

1. Historic District Commission Meeting Packet

Documents:

00-HDC JULY 28, 2020 AGENDA.PDF
01-201 N RIVER.PDF
02-216 S WASHINGTON.PDF
03-100 W MICHIGAN.PDF
04-301 MAPLE.PDF
05-217 W MICHIGAN.PDF
06-ADMINISTRATIVE APPROVALS.PDF
07-HISTORIC DISTRICT 6-23-2020 FULL MINUTES.PDF
HDC JULY 28, 2020 FULL PACKET.PDF
PN-JULY 28 2020 HDC VIRTUAL MEETING.PDF

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, July 28, 2020 - 7:00 p.m.
Remote Meeting via Zoom

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

Alex Pettit, Chair	P	A
Anne Stevenson, Vice Chair	P	A
Erika Lindsay	P	A
Ron Rupert	P	A
Amy Swift	P	A
James Chesnut	P	A
VACANT		

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING—none

V. BUSINESS SESSION

A. OLD BUSINESS—none

B. NEW BUSINESS

1.	201 N River	Awning
2.	216 S Washington	Windows
3.	100 W Michigan	Windows
4.	301 Maple	Accessory building
5.	217 W Michigan	Rear balcony replacement

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

1.	210 Oak	Paint
2.	310 Florence	Fence
3.	326 E Forest	Paint
4.	116 N Hamilton	Paint

E. OTHER BUSINESS

1. Property monitoring
2. Commissioner comments

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

1. Approval of meeting minutes June 23, 2020

VIII. ADJOURNMENT

Secretary of the Interior's Standards for the Rehabilitation of Historic Structures

Developed by the U.S. Department of the Interior, the Standards provide a framework that guides protective decisions regarding historic structures. The Historic District Commission is required to cite applicable Standards with each formal decision it renders. It may also cite HDC Fact Sheets as part of its decision-making process.

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

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

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

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Do not imitate earlier styles.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Preserve significant changes acquired over time.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Preserve distinctive features.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Clean building gently—no sandblasting.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Preserve archaeological resources.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New work shall be removable.

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



HDC Work Permit Staff Review

Property address: 201 N River

Property History: The property currently includes Emmanuel Lutheran Church, which is contributing to the Historic District. The congregation of Emmanuel Lutheran traces its roots to a wave of German immigration from Baden-Wurtemberg to Washtenaw County in the second half of the nineteenth century.ⁱ The church charter was established in the home of parishioners in 1859. A church edifice was erected the following year.ⁱⁱ Services were not held in English until 1912, which greatly increased membership and prompted the need for a new building.ⁱⁱⁱ

The extant Gothic Revival-style church was erected in 1923, designed by Frederick Spier, of the Detroit firm Spier & Gherke.^{iv} Ypsilanti's population boom during and after World War II necessitated the church be expanded. Local architect, Ralph S. Gerganoff designed the education wing that was completed in 1957.^v

Date of Application: June 30, 2020

Date of Review: July 6, 2020

Date of Meeting: July 14, July 28, 2020

Proposed work: Awning over rear (west) entry.

Materials: Americana Sierra Patio Cover.

Staff review:

1. The applicant proposes to install a prefabricated Americana Sierra Patio cover over a rear west-facing entrance.
2. The aluminum structure will measure 10'x10'x10'.
 - a. The 10' tall support posts need to be custom ordered and are not specified on the cut sheet—but will be the same style as those pictured.
3. Gutters on the patio cover will tie into the existing gutters on the building.

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 power washing.

8. Preserve archaeological resources.

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

10. New work shall be removable.

4. The applicants have told staff that the awning mounting board will be attached to the building by the mortar joints to avoid drilling into the brick.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at 201 N River, as submitted in the application dated June 30, 2020 for installation of an Americana Sierra Patio Cover, as specified. Structural components mounted to the building shall occur at the mortar joints.

Relevant Secretary of the Interior Standards:

#9, #10

Prepared by:

Scott E. Slagor, Preservation Planner

ⁱ Jason Birchmeier, "Emmanuel Lutheran Church," *Ypsilanti Gleanings* (Summer 2007), 10.

ⁱⁱ Ibid., 15.

ⁱⁱⁱ Ibid., 16.

^{iv} Ibid., 16.

^v Ibid., 17



RECEIVED

JUN 30 2020

CITY OF YPSILANTI
BUILDING DEPARTMENT

PHDC-20 0038

R. 27013
39754

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

Emmanuel Lutheran Church 201 N. River St. Ypsilanti, 48198

Applicant

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

Name

Emmanuel Lutheran Church

Address

201 N. River St.

City

Ypsilanti

State

Michigan

Zip

48198

Phone / Fax

734-482-7121

E-Mail

info@emmanuelypsi.org

Contractor

Contractor Name & Contact Info

Church Property Committee and Volunteers led by Roger and Karen Facer

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

Install 10 feet wide by 10 feet projection by 10 feet high patio cover/awning over existing non-historical west entrance to Emmanuel Lutheran Church. The entrance is to the elevator vestibule and is not visible from River St. An Americana Sierra Patio Cover will be purchased from Menard's, color to match as close to existing gutter/trim color on existing building. Support poles to be anchored in concrete underneath asphalt. Support poles will not be in existing parking spaces. Gutters around awning roof will be directed to the existing gutter on existing building to prevent ponding on asphalt. Installation will be overseen by the Church Property Committee.

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

Americana Building Products: Sierra Patio Cover \$1444.59, gutter downspout kit \$68.99.

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$1513.58

Permit fee:

\$45 + 0 = \$45

Signature

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

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

Signature:

Date:

23 JUNE 2020

Print Name:

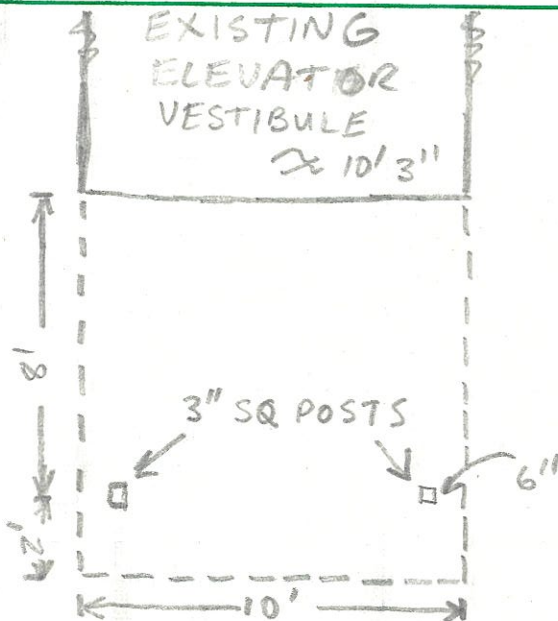
PETER WALLINE

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.

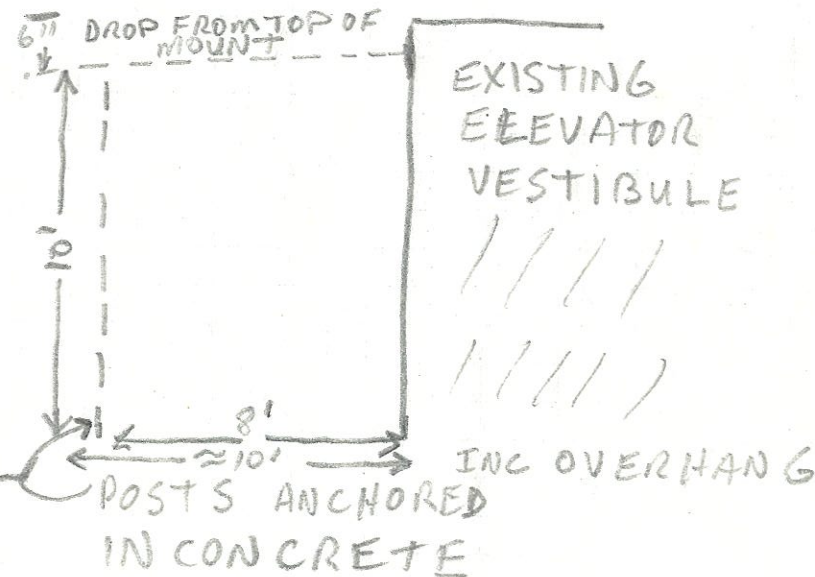
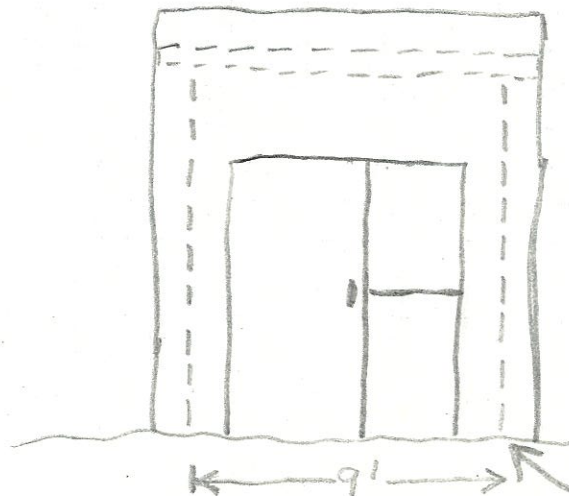
OVERHEAD (TOP) VIEW

6/17/2020



EMMANUEL LUTHERAN CHURCH
 PROPOSED AWNING TO BE
 ATTACHED TO WEST ENTRANCE
 ELEVATOR VESTIBULE

FRONT VIEW



SIDE VIEW

PHD. 20 0038



Sales Quote

P.O. Box 1290 • #2 Industrial Drive • Salem, Illinois 62881
800-851-0865 • Fax 618-548-2890 • www.americana.com

Bill To:
3354 Menards

10010 Belleville Rd

Belleville MI 48111

Ship To:
3354 Menards

10010 Belleville Rd

Belleville MI 48111

Quote #: 86719

Quote Date: 06/10/2020

Quote Expires: 07/10/2020

Quoted By: Paul Casey

Sales Manager: Paul Casey

Customer Ref.: Karen Facer
kfacer@sbcglobal.net

Phone: 734/697-4149 **Ext.:**

Fax: / -

Phone: 734/697-4149 **Ext.:**

Fax: / -

Quantity	Description	Unit Price	Ext. Price
1	Sierra Patio Cover Style=Attached, Model=40 lb, Size=10' projection x 10' width, Pan Type=V-Pans, Pan Metal=Aluminum, Pan Color=White, Gutter Color=White, Post Type=3" Sq Post, Posts=2, Post Material=Aluminum, Post Color=White, Post Length=120 IN w/ Standard Mounting Brackets, Beam Type=C Channel, Number of Beams=1, Beam Setback= DO NOT PUNCH PANS for BEAM, Scuppers=2	\$1,444.59	\$1,444.59

PRICE SHOWN IS RETAIL TO THE GUEST INCLUDING FREIGHT

Subtotal:	\$1,444.59
Sales Tax:	\$0.00
Estimated Freight:	\$0.00
Total:	\$1,444.59

Accepted by: _____ **Date:** _____

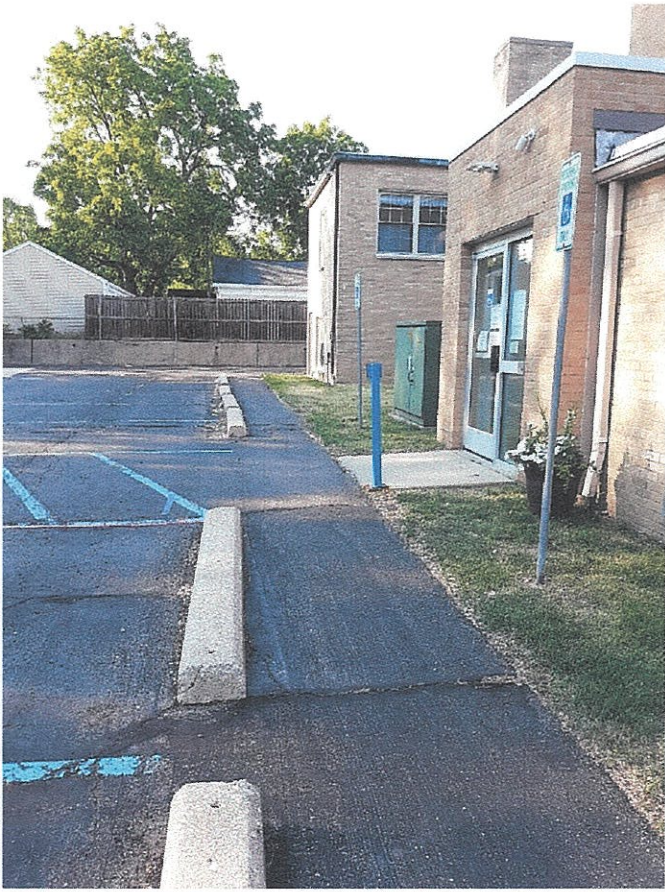
Notes:

Americana Products In Building Materials:

Patio Cover and Carports Special Order Sku # 4000133

Reference Quote Number on order. Call with questions or for custom quotes.

Lead Time: 2 business week



Gutter assembly

Support poles to be anchored in line with cement parking space stops. Awning to be installed above the security light and camera.



Patio cover

Americana 10' W x 10' Projection x 8' H White/White Sierra Attached Carport/Patio Cover (Midwest Region)

Model Number: Sierra10120M_WH_White



Online Price

EVERYDAY LOW PRICE

\$1,242.99

11% MAIL-IN REBATE Good Through 7/11/20

\$136.73

FINAL PRICE

\$1,106²⁶ each

You Save \$136.73 After Mail-In Rebate

Color: White Roof/White Gutter

Size: 120 " W x 120 " P

* Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.

Not sure what to buy?
Check out our Buying Guides!

[VIEW NOW](#)



FREE Ship To Store

[Enter Your ZIP Code](#) for store information



Shipping & Delivery

Not Available Online
Contact a store for delivery options

Description & Documents

Designed for 45# Live Load using .024 thick aluminum roof panels with support beam placed 6" from front edge of cover.



Dimensions: 10' Wide x 10' Projection

Brand Name: **Americana**



Features

- Designed for 45# Live Load using .024 thick aluminum roof panels with support beam placed 6" from front edge of cover.
- Aluminum, moderate load and wind model 10 ft. Projection x 10 ft. Width
- (2) 3" square posts 8' height with base brackets
- 4" Gavalume C beam sets-in 6" from front of cover, posts mount under beam
- Confirm your roof and gutter color, then select a white or ivory downspout (purchased separately) to complete your carport
- Your choice of 9 gutter colors
- White roof panels and posts
- Includes roll formed front gutter and side trim in stucco embossed aluminum
- Fascia clips attach gutter to roof panels
- Optional downspout kit (sold separately)
- Shipped unassembled

Specifications



Product Type	Attached Carports	Style	Sierra Midwest
Assembly Details	Shipped Unassembled	Cover Material	Aluminum
Frame Color/Finish	White	Frame Material	Aluminum
Overall Width	10 foot	Overall Length	10 foot
Overall Height	8 foot	Peak Height	8 foot
Roof Material	Aluminum	Roof Pitch	1/2:12
Roof/Cover Color	White	Number of Frame Legs	(2) 3"
Manufacturer Warranty	Ten (10) year warranty against peeling, cracking, blistering, or crazing of the surface finish of aluminum, One (1) year warranty against defects in materials and workmanship year	Maximum Roof Snow Load	45 pound per square foot
Maximum Wind Resistance	95 miles per hour	View Return Policy	

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.rebateinternational.com®



Facing northwest from River and North Streets to facade and south elevation (for reference).



Facing northeast to west elevation from parking lot.



Facing west to proposed awning entrance.



HDC Work Permit Staff Review

Property address: 216 S. Washington

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

The building was erected for William L. and Alice Kishlar. Mr. Kishlar was a partner in a large dry goods store, Davis and Kishlar, located downtown at 100 W Michigan.ⁱ

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

Date of Application: July 6, 2020

Date of Review: July 7, 2020

Date of Meeting: July 14, July 28, 2020

Proposed work: Replacement of four windows.

Materials: Renewal by Andersen windows.

Staff review:

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

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

- a. The windows are located on the rear (west) elevation and on the side (south) elevation.
2. The new windows are a Fibrex composite material.
3. The new windows shall have muntins with an exterior reveal.
4. The applicant has provided a detailed treatment plan for each window. In summary:
 - a. Window #101 is a nine-light fixed window with a 3x3 grille pattern. It will be replaced with a horizontal sliding window that matches the original grille pattern.
 - b. Window #102 is a six-over-six double-hung window to be replaced by same.
 - c. Windows #201 is a six-over-six double-hung window to be replaced by same.
 - d. Window #202 is a six-over-six double-hung window to be replaced by same.
5. The project is a "second phase" of window replacement. The Commission approved replacement of 14 windows of this type on the façade and north elevation on August 13, 2019.
 - a. The Commission did not come to this decision lightly. The applicant initially amended the scope of work to only replace one non-historic window so the Commission could see how they look installed (May 14, 2019). The applicant then came back as a Study Item (July 23, 2019) before presenting an Action Item to have the remaining 13 windows replaced (August 13, 2019).
 - b. Ultimately the Commission reached a compromise with the window replacements with the finding that 1) the approach was holistic to the façade, 2) it was in the best interest of the resource to allow an action that the property owner would be willing to maintain 3) the material was appropriate for the historic district.
6. For reference, staff has included before and after photos of the façade.
7. Best practices would require every effort be made to retain the original windows. However, in staff opinion, approving appropriate replacements for the windows in this application is a defensible decision because the commission set precedent with approval of similar window replacements for this house less than a year ago.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for work at 216 S Washington for the replacement of four windows with Renewal by Anderson in Red Rock brown. The new windows shall be full frame replicas that match the grille pattern and dimensions of the original windows.

Relevant Secretary of the Interior's Standards: #5, #6, #9

Prepared by:

Scott E. Slagor, Preservation Planner

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

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

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

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

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



City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

216 S Washington

Applicant

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

Name

Brett Mahaffey

Address

216 S Washington

37720 Amrhein, Livonia, Michigan 48150

City

Livonia

State

MI

Zip

48150

Phone / Fax

734-237-1065

E-Mail

Brett.Mahaffey@AndersenCorp.com

Contractor

Contractor Name & Contact Info

Renewal by Andersen (Brett) 734-237-1065

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Replacing 4 windows. Three located on back of house and one on back/right side of house (none are visible from street).

Unit 101 - Currently a large picture window on back of house over looking back yard. Homeowner would like to replace with a gliding triple window so they can have a cross breeze inside house when they open the window and be able to interact easier with their kids playing in their backyard. Grille pattern will be FDL (Full divided light) and 1w x 3h to mimic the current pattern.

Unit 102 - Currently a double hung window (on side of house, in same room as window unit 101) and will replace with a double hung window, matching grille configuration(3w x 2h), and FDL (Full divided light) grille. Will match install from previous installs with minimal exterior trim being installed.

Unit 201 - Currently a double hung window (above Unit 101) and will replace with a double hung window, matching grille configuration(3w x 2h), and FDL (Full divided light) grille. Will match install from previous installs with minimal exterior trim being installed.

Unit 202 - Currently a double hung window (to the left of Unit 201) and will replace with a double hung window, matching grille configuration(3w x 2h), and FDL (Full divided light) grille. Will match install from previous installs with minimal exterior trim being installed. Adding obscured glass to both window sashes (this is a shower window) that currently has no privacy. Window is severely rotted due to location of the window in the shower. Will repair any damage found and replacing interior wood casing with azek style (pvc) moulding to prevent any future damage after installation.

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

Renewal by Andersen Windows (Fibrex material)

Exterior color: Red Rock

Permit Application Fee (action items only)

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

Construction Cost:

\$ 8,766.00

Permit fee:

\$35 + \$ 15.00 = \$ 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:

Date:

7/2/2020

Print Name:

Brett Mahaffey

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

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



Agreement Document and Payment Terms

dba: Renewal by Andersen of Detroit

Legal Name: Renewal by Andersen LLC

2102215127

37720 Amrhein Road | Livonia, MI 48150

Phone: 734-237-1052 | Fax: 651-275-6041 | rbsalesdetroit@andersencorp.com

Dustin Santini



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

Contract Date: **06/05/20**

Buyer(s) Street Address:

Primary Telephone Number:

Secondary Telephone Number:

Primary Email:

Secondary Email:

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

Total Job Amount: **\$8,766**

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

Deposit Received: **\$0**

Balance Due: **\$8,766**

Estimated Start:

Estimated Completion:

Amount Financed: **\$8,766**

8-10 weeks

1-2 days

Method of Payment: **Financing**

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

Notes:

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

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

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME NOT LATER THAN MIDNIGHT OF 06/10/2020 OR THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION, WHICHEVER DATE IS LATER. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

Legal Name: Renewal by Andersen LLC

dba: Renewal by Andersen of Detroit

Buyer(s)

Signature of Sales Person

Signature

Signature

William Paholak

Dustin Santini

Print Name of Sales Person

Print Name

Print Name



Itemized Order Receipt

dba: Renewal by Andersen of Detroit

Legal Name: Renewal by Andersen LLC

2102215127

37720 Amrhein Road | Livonia, MI 48150

Phone: 734-237-1052 | Fax: 651-275-6041 | rbasalesdetroit@andersencorp.com

Dustin Santini

ID#:	ROOM:	SIZE:	DETAILS:
101	Back Room	64 W 54 H	Window: Gliding, Triple, 1:1:1, Base Frame, Exterior Red Rock, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Stone, Standard Color Extra Lock, Screen: TruScene, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: All Sash: Colonial 1w x 3h, Misc: None
102	Back Room	28 W 53 H	Window: Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior Red Rock, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Stone, Screen: TruScene, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 3w x 2h, Misc: None
201	Upstairs Back	53 W 53 H	Window: Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior Red Rock, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Stone, Standard Color Extra Lock, Screen: TruScene, Half Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: All Sash: Colonial 3w x 2h, Misc: None
202	Room 1	24 W 35 H	Window: Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior Red Rock, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Stone, Screen: TruScene, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: All Sash: Colonial 3w x 2h, Misc: Trim kits: full removal, Per Kit
WINDOWS: 4 PATIO DOORS: 0 SPECIALTY: 0 MISC: 0			TOTAL \$8,766



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



Santini
216 S Washington St
Ypsilanti MI 48197
Ypsilanti Historic

Renewal by Andersen

37720 Amrhein

Livonia, MI 48150

- Customer wants to replace 4 windows on back of house
- Existing windows are original windows
- Renewal by Andersen windows use Fibrex (wood composite) material
- Three windows will be replaced to match with existing double hung style
- One window is currently a large picture window that doesn't open. Will replace with a gliding triple window that allows a cross breeze inside and able to communicate with kids outside
- Windows on front of house were replaced in 2019





101 (interior)

Crack



Unit 101

Existing:

- Picture Window
- 3 large glass "Squares"
- Center glass broken out
- 1-2 other cracked glass panes
- Single pane window
- Wood frame

Proposed:

- Triple Gliding window
- Grille - 1w x 3h
- Left and right sashes will open into the center sash
- Dual pane / energy efficient
- Install like previous phase – will not cover exterior brickmold

101 (exterior)



Unit 101

Existing:

- Picture Window
- 9 large glass “Squares”
- Center glass broken out
- 1-2 other cracked panes
- Single pane window
- Wood frame
- Storm window

Proposed:

- Triple Gliding window
- Grille - 1w x 3h
- Left and right sashes will open into the center sash
- Dual pane / energy efficient
- Install like previous phase – will not cover exterior brickmold
- No storm

101 (exterior)



101 (interior)



102 (interior)



Unit 102

Existing:

- Double Hung window
- Colonial – 3w x 2h grilles
- 1 of the panes cracked
- Single pane window
- Wood frame
- Storm window missing
- Exterior hardware hanging

Proposed:

- Double Hung window
- Colonial – 3w x 2h grilles
- Dual pane / energy efficient
- Install like previous phase – will not cover exterior brickmold
- No storm

102 (exterior)

Unit 102

Existing:

- Double Hung window
- Colonial – 3w x 2h grilles
- 1 of the panes cracked
- Single pane window
- Wood frame
- Storm window missing
- Exterior hardware hanging

Proposed:

- Double Hung window
- Colonial – 3w x 2h grilles
- Dual pane / energy efficient
- Install like previous phase –
will not cover exterior
brickmold
- No storm

201 (interior)



Unit 201

Existing:

- Double Hung window
- Colonial – 3w x 2h grilles
- Single pane window
- Wood frame
- Storm window missing
- Exterior hardware hanging
- Window doesn't open (had to use prybar to open)
- Window has teardrop trim installed on face of lower sash

Proposed:

- Double Hung window
- Colonial – 3w x 2h grilles
- Dual pane / energy efficient
- Install like previous phase – will not cover exterior brickmold
- No storm

201 (exterior)



Unit 201

Existing:

- Double Hung window
- Colonial – 3w x 2h grilles
- Single pane window
- Wood frame
- Storm window missing
- Exterior hardware hanging
- Window doesn't open (had to use prybar to open)
- Window has teardrop trim installed on face of lower sash

Proposed:

- Double Hung window
- Colonial – 3w x 2h grilles
- Dual pane / energy efficient
- Install like previous phase – will not cover exterior brickmold
- No storm

201 (interior)



202 (exterior)



Unit 202

Existing:

- Double Hung window
- Colonial – 3w x 2h grilles
- Single pane window
- Wood frame
- Storm window missing
- Window is severely rotted on bottom
- Window located in the shower
- Lower sash is “obscure pattern”

Proposed:

- Double Hung window
- Colonial – 3w x 2h grilles
- Dual pane / energy efficient
- Install like previous phase – will not cover exterior brickmold
- No storm
- Both sashes to be obscure

202 (interior)



Unit 202

Existing:

- Double Hung window
- Colonial – 3w x 2h grilles
- Single pane window
- Wood frame
- Storm window missing
- Window is severely rotted on bottom
- Window located in the shower

Proposed:

- Double Hung window
- Colonial – 3w x 2h grilles
- Dual pane / energy efficient
- Install like previous phase – will not cover exterior brickmold
- No storm

202 (interior)





202 (interior)

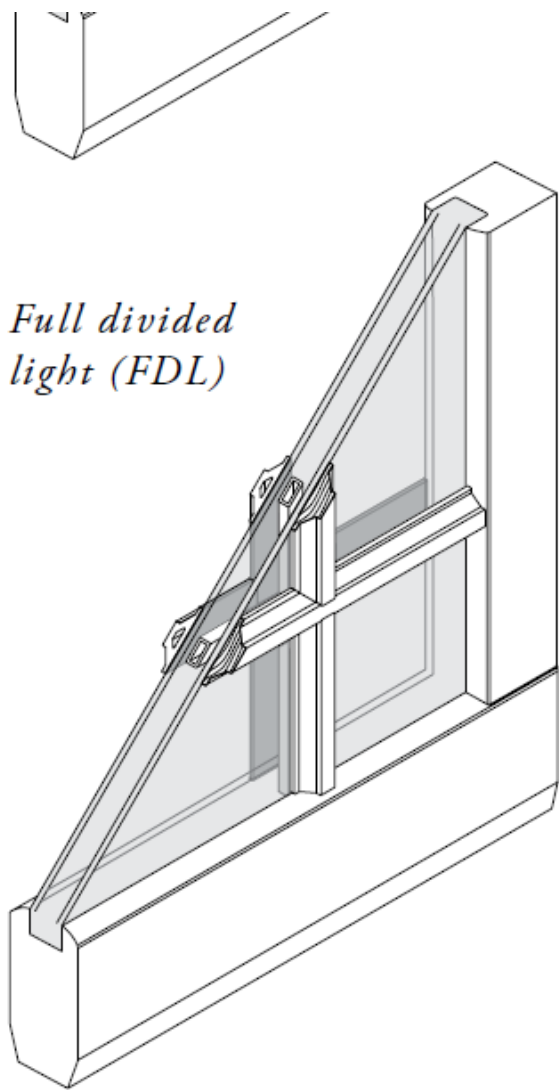


2019 Phase (Front of house)



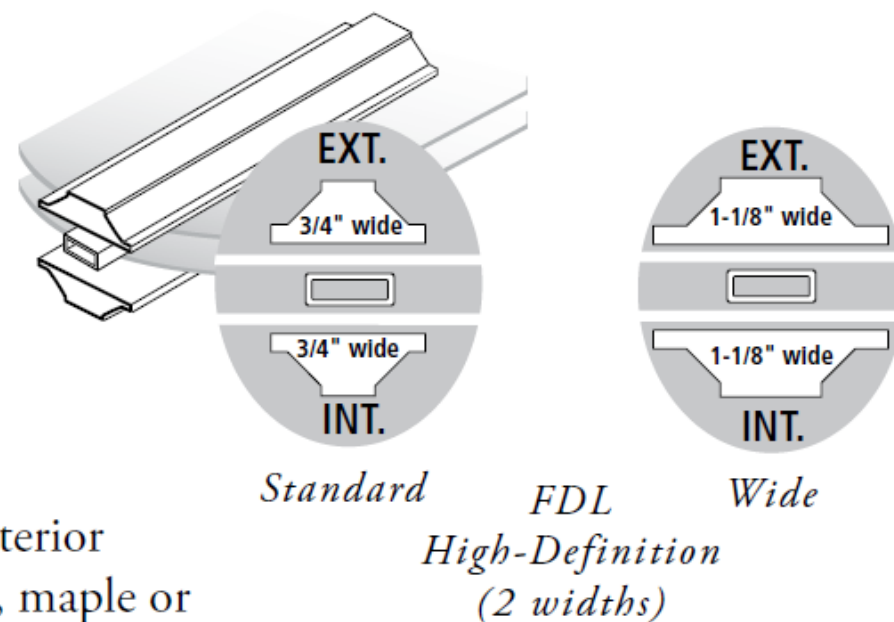
2019 Phase (Front of house)



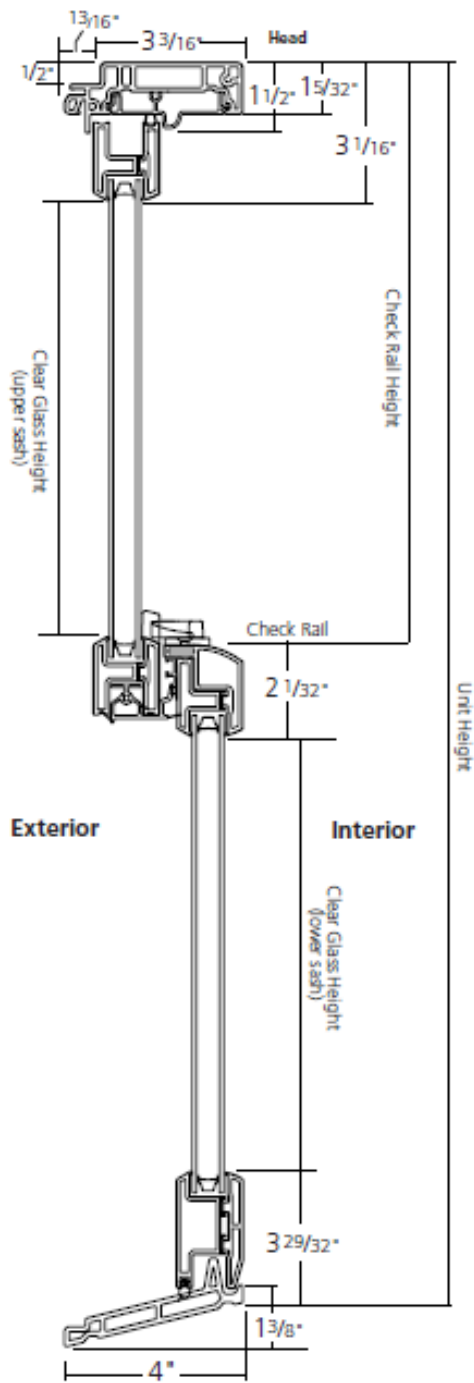


Full Divided Light (FDL) Grille

FDL grilles provide the classic look of a true divided light window. The high-definition exterior grille is made from Fibrex® material and is available in two different widths. Between the glass panes, an aluminum spacer stands slightly away from each pane to maintain thermal performance. The high-definition interior wood grille is available in hardwood, maple or oak and in two different widths, and may be permanently applied or removable.

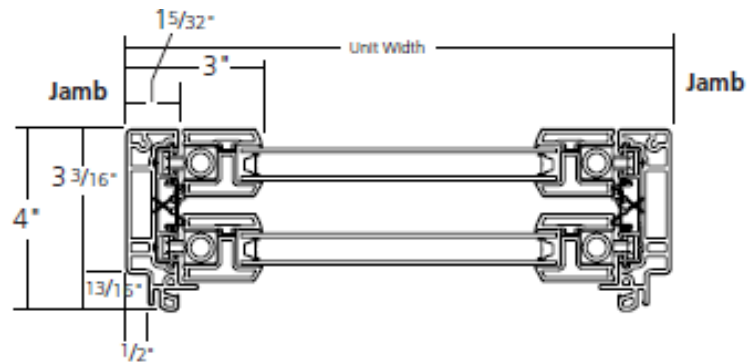


*Current grilles on house are 7/8"



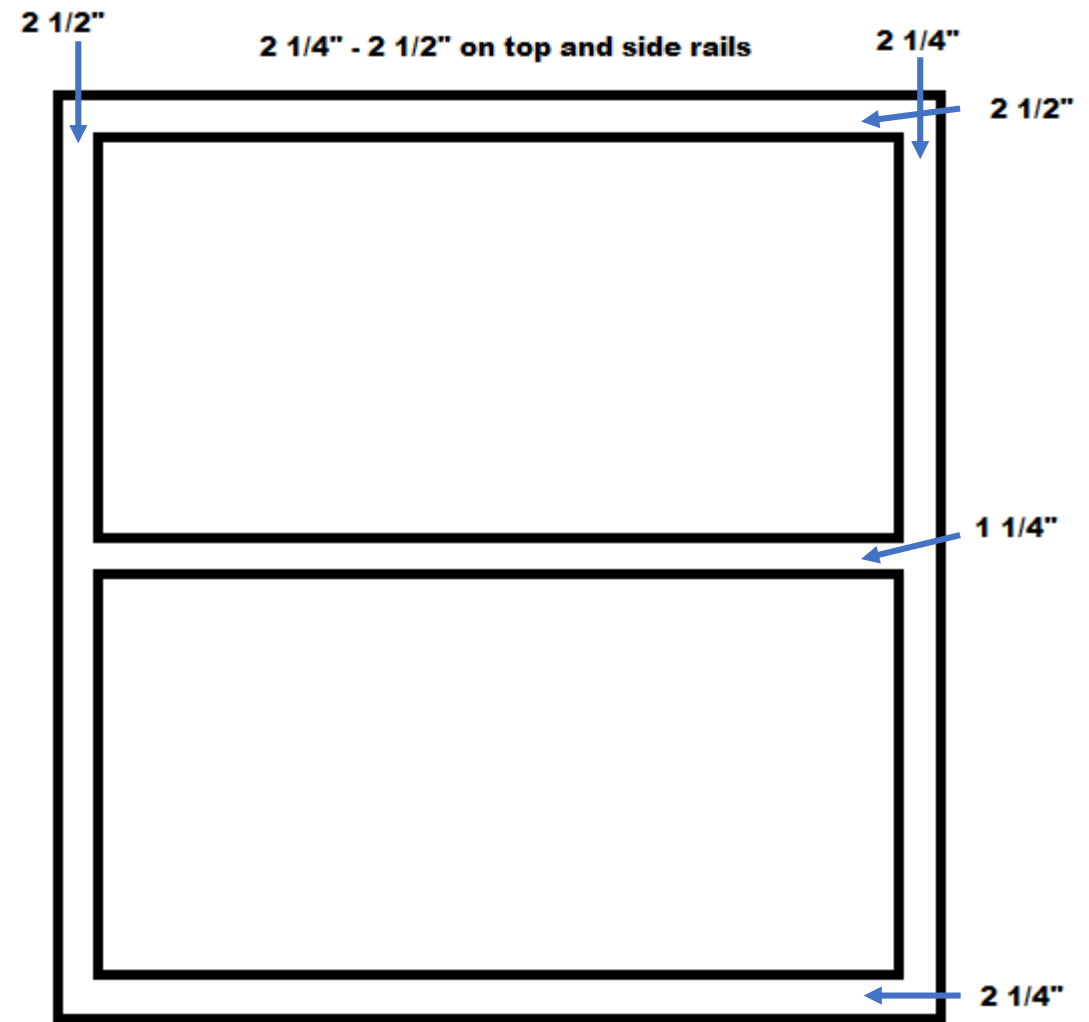
Renewal by Andersen

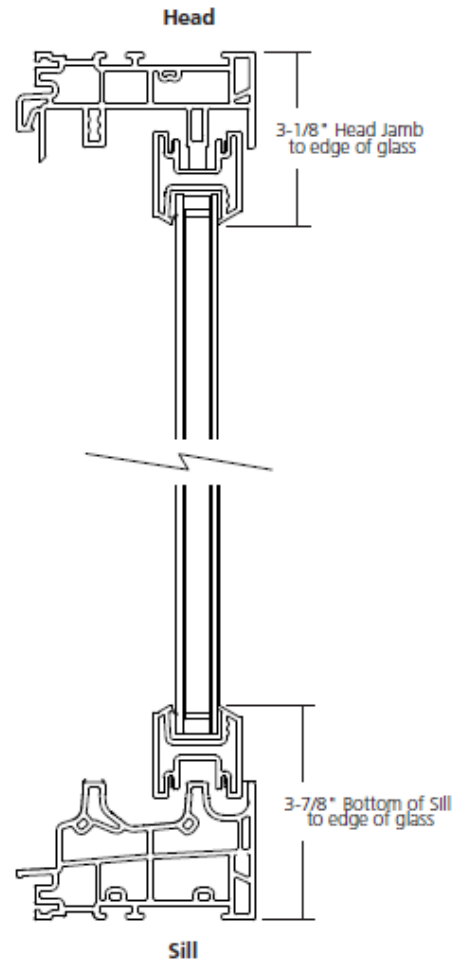
DOUBLE HUNG



Existing Windows

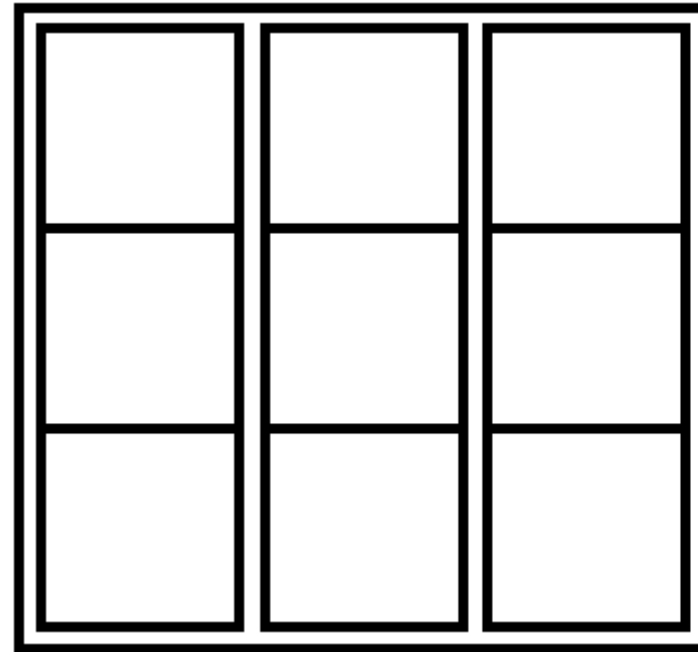
DOUBLE HUNG





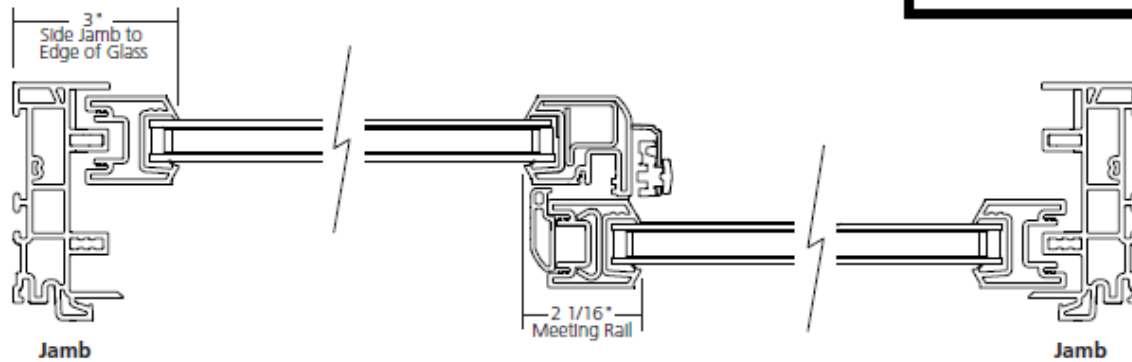
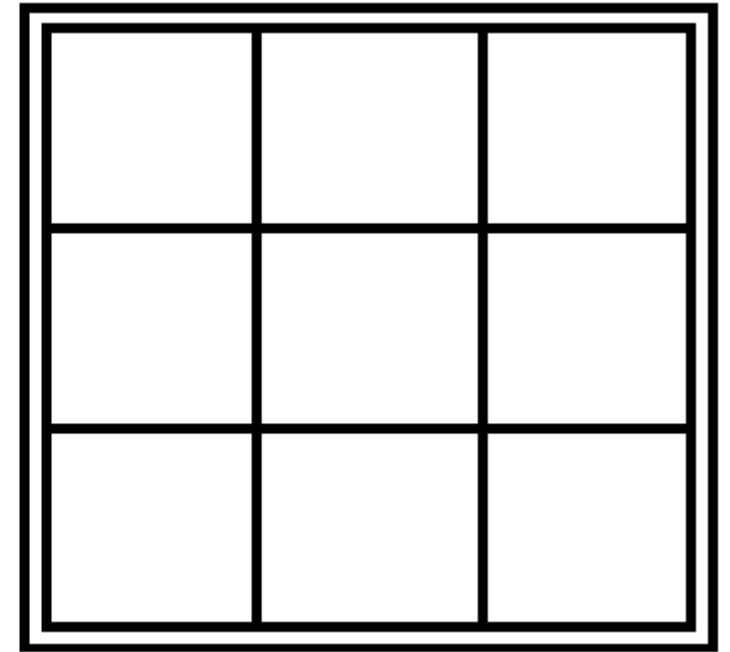
Renewal by Andersen

GLIDING WINDOW



Existing Windows

PICTURE WINDOW





Santini

216 S Washington St

Ypsilanti MI 48197

Ypsilanti Historic

Staff photos showing before/and after window facade window replacements- for reference.



Photo taken May 2019 prior to window replacements.



Photo taken July 2020 after window replacements.



HDC Work Permit Staff Review

Property address: 100 W Michigan

Property History: Historically known as the Worden Block, the prominent building at the northwest corner of Huron and Michigan was erected ca.1850 as a three-story Italianate-style commercial block with two storefronts on Michigan Avenue.ⁱ The building is contemporary with the adjacent Convention and Visitors Bureau building, and once had similar brickwork and fenestration. Worden Block was first depicted on a Sanborn Map in 1888; which noted the building as housing a cobbler and dry goods store on the first floor and a barber in the basement. The third floor of the building include a paint shop and a "Colored Lodge R'm" with an adjacent band room. Presumably, this was the gathering place for an African American fraternal origination. Preliminary staff research did not identify which organization met here. This room configuration remained in place through the 1890s.ⁱⁱ

As of 1909, the ground floor had been converted to one large shop and the former dividing wall was replaced by a series of iron columns. Sanborn maps indicate there was a combination dry goods and jewelry business there. Historical photos indicate this was a firm known as Davis & Kishlar. The building's third floor housed a "moccasin factory" in the former lodge room. A full directory-researched history of the occupants has yet to be completed.

The building did not substantially change its appearance until the mid-twentieth century. In 1959 the building was purchased by Max and Ceil Pear for their clothing store, after their former building was demolished for a city parking lot.ⁱⁱⁱ They occupied the ground floor and reopened Pears' [Men's] Clothing. Around this time, the building exterior was remodeled as well. Metal cladding was installed to cover the walls and windows; and a flat awning and screen signboard were installed on the facade. Photos indicate that the façade (Michigan elevation) was covered first, and later followed by the east (Huron Street) elevation. Max and Ceil Pear sold their business to relatives in 1980, who kept the Pear name. The business continued until 1997 when it closed.^{iv} Most recently, the building housed Dalat, a Vietnamese restaurant.

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 power washing.

8. Preserve archaeological resources.

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

10. New work shall be removable.

As part of the building rehabilitation underway, the exterior aluminum panels were removed in 2019 and masonry repairs undertaken in early 2020. At the most recent HDC meeting, the applicant was approved for new storefront systems and fenestration on the first floor.

Date of Application: July 7, 2020

Date of Review: July 7, 2020

Date of Meeting: July 14, July 28, 2020

Proposed work: New façade windows on the second and third floors.

Materials: Jeld Wen Sitrine double-hung wood windows.

Staff review:

1. The applicant proposes to remove the non-historic vinyl windows on the façade second and third floors and replace Jeld Wen Sitrine double-hung wood windows.
2. The goal of the new windows is to replicate the original central mullion flanked by two double-hung sashes. The muntin grille pattern is replicated as well.
 - a. This will be achieved through essentially stacking four double-hung sashes together.
 - b. The applicant measured the extant original windows on the east elevation and found that the muntins/grilles of the new windows were within fractions of inches as the originals.
3. The original windows were arched. The arched opening was discussed at the May 26 meeting as a study item. The HDC seemed open to a rectangular window placed within the remaining arched openings, due to inconsistency in the condition of the existing arches.
 - a. A similar window treatment was implemented on the façade second floor of Thompson Block (400 N River).
4. At this time replica window hoods are not part of the proposed work. Eventual replication of the window hoods would in some sense restore the arched appearance of the openings.
5. The Commission should clarify if there will be any repair work needed to the infilled masonry arched openings and to what extent.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at 100 W Michigan for installation of 12 new Jeld Wen Sitrine double-hung wood windows on the façade second and third stories, as specified. [Insert language about masonry repairs if applicable].

Relevant Secretary of the Interior Standards:

#5, #9.

Prepared by:

Scott E. Slagor, Preservation Planner

ⁱ Robert O. Christensen, *National Register of Historic Places Registration Form: Ypsilanti Historic District* (Lansing: Bureau of History, 1988).

ⁱⁱ Sanborn-Perris, *Ypsilanti, Michigan* (New York: Sanborn-Perris Map Co., June 1893), 4.

ⁱⁱⁱ Peg Porter "The Pear Family Coming to America," *Ypsilanti Gleanings* (Ypsilanti Historical Society, Summer 2017), 16.

^{iv} *Ibid.*, 16.



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

100 W. Michigan Avenue, Ypsilanti, MI 48197

Applicant

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

Name

100 Michigan Property Ventures LLC c/o Conor Doran

Address

City

Ann Arbor

State

MI

Zip

48103

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

O'Neal Construction c/o Timothy Stout ()

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Replace 12 windows on the south elevation with new wood Jeld-Wen double hung windows.

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

Wood windows: see attached

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost: \$40,000	Permit fee: \$45 + <u>70</u> = \$115
--------------------------------	---

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: 7/6/20
--	-----------------

Print Name:
Timothy Stout, O'Neal Construction

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.



O'Neal Construction, Inc.

525 W. William
Ann Arbor • Michigan • 48103

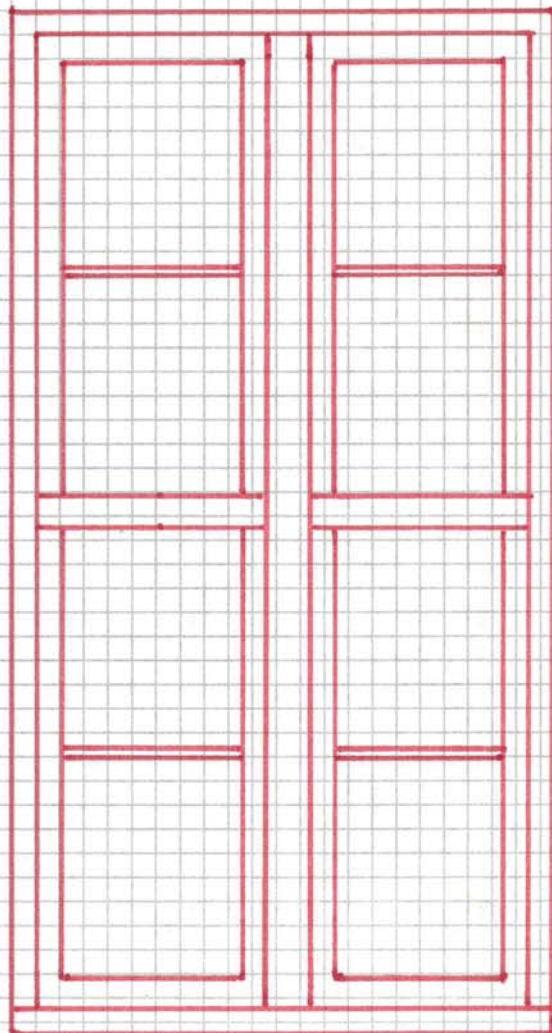
100 W. Michigan
Ypsilanti, MI

South Elevation

Date
7/6/20
Scale
1/8"=1'-0"

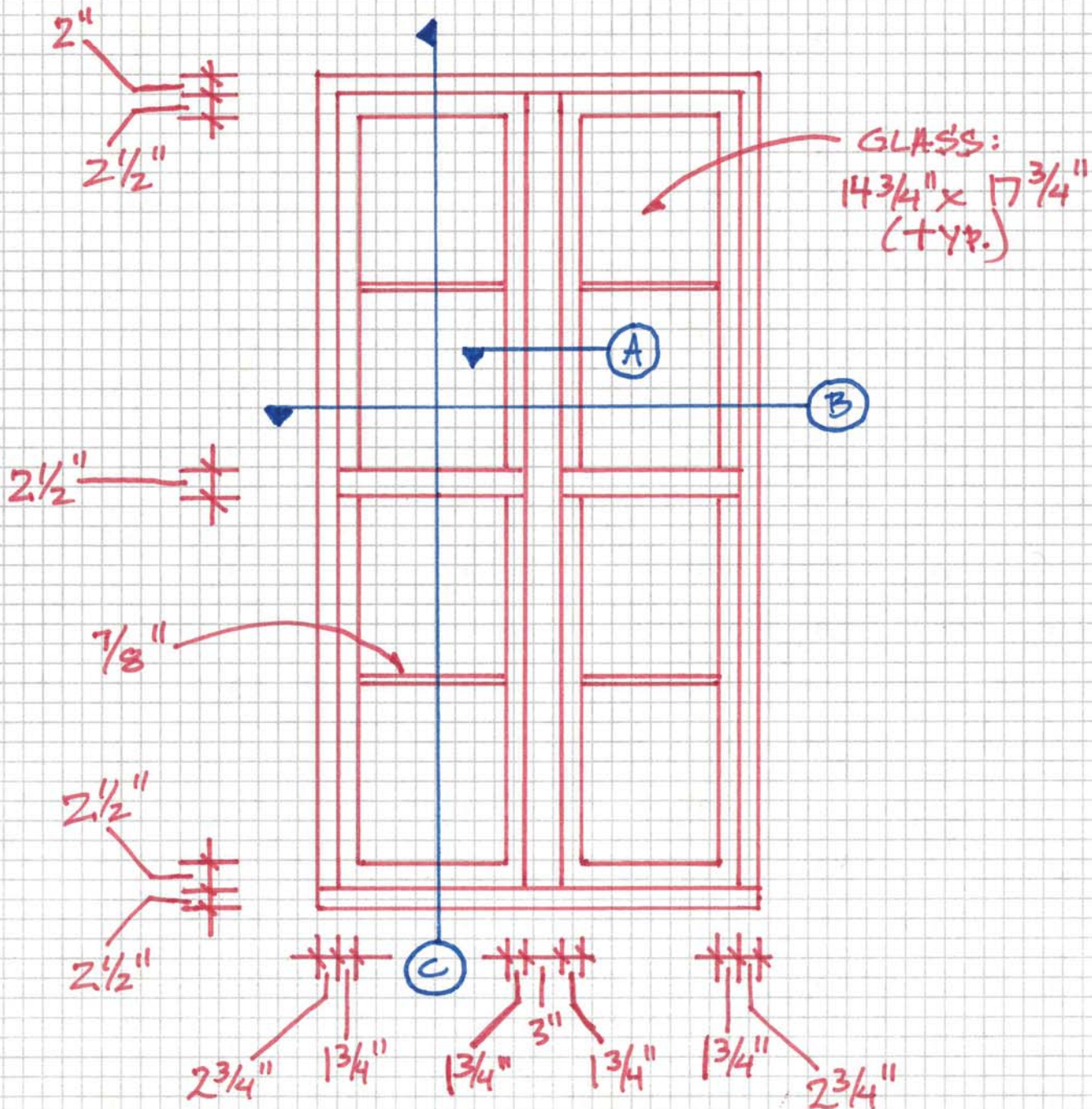
A-1

100 W. MICHIGAN
SOUTH ELEVATION WINDOWS



100 W. MICHIGAN
SOUTH ELEVATION WINDOWS

MASONRY OPENING: 45" x 85"



10/04
7/10/20



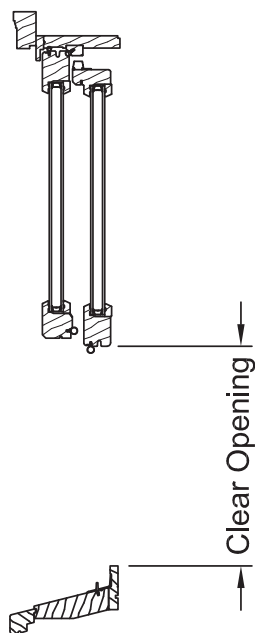
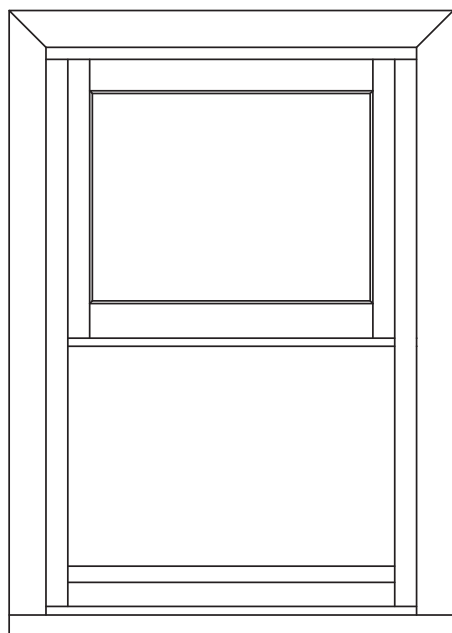


Siteline®
Wood Windows
Double-Hung

Architectural Design Manual



CLEAR OPENING FORMULAS



Double-Hung (Even Divide)

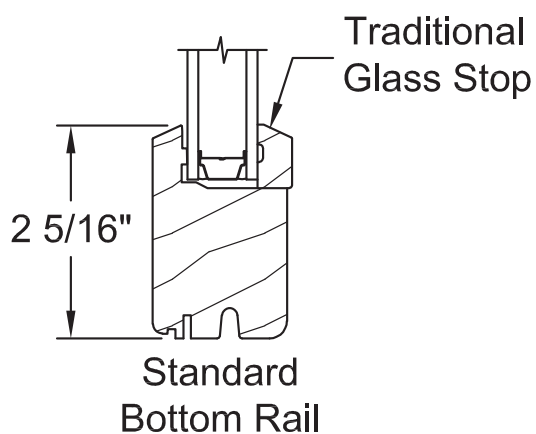
Width = Frame Width - 3 3/4"

Height = (Frame Height / 2) - 2 27/32"

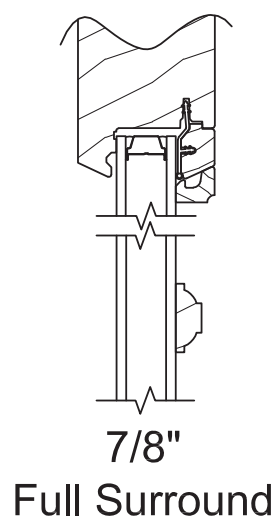


GRID, BOTTOM RAIL & GLASS STOP OPTIONS

Bottom Rail & Glass
Stop Options



Grille Options



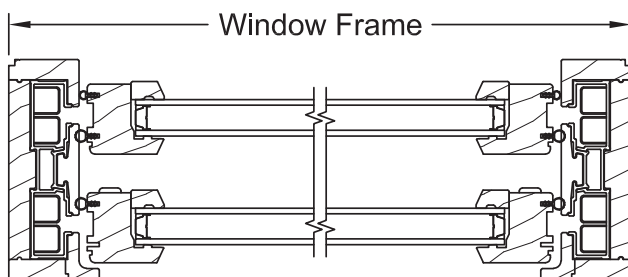
UNIT SIZING

Rough Opening

The frame size of the window plus 3/4".

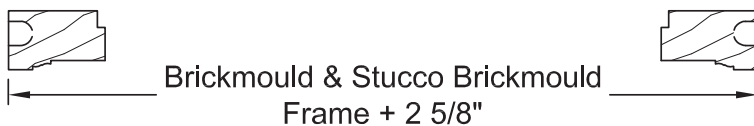
Masonry Opening

The overall size of the window, including trim, plus 1/2".



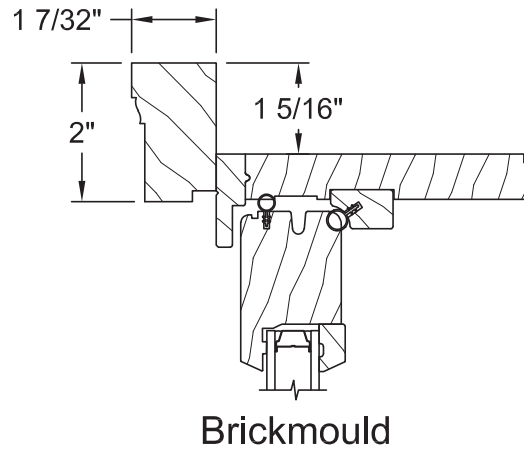
Trim - 4 Sides Of Frame

Dimensions apply to horizontal and vertical directions.

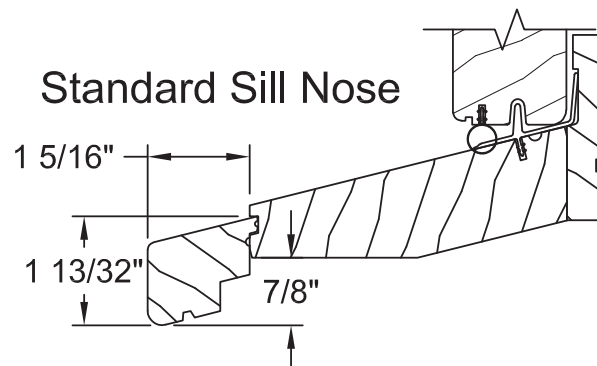




TRIM & SILL NOSE OPTIONS

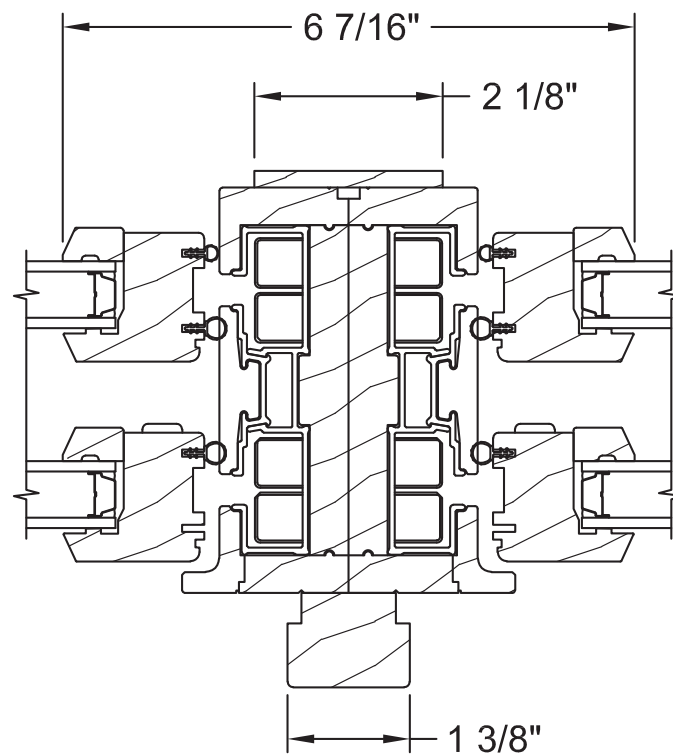


Sill Nose Options





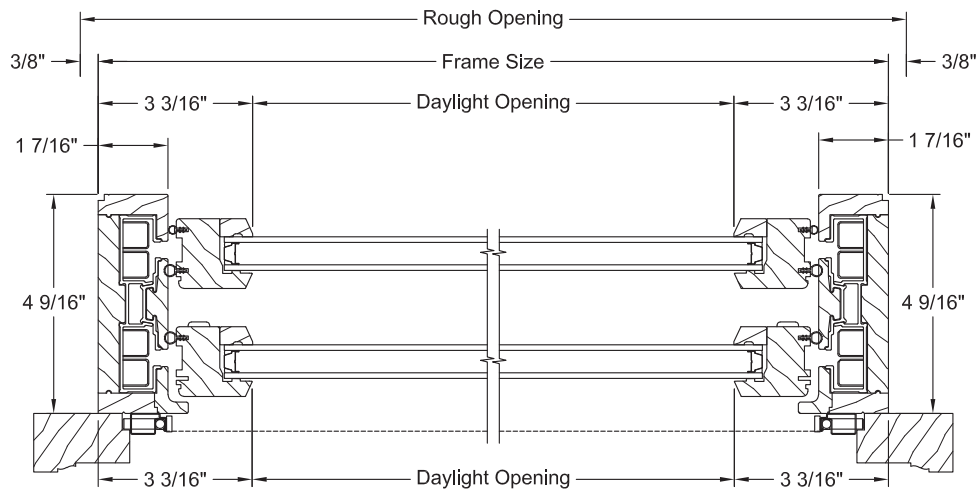
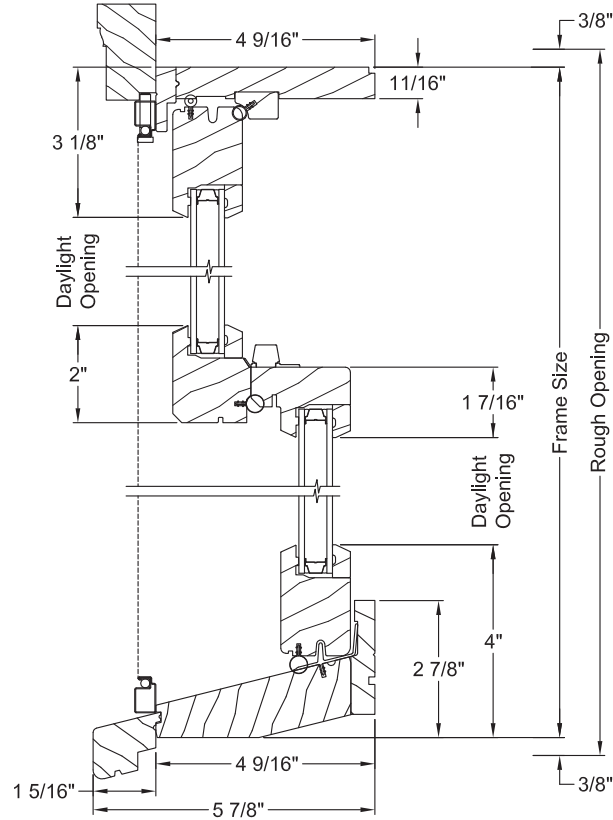
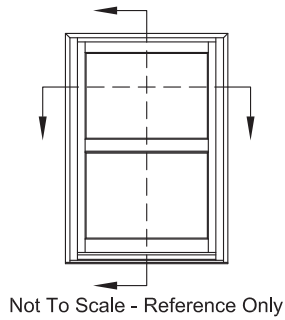
MULLION OPTIONS



Operator / Operator



OPERATOR SECTIONS



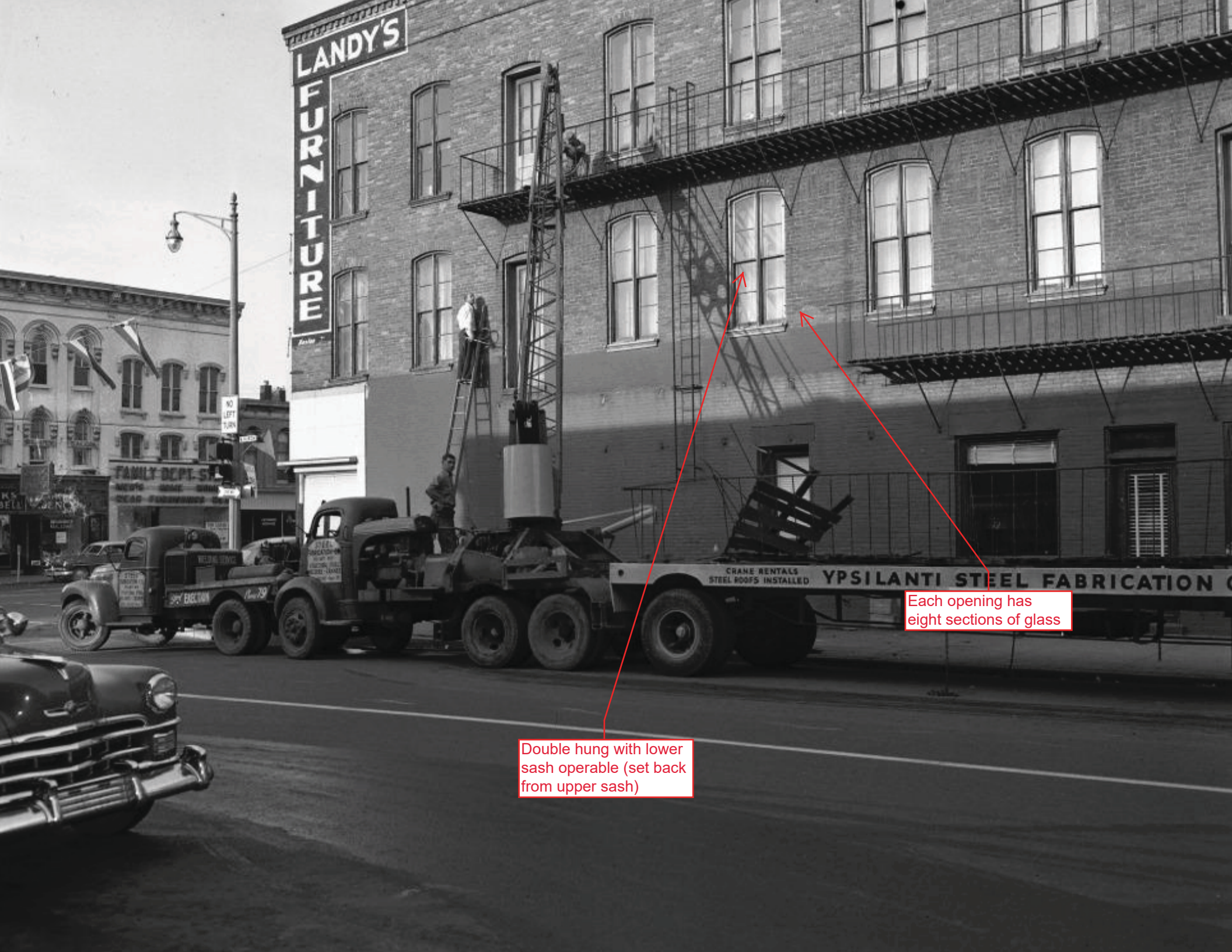


Double hung with lower
sash operable (set back
from upper sash)

wide center muntin

Each opening has
eight sections of glass

YPSILANTI, MICH. No 306



LANDY'S
FURNITURE

FAMILY DEPT. ST.
NEWS - GAMES - BOOKS
READ - FURNITURE - CO.

CRANE RENTALS
STEEL ROOFS INSTALLED
YPSILANTI STEEL FABRICATION CO.

Each opening has
eight sections of glass

Double hung with lower
sash operable (set back
from upper sash)



Facing northwest to facade and east elevation.



Facing northwest to upper stories of 100 W Michigan.



Facing northeast to upper stories of 102 W Michigan.



HDC Work Permit Staff Review

Property address: 301 Maple Street

Property History: The property includes a house that is contributing to the historic district. The house is a mid-nineteenth century Gabled-ell type structure with some Victorian Era stylistic features; including an open porch across the façade with a spindle frieze and brackets; and wood shingles in the gable ends.

Date of Application: July 7, 2020

Date of Review: July 8, 2020

Date of Meeting: July 14, July 28, 2020

Proposed work: Removal of an existing garden shed and construction of a new shed.

Materials: Board-and-batten siding and standing-seam metal roofing.

Staff review:

1. Applicant proposes removing an existing garden shed on the west side of the house.
 - a. The current shed is a small prefab/kit ancillary structure that does not have a foundation.
2. The applicant proposes to replace the old shed with a new structure that measures 11'x32'x16'.
 - a. The foundation will be concrete sonotube piers.
 - b. The exterior will be clad in board-and-batten siding.
 - c. The roof will gabled and sheathed in 5v Crimp metal roof.
 - i. The roof will either be the natural galvalume finish, white, or gray.
 - d. Doors on the building include a wood, half-light person door on the east elevation and paired wood-framed service doors on the north elevation.

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.

- i. The applicant plans to frame the interior to accommodate a pair of service doors on the south elevation, but at this time the exterior of the elevation will be clad in board-and-batten siding.
- e. Windows on the east elevation will be wood single-hung white sashes to match the house.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 301 Maple as submitted in the application dated July 8, 2020 for installation of a new garden shed as specified. The new structure shall match the drawings and material lists submitted. The exterior wood components of the structure shall be painted.

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

Prepared by:
Scott E. Slagor, Preservation Planner



RECEIVED

JUL 08 2020

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

301 MAPLE 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

VAN VELDEN, ADRIAAN + PAULA

Address

City

YPSILANTI

State

MICHIGAN

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

OWNER .

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☒ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

CONSTRUCT WOOD FRAMED STORAGE SHED, 11' WIDE x 32' LONG
(F.A. 352 SF.). TO BE LOCATED IN SIDE YARD - SEE ATTACHED SITE DIAGRAM.
REMOVE EXISTING SHED (64 SF).

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

STUD FRAMING.
VERTICAL BOARD AND BATTEN SIDING (WOOD), PAINTED WHITE,
MATCHING COLOR OF HOUSE TRIM.
PROFILED METAL ROOF (5V CRIMP) - COLOR FINISH: "GALVALUME PLUS",
OR "POLAR WHITE", OR "GRAY". COLOR CHART CAN BE SUPPLIED.
(EMAIL).

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$ 5,000

Permit fee:

\$45 + \$5 = \$50

Signature

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

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

Signature:

Date:

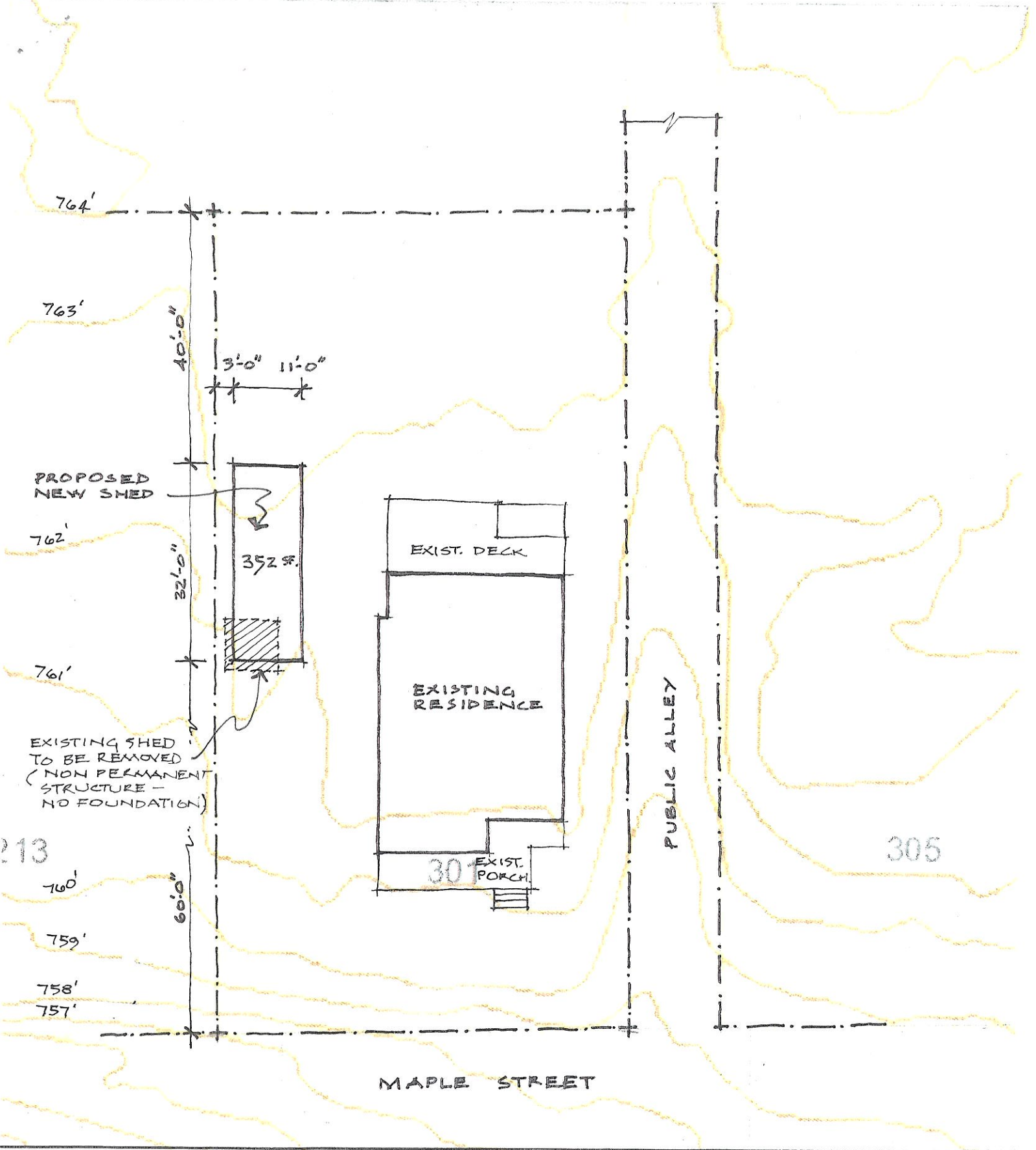
7/7/2020

Print Name:

ADRIAAN VAN VELDEN

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.

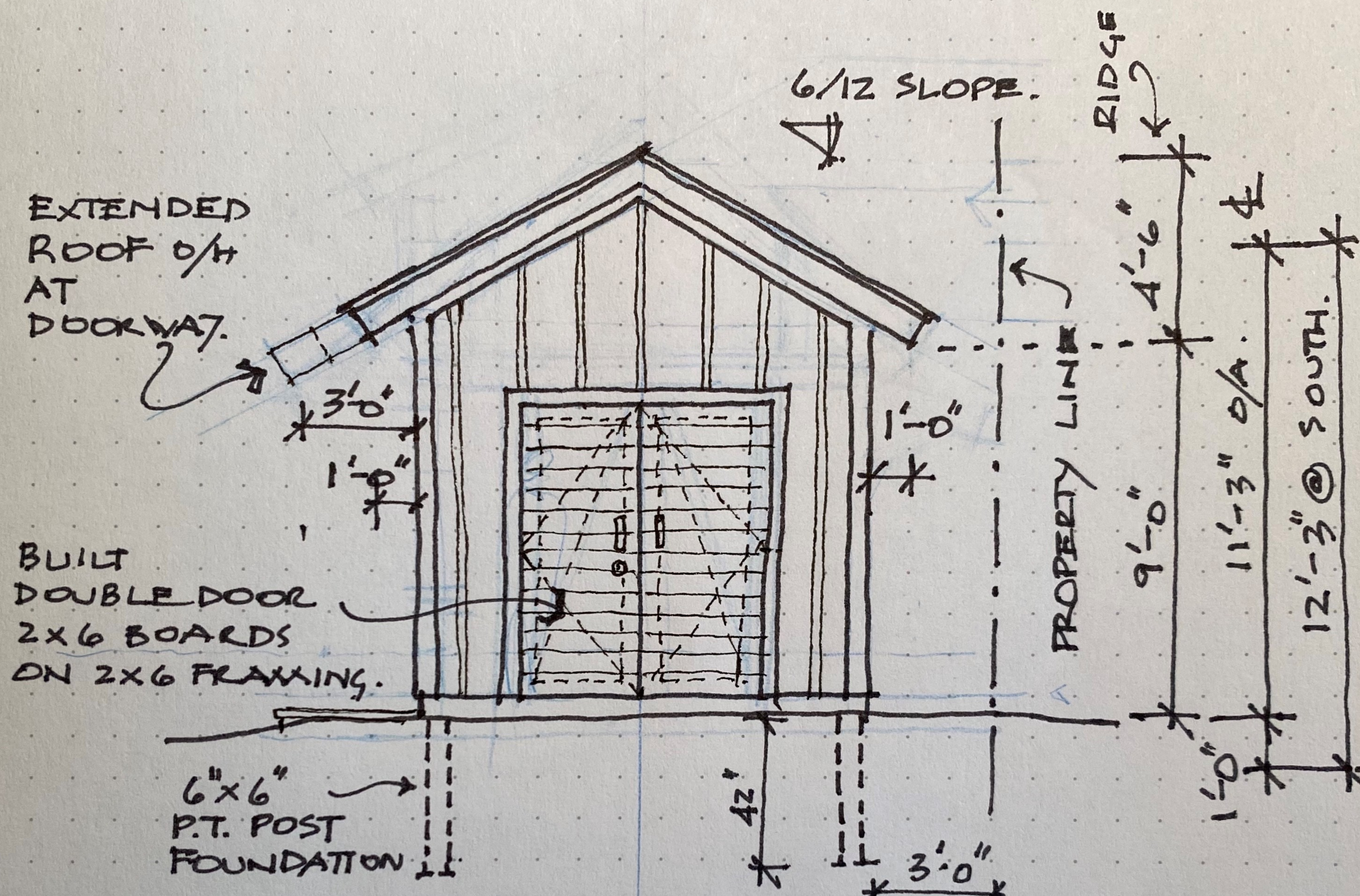


301 MAPLE STREET
11-11-04-493-008

VAN VELDEN, ADRIAAN + PAULA

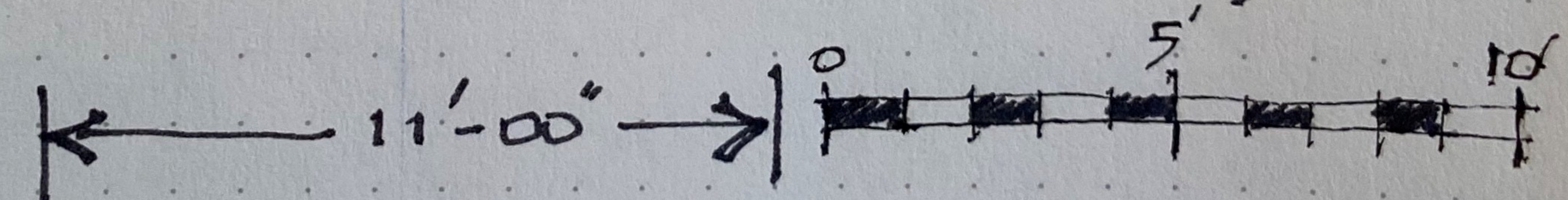
SCALE: 1" = 20'-0"
0' 5' 10' 20' 30'
DATE: JULY 7, 2020



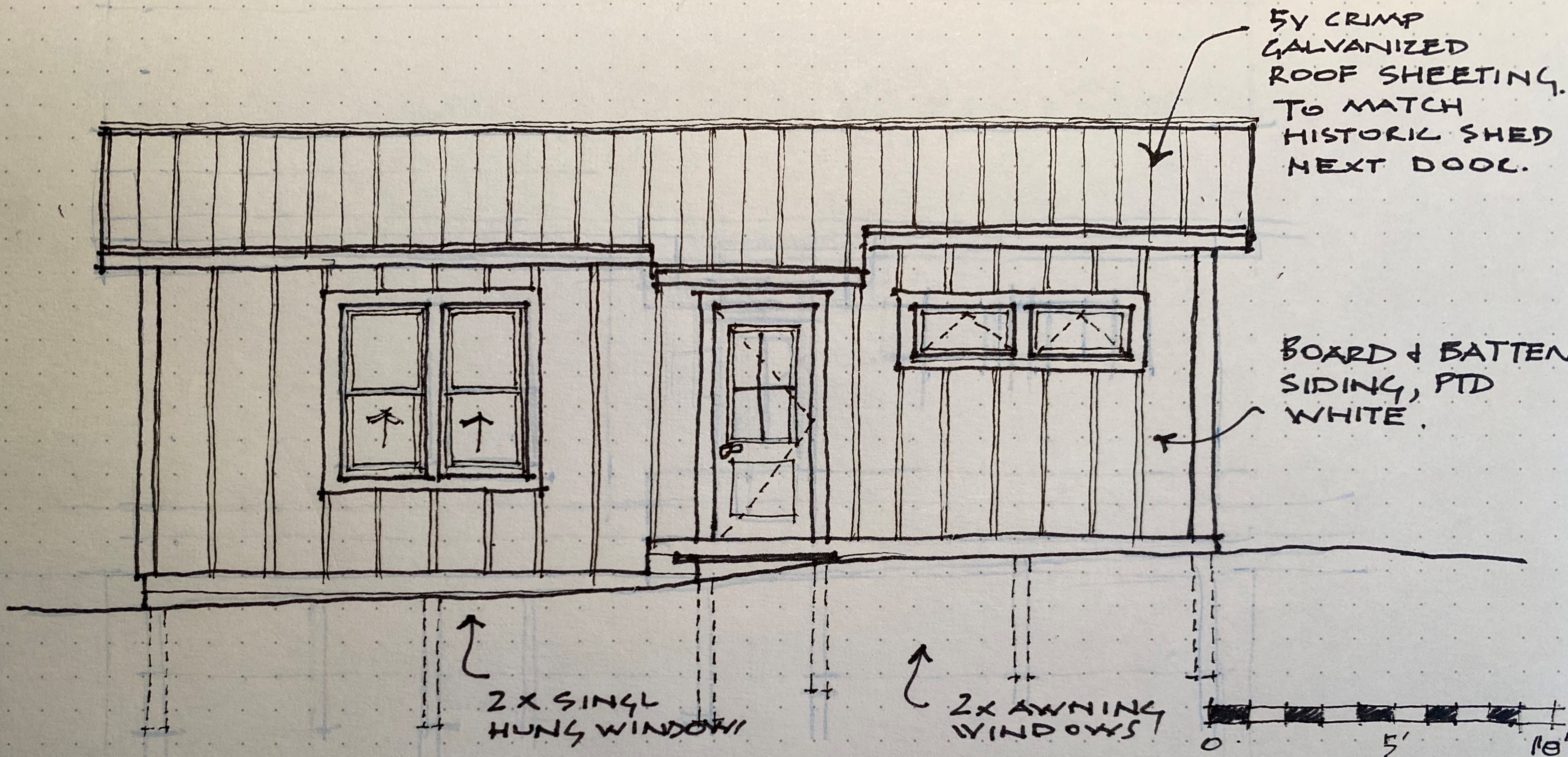


NORTH ELEVATION. (SKETCH)

(SOUTH ELEVATION SIMILAR, BUT WITH FRAMING FOR FUTURE DOUBLE DOOR)



PROPOSED SHED @ 301 MAPLE ST.
7/14/20.



5V CRIMP
GALVANIZED
ROOF SHEETING,
TO MATCH
HISTORIC SHED
NEXT DOOR.

BOARD & BATTEN
SIDING, PTD
WHITE.

2x SINGLE
HUNG WINDOW

2x AWNING
WINDOWS

EAST ELEVATION - FACING HOUSE. (SKETCH)

(WEST ELEVATION SIMILAR, BUT MIRRORED,
WITH NO OPENINGS & NO EXTENDED ROOF O/H
PER ENTRY DOOR AT EAST.)

← 32' →

PROPOSED SHED @ 301 MAPLE ST.

7/14/20

Proposed Roof Material



Proposed Roof Material





Staff photo- 301 Maple, for reference. Shed will be placed to the west (left) of the house, behind the privacy fence.

Photos from applicant showing existing shed to be removed.







HDC Work Permit Staff Review

Property address: 217 W Michigan

Property History: The property includes a two-story vernacular commercial building, erected in 1914. At the time of the National Register listing, the building was noted as non-contributing because it had mid-century metal cladding. The cladding has since been removed, largely restoring its original appearance. In staff opinion, were the district to be resurveyed, it would be considered contributing.

Date of Application: July 14, 2020

Date of Review: July 20, 2020

Date of Meeting: July 28, 2020

Proposed work: Replacement of components of rear balcony/deck.

Materials: Treated lumber.

Staff review:

1. Applicant proposes to partially reconstruct the rear balcony that had badly deteriorated.
2. The balcony is currently supported by structural steel posts that are in good condition, however a new, 5x5 wood timber post with a concrete footing will be added for extra support.
 - a. The new post will be placed next to the building, adjacent to the rear entry (see drawing).
3. The deck floor will be replaced as well. The applicant is proposing to be replaced by Southern Yellow Pine radius edged deck boards, 5/4"x6".
 - a. The current tongue-and-groove flooring is not likely historic as it was approved for replacement in 2015- although it is unclear if that replacement ever occurred.
 - b. This balcony deck is a rear-facing element of a commercial building. In staff opinion, approving the proposed radius deck boards would not

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.

diminish the historic integrity of the building or character of the district.

4. The stair treads will be repaired as needed.
5. The guardrail and balustrade of the balcony is not proposed for replacement at this time; however, the contractor has offered the applicant to replace it with 2x2 balusters, 4" spacing, and 2x4 top and bottom rails. The example photo submitted meets the HDC guidelines for balustrade guardrails.
6. HDC is to confirm with the applicant that the structure will be painted or stained with an opaque finish.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 217 W Michigan as submitted in the application dated July 14, 2020 for work to the rear egress balcony. A new structural support timber post shall be added as specified; the balcony deck shall be radius edged deck boards as specified; the stair treads may be repaired as needed; and a new balustrade may be installed if needed. Approval is conditioned that the wood components be painted or stained in an opaque finish.

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

Prepared by:
Scott E. Slagor, Preservation Planner



City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY

Date Filed:

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

217 W. Michigan

Applicant

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

Name

Thomas Rumford - Rumford Properties

Address

[REDACTED]

City

Ann Arbor

State

MI

Zip

48103

Phone / Fax

[REDACTED]

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

Doug Post, R & D Enterprises

Type of work

☐ Roofing

☐ Window/Door
Replacement

☒ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

please see exhibit A - structural engineer blueprint

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

treated lumber, associated hardware. Samples to follow

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

11500

Permit fee:

\$45 + _____ =

Signature

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

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

Signature

Date:

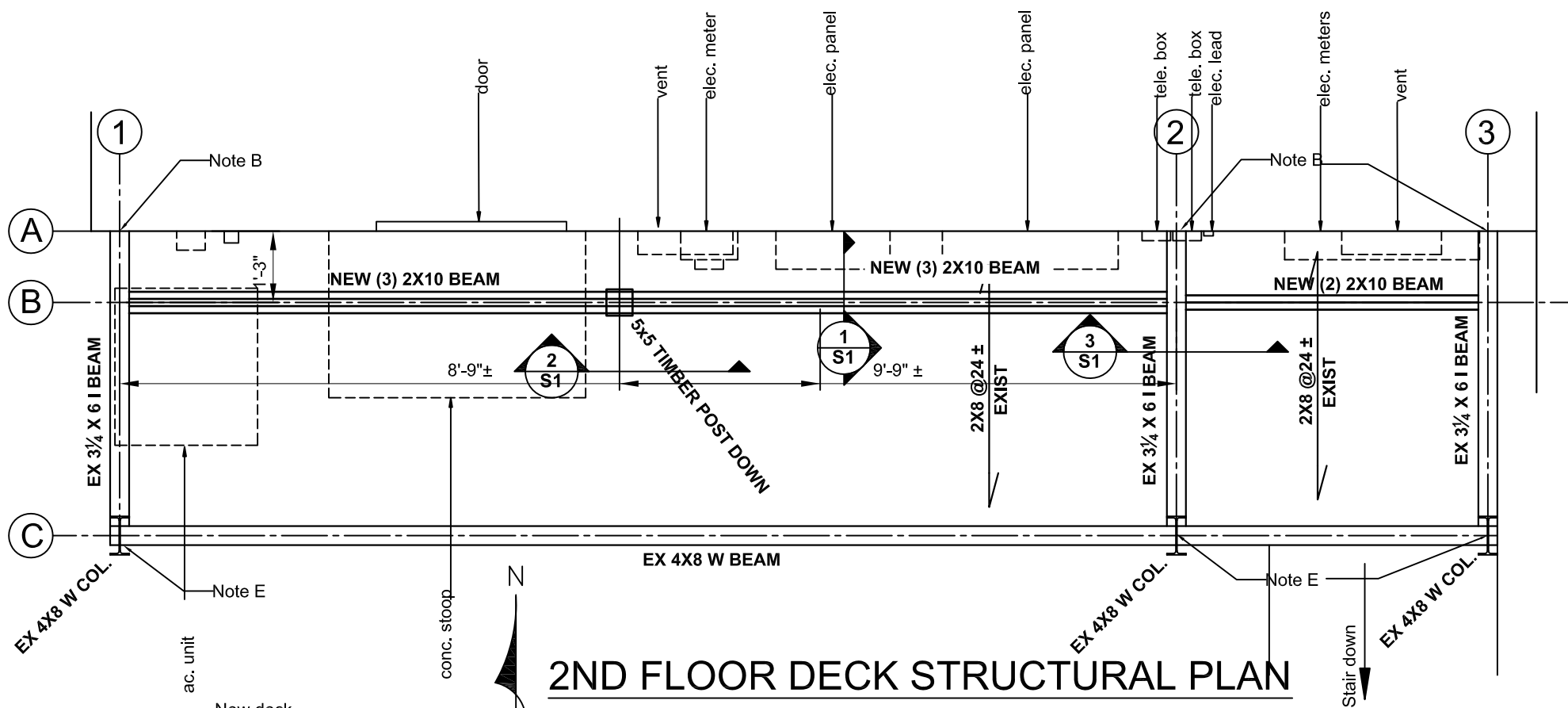
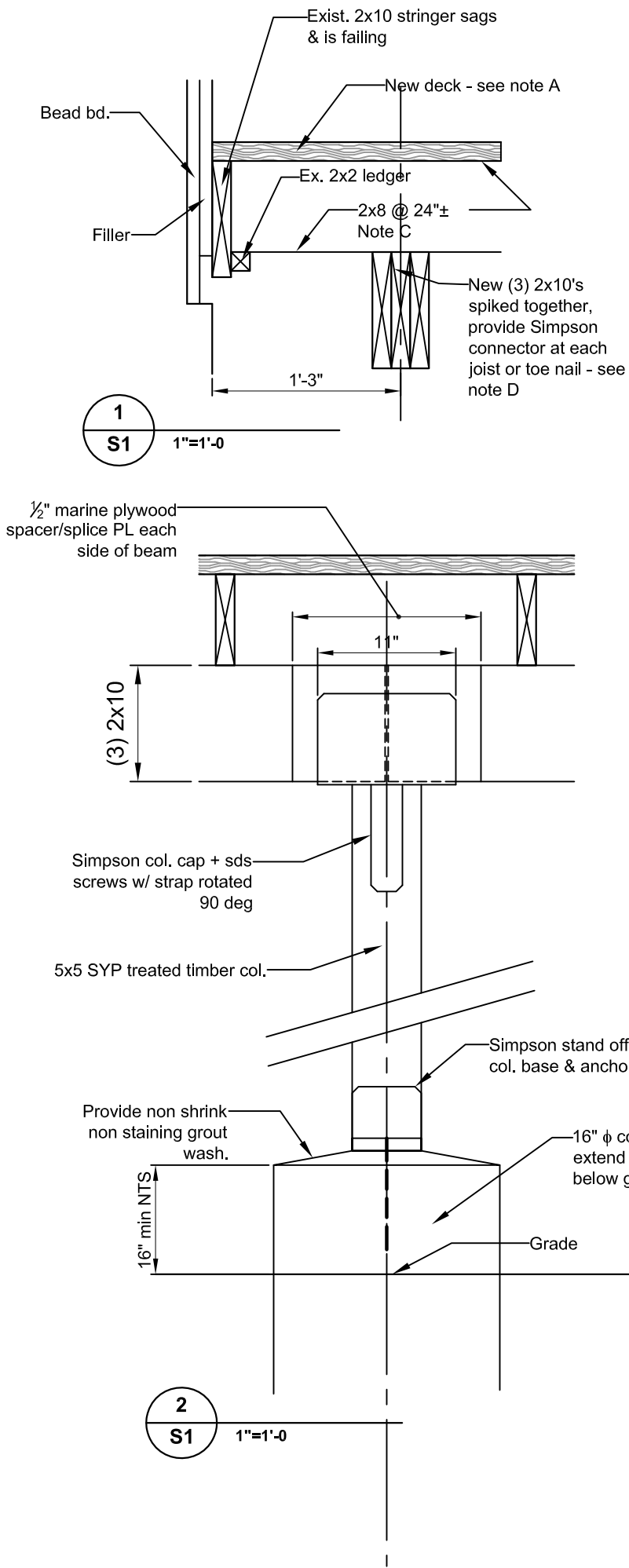
07/13/2020

Print Name:

Thomas J Rumford

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.



General Structural Notes;

1. New footings shall bear on undisturbed soil having 3000 psf allowable bearing pressure.
2. Concrete work shall conform to ACI 318 and 301. Concrete shall have a 28 day compressive strength of 3500 psi and shall be air entrained 6% ± 1%.
3. New dimension lumber shall be SYP No. 2 or better, and shall be pressure treated. Wood col. shall be SYP Timber No. 2 or better and shall be pressure treated for ground contact.
4. All Simpson or similar connectors and fasteners shall be galvanized or S.S. to mitigate corrosion due to pressure treatment chemicals.
5. New deck members designed for 100 psf live load and dead load as it occurs.
6. Design conforms to Michigan Building Code 2015 , and NDS and ASCE 7 codes referenced therein.

PROJECT NOTES

- A. Remove existing wood decking in entirety. Replace after reinforcement items below with radius spaced 5/4 No. 1 SYP decking.
- B. Expose & verify adequacy of Existing 6" I beam bearing at 3 locations. If inadequate repair or use steel beam and post solution.
- C. Verify the condition of the 2x8 joists. If soft and spongy or deteriorated replace in kind with treated lumber. (note 3)
- D. It is unclear how the north end of the 2x8 joists are supported, but it is unexceptable and must be replaced. A built-up beam system is proposed as shown with the addition of one additional support.
- E. The tops of the footings for the existing steel columns are in very poor condition (3 thus). All loose and deteriorated concrete shall be removed to expose the condition of the steel. Repairs/splices can be proposed at that time. Removed concrete shall be replaced with latex modified

- concrete + bonding agent + a wash for drainage.
- F. While restoring the support for the deck, remove the sag at the building but maintain the slope to drain toward the south.
 - G. **NOTE THAT DRIED OUT WOOD IS NOT AN ISSUE UNLESS IT HAS SUFFERED FROM SATURATION CAUSED WET ROT OR SPLIT OR WARPED. ROT FUNGUS MUST HAVE MOISTURE, TEMP, AND OXYGEN TO SURVIVE AND ATTACK THE WOOD!!!**
 - H. Replace any stair treads that are split, cracked, warped, or cupped so as to present a hazard to the public.

TITLE	DATE

S1

Sample deck boards and balustrade.





217 W Michigan, facing south to facade (for reference)



217 W Michigan, facing north-northeast to south elevation



Balcony detail.



Balcony detail



City of Ypsilanti

Community and Economic Development

June 25, 2020

WENZEL, JENNIFER

YPSILANTI, MI 48198

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0036) for Repainting at 210 OAK

Dear WENZEL, JENNIFER,

Staff has reviewed the Historic District Work Permit Application for the above-named address. Your application to repaint the exterior in a base of "Hale Navy" and trim in "Spring Meadow" has been **approved**.

The following Historic District conditions must be followed in all painting projects:

1. **The exterior surfaces shall be prepared in the gentlest means possible; no pressure washing or sandblasting.** If the building is to be washed, no greater pressure than that of a garden hose should be used.
2. **Historic unpainted surfaces shall not be painted.** Natural unpainted brick, stone, or wood shall not be painted.

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

- #7 – Clean the building gently- no sandblasting or pressure washing.
- #10 – New work shall be removable.

This detailed list 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 painting only, which according to your application is the only work being performed at this time. Any additional 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: File; Building Department

One South Huron Street
Ypsilanti, MI 48197

Tel: (734) 483-9646
Fax: (734) 483-7260

www.cityofypsilanti.com



**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

OFFICIAL 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

260 Oak 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

Kate Strand + Jennifer Wenzel

Address

City

Ypsilanti

State

MI

Zip

48198

Phone

E

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:

Painting of the House, Garage, + Porch

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

Body → ANDERSON "HALE NAVY" (DARK BLUE)

Trim → Sherwin Williams = "Hearts of Palm" (light green)

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost:

\$5300

Permit fee:

\$45 + _____ = \$10

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:

6/22/2020

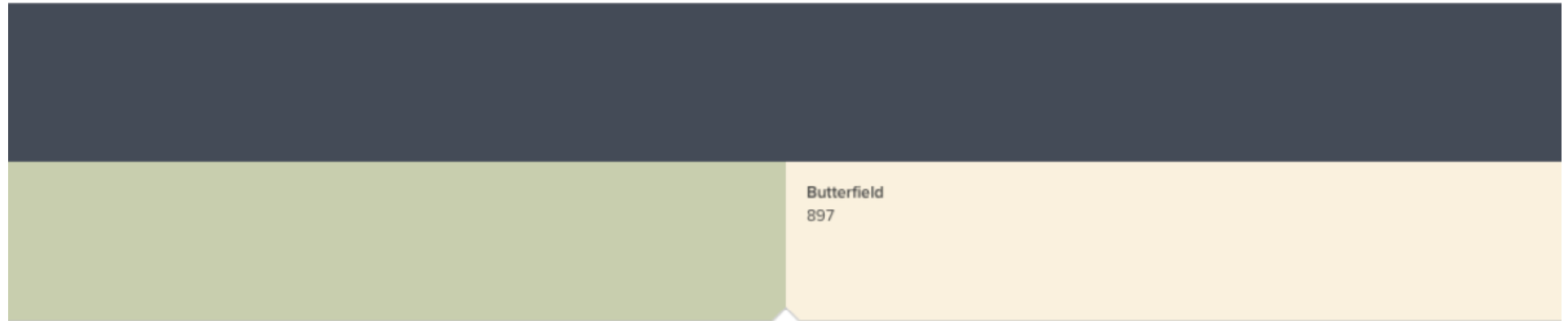
Print Name:

Catherine (Kate) Strond

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.

HALE NAVY



CHOOSE A COLOR COMBINATION



BACK

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CERTIFICATIONS

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City of Ypsilanti

Community and Economic Development

July 09, 2020

BLOCK, MELISSA

YPSILANTI, MI 48197

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0037) for a Fence at 310 FLORENCE

Dear BLOCK, MELISSA,

Staff has reviewed the Historic District Work Permit Application for the above-named address. Your application to install a 6' tall dogear fence at the locations specified has been **approved**.

The following Historic District condition must be followed in all fencing projects:

The fence must be finished in paint or an opaque stain. No woodgrain should be visible. The color shall be either sandstone or gray, as communicated to staff via email on July 8, 2020.

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

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

#10 – New work shall be removable.

This detailed letter the place of your presence at a Historic District Commission (HDC) meeting. Therefore, it is important that you follow **all** guidelines detailed in this letter. This approval is for a new fence only, which according to your application is the only work being performed at this time. Any additional exterior 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: File
Building Department

One South Huron Street
Ypsilanti, MI 48197

Tel: (734) 483-9646
Fax: (734) 483-7260

www.cityofypsilanti.com



27033
Cash \$45.00

**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

310 Florence St, Ypsilanti, MI 48197

Applicant

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

Name

Melissa Block

Address

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Beau Davidson (Allied Fence) 4189 Carpenter Rd, Ypsilanti, MI 48197 beau@alliedfencemi.com

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Install 6' high solid board wood fence (cedar stain on pine) around the back perimeter and back 33' of east side of property. Back fence will be 6" inside the property line, and side fence will be over 2 feet inside east property line for 10', the rest of the side fence will be in between the house and parking area (over 12' inside property line). The "finished" side of the fence will be facing out from the house (visible from street).

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

concrete to sink posts, pine wood, light cedar stain

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$3,840

Permit fee:

\$45 + 5 = 50

Signature

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

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

Signature:

[Redacted Signature]

Date:

6/25/20

Print Name:

MELISSA M. BLOCK

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.

ALLIED FENCE & SECURITY SYSTEMS, INC.

4189 CARPENTER RD • YPSILANTI, MICHIGAN 48197-9610

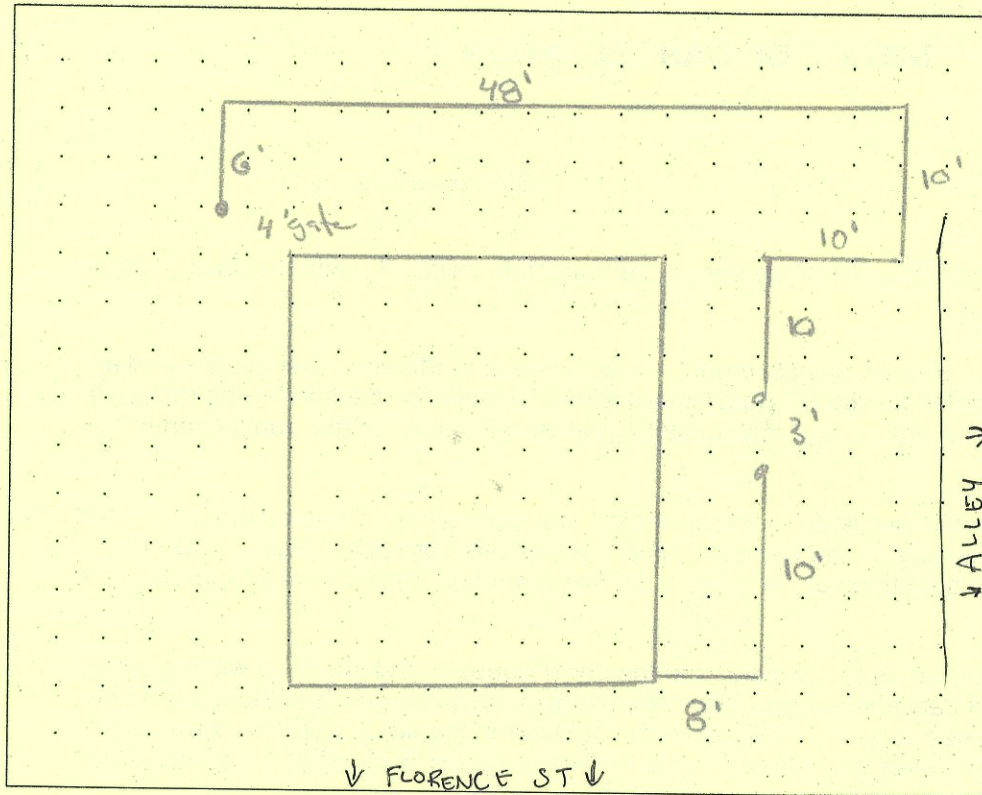
TELEPHONE: (734) 971-0020 • FAX: (734) 971-2350

NAME _____ Job Site _____

Address 310 Florence St Email _____

City Ypsilanti Phone Number 604-0901 Fax _____

We propose to furnish, deliver and erect the following as per fence plan and measurements herewith:



Type Fence	<u>Wood Pt</u>
Height	<u>6'</u>
Footage	<u>92'</u>
Spec	<u>Solid Board</u>
Line Post	<u>4x4</u>
End Post	<u>4x4</u>
Corner Post	<u>4x4</u>
Latch Post	<u>4x4</u>
Gate Post	<u>4x4</u>
Tie In	
Top Rail	<u>2x4</u>
Single Gate	<u>3' x 4'</u>
Double Gate	
Hinges & Latch	
Color	<u>Pre-stained</u>
Asphalt	
Concrete	
Grade	
Miss Dig	<u>none</u>

AGREEMENT

IF PROPOSAL IS ACCEPTED, PLEASE SIGN & RETURN WHITE COPY TO ALLIED FENCE & SECURITY SYSTEMS, INC.

The above proposal, when accepted by both parties hereto, becomes a contract between the two parties and is not subject to countermand. Owner to establish lot lines, grade and remove all obstructions from lot lines, unless otherwise provided for in writing.

Contractor shall not be liable for delays caused by strikes, weather conditions, delay in obtaining materials or any other causes beyond his control. If harassment or change in job, owner will be charged extra therefore. The down-time charge for Allied crews is \$60.00 per man hour.

Fence when complete will remain the property of Allied Fence & Security System, Inc., until paid for.

Fence will be built to average general grade in disregard to unevenness of ground. If survey or permits are necessary, the property owner is required to pay for that service. Owner is responsible for association regulations and private underground lines, including sprinkler systems.

Owner agrees that in the event of cancellation of this contract, before work had started, owner shall pay to contractor on demand twenty-five percent (25%) of the contract price as its stipulated damages for the breach. Verbal agreements other than expressed on this contract are not binding.

The purchaser shall accept responsibility for loss or damage of materials on the job in the absence of the contractor personnel.

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right.

Special Provisions: _____

ACCEPTED:

TOTAL BID PRICE \$ 3,840 DOWN PAYMENT \$ 1,840

BALANCE ON COMPLETION \$ 2,000

ALLIED FENCE & SECURITY SYSTEMS, INC.

By Ben Danton

Date 6-22-20

Mr. Danton
(OWNER)

(OWNER)

White - Allied Copy

Yellow - Customer Copy

Pink - Installer Copy





City of Ypsilanti

Community and Economic Development

July 09, 2020

VOELKER, KYLE-JULIE



CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0040) for Re-painting at 326 E FOREST

Dear VOELKER, KYLE-JULIE,

Staff has reviewed the Historic District Work Permit Application for the above-named address. Your application to repaint the exterior in a base of "Classic Burgundy" and trim in black, with a secondary alternate trim color of "Charcoal Slate" has been **approved**.

The following Historic District conditions must be followed in all painting projects:

1. **The exterior surfaces shall be prepared in the gentlest means possible; no pressure washing or sandblasting.** The building shall be hand scraped and sanded. If the building is to be washed, no greater pressure than that of a garden hose shall be used.
2. **Historic unpainted surfaces shall not be painted.** Natural unpainted brick, stone, or wood shall not be painted.

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

- #7 – Clean the building gently- no sandblasting or pressure washing.
- #10 – New work shall be removable.

This detailed list 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 re-painting 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,



One South Huron Street
Ypsilanti, MI 48197

Tel: (734) 483-9646
Fax: (734) 483-7260

www.cityofypsilanti.com

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

CC: Property Owner - VOELKER, KYLE-JULIE 326 E FOREST AVE YPSILANTI MI 48198
File
Building Department

APR 29 2014



PHDC 20 0040

K. 27099
#744

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

326 - E Forest Ave

Applicant

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

Name

Julie Vnuk

Address

[Redacted]

City

Ypsilanti

State

MI

Zip

48198

Contractor

Contractor Name & Contact Info

Homeowner

Type of work

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

Complete Description of Proposed Work:

We will be painting the house + garage. My husband is a professional painter + will be completing the work as the homeowner. We are hand scraping + sanding the existing paint, which is peeling off currently.

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

Colors

Classic Burgundy Ben Moore Historic HC 182
Black - Ben Moore Historic HC 190

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

Permit fee:

\$45 +

= \$10 -

\$155.00

painting

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:

7/11/20

Print Name:

Julie Voelker

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.







MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION Virtual Meeting

Tuesday, June 23, 2020
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Chairperson Pettit Video/telephone usage instructions given for potential attendees
Meeting called to order at 7:03pm

Commissioners Present: Alex Pettit, Anne Stevenson, Erika Lindsay, Amy Swift, James Chesnut

Commissioners Absent: Ron Rupert

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

Additional Staff Present: Joe Meyers, Economic Development Director
Christopher Jacobs, Downtown Development Authority Director
Andy Aamodt, City Planner
Elize Jekabson, Downtown Development Authority Coordinator

APPROVAL OF AGENDA

Motion: Stevenson (second: Swift) moved to approve the agenda as submitted.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut
Nays: None
Absent: Commissioner Rupert
Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS- none

PUBLIC HEARING—none

OLD BUSINESS

100 W Michigan

**Storefront Systems.*

Applicant: Conor Doran, Project Manager- not present
Timothy Stout, O'Neil Construction- present

Discussion: Pettit: Indicated that the Commission received additional drawings regarding the proposed storefront and signage work. Asked applicant to talk the Commission through the materials.

Stout: Indicated that they developed a design based on the feedback presented at the previous HDC meeting *[reference materials]*. Stated that on the left-hand side of the drawing, it is primarily the same as last time -- that the existing leaded glass will remain and there is some trim surrounding the new storefront. Stated that on the right-hand side where it reads "future sign", that some components have been added to that to make the top a bit more ornate with some crown molding. Stated that they deepened that *[reference drawing]* from the face of the building to help it stand off a little bit better and that they added a little bit more trim detail. Stated that the next pages will show those three cut sections *[reference drawing]*. Stated that section one is through the leaded glass; section two is through the sill, showing the trim; and section three is through that "future sign" area. Stated that one of the concerns presented at the last meeting was lack of flashing for water shedding. Stated that, in section three, they will put a termination bar on the masonry and then have a metal flashing cap that will extend over the top of the crown molding in the trim. Stated that on section one, at the base of the leaded glass, they will have metal flashing there, as well, for water shed.

Pettit: Asked applicant to also discuss the highlighted areas of items that would be changed *[reference materials]*.

Stout: Stated that the location of the painted sign would be above the leaded glass. Stated that there was some discussion at the last meeting about the wood that is right there *[reference photo materials]*. Stated that that is non-structural. Stated that they investigated the inside of the framing. Stated that they suspect that those wood pieces are part of the previous canopy. Stated that the building owner is interested in just covering those with the vapor permeable coating that is going everywhere on the masonry and then painting over the top. Stated that they noted on the leaded glass there *[reference photo materials]* that all the broken panes will be replaced. Stated that there was discussion last time about the OSB on the outside; that it was just temporary to keep the weather out. Stated that the MDO paneling will continue consistently to the corner there *[reference photo materials]*. Stated that the next image is the storefront window on the east elevation which was an existing opening with the existing storefront *[reference photo materials]*. Stated that they just replaced like for like. Stated that the next image is the door *[reference photo materials]*. Indicated that for the infill between the aluminum and the masonry, that they are going to take a piece of aluminum and adhere it right to the face of that frame so it will just look like the jamb is just slightly thicker. Stated that it will not be noticeable that there are multiple components. Stated that they will then seal between the edge of the aluminum and the masonry with a cold feed of joint sealant to finish off.

Pettit: As to the "future sign" storefront, asked about the detail of how that box returns back to the building *[reference drawings]*.

Stout: Stated that the paneling would return on the side, to the masonry, which would be beyond the leaded glass. Stated that the paneling is not going to return to the leaded glass. Stated that it would be slightly east of the leaded glass. Stated that the idea would be that the entire top is capped with this termination bar and then extending down into the piece of metal flashing with the drip edge on the face, such that any rain coming down from the brick is going to shed to the

front. Stated that it will be pitched so that it will shed to the front. Stated that to the left of the words "future sign" *[reference drawing]*, that MDO box would return back to the masonry in a solid return, so that it would be fully enclosed.

[Discussion continued as to the box return back to the masonry; glass/weathering considerations]

Swift: Asked if the header that is above the leaded panels is a wood header.

Stout: Confirmed.

Chesnut: Discussed concern about painting over blocks that are now known to be non-structural and could potentially be easily removed. Discussed the gaps in the brick work *[reference photo materials]*. Asked about any possible thoughts to retoothe the brick in that area.

Stout: Stated that they would rather not. Stated that the masonry is complete. Stated that that crew has demobilized. Indicated that they would prefer to just coat it if that is acceptable.

Chesnut: Asked what is going to happen to the larger gap that we see *[reference photo materials]*.

Stout: Stated that he has not been out there in the last few days. Stated that if there is still a half a brick still missing there, that they would call the crew back in to fill that in.

Swift: Stated that she would like to voice her support in keeping the wood as a historic trace of the porches that would have been there previously, just from a philosophical point of view. Asked that they make sure that things are pointed up and that it is stable before it is coated.

Stout: Acknowledged.

[Continued discussion as to brick/coating/aesthetic considerations]

Motion: Chesnut (second: Swift) moved to approve and issue a Certificate of Appropriateness for the work at 100 W Michigan as submitted in the application dated June 2, 2020 for installation of anodized bronze storefront systems with MDO as specified, and replacement of the display window and entry door on the east elevation.

Secretary of the Interior Standards:

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

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut
Nays: None
Absent: Commissioner Rupert
Motion carried.

NEW BUSINESS

105 W Michigan

**Sign.*

Applicant: Taryn Willis, Business Representative - present

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

Willis: Indicated that they recently changed their original name of United Sonz to Ypsilanti Marketing & Print Company *[provided information regarding the business name change and storefront ownership]*. Stated that the application is to have a sign done by A2 Benchmark, who has done other signs in the downtown area. Stated that they are looking to get the sign up as soon as possible.

Pettit: Asked for information about the proposed sign *[reference photo material]*.

Willis: Stated that the sign is 96-by-120. Stated that it is aluminum composite, which is a good weathering material. Indicated that after discussions with staff, that one-inch spacers would be placed behind the sign to prevent any moisture from gathering against the building.

[Discussion regarding sign proportion considerations, reference photo material]

Swift: Indicated that to skinny-up the sign in the middle so that it looks like the sign is sitting within that larger signboard area, would visually be more appealing and appropriate.

Willis: Asked if the spacers are still needed.

Swift: Confirmed. Stated that the spacers are so that water does not build up behind the sign.

Willis: Asked for clarification — so make the sign fit within the incove of the white part *[reference photo material]* but not necessarily the width area; and it would still include the one-inch spacers behind it.

Swift: Confirmed. Stated that that is what she is suggesting.

Stevenson: Indicated agreement that it would be more appropriate for it to fit within the existing signboard, within the recessed sign area.

[Further clarifying discussion continued]

Swift: Stated that it needs to fit within on all sides. Stated that the white should be all the way around so that it is not distracting and will look like the sign is designed for that storefront. Stated that that white piece can actually frame it *[reference photo material]*.

Willis: Acknowledged. Indicated that it should not be a problem making that adjustment.

Swift: Asked if the sign would be lit.

Willis: Confirmed, no. Stated that it is an aluminum painted piece that is mechanically attached. Stated that on top of the aluminum composite is a decal that is put on there.

[Clarifying discussion as to the practicality/aesthetic value of the spacers]

Motion: Stevenson (second: Swift) moved to approve and issue a Certificate of Appropriateness for the work at 105 W Michigan for the installation of a new sign. The sign shall be a PVC aluminum material and match the rendering in terms of design. However, the sign will fit within the recessed signboard and will allow for a portion of the white signboard to show on both horizontal and vertical and will be placed with an additional waterproofing spacer behind it to prevent additional moisture from entering the storefront.

Secretary of the Interior Standards:
#10 – New work shall be removable.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut
Nays: None
Absent: Commissioner Rupert
Motion carried.

407 W Cross

**Garden fence.*

Applicant: Caroline Wright, Church Representative - present

Discussion: Pettit: Asked applicant to walk the Commission through the proposed work.

Wright: Indicated that as to the plot, there are three patches of grass. Stated that the largest is in the middle and is 60-by-45. Stated that they have a food pantry program which she was recently hired to grow and expand. Indicated that the hope is to till the land, plant some food, and put a small rabbit fence around it to deter the animals. Stated that there would be four-by-four posts on each end, just about the height of the fence, which would be about three feet. Stated that the rabbit fence itself is three-feet-four-inches, but getting it in the ground a bit, it would be somewhere between three-feet and three-feet-and-one-inch. Stated that the four-by-fours would be as high as the fence is. Stated that then there would be green, metal T-posts every ten feet in between with the wire. Stated that there would be mulch around the sides to help keep the grass and weeds down and to make it look nice. Stated that there would be a mulch path through the middle. Stated that from the mulch in the middle, there would be 26-foot-by-four-foot beds on either side going vertically in that space *[reference drawing]*. Indicated that a small gate is planned by that sidewalk *[reference drawing]* for access to the garden, which would be made by two-by-fours.

Pettit: Asked if it would be a wood gate.

Wright: Confirmed.

Pettit: Asked if the mulching would go all the way to the sidewalk on both street sides.

Wright: Confirmed.

[Further clarifying discussion as to mulch location details, reference drawing]

Pettit: Asked if white paint is planned for the four-by-four posts and the gate.

Wright: Confirmed. Asked if the Commission would allow the natural wood rather than paint.

Pettit: Indicated that exposed wood structures in the District typically are required to be painted or opaque wood stained.

Wright: Asked if an opaque stain could be used.

Pettit: Stated that an opaque stain could be used.

[Further clarifying discussion as to opaque stain appropriateness/types]

Wright: Acknowledged preference to use opaque stain.

[Discussion as to applicant checking Code considerations regarding fence location to sidewalk]

Motion: Lindsay (second: Stevenson) moved to approve and issue a Certificate of Appropriateness for the work at 407 W Cross as submitted in the application dated June 16, 2020 for installation of a garden with a perimeter fence, as specified. The wood components of the fence shall be finished in an opaque stain.

Secretary of the Interior Standards:
#10 – New work shall be removable.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut
Nays: None
Absent: Commissioner Rupert
Motion carried.

STUDY ITEMS-none

ADMINISTRATIVE APPROVALS

- 1. 224 N Grove** – Air Conditioner
- 2. 527 N Huron** – Roof
- 3. 36 E Cross** – Roof
- 4. 324 W Michigan** – Egress stair

[Per query by Commissioner Pettit as to wood finish considerations, staff provided background information regarding the application and staff contact with contractor]

Motion: Stevenson (second: Chesnut) moved to accept the administrative approvals for 224 N Grove - air conditioner; 527 N Huron – roof; 36 E Cross – roof; 324 W Michigan – egress stair.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut
Nays: None
Absent: Commissioner Rupert
Motion carried.

OTHER BUSINESS

1. Property Monitoring

Commissioner/Staff discussion as to property monitoring.

2. Commissioner Comments- Commissioners, who wished, shared additional thoughts/comments.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of June 9, 2020

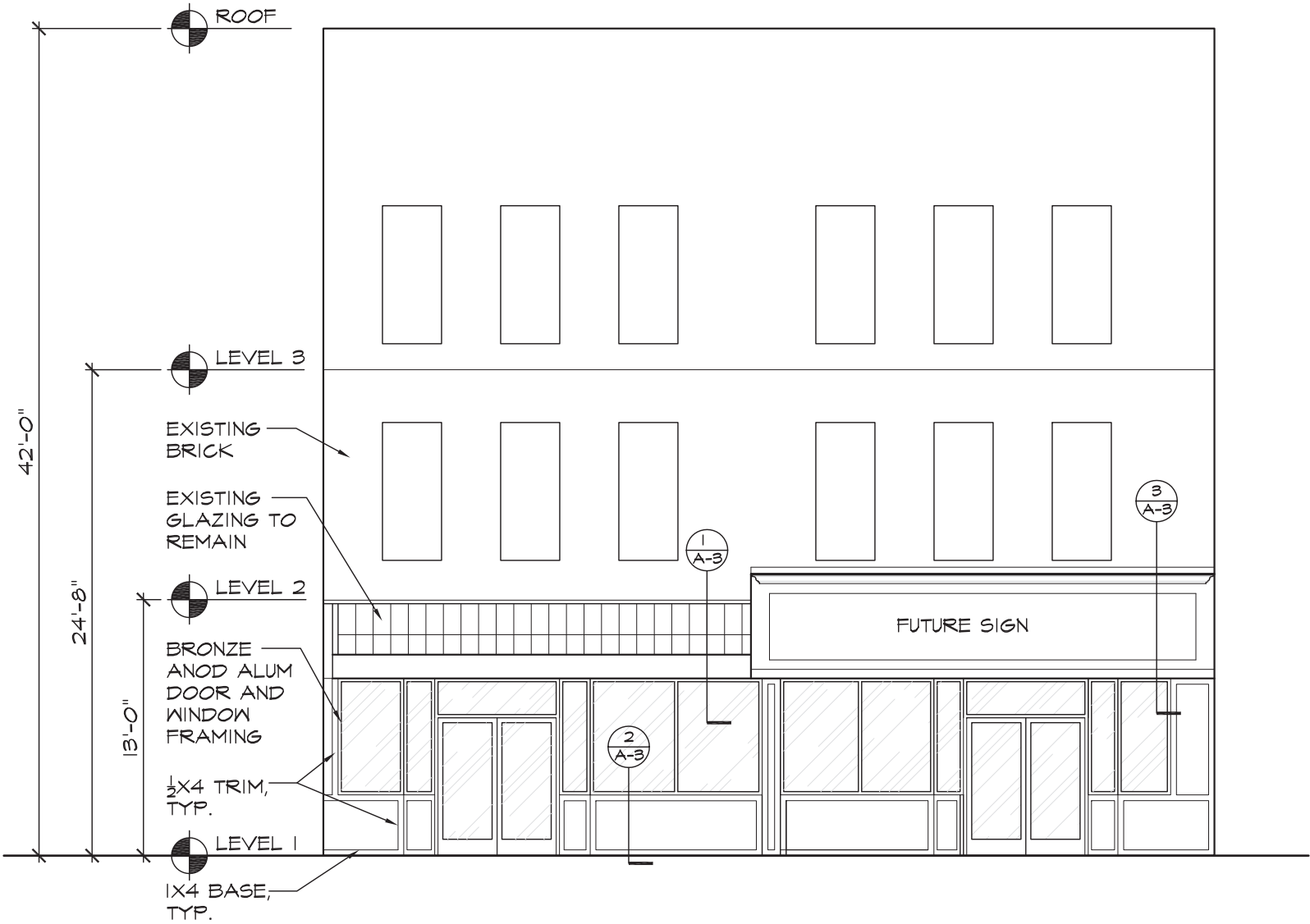
Motion: Stevenson (second: Swift) moved to approve the minutes of June 9, 2020 as submitted.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut
Nays: None
Absent: Commissioner Rupert
Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:08 p.m.



O'Neal Construction, Inc.

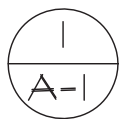
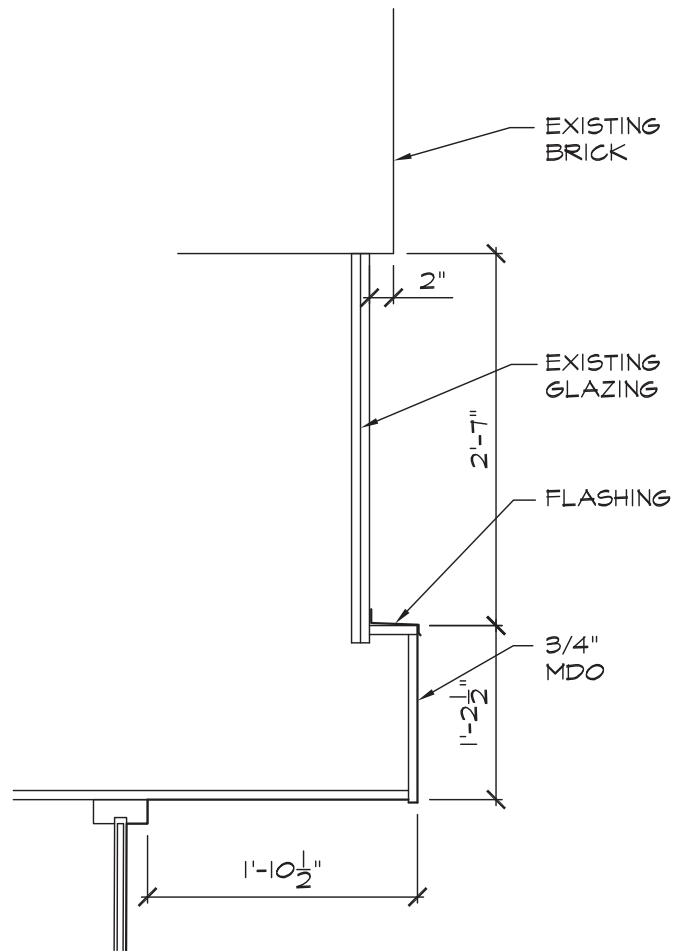
525 W. William
Ann Arbor • Michigan • 48103

100 W. Michigan
Ypsilanti, MI

South Elevation

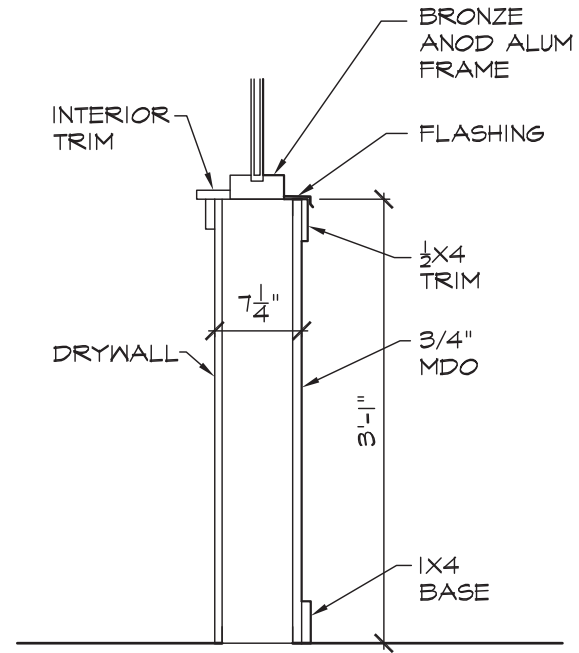
Date
6-19-20
Scale
1/8"=1'-0"

A-1



WEST FASCIA SECTION

3/4"=1'-0"



WALL SECTION

3/4"=1'-0"

O'Neal Construction, Inc.

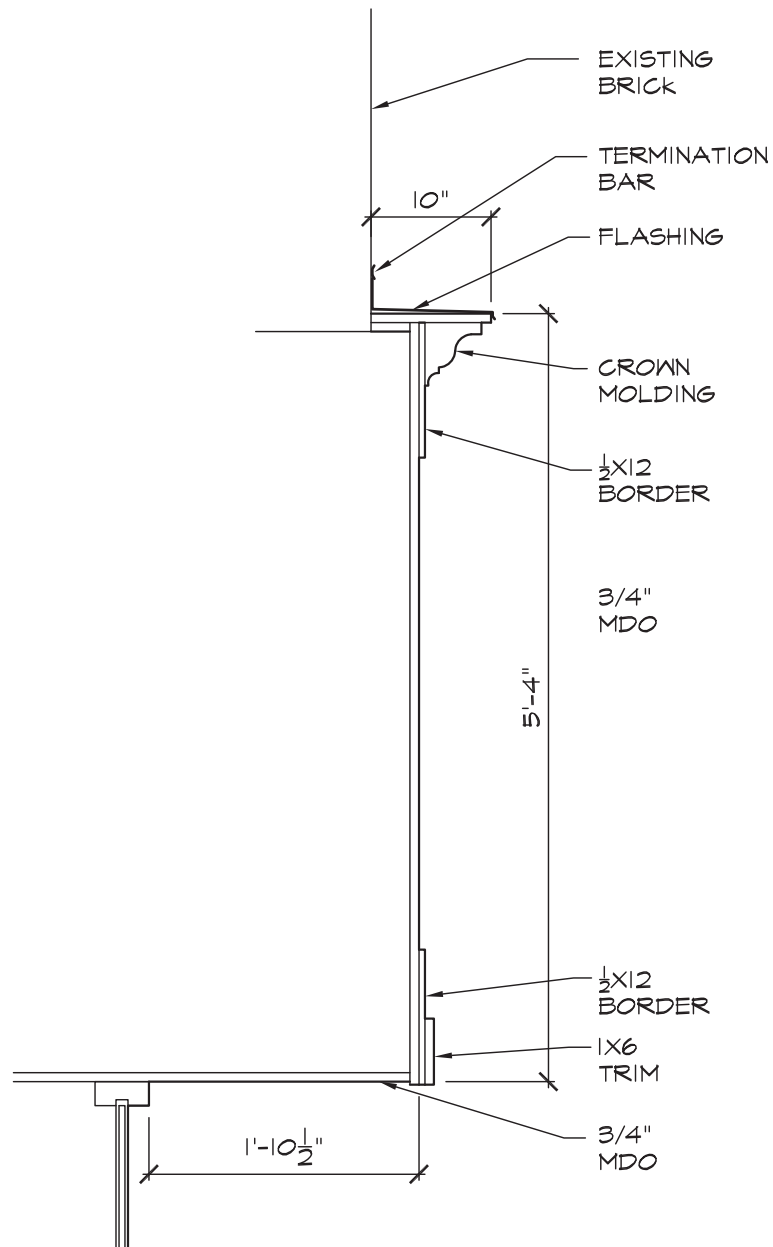
525 W. William
Ann Arbor • Michigan • 48103

100 W. Michigan
Ypsilanti, MI

West Fascia Section/Wall Detail

Date
6-19-20
Scale
1/8"=1'-0"

A-2



EAST FASCIA SECTION

3/4"=1'-0"

O'Neal Construction, Inc.

525 W. William
Ann Arbor • Michigan • 48103

100 W. Michigan
Ypsilanti, MI

East Fascia Section

Date
6-19-20
Scale
3/4"=1'-0"

A-3

Location of painted
sign

Preserved leaded
glass (broken
panes to be
replaced)





Temporary OSB,
will be replaced
with MDO to match
other cladding

Replacement storefront window on east elevation



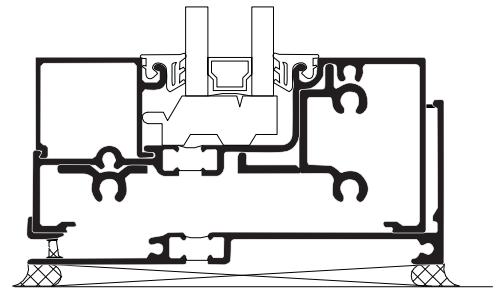
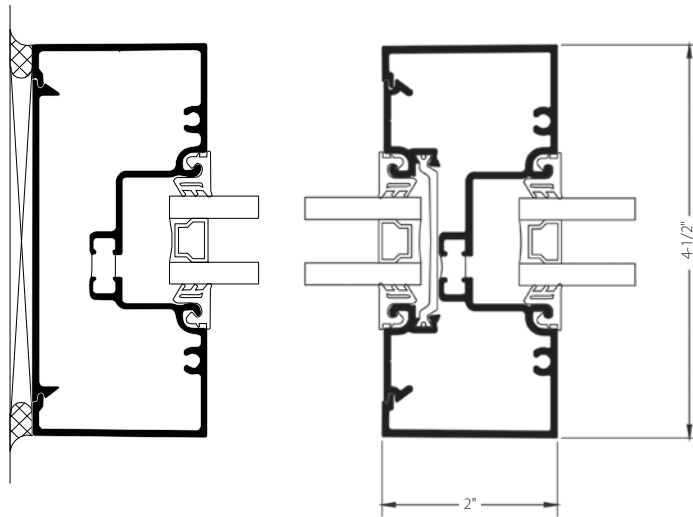
Replacement storefront door on east elevation

Aluminum trim will
be added to cover
wood at jambs



T14000 Series Storefront

Single cavity pour and debridge thermal barrier

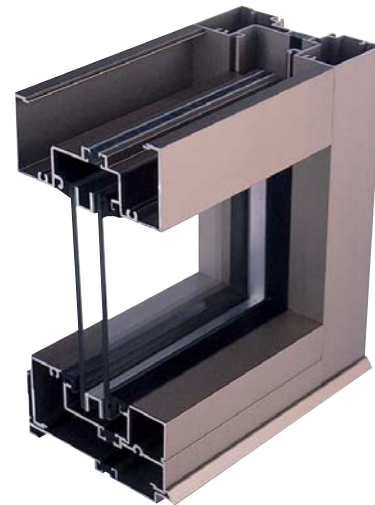


System Features:

- Standard 2" (50.8mm) sight-line on verticals and horizontals
- 4-1/2" (114.3mm) system depth
- Single cavity pour and debridge thermal barrier with Azon's Lancer® mechanical lock
- EPDM wedge type gaskets for 1" glass or panel thickness
- Glass centered in the system depth

Optional Features:

- Screw-spline or shear block connections
- Steel reinforcing if required
- Easily integrates with standard or thermal doors, operable vent windows & sun shades
- 7 anodized and 19 painted standard finishes
- Curved Headers
- Non-thermal Framing



T14000 Series Product Specifications

Application: Low-rise commercial buildings: retail, office, healthcare, schools, etc.

Description: 2" x 4-1/2" center set, outside or inside flush glazed storefront

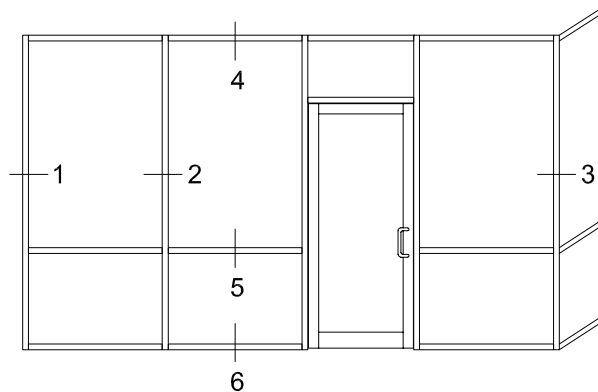
Face Width:	System Depth:	Glass:	Air Infiltration:	Water Infiltration:	Structural:	CRF:	U-Factor**:	Acoustic:
2"	4-1/2"	1" std (1/8" – 1-1/8")	0.06 CFM/Ft.2 @ 6.24 PSF	10 PSF – Static 10 PSF – Dynamic	30 PSF – Design 45 PSF – Overload	T (Thermal) 62 _f 68 _g	0.38 - Thermally Insulated 0.33 - Thermally Broken	STC 32 OITC 26

** U-Factor per NFRC 100. Refer to the U-Value table at: www.tubeliteinc.com/products/storefront/t14000-series-storefront-framing/

DISCLAIMER: Tubelite takes no responsibility for product selection or application, including, but not limited to, compliance with building codes, safety codes, laws, merchantability or fitness for a particular purpose; and further disclaims all liability for the use, in whole or in part, of this Technical Guide in preparation of project specifications and/or other documents. Technical Guides are subject to change at any time, without notice, and at Tubelite's sole discretion. ©2017 Tubelite Inc.

051820

T14000 STOREFRONT

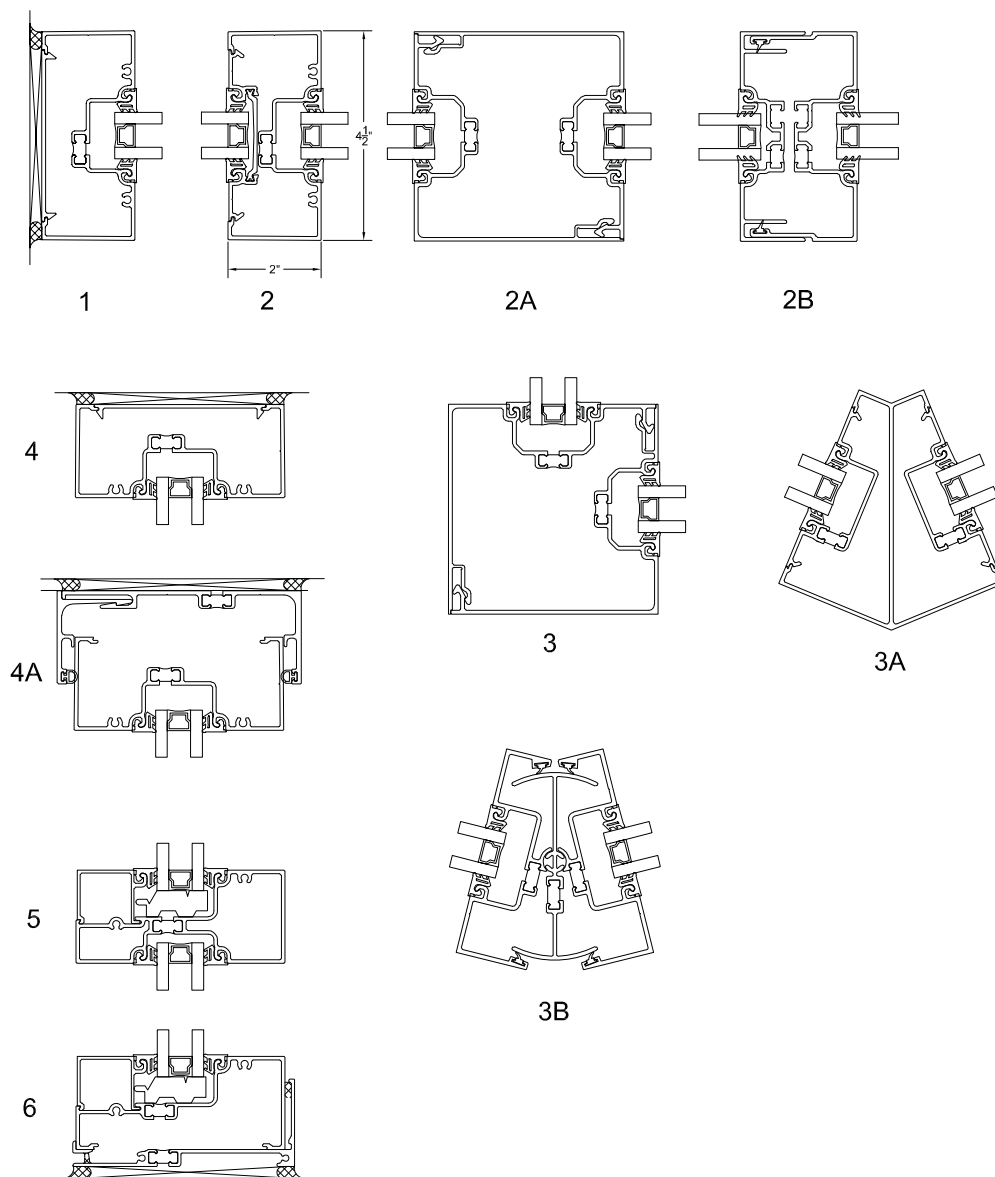


Tubelite reserves the right to change system configuration without prior notice when deemed necessary for product improvements.

Laws and building & safety codes governing the design and use of glazed entrance, window and curtain wall systems vary widely. Tubelite does not control the selection of product configurations, operating hardware or glazing materials, and assumes no responsibility thereof.

Standard Outside Glazed Details

1/4 scale



MARCH 2019

TUBELITE®
DEPENDABLE
LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

For specific product applications, contact your Tubelite representative.

Details on this page represent standard details found on our website.

For more options, visit our website at

www.tubeliteinc.com/14000-series-storefront-framing/



SIGNAL® MDO

Sign Board



- Ideal for cutout letters and quality signs
- Minimal wood grain & no patch show through
- Long term, smooth surface for paint & coatings
- Enhanced panel stability using "Swan Peel™" Technology
- Waterproof bond for exceptional machinability and weatherability
- High face/edge screwholding
- NAUF - meets CARB requirements

Swanson Group® provides the highest proven performance in panel solutions. Customers recognize our exceptional history of performance, exhibited in our panel solutions, including the first high gloss UV coated MDO panel in North America.

We are now enhancing our capability to provide superior panel performance. "Swan Peel"™ Technology provides a smoother surface: less grain show through, and improved glue and overlay bond. "Swan Peel"™ Technology reduces thickness variability: resulting in an enhanced balanced construction, tighter core lines, and dimensional stability.

Swanson is manufacturing overlay panels in a new state-of-the-art facility - the most technologically advanced operation in North America.

Product Description:

Signal® MDO is a medium density overlaid, hardwood faced plywood with tight core for superb machinability and weatherability. It is ideal for cutout letters and quality signs.

Panel Construction/Moisture Resistance:

Signal® MDO is constructed of an MDO overlay on hardwood faced plywood with Douglas Fir/Hemlock inner plys. It is manufactured with a two-step® layup with minimal core voids using our Swan Peel™ Technology, has a waterproof glue bond and meets APA PS 1-09. All Swanson products are made in the USA.

Working Faces/Treatment:

- Signal® MDO is available with two working faces only consisting of natural (brown) overlays.

Working Edges/Treatment:

- Edges are factory sawn without edge treatment.
- Fill, prime and top coat all exposed wood with at least two coats of acrylic, polyurethane or polyurethane-acrylic.

Applications:

- Exterior letters, signage and billboards.
- Cabinet, display, fixture, shelving and workbench tops.
- Pallets, bins, totes, crates & reels.
- Agricultural & industrial wall lining; soffit & fascia, noise barrier
- Truck body & trailer liners and doors; boat seats.
- Theatre/movie set scenery.

Limitations:

Signal® MDO is not a finished product. It requires priming, two top coats and two edge coats for prolonged exposure in exterior applications.

Thicknesses & Sizes: Signal® MDO is available in 3/8", 1/2", 5/8", & 3/4" thickness. Standard panel sizes are 4' X 8' and 10' only.

Sign Board:

- Highway® HDO - Premium sign panel, prepped for reflective film.
- SignReady UV™ - Prefinished, high gloss, paint/vinyl letter ready, 5-yr. limited warranty.
- Prefinished UV™ - Prefinished, satin gloss, paint/vinyl letter ready, 2-yr. limited warranty.
- Signal® MDO - Two-step®, hardwood faced, tightly laid core, ideal for cutout letters.
- Pre-Primed MDO - Exclusive, primed overlay, Two-step®.
- Crezon Two-Step® MDO - Premium paint grade.
- Guardian® One-Step MDO - Standard paint grade.

Technical Data Applicable Standards

All panels are manufactured by Swanson Group® per product standard PS1-09. This standard is available at www.apawood.org.

Physical Properties	3/8" to 1/2"	5/8" to 3/4"
Modulus of Rupture ^{2,3}	6,905 psi	7,544 psi
Modulus of Elasticity ^{2,3}	846,890 psi	879,603 psi
Lineal Expansion ^{2,3}	0.045%	0.042%
Thickness Swell	3.4%	3.4%
Water Absorption (24-Hours)	6.0%	6.0%
Internal Bond ²	173 psi	206 psi
Shelf Stiffness EI ASTM D-3043 C	68,280 lb-in ² /ft ⁶	322,465 lb-in ² /ft ⁶
Shelf Bending FbS ASTM D-3043 C	1,625 lb-in/ft ⁶	4,785 lb-in/ft ⁶
Face Screw Holding ²	414 lbs.	454 lbs.
Edge Screw Holding ²	Not Applicable	422 lbs.
Moisture Content ² ASTM D-1037	6-9%	6-9%
Specific Gravity ² ASTM D-1037	.572	.592
Density ² ASTM D-1037	35.6 lbs./ft. ³	36.9 lbs./ft. ³
Flame Spread ASTM E-84	76 - 200 ⁵	76 - 200 ⁵
Smoke Developed ASTM E-84	25 - 270 ⁵	25 - 270 ⁵
Flame/Smoke Spread Rating E-84	Class C	
Formaldehyde Level E-1333	<0.01 parts/million	

Panel Tolerances ²	3/8" to 3/4"
Thickness Tolerance	+/- 1/64" (.016")
Length & Width Tolerance	+0, -1/16" (.062")
Squareness	1/16" (.062")
Straightness	1/16" (.062")

¹5-panel average. Product averages vary for individual thicknesses, consult sales or technical staff for exact properties.²

All tolerances and specifications apply at the time of manufacture.

²ANSI 208.1 test result.

³Calculations based on test averages of along and across grain.

⁴Shelving physical properties based on engineering calculations.

⁵Flame and smoke spread properties based on engineering calculations.

⁶Shelving stiffness/bending properties are based on a limited 5-panel average.

Note: All tolerances and specifications apply at the time of manufacture.

Note: Product averages vary for individual thicknesses. Consult sales or technical offices for exact properties.

Product Grade: Standard product is shipped on grade only. Special product is shipped allowing up to 10% total Good One Side (G1S) and/or Shop, identified & priced separately. Shipments of G1S and shop may be available.

Weatherability:

Signal® MDO					
EMMAQUA® Outdoor Accelerated Weathering Test Simulates 3.4 years in Florida and 2.9 years in Arizona					
Test	CHALK UNWSH	COLOR CHNGE UNWSH	CRACK UNWSH	BLIST UNWSH	CHECK UNWSH
ASTM #	D 4214-97	D1729-96 (2003)	D661-93 (2000)	D 714-02	D660-93 (2000)
Cromatic	Barely Traceable	Moderate Bleaching	NONE	NONE	NONE
Oil Alkyd	Moderate	Moderate Bleaching	Moderately Severe Long Line	NONE	NONE
Acrylic Latex	Trace	None	Barely Traceable Irregular	NONE	NONE

*Equatorial Mount with Mirrors for Acceleration with Water.

CHALK UNWSH = Chalking, unwashed area: ASTM D4214-97 - Test methods for evaluation degree of chalking of exterior paint films (Method A/Cloth Method).

COLOR CHNGE UNWSH = Visual color, unwashed area: ASTM D1729-96 (2003) - Practice for visual appraisal of color and color difference of diffusely-illuminated opaque materials.

CRACK UNWSH = Cracking, unwashed area: ASTM D661-93 (2000) - Method for evaluating degree of cracking of exterior paints.

BLIST UNWSH = Blistering, unwashed area: ASTM D714-02 - Method for evaluating degree of blistering paints.

CHECK UNWSH = Check, unwashed area: ASTM D660-93 (2000) - Method for evaluating degree of checking of exterior paints.

Standard Packaging:

Thickness	Signal® MDO Average Weight* lbs./Panel	Pieces per Unit
3/8"	40.0	88
1/2"	49.5	66
5/8"	57.6	50
3/4"	71.4	44

*Average product weights may vary +/- 10%

Signal® MDO Finishing Instructions

General: Do not use interior grade paints, water base vinyl-acrylic, solvent based alkyd flat or alkyd solid color stains.

- Coating System:** Use a high quality exterior industrial enamel:
 - Water Based: All-Acrylic semi-gloss or gloss enamel system or:
 - Solvent Based: Industrial semi-gloss or gloss enamel system.
 - Sign Chromatic Based: Semi-gloss or gloss system.
 Application: Follow overcoat recommendations. Use good painting practices. Perform a tape pull test (ASTM D3359) before lettering.
- Prime Coat:** For good performance, 2 coats of primer should yield about 1 mil dry film thickness. Latex primers are recommended. Follow the spreading rate recommended by the manufacturer.
- Top Coat:** Once properly primed, panels must be top-coated with 2 coats of a variety of finishes, including solvent-thinned and water-thinned paints and enamels. Both primer and topcoat should be obtained from the same manufacturer to ensure compatibility. Follow manufacturer's application instructions. Do not apply automotive primers and enamels, lacquer undercoats and topcoats directly to overlaid plywood.
- Edge Coating:** Fill, prime and top coat all exposed wood with at least two coats of acrylic, polyurethane or polyurethane-acrylic primers and paints or exterior grade caulking.

Suitability for Use and Warranty: Nothing herein constitutes a warranty express or implied, including any warranty of merchantability or fitness for use, nor is protection from any law or patent to be inferred. The exclusive remedy for all claims is replacement of materials. Contact Swanson Group® for a copy of the complete Swanson Terms and Conditions of Sale.

Warehouse Storage and Handling

- Store in a dry, clean, well-ventilated area indoors
- Avoid temperatures and moisture extremes. Allow panels to equalize for 72 hours or more before use
- Pieces must not be stored in contact with the ground
- Limit the stacking height to four or five units. Separate units with clean, dry spacers of uniform thickness, aligned carefully. Use three spacers for panels 8' long, four or five spacers for longer panels.

Environmental Impact

- Swanson Group® uses process by-products to produce energy
- Swanson products are renewable, biodegradable and recyclable

Warnings: This product will generate wood dust from sawing, sanding, or shaping. Safety data sheets are available on Swanson's website at www.swansongroup.biz and upon request.

Structural panels (PS-1) are exempt from California Air Resources Board regulations, however, this product is below CARB limits for all uses.

Find out more at www.swansongroup.biz

Signal® MDO Shelving Load Span Table:

Table 1 - Face Grain Across Supports - Multiple Spans ¹						
Span ¹	1/2"		5/8"		3/4"	
	ℓ/240	ℓ/180	ℓ/240	ℓ/180	ℓ/240	ℓ/180
4"	1,899	1,899	2,340	2,340	2,870	2,870
8"	730	730	900	900	1,104	1,104
12"	414	414	557	557	683	683
16"	233	233	367	367	495	495
19.2"	155	162	255	255	405	405
24"	80	104	163	163	307	307
30"	41	54	85	104	170	196
32"	33	44	70	92	141	173
36"	23	31	49	66	100	133
40"		22	36	48	73	98
48"			24	32	49	65
60"					24	32
Table 2 - Face Grain Parallel to Supports - Multiple Spans ¹						
Span ¹	1/2"		5/8"		3/4"	
	ℓ/240	ℓ/180	ℓ/240	ℓ/180	ℓ/240	ℓ/180
4"	1,457	1,457	1,811	1,811	2,208	2,208
8"	560	560	696	696	849	849
12"	307	307	431	431	526	526
16"	173	173	289	289	381	381
19.2"	111	120	201	201	312	312
24"	55	74	128	128	230	230
30"	28	27	82	82	129	147
32"	23	30	71	72	106	129
36"		21	50	57	74	99
40"			36	46	54	72
48"			24	32	35	47
60"					23	
Table 3 - Face Grain Across Supports - Single Spans ²						
Span ²	1/2"		5/8"		3/4"	
	ℓ/240	ℓ/180	ℓ/240	ℓ/180	ℓ/240	ℓ/180
4"	2,374	2,374	2,926	2,926	3,588	3,588
8"	913	913	1,125	1,125	1,380	1,380
12"	307	410	609	652	854	854
16"	125	167	257	343	507	619
19.2"	71	94	147	197	296	394
24"	35	47	74	99	151	202
30"		23	37	50	77	102
32"			31	41	63	84
36"			21	28	44	59
40"				20	32	42
48"					21	28
Table 4 - Face Grain Parallel to Supports - Single Spans ²						
Span ²	1/2"		5/8"		3/4"	
	ℓ/240	ℓ/180	ℓ/240	ℓ/180	ℓ/240	ℓ/180
4"	1,822	1,822	2,263	2,263	2,760	2,760
8"	690	690	870	870	1,062	1,062
12"	221	295	514	514	657	657
16"	87	116	270	289	395	476
19.2"	48	64	152	201	224	299
24"	24	32	75	100	112	149
30"			37	50	56	74
32"			30	41	46	61
36"			21	28	32	42
40"				20	23	30

Maximum allowable loads are psf. Uniform loading is assumed. Loads are for dry conditions. For wet conditions, reduce loads approximately 25%. Inquire for precise data. Basic allowable stresses (bending F_b and shear F_v) increase 15% for shelving use per the APA experience factor. Pallet design normally is based on higher allowable loads than given. NOTES: ¹Spans are center-to-center of supports. ²Span is out-to-out of supports. Allow for 1-1/2" supports on each end.



Swanson Group Sales

1651 S F. Street
Springfield, OR 97477

Email: overlays@swansongroup.biz

Toll Free: 800-331-0831

Local: 541-832-1121

Fax: 541-832-1139

www.swansongroup.biz



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Crown moulding profile

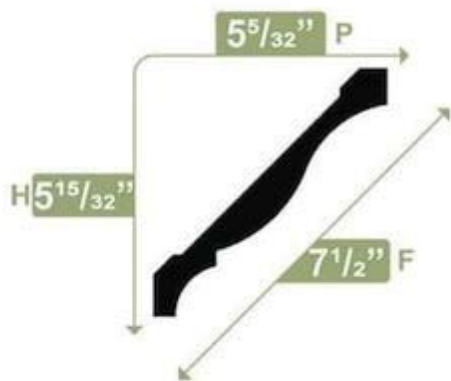


Photo of similar painted sign



CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, July 28, 2020 - 7:00 p.m.
Remote Meeting via Zoom

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

Alex Pettit, Chair	P	A
Anne Stevenson, Vice Chair	P	A
Erika Lindsay	P	A
Ron Rupert	P	A
Amy Swift	P	A
James Chesnut	P	A
VACANT		

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING—none

V. BUSINESS SESSION

A. OLD BUSINESS—none

B. NEW BUSINESS

1.	201 N River	Awning
2.	216 S Washington	Windows
3.	100 W Michigan	Windows
4.	301 Maple	Accessory building
5.	217 W Michigan	Rear balcony replacement

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

1.	210 Oak	Paint
2.	310 Florence	Fence
3.	326 E Forest	Paint
4.	116 N Hamilton	Paint

E. OTHER BUSINESS

1. Property monitoring
2. Commissioner comments

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

1. Approval of meeting minutes June 23, 2020

VIII. ADJOURNMENT

Secretary of the Interior's Standards for the Rehabilitation of Historic Structures

Developed by the U.S. Department of the Interior, the Standards provide a framework that guides protective decisions regarding historic structures. The Historic District Commission is required to cite applicable Standards with each formal decision it renders. It may also cite HDC Fact Sheets as part of its decision-making process.

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

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

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

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Do not imitate earlier styles.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Preserve significant changes acquired over time.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Preserve distinctive features.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Clean building gently—no sandblasting.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Preserve archaeological resources.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New work shall be removable.

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



HDC Work Permit Staff Review

Property address: 201 N River

Property History: The property currently includes Emmanuel Lutheran Church, which is contributing to the Historic District. The congregation of Emmanuel Lutheran traces its roots to a wave of German immigration from Baden-Wurtemberg to Washtenaw County in the second half of the nineteenth century.ⁱ The church charter was established in the home of parishioners in 1859. A church edifice was erected the following year.ⁱⁱ Services were not held in English until 1912, which greatly increased membership and prompted the need for a new building.ⁱⁱⁱ

The extant Gothic Revival-style church was erected in 1923, designed by Frederick Spier, of the Detroit firm Spier & Gherke.^{iv} Ypsilanti's population boom during and after World War II necessitated the church be expanded. Local architect, Ralph S. Gerganoff designed the education wing that was completed in 1957.^v

Date of Application: June 30, 2020

Date of Review: July 6, 2020

Date of Meeting: July 14, July 28, 2020

Proposed work: Awning over rear (west) entry.

Materials: Americana Sierra Patio Cover.

Staff review:

1. The applicant proposes to install a prefabricated Americana Sierra Patio cover over a rear west-facing entrance.
2. The aluminum structure will measure 10'x10'x10'.
 - a. The 10' tall support posts need to be custom ordered and are not specified on the cut sheet—but will be the same style as those pictured.
3. Gutters on the patio cover will tie into the existing gutters on the building.

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 power washing.

8. Preserve archaeological resources.

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

10. New work shall be removable.

4. The applicants have told staff that the awning mounting board will be attached to the building by the mortar joints to avoid drilling into the brick.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at 201 N River, as submitted in the application dated June 30, 2020 for installation of an Americana Sierra Patio Cover, as specified. Structural components mounted to the building shall occur at the mortar joints.

Relevant Secretary of the Interior Standards:

#9, #10

Prepared by:

Scott E. Slagor, Preservation Planner

ⁱ Jason Birchmeier, "Emmanuel Lutheran Church," *Ypsilanti Gleanings* (Summer 2007), 10.

ⁱⁱ Ibid., 15.

ⁱⁱⁱ Ibid., 16.

^{iv} Ibid., 16.

^v Ibid., 17



RECEIVED

JUN 30 2020

CITY OF YPSILANTI
BUILDING DEPARTMENT

PHDC-20 0038

R. 27013
39754

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

Emmanuel Lutheran Church 201 N. River St. Ypsilanti, 48198

Applicant

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

Name

Emmanuel Lutheran Church

Address

201 N. River St.

City

Ypsilanti

State

Michigan

Zip

48198

Phone / Fax

734-482-7121

E-Mail

info@emmanuelypsi.org

Contractor

Contractor Name & Contact Info

Church Property Committee and Volunteers led by Roger and Karen Facer

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

Install 10 feet wide by 10 feet projection by 10 feet high patio cover/awning over existing non-historical west entrance to Emmanuel Lutheran Church. The entrance is to the elevator vestibule and is not visible from River St. An Americana Sierra Patio Cover will be purchased from Menard's, color to match as close to existing gutter/trim color on existing building. Support poles to be anchored in concrete underneath asphalt. Support poles will not be in existing parking spaces. Gutters around awning roof will be directed to the existing gutter on existing building to prevent ponding on asphalt. Installation will be overseen by the Church Property Committee.

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

Americana Building Products: Sierra Patio Cover \$1444.59, gutter downspout kit \$68.99.

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$1513.58

Permit fee:

\$45 + 0 = \$45

Signature

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

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

Signature:

Date:

23 JUNE 2020

Print Name:

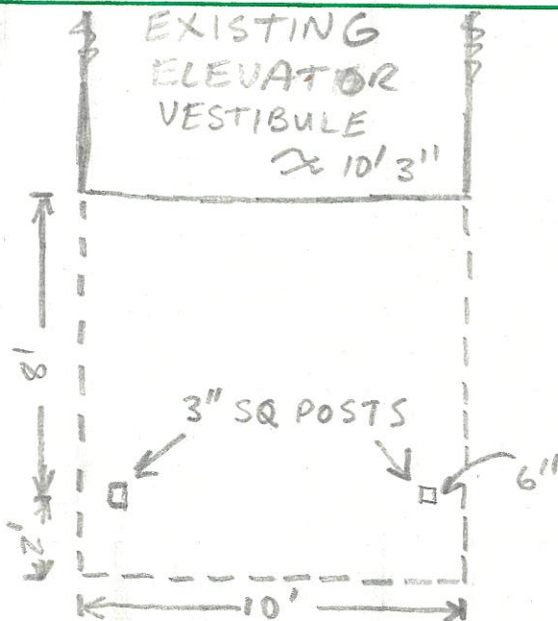
PETER WALLINE

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.

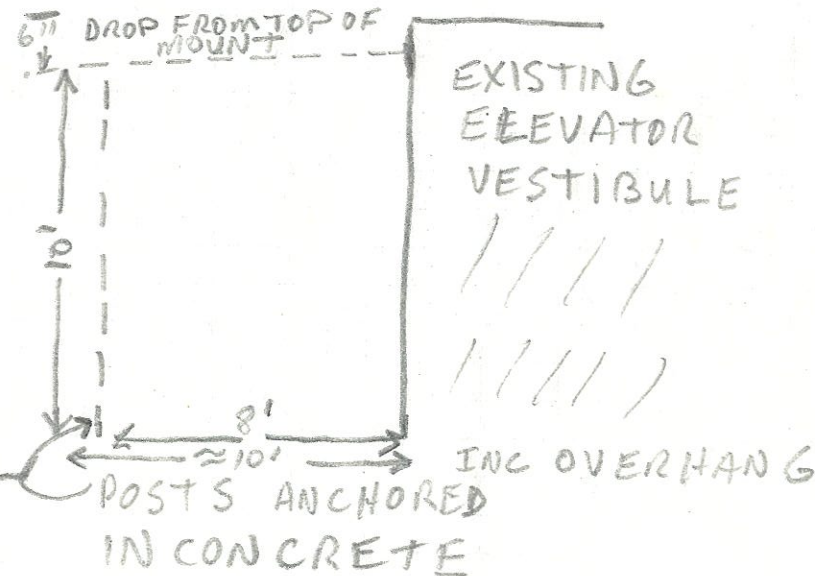
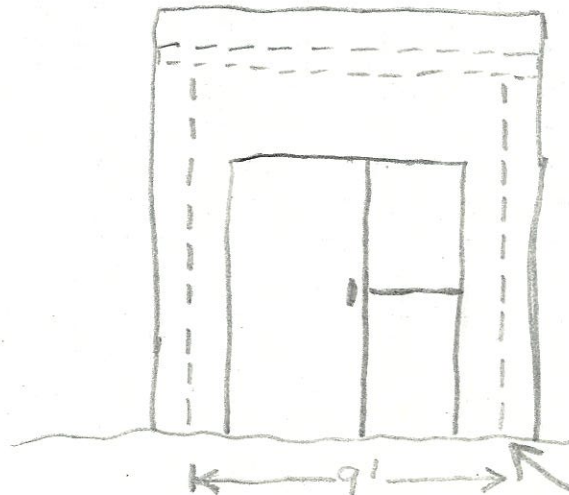
OVERHEAD (TOP) VIEW

6/17/2020



EMMANUEL LUTHERAN CHURCH
 PROPOSED AWNING TO BE
 ATTACHED TO WEST ENTRANCE
 ELEVATOR VESTIBULE

FRONT VIEW



SIDE VIEW

PHD. 20 0038



Sales Quote

P.O. Box 1290 • #2 Industrial Drive • Salem, Illinois 62881
800-851-0865 • Fax 618-548-2890 • www.americana.com

Bill To:
3354 Menards

10010 Belleville Rd

Belleville MI 48111

Phone: 734/697-4149 **Ext.:**
Fax: / -

Ship To:
3354 Menards

10010 Belleville Rd

Belleville MI 48111

Phone: 734/697-4149 **Ext.:**
Fax: / -

Quote #: 86719

Quote Date: 06/10/2020

Quote Expires: 07/10/2020

Quoted By: Paul Casey

Sales Manager: Paul Casey

Customer Ref.: Karen Facer
kfacer@sbcglobal.net

Quantity	Description	Unit Price	Ext. Price
1	Sierra Patio Cover Style=Attached, Model=40 lb, Size=10' projection x 10' width, Pan Type=V-Pans, Pan Metal=Aluminum, Pan Color=White, Gutter Color=White, Post Type=3" Sq Post, Posts=2, Post Material=Aluminum, Post Color=White, Post Length=120 IN w/ Standard Mounting Brackets, Beam Type=C Channel, Number of Beams=1, Beam Setback= DO NOT PUNCH PANS for BEAM, Scuppers=2	\$1,444.59	\$1,444.59

PRICE SHOWN IS RETAIL TO THE GUEST INCLUDING FREIGHT

Subtotal:	\$1,444.59
Sales Tax:	\$0.00
Estimated Freight:	\$0.00
Total:	\$1,444.59

Accepted by: _____ **Date:** _____

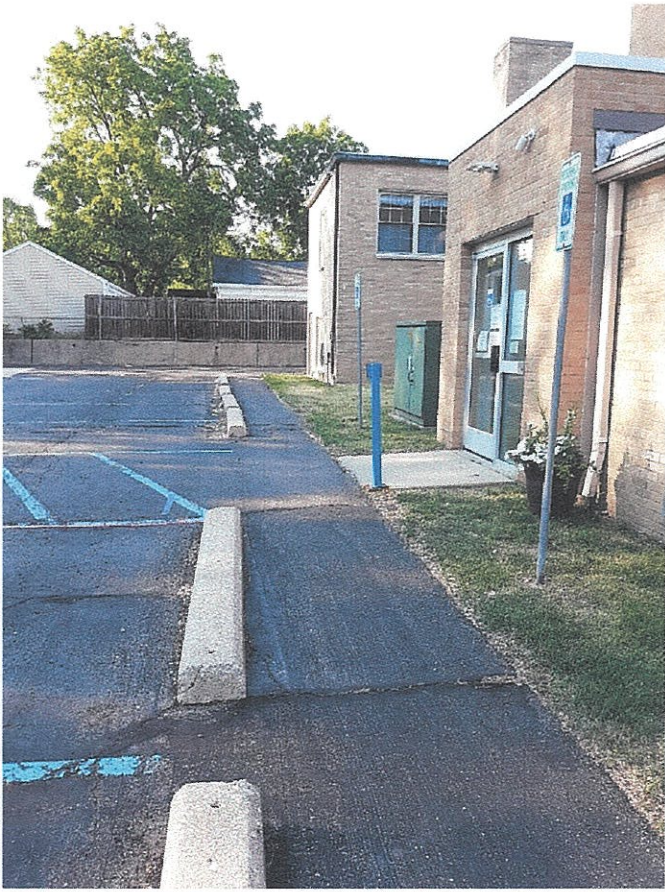
Notes:

Americana Products In Building Materials:

Patio Cover and Carports Special Order Sku # 4000133

Reference Quote Number on order. Call with questions or for custom quotes.

Lead Time: 2 business week



Gutter assembly

Support poles to be anchored in line with cement parking space stops. Awning to be installed above the security light and camera.



Patio cover

Americana 10' W x 10' Projection x 8' H White/White Sierra Attached Carport/Patio Cover (Midwest Region)

Model Number: Sierra10120M_WH_White



Online Price

EVERYDAY LOW PRICE

\$1,242.99

11% MAIL-IN REBATE Good Through 7/11/20

\$136.73

FINAL PRICE

\$1,106²⁶ each

You Save \$136.73 After Mail-In Rebate

Color: White Roof/White Gutter

Size: 120 " W x 120 " P

* Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.

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FREE Ship To Store

[Enter Your ZIP Code](#) for store information



Shipping & Delivery

Not Available Online
Contact a store for delivery options

Description & Documents

Designed for 45# Live Load using .024 thick aluminum roof panels with support beam placed 6" from front edge of cover.



Dimensions: 10' Wide x 10' Projection

Brand Name: **Americana**



Features

- Designed for 45# Live Load using .024 thick aluminum roof panels with support beam placed 6" from front edge of cover.
- Aluminum, moderate load and wind model 10 ft. Projection x 10 ft. Width
- (2) 3" square posts 8' height with base brackets
- 4" Gavalume C beam sets-in 6" from front of cover, posts mount under beam
- Confirm your roof and gutter color, then select a white or ivory downspout (purchased separately) to complete your carport
- Your choice of 9 gutter colors
- White roof panels and posts
- Includes roll formed front gutter and side trim in stucco embossed aluminum
- Fascia clips attach gutter to roof panels
- Optional downspout kit (sold separately)
- Shipped unassembled

Specifications



Product Type	Attached Carports	Style	Sierra Midwest
Assembly Details	Shipped Unassembled	Cover Material	Aluminum
Frame Color/Finish	White	Frame Material	Aluminum
Overall Width	10 foot	Overall Length	10 foot
Overall Height	8 foot	Peak Height	8 foot
Roof Material	Aluminum	Roof Pitch	1/2:12
Roof/Cover Color	White	Number of Frame Legs	(2) 3"
Manufacturer Warranty	Ten (10) year warranty against peeling, cracking, blistering, or crazing of the surface finish of aluminum, One (1) year warranty against defects in materials and workmanship year	Maximum Roof Snow Load	45 pound per square foot
Maximum Wind Resistance	95 miles per hour	View Return Policy	

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.rebateinternational.com®



Facing northwest from River and North Streets to facade and south elevation (for reference).



Facing northeast to west elevation from parking lot.



Facing west to proposed awning entrance.



HDC Work Permit Staff Review

Property address: 216 S. Washington

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

The building was erected for William L. and Alice Kishlar. Mr. Kishlar was a partner in a large dry goods store, Davis and Kishlar, located downtown at 100 W Michigan.ⁱ

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

Date of Application: July 6, 2020

Date of Review: July 7, 2020

Date of Meeting: July 14, July 28, 2020

Proposed work: Replacement of four windows.

Materials: Renewal by Andersen windows.

Staff review:

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

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

- a. The windows are located on the rear (west) elevation and on the side (south) elevation.
2. The new windows are a Fibrex composite material.
3. The new windows shall have muntins with an exterior reveal.
4. The applicant has provided a detailed treatment plan for each window. In summary:
 - a. Window #101 is a nine-light fixed window with a 3x3 grille pattern. It will be replaced with a horizontal sliding window that matches the original grille pattern.
 - b. Window #102 is a six-over-six double-hung window to be replaced by same.
 - c. Windows #201 is a six-over-six double-hung window to be replaced by same.
 - d. Window #202 is a six-over-six double-hung window to be replaced by same.
5. The project is a "second phase" of window replacement. The Commission approved replacement of 14 windows of this type on the façade and north elevation on August 13, 2019.
 - a. The Commission did not come to this decision lightly. The applicant initially amended the scope of work to only replace one non-historic window so the Commission could see how they look installed (May 14, 2019). The applicant then came back as a Study Item (July 23, 2019) before presenting an Action Item to have the remaining 13 windows replaced (August 13, 2019).
 - b. Ultimately the Commission reached a compromise with the window replacements with the finding that 1) the approach was holistic to the façade, 2) it was in the best interest of the resource to allow an action that the property owner would be willing to maintain 3) the material was appropriate for the historic district.
6. For reference, staff has included before and after photos of the façade.
7. Best practices would require every effort be made to retain the original windows. However, in staff opinion, approving appropriate replacements for the windows in this application is a defensible decision because the commission set precedent with approval of similar window replacements for this house less than a year ago.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for work at 216 S Washington for the replacement of four windows with Renewal by Anderson in Red Rock brown. The new windows shall be full frame replicas that match the grille pattern and dimensions of the original windows.

Relevant Secretary of the Interior's Standards: #5, #6, #9

Prepared by:

Scott E. Slagor, Preservation Planner

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

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

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

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

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



City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

216 S Washington

Applicant

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

Name

Brett Mahaffey

Address

216 S Washington

37720 Amrhein, Livonia, Michigan 48150

City

Livonia

State

MI

Zip

48150

Phone / Fax

734-237-1065

E-Mail

Brett.Mahaffey@AndersenCorp.com

Contractor

Contractor Name & Contact Info

Renewal by Andersen (Brett) 734-237-1065

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Replacing 4 windows. Three located on back of house and one on back/right side of house (none are visible from street).

Unit 101 - Currently a large picture window on back of house over looking back yard. Homeowner would like to replace with a gliding triple window so they can have a cross breeze inside house when they open the window and be able to interact easier with their kids playing in their backyard. Grille pattern will be FDL (Full divided light) and 1w x 3h to mimic the current pattern.

Unit 102 - Currently a double hung window (on side of house, in same room as window unit 101) and will replace with a double hung window, matching grille configuration(3w x 2h), and FDL (Full divided light) grille. Will match install from previous installs with minimal exterior trim being installed.

Unit 201 - Currently a double hung window (above Unit 101) and will replace with a double hung window, matching grille configuration(3w x 2h), and FDL (Full divided light) grille. Will match install from previous installs with minimal exterior trim being installed.

Unit 202 - Currently a double hung window (to the left of Unit 201) and will replace with a double hung window, matching grille configuration(3w x 2h), and FDL (Full divided light) grille. Will match install from previous installs with minimal exterior trim being installed. Adding obscured glass to both window sashes (this is a shower window) that currently has no privacy. Window is severely rotted due to location of the window in the shower. Will repair any damage found and replacing interior wood casing with azek style (pvc) moulding to prevent any future damage after installation.

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

Renewal by Andersen Windows (Fibrex material)

Exterior color: Red Rock

Permit Application Fee (action items only)

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

Construction Cost:

\$ 8,766.00

Permit fee:

\$35 + \$ 15.00 = \$ 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:

Date:

7/2/2020

Print Name:

Brett Mahaffey

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

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



Agreement Document and Payment Terms

dba: Renewal by Andersen of Detroit

Legal Name: Renewal by Andersen LLC

2102215127

37720 Amrhein Road | Livonia, MI 48150

Phone: 734-237-1052 | Fax: 651-275-6041 | rbsalesdetroit@andersencorp.com

Dustin Santini



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

Contract Date: **06/05/20**

Buyer(s) Street Address: [REDACTED]

Primary Telephone Number: [REDACTED]

Secondary Telephone Number: _____

Primary Email: [REDACTED]

Secondary Email: _____

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

Total Job Amount: **\$8,766**

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

Deposit Received: **\$0**

Balance Due: **\$8,766**

Estimated Start:

Estimated Completion:

Amount Financed: **\$8,766**

8-10 weeks

1-2 days

Method of Payment: **Financing**

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

Notes:

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

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

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME NOT LATER THAN MIDNIGHT OF 06/10/2020 OR THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION, WHICHEVER DATE IS LATER. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

Legal Name: Renewal by Andersen LLC

dba: Renewal by Andersen of Detroit

Buyer(s)

Signature of Sales Person

Signature

Signature

William Paholak

Dustin Santini

Print Name of Sales Person

Print Name

Print Name



Itemized Order Receipt

dba: Renewal by Andersen of Detroit

Legal Name: Renewal by Andersen LLC

2102215127

37720 Amrhein Road | Livonia, MI 48150

Phone: 734-237-1052 | Fax: 651-275-6041 | rbasalesdetroit@andersencorp.com

Dustin Santini

ID#:	ROOM:	SIZE:	DETAILS:
101	Back Room	64 W 54 H	Window: Gliding, Triple, 1:1:1, Base Frame, Exterior Red Rock, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Stone, Standard Color Extra Lock, Screen: TruScene, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: All Sash: Colonial 1w x 3h, Misc: None
102	Back Room	28 W 53 H	Window: Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior Red Rock, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Stone, Screen: TruScene, Full Screen, Grille Style: Grilles Between Glass (GBG), Grille Pattern: All Sash: Colonial 3w x 2h, Misc: None
201	Upstairs Back	53 W 53 H	Window: Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior Red Rock, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Stone, Standard Color Extra Lock, Screen: TruScene, Half Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: All Sash: Colonial 3w x 2h, Misc: None
202	Room 1	24 W 35 H	Window: Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior Red Rock, Interior White, Glass: All Sash: High Performance SmartSun Glass, No Pattern, Hardware: Stone, Screen: TruScene, Full Screen, Grille Style: Grilles Between Glass (GBG), Wide Bar, Grille Pattern: All Sash: Colonial 3w x 2h, Misc: Trim kits: full removal, Per Kit
WINDOWS: 4 PATIO DOORS: 0 SPECIALTY: 0 MISC: 0			TOTAL \$8,766



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



Santini
216 S Washington St
Ypsilanti MI 48197
Ypsilanti Historic

Renewal by Andersen

37720 Amrhein

Livonia, MI 48150

- Customer wants to replace 4 windows on back of house
- Existing windows are original windows
- Renewal by Andersen windows use Fibrex (wood composite) material
- Three windows will be replaced to match with existing double hung style
- One window is currently a large picture window that doesn't open. Will replace with a gliding triple window that allows a cross breeze inside and able to communicate with kids outside
- Windows on front of house were replaced in 2019





101 (interior)

Crack



Unit 101

Existing:

- Picture Window
- 3 large glass "Squares"
- Center glass broken out
- 1-2 other cracked glass panes
- Single pane window
- Wood frame

Proposed:

- Triple Gliding window
- Grille - 1w x 3h
- Left and right sashes will open into the center sash
- Dual pane / energy efficient
- Install like previous phase – will not cover exterior brickmold

101 (exterior)



Unit 101

Existing:

- Picture Window
- 9 large glass “Squares”
- Center glass broken out
- 1-2 other cracked panes
- Single pane window
- Wood frame
- Storm window

Proposed:

- Triple Gliding window
- Grille - 1w x 3h
- Left and right sashes will open into the center sash
- Dual pane / energy efficient
- Install like previous phase – will not cover exterior brickmold
- No storm

101 (exterior)



101 (interior)



102 (interior)



Unit 102

Existing:

- Double Hung window
- Colonial – 3w x 2h grilles
- 1 of the panes cracked
- Single pane window
- Wood frame
- Storm window missing
- Exterior hardware hanging

Proposed:

- Double Hung window
- Colonial – 3w x 2h grilles
- Dual pane / energy efficient
- Install like previous phase – will not cover exterior brickmold
- No storm



102 (exterior)

Unit 102

Existing:

- Double Hung window
- Colonial – 3w x 2h grilles
- 1 of the panes cracked
- Single pane window
- Wood frame
- Storm window missing
- Exterior hardware hanging

Proposed:

- Double Hung window
- Colonial – 3w x 2h grilles
- Dual pane / energy efficient
- Install like previous phase – will not cover exterior brickmold
- No storm

201 (interior)



Unit 201

Existing:

- Double Hung window
- Colonial – 3w x 2h grilles
- Single pane window
- Wood frame
- Storm window missing
- Exterior hardware hanging
- Window doesn't open (had to use prybar to open)
- Window has teardrop trim installed on face of lower sash

Proposed:

- Double Hung window
- Colonial – 3w x 2h grilles
- Dual pane / energy efficient
- Install like previous phase – will not cover exterior brickmold
- No storm

201 (exterior)



Unit 201

Existing:

- Double Hung window
- Colonial – 3w x 2h grilles
- Single pane window
- Wood frame
- Storm window missing
- Exterior hardware hanging
- Window doesn't open (had to use prybar to open)
- Window has teardrop trim installed on face of lower sash

Proposed:

- Double Hung window
- Colonial – 3w x 2h grilles
- Dual pane / energy efficient
- Install like previous phase – will not cover exterior brickmold
- No storm

201 (interior)



202 (exterior)



Unit 202

Existing:

- Double Hung window
- Colonial – 3w x 2h grilles
- Single pane window
- Wood frame
- Storm window missing
- Window is severely rotted on bottom
- Window located in the shower
- Lower sash is “obscure pattern”

Proposed:

- Double Hung window
- Colonial – 3w x 2h grilles
- Dual pane / energy efficient
- Install like previous phase – will not cover exterior brickmold
- No storm
- Both sashes to be obscure

202 (interior)



Unit 202

Existing:

- Double Hung window
- Colonial – 3w x 2h grilles
- Single pane window
- Wood frame
- Storm window missing
- Window is severely rotted on bottom
- Window located in the shower

Proposed:

- Double Hung window
- Colonial – 3w x 2h grilles
- Dual pane / energy efficient
- Install like previous phase – will not cover exterior brickmold
- No storm

202 (interior)





202 (interior)

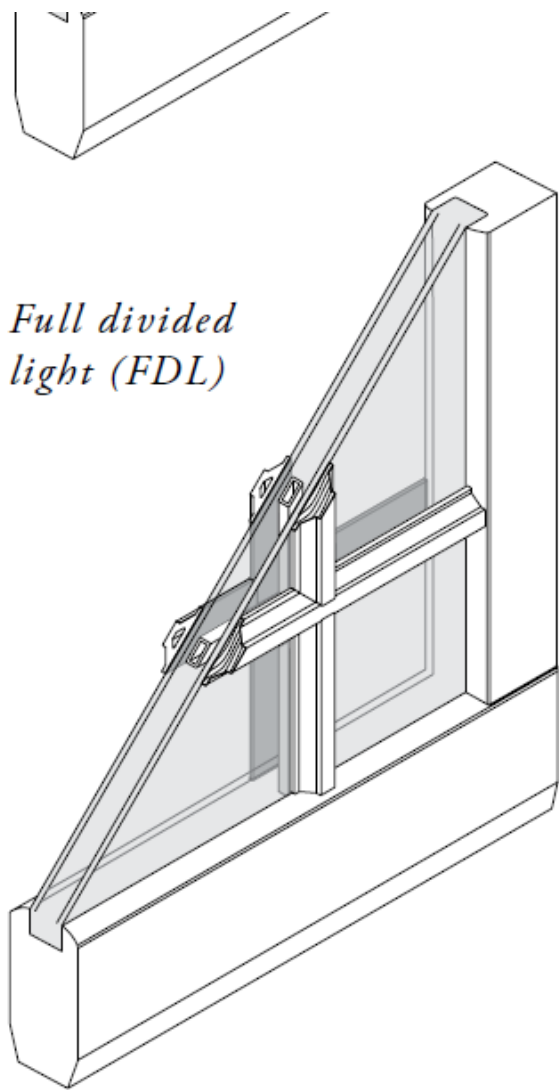


2019 Phase (Front of house)



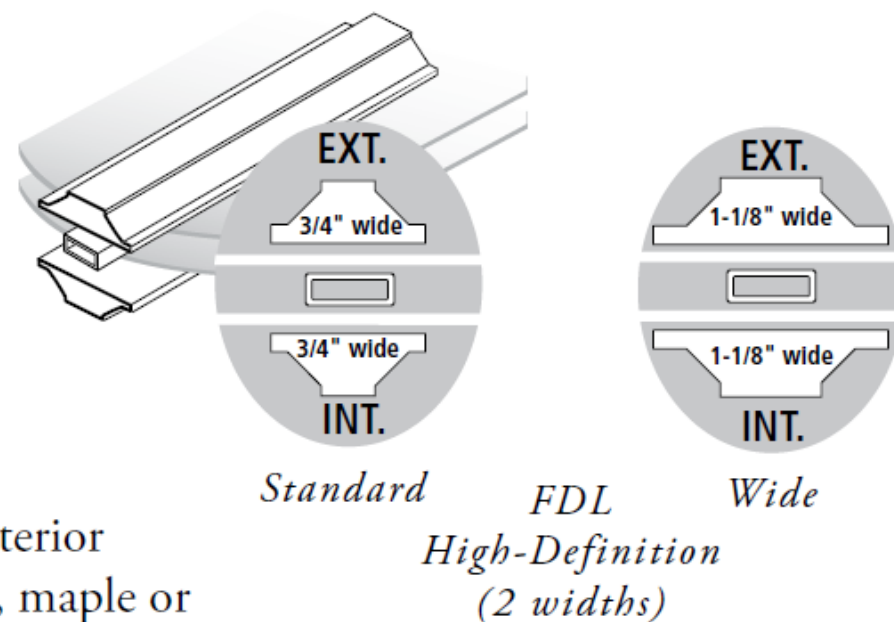
2019 Phase (Front of house)



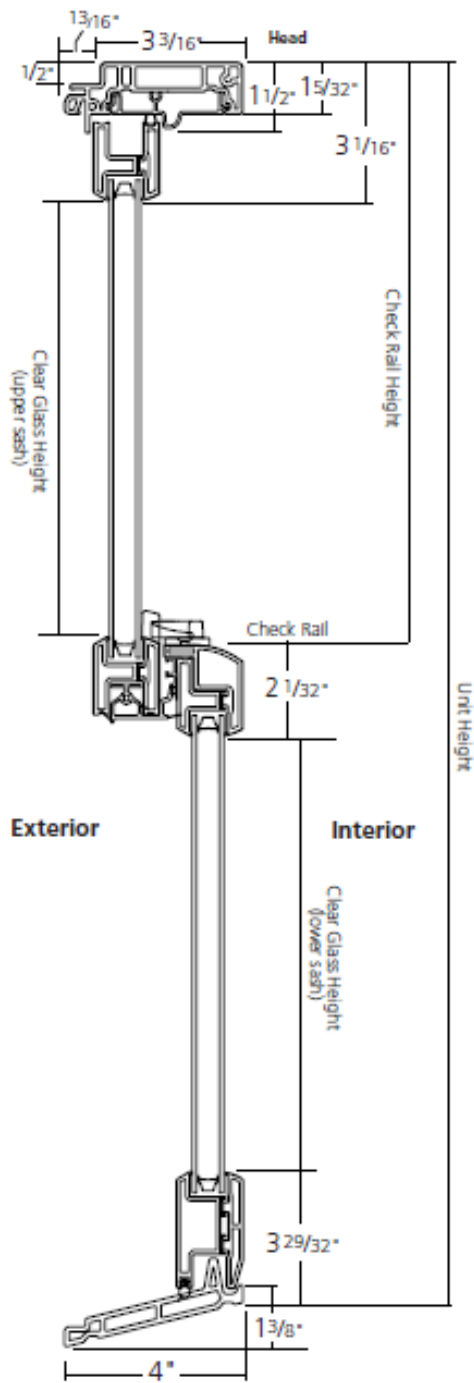


Full Divided Light (FDL) Grille

FDL grilles provide the classic look of a true divided light window. The high-definition exterior grille is made from Fibrex® material and is available in two different widths. Between the glass panes, an aluminum spacer stands slightly away from each pane to maintain thermal performance. The high-definition interior wood grille is available in hardwood, maple or oak and in two different widths, and may be permanently applied or removable.

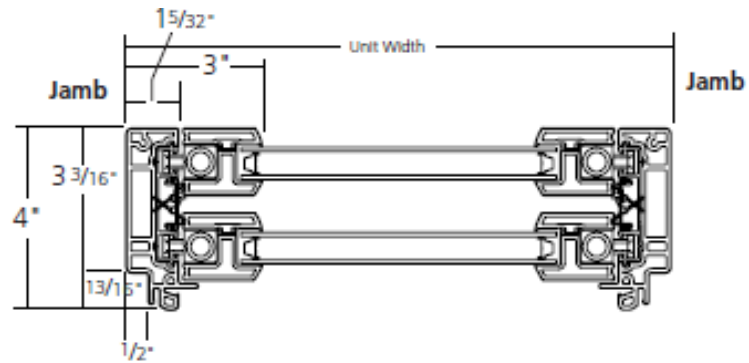


*Current grilles on house are 7/8"



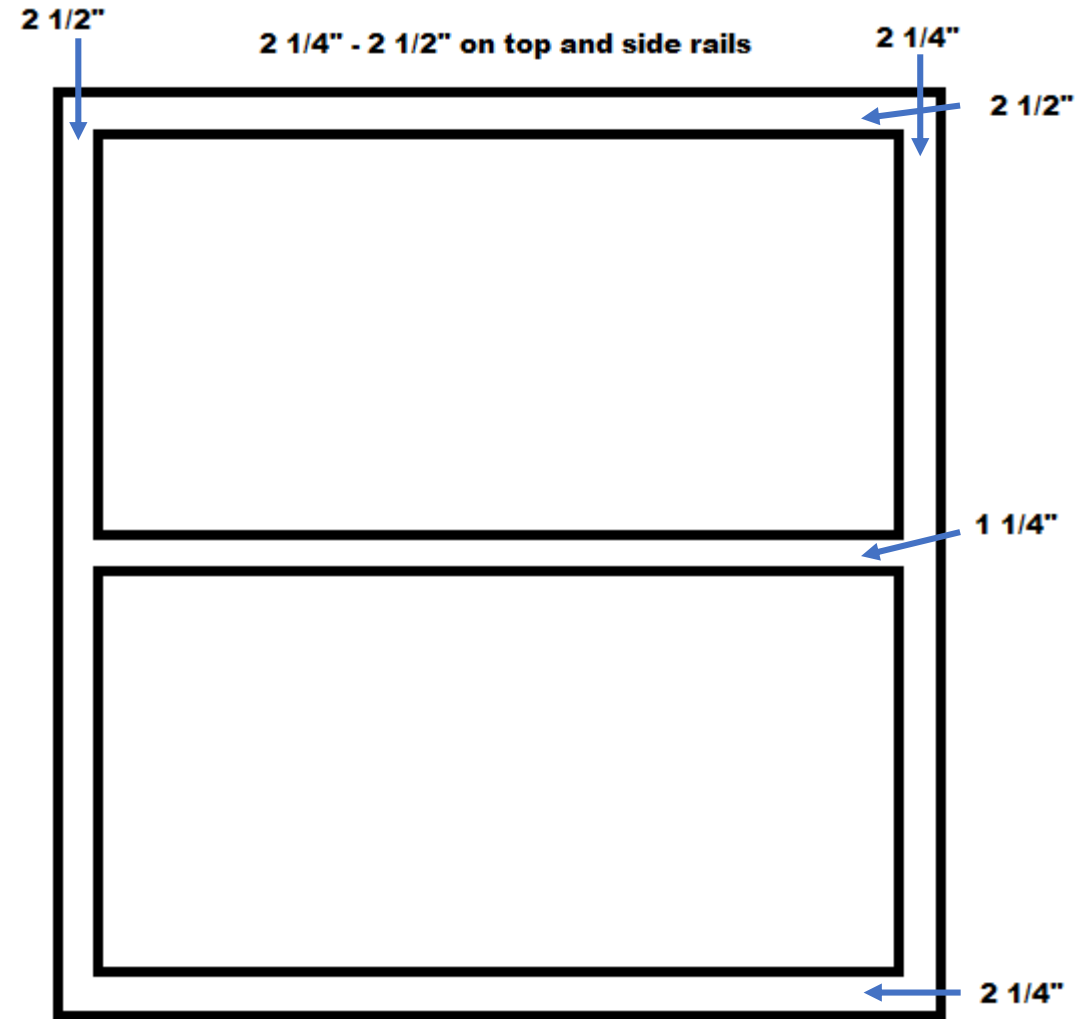
Renewal by Andersen

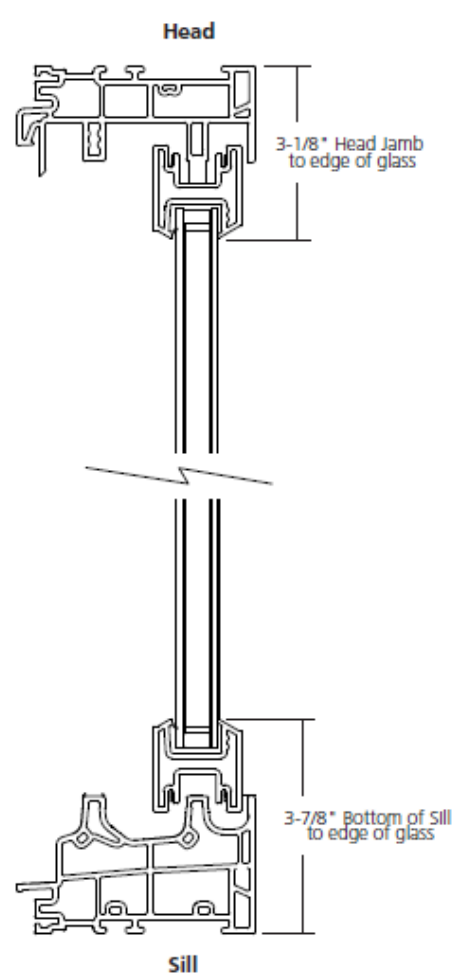
DOUBLE HUNG



Existing Windows

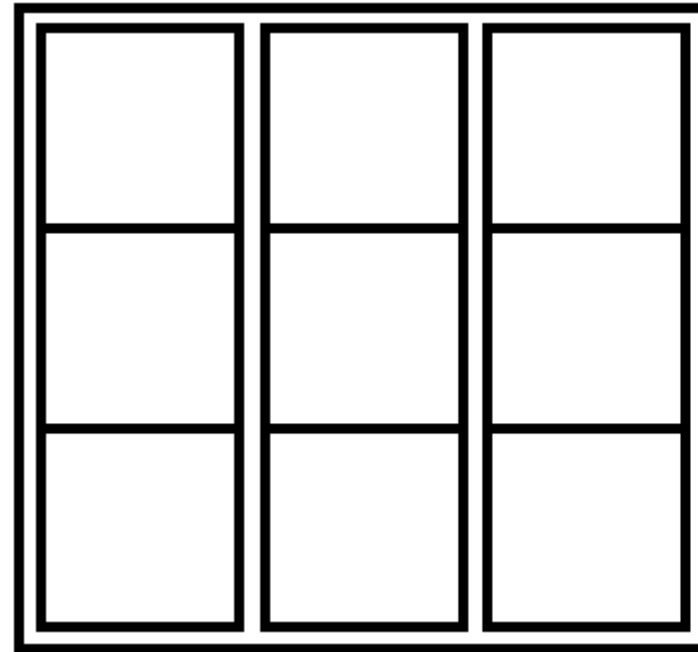
DOUBLE HUNG





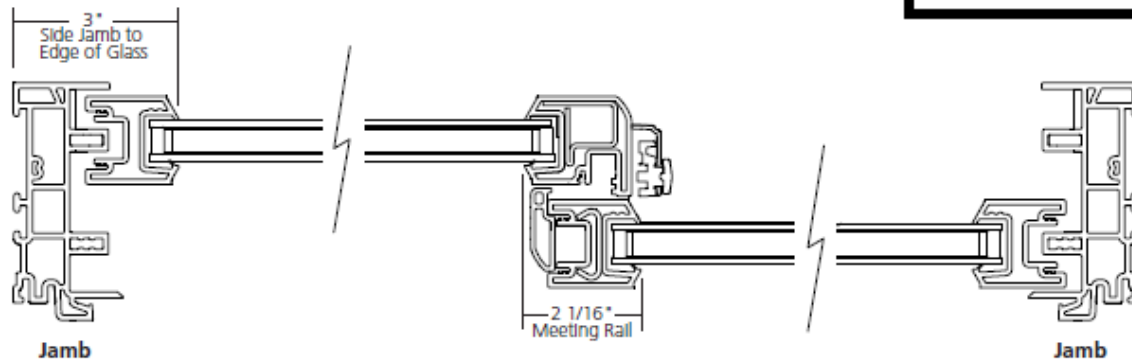
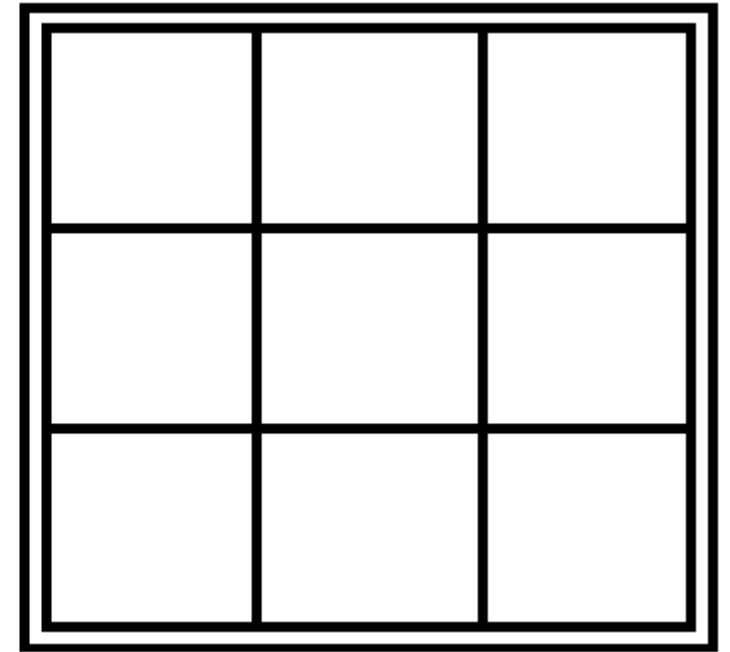
Renewal by Andersen

GLIDING WINDOW



Existing Windows

PICTURE WINDOW





Santini
216 S Washington St
Ypsilanti MI 48197
Ypsilanti Historic

Staff photos showing before/and after window facade window replacements- for reference.



Photo taken May 2019 prior to window replacements.



Photo taken July 2020 after window replacements.



HDC Work Permit Staff Review

Property address: 100 W Michigan

Property History: Historically known as the Worden Block, the prominent building at the northwest corner of Huron and Michigan was erected ca.1850 as a three-story Italianate-style commercial block with two storefronts on Michigan Avenue.ⁱ The building is contemporary with the adjacent Convention and Visitors Bureau building, and once had similar brickwork and fenestration. Worden Block was first depicted on a Sanborn Map in 1888; which noted the building as housing a cobbler and dry goods store on the first floor and a barber in the basement. The third floor of the building include a paint shop and a "Colored Lodge R'm" with an adjacent band room. Presumably, this was the gathering place for an African American fraternal origination. Preliminary staff research did not identify which organization met here. This room configuration remained in place through the 1890s.ⁱⁱ

As of 1909, the ground floor had been converted to one large shop and the former dividing wall was replaced by a series of iron columns. Sanborn maps indicate there was a combination dry goods and jewelry business there. Historical photos indicate this was a firm known as Davis & Kishlar. The building's third floor housed a "moccasin factory" in the former lodge room. A full directory-researched history of the occupants has yet to be completed.

The building did not substantially change its appearance until the mid-twentieth century. In 1959 the building was purchased by Max and Ceil Pear for their clothing store, after their former building was demolished for a city parking lot.ⁱⁱⁱ They occupied the ground floor and reopened Pears' [Men's] Clothing. Around this time, the building exterior was remodeled as well. Metal cladding was installed to cover the walls and windows; and a flat awning and screen signboard were installed on the facade. Photos indicate that the façade (Michigan elevation) was covered first, and later followed by the east (Huron Street) elevation. Max and Ceil Pear sold their business to relatives in 1980, who kept the Pear name. The business continued until 1997 when it closed.^{iv} Most recently, the building housed Dalat, a Vietnamese restaurant.

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 power washing.

8. Preserve archaeological resources.

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

10. New work shall be removable.

As part of the building rehabilitation underway, the exterior aluminum panels were removed in 2019 and masonry repairs undertaken in early 2020. At the most recent HDC meeting, the applicant was approved for new storefront systems and fenestration on the first floor.

Date of Application: July 7, 2020

Date of Review: July 7, 2020

Date of Meeting: July 14, July 28, 2020

Proposed work: New façade windows on the second and third floors.

Materials: Jeld Wen Sitrine double-hung wood windows.

Staff review:

1. The applicant proposes to remove the non-historic vinyl windows on the façade second and third floors and replace Jeld Wen Sitrine double-hung wood windows.
2. The goal of the new windows is to replicate the original central mullion flanked by two double-hung sashes. The muntin grille pattern is replicated as well.
 - a. This will be achieved through essentially stacking four double-hung sashes together.
 - b. The applicant measured the extant original windows on the east elevation and found that the muntins/grilles of the new windows were within fractions of inches as the originals.
3. The original windows were arched. The arched opening was discussed at the May 26 meeting as a study item. The HDC seemed open to a rectangular window placed within the remaining arched openings, due to inconsistency in the condition of the existing arches.
 - a. A similar window treatment was implemented on the façade second floor of Thompson Block (400 N River).
4. At this time replica window hoods are not part of the proposed work. Eventual replication of the window hoods would in some sense restore the arched appearance of the openings.
5. The Commission should clarify if there will be any repair work needed to the infilled masonry arched openings and to what extent.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at 100 W Michigan for installation of 12 new Jeld Wen Sitrine double-hung wood windows on the façade second and third stories, as specified. [Insert language about masonry repairs if applicable].

Relevant Secretary of the Interior Standards:

#5, #9.

Prepared by:

Scott E. Slagor, Preservation Planner

ⁱ Robert O. Christensen, *National Register of Historic Places Registration Form: Ypsilanti Historic District* (Lansing: Bureau of History, 1988).

ⁱⁱ Sanborn-Perris, *Ypsilanti, Michigan* (New York: Sanborn-Perris Map Co., June 1893), 4.

ⁱⁱⁱ Peg Porter "The Pear Family Coming to America," *Ypsilanti Gleanings* (Ypsilanti Historical Society, Summer 2017), 16.

^{iv} *Ibid.*, 16.



**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

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Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
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 - 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

100 W. Michigan Avenue, Ypsilanti, MI 48197

Applicant

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

Name

100 Michigan Property Ventures LLC c/o Conor Doran

Address

City

Ann Arbor

State

MI

Zip

48103

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

O'Neal Construction c/o Timothy Stout ()

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Replace 12 windows on the south elevation with new wood Jeld-Wen double hung windows.

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

Wood windows: see attached

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost: \$40,000	Permit fee: \$45 + 70 = \$115
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Signature

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

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

Signature: 	Date: 7/6/20
--	-----------------

Print Name:
Timothy Stout, O'Neal Construction

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.



O'Neal Construction, Inc.

525 W. William
Ann Arbor • Michigan • 48103

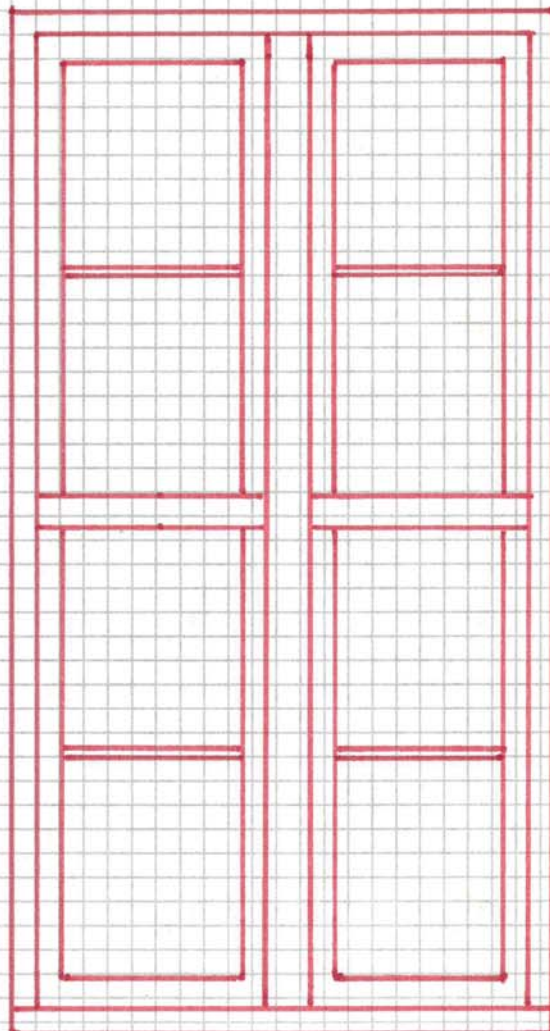
100 W. Michigan
Ypsilanti, MI

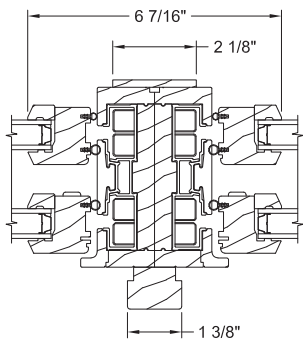
South Elevation

Date
7/6/20
Scale
1/8"=1'-0"

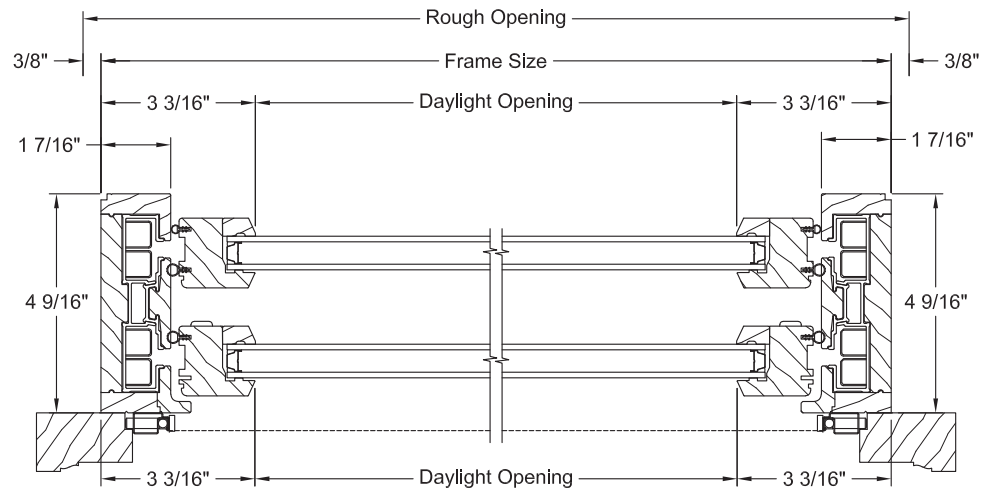
A-1

100 W. MICHIGAN
SOUTH ELEVATION WINDOWS

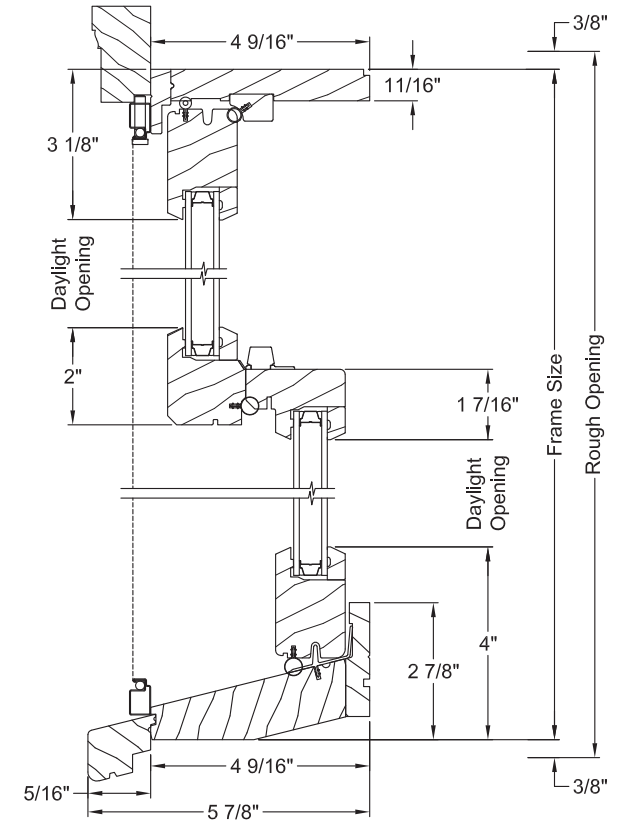




Section A



Section B



Section C

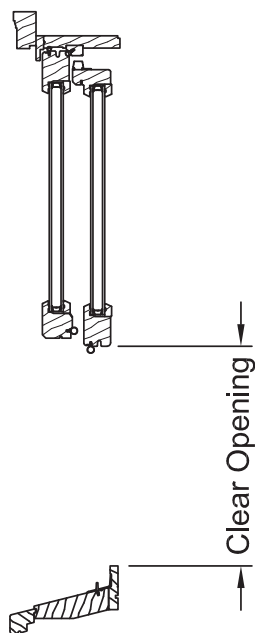
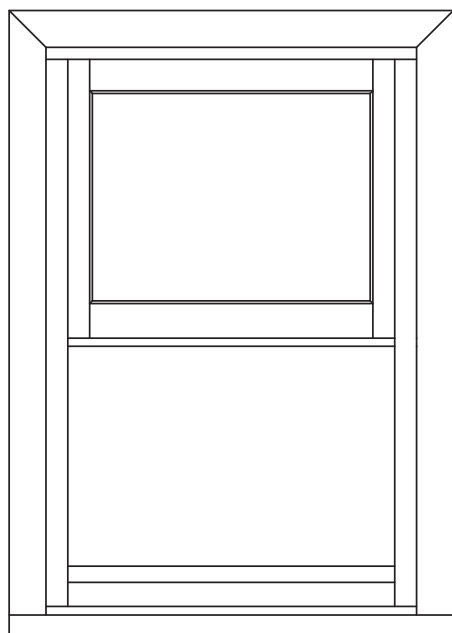


Siteline®
Wood Windows
Double-Hung

Architectural Design Manual



CLEAR OPENING FORMULAS



Double-Hung (Even Divide)

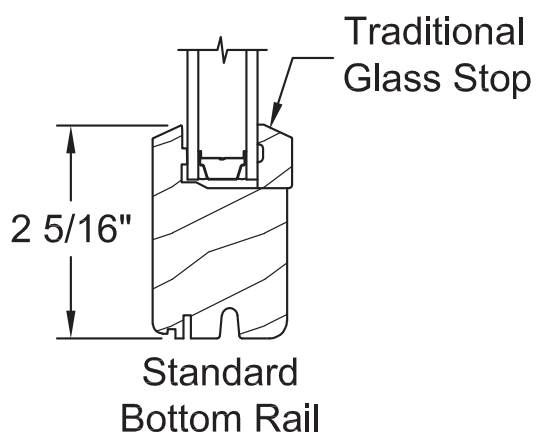
Width = Frame Width - 3 3/4"

Height = (Frame Height / 2) - 2 27/32"

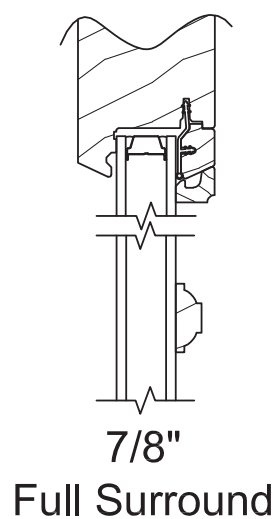


GRID, BOTTOM RAIL & GLASS STOP OPTIONS

Bottom Rail & Glass
Stop Options



Grille Options



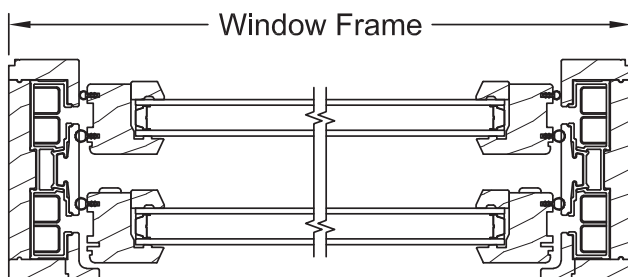
UNIT SIZING

Rough Opening

The frame size of the window plus 3/4".

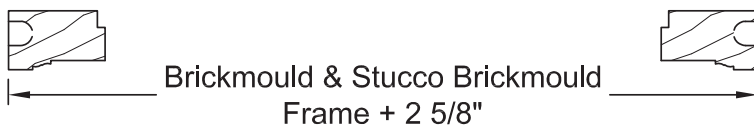
Masonry Opening

The overall size of the window, including trim, plus 1/2".



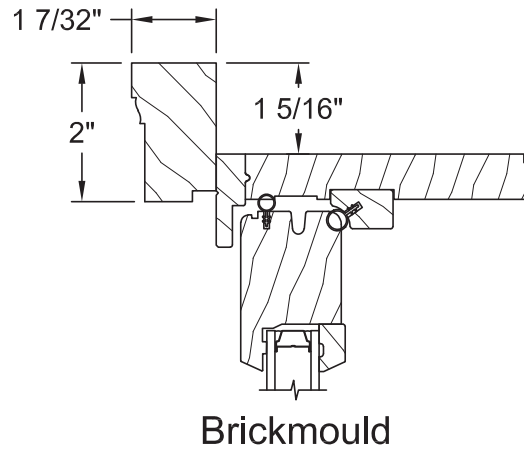
Trim - 4 Sides Of Frame

Dimensions apply to horizontal and vertical directions.

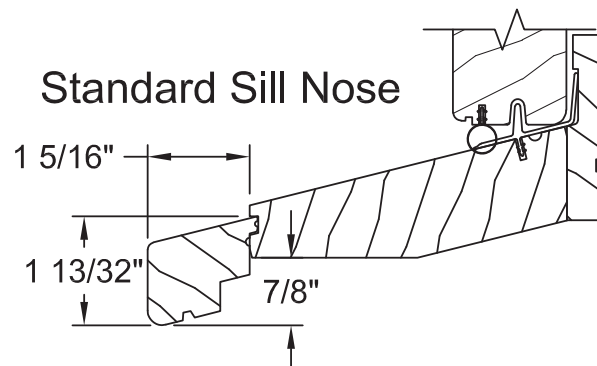




TRIM & SILL NOSE OPTIONS

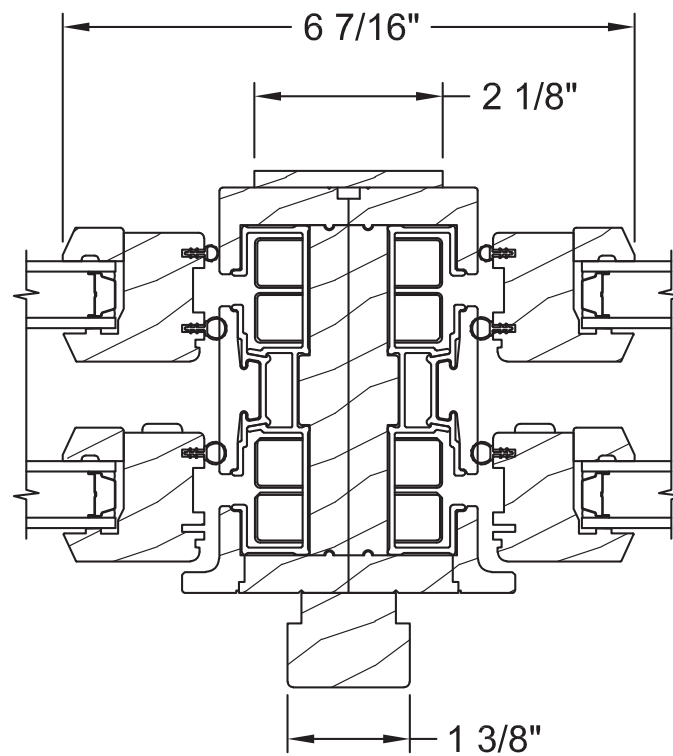


Sill Nose Options





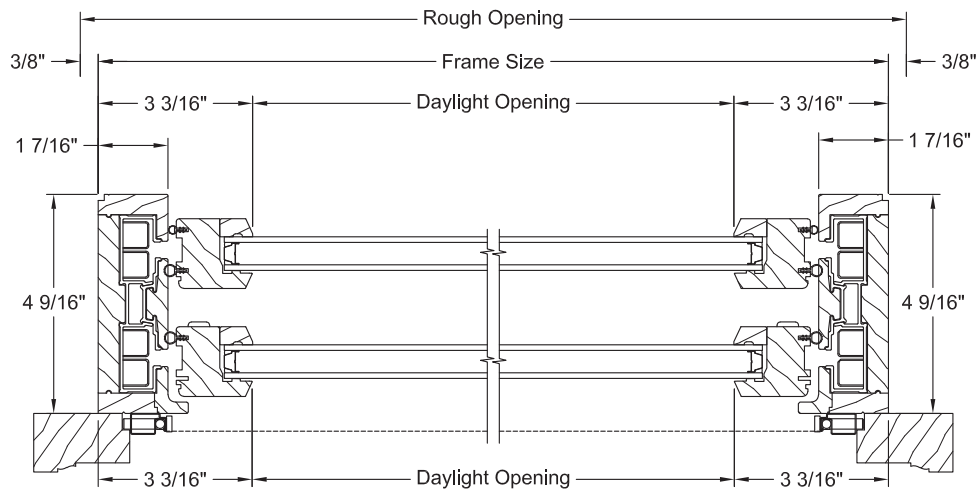
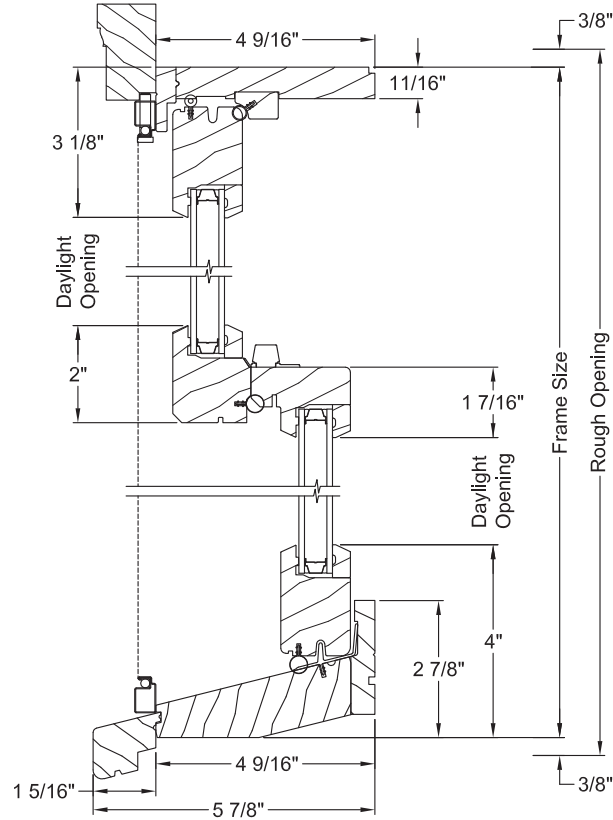
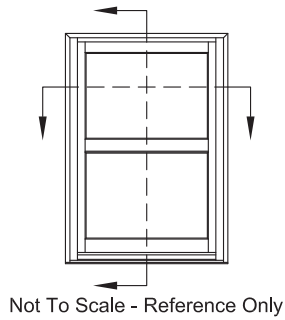
MULLION OPTIONS



Operator / Operator



OPERATOR SECTIONS





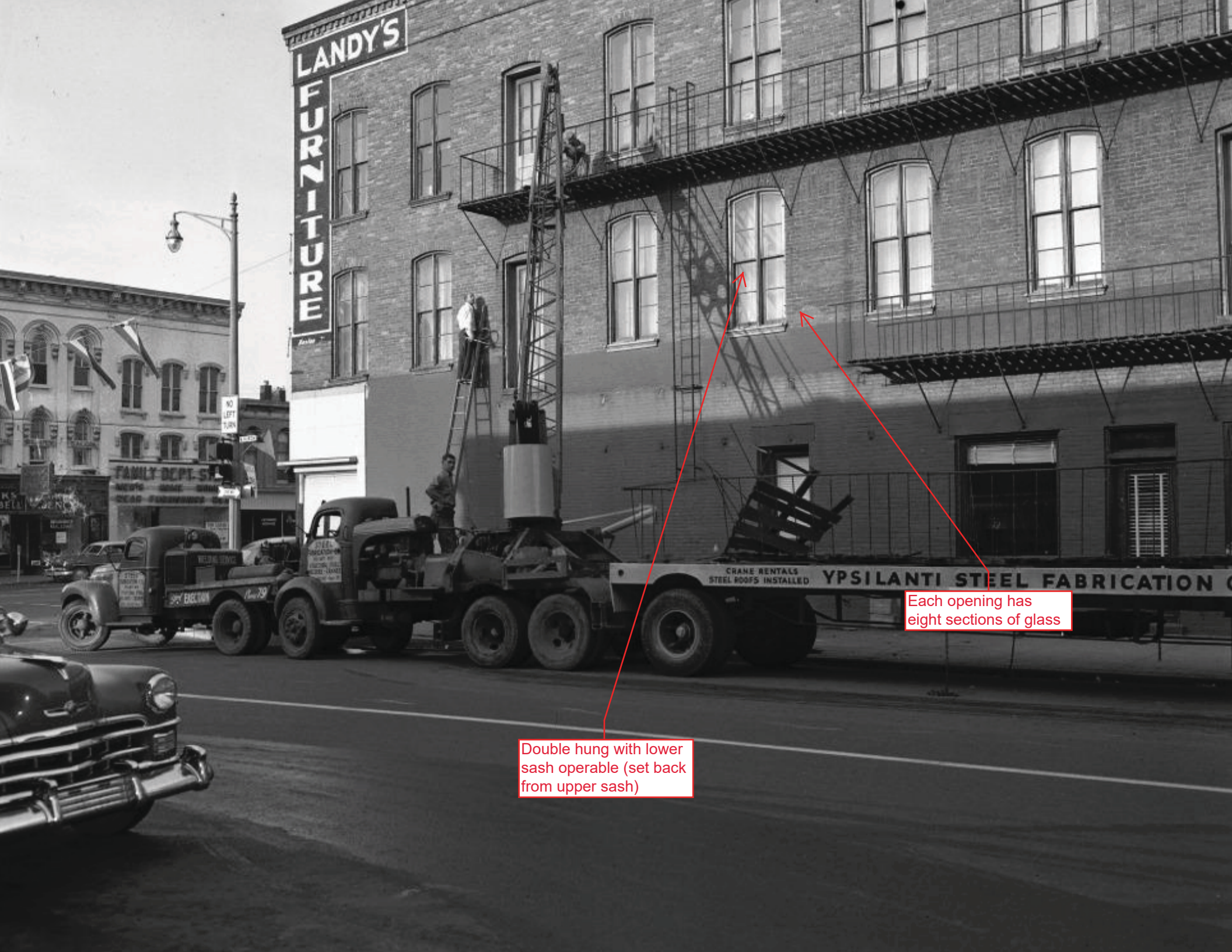
Double hung with lower
sash operable (set back
from upper sash)

wide center muntin

Each opening has
eight sections of glass

DAVIS & KISHLAR.

YPSILANTI, MICH. No 306



Double hung with lower sash operable (set back from upper sash)

Each opening has eight sections of glass



Facing northwest to facade and east elevation.



Facing northwest to upper stories of 100 W Michigan.



Facing northeast to upper stories of 102 W Michigan.



HDC Work Permit Staff Review

Property address: 301 Maple Street

Property History: The property includes a house that is contributing to the historic district. The house is a mid-nineteenth century Gabled-ell type structure with some Victorian Era stylistic features; including an open porch across the façade with a spindle frieze and brackets; and wood shingles in the gable ends.

Date of Application: July 7, 2020

Date of Review: July 8, 2020

Date of Meeting: July 14, July 28, 2020

Proposed work: Removal of an existing garden shed and construction of a new shed.

Materials: Board-and-batten siding and standing-seam metal roofing.

Staff review:

1. Applicant proposes removing an existing garden shed on the west side of the house.
 - a. The current shed is a small prefab/kit ancillary structure that does not have a foundation.
2. The applicant proposes to replace the old shed with a new structure that measures 11'x32'x16'.
 - a. The foundation will be concrete sonotube piers.
 - b. The exterior will be clad in board-and-batten siding.
 - c. The roof will gabled and sheathed in 5v Crimp metal roof.
 - i. The roof will either be the natural galvalume finish, white, or gray.
 - d. Doors on the building include a wood, half-light person door on the east elevation and paired wood-framed service doors on the north elevation.

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.

- i. The applicant plans to frame the interior to accommodate a pair of service doors on the south elevation, but at this time the exterior of the elevation will be clad in board-and-batten siding.
- e. Windows on the east elevation will be wood single-hung white sashes to match the house.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 301 Maple as submitted in the application dated July 8, 2020 for installation of a new garden shed as specified. The new structure shall match the drawings and material lists submitted. The exterior wood components of the structure shall be painted.

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

Prepared by:
Scott E. Slagor, Preservation Planner



RECEIVED

JUL 08 2020

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

301 MAPLE 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

VAN VELDEN, ADRIAAN + PAULA

Address

City

YPSILANTI

State

MICHIGAN

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

OWNER .

Type of work

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

Complete Description of Proposed Work:

CONSTRUCT WOOD FRAMED STORAGE SHED, 11' WIDE x 32' LONG
(F.A. 352 SF.). TO BE LOCATED IN SIDE YARD - SEE ATTACHED SITE DIAGRAM.
REMOVE EXISTING SHED (64 SF).

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

STUD FRAMING.
VERTICAL BOARD AND BATTEN SIDING (WOOD), PAINTED WHITE,
MATCHING COLOR OF HOUSE TRIM.
PROFILED METAL ROOF (5V CRIMP) - COLOR FINISH: "GALVALUME PLUS",
OR "POLAR WHITE", OR "GRAY". COLOR CHART CAN BE SUPPLIED.
(EMAIL).

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$ 5,000

Permit fee:

\$45 + \$5 = \$50

Signature

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

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

Signature:

Date:

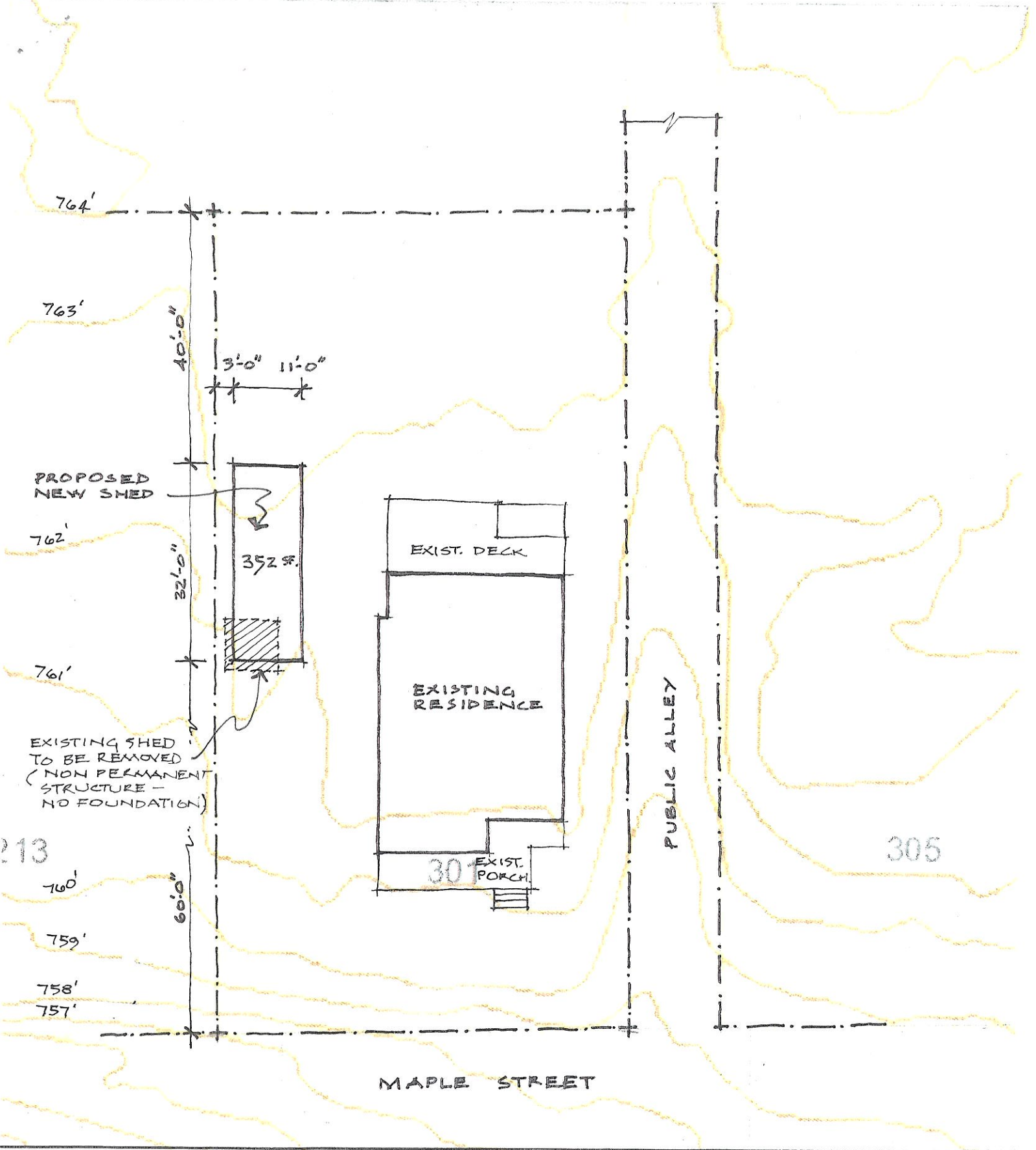
7/7/2020

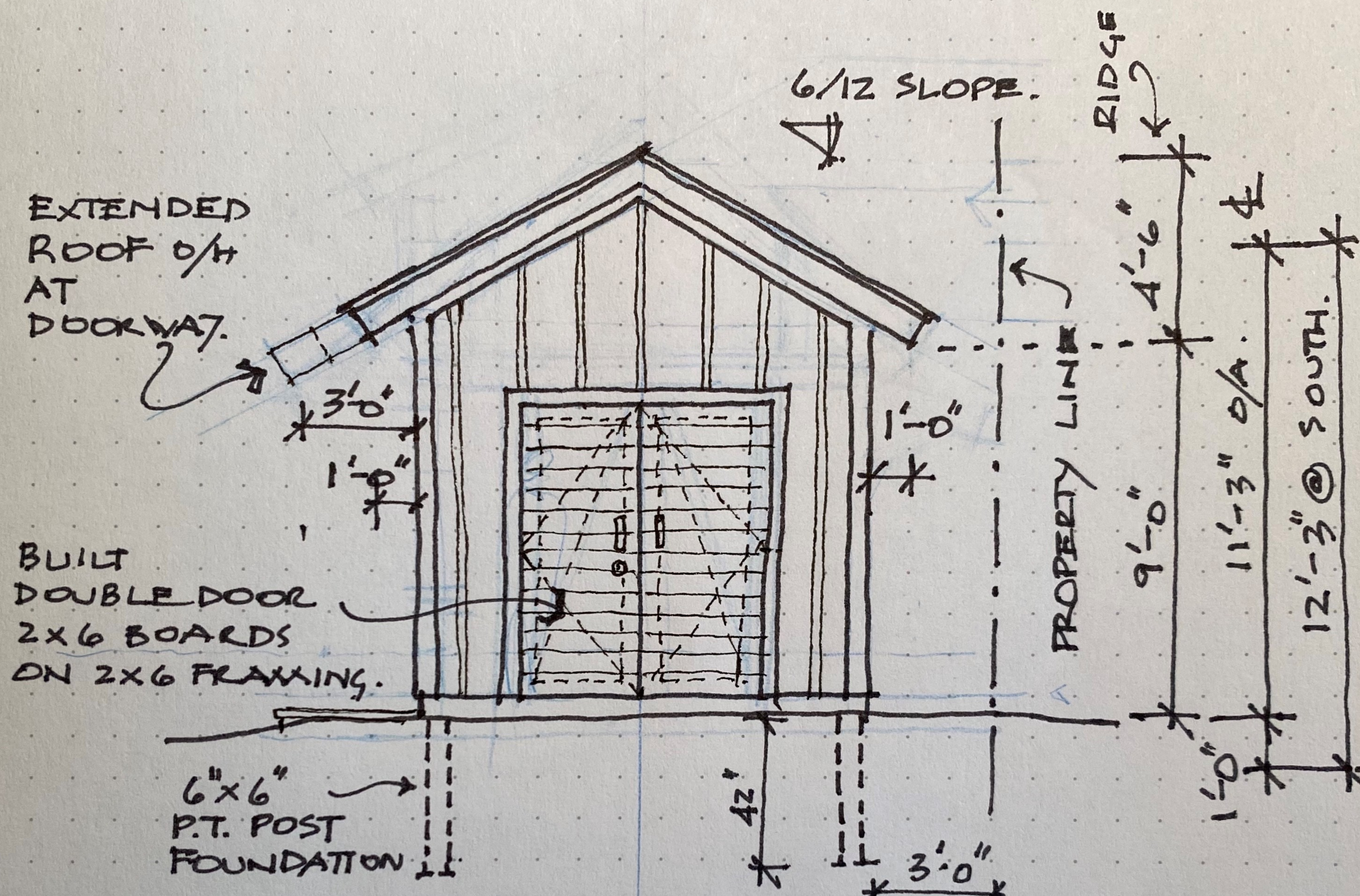
Print Name:

ADRIAAN VAN VELDEN

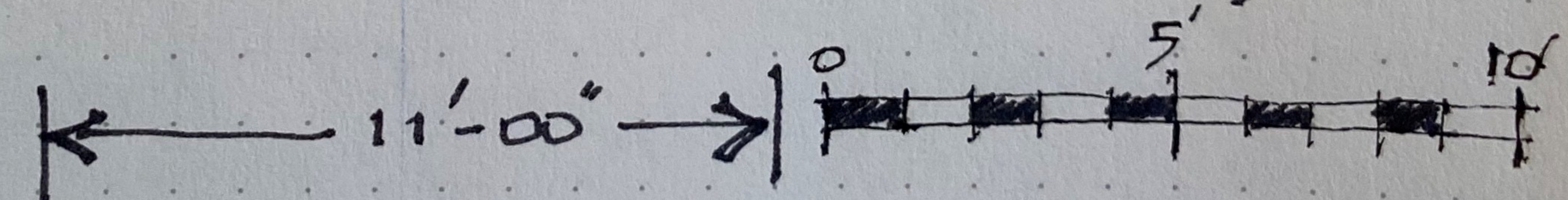
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

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

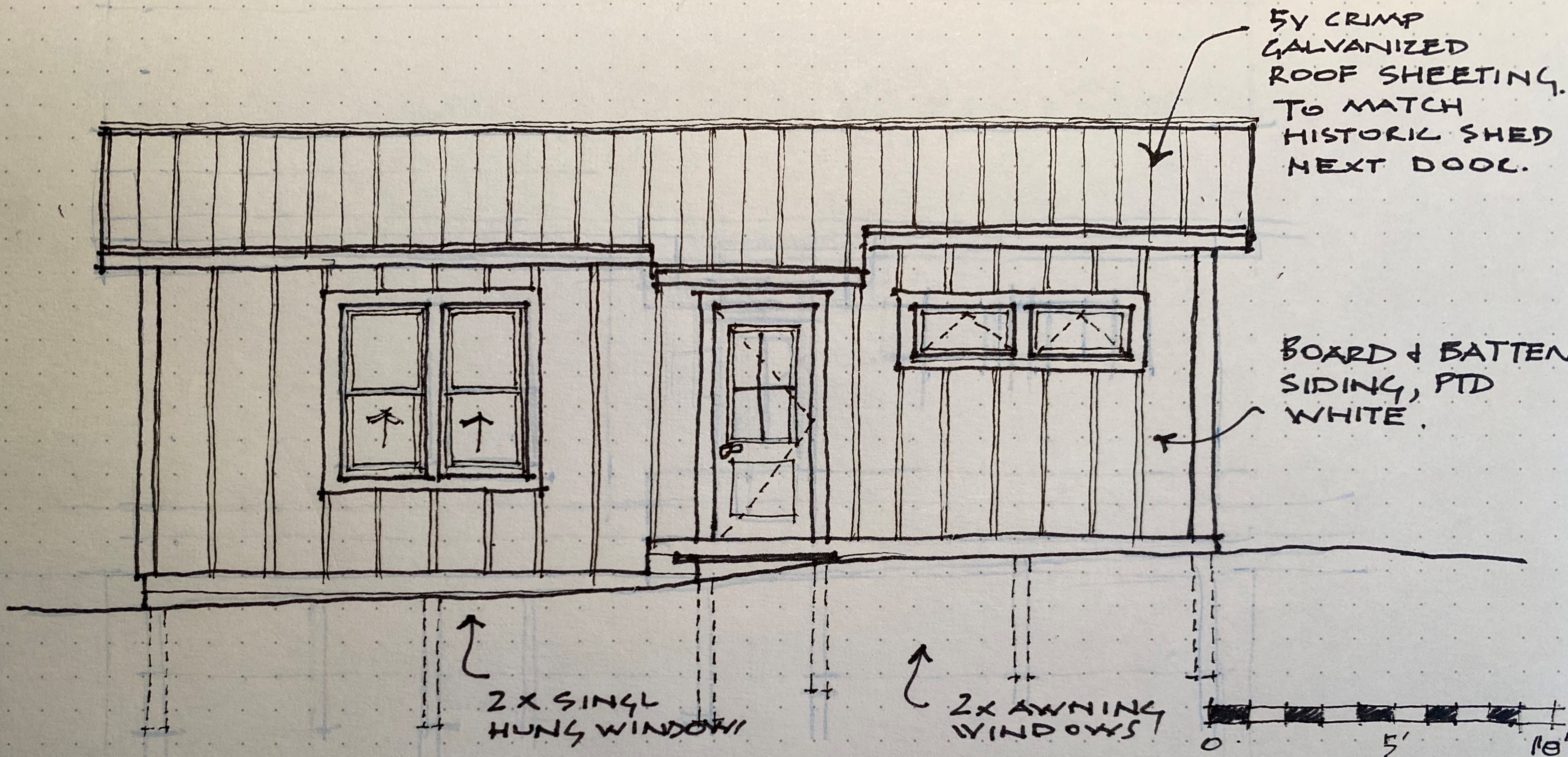




NORTH ELEVATION. (SKETCH)
(SOUTH ELEVATION SIMILAR, BUT WITH
FRAMING FOR FUTURE DOUBLE DOOR)



PROPOSED SHED @ 301 MAPLE ST.
7/14/20.



EAST ELEVATION - FACING HOUSE. (SKETCH)

(WEST ELEVATION SIMILAR, BUT MIRRORED, WITH NO OPENINGS & NO EXTENDED ROOF O/H PER ENTRY DOOR AT EAST.)

← 32' →

PROPOSED SHED @ 301 MAPLE ST.

7/14/20

Proposed Roof Material



Proposed Roof Material





Staff photo- 301 Maple, for reference. Shed will be placed to the west (left) of the house, behind the privacy fence.

Photos from applicant showing existing shed to be removed.







HDC Work Permit Staff Review

Property address: 217 W Michigan

Property History: The property includes a two-story vernacular commercial building, erected in 1914. At the time of the National Register listing, the building was noted as non-contributing because it had mid-century metal cladding. The cladding has since been removed, largely restoring its original appearance. In staff opinion, were the district to be resurveyed, it would be considered contributing.

Date of Application: July 14, 2020

Date of Review: July 20, 2020

Date of Meeting: July 28, 2020

Proposed work: Replacement of components of rear balcony/deck.

Materials: Treated lumber.

Staff review:

1. Applicant proposes to partially reconstruct the rear balcony that had badly deteriorated.
2. The balcony is currently supported by structural steel posts that are in good condition, however a new, 5x5 wood timber post with a concrete footing will be added for extra support.
 - a. The new post will be placed next to the building, adjacent to the rear entry (see drawing).
3. The deck floor will be replaced as well. The applicant is proposing to be replaced by Southern Yellow Pine radius edged deck boards, 5/4"x6".
 - a. The current tongue-and-groove flooring is not likely historic as it was approved for replacement in 2015- although it is unclear if that replacement ever occurred.
 - b. This balcony deck is a rear-facing element of a commercial building. In staff opinion, approving the proposed radius deck boards would not

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.

diminish the historic integrity of the building or character of the district.

4. The stair treads will be repaired as needed.
5. The guardrail and balustrade of the balcony is not proposed for replacement at this time; however, the contractor has offered the applicant to replace it with 2x2 balusters, 4" spacing, and 2x4 top and bottom rails. The example photo submitted meets the HDC guidelines for balustrade guardrails.
6. HDC is to confirm with the applicant that the structure will be painted or stained with an opaque finish.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 217 W Michigan as submitted in the application dated July 14, 2020 for work to the rear egress balcony. A new structural support timber post shall be added as specified; the balcony deck shall be radius edged deck boards as specified; the stair treads may be repaired as needed; and a new balustrade may be installed if needed. Approval is conditioned that the wood components be painted or stained in an opaque finish.

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

Prepared by:
Scott E. Slagor, Preservation Planner



City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

217 W. Michigan

Applicant

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

Name

Thomas Rumford - Rumford Properties

Address

[REDACTED]

City

Ann Arbor

State

MI

Zip

48103

Phone / Fax

[REDACTED]

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

Doug Post, R & D Enterprises

Type of work

☐ Roofing

☐ Window/Door
Replacement

☒ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

please see exhibit A - structural engineer blueprint

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

treated lumber, associated hardware. Samples to follow

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

11500

Permit fee:

\$45 + _____ =

Signature

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

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

Signature

Date:

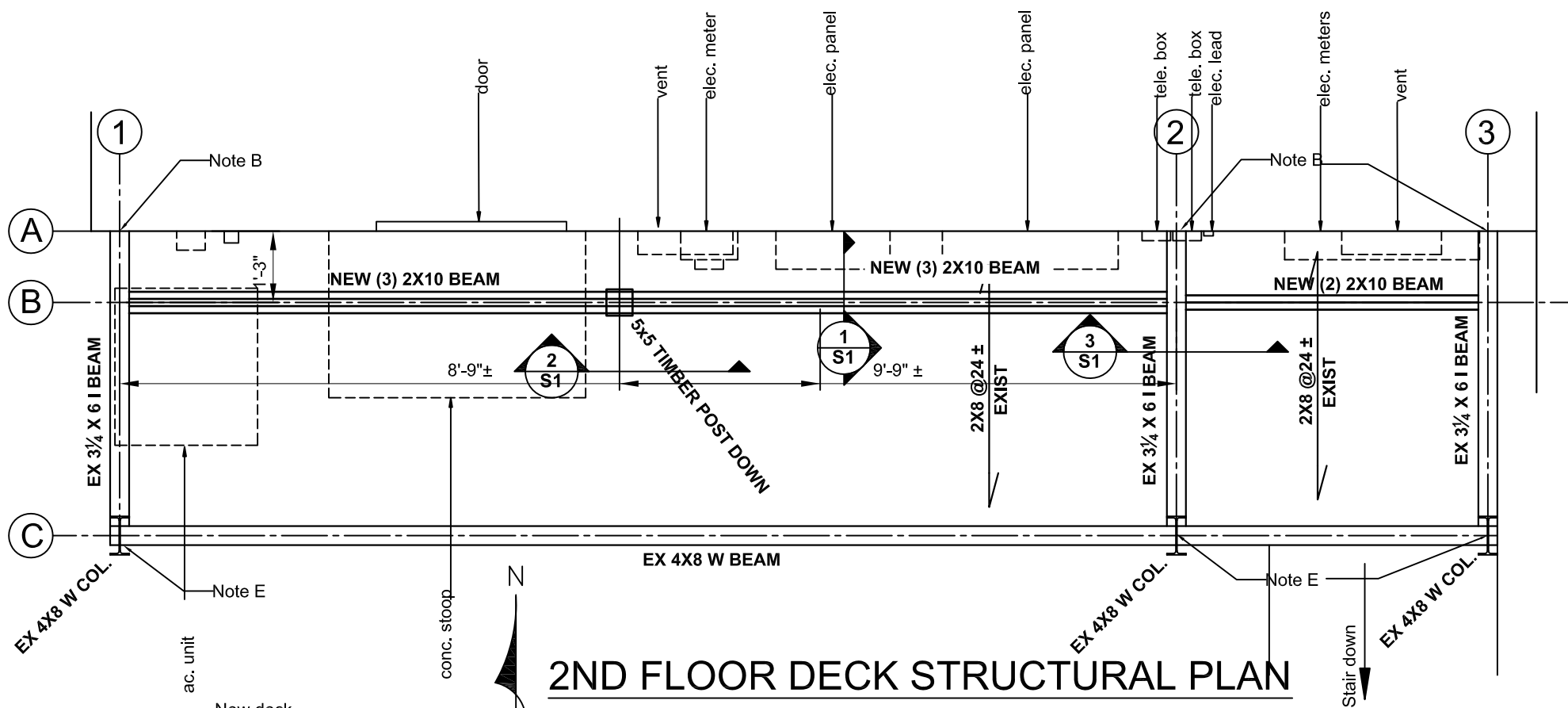
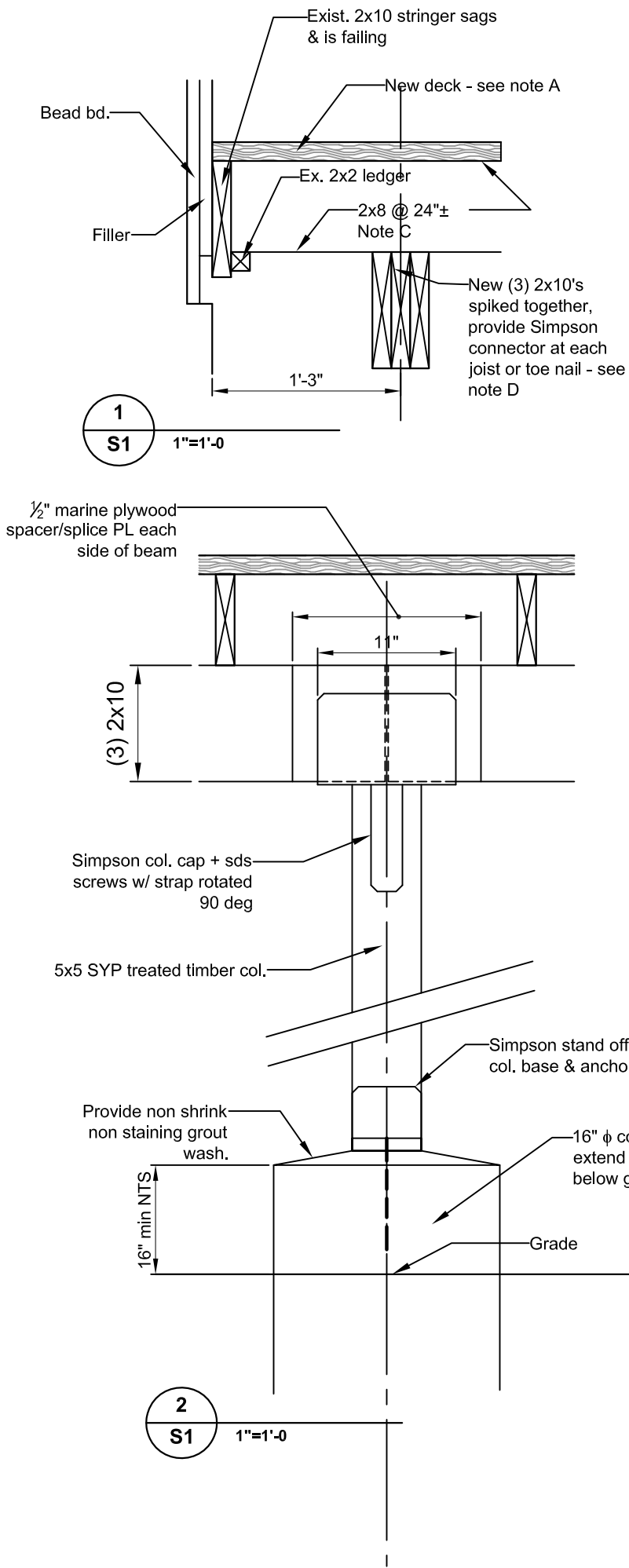
07/13/2020

Print Name:

Thomas J Rumford

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.



General Structural Notes;

1. New footings shall bear on undisturbed soil having 3000 psf allowable bearing pressure.
2. Concrete work shall conform to ACI 318 and 301. Concrete shall have a 28 day compressive strength of 3500 psi and shall be air entrained 6% ± 1%.
3. New dimension lumber shall be SYP No. 2 or better, and shall be pressure treated. Wood col. shall be SYP Timber No. 2 or better and shall be pressure treated for ground contact.
4. All Simpson or similar connectors and fasteners shall be galvanized or S.S. to mitigate corrosion due to pressure treatment chemicals.
5. New deck members designed for 100 psf live load and dead load as it occurs.
6. Design conforms to Michigan Building Code 2015 , and NDS and ASCE 7 codes referenced therein.

PROJECT NOTES

- A. Remove existing wood decking in entirety. Replace after reinforcement items below with radius spaced 5/4 No. 1 SYP decking.
- B. Expose & verify adequacy of Existing 6" I beam bearing at 3 locations. If inadequate repair or use steel beam and post solution.
- C. Verify the condition of the 2x8 joists. If soft and spongy or deteriorated replace in kind with treated lumber. (note 3)
- D. It is unclear how the north end of the 2x8 joists are supported, but it is unexceptable and must be replaced. A built-up beam system is proposed as shown with the addition of one additional support.
- E. The tops of the footings for the existing steel columns are in very poor condition (3 thus). All loose and deteriorated concrete shall be removed to expose the condition of the steel. Repairs/splices can be proposed at that time. Removed concrete shall be replaced with latex modified

- F. While restoring the support for the deck, remove the sag at the building but maintain the slope to drain toward the south.
- G. **NOTE THAT DRIED OUT WOOD IS NOT AN ISSUE UNLESS IT HAS SUFFERED FROM SATURATION CAUSED WET ROT OR SPLIT OR WARPED. ROT FUNGUS MUST HAVE MOISTURE, TEMP, AND OXYGEN TO SURVIVE AND ATTACK THE WOOD!!!**
- H. Replace any stair treads that are split, cracked, warped, or cupped so as to present a hazard to the public.

S1

Sample deck boards and balustrade.





217 W Michigan, facing south to facade (for reference)



217 W Michigan, facing north-northeast to south elevation



Balcony detail.



Balcony detail



City of Ypsilanti

Community and Economic Development

June 25, 2020

WENZEL, JENNIFER

YPSILANTI, MI 48198

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0036) for Repainting at 210 OAK

Dear WENZEL, JENNIFER,

Staff has reviewed the Historic District Work Permit Application for the above-named address. Your application to repaint the exterior in a base of "Hale Navy" and trim in "Spring Meadow" has been **approved**.

The following Historic District conditions must be followed in all painting projects:

1. **The exterior surfaces shall be prepared in the gentlest means possible; no pressure washing or sandblasting.** If the building is to be washed, no greater pressure than that of a garden hose should be used.
2. **Historic unpainted surfaces shall not be painted.** Natural unpainted brick, stone, or wood shall not be painted.

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

- #7 – Clean the building gently- no sandblasting or pressure washing.
- #10 – New work shall be removable.

This detailed list 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 painting only, which according to your application is the only work being performed at this time. Any additional 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: File; Building Department

One South Huron Street
Ypsilanti, MI 48197

Tel: (734) 483-9646
Fax: (734) 483-7260

www.cityofypsilanti.com



**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

OFFICIAL 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

260 Oak 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

Kate Stroud + Jennifer Wenzel

Address

City

Ypsilanti

State

MI

Zip

48198

Phone

E

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:

Painting of the House, Garage, + Porch

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

Body → ANDERSON "HALE NAVY" (DARK BLUE)

Trim → Sherwin Williams = "Hearts of Palm" (light green)

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost:

\$5300

Permit fee:

\$45 + _____ = \$10

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:

6/22/2020

Print Name:

Catherine (Kate) Strond

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.

Moore®

COLOR

PRODUCTS

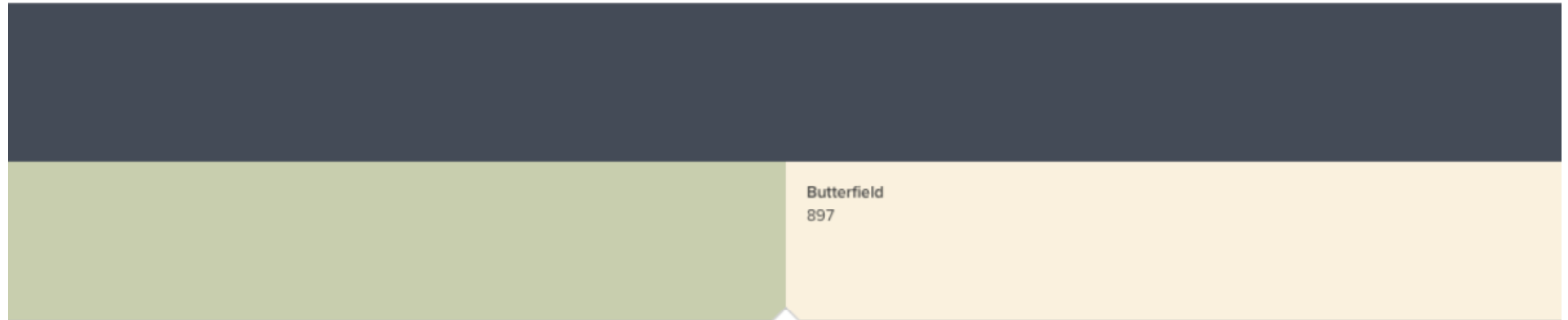
IDEAS

PROFESSIONALS

STORES



HALE NAVY



CHOOSE A COLOR COMBINATION



BACK

NEXT

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subscribe Anytime.

Enter your email...

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CONTRACTORS

CERTIFICATIONS

DOWNLOAD COLOR PALETTES







City of Ypsilanti

Community and Economic Development

July 09, 2020

BLOCK, MELISSA

YPSILANTI, MI 48197

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0037) for a Fence at 310 FLORENCE

Dear BLOCK, MELISSA,

Staff has reviewed the Historic District Work Permit Application for the above-named address. Your application to install a 6' tall dogear fence at the locations specified has been **approved**.

The following Historic District condition must be followed in all fencing projects:

The fence must be finished in paint or an opaque stain. No woodgrain should be visible. The color shall be either sandstone or gray, as communicated to staff via email on July 8, 2020.

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

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

#10 – New work shall be removable.

This detailed letter the place of your presence at a Historic District Commission (HDC) meeting. Therefore, it is important that you follow **all** guidelines detailed in this letter. This approval is for a new fence only, which according to your application is the only work being performed at this time. Any additional exterior 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: File
Building Department

One South Huron Street
Ypsilanti, MI 48197

Tel: (734) 483-9646
Fax: (734) 483-7260

www.cityofypsilanti.com



27033
Cash \$45.00

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

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
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INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

310 Florence St, Ypsilanti, MI 48197

Applicant

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

Name

Melissa Block

Address

City
Ypsilanti

State
MI

Zip
48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Beau Davidson (Allied Fence) 4189 Carpenter Rd, Ypsilanti, MI 48197 beau@alliedfencemi.com

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Install 6' high solid board wood fence (cedar stain on pine) around the back perimeter and back 33' of east side of property. Back fence will be 6" inside the property line, and side fence will be over 2 feet inside east property line for 10', the rest of the side fence will be in between the house and parking area (over 12' inside property line). The "finished" side of the fence will be facing out from the house (visible from street).

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

concrete to sink posts, pine wood, light cedar stain

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$3,840

Permit fee:

\$45 + 5 = 50

Signature

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

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

Signature:

[Redacted Signature]

Date:

6/25/20

Print Name:

MELISSA M. BLOCK

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.

ALLIED FENCE & SECURITY SYSTEMS, INC.

4189 CARPENTER RD • YPSILANTI, MICHIGAN 48197-9610

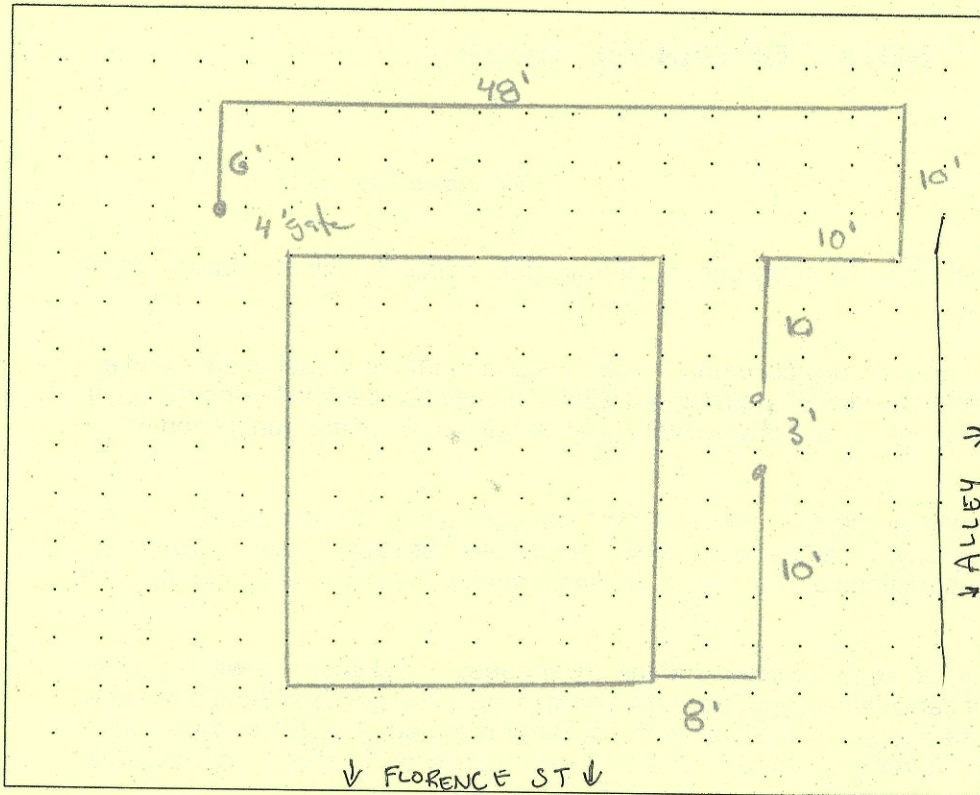
TELEPHONE: (734) 971-0020 • FAX: (734) 971-2350

NAME _____ Job Site _____

Address 310 Florence St Email _____

City Ypsilanti Phone Number 604-0901 Fax _____

We propose to furnish, deliver and erect the following as per fence plan and measurements herewith:



Type Fence	<u>Wood Pt</u>
Height	<u>6'</u>
Footage	<u>92'</u>
Spec	<u>Solid Board</u>
Line Post	<u>4x4</u>
End Post	<u>4x4</u>
Corner Post	<u>4x4</u>
Latch Post	<u>4x4</u>
Gate Post	<u>4x4</u>
Tie In	
Top Rail	<u>2x4</u>
Single Gate	<u>3' x 4'</u>
Double Gate	
Hinges & Latch	
Color	<u>Pre-stained</u>
Asphalt	
Concrete	
Grade	
Miss Dig	<u>yes</u>

AGREEMENT

IF PROPOSAL IS ACCEPTED, PLEASE SIGN & RETURN WHITE COPY TO ALLIED FENCE & SECURITY SYSTEMS, INC.

The above proposal, when accepted by both parties hereto, becomes a contract between the two parties and is not subject to countermand. Owner to establish lot lines, grade and remove all obstructions from lot lines, unless otherwise provided for in writing.

Contractor shall not be liable for delays caused by strikes, weather conditions, delay in obtaining materials or any other causes beyond his control. If harassment or change in job, owner will be charged extra therefore. The down-time charge for Allied crews is \$60.00 per man hour.

Fence when complete will remain the property of Allied Fence & Security System, Inc., until paid for.

Fence will be built to average general grade in disregard to unevenness of ground. If survey or permits are necessary, the property owner is required to pay for that service. Owner is responsible for association regulations and private underground lines, including sprinkler systems.

Owner agrees that in the event of cancellation of this contract, before work had started, owner shall pay to contractor on demand twenty-five percent (25%) of the contract price as its stipulated damages for the breach. Verbal agreements other than expressed on this contract are not binding.

The purchaser shall accept responsibility for loss or damage of materials on the job in the absence of the contractor personnel.

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right.

Special Provisions: _____

ACCEPTED:

TOTAL BID PRICE \$ 3,840 DOWN PAYMENT \$ 1,840

BALANCE ON COMPLETION \$ 2,000

ALLIED FENCE & SECURITY SYSTEMS, INC.

By Ben Danton

Date 6-22-20

Mr. Danton
(OWNER)

(OWNER)

White - Allied Copy

Yellow - Customer Copy

Pink - Installer Copy





City of Ypsilanti

Community and Economic Development

July 09, 2020

VOELKER, KYLE-JULIE



CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0040) for Re-painting at 326 E FOREST

Dear VOELKER, KYLE-JULIE,

Staff has reviewed the Historic District Work Permit Application for the above-named address. Your application to repaint the exterior in a base of "Classic Burgundy" and trim in black, with a secondary alternate trim color of "Charcoal Slate" has been **approved**.

The following Historic District conditions must be followed in all painting projects:

1. **The exterior surfaces shall be prepared in the gentlest means possible; no pressure washing or sandblasting.** The building shall be hand scraped and sanded. If the building is to be washed, no greater pressure than that of a garden hose shall be used.
2. **Historic unpainted surfaces shall not be painted.** Natural unpainted brick, stone, or wood shall not be painted.

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

- #7 – Clean the building gently- no sandblasting or pressure washing.
- #10 – New work shall be removable.

This detailed list 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 re-painting 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,



One South Huron Street
Ypsilanti, MI 48197

Tel: (734) 483-9646
Fax: (734) 483-7260

www.cityofypsilanti.com

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

CC: Property Owner - VOELKER, KYLE-JULIE 326 E FOREST AVE YPSILANTI MI 48198
File
Building Department

APR 29 2014



PHDC 20 0040

K. 27099
#744

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

326 - E Forest Ave

Applicant

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

Name

Julie Vnuk

Address

City

Ypsilanti

State

MI

Zip

48198

Contractor Name & Contact Info

Homeowner

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☒ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

We will be painting the house + garage. My husband is a professional painter + will be completing the work as the homeowner. We are hand scraping + sanding the existing paint, which is peeling off currently.

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

Colors

Classic Burgundy Ben Moore Historic HC 182
Black - Ben Moore Historic HC 190

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

Permit fee:

\$45 + _____ = \$10 -

\$155.00

painting

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:

7/11/20

Print Name:

Julie Voelker

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.







MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION Virtual Meeting

Tuesday, June 23, 2020
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Chairperson Pettit Video/telephone usage instructions given for potential attendees
Meeting called to order at 7:03pm

Commissioners Present: Alex Pettit, Anne Stevenson, Erika Lindsay, Amy Swift, James Chesnut

Commissioners Absent: Ron Rupert

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

Additional Staff Present: Joe Meyers, Economic Development Director
Christopher Jacobs, Downtown Development Authority Director
Andy Aamodt, City Planner
Elize Jekabson, Downtown Development Authority Coordinator

APPROVAL OF AGENDA

Motion: Stevenson (second: Swift) moved to approve the agenda as submitted.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut
Nays: None
Absent: Commissioner Rupert
Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS- none

PUBLIC HEARING—none

OLD BUSINESS

100 W Michigan

**Storefront Systems.*

Applicant: Conor Doran, Project Manager- not present
Timothy Stout, O'Neil Construction- present

Discussion: Pettit: Indicated that the Commission received additional drawings regarding the proposed storefront and signage work. Asked applicant to talk the Commission through the materials.

Stout: Indicated that they developed a design based on the feedback presented at the previous HDC meeting *[reference materials]*. Stated that on the left-hand side of the drawing, it is primarily the same as last time -- that the existing leaded glass will remain and there is some trim surrounding the new storefront. Stated that on the right-hand side where it reads "future sign", that some components have been added to that to make the top a bit more ornate with some crown molding. Stated that they deepened that *[reference drawing]* from the face of the building to help it stand off a little bit better and that they added a little bit more trim detail. Stated that the next pages will show those three cut sections *[reference drawing]*. Stated that section one is through the leaded glass; section two is through the sill, showing the trim; and section three is through that "future sign" area. Stated that one of the concerns presented at the last meeting was lack of flashing for water shedding. Stated that, in section three, they will put a termination bar on the masonry and then have a metal flashing cap that will extend over the top of the crown molding in the trim. Stated that on section one, at the base of the leaded glass, they will have metal flashing there, as well, for water shed.

Pettit: Asked applicant to also discuss the highlighted areas of items that would be changed *[reference materials]*.

Stout: Stated that the location of the painted sign would be above the leaded glass. Stated that there was some discussion at the last meeting about the wood that is right there *[reference photo materials]*. Stated that that is non-structural. Stated that they investigated the inside of the framing. Stated that they suspect that those wood pieces are part of the previous canopy. Stated that the building owner is interested in just covering those with the vapor permeable coating that is going everywhere on the masonry and then painting over the top. Stated that they noted on the leaded glass there *[reference photo materials]* that all the broken panes will be replaced. Stated that there was discussion last time about the OSB on the outside; that it was just temporary to keep the weather out. Stated that the MDO paneling will continue consistently to the corner there *[reference photo materials]*. Stated that the next image is the storefront window on the east elevation which was an existing opening with the existing storefront *[reference photo materials]*. Stated that they just replaced like for like. Stated that the next image is the door *[reference photo materials]*. Indicated that for the infill between the aluminum and the masonry, that they are going to take a piece of aluminum and adhere it right to the face of that frame so it will just look like the jamb is just slightly thicker. Stated that it will not be noticeable that there are multiple components. Stated that they will then seal between the edge of the aluminum and the masonry with a cold feed of joint sealant to finish off.

Pettit: As to the "future sign" storefront, asked about the detail of how that box returns back to the building *[reference drawings]*.

Stout: Stated that the paneling would return on the side, to the masonry, which would be beyond the leaded glass. Stated that the paneling is not going to return to the leaded glass. Stated that it would be slightly east of the leaded glass. Stated that the idea would be that the entire top is capped with this termination bar and then extending down into the piece of metal flashing with the drip edge on the face, such that any rain coming down from the brick is going to shed to the

front. Stated that it will be pitched so that it will shed to the front. Stated that to the left of the words "future sign" *[reference drawing]*, that MDO box would return back to the masonry in a solid return, so that it would be fully enclosed.

[Discussion continued as to the box return back to the masonry; glass/weathering considerations]

Swift: Asked if the header that is above the leaded panels is a wood header.

Stout: Confirmed.

Chesnut: Discussed concern about painting over blocks that are now known to be non-structural and could potentially be easily removed. Discussed the gaps in the brick work *[reference photo materials]*. Asked about any possible thoughts to retoothe the brick in that area.

Stout: Stated that they would rather not. Stated that the masonry is complete. Stated that that crew has demobilized. Indicated that they would prefer to just coat it if that is acceptable.

Chesnut: Asked what is going to happen to the larger gap that we see *[reference photo materials]*.

Stout: Stated that he has not been out there in the last few days. Stated that if there is still a half a brick still missing there, that they would call the crew back in to fill that in.

Swift: Stated that she would like to voice her support in keeping the wood as a historic trace of the porches that would have been there previously, just from a philosophical point of view. Asked that they make sure that things are pointed up and that it is stable before it is coated.

Stout: Acknowledged.

[Continued discussion as to brick/coating/aesthetic considerations]

Motion: Chesnut (second: Swift) moved to approve and issue a Certificate of Appropriateness for the work at 100 W Michigan as submitted in the application dated June 2, 2020 for installation of anodized bronze storefront systems with MDO as specified, and replacement of the display window and entry door on the east elevation.

Secretary of the Interior Standards:

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

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut
Nays: None
Absent: Commissioner Rupert
Motion carried.

NEW BUSINESS

105 W Michigan

**Sign.*

Applicant: Taryn Willis, Business Representative - present

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

Willis: Indicated that they recently changed their original name of United Sonz to Ypsilanti Marketing & Print Company *[provided information regarding the business name change and storefront ownership]*. Stated that the application is to have a sign done by A2 Benchmark, who has done other signs in the downtown area. Stated that they are looking to get the sign up as soon as possible.

Pettit: Asked for information about the proposed sign *[reference photo material]*.

Willis: Stated that the sign is 96-by-120. Stated that it is aluminum composite, which is a good weathering material. Indicated that after discussions with staff, that one-inch spacers would be placed behind the sign to prevent any moisture from gathering against the building.

[Discussion regarding sign proportion considerations, reference photo material]

Swift: Indicated that to skinny-up the sign in the middle so that it looks like the sign is sitting within that larger signboard area, would visually be more appealing and appropriate.

Willis: Asked if the spacers are still needed.

Swift: Confirmed. Stated that the spacers are so that water does not build up behind the sign.

Willis: Asked for clarification — so make the sign fit within the incove of the white part *[reference photo material]* but not necessarily the width area; and it would still include the one-inch spacers behind it.

Swift: Confirmed. Stated that that is what she is suggesting.

Stevenson: Indicated agreement that it would be more appropriate for it to fit within the existing signboard, within the recessed sign area.

[Further clarifying discussion continued]

Swift: Stated that it needs to fit within on all sides. Stated that the white should be all the way around so that it is not distracting and will look like the sign is designed for that storefront. Stated that that white piece can actually frame it *[reference photo material]*.

Willis: Acknowledged. Indicated that it should not be a problem making that adjustment.

Swift: Asked if the sign would be lit.

Willis: Confirmed, no. Stated that it is an aluminum painted piece that is mechanically attached. Stated that on top of the aluminum composite is a decal that is put on there.

[Clarifying discussion as to the practicality/aesthetic value of the spacers]

Motion: Stevenson (second: Swift) moved to approve and issue a Certificate of Appropriateness for the work at 105 W Michigan for the installation of a new sign. The sign shall be a PVC aluminum material and match the rendering in terms of design. However, the sign will fit within the recessed signboard and will allow for a portion of the white signboard to show on both horizontal and vertical and will be placed with an additional waterproofing spacer behind it to prevent additional moisture from entering the storefront.

Secretary of the Interior Standards:
#10 – New work shall be removable.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut
Nays: None
Absent: Commissioner Rupert
Motion carried.

407 W Cross

**Garden fence.*

Applicant: Caroline Wright, Church Representative - present

Discussion: Pettit: Asked applicant to walk the Commission through the proposed work.

Wright: Indicated that as to the plot, there are three patches of grass. Stated that the largest is in the middle and is 60-by-45. Stated that they have a food pantry program which she was recently hired to grow and expand. Indicated that the hope is to till the land, plant some food, and put a small rabbit fence around it to deter the animals. Stated that there would be four-by-four posts on each end, just about the height of the fence, which would be about three feet. Stated that the rabbit fence itself is three-feet-four-inches, but getting it in the ground a bit, it would be somewhere between three-feet and three-feet-and-one-inch. Stated that the four-by-fours would be as high as the fence is. Stated that then there would be green, metal T-posts every ten feet in between with the wire. Stated that there would be mulch around the sides to help keep the grass and weeds down and to make it look nice. Stated that there would be a mulch path through the middle. Stated that from the mulch in the middle, there would be 26-foot-by-four-foot beds on either side going vertically in that space *[reference drawing]*. Indicated that a small gate is planned by that sidewalk *[reference drawing]* for access to the garden, which would be made by two-by-fours.

Pettit: Asked if it would be a wood gate.

Wright: Confirmed.

Pettit: Asked if the mulching would go all the way to the sidewalk on both street sides.

Wright: Confirmed.

[Further clarifying discussion as to mulch location details, reference drawing]

Pettit: Asked if white paint is planned for the four-by-four posts and the gate.

Wright: Confirmed. Asked if the Commission would allow the natural wood rather than paint.

Pettit: Indicated that exposed wood structures in the District typically are required to be painted or opaque wood stained.

Wright: Asked if an opaque stain could be used.

Pettit: Stated that an opaque stain could be used.

[Further clarifying discussion as to opaque stain appropriateness/types]

Wright: Acknowledged preference to use opaque stain.

[Discussion as to applicant checking Code considerations regarding fence location to sidewalk]

Motion: Lindsay (second: Stevenson) moved to approve and issue a Certificate of Appropriateness for the work at 407 W Cross as submitted in the application dated June 16, 2020 for installation of a garden with a perimeter fence, as specified. The wood components of the fence shall be finished in an opaque stain.

Secretary of the Interior Standards:
#10 – New work shall be removable.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut
Nays: None
Absent: Commissioner Rupert
Motion carried.

STUDY ITEMS-none

ADMINISTRATIVE APPROVALS

- 1. 224 N Grove** – Air Conditioner
- 2. 527 N Huron** – Roof
- 3. 36 E Cross** – Roof
- 4. 324 W Michigan** – Egress stair

[Per query by Commissioner Pettit as to wood finish considerations, staff provided background information regarding the application and staff contact with contractor]

Motion: Stevenson (second: Chesnut) moved to accept the administrative approvals for 224 N Grove - air conditioner; 527 N Huron – roof; 36 E Cross – roof; 324 W Michigan – egress stair.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut
Nays: None
Absent: Commissioner Rupert
Motion carried.

OTHER BUSINESS

1. Property Monitoring

Commissioner/Staff discussion as to property monitoring.

2. Commissioner Comments- Commissioners, who wished, shared additional thoughts/comments.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of June 9, 2020

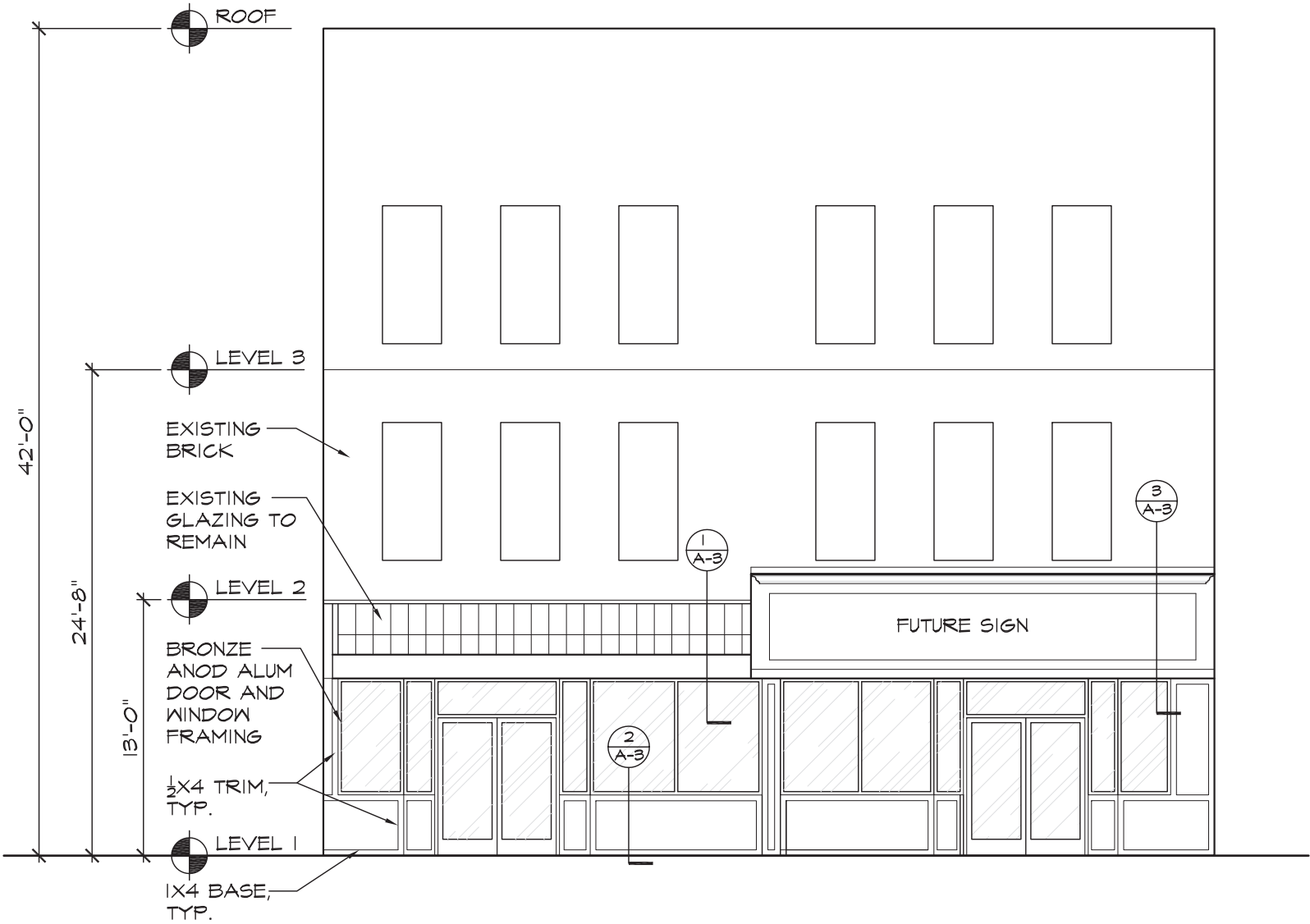
Motion: Stevenson (second: Swift) moved to approve the minutes of June 9, 2020 as submitted.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut
Nays: None
Absent: Commissioner Rupert
Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:08 p.m.



O'Neal Construction, Inc.

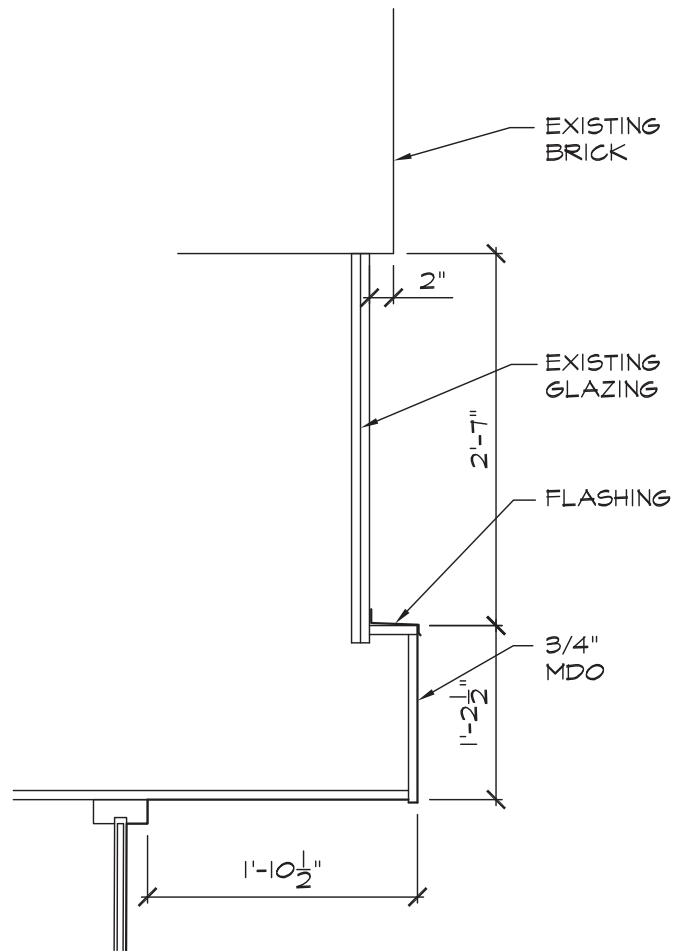
525 W. William
Ann Arbor • Michigan • 48103

100 W. Michigan
Ypsilanti, MI

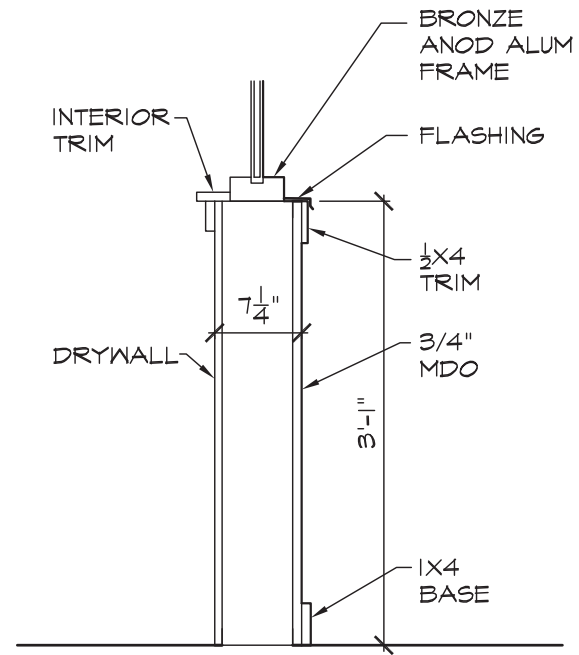
South Elevation

Date
6-19-20
Scale
1/8"=1'-0"

A-1



1 WEST FASCIA SECTION
A-1
3/4"=1'-0"



2 WALL SECTION
A-1
3/4"=1'-0"

O'Neal Construction, Inc.

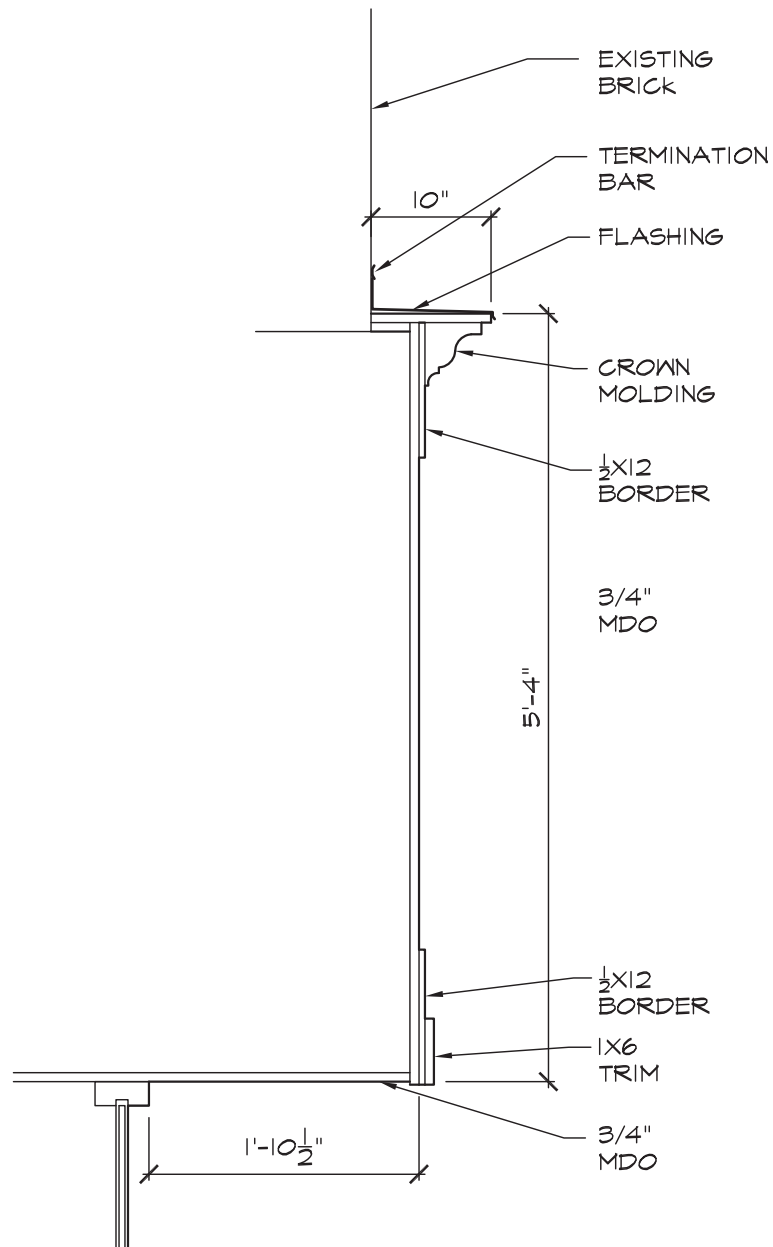
525 W. William
Ann Arbor • Michigan • 48103

100 W. Michigan
Ypsilanti, MI

West Fascia Section/Wall Detail

Date
6-19-20
Scale
1/8"=1'-0"

A-2



EAST FASCIA SECTION

3/4"=1'-0"

O'Neal Construction, Inc.

525 W. William
Ann Arbor • Michigan • 48103

100 W. Michigan
Ypsilanti, MI

East Fascia Section

Date
6-19-20
Scale
3/4"=1'-0"

A-3

Location of painted
sign

Preserved leaded
glass (broken
panes to be
replaced)





Temporary OSB,
will be replaced
with MDO to match
other cladding

Replacement storefront window on east elevation



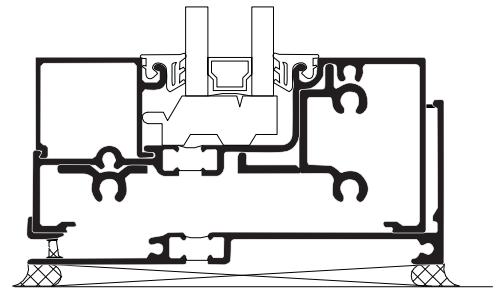
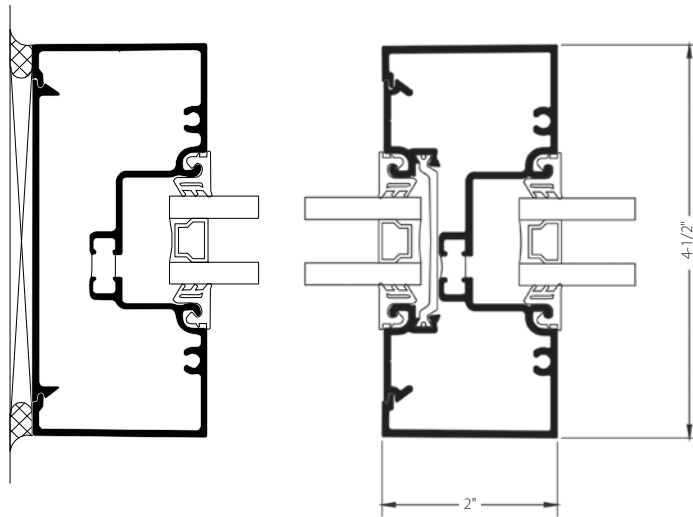
Replacement storefront door on east elevation

Aluminum trim will
be added to cover
wood at jambs



T14000 Series Storefront

Single cavity pour and debridge thermal barrier

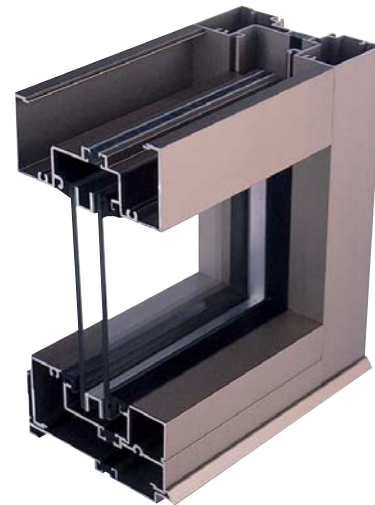


System Features:

- Standard 2" (50.8mm) sight-line on verticals and horizontals
- 4-1/2" (114.3mm) system depth
- Single cavity pour and debridge thermal barrier with Azon's Lancer® mechanical lock
- EPDM wedge type gaskets for 1" glass or panel thickness
- Glass centered in the system depth

Optional Features:

- Screw-spline or shear block connections
- Steel reinforcing if required
- Easily integrates with standard or thermal doors, operable vent windows & sun shades
- 7 anodized and 19 painted standard finishes
- Curved Headers
- Non-thermal Framing



T14000 Series Product Specifications

Application: Low-rise commercial buildings: retail, office, healthcare, schools, etc.

Description: 2" x 4-1/2" center set, outside or inside flush glazed storefront

Face Width:	System Depth:	Glass:	Air Infiltration:	Water Infiltration:	Structural:	CRF:	U-Factor**:	Acoustic:
2"	4-1/2"	1" std (1/8" – 1-1/8")	0.06 CFM/Ft.2 @ 6.24 PSF	10 PSF – Static 10 PSF – Dynamic	30 PSF – Design 45 PSF – Overload	T (Thermal) 62 _f 68 _g	0.38 - Thermally Insulated 0.33 - Thermally Broken	STC 32 OITC 26

** U-Factor per NFRC 100. Refer to the U-Value table at: www.tubeliteinc.com/products/storefront/t14000-series-storefront-framing/

DISCLAIMER: Tubelite takes no responsibility for product selection or application, including, but not limited to, compliance with building codes, safety codes, laws, merchantability or fitness for a particular purpose; and further disclaims all liability for the use, in whole or in part, of this Technical Guide in preparation of project specifications and/or other documents. Technical Guides are subject to change at any time, without notice, and at Tubelite's sole discretion. ©2017 Tubelite Inc.

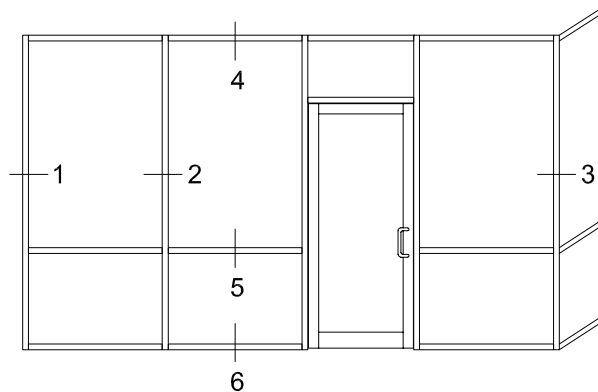
051820

TUBELITE®

DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

T14000 STOREFRONT

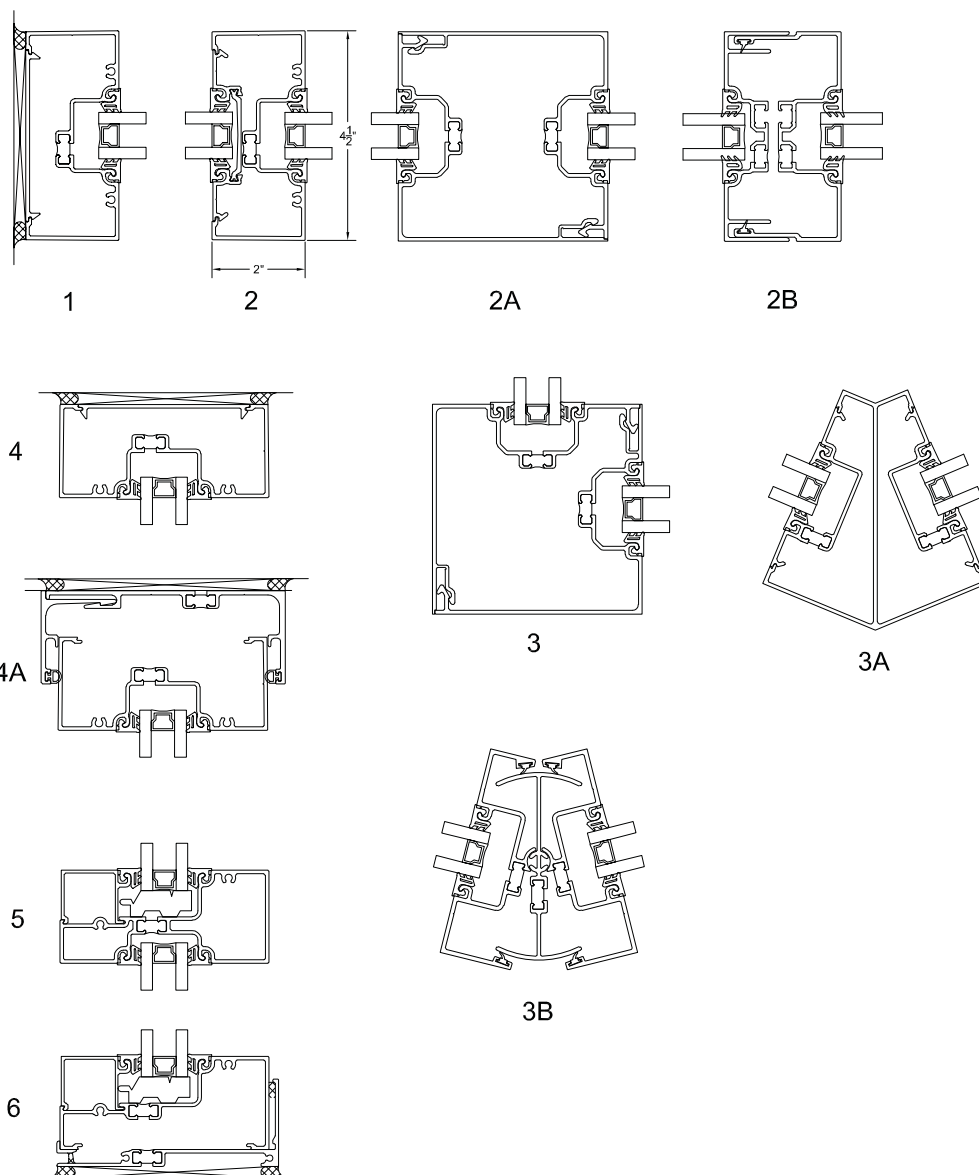


Tubelite reserves the right to change system configuration without prior notice when deemed necessary for product improvements.

Laws and building & safety codes governing the design and use of glazed entrance, window and curtain wall systems vary widely. Tubelite does not control the selection of product configurations, operating hardware or glazing materials, and assumes no responsibility thereof.

Standard Outside Glazed Details

1/4 scale



MARCH 2019

TUBELITE®
DEPENDABLE
LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

For specific product applications, contact your Tubelite representative.

Details on this page represent standard details found on our website.

For more options, visit our website at
www.tubeliteinc.com/14000-series-storefront-framing/



SIGNAL® MDO

Sign Board



- Ideal for cutout letters and quality signs
- Minimal wood grain & no patch show through
- Long term, smooth surface for paint & coatings
- Enhanced panel stability using "Swan Peel™" Technology
- Waterproof bond for exceptional machinability and weatherability
- High face/edge screwholding
- NAUF - meets CARB requirements

Swanson Group® provides the highest proven performance in panel solutions. Customers recognize our exceptional history of performance, exhibited in our panel solutions, including the first high gloss UV coated MDO panel in North America.

We are now enhancing our capability to provide superior panel performance. "Swan Peel"™ Technology provides a smoother surface: less grain show through, and improved glue and overlay bond. "Swan Peel"™ Technology reduces thickness variability: resulting in an enhanced balanced construction, tighter core lines, and dimensional stability.

Swanson is manufacturing overlay panels in a new state-of-the-art facility - the most technologically advanced operation in North America.

Product Description:

Signal® MDO is a medium density overlaid, hardwood faced plywood with tight core for superb machinability and weatherability. It is ideal for cutout letters and quality signs.

Panel Construction/Moisture Resistance:

Signal® MDO is constructed of an MDO overlay on hardwood faced plywood with Douglas Fir/Hemlock inner plys. It is manufactured with a two-step® layup with minimal core voids using our Swan Peel™ Technology, has a waterproof glue bond and meets APA PS 1-09. All Swanson products are made in the USA.

Working Faces/Treatment:

- Signal® MDO is available with two working faces only consisting of natural (brown) overlays.

Working Edges/Treatment:

- Edges are factory sawn without edge treatment.
- Fill, prime and top coat all exposed wood with at least two coats of acrylic, polyurethane or polyurethane-acrylic.

Applications:

- Exterior letters, signage and billboards.
- Cabinet, display, fixture, shelving and workbench tops.
- Pallets, bins, totes, crates & reels.
- Agricultural & industrial wall lining; soffit & fascia, noise barrier
- Truck body & trailer liners and doors; boat seats.
- Theatre/movie set scenery.

Limitations:

Signal® MDO is not a finished product. It requires priming, two top coats and two edge coats for prolonged exposure in exterior applications.

Thicknesses & Sizes: Signal® MDO is available in 3/8", 1/2", 5/8", & 3/4" thickness. Standard panel sizes are 4' X 8' and 10' only.

Sign Board:

- Highway® HDO - Premium sign panel, prepped for reflective film.
- SignReady UV™ - Prefinished, high gloss, paint/vinyl letter ready, 5-yr. limited warranty.
- Prefinished UV™ - Prefinished, satin gloss, paint/vinyl letter ready, 2-yr. limited warranty.
- Signal® MDO - Two-step®, hardwood faced, tightly laid core, ideal for cutout letters.
- Pre-Primed MDO - Exclusive, primed overlay, Two-step®.
- Crezon Two-Step® MDO - Premium paint grade.
- Guardian® One-Step MDO - Standard paint grade.

Technical Data Applicable Standards

All panels are manufactured by Swanson Group® per product standard PS1-09. This standard is available at www.apawood.org.

Physical Properties	3/8" to 1/2"	5/8" to 3/4"
Modulus of Rupture ^{2,3}	6,905 psi	7,544 psi
Modulus of Elasticity ^{2,3}	846,890 psi	879,603 psi
Lineal Expansion ^{2,3}	0.045%	0.042%
Thickness Swell	3.4%	3.4%
Water Absorption (24-Hours)	6.0%	6.0%
Internal Bond ²	173 psi	206 psi
Shelf Stiffness EI ASTM D-3043 C	68,280 lb-in ² /ft ⁶	322,465 lb-in ² /ft ⁶
Shelf Bending FbS ASTM D-3043 C	1,625 lb-in/ft ⁶	4,785 lb-in/ft ⁶
Face Screw Holding ²	414 lbs.	454 lbs.
Edge Screw Holding ²	Not Applicable	422 lbs.
Moisture Content ² ASTM D-1037	6-9%	6-9%
Specific Gravity ² ASTM D-1037	.572	.592
Density ² ASTM D-1037	35.6 lbs./ft. ³	36.9 lbs./ft. ³
Flame Spread ASTM E-84	76 - 200 ⁵	76 - 200 ⁵
Smoke Developed ASTM E-84	25 - 270 ⁵	25 - 270 ⁵
Flame/Smoke Spread Rating E-84	Class C	
Formaldehyde Level E-1333	<0.01 parts/million	

Panel Tolerances ²	3/8" to 3/4"
Thickness Tolerance	+/- 1/64" (.016")
Length & Width Tolerance	+0, -1/16" (.062")
Squareness	1/16" (.062")
Straightness	1/16" (.062")

¹5-panel average. Product averages vary for individual thicknesses, consult sales or technical staff for exact properties.²

All tolerances and specifications apply at the time of manufacture.

²ANSI 208.1 test result.

³Calculations based on test averages of along and across grain.

⁴Shelving physical properties based on engineering calculations.

⁵Flame and smoke spread properties based on engineering calculations.

⁶Shelving stiffness/bending properties are based on a limited 5-panel average.

Note: All tolerances and specifications apply at the time of manufacture.

Note: Product averages vary for individual thicknesses. Consult sales or technical offices for exact properties.

Product Grade: Standard product is shipped on grade only. Special product is shipped allowing up to 10% total Good One Side (G1S) and/or Shop, identified & priced separately. Shipments of G1S and shop may be available.

Weatherability:

Signal® MDO					
EMMAQUA® Outdoor Accelerated Weathering Test Simulates 3.4 years in Florida and 2.9 years in Arizona					
Test	CHALK UNWSH	COLOR CHNGE UNWSH	CRACK UNWSH	BLIST UNWSH	CHECK UNWSH
ASTM #	D 4214-97	D1729-96 (2003)	D661-93 (2000)	D 714-02	D660-93 (2000)
Cromatic	Barely Traceable	Moderate Bleaching	NONE	NONE	NONE
Oil Alkyd	Moderate	Moderate Bleaching	Moderately Severe Long Line	NONE	NONE
Acrylic Latex	Trace	None	Barely Traceable Irregular	NONE	NONE

*Equatorial Mount with Mirrors for Acceleration with Water.

CHALK UNWSH = Chalking, unwashed area: ASTM D4214-97 - Test methods for evaluation degree of chalking of exterior paint films (Method A/Cloth Method).

COLOR CHNGE UNWSH = Visual color, unwashed area: ASTM D1729-96 (2003) - Practice for visual appraisal of color and color difference of diffusely-illuminated opaque materials.

CRACK UNWSH = Cracking, unwashed area: ASTM D661-93 (2000) - Method for evaluating degree of cracking of exterior paints.

BLIST UNWSH = Blistering, unwashed area: ASTM D714-02 - Method for evaluating degree of blistering paints.

CHECK UNWSH = Check, unwashed area: ASTM D660-93 (2000) - Method for evaluating degree of checking of exterior paints.

Standard Packaging:

Thickness	Signal® MDO Average Weight* lbs./Panel	Pieces per Unit
3/8"	40.0	88
1/2"	49.5	66
5/8"	57.6	50
3/4"	71.4	44

*Average product weights may vary +/- 10%

Signal® MDO Finishing Instructions

General: Do not use interior grade paints, water base vinyl-acrylic, solvent based alkyd flat or alkyd solid color stains.

- Coating System:** Use a high quality exterior industrial enamel:
 - Water Based: All-Acrylic semi-gloss or gloss enamel system or:
 - Solvent Based: Industrial semi-gloss or gloss enamel system.
 - Sign Chromatic Based: Semi-gloss or gloss system.
 Application: Follow overcoat recommendations. Use good painting practices. Perform a tape pull test (ASTM D3359) before lettering.
- Prime Coat:** For good performance, 2 coats of primer should yield about 1 mil dry film thickness. Latex primers are recommended. Follow the spreading rate recommended by the manufacturer.
- Top Coat:** Once properly primed, panels must be top-coated with 2 coats of a variety of finishes, including solvent-thinned and water-thinned paints and enamels. Both primer and topcoat should be obtained from the same manufacturer to ensure compatibility. Follow manufacturer's application instructions. Do not apply automotive primers and enamels, lacquer undercoats and topcoats directly to overlaid plywood.
- Edge Coating:** Fill, prime and top coat all exposed wood with at least two coats of acrylic, polyurethane or polyurethane-acrylic primers and paints or exterior grade caulking.

Suitability for Use and Warranty: Nothing herein constitutes a warranty express or implied, including any warranty of merchantability or fitness for use, nor is protection from any law or patent to be inferred. The exclusive remedy for all claims is replacement of materials. Contact Swanson Group® for a copy of the complete Swanson Terms and Conditions of Sale.

Warehouse Storage and Handling

- Store in a dry, clean, well-ventilated area indoors
- Avoid temperatures and moisture extremes. Allow panels to equalize for 72 hours or more before use
- Pieces must not be stored in contact with the ground
- Limit the stacking height to four or five units. Separate units with clean, dry spacers of uniform thickness, aligned carefully. Use three spacers for panels 8' long, four or five spacers for longer panels.

Environmental Impact

- Swanson Group® uses process by-products to produce energy
- Swanson products are renewable, biodegradable and recyclable

Warnings: This product will generate wood dust from sawing, sanding, or shaping. Safety data sheets are available on Swanson's website at www.swansongroup.biz and upon request.

Structural panels (PS-1) are exempt from California Air Resources Board regulations, however, this product is below CARB limits for all uses.

Find out more at www.swansongroup.biz

Signal® MDO Shelving Load Span Table:

Table 1 - Face Grain Across Supports - Multiple Spans ¹						
Span ¹	1/2"		5/8"		3/4"	
	ℓ/240	ℓ/180	ℓ/240	ℓ/180	ℓ/240	ℓ/180
4"	1,899	1,899	2,340	2,340	2,870	2,870
8"	730	730	900	900	1,104	1,104
12"	414	414	557	557	683	683
16"	233	233	367	367	495	495
19.2"	155	162	255	255	405	405
24"	80	104	163	163	307	307
30"	41	54	85	104	170	196
32"	33	44	70	92	141	173
36"	23	31	49	66	100	133
40"		22	36	48	73	98
48"			24	32	49	65
60"					24	32
Table 2 - Face Grain Parallel to Supports - Multiple Spans ¹						
Span ¹	1/2"		5/8"		3/4"	
	ℓ/240	ℓ/180	ℓ/240	ℓ/180	ℓ/240	ℓ/180
4"	1,457	1,457	1,811	1,811	2,208	2,208
8"	560	560	696	696	849	849
12"	307	307	431	431	526	526
16"	173	173	289	289	381	381
19.2"	111	120	201	201	312	312
24"	55	74	128	128	230	230
30"	28	27	82	82	129	147
32"	23	30	71	72	106	129
36"		21	50	57	74	99
40"			36	46	54	72
48"			24	32	35	47
60"					23	
Table 3 - Face Grain Across Supports - Single Spans ²						
Span ²	1/2"		5/8"		3/4"	
	ℓ/240	ℓ/180	ℓ/240	ℓ/180	ℓ/240	ℓ/180
4"	2,374	2,374	2,926	2,926	3,588	3,588
8"	913	913	1,125	1,125	1,380	1,380
12"	307	410	609	652	854	854
16"	125	167	257	343	507	619
19.2"	71	94	147	197	296	394
24"	35	47	74	99	151	202
30"		23	37	50	77	102
32"			31	41	63	84
36"			21	28	44	59
40"				20	32	42
48"					21	28
Table 4 - Face Grain Parallel to Supports - Single Spans ²						
Span ²	1/2"		5/8"		3/4"	
	ℓ/240	ℓ/180	ℓ/240	ℓ/180	ℓ/240	ℓ/180
4"	1,822	1,822	2,263	2,263	2,760	2,760
8"	690	690	870	870	1,062	1,062
12"	221	295	514	514	657	657
16"	87	116	270	289	395	476
19.2"	48	64	152	201	224	299
24"	24	32	75	100	112	149
30"			37	50	56	74
32"			30	41	46	61
36"			21	28	32	42
40"				20	23	30

Maximum allowable loads are psf. Uniform loading is assumed. Loads are for dry conditions. For wet conditions, reduce loads approximately 25%. Inquire for precise data. Basic allowable stresses (bending F_b and shear F_v) increase 15% for shelving use per the APA experience factor. Pallet design normally is based on higher allowable loads than given. NOTES: ¹Spans are center-to-center of supports. ²Span is out-to-out of supports. Allow for 1-1/2" supports on each end.



Swanson Group Sales

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Email: overlays@swansongroup.biz

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Local: 541-832-1121

Fax: 541-832-1139

www.swansongroup.biz



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Crown moulding profile

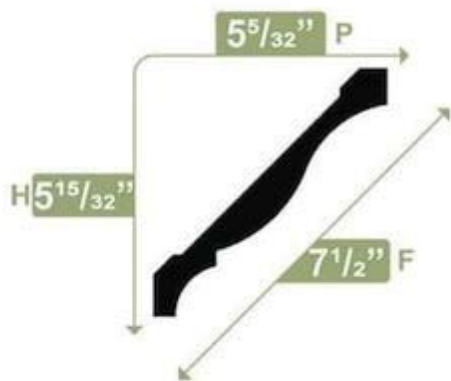


Photo of similar painted sign





**PUBLIC NOTICE
CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION – VIRTUAL MEETING**

The Ypsilanti Historic District Commission (HDC) will hold A Virtual Meeting on Tuesday, July 28, 2020 at 7 p.m. The meeting will be in held in accordance with Governor Whitmer's Executive Order 2020-154.

The Regular HDC Meeting is being held virtual in order to prevent the spread of COVID 19.

The meeting can be attend through the below link, or through the below toll free numbers.

July 28, 2020 HDC Regular Meeting Virtual Access Link

<https://us02web.zoom.us/j/83768540524>

When prompted, enter **Meeting ID:** 837 6854 0524

July 28, 2020 HDC Regular Meeting Toll Free Phone Number Access

888 475 4499 US Toll-free

877 853 5257 US Toll-free

When prompted, enter the **Meeting ID:** 837 6854 0524, followed by the #, press # again to be connected

Members of the public will be able to make comment during the designated time for public comment. To address the HDC, meeting participates will need to "raise their hand" to indicate they want to speak.

To raise your hand while participating online, click the "Raise Hand" icon at the bottom of the Zoom Screen or press *9 via phone. After you raise your hand you will be informed when it is your turn to speak, and your microphone will be unmuted at that time. Your microphone will be muted again when you have finished your comments or when your speaking time has expired.

Instructions for Persons with Disabilities

Persons with disabilities who need accommodations to effectively participate in the meeting should contact the City Clerk, Andrew Hellenga at ahellenga@cityofypsilanti.com by 5:00 p.m. on the day before the meeting to request assistance. Closed Captions will be provided during the meeting.

City Clerk's Office
One South Huron Street
Ypsilanti, Michigan 48197
(734) 483-1100

Andrew Hellenga
City Clerk
Posted: July 24, 2020