens

- InView™ screens
 - [Half-Size] [Full-Size₄] black vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
 - Full screen spreader bar placed on units > 37" width or > 65" height.
 - Screen frame finish is baked enamel, color to match window cladding.
- Vivid View® screens
 - [Half-Size] [Full-Size₄] PVDF 21 / 17 mesh, minimum 78 percent light transmissive screen, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
 - Full screen spreader bar placed on units > 37" width or > 65" height.
 - Screen frame finish is baked enamel, color to match window cladding.

Hardware

- Optional factory applied limited opening device available for vent units in stainless steel; nominal 3-3/4" opening. Limiting device concealed from view.
- Optional factory applied window opening control device available. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

(1) Contact your local Pella sales representative for current designs and color options.

(2) Available on units glazed with Low-E insulated glass with argon, clear insulated glass and obscure insulated glass.

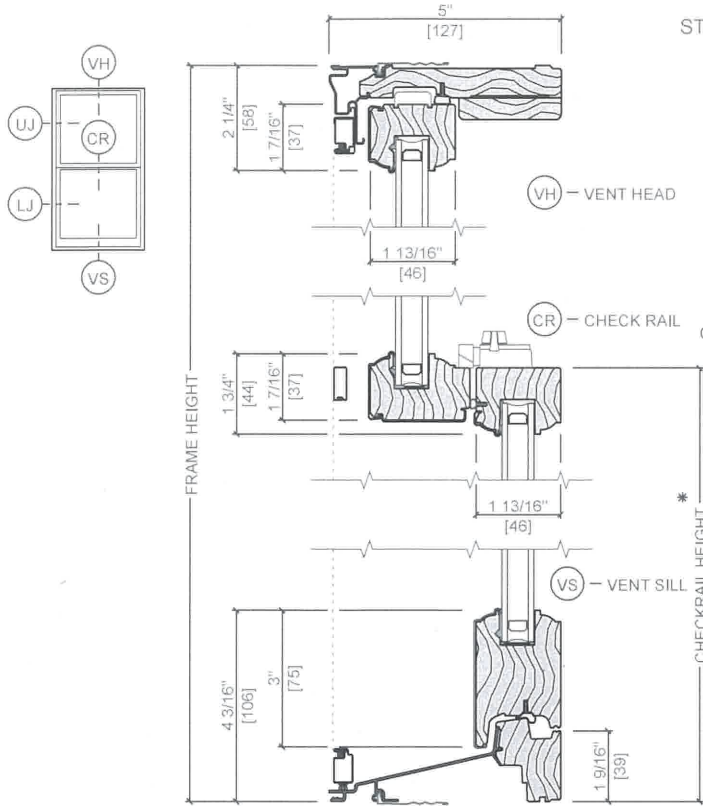
(3) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior.

(4) Full screens are available on units ≤ 96" height.

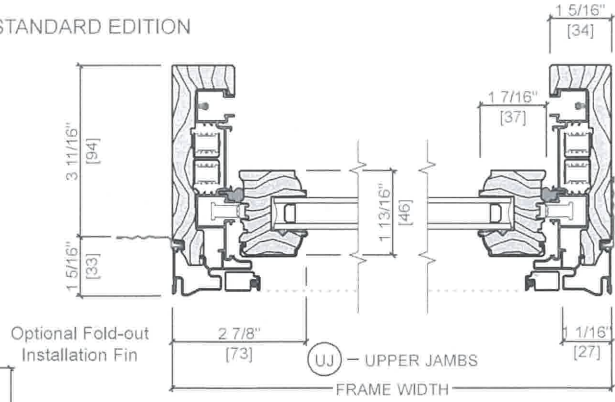
(5) Appearance of exterior grille color will vary depending on Low-E coating on glass.



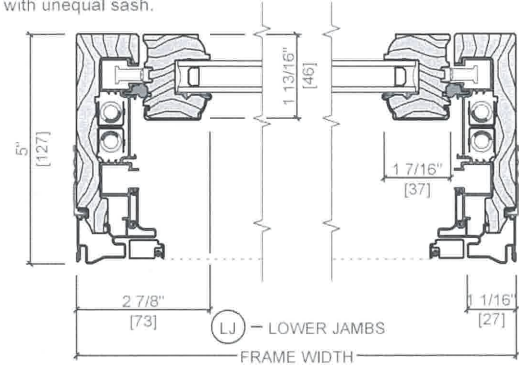
UNIT SECTIONS
Aluminum-Clad Exterior
SE Double-Hung



STANDARD EDITION

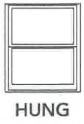


* Dimension required for ordering units with unequal sash.



Scale 3" = 1' 0"

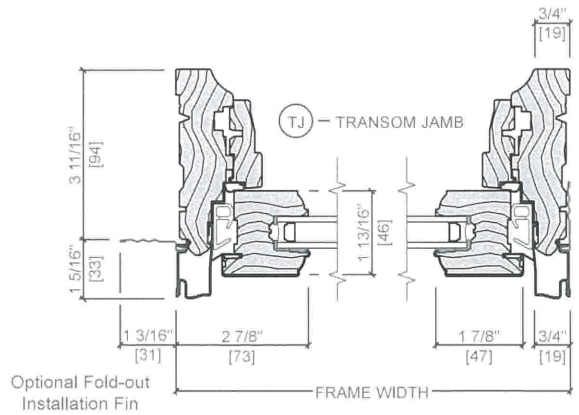
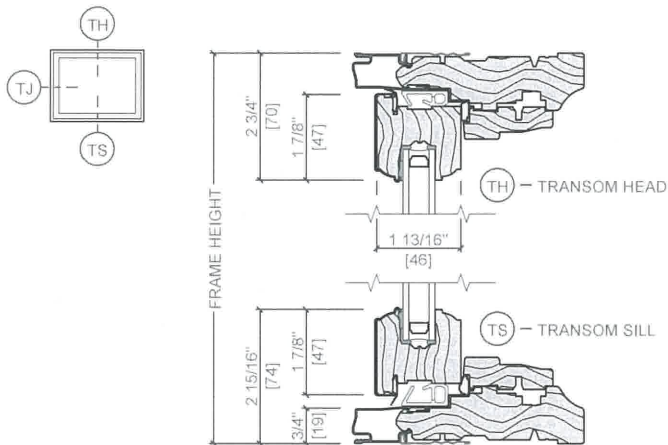
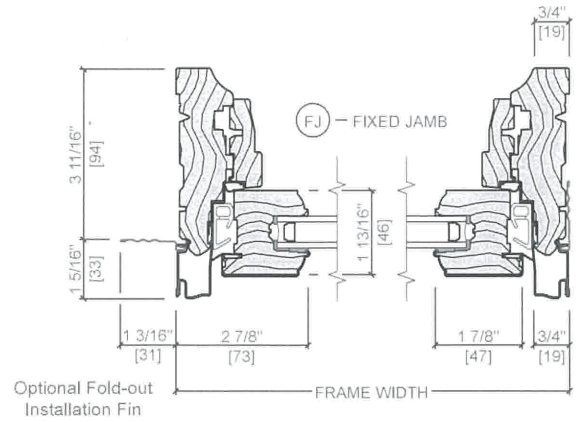
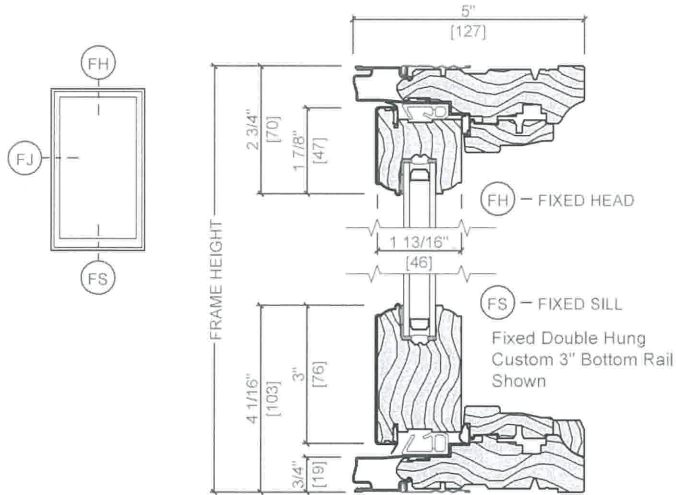
All dimensions are approximate.



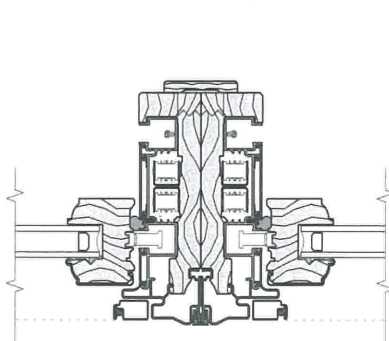
UNIT SECTIONS

Aluminum-Clad Exterior

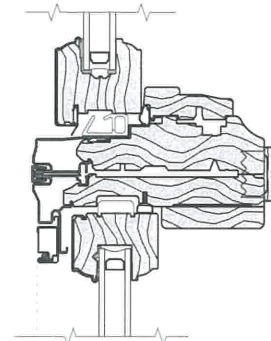
LX and SE Fixed and Transoms



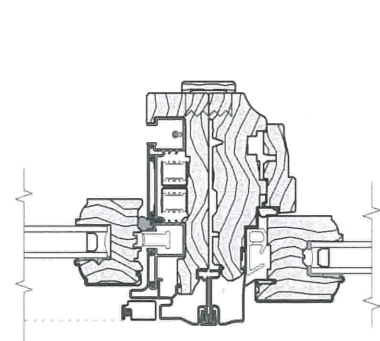
TYPICAL JOINING MULLIONS



VERTICAL JOINING MULLION
LX VENT / LX VENT



HORIZONTAL JOINING MULLION
TRANSOM / VENT



VERTICAL JOINING MULLION
LX VENT / FIXED

Scale 3" = 1' 0"

All dimensions are approximate.

See www.PellaADM.com for mullion limitations and reinforcing requirements.



P R O F E S S I O N A L

[Return to Patio Doors Overview \(/doors\)](#)

Architect Series® Reserve™ Out-Swing Hinged Commercial Door

Downloads

2D Cross Section   
(Aluminum-Clad Wood)

2D Elevation   
(Aluminum-Clad Wood)

Specifications 
(Aluminum-Clad Wood)

- Wood and **aluminum-clad wood** options.
- Standard sizes up to 6' 1-1/2" x 7' 11-1/2".
- 32" clear opening widths and low-profile, ADA compliant sills are standard.
- Putty Glaze sash profile available with matching grilles.
- Exclusive hardware styles in 12 finishes.
- Exceptional energy efficiency.

A local Pella team member is ready to help you with your project.

[Get A Quote \(/contact/quote\)](#)

[Custom Door Solutions \(/doors/product-details/custom-reserve\)](#) [Installation Guides \(http://www.installpella.com\)](#) [Warranty Info \(/warranties\)](#)



Features & Options

Sizes and Shapes

Wood Types

Interior Finishes

Exterior Finishes

Glazing

Grilles

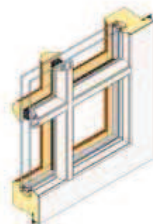
Hardware

Screens

Grilles -Architect Series Reserve Out-Swing Hinged Commercial Door

Three grille types are available on Architect Series commercial entrance doors.

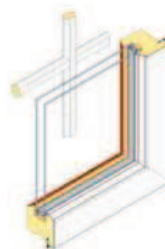
- **Integral Light Technology® Grilles** are historically accurate; adhered to the exterior and interior face.
- **Grilles-between-the-glass** are permanent aluminum grilles that are factory installed between the panes of glass to provide easy cleaning.
- **Removable Interior grilles** can be removed for glass cleaning.



Integral Light Technology® Grilles



Grilles-between-the-glass



Removable Interior Grilles

Integral Light Technology® (ILT) Grilles

Combine the historical look of true divided lights with today's energy efficiency, structural integrity and water-resistant performance.

- Grilles are adhered to the outside of the glass – wood on the interior and aluminum on the exterior

Contact Us

Click here to contact us about your project or information needs.

[CONTACT PELLA \(/contact\)](#)



[\(/support/leed\)](#)

Find potential LEED credits for this project [\(/support/leed\)](#)

Order Pella Replacement Parts Online » (http://parts.pella.com/OA_HTML/ibeCZzpHome.jsp?sitex=10040)

- Window Parts
- Patio Door Parts
- Supplies

- Between-the-glass nonglare foam spacers, which are aligned with the interior aluminum frames, replicate the appearance of true divided lights – and offer thermal performance vastly superior to metal spacers

[Get A Quote \(/contact/quote/\)](#)

[Contact Us \(/contact\)](#)

Grille Profiles



5/8" width
(Ogee and
Putty Glaze
profiles)



7/8" width
(Ogee and
Putty Glaze
profiles)



1-1/4" width
(Ogee and
Putty Glaze
profiles)



2" width
(Ogee profile
only)

Grilles-between-the-glass

Permanent aluminum grilles are factory-installed inside the airspace of insulating glass to provide the look of divided lights while making glass cleaning easy.

- Exterior finish matches aluminum-cladding color
- Eight interior colors are available
- Grilles are 3/4" wide

Grille Profiles



Grille Interior Colors



Brickstone



Brown*



Cordovan



Harvest



Ivory



Putty*



Tan*



White

*Available with matching exterior grille color only.

Removable interior grilles

Roomside wood interior grilles are securely attached to the interior, but can be removed for glass cleaning.

- Available prefinished to match the interior wood finish and exterior cladding
- Available in two standard and custom widths

Grille Profiles

Also available in custom widths.



3/4" width



1 1/4" width

[Learn more about Architect Series Commercial Entrance Door Grille Profiles, Patterns, Spacing and Visible Glass Design Parameters. \(http://media.pella.com/professional/adm/Clad-Wood/ASR-OS_GRILLE.pdf\)](#)

Learn more about all [Pella Grille Options \(/doors/features-and-options/grilles\)](/doors/features-and-options/grilles)



225602 MC



**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

JUN 13 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

312 Oak St

Applicant

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

Name

Betty Louise Keefe

Address

312 Oak St.

City

Ypsilanti

State

Michigan

Zip

48198

Phone / Fax

734-485-8937 645-6447

E-Mail

Kb312ms@outlook.com

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:

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:

\$6,270.00

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:

Betty L. Keefe

Date:

June 5 2019

Print Name:

Betty Louise Keefe

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.

**R.D. Kleinschmidt, Inc.**

We Build Our Reputation Around Your Home.

19860 Sharon Valley Road
Manchester, Michigan 48158

Phone: (734) 428-8836

email: info@rdkleinschmidtinc.com

Fax (734) 428-1030

Proposal #

69945

PROPOSAL

TO

Betty Keefe

312 Oak St.

Ypsilanti, MI. 48198

Salesman: Devin Stace

PHONE

734-645-6447

DATE

4/5/2019

JOB NAME / LOCATION

JOB NUMBER

JOB PHONE

We hereby submit specifications and estimates for:

Roof Area: Entire house

- ** Tear off all existing roofing material - Brown
- ** Provide and install 1-1/2" faced aluminum drip metal on all roof edges
- ** Provide and install ice & water shield up 72" from the eaves around entire house
- ** Provide and install ice and water shield around chimney - Brown
- ** Provide and install synthetic underlayment over remainder of roof area
- ** Provide and install Tamko Heritage 30 dimensional shingles over entire roof area
- ** Provide and install fully adhered 60 mill EPDM roofing on all flat roof areas
- ** Provide and install ridge vent on all roof peaks
- ** Install new flashing boots on all vent pipes
- ** Provide and install flashings where needed - Brown
- ** Provide and install new aluminum counter flashing on chimney
- ** Clean up and dispose of all job related debris upon completion of work
- ** Price: \$4,295.00

continued.....

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:

dollars (\$

).

Payment to be made as follows:

If this proposal is acceptable to you, please sign, date and return both copies to us within 30 days. We will then sign and return one copy to you.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized
SignatureNote: This proposal may be
withdrawn by us if not accepted within

days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Signature

Date of Acceptance: _____

5-4-19



R.D. Kleinschmidt, Inc.

We Build Our Reputation Around Your Home.

19860 Sharon Valley Road
Manchester, Michigan 48158

Phone: (734) 428-8836

Page No.

of

Pages.

PROPOSAL

69945

TO **Betty Keefe**

312 Oak St.

Ypsilanti, MI. 48198

Salesman: Devin Stace

PHONE **734-645-6447** DATE **4/5/2019**

JOB NAME / LOCATION

JOB NUMBER

JOB PHONE

We hereby submit specifications and estimates for:

Roof Area: Entire house

NOTE: Any rotten or weakened plywood that needs replacement will be done at a rate of \$45.00 per 4 x 8 sheet.

OPTION: To install edge vent system on upper would be an additional \$695.00 (Yes or No?)

OPTION: To replace existing skylights with Velux FCM units and flashing kits would be an additional \$1,975.00 (Yes or No?)

*Same exact size
T Profile
down confirmed
10/21/2019*

*SKY+1,975.00
+ 295.00
\$6,270.00*

*Aluminum
Trimmed*

A Limited Lifetime Warranty on Material from Manufacturer-10 Year Warranty on Workn by Installer. Any Rotted roof boards needing replacement will be charged as an extra on a time and material basis.

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:

Four Thousand Two Hundred Ninety-five and 00/100*** Dollars \$4,295.00**

Payment to be made as follows:

**One Third Down When Job Begins
Balance Upon Completion
3-1/2% Charge for Using Credit Cards**

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature

Betty L. Keefe

Note: This proposal may be withdrawn by us if not accepted within

days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Signature

Date of Acceptance:

5/3

YPSILANTI

RUSTIC BLACK

2189 BURNS AVE.
8869 NOTTINGHAM DR.
713 CARVER ST.

NATURAL TIMBER

MAPLE LAWN DR.
7442 REDBIRD DR.

AGED WOOD

15 OAK ST.
6277 MAPLEHURST DR.

RUSTIC CEDAR

1890 STRATFORD RD.
1023 LEVONA ST.

VIRGINIA SLATE

3467 CHEROKEE TRAIL
177 N. FORD BLVD.

THUNDERSTORM GRAY

1373 ARROYO DR.
1305 GRANT ST.

RUSTIC SLATE

5209 BEMIS RD.
2014 WHITTIER RD.

RUSTIC REDWOOD

7875 SHADOW CT.
6091 MAPLEVIEW LANE

AUTUMN BROWN

7870 STONY CREEK RD.
5803 PINE VIEW DR.

RUSTIC EVERGREEN

9699 MACARTHUR BLVD.

OLD ENGLISH PEWTER

1732 DOVER CT.
111 S. ADAM ST.

SLATESTONE GRAY

1742 COLLEGEWOOD DR.
806 CAMBRIDGE RD.

WEATHEREDWOOD

413 MAPLE ST.
5063 PECAN DR.

OXFORD GRAY

5569 BIG PINE DR.

BLACK WALNUT

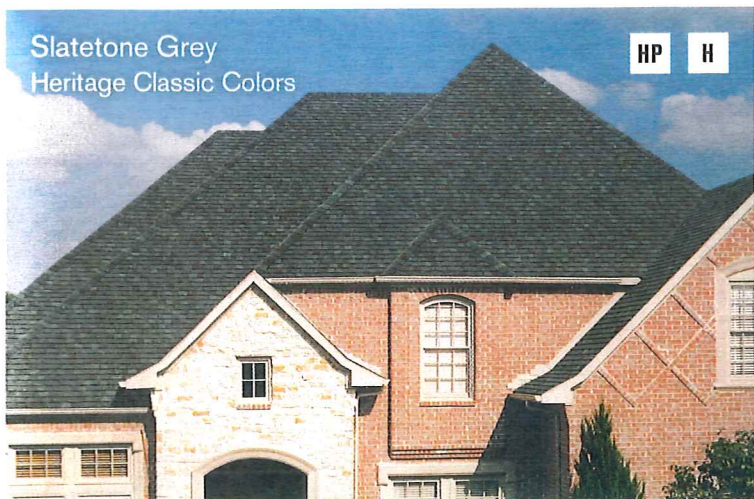
825 CORNELL RD.
7480 HOGAN RD.

Weathered Wood



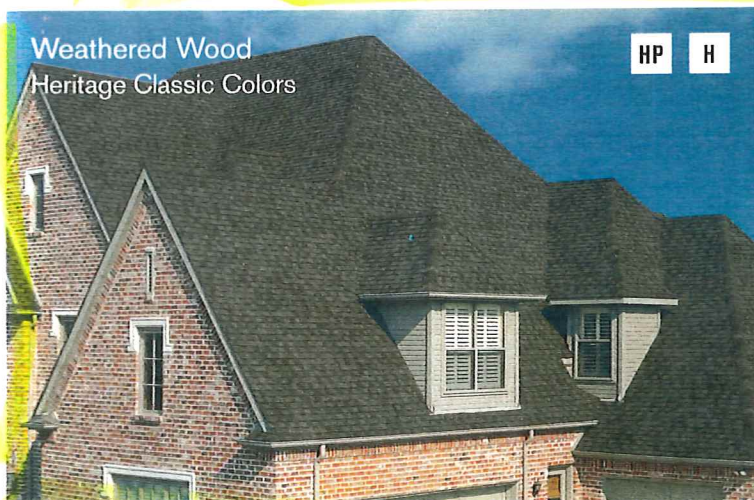
Slatetone Grey Heritage Classic Colors

HP H



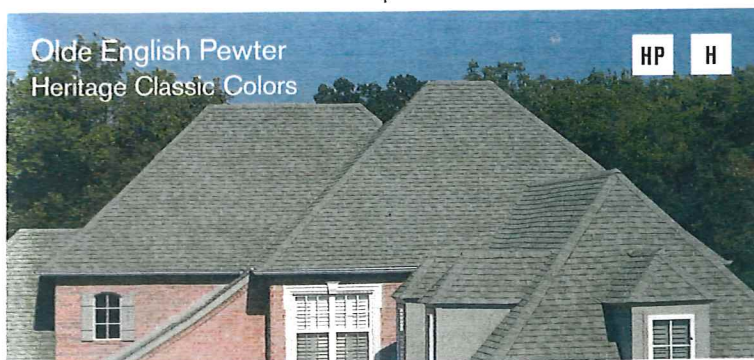
Weathered Wood Heritage Classic Colors

HP H



Olde English Pewter Heritage Classic Colors

HP H







City of Ypsilanti

Community and Economic Development

June 18, 2019

LSD OPERATING CO
3605 S HURON RD
BAY CITY, MI 48706

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-19-0023) for door handles at 308-312 N RIVER

Dear LSD OPERATING CO,

Staff has reviewed the amended Historic District Work Permit Application for the above named address. Your amendment to install ADA lever handles in a dark bronze finish to the Marvin brand doors that were approved on April 23, 2019, has been **approved**.

The following Secretary of Interior Standards were considered in approving your application:

- #9 – Contemporary designs shall be compatible and shall not destroy significant original material.
- #10 – New work shall be removable.

This letter takes the place of your presence at a Historic District Commission (HDC) meeting. Therefore, it is important that you read carefully and follow **all** guidelines detailed in this letter. This approval is for the amended application including door handles only, which according to your application is the only work being performed at this time. Any additional work must be reviewed by the HDC. If you have any questions regarding this information please contact me at (734) 483-9646. **Approval by the Historic District Commission does not exempt you from nor can it be substituted for zoning or building department approval.**

Sincerely,

Scott E. Slagor, Preservation Planner
Community & Economic Development Department

CC: Property Owner - YPSILANTI MILL WORKS, LLC 312 N RIVER YPSILANTI MI 48198
File
Building Department

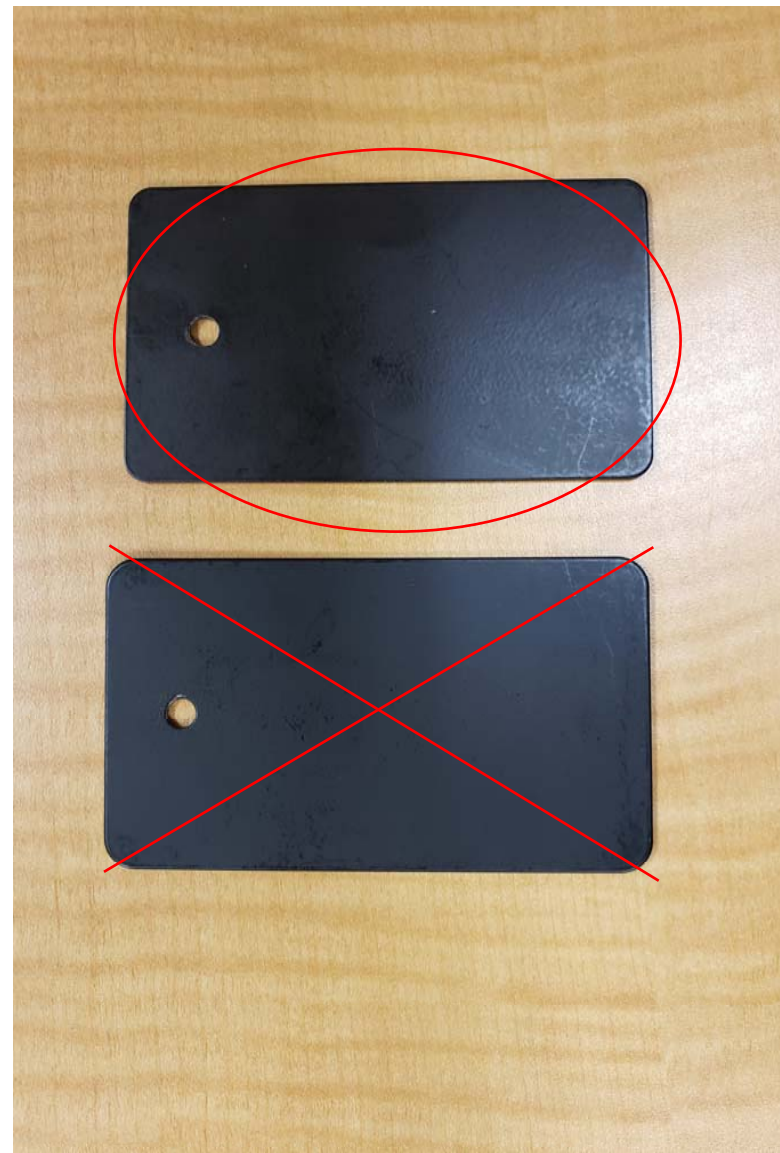
L



Lever
Key locks and unlocks

Product description	98L 99L
Trim description	996L-R/V*
Escutcheon plate size	2 ³ / ₄ " x 10 ³ / ₄ " x 27 ⁷ / ₃₂ " (70x273x21mm)
Pull center to center	—
Projection	2 ⁷ / ₈ " (73mm)
ANSI function	08
Cylinder type	Rim
Handing	Handed/Reversible
Optional #425 SNB quantity for device	2

* Electrified lever operation available





RECEIVED

JUN 17 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

128-130 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

SR Walker Contracting LLC

Address

15507 Doris

City

Livonia

State

MI

Zip

48154

Phone / Fax

(734) 657-7436

E-Mail

srwalkercontracting@outlook.com

Contractor

Contractor Name & Contact Info

Steve Walker

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

Complete Description of Proposed Work:

Install TPO roofing system and new coping
metal - Re-roof - not a tear-off.
coping metal To match Existing in color

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

Permit Application Fee (action items only)

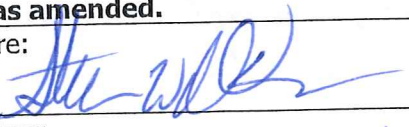
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:	Permit fee:
\$15,880.00	\$35 + _____ = 65

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:
	6/17/19
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.

Staff photo: 128-130 W Michigan- fore reference





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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

306 N Grove, Ypsilanti 48198

Applicant

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

Name

Neighborhood Roofing

Address

832 phoenix Rd

City

Ann Arbor

State

MI

Zip

48108

Phone / Fax

734-994-6500

E-Mail

Cabrina@neighborhoodroofing.com

Contractor

Contractor Name & Contact Info

Same

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

- Tear-off and re-roof on house using dimensional shingles (Rustic Black - Color) Tamko Heritage
- ~~White~~ ^{Black} Drip Edge
- ~~Black box Vents~~ - Ridge Vents
- Black Flashings

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

Permit Application Fee (action items only)

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

Construction Cost:

9710.00

Permit fee:

\$35 + 15 = \$50.00

Signature

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

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

Signature:

Tom Meadows

Date:

6/18/19

Print Name:

Tom Meadows

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

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

HERITAGE® CLASSIC COLORS COLLECTION



Aged Wood

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

HP

Heritage® Premium Shingles

H

Heritage® Shingles

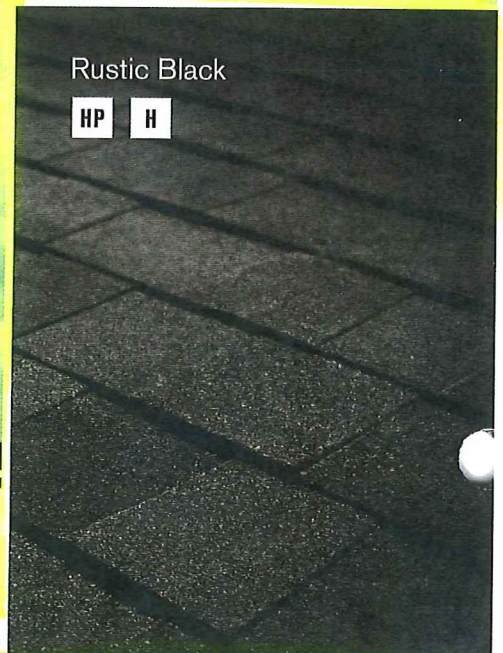


Rustic Black

Rustic Black

HP

H



Staff photos: 306 N Grove.



Applicant photos: 306 N Grove









MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION MEETING
Ypsilanti Historical Society – 220 N Huron Street
Ypsilanti, Michigan 48197

Tuesday, June 11, 2019
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Mike Davis, Jr. Chair 7:02 PM

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

Commissioners Absent: Anne Stevenson

Staff Present: Scott Slagor, Preservation Planner
Nancy Hare-Dickerson, Commission Recording Secretary

APPROVAL OF AGENDA

Discussion: Slagor: Staff requested to amend the agenda, removing applications for 6 S Washington and
418 N Hamilton.

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

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS

401 E Forest

**Update on work in compliance with demolition by neglect timeline for repair was moved to the end of the agenda as the applicant was not present.*

NEW BUSINESS

101 N Hamilton

**Application for gutter installation was moved to the end of the agenda as the applicant was not present.*

214 N Huron

**Chimney reconstruction.*

Applicant: Cheryl Farmer, owner- present; Michael Condon, contractor- present.

Discussion: Farmer: Stated that applicant proposes to have the chimney rebuilt to look like the original, including the installation of a cap.

Prebys: Asked if there was any thought of putting a liner in the chimney above the roofline.

Condon: Stated that if there is an existing terra cotta flue, any broken flue block will be replaced. Stated that, otherwise, it will be rebuilt with the existing flue block.

Motion: Prebys (second: Schmiedeke) moved to issue a certificate of appropriateness for work at 214 N Huron as submitted in the application dated May 31, 2019 for the reconstruction of the brick chimney above the roofline on the south elevation. The reconstructed chimney shall match the size and profile of the original, as specified in the application.

Secretary of the Interior Standards:

#6- Repair, do not replace; replacements shall match original.

Approval: Unanimous. Motion carried

224-226 W Michigan

**Window replacement/trim and masonry repair.*

Applicant: Michael Condon, contractor- Ypsilanti Restoration- present

Discussion: Condon: Stated that the owner wishes to replace the existing wood sash replacement kit windows due to deterioration.

Rupert: Asked if the existing windows are metal clad.

Condon: Confirmed no. Stated that the paint colors will match, and masonry to be repaired/tuck pointed as needed.

Motion: Prebys (second: Lindsay) moved to issue a certificate of appropriateness for work at 224-226 W Michigan as submitted in the application dated June 3, 2019 for the replacement of fourteen double-hung windows on the façade with one-over-one aluminum-clad sash kits. The new windows shall match the size and glass area of the former windows and will be painted to match the existing trim. Approval also includes the ordinary maintenance work of the exterior trim and masonry as presented in the application.

Secretary of the Interior Standards:

#6- Repair, do not replace; replacements shall match original.

#7 – Clean building gently, no sandblasting or pressure washing.

Approval: Unanimous. Motion carried

315 S Washington

**Application for paint was moved to later in the agenda as the applicant was not present.*

100 S Washington

**Application for paint was moved to the end of the agenda as the applicant was not present.*

314 E Cross

**New deck.*

Applicant: Scott and Marti Hwang, owners- present

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

Marti Hwang: Stated that the proposal is to build a twelve-by-twenty deck using pressure treated lumber which will be on the rear/side of the property. Stated that the deck will not be visible from the front of the house. Stated that standard square balusters will be used with a railing around, with a gate, and approximately three to four steps. Stated that the steps will be facing the rear yard. Stated that a grey color stain will be used to match the roof.

Prebys: Stated that the stain needs to be opaque.

Marti Hwang: Acknowledged.

Davis: Asked if the deck is to be attached to the house.

Marti Hwang: Stated that it is not going to be officially attached.

Davis: Asked if the plan is to use fascia board.

Scott Hwang: Confirmed no. Stated that the plan is to walk from that side door *[referencing drawings]* on to the deck. Stated that it will be flush to the house but it is not going to be attached to the house.

Prebys: Asked if the balusters are going to be between the rail and a rail at the bottom.

Marti Hwang: Confirmed.

Schmiedeke: Asked if applicants received a porch fact sheet.

Marti Hwang: Confirmed.

[Staff provided additional porch fact sheet; discussion ensued reiterating fact sheet information/clarifying as to railing/skirting]

Motion: Lindsay (second: Rupert) moved to approve and issue a certificate of appropriateness for work at 314 E Cross as submitted in the application dated June 3, 2019 constructing a deck abutting the south elevation of the house. The deck shall be constructed to the dimensions specified in the application and stained (opaque) to complement the house. Per the Porch Fact sheet, the lattice skirting shall cover open spaces below the deck and be framed.

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

315 S Washington

**Paint.*

Applicant: Falicia Peterson, owner- present

Discussion: Davis: Stated that the application is for paint work. Asked applicant if there are paint samples.

Peterson: Confirmed. *[Staff passed the paint samples to the Commission for review]*

Davis: Asked if the only plan is to paint.

Peterson: Confirmed.

Prebys: Asked if power washing was planned.

Peterson: Confirmed no.

Motion: Prebys (second: Schmiedeke) moved to issue a certificate of appropriateness for work at 315 S Washington as submitted in the application dated June 3, 2019 for repainting the house exterior with "Wood Thrush Gold" on the first story, "Prairie Grass Gold" on the second story, and "Roycroft Vellum" on the trim. The exterior is to be hand-scraped and primed prior to painting and damaged wood members shall be replaced in-kind as necessary.

Secretary of the Interior Standards:

#7 – Clean building gently, no sandblasting or pressure washing.

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

516 N River

**New fence.*

Applicant: Rick Omel, owner- present

Discussion: Davis: Stated that the application is for a new fence. Asked if the fence is aluminum.

Omel: Confirmed.

Prebys: Asked if the replacement is for the entire fence.

Omel: Stated that the fence will be replaced along here *[referencing photo materials]*. *[Clarifying discussion continued as to fence location]*

Motion: Lindsay (second: Prebys) moved to approve and issue a certificate of appropriateness for work at 516 N river as submitted in the application dated June 3, 2019 for installation of a new fence along the north property boundary as specified in the application, and with the addition of the fence extending parallel to Oak Street on the interior for a dog run. The new fence shall be a Lowe's Freedom New Haven aluminum fence in black.

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

208 E Cross

**Retaining wall.*

Applicant: Carrie Taylor, owner- not present

Discussion: Davis: *[Review of packet materials and discussion as to materials used, paint/stain, color]*

Motion: Pettit (second: Prebys) moved to issue a notice to proceed for work already completed at 208 E Cross as submitted in the application dated June 3, 2019 for replacement of the retaining wall along the north property boundary as specified in the application. The notice to proceed is contingent on the condition that the finished wall be treated with a traditional non-varnished transparent dark brown stain.

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

208 E Cross

**Siding replacement.*

Applicant: Carrie Taylor, owner- not present

Discussion: Davis: *[Review of packet materials and discussion as to the most appropriate way to proceed]*

Motion: Prebys (second: Rupert) moved to table discussion of siding replacement work already completed at 208 E Cross to afford the owner an opportunity to comment at the next HDC meeting.

Approval: Unanimous. Motion carried

101 N Hamilton

**Gutter installation.*

Applicant: Jim Barski, owner –not present.

Discussion: Lindsay: Inquiry about color matching of the gutters and trim. *[Referencing materials, discussion re: gutter and trim color to match, location of downspouts] [Discussion as to the most appropriate way to proceed]*

Motion: Lindsay (second: Pettit) moved to issue a certificate of appropriateness for work at 101 N Hamilton as submitted in the application dated May 23, 2019 for installation of seamless K-style gutters and downspouts; with the condition that the gutters and downspouts are painted black to match the trim; and the downspouts are located at the corners. Gutters shall be mounted using hanger straps so as to not disturb the distinctive fascia boards. Gutters may also have leaf relief screens as specified in the application.

Secretary of the Interior Standards:

#5 – Preserve distinctive features.

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

100 S Washington

**Paint.*

Applicant: C. Hedger Breed, owner- not present

Discussion: Davis: *[Review of packet materials and discussion as to paint color]*

Motion: Prebys (second: Rupert) moved to issue a certificate of appropriateness for work at 100 S Washington as submitted in the application dated June 3, 2019 for repainting the house exterior walls with "Folksy Gold." The walls are to be hand-scraped and primed prior to painting. Paint shall be a satin finish to shed water.

Secretary of the Interior Standards:

#7 – Clean building gently, no sandblasting or pressure washing.

#10 – New work shall be removable.

Approval: Unanimous. Motion carried

OLD BUSINESS

**Returned to Old Business after hearing all other business items for those in attendance.*

401 E Forest

**Update on work in compliance with demolition by neglect timeline for repair*

Applicant: Curtis Mullins and Kay Morgan- owners, not present

Discussion: Slagor: Indicated that owners were not present at the May 14th HDC meeting as requested, in order to come forward with a timeline for demolition by neglect repair. Stated that owners received and signed for a Final Notice to Appear letter, dated 5-20-2019, by certified mail. Stated that with owners still not present, that the HDC may choose to take legal action to ensure that the work gets done as the next step in the demolition by neglect process. *[Discussion continued as to staff exploring legal options, legal ramifications]*

Davis: Indicated that citations and notices were sent to the owners outlining the property disrepair without adequate response from owners. Indicated that Notice to Appear letters were sent to owners without response or action.

Motion: Prebys (second: Davis) moved to allow staff to explore options for legal action to have the property at 401 E Forest repaired as the owner has failed to appear or provide sufficient plans for repair.

Approval: Unanimous. Motion carried.

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS

14 S Washington

**Structural repair*

311 W Cross

**Roof replacement*

114 S Huron

**Rear roof replacement*

Motion: Prebys (second: Schmiedeke) moved to accept the administrative approvals for 14 S Washington for structural repair, 311 W Cross for roof replacement, and 114 S Huron for rear roof replacement.

Approval: Unanimous. Motion carried.

OTHER BUSINESS

Property Monitoring

116-118 W Michigan

Davis: Discussed concern regarding the removal of window hoods on the building.

Slagor: Indicated that staff received email response to its inquiry.

[Commission consensus that the HDC email was thoroughly responded to and that the process is being handled adequately]

302 E Cross

Slagor: Indicated that staff spoke to owner, who indicated he would be in attendance at the June 25th meeting with study items for the porch. *[Staff updated the Commission on repair work and issues re: the roof, per contact with owner]*

227 N Grove

Slagor: Indicated that staff received information that painting and replacement of damaged trim (ordinary maintenance work) was going to be done.

Davis: Discussed HDC approval still needed for lighting. *[Staff will review]*

6 S Washington

Schmiedeke: Inquiry. *[Staff provided update]*

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of May 28, 2019

Motion: Rupert (second: Schmiedeke) moved to approve the minutes of May 28, 2019 as submitted.

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 8:08 p.m.