



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

The Ypsilanti Historic District Commission (HDC) will hold A Virtual Meeting on Tuesday, September 22, 2020 at 7 p.m. The meeting will be 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 attended through the below link, or through the below toll free numbers.

September 22, 2020 HDC Regular Meeting Virtual Access Link

<https://us02web.zoom.us/j/83646707135>

When prompted, enter **Meeting ID:** 836 4670 7135

September 22, 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:** 836 4670 7135, 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 participants 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: September 18, 2020



AGENDA

Historic District Commission Meeting

7:00 PM - Tuesday, September 22, 2020
Virtual Meeting

Page

1. CALL TO ORDER
2. ROLL CALL

Alex Pettit, Chair
Anne Stevenson, Vice Chair
Erika Lindsay
Ron Rupert
Amy Swift
James Chesnut
VACANT
Scott Slagor, Staff
3. APPROVAL OF AGENDA
4. PUBLIC COMMENT ON AGENDA ITEMS
5. PUBLIC HEARINGS
6. BUSINESS SESSION
 - 6.1. OLD BUSINESS
 - 6.2. NEW BUSINESS 3 - 229
[123 N Adams](#)
[527 N Huron](#)
[19 N Hamilton](#)
[24 N Huron](#)
[9 S Adams](#)
[406 Oak](#)
[Water Tower](#)
[305 E Cross](#)
[110 W Michigan](#)
 - 6.3. STUDY ITEMS
 - 6.4. ADMINISTRATIVE APPROVALS 231 - 240
[Admin Approvals](#)
 - 6.5. OTHER BUSINESS
7. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS
8. HOUSEKEEPING BUSINESS
 - 8.1. Approval of meeting minutes 08/25/2020 241 - 246
[Historic District 8-25-2020 Full Minutes](#)
9. ADJOURNMENT



HDC Work Permit Staff Review

Property address: 123 N Adams

Property History: The property includes a Greek Revival-style church that is contributing to the historic district. The building was constructed in 1928 to house the First Church of Christ, Scientist.¹ The building was designed by Chicago architect, Charles Faulkner, who had experience designing multiple Christian Science Churches. The main entrance accesses the auditorium, while the entrance on Washtenaw were designed to provide direct access to the reading rooms, a hallmark of Christian Science churches; restrooms, and Sunday School facilities. The building has been occupied by Ekklesia Fellowship Ministries since 2004.

Date of Application: August 19, 2020

Date of Review: September 3, 2020

Date of Meeting: September 8 and 22, 2020

Proposed work: New door.

Materials: Metal security door.

Staff review:

1. The applicant is seeking approval for work completed without a permit.
2. In November 2019, Staff noticed that a door on the north elevation was replaced without a permit.
 - a. Staff attempted to contact the owners to submit a permit application with no success.
 - b. The case was scheduled for the Administrative Hearings Bureau in May, but because of the pandemic that case has yet to be rescheduled.
 - c. According to the applicant, the church's pastor passed away and the permit fell through the cracks during transition.
3. The work included replacing a metal six-panel door with a flat security door.
 - a. Historical photos indicate that the door opening is not original to 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.

8. Preserve archaeological resources.

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

10. New work shall be removable.

- b. Photos on file indicate that there have been a variety of door types present at this location.
- c. In Staff opinion, a paneled door would have been more appropriate than a flat security door- to mirror the other doors on the building.
 - i. However, since the door is on a non-historic opening and is already installed, the new door can be made more compatible if it is painted to match the trim on the rest of the building.
 - ii. The applicant has said they are willing to paint the door.

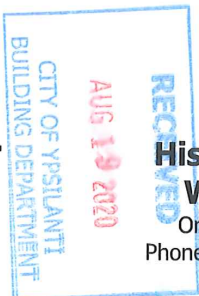
Recommended Motions:

Move to issue a Notice to Proceed for the work at 123 N Adams, as submitted in the application dated August 19, 2020, for the installation of a metal security door on the north elevation, with the condition that the new door and frame be painted to match the trim on the rest of the building.

Relevant Secretary of the Interior's Standards:
#9

Prepared by: Scott E. Slagor, Preservation Planner

ⁱ Mann, James "Still a House of Worship After 90 Years." *Ypsilanti Gleanings*, (Fall 2018), 26.



**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

EKKLESIA FELLOWSHIP 123 N ADAMS YPSILANTI MI 48197

Applicant

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

Name

EKKLESIA FELLOWSHIP

Address

123 N ADAMS

City

YPSILANTI

State

MICH

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

CRAWFORD DOORS 334 E MICH YPSILANTI MI 48197

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

New door installed on N. elevation.
-SES

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

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 + _____ =

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:

8-18-2020

Print Name:

LILLIAN HARRIS

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.



Historical photo showing no door at this location.



Photo showing door as it appeared in 2003.

123 N. Adams Dec 2003



Google street-view photo, showing door as it appeared in July 2019.



Present day: facing southwest to facade and north elevation.



Replacement door as identified in property monitoring, November 2019.



HDC Work Permit Staff Review

Property address: 527 N Huron

Property History: The property includes a Greek Revival-style house that is contributing to the historic district. According to the Assessor, the house was erected in 1905, however stylistically, the building appears to date to the second or third quarter of the nineteenth century.

Date of Application: August 19, 2020

Date of Review: September 1, 2020

Date of Meeting: September 8 and 22, 2020

Proposed work: New windows and a sliding glass door

Materials: Pella windows and doors.

Staff review:

1. The applicant is proposing replacing most of the building's windows and doors after a fire largely gutted the interior.
 - a. The replacements are funded by an insurance claim.
 - b. According to the applicant, some windows that were not burned by the fire received heavy water and smoke damage.
 - c. According to the applicant, the water damaged windows may appear intact but have swollen/warped and are no longer operable.
2. The applicant is proposing Pella windows to replicate the current fenestration.
 - a. The proposed new windows are wood with aluminum cladding.
 - b. The replica sashes reflect the varied window types on the building currently.
 - c. Most windows on the house appear to be historic period-replacements from the early twentieth century.

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.

- d. The applicant will re-install the existing aluminum storm windows, as those were not damaged.
3. The HDC is to confirm with the applicant that the exterior reveal of the muntins is appropriate.
4. More windows are documented than are included in the replacement proposal. HDC is to confirm with the applicant which windows are being replaced.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 527 N Huron for the installation of Pella Lifestyle aluminum-clad wood windows as specified. New windows shall be full frame replacements.

Relevant Secretary of the Interior's Standards:

#6

Move to table action on the proposed work at 527 N Huron so the applicant may clarify which windows are being replaced.

Prepared by: Scott E. Slagor, Preservation Planner



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

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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

527 N Huron St Ypsilanti, MI 48197

Applicant

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

Name

Aaron Builders, Inc.

Address

37630 Interchange Dr

City

Farmington Hills

State

MI

Zip

48335

Phone / Fax

248-957-9660

E-Mail

william@aaronbuilders.com

Contractor

Contractor Name & Contact Info

Vince Ivezaj 248-957-9660

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Remove and replace all damaged windows throughout the main and upper level. New windows will be wood-clad and designed to match the visual appearance of the existing windows. Photos of all damaged windows will be submitted with this application, along with the estimate for the new Pella wood-clad replacement windows.

Materials (for paint include color chips or samples with application):**Permit Application Fee (action items only)**

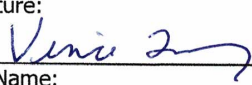
The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:	Permit fee:
\$13,870.00	\$45 + \$20.00 = \$65.00

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: 8/13/2020
---	--------------------

Print Name:
Vince Ivezaj

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.



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

**Is your application complete?!
Do you have the following?**

For painting projects:

- ✓ A detailed description of what you will be painting (trim, siding, deck, etc.)
- ✓ A list of all the materials you plan to use (paint brands, color names, etc.)
- ✓ Color chips or samples of the proposed paint colors
- ✓ Photographs of the property
- ✓ A description of how you plan to prep your surfaces for new paint (the HDC does not allow power washing or sand blasting)

For roofing projects:

- ✓ A detailed description of the proposed roof work (Removing existing shingles? Replacing entire roof or portions?)
- ✓ Information about your plans for venting (can vents are generally not permitted in the district)
- ✓ Plans for the flashing and drip edge—what color will they be?
- ✓ Brand name and style of proposed new roofing—include a cut sheet, catalogue sheet, or print-out with details about proposed shingles
- ✓ Color of the new shingles

For fencing projects:

- ✓ Site plan or drawing of lot showing placement of fence in relation to buildings/property
- ✓ Proposed fencing material and style
- ✓ Color chip or sample of proposed paint or stain (wood must be finished with an opaque stain or paint)

For window projects:

- ✓ A detailed description of your plans for the windows—are you replacing them entirely? Just the sash kits?
- ✓ A cut sheet, catalogue sheet, or print-out with a photo of the proposed window, its dimensions and its materials (vinyl windows are generally not permitted in the district)
- ✓ Photographs of the existing windows showing their deterioration or lack of functionality

For all other projects:

- ✓ A detailed description of the proposed work
- ✓ A list of all materials to be used in proposed work
- ✓ Samples or chips of any paint or stain
- ✓ A site plan for any application involving the installation of something on the site (fencing, out buildings, major landscaping, etc.)
- ✓ Cut-sheets, catalogue sheets, or print-outs with details on any materials you are using (like composite wood materials, solar panels, siding, shingles, alternative materials, or anything with specific dimensions)

Without this required information, your application will be considered incomplete and will not be added to the agenda until the necessary information is received.



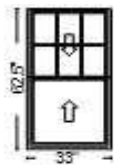
Contract - Detailed

Carter Lumber #0248
46401 Erb Dr
Macomb, MI 48042
Phone: (586) 913-8700 Fax: (586) 913-8786

Sales Rep Name: Boerner, John
Sales Rep Phone: 586-913-8730
Sales Rep Fax:
Sales Rep E-Mail: jboerner@carterlumber.com

Customer Information	Project/Delivery Address	Order Information
The Carter Companies - 00248 00000 THE CARTER COMPANIES 601 Tallmadge Road KENT, OH 44240 Primary Phone: (586) 9138700 Mobile Phone: Fax Number: (586) 9138786 E-Mail: Contact Name: Great Plains #: 7900248 Customer Number: 1005671146 Customer Account: 7900248	AARON BUILDERS - jon de arman 00248 THE CARTER COMPANIES 46401 Erb Dr Lot # MACOMB, MI 48042-5313 County: MACOMB Owner Name: The Carter Companies - 00248 Owner Phone: (586) 9138700	QuoteName: 527 N. HURON YPSILANTI 48197 Order Number: P79 Quote Number: 12700895 Order Type: Non-Installed Sales Wall Depth: Payment Terms: C.O.D. Tax Code: 6.0 % Cust Delivery Date: 6/30/2020 Quoted Date: 6/9/2020 Contracted Date: Booked Date: Customer PO #:

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
10	LIVING ROOM	Lifestyle, Double Hung, 33 X 62.5, White	\$520.81	1	\$520.81



Viewed From Exterior

PK #
2060

1: Non-Standard Size Non-Standard Size Double Hung, Equal

Frame Size: 33 X 62 1/2

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray

Exterior Color / Finish: Standard Enduraclad, White

Interior Color / Finish: Unfinished Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor

Screen: Full Screen, White, InView™

Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00363-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08/11, Egress Meets Typical 5.7 sqft (E) (United States Only)

Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H / 0W0H), White, White

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 5 9/16", 6 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 191".

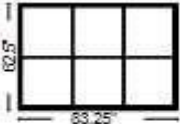
Rough Opening: 33 - 3/4" X 63 - 1/4"

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

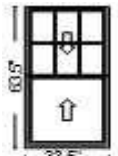
Printed on 6/9/2020

Contract - Detailed

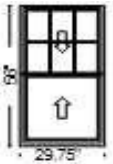
Page 1 of 10

Line#	Location:	Attributes			Item Price	Qty	Ext'd Price
15	LIVING ROOM*	Support Product, Direct Set Fixed Frame, 83.25 X 62.5, White			\$836.42	1	\$836.42
							
PK #							
2060							
Viewed From Exterior							
		1: 83.2562.5 Fixed Frame Frame Size: 83 1/4 X 62 1/2 General Information: Interior Glazed, Factory Assembled, Standard, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, White Interior Color / Finish: Unfinished Interior Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.29, SHGC 0.29, VLT 0.54, CPD PEL-N-18-02912-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 08 11 Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H), White, White Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 5 9/16", 6 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 292".					

Rough Opening: 84" X 63.25"

Line #	Location:	Attributes			Item Price	Qty	Ext'd Price
20	DINING ROOM	Lifestyle, Double Hung, 33.5 X 63.5, White			\$544.51	2	\$1,089.02
	PK # 2060	1: Non-Standard SizeNon-Standard Size Double Hung, Equal Frame Size: 33 1/2 X 63 1/2 General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Unfinished Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00363-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08 11, Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H / 0W0H), White, White Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 5 9/16", 6 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 194".					
Viewed From Exterior							

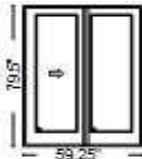
Rough Opening: 34 - 1/4" X 64 - 1/4"

Line#	Location:	Attributes			Item Price	Qty	Ext'd Price
25	KITCHEN	Lifestyle, Double Hung, 29.75 X 56, White			\$472.39	1	\$472.39
							
Viewed From Exterior							
PK #	2060	1: Non-Standard SizeNon-Standard Size Double Hung, Equal Frame Size: 29 3/4 X 56 General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Unfinished Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00363-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H / 0W0H), White, White Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 5 9/16", 6 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 172".					

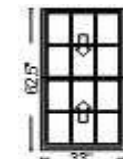
Rough Opening: 30 - 1/2" X 56 - 3/4"

Line#	Location:	Attributes			Item Price	Qty	Ext'd Price
30	KITCHEN	Lifestyle, 2-Wide Double Hung, 51 X 40.5, White			\$713.04	1	\$713.04
		PK # 2060					
Viewed From Exterior		1: Non-Standard SizeNon-Standard Size Double Hung, Equal Frame Size: 25 1/2 X 40 1/2 General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Unfinished Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.30, SHGC 0.30, VLT 0.57, CPD PEL-N-35-00362-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20 2: Non-Standard SizeNon-Standard Size Double Hung, Equal Frame Size: 25 1/2 X 40 1/2 General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Unfinished Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.30, SHGC 0.30, VLT 0.57, CPD PEL-N-35-00362-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 5 9/16", 6 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 183".					

Rough Opening: 51 - 3/4" X 41 - 1/4"

Line#	Location:	Attributes					
35	KITCHEN	Lifestyle, Double Sliding Door, French, Vent Right / Fixed, 59.25 X 79.5, White			Item Price	Qty	Ext'd Price
					\$1,975.68	1	\$1,975.68
							
PK # 2060							
Viewed From Exterior							
		1: 6080 Vent Right / Fixed Double Sliding Door Frame Size: 59 1/4 X 79 1/2 General Information: No Package, With Hinged Glass Panel, Clad, Pine, 5 7/8", 4 9/16", Oak Threshold Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Unfinished Interior Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hinge Panel: Clear, Tempered Hardware Options: Black, Keylock Included, Standard, Handle Included, Handle Included, Satin Nickel, White, No Integrated Sensor Screen: Sliding Screen, Wood Interior Color Matched Exterior, Champagne, InView™ Unit Accessories: No Accessory Option Performance Information: U-Factor 0.26, SHGC 0.21, VLT 0.39, CPD PEL-N-249-00169-00001, Performance Class LC, PG 60, Calculated Positive DP Rating 60, Calculated Negative DP Rating 60, Year Rated 08 11 Grille: No Grille, Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 5 9/16", 6 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 278".					

Rough Opening: 60" X 80"

Line #	Location:	Attributes			Item Price	Qty	Ext'd Price
40	BED 1	Lifestyle, Double Hung, 33 X 62.5, White			\$557.28	2	\$1,114.56
							
PK #		1: Non-Standard SizeNon-Standard Size Double Hung, Equal					
2060		Frame Size: 33 X 62 1/2					
		General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray					
		Exterior Color / Finish: Standard Enduraclad, White					
		Interior Color / Finish: Unfinished Interior					
		Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude					
		Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor					
		Screen: Full Screen, White, InView™					
		Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00363-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08 11, Egress Meets Typical 5.7 sqft (E) (United States Only)					
		Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H / 3W2H), White, White					
		Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 5 9/16", 6 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 191".					
Viewed From Exterior							

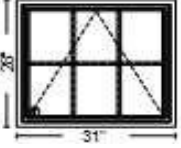
Rough Opening: 33 - 3/4" X 63 - 1/4"

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

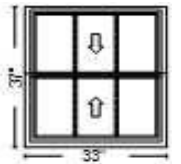
Printed on 6/9/2020

Contract - Detailed

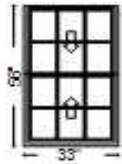
Page 5 of 10

Line#	Location:	Attributes			Item Price	Qty	Ext'd Price
45	BATH	Lifestyle, Awning Vent, 31 X 28, White			\$466.85	1	\$466.85
		 PK # 2060 Viewed From Exterior			1: Non-Standard SizeNon-Standard Size Vent Awning Frame Size: 31 X 28 General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Unfinished Interior Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor, Left Jamb Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-37-00506-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Egress Not Applicable Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H), White, White Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 5 9/16", 6 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 118".		

Rough Opening: 31 - 3/4" X 28 - 3/4"

Line#	Location:	Attributes			Item Price	Qty	Ext'd Price
50	BED 2	Lifestyle, Double Hung, 33 X 37, White			\$394.93	2	\$789.86
		 PK # 2060 Viewed From Exterior			1: Non-Standard SizeNon-Standard Size Double Hung, Equal Frame Size: 33 X 37 General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Unfinished Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00363-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W1H / 3W1H), White, White Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 5 9/16", 6 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 140".		

Rough Opening: 33 - 3/4" X 37 - 3/4"

Line#	Location:	Attributes			Item Price	Qty	Ext'd Price
55	BED 3	Lifestyle, Double Hung, 33 X 56, White			\$523.39	2	\$1,046.78
		PK # 2060 1: Non-Standard SizeNon-Standard Size Double Hung, Equal Frame Size: 33 X 56 General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Unfinished Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: Full Screen, White, InView™ Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00363-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08/11, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only) Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (3W2H / 3W2H), White, White Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 5 9/16", 6 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 178".					
Viewed From Exterior							

Rough Opening: 33 - 3/4" X 56 - 3/4"

Thank You For Purchasing Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [insynctive.pella.com](https://www.pella.com/insynctive). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at pella.com.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor **AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

☐ **Project Checklist has been reviewed**

Customer Name (Please print)

Pella Sales Rep Name (Please print)

Customer Signature

Pella Sales Rep Signature

Date

Date

Credit Card Approval Signature

Facing west-northwest to facade.



Facing northwest to facade and south elevation.



Facing northwest to facade picture window.



Facing west to front door.



Facade picture window (Living Room)



Facade Picture Window Detail. (Living Room)



Facade second story windows. (Hallway)



Facade second story windows (Bedroom)



Facade second story window



Facing southwest to facade and north elevation.



First story, north elevation, window.

(Bedroom 1)



North elevation, second story windows.

(Bedroom 3)



North elevation, second story windows.

(Bedroom 3)



Facing northeast to south and west elevations



Facing north-northeast to south elevation.







(Dining Room Window 2)





Kitchen windows- south elevation.



Facing east to west elevation



West elevation, first story windows. (Kitchen)



West Elevation, First Story Windows







HDC Work Permit Staff Review

Property address: 19 N. Hamilton

Property History: The property includes a nineteenth-century house that was altered to become a funeral home in the mid-twentieth century; including a bricked office addition with porte-cochere and aluminum siding on the upper levels. The aluminum siding has since been removed to reveal original woodwork. The National Register listing notes the building as non-contributing because of the additions and aluminum siding.

Date of Application: September 1, 2020 (Original); September 17, 2020 (Amendment)

Date of Review: September 18, 2020

Date of Meeting: September 22, 2020

Proposed work: New wall-mounted signage and paint.

Materials: Aluminum panel signs and Sherwin Williams paint.

Staff review:

1. This application is for work completed without a permit, including repainting the exterior and sign installations.
2. This application has been amended since the application was originally submitted on September 1st. The new material was provided on September 17th.
3. The amendment eliminates the coroplast and vinyl signage, and added the aluminum panel signage, with two "options" proposed. "Option 1" proposes two aluminum panel signs on the second floor of the building. One sign would face Pearl and one would face N. Hamilton. "Option 2" proposes one aluminum panel sign on the first floor brick façade facing Pearl.
4. The wood-clad portions of the building have been repainted in "Tricorn Black" and "Extra White."
5. The vinyl wall-mounted sign on the north (Pearl) elevation remains. It shall be removed as it is no longer part of this review.

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.

Wall-mounted signage

1. The current façade is brick on the first floor, north (Pearl) elevation. It is wood siding on the upper level.
2. The applicant proposes two "options."
3. Option 1 proposes two aluminum panel signs on the second floor of the building. One sign would face Pearl and one would face Hamilton. Each sign area is 8' by 8'. The sign depth is 1". The sign will contain vinyl graphics to advertise the business. The aluminum panel will be installed around the frame by 3/8 LAG bolts painted to match trim.
4. Option 2 proposes one aluminum panel sign on the first floor of the building, facing Pearl. The sign area is 8' by 8'. The sign depth is 1". The sign will contain vinyl graphics to advertise the business. The aluminum panel will be installed into the mortar joints by 3/8 LAG bolts painted to match trim.
5. The existing vinyl wall-mounted sign on the north (Pearl) elevation will presumably be removed.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 19 N. Hamilton St. as submitted in the application dated August 31, 2020 for the painting of the wood-clad portions of the building; and for the work as submitted in the amended application, for the installation of aluminum wall-mounted signage in accordance to ("Option 1" or "Option 2"); with the condition that the existing vinyl wall-mounted sign on the north (Pearl) elevation will be removed.

OR

Move to deny issuance of Certificate of Appropriateness for the work at 19 N. Hamilton St. as submitted in the application dated August 31, 2020 for the painting of the wood-clad portions of the building; and for the work as submitted in the amended application, for the installation of aluminum wall-mounted signage in accordance to ("Option 1" or "Option 2").

Relevant Secretary of the Interior's Standards:
(Commission to determine)

Prepared by: Andy Aamodt, City Planner

Existing Conditions: September 17, 2020





install
NEW ALUMINUM
PANEL SIGNS

REMOVE
ALL OLD SIGNS

Page 57 of 246



Aluminum Panel Image & Installation

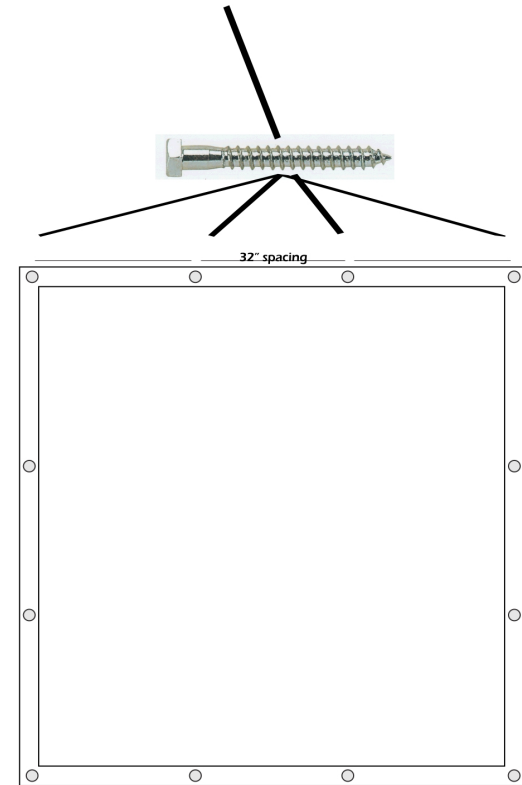
OPTION 1



Back Image For PREVIEW



Installation METHOD
3/8 LAG bolt Painted to Match Trim



SCOPE OF WORK:
MANUFACTURE, SHIP & INSTALL ONE (1) SET OF ALUMINUM PANEL SIGN...

GRAPHICS APPLIED VINYL 3m

Sign Square Foot Total

64

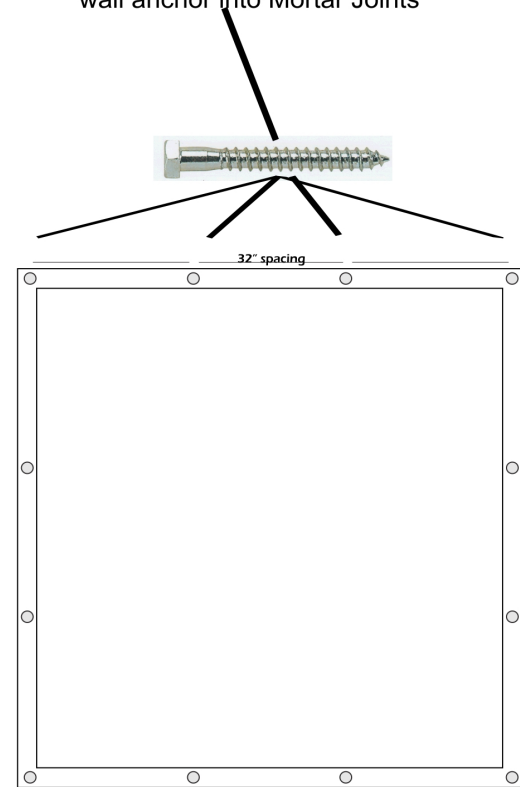
Aluminum Panel Image & Installation



Back Image For PREVIEW



Installation METHOD
3/8 LAG bolt Painted to Match Trim
wall anchor into Mortar Joints



SCOPE OF WORK:
MANUFACTURE, SHIP & INSTALL ONE (1) SET OF ALUMINUM PANEL SIGN...

GRAPHICS APPLIED VINYL 3m

Sign Square Foot Total

64



RECEIVED

SEP 01 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

PHDC 20-0060

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

19 N. Hamilton, Ypsilanti, MI 48197

Applicant

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

Name

Harper Ventures, LLC

Address

City

State

Zip

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

DG Construction, Inc.,

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

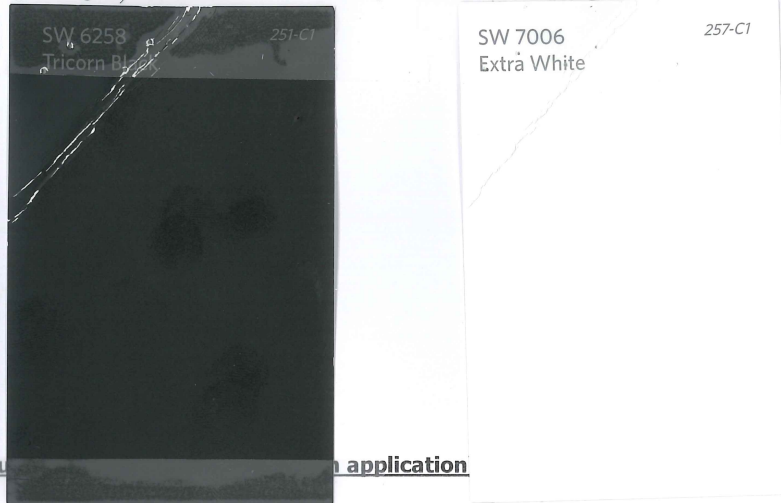
- ☐ Porches
☒ Sign
☐ Fence (or other sitework)

- ☒ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

We are seeking approval for our business sign that is mounted to the front of our building, the temporary free standing sign in the front of our building, as well as the paint on the building. The Coroplast signs are made of corrugated plastic which are weatherproof, waterproof, and durable.

The paint project includes painting the trim and of the building black and the siding of the building white.

**Materials (for paint included in application)**

Coroplast signs

Paint colors in super paint exterior satin: Sherwin Williams Tricorn Black (6258), Sherwin Williams Extra White (7006)

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:
\$5,000.00	\$45 + 50 = \$95.00

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: [Redacted]	Date: 08/31/2020
-----------------------	------------------

Print Name:
Nemer Haddad

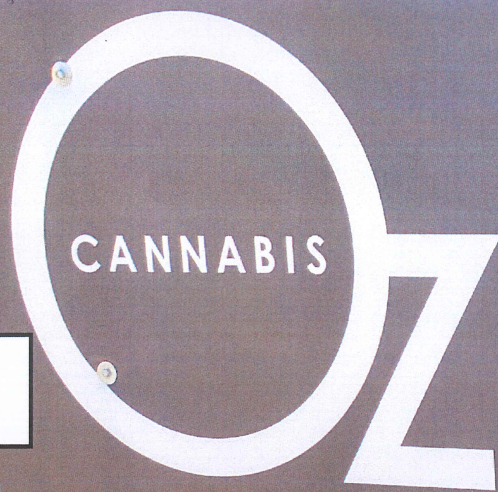
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

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

P24 DC 20 0060

8ft

4ft



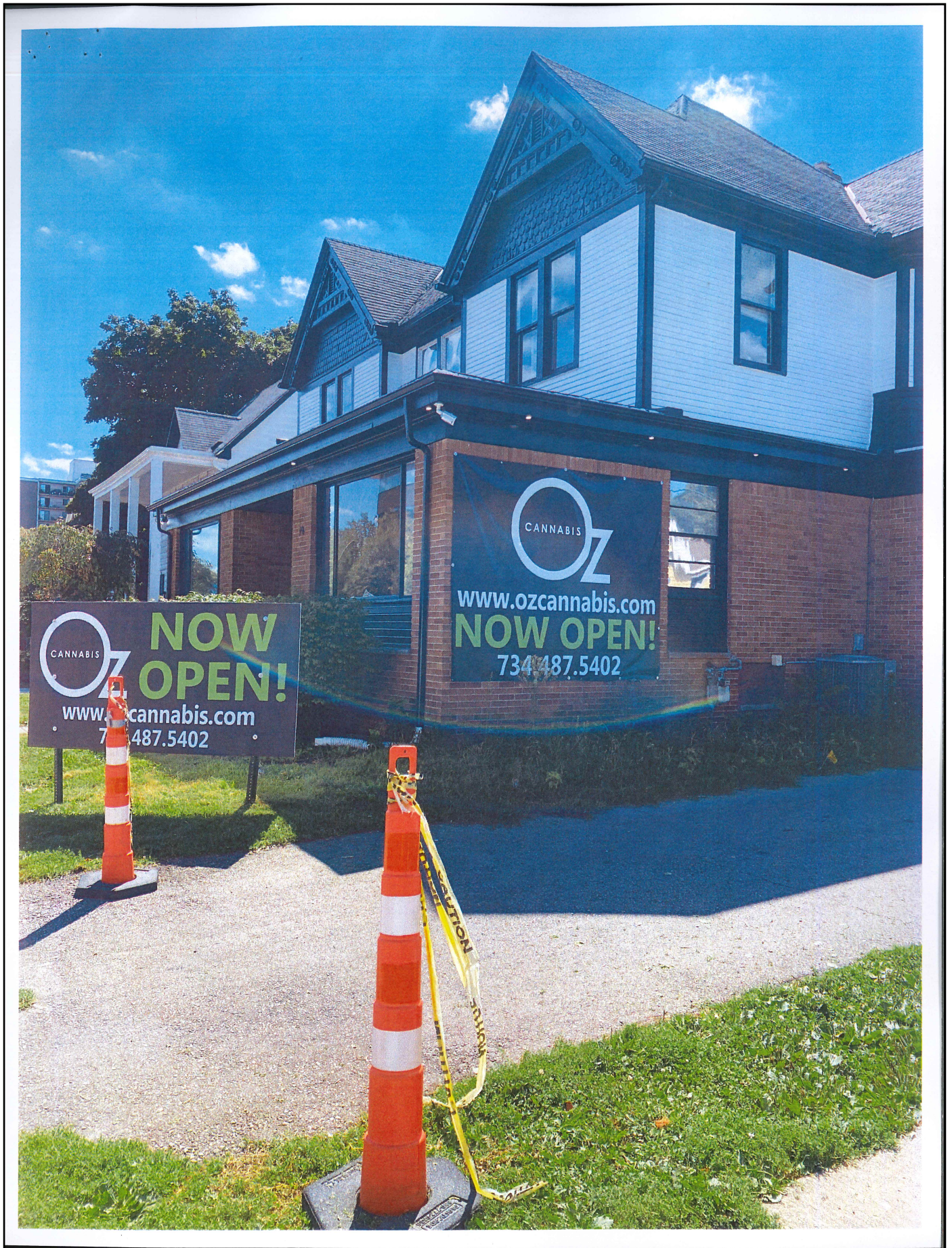
NOW
OPEN!

www.ozcannabis.com
734.487.5402

17in









Authorization of Work Permit Application

I, Demos A Stavros, am the owner of 19 N. Hamilton Avenue, Ypsilanti, MI 48197. I authorize Harper Ventures LLC's Historic District Commission Work Permit Application and Harper Ventures LLC's Sign Permit Application to the City of Ypsilanti.



Demos A Stavros

8/31/2020
Date



HDC Work Permit Staff Review

Property address: 24 N Huron

Property History: The property includes a surface parking lot owned east of 24 N Huron that is wrapped by a City-owned alley on the south and west sides.

Date of Application: September 1, 2020

Date of Review: September 3, 2020

Date of Meeting: September 8 and 22, 2020

Proposed work: Retrofitting concrete block barriers to a stone-faced concrete wall.

Materials: Concrete and stone.

Staff review:

Overview of events leading to this application:

1. On January 24, 2020, the Historic District Commission reviewed work that was completed without a permit at this location. Work included installation of 3 concrete barrier blocks at the southwest corner of the paved parking lot.
2. The applicant stated that the concrete blocks were installed to prevent trespassing, as advised by their attorney. They stated that the attorney suggested that HDC permits were not required. Staff informed them that even non-historic resources must be reviewed by the HDC for potential impacts to the district.
3. The Commission denied the work, citing that the concrete highway-type barriers were incompatible with the character of the historic district.
4. The applicant did not amend or appeal the application within 60 days (March 23, 2020).
5. A hearing with the Administrative Hearings Bureau was scheduled for August 20, 2020. The hearing did not occur, because the applicant agreed to have a contractor scheduled to remove the blocks in two weeks

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

6. Instead of a contractor to remove the blocks, the applicant is now requesting to have them modified, in hopes of achieving a barrier that is compatible with the historic district.

7. This is the third time the applicant has attempted to enclose the lot.

A Recent History of Barriers Surrounding the Lot

8. On May 10, 2016, the HDC approved an application to for a 4' tall wood picket fence and triangular swing metal gate.

- a. Both the gate and fence were installed however the fence was removed entirely and one arm of the gate removed as well.

9. The applicant applied to reinstall this fence, with the addition of 5 metal bumper posts, in April 2018.

- a. On April 24, 2018, the HDC denied the application citing "the lack of consideration for the location, visibility and historic character of the site and the mixture of inappropriate materials in the proposal."

- b. The commission suggested the applicant may amend the application "using one consistent material for the fencing and gate that is non-residential in character. Chain-link fencing was suggested as a possibility for use in this particular location."

- c. The denied application was not amended or appealed.

10. At the time of the April 2018 application for a new fence, the subject concrete barriers had already been installed.

- a. Staff was delayed in requesting a permit for these items due to ongoing legal disputes with the City in the vicinity.

11. As stated above, the concrete blocks were submitted for review in January 2020, and were denied by the Commission with the finding that "the concrete blocks are a style of barrier inappropriate for the historic district that diminishes the integrity of setting."

Proposed modifications:

12. The applicant would like to build a concrete stone-faced wall at this location, using the existing blocks as a foundation.

- a. A frame for pouring concrete will be constructed around the blocks and filled with new concrete so it is a seamless wall.

- b. The new concrete, so the wall will be stone-faced.

13. The applicant has expressed they would be willing to consider brick veneer over stone if the Commission finds it more appropriate.

14. The Commission is to confirm with the applicant the height, thickness, and length of the wall.

Considerations

15. In general, concrete, stone, and brick are materials compatible with the historic district.

16. A wall of this type is not found elsewhere in the district, but natural stone has been utilized in some locations; including 310 Florence and the retaining wall behind 32-42 N Huron.

17. If the Commission finds that the concrete blocks cannot be modified appropriately, it should be explicitly stated.

18. If the Commission finds that modifying the concrete blocks would be outright inappropriate, Staff recommends the Commission discuss with the applicant compatible enclosure methods. The applicant has expressed wanting additional guidance.

*This work may be subject to approval of a fence permit.

Recommended Motions:

Move to table action on the proposed work at 24 N Huron, so the applicant can provide more information on the height, length, and thickness of the wall.

Move to approve and issue a Certificate of Appropriateness for the work at 24 N Huron, as submitted in the application dated September 1, 2020, for the construction of a stone-faced concrete wall. The wall shall match the height and thickness of the existing concrete barriers and be faced with stone to a pattern similar to the example photos submitted.

Relevant Secretary of the Interior's Standards:

#9

Prepared by:

Scott E. Slagor, Preservation Planner



City of Ypsilanti
Historic District Commission
Work Permit Application
One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

R. 27340
#1547
PHDC-20-0061

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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Property

Address

24 N. Huron Ypsilanti MI 48197

Applicant

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

Name

Bessie Pappas

Address

[Redacted Address]

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Victory Concrete LLC

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

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

- ☐ Painting
- ☐ Other
- ☐ Application Amendment

Complete Description of Proposed Work:

Remortar and color of exterior stones
to comply with historical guidelines.
Rejoin the stones together and restore
original wall.

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

Information included in the proposal.
See Attached.

Permit Application Fee (action items only)

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

Construction Cost:

800⁰⁰

Permit fee:

\$35 + _____ =

Signature

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

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

Signature:

[Redacted Signature]

Date:

8/31/2020

Print Name:

Bessie PAPPAS

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

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



PHDC 20 0061

1605 Ferndale Place ■ Ann Arbor, Michigan 48104

Donna M. Malski

PROPOSAL / CONTRACT

August 28, 2020

TO

Betsey Pappas
Jackson Cleaners
24 N. Huron St.
Ypsilanti, MI 48197

phs [REDACTED]

DESCRIPTION OF WORK

Repoint the joints of the stone foundation wall at the rear corner of building (exterior). Best match mortar and color to the original used. Remove paint from stones and joints to restore area to the original wall.

DIMENSIONS

- repoint area of wall: 4 FT X 3 LF = 12 SF
- remove paint from stones: 4 FT X 5 LF = 20 SF

JOB DETAILS

1. Remove broken and crumbling mortar with patching materials.
2. Clean area thoroughly.
3. Brace stones for correct fit.
4. Mix mortar to best match original with materials and color. Apply to joints.
5. After several days, remove bracing.
6. Remove paint and unwanted patch material from stone faces.

COSTS

- Repoint joints of stone wall and remove paint: 20 SF = \$ 400.00 – 800.00

TOTAL CHARGE = TBD

PAYMENT TERMS

Fifty percent due prior to the job in the amount of the estimated cost.
Balance due upon completion of the job, the approved inspection if required, or within 30 days of receipt of the final invoice.
Please make payable by check OR cash to **VICTORY CONCRETE, LLC**. Mail to:

VICTORY CONCRETE, LLC
1605 Ferndale Pl.
Ann Arbor, MI 48104

Deposit: (50%) Due prior to beginning job.

customer signature

date

Balance: Due upon completion of job.

contractor signature

date

NOTES

MATERIALS AND METHODS used currently replicate those used at the original time the structure was built.

ADDITIONAL CHARGES may apply if unforeseen situation arises. Customer will be notified before proceeding.

PREVIOUS WORK not done properly or not within code by other contractors can be repaired or corrected for a cost.

ALL WORK is done professionally.

VICTORY CONCRETE, LLC is fully insured with general liability, workers' compensation disability, and commercial vehicle insurance.

TERMS

A 1.5% charge will be applied monthly to all unpaid balances after 30 days.



RECEIVED
AUG 02 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

66'

HURON STREET

HURON STREET

MASONIC
Temple
BLDG -017

DETROIT EDISON
BLDG -016

DETROIT EDISON
Power Station

#56 - 015 - KRUGER
N 88°49'00" E 88.00'

#46 - MANGA
BOUTIQUE
#54

DUPUIS INC for
LIFE
-014

G.T. UNLIMITED

#32 -
#42 - INTERIOR
DESIGN
-013

VERBICK Touch of
DECOR

#28-30
FOX -012

SHOCKS ELECTRONICS
-011

#20-22
ORIENTAL GROCERY
-010

#72 - DEWEYED
TAYLOR
-009

PAPPAS
-008

#2-10
eye CARE
-006

HAAB
BROTHERS
-005

HAAB'S RESTAURANT
-007

401

BLACK WALL
DUE EAST 68.00'

#52 - 42
PARKING LOT
-019

SET P.K. MARKED
DRAIN
BASEMENT

WALL
BLDG -018

JACKSON DUE EAST
-017

Thompson
-004

PARKING LOT
-004

DUE WEST ALLEY
DUE EAST

MCHERN
Thompson
-003

#8-10
-003

#12
-003

SET IRON ROD
W/CAP #30081

SET IRON ROD
W/CAP #30081

FD 1 1/4 PIPE
#28252 DET. EDISON

FD 1 1/4 PIPE
#28252 DET. EDISON

DUE EAST

SET IRON ROD
W/CAP #30081

SET CUT CROSS

SET IRON ROD
W/CAP #30081

SET IRON ROD
W/CAP #30081

SET CUT CROSS

SET IRON ROD
W/CAP #30081

DUE EAST

DUMPSTER

PART OF R.O.W. AS MENTIONED
IN L. 2004, P. 812, L. 1787, P. 286,
AND L. 3028, P. 283

Thompson
-004

PARKING LOT
-004

DUE WEST ALLEY
DUE EAST

MCHERN
Thompson
-003

#8-10
-003

#12
-003

-001

CONCRETE
PARKING
LOT

MATERIALS
UNLIMITED
BLDG

LOWE

#2
SET CUT CROSS

SET CUT CROSS

SET IRON ROD
W/CAP #30081

SET IRON ROD
W/CAP #30081

PUBLIC LAND ENCROACHMENT

UNL. DET. TP3

C/L 1
ESMT.
RESOL.
DATED

EASED
EACH
UNDER
RIGHT
TO TR
L 18

INTEREST W

INTEREST W

INTEREST W

Example of stone-faced concrete the applicant is aiming for.







Staff photos of alley, January 22, 2020.





HDC Work Permit Staff Review

Property address: 9 S Adams

Property History: The property includes a commercial building that was noted as "modern" in the National Register nomination and therefore non-contributing. Based on Sanborn maps, the central portion of the building was erected sometime between 1916 and 1927 for an auto repair facility, it was subsequently expanded to reach its current size by the mid-1960s.

Date of Application: September 1, 2020

Date of Review: September 4, 2020

Date of Meeting: September 8 and 22, 2020

Proposed work: Two new doors and light fixtures.

Materials: TruDoor flush hollow metal doors and Strongway 16" barn light.

Staff review:

1. The applicant is proposing replacing the façade entry door, and adding a new door in place of a window on the south elevation.

Façade door

2. The current façade door is a metal-framed glass commercial door, appearing to date to the mid-twentieth century.
3. The applicant proposes to replace it with a hollow metal half-light door.
4. In staff opinion a full glass door would be more appropriate, keeping with the glazed entry adjacent to tall display windows; but the new door does not diminish the overall integrity of the building and generally meets HDC door standards.

South Elevation Door

5. The south elevation of the building is largely not publicly visible.
6. Currently, there is a non-historic metal-framed single-light window at this location.

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.

7. The applicant is proposing to add a door of the same type as the façade to this location, removing the window.
8. In staff opinion, removal of this window in exchange for a door does not diminish the integrity of the building.

Lighting

9. Two metal "barn light" fixtures are proposed to illuminate the entrances.
10. The fixtures themselves are downward-facing and appropriate for a building of this age and historic use.
11. The specifications are not clear on the Kelvin level of the fixtures. HDC lighting standards require the light temperature to be no greater than 3000K.

**Staff removed superfluous material, from the application before preparing the packet*

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 9 S Adams, as submitted in the application dated September 1, 2020, for the installation of two TruDoor half-light metal doors and Strongway "barn light" fixtures, as specified; with the condition that the light temperature of the fixtures be no greater than 3000k.

Relevant Secretary of the Interior's Standards:

#9

Prepared by: Scott E. Slagor, Preservation Planner



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

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

R.27341 Visa
PHDC-20-0062

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

9 S. Adams 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

Growing Hope

Address

922 W Michigan Ave

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Growing Hope

- Elisa Marroquin

Type of work

- ☐ Roofing
☒ Window/Door
Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

1. Replace existing door on 9 S Adams
 - New door is metal with glass 1/2 lite
 - Keypad lock
2. Create an additional entrance to 9 S Adams by replacing window with a door
 - Door will be located where current glass window is at side, back corner of building
 - Door is #9 located on drawing (listed on Floor Plan Keynotes)
 - New door will be metal door with glass 1/2 lite
 - Keypad lock

Application includes light rig SES 9-4-2020

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

~~00000~~ \$ 2,000

Permit fee:

\$45 + ~~000~~ = ~~000~~**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:

8/28/20

Print Name:

Elisa Marroquin

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

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

PHOTO 2000

MEP ENGINEER: MA ENGINEERING
400 S. OLD WOODWARD, SUITE 100
BIRMINGHAM, MI 48009

PROJECT LOCATION



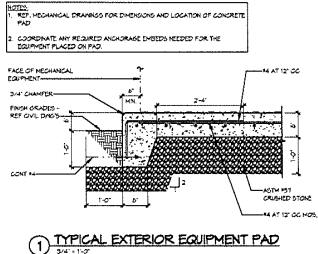
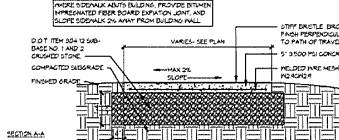
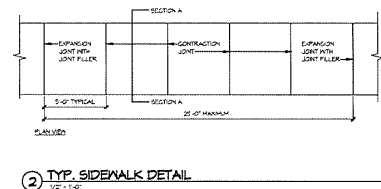
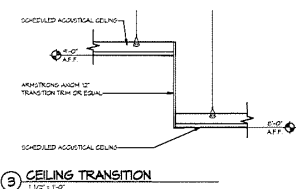
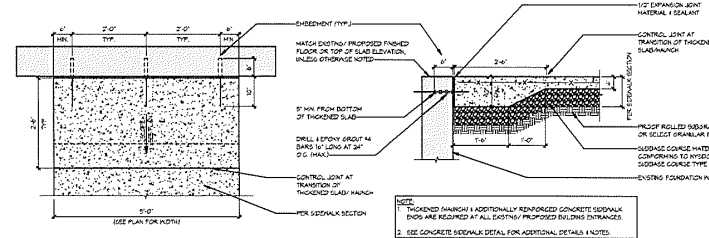
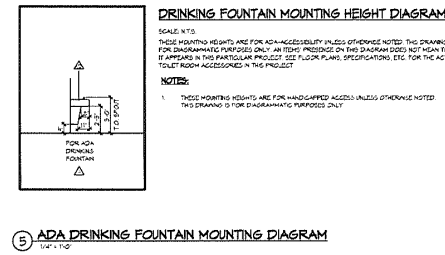
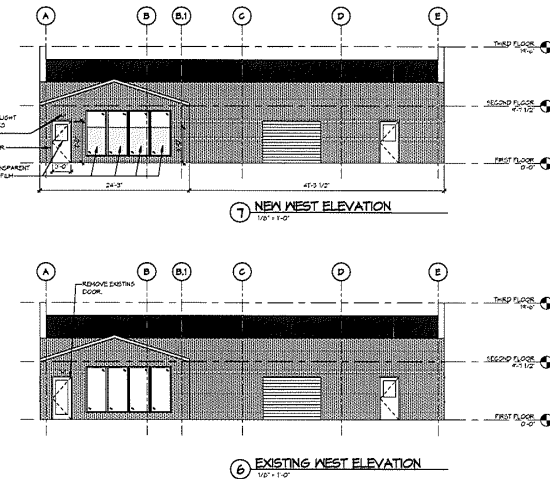
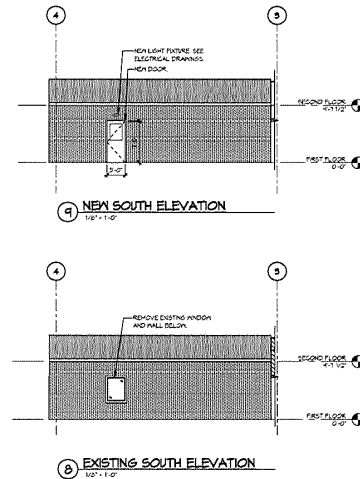
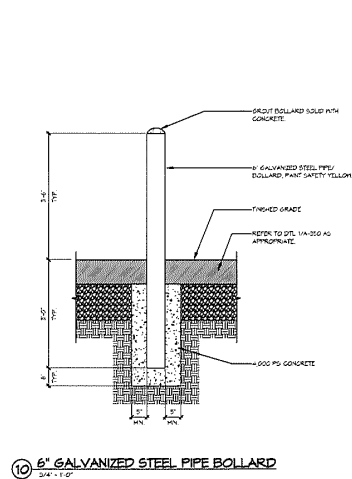
HISTORIC COMMISSION SUBMITTAL

[illegible]

HISTORIC COMMISSION SUBMITTAL

GROWING HOPE KITCHEN
PROJECT NO.: 2020-08-10
PROJECT DATE: 09.01.2020

hbt
ARCHITECTS
 2 Elton Street, Rochester, New York 14607
 t: 585.586.0490
 www.hbtarchitects.com



HISTORIC COMMISSION SUBMITTAL

NUMBER DATE ISSUED BY DESCRIPTION

GROWING HOPE KITCHEN

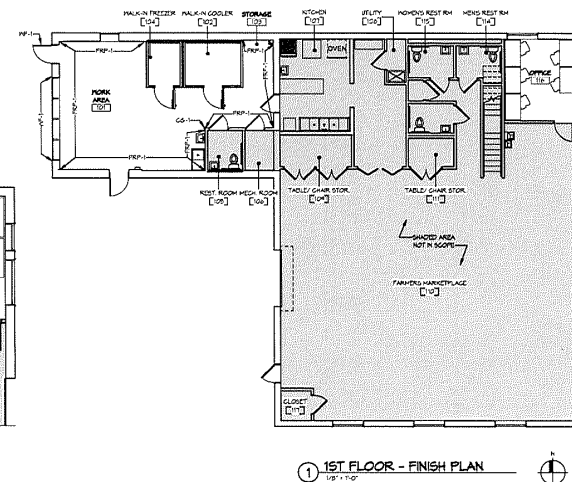
GROWING HOPE 9 SOUTH ADAMS,
 YPSILANTI MI 48197
 YPSILANTI MI 48197
 GROWING HOPE

DETAILS

PROJECT NO.
 2020-08-18
 PROJECT DATE
 09.01.2020

NOTES:
 IF A VIOLATION OF LAW OR ANY PERSON, UNLESS ACTING UNDER THE AUTHORITY OF A LAW ENFORCEMENT AGENCY, HAS BEEN VIOLATED THIS DOCUMENT IS NOT VALID. ANY VIOLATION HAS ALTERED THIS DOCUMENT IS VIOLATED BY LAW TO THE EXTENT OF THE VIOLATION. VIOLATIONS WILL BE FOLLOWED BY THE ARCHITECT AND A PROPER DESCRIPTION OF VIOLATIONS.

A-350





Replace door @ 9 S Adams w/ metal door, glass window cutout



Replace window w/ additional exterior entrance w/ metal door, glass window cut out



FLUSH HOLLOW METAL DOOR

Heavy-duty steel door for commercial, industrial and institutional applications

Our stock hollow metal door is an affordable non-handed, square-edge door solution designed to meet your requirements for quality full flush steel doors - for commercial, institutional and industrial applications. Stocked with Steelcraft locations, these doors are designed to satisfy your requirements for durability, security, aesthetics or fire protection. Trudoor is authorized by Warnock Hersey / Intertek to modify, re-certify and label fire-rated metal doors.

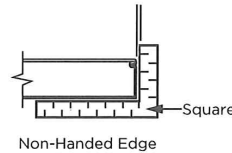
Features:

- Heavy-duty, SDI Level 2 - 18 gauge steel faces
- 1-3/4" Thick, non-handed design with reversible hinge plates
- Polystyrene or rigid honeycomb core
- Inverted top and bottom channels for additional stability and protection
- Interlocking seam enhances structural rigidity and durability
- Heavy gauge hinge reinforcements and door closer reinforcement
- Available with a wide range of glass lites, louvers and hardware preps
- Factory applied rust inhibiting primer (no special color options)
- Fire-rated up to 3 hours with WHI / ITS mylar label applied
- Preps include 161 (cylindrical lock), 86ED (mortise lock), RPD (Rim Panic Reinforced)

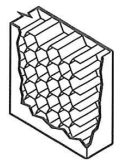


Code Compliance:

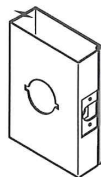
- Meets or exceeds ANSI A250.6 and A250.6
- Construction meets the requirements of ANSI A250.8
- Listed for installations requiring compliance to negative pressure testing (UL-10B) and positive pressure (UL-10C)
- Florida Product Approved



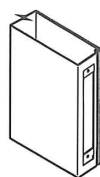
Polystyrene Core



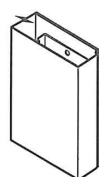
Honeycomb Core



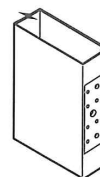
161 Lock



86ED Lock



RPD



Non-Handed
Mortise Hinge Prep



Grade and Model:

ANSI A250.8 - SDI 100			Edge Construction	Maximum Sizes		Recommended Gauge of Frame
Level	Model	Description		Single	Pair	
Level 2: Heavy Duty Commercial			18 gauge (1.0 mm) - heavy commercial and institutional applications with high use			
2	1	Full Flush	Visible	4'0" x 8'0"	8'0" x 8'0"	16 gauge (1.3 mm)

Grades and models defined by Steel Door Institute (SDI)

Manufacturers include Steelcraft and ASSA Abloy

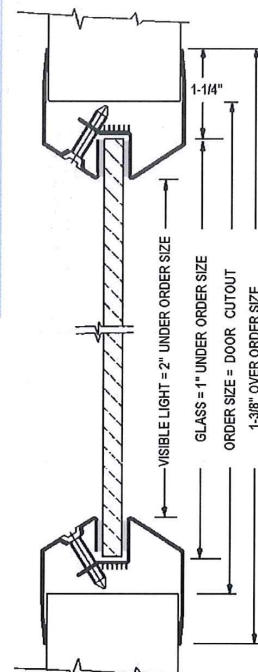
V2

SLIMLINE™ VISION KITS FOR 3/16-1/4" GLASS: VSL, SLR, VWL

Low Profile Beveled Vision Lite For Fire Rated Doors. Self-Attaching for Glass 3/16" to 1/4"
Frame Has Single-side Fasteners. Available in Round Shapes or Wood Veneer

SPECIFICATIONS:

Material:	20 gauge CRS frame. Min Size 3" x 3", Max 60" x 104". See Fire Rating Below.
Construction:	1-1/4" trim with radius corners, mitered and welded. Continuous glass retainer, countersunk mounting holes in the bevel on non-corridor side.
Door:	For 1-3/4" door. For other sizes, see models VSIG, VLFIG & VLFEZIG. Door cutout = order size.
Fasteners:	#8 x 1" flathead phillips SMS to match finish. <u>Woodlite</u> has wood veneer plugs covering screw heads.
Powder Coat Finishes:	____ (B) Mineral Bronze ____ (G) Gray (stock colors for VSL) ____ (BK) Black ____ (FBK) Flat Black ____ (W) White ____ (SB) SC Beige ____ (SI) Silver ____ (BRA) Brass ____ (S) Sand ____ (AB) AMS Beige ____ View Color Samples Online
Glass:	3/16"- 1/4" glazing to be ordered separately from Glazing Section of catalog. Use fire rated glazing with Warnock Hersey (WHI) or UL classification markings for fire rated applications. Visible light is 2" under rough opening size. Glass size is 1" under order size. Fire-Rated Air Louvers Glazing to fit this Product: WS, KFRF, PYRO, and PPF.
Fire-Rating, Testing & Listings:	When installed in properly rated and approved door, ratings up to 3 hours can be achieved for VSL and SLR, depending on the glazing used. See glazing ratings for max exposed area. Tested and Listed for UL 10C and Criteria of UBC 7-2 Positive Pressure. See detailed installation instructions.

**OPTIONS AT ADDITIONAL COST:**

PAK:	Includes Vision Lite, Glass Sized to Fit, Applied Glazing tape for UL10B Installations, Securely Packaged Individually.
UBC 7-2 Installation:	____ Additional intumescent tape for Positive Pressure UL10C . See detailed installation instructions. NOTE: Intumescent tape NOT needed for 20 Minute Wood doors for UL Label.
Finishes & Materials:	____ (S) 20 Gauge Stainless Steel: #4 Finish. ____ (G) Galvanized Sheet for Exterior Applications. ____ (E) Electro Zinc Plating for Maximum Corrosion Resistance.
Woodlite Wood Veneers:	____ VWL .010 Wood Veneer to Match Wood Finish. (excludes SLR) Rated 90 mins ____ Veneer Type: (MA) Maple, (WB) White Birch, (RO) Red Oak. See website for more wood type codes and photos. Up to 60" x 77". Samples upon request.
Fasteners:	____ Torx ____ Other: _____
Mullions:	Factory welded to vision lite & painted. See Mullions Page in this section to order.
Round Lite Two Sizes:	____ VSLR-12: One piece, 18 gauge construction. 11" glazing. (n/a (S) material) ____ VSLR-18: One piece, 18 gauge construction. 17" glazing. (n/a (S) material)
Privacy Screen:	Add the Velo Privacy Screen to This Vision Lite— See Web Page for Details
Custom:	Contact customer service for special orders.

STOCK ITEM - MANY STANDARD SIZES OF VSL FRAMES IN STOCK FOR NEXT DAY SHIPMENT FROM ALL WAREHOUSES

Order Format:

VSL, VSLR, VWL Option S,G,E W H Color

Example: VSL 1212W

Interpretation of Fire and Building Codes May Vary. Consult with the Local Authority Having Jurisdiction (AHJ) to determine appropriate standards.

 © 2019 Activar Construction Products Group, Inc.	Distributor:	Width: ____ x Height: ____
	Architect:	Quantity:
	Contractor:	Model:
	Project:	Date: Version: ALPDS1901
800-554-6077 QUOTES@ACTIVARCPG.COM ORDERS@ACTIVARCPG.COM SALES@ACTIVARCPG.COM VISIT WWW.ACTIVARCPG.COM FOR THE MOST UPDATED PRODUCT INFORMATION BEFORE ORDERING MFG: COMMERCE CA, BLOOMINGTON, MN • WAREHOUSES: LANCASTER PA, ATLANTA GA, CHICAGO IL, SEATTLE WA, FORT MYERS FL, DALLAS TX, FARGO ND, OMAHA NE		



16 Inch Barn Light

Owner's Manual



⚠ WARNING: Read carefully and understand all ASSEMBLY AND OPERATION INSTRUCTIONS before operating. Failure to follow the safety rules and other basic safety precautions may result in serious personal injury.

Items #52681 & #52682

SAVE THESE INSTRUCTIONS

Thank you very much for choosing a Strongway™ product!

For future reference, please complete the owner's record below:

Serial Number/Lot Date Code: _____

Purchase Date: _____

Save the receipt, warranty, and this manual. It is important that you read the entire manual to become familiar with this product before you begin using it.

This 16 Inch Barn Light is designed for certain applications only. Northern Tool & Equipment is not responsible for issues arising from modification or improper use of this product such as an application for which it was not designed. We strongly recommend that this product not be modified and/or used for any application other than that for which it was designed.

For technical questions, please call **1-800-222-5381**.

Intended Use

This 16" Barn Light is perfect for your warehouse, yard, bar, and more. With the multiple mounts that are included, your options are endless. No matter where you place the light, its durable metal construction with powder-coat finish ensures that this light will provide the superior performance you expect.

Technical Specifications

Property	Specification
Material	Aluminum
Finish	Powder-coat
Product Size	16in. Shade Cover
Bulb	Requires E26 bulb (not included)
Lamp type	120 Volt, 200 Watt, 60Hz

Important Safety Information

⚠WARNING

- Read and understand all instructions. Failure to follow all instructions may result in serious injury or property damage.
- The warnings, cautions, and instructions in this manual cannot cover all possible conditions or situations that could occur. Exercise common sense and caution when using this barn light. Always be aware of the environment and ensure that the tool is used in a safe and responsible manner.
- Do not allow persons to operate or assemble the product until they have read this manual and have developed a thorough understanding of how it works.
- Do not modify this barn light in any way. Unauthorized modification may impair the function and/or safety and could affect the life of the product. There are specific applications for which the product was designed.
- Use the right tool for the job. DO NOT attempt to force small equipment to do the work of larger industrial equipment. There are certain applications for which this barn light was designed. It will be safer and do a better job at the capacity for which it was intended. DO NOT use this equipment for a purpose for which it was not intended.
- Industrial or commercial applications must follow OSHA requirements.

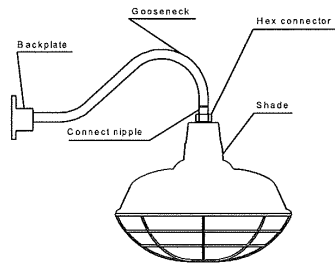
⚠WARNING

WORK AREA SAFETY

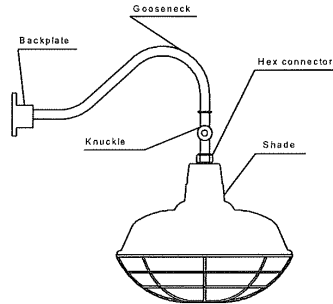
- Inspect the work area before each use. Keep work area clean, dry, free of clutter, and well lit. Cluttered, wet, or dark work areas can result in injury. Using the product in confined work areas may put you dangerously close to other cutting tools and rotating parts.
- Keep children and bystanders away from the work area while operating the tool. Do not allow

Mounting Sketch

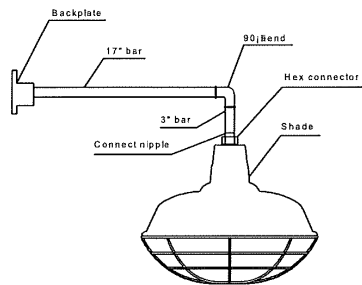
Option 1
Gooseneck Mount



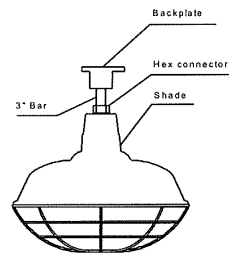
Option 2
Gooseneck with Knuckle Mount



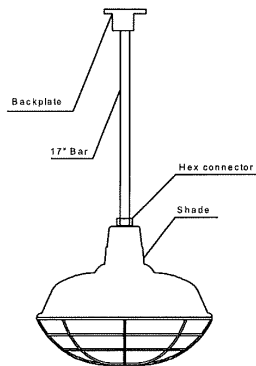
Option 3
17" Bar Wall Mount



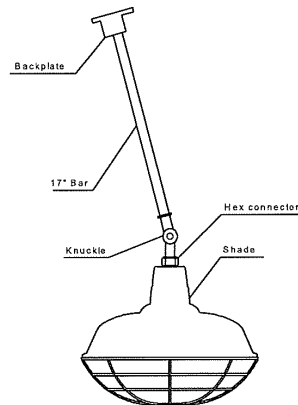
Option 4
Flush Mount



Option 5
Stem Mount



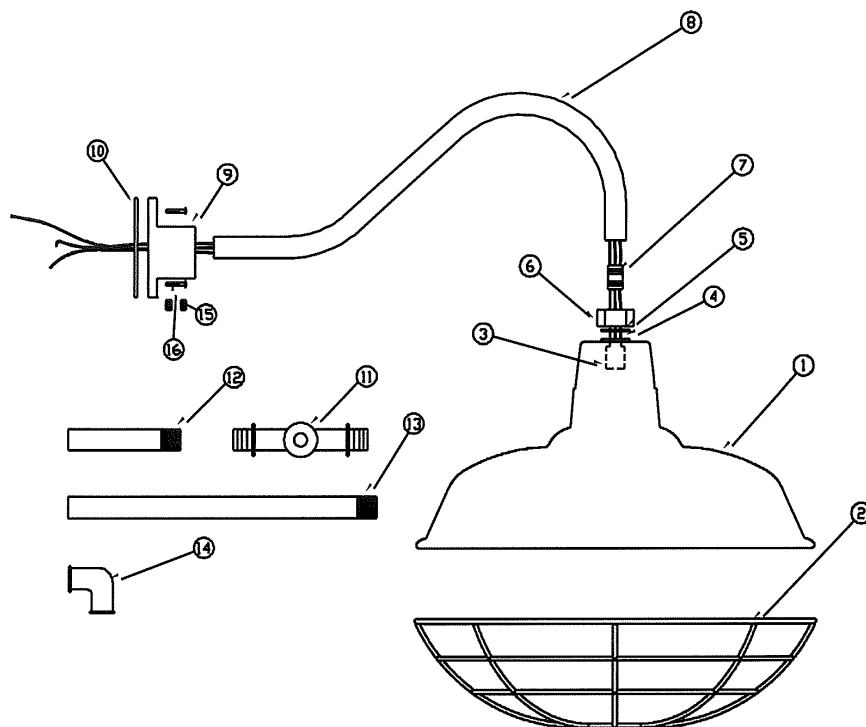
Option 6
Beveled Mount



Maintenance

Maintain your 16" warehouse barn light. It is recommended that the general condition of any light be examined before it is used. Keep your 16" warehouse barn light in good repair by adopting a program of consistent repair and maintenance. Have necessary repairs made by qualified service personnel.

Parts Diagram





Facing southeast to facade and north elevation.



Facing east to facade.



HDC Work Permit Staff Review

Property address: 406 Oak

Property History: The property includes vernacular house that has undergone several visible alterations. According to assessing data, the building was erected in 1840.

Date of Application: September 1, 2020

Date of Review: September 4, 2020

Date of Meeting: September 8 and 22, 2020

Proposed work: New window.

Materials: Andersen clad window.

Staff review:

1. The applicant proposes replacing a wood-framed casement window on the south (rear) elevation of the house.
2. The window was installed ca.1980 and is badly water damaged.
3. Initially, the applicant requested a vinyl-clad window, per the recommendation of a neighbor who had vinyl-clad windows approved prior to the 2012 resolution to not support vinyl.
4. Staff recommended other Andersen windows that were approved by the Commission in 2019.
5. From staff recommendations, the applicant is seeking approval for replacement with either the Andersen E Series, wood clad in fiberex; or Andersen 100 Series, an entirely fiberex material.
6. The window is to be a full sash replacement of the previous paired single-light casements; matching those on the opposite side of the door on the same elevation.
 - a. The applicant expressed they may be interested in a different type of window, such as double-hung or awning.
7. The applicant may also consider investigating what led to the deterioration of the previous window to take

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.

proactive measures to prevent the same deterioration from happening in a new window.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 406 Oak, as submitted in the application dated September 1, 2020, for the installation the replacement of a casement window on the south elevation. The replacement shall be a full-frame installation of either an Anderson 100 Series or Andersen E series window, matching the configuration of the previous window.

Relevant Secretary of the Interior's Standards:
#9

Prepared by: Scott E. Slagor, Preservation Planner



RECEIVED
SEP 01 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

R27284 Cash
PHDC 20-0063

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

406 Oak St.

Applicant

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

Name

Michael Hurley

Address

[REDACTED]

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

[REDACTED]

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

Gottschalk Builders- Mike Gottschalk- License #2102153062- 734-812-3093 - Andersen Window Replacement Installer

Type of work

- ☐ Roofing
☒ Window/Door
Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Replace rotted Andersen kitchen casement window with new Anderson400 Series window. Replace and paint the exterior wood brick molding to match the other windows.

- 1). Window size is will remain the same style and size as original Andersen window....35" 5/16th x 40" 3/4
- 2). The exterior brick molding will be painted the same color as exterior white trim around house with:
 - 1 coat Sherwin Williams Exterior Primer
 - 2 coats Sherwin Williams Super Paint Bright White w/ Satin Sheen

I will be doing the painting myself to save money, and will put down a 10ft 6mill Drop cloth, to protect the deck from any paint spill. I have had the siding paint matched to what is now called "406 Oak Blue" w/ sherwin williams just incase to touch up and get a clean look.

Discussing other window series options
w/ contractor that were currently approved for the
historic district. Anderson A series
Anderson E series

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

- 1). Andersen 400 Series Casement Window, hardware and WoodgrainMillwork Solid Pine brick molding to match
- 2). Sherwin Williams Exterior Primer
- 3). Sherwin Williams Super Paint Bright White w/ Satin Sheen.
- 4). 6mill 10ft HDX Plastic Sheeting (while painting)

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: \$2000

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:

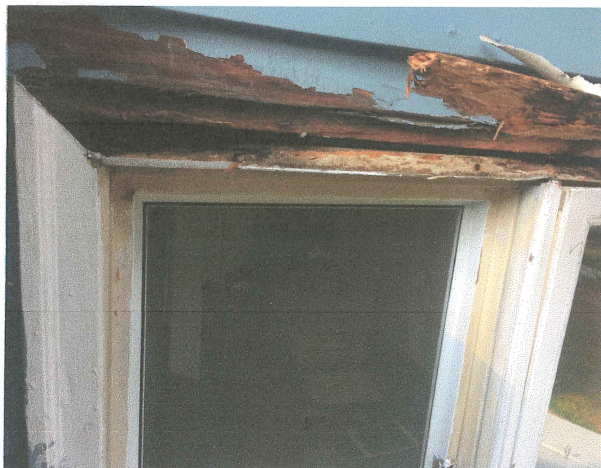
Print Name:

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

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

PHDC-200063

Casement Window that needs to be replaced.



CASEMENT & AWNING WINDOWS

I have several neighbors w/ Andersen 600 series which was approved for them.

FEATURES

Frame

A A seamless one-piece, rigid vinyl frame cover is secured to the exterior of the frame to protect the wood frame from moisture and maintain an attractive appearance while minimizing maintenance.

B The seamless rigid exterior vinyl cover extends 1 3/8" (35) around the perimeter of the unit. This creates a flange to help seal the unit to the structure.

C Wood frame members are treated with a water-repellent preservative for long-lasting* protection and performance.

D Interior stops are unfinished pine. Low-maintenance prefinished white, dark bronze and black interiors are also available.

Sash

E Rigid vinyl encases the entire sash — a vinyl weld protects each sash corner for superior weathertightness. It maintains an attractive appearance and minimizes maintenance.

F Wood core members provide excellent structural stability and energy efficiency.

G Flexible bulb weatherstrip or vinyl closed-cell foam weatherstrip is factory installed on the perimeter of the sash.

Glass

H A glazing bead and silicone provide superior weathertightness and durability.

I High-Performance glass options include:

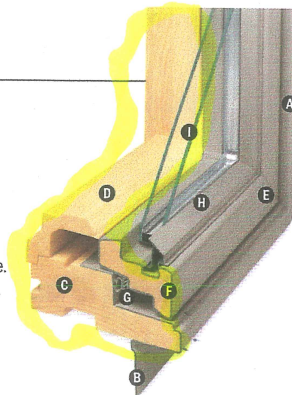
- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 Sun glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass

Tempered glass and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.

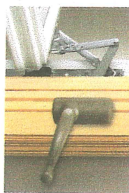
Patterned Glass

Patterned glass options are available. See page 12 for more details.



Hardware

Smooth Control Hardware System



The smooth control hardware system employs a worm gear drive for easy operation. Units with a wash mode have hinges that move the sash away from the frame to

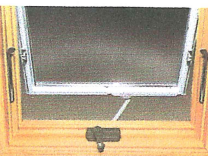
provide easier glass cleaning. CXW15, CXW155, CXW16 and CXW25 sizes are not available with wash mode. Hardware option and finish must be specified. Operator handle and cover sold separately.

Single-Actuation Casement Lock



On casement windows, a single-actuation lock easily releases all locking points on casement sash while the reach-out action eliminates binding when closing. The lock handle is offered in finishes that coordinate with your specified hardware option.

Awning Sash Locks



Awning sash locks provide an added measure of security and weathertightness. Hardware style and finish options are compatible with Andersen® casement windows to ensure consistency in appearance when used in combination designs.

StormWATCH PROTECTION

Casement and awning windows are available with Stormwatch® Protection. Visit andersenwindows.com/coastal for more details.

Performance Grade (PG) Upgrade

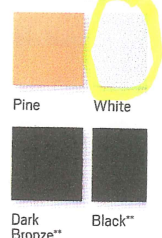
Performance upgrades are available for select casement and awning sizes, allowing these

units to achieve higher performance ratings. Performance Grade (PG) Ratings are more comprehensive than Design Pressure (DP) Ratings for measuring product performance. Contact your supplier for availability. For up-to-date performance information of individual products, visit andersenwindows.com.

EXTERIOR



INTERIOR



Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a prefinished option is specified.

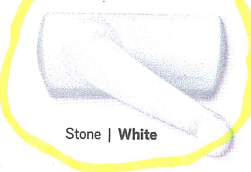
HARDWARE FINISHES



Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

CASEMENT & AWNING HARDWARE OPTIONS*

CLASSIC SERIES™



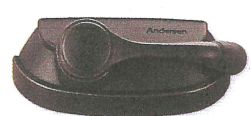
Stone | White

ESTATE™



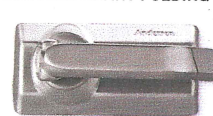
Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | Satin Nickel

TRADITIONAL FOLDING



Antique Brass | Black | Bright Brass
Distressed Bronze | Distressed Nickel
Gold Dust | Oil Rubbed Bronze | Satin Nickel
Stone | White

CONTEMPORARY FOLDING



Black | Bright Brass
Gold Dust | Oil Rubbed Bronze
Satin Nickel | Stone | White

Folding handle avoids interference with window treatments.
Bold name denotes finish shown.

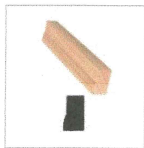
* Visit andersenwindows.com/warranty for details.

** Dark bronze and black interiors are only available with dark bronze and black exteriors respectively.

† Hardware sold separately.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

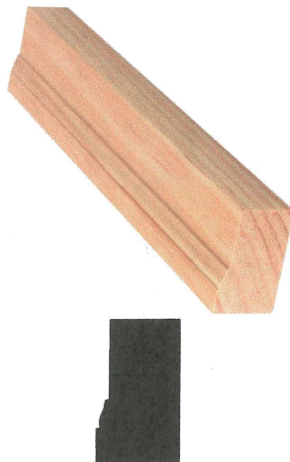


Woodgrain Millwork >

WM 180 1-3/16 in. x 2 in. x 96 in. Solid Pine Brickmould Moulding

★★★★★ (9) > [Write a Review](#) [Questions & Answers \(2\)](#)

\$13²⁸



 Save up to \$100[◇] on your qualifying purchase.
[Apply for a Home Depot Consumer Card](#)

Overview

The Woodgrain Millwork 1-3/16 in. x 2 in. x 96 in. Solid Pine WM 180 Brick Mould is used to seal around exterior doors and windows. Solid Pine WM 180 Brick Mould helps shield your exterior openings from the elements while providing protector... [See Full Description](#)

FIBREX® MATERIAL

STRONG ON PERFORMANCE. GENTLE ON THE ENVIRONMENT.

Developed by Andersen, Fibrex® material is a revolutionary structural composite material that blends the very best attributes of vinyl and wood. Fibrex material saves on natural resources because it is composed of 40% reclaimed wood fiber by weight. Special polymer formulations surround and fill each wood fiber, enabling top performance. The result is a material that provides uncommon value and enhances the quality of any project. In use for over two decades in Andersen® products, Fibrex material has proven its strength and durability in all types of climates.

REVOLUTIONARY BUILDING MATERIAL

- Twice as strong as vinyl, so weathertight seals stay weathertight
- Blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills
- Retains its stability and rigidity in all climates for exceptional durability
- Offers superior scratch resistance compared to painted vinyl*



ENVIRONMENTALLY RESPONSIBLE

- Since Andersen developed the highly sustainable Fibrex material, reuse of waste wood fiber has prevented the harvesting of nearly 90 million board feet of timber
- 100 Series products can help builders earn LEED® points in three key categories: Energy & Atmosphere, Materials & Resources and Indoor Environmental Quality
- 100 Series products meet or exceed California Section 01350 Specification, a California indoor emission standard — one of the toughest in the country
- Like all Andersen products, 100 Series products are designed to last** and help reduce future waste streams



See how Andersen created Fibrex material at andersenwindows.com/fibrex

* Visit andersenwindows.com/warranty for details.

** When tested against five leading competitors' painted vinyl window products.

WINDOWS

FEATURES

CASEMENT & AWNING

Frame

A Frame constructed with Fibrex® composite material. This construction produces a rigid frame.

B Durable, low-maintenance finish won't fade, flake, blister or peel.*

Concealed receiving brackets mounted on the hinge side of the frame keep the sash tightly secured within the window frame when closed.

C Four frame options available, see below.

Sash

D Fibrex material construction provides long-lasting performance. The sash, finished with a durable capping, provides maximum protection and a matte, low-maintenance finish.

E The dual weatherstrip system combines both an exterior watershed design and a bulb weatherstrip seal between the sash and frame. The result is a long-lasting, energy-efficient barrier against wind, water and dust.

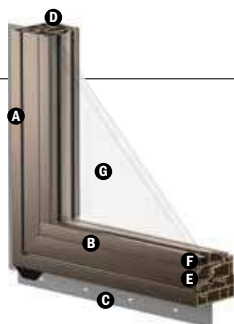
Glass

F A glazing bead and silicone provides superior weathertightness and durability.

G See below for details.

Hardware

Sash operator provides almost effortless opening and closing, regardless of unit size.



Long-lasting stainless steel hinge channels are used at the head and sill to provide easy operation.

Single-Action Casement Lock

Single-action lock easily releases all concealed locking points on casement sash. The lock and folding handle match the window's interior color.

Awning Sash Locks



Awning sash locks provide an added measure of security and weathertightness. Awning hardware style and color options are compatible with 100 Series casement windows to ensure a consistent appearance when used in combination designs.

SINGLE-HUNG

Frame

A Frame constructed with Fibrex composite material. This construction produces a rigid frame.

B A durable, side-loaded balancer provides for easy sash opening and closing. The lower sash can be removed without the use of tools.

C Durable, low-maintenance finish won't fade, flake, blister or peel.*

D Four frame options available, see below.

E Weep holes are located on the exterior nose of sill for proper water management.

Sash

The lower sash has a meeting rail cover with a unique raised profile design, allowing the sash to be opened and closed easily.

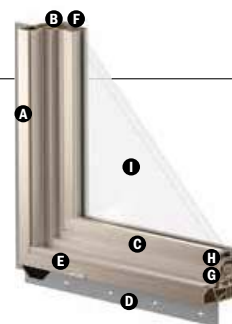
F Fibrex material construction provides long-lasting performance. The sash, finished with a durable capping, provides maximum protection and a matte, low-maintenance finish.

G Dual-felt weatherstrip provides a long-lasting, energy-efficient barrier against wind, water and dust.

Glass

H A glazing bead and silicone provides superior weathertightness and durability.

I See below for details.

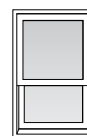


Hardware

Sash Lock

Sash lock engages automatically when lower sash is closed. The standard sash lock matches the window's interior color. An optional sash lift is available.

Sash Options



Reverse Cottage Style

Shapes



Arch Single-Hung

COMMON FEATURES

Frame

Four frame options include:

- 1 3/8" (35) flange setback for siding applications. An integral rigid vinyl flange helps seal the unit to the structure.
- 1" (25) flange setback with stucco key. An integral rigid vinyl flange helps seal the unit to the structure.
- No-flange option for window replacement in an existing framed opening.
- Insert option for window replacement in an existing window frame.

Glass

Glazing bead and silicone provide superior weathertightness and durability.

High-Performance glass options include:

- Low-E SmartSun™ glass
- Low-E SmartSun HeatLock® glass
- Low-E glass
- Low-E HeatLock glass
- Low-E Sun™ glass
- Clear dual-pane glass

Tempered glass and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

Performance Grade Upgrades

Optional performance grade upgrades are now available for select sizes allowing units to achieve PG50. Performance Grade (PG) Ratings are more comprehensive than Design Pressure (DP) Ratings for measuring product performance. Choosing the PG50 Upgrade does not change the appearance of the unit.

EXTERIOR COLORS



White Sandtone Terratone



Dark Bronze Black

INTERIOR COLORS



White Sandtone**



Dark Bronze** Black**

* Visit andersenwindows.com/warranty for details.

** Products with dark bronze, black and Sandtone interiors have matching exteriors.

Printing limitations prevent exact duplications of colors. See your Andersen supplier for actual color samples. Dimensions in parentheses are in millimeters.

MADE STRONG

Aluminum is a distinguishing element that enables us to offer the strength, beauty and design freedom for which E-Series products are known. Through decades of innovation, we have elevated the extruded aluminum-clad window and patio door category and perfected a made-to-order process that is unsurpassed.

STRENGTH

We harness the full strength of aluminum with heavy gauge, extruded aluminum-clad wood sash and frames. Our thick cladding offers greater structural capabilities than thinner, roll-form aluminum, while providing a superior exterior finish that resists the elements of inclement weather, abrasion and impact.*

BEAUTY

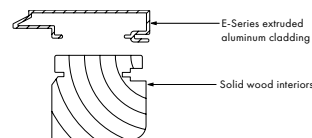
Aluminum offers a smooth finish and versatility in design that enables us to create windows and doors with distinctive character and unparalleled beauty. It provides an essential foundation for our quality, baked-on silicone polyester finish, and it enables us to offer a broad array of unique accessory metals to create or recreate the architectural style you need. And beauty doesn't stop on the outside — we give you the design freedom you need to create a look of distinction both inside and out.

VERSATILITY

Aluminum's strength and versatility allow us to offer beautiful made-to-order design solutions for practically any combination of shapes and styles you can imagine. We offer dozens of exterior accessory metals to match any architectural style, and our colorful 2-, 3- and 4-tone exteriors truly broaden your creative palette.

DURABILITY

Our aluminum cladding withstands nature's toughest elements — the extrusions slide onto the wood and are secured independently, allowing both wood and aluminum to expand and contract naturally. Our products are engineered to open, close, support, swing or slide reliably day after day.*



A solid wood core and extruded aluminum cladding give E-Series windows both strength and flexibility in many design applications.



E-Series casement window with Terratone exterior color.

*Visit andersenwindows.com/warranty for details.

AWNING WINDOW

FEATURES

AWNING WINDOWS

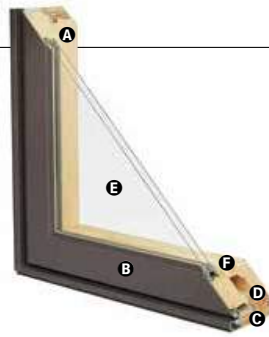
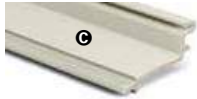
FRAME & SASH

A Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany*, maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory primed. Factory-applied finishes are available in a variety of stain and paint options.

B Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 and 2605 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options. Integral, butyl-backed corner keys provide a positive, tight seal.

Vinyl installation flanges are pre-applied into a kerf on the frame exterior to facilitate installation. Optional aluminum flanges and metal installation clips are available.

C A Fibrex® material thermal barrier encompasses the interior perimeter of the frame and is a neutral beige color.



D A continuous perimeter bulb weatherstrip around the frame is positioned on the Fibrex material thermal barrier and provides solid surface contact with the sash.

A secondary bulb weatherstrip is applied on three sides of the sash into a stand-alone kerf on the aluminum extrusion. Available in white or optional black.

GLASS

E High-Performance Low-E4® glass with a low-conductivity spacer. Triple-pane glass, tinted, clear dual-pane, high-altitude glass and other special glazing options are available.

F Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in ovolo (colonial) and contemporary profiles.

HARDWARE

Equipped with a stainless steel gear operator, concealed hinges and hinge track.

Locks, handles and operator covers are available in 10 finishes and can be shipped separately closer to job completion.



Concealed sash locks provide a positive lock. Stainless steel keepers resist corrosion.** Available in finishes to match operator handles.

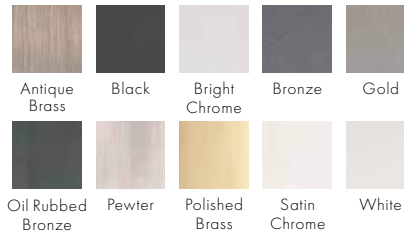
HARDWARE OPTIONS



Antique Brass | **Black**
Bright Chrome | Bronze
Gold | Oil Rubbed Bronze
Pewter | Polished Brass
Satin Chrome | White

Bold name denotes finish shown.

HARDWARE FINISHES



Oil rubbed bronze is a "living" finish that will change with time and use.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS 50 exterior colors, 7 anodized finishes and custom colors. See exterior colors on page 11.

INTERIOR WOOD SPECIES



Pine Mixed Grain Douglas Fir Oak Maple Hickory Mahogany* Cherry Walnut Vertical Grain Douglas Fir Alder

Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

All factory-finished options are shown on pine.

Painted options available on pine. Dark bronze and black painted options available on pine or maple.

Anodized silver painted option available on maple only.

Interior custom stains, paints and color matching available.

FACTORY-FINISHED INTERIORS



Clear Coat Wheat Autumn Oak Golden Hickory Honey Cinnamon Russet Mocha Espresso

INTERIOR PAINTED OPTIONS



White Birch Bark Primed (for paint) Canvas Sandtone Terratone Forest Green Dark Bronze Dove Gray Prairie Grass Red Rock Cocoa Bean Black Anodized Silver

*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

**Visit andersenwindows.com/warranty for details.

Printing limitations prevent exact replication of colors and finishes. Please see your Andersen supplier for actual color and finish samples.

CASEMENT WINDOW

FEATURES

CASEMENT WINDOWS

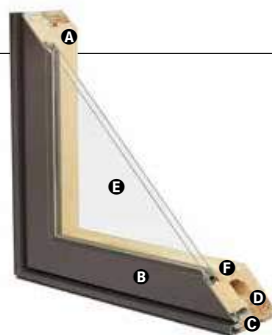
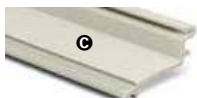
FRAME & SASH

A Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany*, maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory primed. Factory-applied finishes are available in a variety of stain and paint options.

B Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 and 2605 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options. Integral, butyl-backed corner keys provide a positive, tight seal.

Vinyl installation flanges are pre-applied into a kerf on the frame exterior to facilitate installation. Optional aluminum flanges and metal installation clips are available.

C A Fibrex® material thermal barrier encompasses the interior perimeter of the frame and is a neutral beige color.



D A continuous perimeter bulb weatherstrip around the frame is positioned on the Fibrex material thermal barrier and provides solid surface contact with the sash.

A secondary bulb weatherstrip is applied on three sides of the sash into a stand-alone kerf on the aluminum extrusion. Available in white or optional black.

GLASS

E High-Performance Low-E4® glass with a low-conductivity spacer. Triple-pane glass, tinted, clear dual-pane, high-altitude glass and other special glazing options are available.

F Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in ovolo (colonial) and contemporary profiles.

HARDWARE

Equipped with a stainless steel gear operator, concealed hinges and hinge track. Arch casement units use stainless steel piano hinges.

Locks, handles and operator covers are available in 10 finishes and can be shipped separately closer to job completion.

Sash Locks



Concealed sash locks (multi-point on units taller than 2'-8") provide a positive lock by operating one convenient lever. Stainless steel keepers resist corrosion.** Available in finishes to match operator handles.

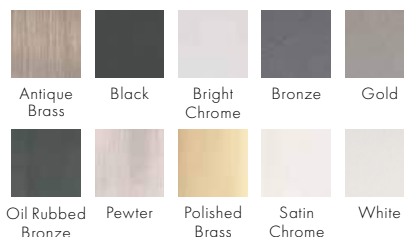
HARDWARE OPTIONS



Antique Brass | **Black**
Bright Chrome | Bronze
Gold | Oil Rubbed Bronze
Pewter | Polished Brass
Satin Chrome | White

Bold name denotes finish shown.

HARDWARE FINISHES



Oil rubbed bronze is a "living" finish that will change with time and use.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS 50 exterior colors, 7 anodized finishes and custom colors. See exterior colors on page 11.

INTERIOR WOOD SPECIES



Pine Mixed Grain Douglas Fir Oak Maple Hickory Mahogany* Cherry Walnut Vertical Grain Douglas Fir Alder

Interior custom stains, paints and color matching available.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

All factory-finished options are shown on pine.

FACTORY-FINISHED INTERIORS



Clear Coat Wheat Autumn Oak Golden Hickory Honey Cinnamon Russet Mocha Espresso

Painted options available on pine. Dark bronze and black painted options available on pine or maple. Anodized silver painted option available on maple only.

INTERIOR PAINTED OPTIONS



White Birch Bark Primed (for paint) Canvas Sandtone Terratone Forest Green Dark Bronze Dove Gray Prairie Grass Red Rock Cocoa Bean Black Anodized Silver

*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

**Visit andersenwindows.com/warranty for details.

Printing limitations prevent exact replication of colors and finishes. Please see your Andersen supplier for actual color and finish samples.

GOTTSCHALK BUILDERS, INC.

Michael Gottschalk
7239 Memorial Drive
CANTON, MICHIGAN 48187
734-812-3093

JOB ESTIMATE

PHONE

313-655-8306

DATE

9-3-2020

JOB NAME/LOCATION

TO MIKE HURLEY
406 OAK STREET
YPSILANTI 48198

DESCRIPTION: WINDOW REPLACEMENT

1. REMOVE EXISTING KITCHEN SINK ANDERSEN PRIMED DOUBLE CASEMENT WINDOW UNIT. NOT REPAIRABLE.
2. INSTALL ANDERSEN E SERIES ALUMINUM CLAD WINDOW UNIT STOCK SIZE CASEMENT WINDOW UNIT. INSTALL PRIMED BRICK MOLDING AROUND PERIMETER OF WINDOW EXTERIOR. EXTERIOR COLOR WHITE.
3. INTERIOR OF WINDOW TO BE PRE FINISHED WHITE. INSTALL SIMILAR PRIMED CASING AS EXISTING.
4. PROPERLY INSTALL, INSULATE AND CAULK NEW WINDOW
5. ALL PAINTING BY OTHERS.
6. REMOVE DEBRIS FROM JOB SITE.
7. PERMITS AND INSURANCE AS NEEDED. HISTORIC DISTRICT PERMITS BY OWNER

8. MATERIALS AND LABOR \$1851⁰⁰

OPTIONS

ANDERSEN E SERIES CUSTOM SIZE CASEMENT \$2062⁰⁰

ANDERSEN E SERIES CUSTOM SIZE AWNING \$1484⁰⁰

X ANDERSEN 100 SERIES CUSTOM SIZE CASEMENT \$1564⁰⁰

ANDERSEN 100 SERIES CUSTOM SIZE AWNING \$1392⁰⁰

ESTIMATE IS FOR COMPLETING THE JOB AS DESCRIBED ABOVE. BASED ON OUR EVALUATION AND DOES NOT INCLUDE MATERIAL CREASES OR ADDITIONAL LABOR AND MATERIALS WHICH REQUIRED SHOULD UNFORESEEN PROBLEMS OR ADVERSE R CONDITIONS ARISE AFTER THE WORK HAS STARTED.

ESTIMATED
JOB COST

ESTIMATED
BY

M. Gottschalk



Facing south to facade (for reference)



Facing north to south elevation. Window to be replaced is to the right of the door, to match the casement window to the left of the door.



HDC Work Permit Staff Review

Property address: N Summit between Washtenaw and W Cross

Property History: The Ypsilanti Water Tower is an icon recognized by the US National Register of Historic Places and a Michigan State Historic Site. Built in 1890, the Ypsilanti Water Tower served an important function as the only water tower in the Ypsilanti water system until 1956. In 1976, the Water Tower was restored and today it is managed by YCUA

Date of Application: September 14, 2020

Date of Review: September 16, 2020

Date of Meeting: September 22, 2020

Proposed work: Removal and replacement of concrete steps on the N Summit Street side of the Stone Tower from the back of sidewalk to the wooden doors of the structure. The top step/landing area of the stairs touches the outside wall of the structure. New concrete steps will match existing in material and dimensions.

Materials: Concrete

Staff review:

1. The applicant is proposing removal and replacement of the concrete steps on the N Summit Street side of the Stone Tower from the back of sidewalk to the wooden doors of the structure. New concrete steps will match existing in material and dimensions. The new concrete steps will be 7 ft. and five inches wide by 8 ft from the sidewalk to door for a total of 59.2 sq ft.
2. The applicant is proposing removal and replacement of the concrete sidewalk on the west side of the Stone Tower between W. Cross Street and Washtenaw Road. None of this work is physically connected to the structure. New sidewalk will match existing in materials and dimensions. Approximately 45' long by 6' wide.

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.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at the Ypsilanti Water Tower located on Summit, as submitted in the application dated September 14, 2020, for the removal and replacement on concrete sidewalks and steps.

Relevant Secretary of the Interior's Standards:
#9

Prepared by: Christopher Jacobs, Community Development Manager



**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

303 N. Summit Street

Applicant

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

Name

Ypsilanti Community Utilities Authority

Address

2777 State Road

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

(734) 484-4600

E-Mail

swestover@ycua.org

Contractor

Contractor Name & Contact Info

To be determined

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

Removal and replacement of the concrete steps on the N. Summit Street side of the Stone Tower from the back of sidewalk to the wooden doors of the structure. The top step/landing area of the stairs touches the outside wall of the structure. New concrete steps will match existing in material and dimensions.

7 feet, 5 inches wide by 8 feet (sidewalk to door) = 59.2 square feet

59.2 square feet / 9 square feet per square yard = 6.58 square yards

6.58 square yards x \$200/square yard = \$1,316

Removal and replacement of the concrete sidewalk on the west side of the Stone Tower between W. Cross Street and Washtenaw Road. None of this work is physically connected to the structure. New sidewalk will match existing in materials and dimensions. Approximately 45' long by 6' wide.

45 feet long x 6 feet wide = 270 square feet

270 square feet / 9 square feet per square yard = 30 square yards

30 square yards x \$125/square yard = \$3,750

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

Concrete

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:

\$5,066

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:

9/14/2020

Print Name:

Scott Westover, P.E., Engineering Manager, Ypsilanti Community Utilities Authority

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.





Concrete steps on the east side of Stone Tower



HDC Work Permit Staff Review

Property address: 305 East Cross Street

Property History: Based on assessing data, the property was constructed in 1875, however the property file in our records provides additional information. One of those records in the file is an HDC application from 1986 indicating the original 1 ½ story single New England Farmhouse was built in 1840 and there have been two 1 story additions to the north side. One of the comments provided then is the "inefficient and unattractive mix of windows and doors". A survey was completed in 1982 which considers this a contributing historic resource in the district of the classic revival style. A photo from this time frame, the application from 1986, and the survey are provided as context for the discussion about window replacement.

Date of Application: September 15, 2020

Date of Review: September 17, 2020

Date of Meeting: September 22, 2020

Proposed work: Seven to ten window replacements.

Materials: Pella Lifestyle Series — wood with aluminum EnduraClad exterior with screen.

Staff review:

1. The applicant is proposing replacing the windows in multiple rooms including the living room, front room, master bedroom, guest room, and office.

Living Room

2. The applicant proposes to replace *three* windows.
3. The current windows are non-repairable due to long-term damage.
4. One of the windows has cracked glass that cannot be replaced due to wood damage on the frame.
5. None of the windows can be opened.
6. The applicant is proposing to replace the windows with the same double-hung white except the window that faces Cross Street where a change of color is desired.

Front Room

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.

7. The applicant is proposing replacing *two* windows with the same double-hung white except the window facing Cross Street where a change of color is desired.

8. Currently, both windows are non-functional and there is wood damage.

Master Bedroom

9. The applicant is proposing replacing *two* windows.

10. Currently, the windows are sealed shut due to use of caulk and glue by previous owners.

11. A glass break in one windowpane cannot be replaced due to wood damage.

12. The window positioned to the far-left leaks with heavy rain fall which causes wall damage.

13. All windows in this room will have same grid lines as currently in place.

Guest Room

14. The applicant is proposing replacing *two* windows.

15. The current windows are non-functional.

16. Currently, these windows sit above the living room where there is a leak in the ceiling.

17. A roofing company determined that the roof and crawl space are in good condition and suggest caulking or replacing the windows.

Office

18. The applicant is proposing replacing *one* window in this room.

19. The current window is non-functional due to rotting wood.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 305 East Cross Street for the full-frame installation of seven to ten windows as submitted and specified in the application.

*Relevant Secretary of the Interior's Standards:
(Commission to Determine)*

Prepared by: Jada Tillison-Love, Community Development Fellow





SEP 15 2020

RECEIVED

PHDC-20-0067

**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

305 East Cross Street, Ypsilanti MI 48198

Applicant

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

Name

Ashanti Harris

Address

[REDACTED]

City

[REDACTED]

State

[REDACTED]

Zip

[REDACTED]

Phone / Fax

[REDACTED]

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

Lowe's - David Jeffries - 44080 Ford Road, Canton, MI 48187 - [REDACTED]

Type of work

- ☐ Roofing
☒ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

(3) windows in living room with same double-hung white EXCEPT the one facing Cross St where a color change is desired. See color document. These windows are non-repairable due to long-term damage. One window has cracked glass that can't be replaced due to the wood damage on frame. You can see via pictures. No windows can open due to damage.

(2) windows in front room with same double-hung white interior and exterior EXCEPT the one facing Cross St where a color change is desired. Wood is crumbling and non-functional on both windows.

(2) windows in master bedroom with the grids as currently shown on the windows. The previous owners had caulked close the windows and did all repairs using caulk and glue on various locations on windows. No windows open (sealed shut). Glass break on one pane that can't be replaced due to wood damage. Crumbling wood. Window on the far left even though sealed shut - still has a leak that comes with the heavy rains and causing wall damage. Pictures shown.

(2) windows in guest room that has crumbling wood and non-functional. There is a slight leak in living room ceiling during heavy rains. Roofing company came and said the roof and crawl-space is in good condition and that his thought is it is coming from the upstairs windows in this roof and builds up. Recommendation to get the windows caulked or replaced and eventually have a dry wall person repair ceiling.

(1) window in office - non-functional - rotting wood.

ALL PICTURES:

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

Full frame install of 7-10 windows that are non-functional. All windows would be replaced with Pella Lifestyle Series - wood with aluminum EnduraClad exterior withscreen (half screens make sense but can do full screens). The bedroom windows will have the same grid lines as currently there. Green shade on front windows not available see color option sheet emailed. Spec sheets 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:	Permit fee:
\$9186.00 + \$4129	\$45 + 15 = \$60

Signature

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

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

Signature: [Redacted]	Date: 9-15-2020
-----------------------	-----------------

Print Name: Ashanti Harris

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.



Installation Proposal - Window

Date: 9-1-20

Store #	1847- Canton, MI	Sales Specialist	D. Jeffries
Customer Name	Horns	License #	
2nd Contact Name		Home Phone	
Job Site Address	305 E. Cross St.	Work/Cell Phone	
City, State and Zip	Ypsilanti, MI.	Customer Email	

Preparation:

- ☒ Pre-installation inspection
- ☒ Provide appropriate protection to home during installation
- ☒ Obtain and post any necessary permits
- ☒ Dedicated project support staff will be in contact with you every step of the way

Additional Considerations:

- ☐ Install new interior casing
- ☐ Install new exterior trim
- ☒ Install new exterior wrap (trim coil) - white
- ☐ Custom work:

Installation:

- ☒ Remove and haul away existing windows
- ☒ Check existing windows for leaks and evidence of pest infestation
- ☒ Install new windows and window accessories, including required caulk, stops, and fasteners

Clean-up/Final Inspection:

- ☒ Complete final cleanup and haul away all job related debris
- ☒ Test product and perform complete inspection with customer

Notes & Product Description

full-frame replacement of 7 windows - install
Pella Lifestyle wood-clad windows - all double hungs.
White/white - in full compliance with HOA.

Total Investment

\$ 9186.00 complete.

Laboration services are guaranteed by Lowe's labor warranty. Additional charges may apply for permit fees. Professional installation available through independent contractors licensed and registered in applicable states. License numbers and certifications held by or on behalf of Lowe's Home Centers, LLC and/or Lowe's Home Centers, Inc.: AL #8187; AK #39289; AR #0037290514; AZ #ROC291645; CA #132; Bond #106055877; CT #HIC06J9387; #MCO 0903044; DE #1993102010; FL #CCC1326824; #CGC1508417; #CRC1327732; #FRO4517; GA #RBC0005306; HI #C-33489; IL #104014837; KS #ARK2010-0036; Wichita #5495; Johnson County #2012-6366; KY-Lexington #11562; IA #C110383; ID #RCE-38637; IN-Hammond #017105-02; LA-#LMP2481; CBCH16533; #554408; MA #148688; #31680-22; MI #2102144445; MN #BC629859; MS #R17568; MT #161006; NC #70220; ND #20316; NE #23319; NM #382385; NY-New York City #1291730; #1291733; #1375178; #1351065; Nassau #17890000; #H1777890100; #H1777890200; Suffolk #43906-H; #48295-ME; #44066-MP; #41444-HF; Buffalo #556853; Putnam #PC2742-A; Tonawanda #CN0391; Rockland #H-11092-B6 00-00; 17890000; #H1777890100; #H1777890200; Columbia #C5K77; #HIC4565; Lancaster #500596; Warren #4266; OR #48191; 8U000341; 002337; OR #202237; PA-Sunbury #751; Johnstown #0467; R



Installation Proposal - Windows

Date: 9-14-20

Store #	1847- Canton, MI	Sales Specialist	D. Jeffries
Customer Name	Harris, Ashanti	License #	
nd Contact Name		Home Phone	
Job Site Address	305 E. Cross St.	Work/Cell Phone	
ity, State and Zip	4PS1	Customer Email	

Preparation:

Pre-installation inspection
Provide appropriate protection to home during installation
Obtain and post any necessary permits
Dedicated project support staff will be in contact with you every step of the way

Additional Considerations:

- ☐ Install new interior casing
- ☐ Install new exterior trim
- ☐ Install new exterior wrap (trim coil)
- ☐ Custom work

Installation:

Remove and haul away existing windows
Check existing windows for leaks and evidence of pest infestation
Install new windows and window accessories, including required caulk, stops, and fasteners

Clean-up/Final Inspection:

- ☐ Complete final cleanup and haul away all job related debris
- ☐ Test product and perform complete inspection with customer

Notes & Product Description

Add 3 more double-hungs, 1st floor
2 on front: Hartford Green/White
1 on side: White/White
* Full frame install

Total Investment \$ 4129.00 complete.

- WINDOW SPECS -

Pella® Lifestyle Series Double-Hung

Aluminum EnduraClad® Exterior

Detailed Product Description

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks.
- Overall frame depth is 5" (127 mm) for a wall depth of 3-11/16" (94 mm).
- Jamb liner shall be high-impact polyvinyl chloride backed by continuous hard-tempered aluminum springs.
- Optional factory applied jamb extensions are available.
- Optional factory installed fold-out installation fins with flexible fin corners.
- Optional factory-applied EnduraClad® exterior trim.

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum, lap-jointed and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-5/8" (41 mm).
- Sashes tilt for easy cleaning.

Weatherstripping

- Foam with 3 mm skin at head and bottom rail. Thermal-plastic elastomer bulb with slip-coating set into upper sash for tight contact at check rail.
- Secondary polyvinyl chloride leaf-type weatherstrip on bottom sash at sill.
- Jamb liner to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- High altitude glazing available.
- Silicone groove-glazed 11/16" [obscure] dual-seal insulating glass [[annealed] [tempered]] [[Advanced Low-E] [SunDefense™ Low-E] [AdvancedComfort] [NaturalSun Low-E] with argon]].

Exterior

- Exterior aluminum surfaces are finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
- Color is [White] [Tan] [Putty] [Brown] [Poplar White] [Portobello] [Hartford Green] [Morning Sky Gray] [Brick Red] [Black].

Interior

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

Hardware

- Galvanized block-and-tackle balances are connected to sash with a polyester cord and concealed within the frame.
- Factory installed self-aligning surface-mounted sash lock. Two sash locks on units with frame width 33-1/4" and greater.
- Optional Sash lift furnished for field installation. Two lifts on units with frame width 33-1/4" and greater.
- Finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Oil-Rubbed Bronze] [Satin Nickel].
- Champagne locks are standard on unfinished units; White locks are standard on factory prefinished white units.

Optional Products

Grilles

- Simulated-Divided-Light [with optional spacer]
 - 7/8" Grilles permanently bonded to the interior and exterior of glass.
 - Patterns are [Traditional] [Prairie] [Cross] [Top Row] [Custom – Equally Divided].
 - Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain,]].Exterior grilles to match the exterior cladding color.
 - Available only on units glazed with Low-E insulated glass with argon.
 - – or –
- Grilles-Between-the-Glass₂
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - Patterns are [Traditional] [9-Lite Prairie] [Top Row] [Custom – Equally Divided].
 - Interior color is [White] [Ivory] [Tan₃] [Brickstone] [Black] [Putty₃] [Brown₃] [Harvest] [Cordovan].
 - Exterior color [matched to the exterior cladding color] [White]₄.
 - – or –
- Roomside Removable Grilles
 - 3/4" [Traditional] [Custom – Equally Divided] removable solid pine wood bars steel-pinned at joints and fitted to sash with steel clips and tacks.
 - Interior [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain,]].
 - Exterior [unfinished, ready for site finishing] [factory primed] [factory prefinished, finish color matched to exterior cladding] [White] ₄.

Screens

- InView™ screens
 - Full-size Vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
 - Screen frame finish is baked enamel, color to match window cladding.
 - – or –
- Vivid View® screens
 - Full-size PVDF 21/17 mesh, minimum 78 percent light transmissive screen, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
 - Screen frame finish is baked enamel, color to match window cladding.

Hardware

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

Sensors

- Optional factory installed integrated security sensors available in vent units.

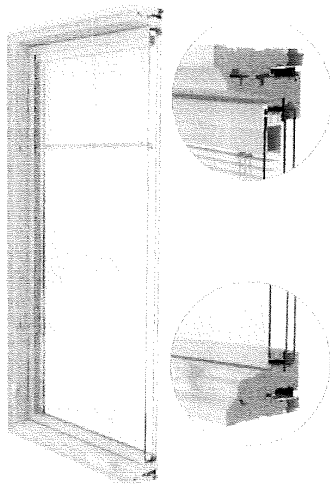
- (1) Contact your local Pella sales representative for current designs and color options.
- (2) Available on units glazed with Low-E insulated glass with argon, and obscure insulated glass.
- (3) Tan, brown and putty Interior GBG colors are available only with matching interior and exterior colors.
- (4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

Pella® Lifestyle Series WOOD

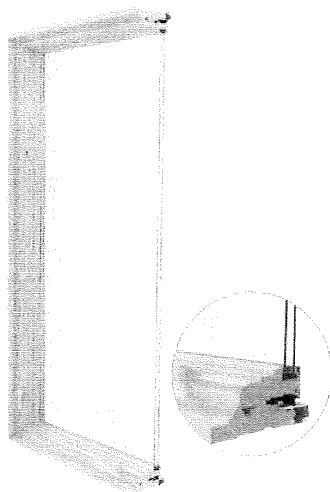


#1 performing wood window and patio door for the combination of energy, sound and value.¹

Triple-pane casement



Double-pane casement



• PERFORMANCE REDEFINED

You don't have to compromise on any aspect of performance. Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value.¹

• ENERGY STAR® CERTIFIED²

Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Lifestyle Series products with triple-pane glass have been awarded ENERGY STAR Most Efficient Mark in 2019.

• ENHANCED SOUND CONTROL

Our patented, triple-pane design with Advanced Low-E glass allows for mixed glass thickness for enhanced sound dampening resulting in an average 52% noise reduction versus single-pane windows.³

• POPULAR FEATURES AND OPTIONS

Low-maintenance aluminum-clad exteriors. Factory prefinish with a choice of seven stain colors, three paint colors, primed or unfinished. Several grille types and patterns and high-transparency screens are also available.

• INTENTIONAL DESIGN FOR IMPROVED DURABILITY

Intentional jamb/sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential for moisture.

• DURABLE 3-WAY CORNER JOINT

Three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive for added strength and durability.

• LOW-MAINTENANCE EXTERIORS

Aluminum-clad exteriors with EnduraClad® finish resists fading and chalking. It is applied in an overlapping fashion for exceptional protection.

• EXCLUSIVE WOOD PROTECTION

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly. It provides advanced protection against the effects of moisture, decay, stains from mold and mildew – as well as termite damage.

• THE BEST LIMITED LIFETIME WARRANTY⁴

Pella Lifestyle Series products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.⁴

• TESTING BEYOND REQUIREMENTS

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

AVAILABLE IN THESE WINDOW & PATIO DOOR STYLES:⁵



¹ See back cover for disclosures.

PRODUCT SPECIFICATIONS

WINDOW & PATIO DOOR STYLES	MIN. WIDTH	MIN. HEIGHT	MAX. WIDTH	MAX. HEIGHT	PERFORMANCE CLASS AND GRADE	PERFORMANCE VALUES		
						U-FACTOR	SHGC	STC
AWNING DUAL PANE VENT	17"	17"	53"	29"	LC50	0.26-0.34	0.19-0.51	25-28
AWNING TRIPLE PANE VENT	21"	17"	59"	59"	LC25-CW50	0.20-0.25	0.17-0.46	31-37
CASEMENT DUAL PANE VENT	17"	17"	35"	73"	LC30-LC50	0.25-0.34	0.19-0.51	25-31
CASEMENT TRIPLE PANE VENT	17"	17"	35"	73"	R20-CW50	0.20-0.25	0.17-0.46	31-37
FIXED CASEMENT DUAL PANE	17"	14"	59"	73"	LC45-LC50	0.24-0.34	0.21-0.51	29-32
FIXED CASEMENT TRIPLE PANE	17"	14"	59"	73"	R20-CW50	0.19-0.24	0.17-0.46	33-37
DOUBLE-HUNG DUAL PANE VENT	21"	35"	41.5"	77"	LC30-LC50	0.26-0.33	0.20-0.56	27-31
HINGED PATIO DOOR DUAL PANE SINGLE DOOR	30"	80"	38"	96"	LC50	0.25-0.29	0.18-0.48	31
HINGED PATIO DOOR TRIPLE PANE SINGLE DOOR	26"	80"	96"	96"	LC55	0.22-0.26	0.14-0.38	34-36
HINGED PATIO DOOR DUAL PANE DOUBLE DOOR	60"	80"	75"	96"	LC50	0.25-0.29	0.18-0.48	30-32
HINGED PATIO DOOR TRIPLE PANE DOUBLE DOOR	50"	80"	75"	96"	LC55	0.22-0.26	0.14-0.38	34-36
SLIDING PATIO DOOR DUAL PANE SINGLE DOOR FIXED (O)	31"	80"	49"	96"	CW50	0.26-0.31	0.18-0.50	27
SLIDING PATIO DOOR TRIPLE PANE SINGLE DOOR FIXED (O)	31"	80"	49"	96"	CW60	0.21-0.27	0.17-0.45	33-36
SLIDING PATIO DOOR DUAL PANE DOUBLE DOOR VENT (OX OR XO)	60"	80"	96"	96"	R20-LC50	0.26-0.31	0.18-0.50	29-32
SLIDING PATIO DOOR TRIPLE PANE DOUBLE DOOR VENT (OX OR XO)	60"	80"	96"	96"	R25-LC60	0.21-0.27	0.17-0.45	33-36

WINDOW SIZES AVAILABLE IN 1/4" INCREMENTS

Window sizes available in 1/4" increments. For more information regarding performance, visit installable.com/performance. Consult your retailer for additional details and installation types. Visit Pella.com for more.

WINDOW HARDWARE

ESSENTIAL COLLECTION

Our most popular design with finishes to suit every style.



FOLD-AWAY
CRANK



CAM-ACTION
LOCK

FINISHES:



PATIO DOOR HARDWARE

ESSENTIAL COLLECTION

Elevate your style and transform your project with elegant selections.



HINGED PATIO
DOOR HANDLE



SLIDING PATIO
DOOR HANDLE

FINISHES:



COLORS

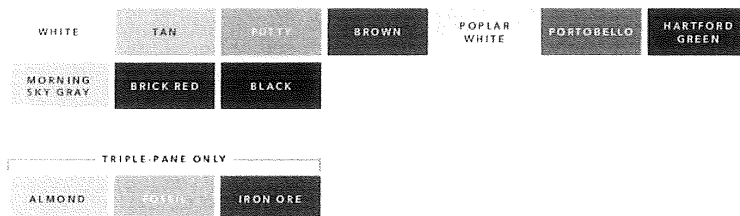
PREFINISHED PINE INTERIOR COLORS

We can prefinish pine in your choice of three paint colors or seven stains. Unfinished or primed and ready to paint are also available.



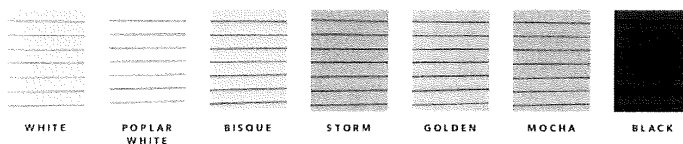
ALUMINUM-CLAD EXTERIOR COLORS

Our low-maintenance EnduraClad® exterior finish resists fading and helps protect windows and patio doors for years. Seacoast EnduraClad protective finish for coastal projects with high salt exposure is also available.



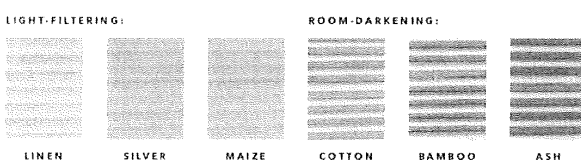
INTEGRATED BLINDS

Raise blinds up for an unobstructed view or tilt to let in just the right amount of light. Our best integrated and accessible blinds are available manual or motorized with Pella® Insynctive® technology.



INTEGRATED SHADES*

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. Integrated and accessible shades are available manual or motorized with Pella Insynctive technology.



INSYNCTIVE® TECHNOLOGY

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors are compatible with major security panel systems. For more information, go to connectpella.com.

*See back cover for details.

PERFORMANCE PACKAGES

PACKAGES

To make things easier, we've created performance packages that highlight what's most important to you.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.¹ Upgrade from a dual- to a triple-pane glass design with the packages below to meet the unique needs of each room in your home.

All values below are averages compared with single-pane windows.



Pella Lifestyle Series offers products awarded ENERGY STAR[®] Most Efficient for 2019.²



Performance
Improved energy efficiency and sound performance.

71% MORE ENERGY EFFICIENT³ + **34% NOISE REDUCTION³**



Sound Control
Exceptional noise control for a quieter home.

52% NOISE REDUCTION³



Energy Efficiency
Superior energy efficiency for a more comfortable home.

83% MORE ENERGY EFFICIENT³



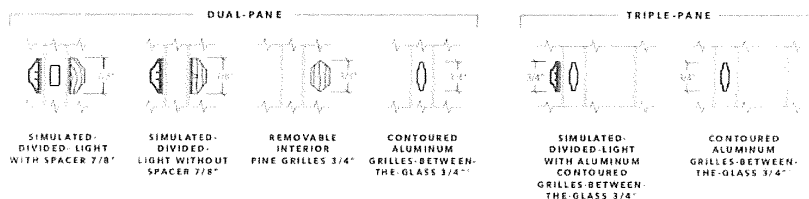
Ultimate Performance
The best combination of energy efficiency and noise control.

79% MORE ENERGY EFFICIENT³ + **52% NOISE REDUCTION³**

GRILLES

GRILLES

Choose the look of true divided light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.



¹ Compared to standard single-pane windows. Advanced Comfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OTC and U-Factor ratings of leading national wood window manufacturers.

² These Pella products may not meet ENERGY STAR certification in Canada. For more information, contact your local Pella sales representative or go to energy.ca/energy/products/categories/operating/17732.

³ Sound reduction based on OTC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OTC of 19. Calculated by using the sound reduction coefficient (SRC) of the 80 to 4000 Hz range as measured in accordance with ASTM E 989. Actual results may vary.

⁴ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations. At a retail Pella's.com/warranty.

⁵ All triple-pane products available in dual-pane only.

⁶ Available only on triple-pane products only.

⁷ Window energy efficiency calculated via computer simulation using RESNET 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series window with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 Btu/hk (area) for the country and weighting based on population. For more details see pella.com/methodology.

⁸ Apparent and instance quite values may vary depending on the Low-E insulating glass selection.

Colors for Front of House – Pella Lifestyle Series – Aluminium Clad Exteriors

<https://www.pella.com/ideas/windows/features-options/finishes-and-colors/wood/>



Pella's green is not an exact match for this green and a bit darker than currently on house. Hartford Green.

HARTFORD GREEN



BLACK



PORTOBELLO



PUTTY



Window Pictures - 305 East Cross - Ypsilanti

SAMPLE WINDOW FROM LOWE'S FLOOR MODEL:



Living Room

Window #1 Driveway side (closest to front)





Inside













Window #2 Driveway side







Inside















Window Front - facing Cross Street









Inside







Front Room

Window Front - facing Cross Street







Window Side of house









Master Bedroom

Window #1 Closest to bedroom door















Inside - windows are caulked close by previous owner - none open or fit properly.

















Window #2













Inside











This window is not sealing properly and drips during strong rains. Damage shown below.





Guest Bedroom - second floor

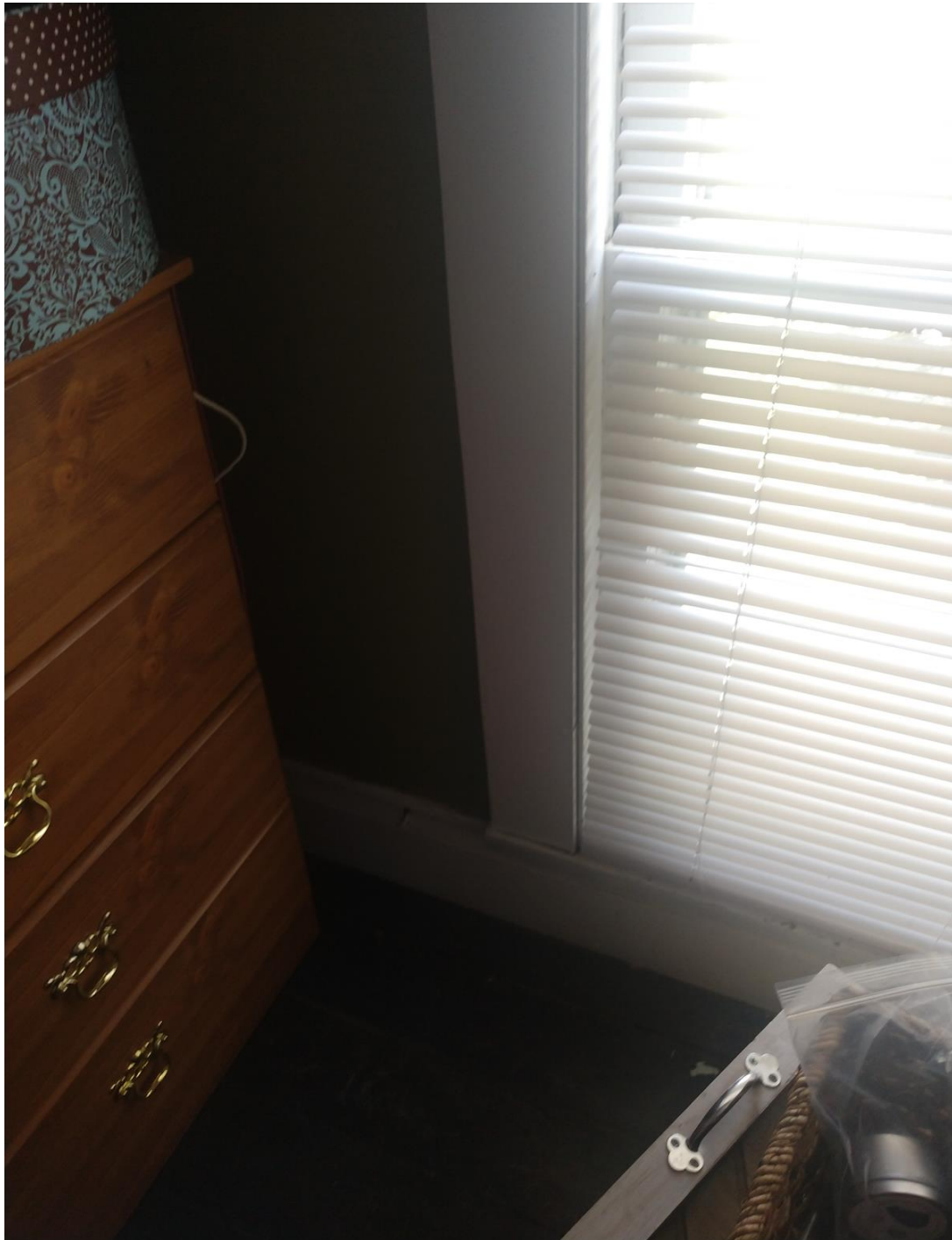
These windows are the most likely source of leak. Need tempered glass due to height from floor.

Window #1 (left facing out)



Inside













Window #2 (right)





Inside









Drip caused by guest bedrooms





Office

Window



Inside









HDC Work Permit Staff Review

Property address: 110 W Michigan Ave.

Property History: This building was erected in 1860 according to City Assessing data. The property is a commercial building, described with "modern metal-panel skin" in the National Register nomination and therefore non-contributing. The building has since been restored.

Date of Application: September 17, 2020

Date of Review: September 18, 2020

Date of Meeting: September 22, 2020

Proposed work: Painting trim and new signage. Applicant notes there is potential at a future date to add gooseneck lighting but that is NOT part of this work permit application.

Materials: Sherwin Williams exterior satin paint (*Black Magic* paint swatch); aluminum channel letters

Staff review:

1. The applicant is proposing *Black Magic* satin paint on the building trim and proposing new channel letter aluminum signage.

Trim Paint

2. The current trim is painted a light sage green color.
3. The applicant proposes to replace it with *Black Magic*, a paint swatch that is described by the applicant as a "chalkboard gray" color.

Aluminum signage

4. The current signboard sits vacant of any signage; it is a cream color.
5. The applicant is proposing to add black aluminum channel letters. There will be a 2" standoff from the façade to the letter, and the letters will be installed using #10 stainless steel wood screws, painted black to match the letters. The letters are 1/16" thick aluminum.

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.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 110 W. Michigan Ave. as submitted in the application dated September 17, 2020, for the painting of the trim as specified and the aluminum channel letter signage as specified.

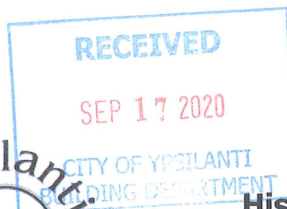
Relevant Secretary of the Interior's Standards:
(Commission to determine)

Prepared by: Andy Aamodt, City Planner

Existing Conditions: September 17, 2020







**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

PHDC 20-0068

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

110 W Michigan Ave

Applicant

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

Name

Jennifer Eastridge

Address

[REDACTED]

City

[REDACTED]

State

[REDACTED]

Zip

[REDACTED]

Phone / Fax

[REDACTED]

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

We will be doing the painting ourselves, Rob Todd will be mounting the sign [REDACTED] M&M Electric will

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

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

- ☒ Painting
- ☐ Other
- ☐ Application Amendment

Complete Description of Proposed Work:

Seeking approval ASAP for PAINTING and SIGNAGE, for which the quotes and sketches/swatches are included

PAINTING: We will be painting the building ourselves, so there will be no contractor. We are keeping the main colors of the building (light sage green and cream) but adding a dark chalkboard gray (almost black) trim. The color is SW 6991 Black Magic (swatch attached)

SIGNAGE: Contractor is Robo Todd Industries (quote attached)
Each letter will be attached to the building's facade through the face of each letter and a 2" standoff behind the letters using three #10 stainless steel wood screws. All hardware will be painted black to match letters. Sign letters are 1/16" thick aluminum, painted black.

*Because the final proposal sketch includes the image of the gooseneck lights, I wanted to just mention that I have already contacted Greg at M&M Electric. Even though I don't have the official quote for this work yet (which will be submitted as an addendum when it is received), it is pretty straightforward installation of four black gooseneck lights that are used throughout downtown for down-angled lighting. There is an existing outdoor electrical box which is visible in the photos. *I will submit this information for electrical at a later date.

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

Sherwin Williams Exterior Satin Paint - SW 6991 Black Magic

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:
\$600 (signage labor and paint material)	\$45 + _____ = 45.00

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:

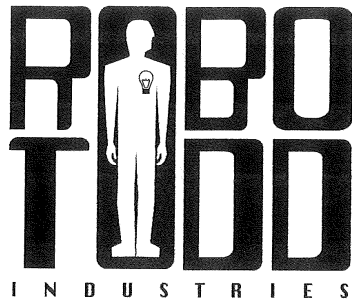
Print Name:

Jennifer Eastridge

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.





ESTIMATE

Robotodd Industries LLC
 1240 Jewett Avenue
 Suite 4
 Ann Arbor, MI 48104
 United States
 734.219.5268
 www.robotodd.com

BILL TO
Stone & Spoon
 Jen Eastridge
 110 W. Michigan Ave.
 Ypsilanti, Michigan 48197
 United States

Estimate Number: 95
Estimate Date: September 17, 2020
Expires On: October 17, 2020
Grand Total (USD): \$500.00

Product	Quantity	Price	Amount
Storefront Sign Make template and install sign letters*	1	\$500.00	\$500.00
Total:			\$500.00
Grand Total (USD) :			\$500.00

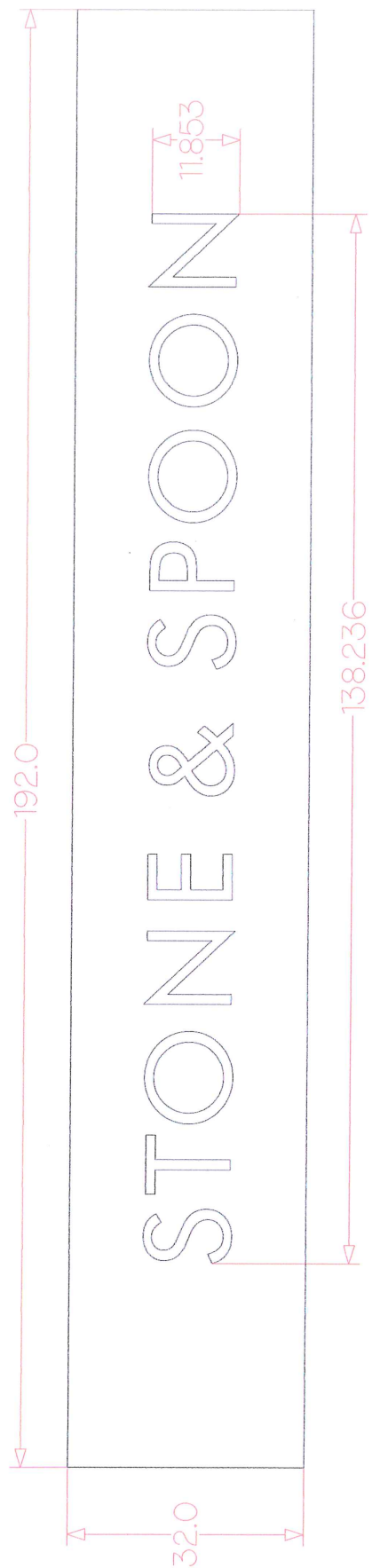
Notes / Terms

*Customer will provide sign letters.

-- PLEASE READ --

TERMS:

All estimates are to be understood as such based on the estimated time and materials to produce the products listed above. Final prices may vary based on actual time and material costs. Please provide written approval to proceed. A deposit payment of 50% of the total is required before work begins. The balance will be due 30 days after delivery.



9/17/2020

S&S_Storefront render.jpg



<https://mail.google.com/mail/u/0/#inbox/FMfcgxwJXVKMGrlkZhMXJRCITHLSxMXs?projector=1&messagePartId=0.2>

1/1

PHDC-20 0068

Painting swatch for trim (next page to see)



We'll be doing painting ourselves.



City of Ypsilanti

Community and Economic Development

September 04, 2020

MAURER WALTER, ERIC & KAREN
[REDACTED]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0058) for Re-painting at 148 N WASHINGTON

Dear MAURER WALTER, ERIC & KAREN,

Staff has reviewed the Historic District Work Permit Application for the above-named address. Your application to repaint the exterior of the house with Sherwin-William paints in a base of "Red Barn" and accents of "Cottage Cream" and "New Colonial Yellow" has been **approved**.

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

1. **The surfaces shall be prepared in the gentlest means possible; no pressure washing or sandblasting.** Hand-scraping and sanding is allowed. If the building is to be washed, no greater pressure than that of a garden hose shall be used.
2. **Historic unpainted surfaces shall remain unpainted.** 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,

[REDACTED]

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 - [REDACTED]
He
Building Department

10/1/2019 10:10 AM



RECEIVED

AUG 25 2020

CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti

Historic District Commission
Work Permit ApplicationOne 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

148 North Washington

Applicant

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

Name

Karen Maurer

Address

[REDACTED]

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

[REDACTED]

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

Eric Maurer

[REDACTED]

Type of work

- ☐
- Roofing
-
- ☐
- Window/Door
-
- Replacement

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

- ☒
- Painting
-
- ☐
- Other
-
- ☐
- Application Amendment

Complete Description of Proposed Work:

Scrape and paint entire exterior of house. Paint is really worn and does not look good. Proposing using Sherwin Williams paint - chips Below

Accent

Base

Accent

SW 7678
Cottage Cream

296-C2

SW 7591
Red Barn

275-C7

SW 2853
New Colonial Yellow

Materials

or s

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:

2500⁰⁰

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:

8-25-20

Print Name:

Karen Maurer

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.





City of Ypsilanti

Community and Economic Development

September 04, 2020

NABOZNY NIKKI



CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0059) for Re-painting at 311 E FOREST

Dear NABOZNY NIKKI,

Staff has reviewed the Historic District Work Permit Application for the above-named address. Your application to repaint the trim of the house and garage in "Bunglehouse Blue" and a custom-color match to the base color, as submitted in the application, has been **approved**.

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

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

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

- #5 – Preserve distinctive features.
- #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 - [REDACTED]
File
Building Department



RECEIVED

SEP 01 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

R.27083
#332
PHDC 20-0059

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

311 E Forest Ave

Applicant

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

Name

Nikki Nabozny

Address

[REDACTED]

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

[REDACTED]

E-Mail

[REDACTED]

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:

I will be changing the paint color of the shutters, door trim, and front door, and painting the flat trim and all fascia of the porch roof to Bunglehouse Blue. Additionally I will paint the banisters on the ramp to match the existing overall ramp color, a white/cream that I'll have custom matched. Trim on the garage that is currently red will also be changed to Bunglehouse Blue at some point in the future. Much of the door trim was recently replaced due to an issue with porch flashing, and I will scrape and sand where necessary elsewhere to prep for new paint.

An approximation of the color changes has been included.

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

Sherwin-Williams SW0048 Bunglehouse Blue

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 for 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:

8/31/2020

Print Name:

Nikki Nabozny

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.



Color proposed at 311 E Forest.



Current color of 311 E Forest



MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION Virtual Meeting

Tuesday, August 25, 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 7:05pm

Commissioners Present: Alex Pettit, Anne Stevenson, Ron Rupert, Amy Swift

Commissioners Absent: Erika Lindsay, James Chesnut

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

Additional Staff Present: Joe Meyers, Economic Development Director
Andy Aamodt, City Planner
Jenni Wennerberg, Building Department Secretary

APPROVAL OF AGENDA

Slagor: Staff request to add 209 Washtenaw to the agenda as a study item.

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

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

PUBLIC COMMENT ON AGENDA ITEMS- none

PUBLIC HEARING—none

OLD BUSINESS

56 E Cross

**Fence with mural.*

Applicant: Linda French, owner- not present

Discussion: Pettit: Stated that the application is for fence work that has already been completed. Summarizing the HDC discussion of August 11, 2020, indicated that the Commission had questions regarding the construction. Indicated that the Commission also had questions regarding the metal poles which extended beyond the top of the fence and that their usage might be for a purpose related to shade sails. Asked staff to update the Commission on any new information.

Slagor: Indicated that staff contacted applicant after the August 11, 2020 meeting, as to the Commission's questions and concerns which led to the tabling of the action item on that date. Staff stated that applicant indicated the following:

- that the sun sails were not going to work out as planned;
- that applicant did not realize that the installers had installed the metal poles as structural elements of the fence;
- that applicant would be happy to cut the poles to a size that is in keeping with the same height as the fence.

Staff indicated that he recommended that applicant attend the HDC meeting for further discussion with the Commission.

Pettit: Indicated that as to the fence, there appears to be no other functionality associated with it. Indicated that although a mural is planned for the fence, there appears to be no further clarification or information as to whether the fence will be painted on all sides.

Swift: Indicated concerns regarding the fence span and the general structure of it.

Pettit: Acknowledged agreement. Stated that the fence appears to be supported at the ends and in the middle and seems like quite a span.

[Discussion as to fence span/support and general structure; Building Department oversight]

Rupert: Expanding on Commissioner Swift's comments, indicated concern as to the ability of the fence to withstand survival and durability with what appears to be only three or four metal poles.

[Discussion continued as to fence construction considerations/Building Department oversight as to structural soundness]

[Procedural discussion ensued]

Motion: Rupert (second: Stevenson) moved to approve and issue a Certificate of Appropriateness for the work at 56 E Cross for installation of a dog-eared fence as specified. The face of the fence shall be painted with a mural, and the back shall be painted/stained a solid color. The metal poles attached to the fence shall be cut to the same height as the fence.

Secretary of the Interior Standards:

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

#10 –New work shall be removable.

Swift offered a friendly amendment to add to the motion that the poles be painted the same color as the fence or be wood clad.

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

NEW BUSINESS

216 S Washington

**Window.*

Applicant: Dustin and Sarah Santini, owners; Brett Mahaffey, contractor- present

Discussion: Pettit: Indicated that this is follow-up to the proposed work discussed at the July 28, 2020 HDC meeting. Indicated that there appears to be a proposal for an adjustment on the rear window. Asked applicant to walk the Commission through their plans.

D. Santini: Indicated that the process of procuring quotes for restoring the window were started *[Explained results of quote-procuring process]*. Stated that they would like to move forward with using Andersen Windows. Indicated that with winter approaching, they would like to move forward with getting the broken window replaced.

Pettit: Asked if there is any additional information being offered about the proposed window.

Mahaffey: Indicated that applicants would prefer the gliding window which was previously discussed with the Commission.

[Review and discussion of the window diagram located in packet materials]

S. Santini: *[Shared reasons for wanting a window that opens]*

Rupert: Asked if the window is at the rear of the home.

D. Santini/Mahaffey: Confirmed.

Rupert: Asked if the current window is stationary.

D. Santini/Mahaffey: Confirmed.

Swift: Indicated that her vote will be based on the information presented and of it being a 1956 addition and, therefore, not original and not historic to the original layout of the house.

Motion: Stevenson (second: Rupert) moved to approve and issue a Certificate of Appropriateness for work at 216 S Washington for the replacement of a single window as specified. The new window shall be a gliding Renewal by Anderson window in Red Rock brown, with a three-by-three grille

pattern. The new window shall be a full frame replacement and match the dimensions of the original windows.

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, Rupert, Swift
Nays: None
Absent: Commissioners Lindsay and Chesnut
Motion carried.

317 N Washington

**Awnings.*

Applicant: Abed Hamie, owner - not present

Discussion: Pettit: Indicated that the application is for installation of retractable fabric awnings onto an existing gas station.

[Discussion of application and reference materials]

[Discussion of appropriate style and material options for commercial building, possible lighting considerations]

Motion: Stevenson (second: Swift) moved to approve and issue a Certificate of Appropriateness for the work at 317 N Washington, as submitted in the application dated August 18, 2020, for the installation of three Aleko fabric awnings over the façade windows and door.

Secretary of the Interior Standards:

#10 – New work shall be removable.

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

209 Pearl

**Sign.*

Applicant: Mark Maynard, owner - present

Discussion: Pettit: Indicated that the application is for a sign. Asked applicant to walk the Commission through the proposed work.

Maynard: Stated that their liquor license, certificate of occupancy, Ypsilanti city business license and health department clearance was received in the last few weeks. Stated that they opened a restaurant on the ground floor of the building on Monday. Stated that they had been holding

back on putting up a sign outside the building to indicate that there is a restaurant inside. Stated that the sign is made out of butcher block *[reference photo materials]*. Stated that they would like to hang it on the front northeast corner of the building where indicated *[reference photo materials]*. Stated that it weighs about fifty pounds. Stated that it is not presently lit, but that there is a small outlet where they could install a bulb. Asked for feedback as to the rules regarding lighting.

[Discussion as to lighting/Dark Sky considerations]

Motion: Rupert (second: Swift) moved to approve and issue a Certificate of Appropriateness for the work proposed at 209 Pearl, as submitted in the application dated August 18, 2020, for installation of a sign as specified. The sign structure shall be mounted to the building's mortar joints to the greatest extent possible.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Rupert, Swift

Nays: None

Absent: Commissioners Lindsay and Chesnut

Motion carried.

STUDY ITEMS

209 Washtenaw

**Downspouts.*

Applicant: Nancie Loppnow

Discussion: Loppnow: Indicated that four of the copper downspouts were recently stolen from the First United Methodist Church building. Indicated that the Church has filed a police report and will proceed with an insurance claim for the replacement work. Indicated that some tuck-pointing of the brick that is behind the missing downspouts may also need to be done. Indicated that they are in the initial stages of learning how to proceed with procuring bids for downspout replacement, tuck-pointing and cleaning the areas behind where the downspouts were.

[Discussion was had on potential ways to complete the upcoming downspout replacement project; discussion as to copper replacement/appropriate alternatives]

[Upon query regarding possible contractors to contact, one was mentioned by Commissioner Rupert as having done work on churches in the District; however, applicant was advised that the Commission is unable to recommend specific contractors]

[With discussion as to masonry repairs, Chairperson Pettit and staff confirmed that those would be considered ordinary maintenance which would not require a permit]

ADMINISTRATIVE APPROVALS

220 S Huron – Roof

Motion: Rupert (second: Stevenson) moved to accept the administrative approval for roof work at 501 N River.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Rupert, Swift
Nays: None
Absent: Commissioners Lindsay and Chesnut
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 August 11, 2020

Motion: Swift (second: Rupert) moved to approve the minutes of August 11, 2020 as submitted.

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

ADJOURNMENT

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

MEETING ADJOURNED at 8:35 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson