1. Historic District Commission Regular Meeting

    Documents:

    PUBLIC NOTICE- OCTOBER 13 2020 HDC VIRTUAL MEETING.PDF
    00-HDC AGENDA 10-13-2020.PDF
    02-24 N HURON.PDF
    01-527 N HURON.PDF
    03- 303 N SUMMIT.PDF
    04-400 N RIVER.PDF
    05- STUDY ITEM 208 E CROSS.PDF
    06- ADMIN APPROVALS.PDF
    07-HDC RESOLUTION HIGHLAND CEMETERY.PDF
    08-HISTORIC DISTRICT 9-22-2020 FULL MINUTES.PDF
    HDC FULL PACKET 10-13-2020.PDF

PUBLIC NOTICE
CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION – VIRTUAL MEETING

The Ypsilanti Historic District Commission (HDC) will hold A Virtual Meeting on Tuesday, October 22, 2020 at 7 p.m. The meeting will be in held in accordance with Governor Whitmer's Executive Order 2020-154.

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

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

October 13, 2020 HDC Regular Meeting Virtual Access Link

https://us02web.zoom.us/j/89864072519

When prompted, enter **Meeting ID**: 898 6407 2519

October 13, 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**: 898 6407 2519, followed by the #, press # again to be connected

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

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

Instructions for Persons with Disabilities

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

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

Andrew Hellenga
City Clerk
Posted: October 9, 2020

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, October 13, 2020 - 7:00 p.m.
Remote Meeting via Zoom

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

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

I. CALL TO ORDER AND ROLL CALL

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

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING—none

V. BUSINESS SESSION

A. OLD BUSINESS

1. **527 N Huron** — **Windows**
2. **24 N Huron** — **Wall**
3. **303 N Summit (Water Tower)** — **Concrete steps**

B. NEW BUSINESS

1. **400 N River** — **Signs**

C. STUDY ITEMS

1. **208 E Cross** — **Siding**

D. ADMINISTRATIVE APPROVALS

1. **234 W Michigan** — **Deck**
2. **106 S Huron** — **Roof**
3. **114 S Huron** — **Roof**
4. **302 S Washington** — **Paint**
5. **417 N Adams** — **Roof**

E. OTHER BUSINESS

1. **Resolution to support CLG funding for Starkweather Chapel window restoration**
2. **Property monitoring**
3. **Staff updates**
4. **Commissioner comments**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

1. **Approval of meeting minutes September 22, 2020**

VIII. ADJOURNMENT

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

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

1. Use property for original purpose or provide compatible use with minimal alteration.
A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. Do not destroy original character. Do not remove or alter historic material or features.
The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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

4. Preserve significant changes acquired over time.
Changes to a property that have acquired historic significance in their own right will be retained and preserved.

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

6. Repair, don't replace. Replacements shall match original.
Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Clean building gently—no sandblasting.
Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

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

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

10. New work shall be removable.

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

HDC Work Permit Staff Review

Property address: 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, 22, October 13, 2020

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

Materials: Concrete and stone.

Staff review:
Background

1. This application was tabled on the September 22 meeting, asking the applicant to "Provide more information on the length, thickness, and materiality of the wall." The Commission also discussed what kind of foundation or footing the wall would have and recommended a rendering of what the finished wall would look like.
2. To date, October 8, 2020, staff has not received additional information to include with the application.
3. **The commission must act by the regularly scheduled meeting on October 27, 2020**. The sixty-day timeline for review, per state law, ends on **October 31, 2020**.

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

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.

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
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 in the motion, on record.
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

R. 27340
#1547
PHDC-20-0061

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

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: 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 Peppers

Address: [redacted]

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. Rejoice 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: 800.00	Permit fee: $35 + _____ =

Signature

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

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

Signature: [redacted]	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-200061

Victory concreTe LLC

1605 Ferndale Place ■ Ann Arbor, Michigan 48104
[redacted]
Donna M. Malski

PROPOSAL / CONTRACT

August 28, 2020

TO

Betsey Pappas ph: [redacted]
Jackson Cleaners
24 N. Huron St.
Ypsilanti, MI 48197

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.

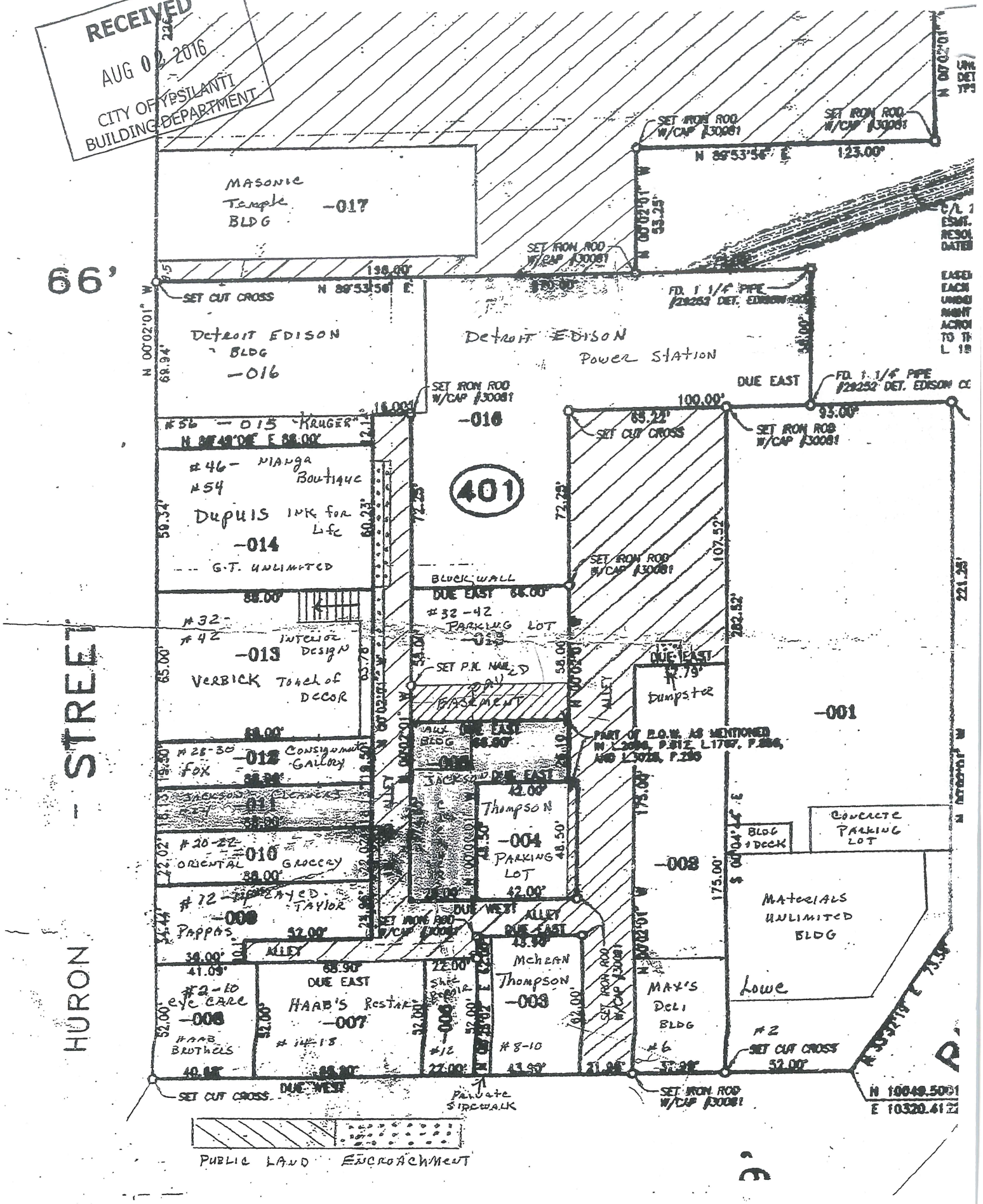
ALL WORK is done professionally.

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



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

Staff photos of alley, January 22, 2020.

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, 2020

Proposed work: New windows and a sliding glass door

Materials: Pella windows and doors.

Staff review:
Background:

1. This application was tabled on 9/22/2020 due to a lack of information. Specifically the Commission asked for: *"A side-by-side comparison of which window in proposal is to be replacing which window as proposed and more information regarding the condition of the windows in the front façade on the first and second floors."*
2. The applicant stated that the phone number to dial in to the meeting was not working, and so they could not participate in the meeting.
3. The applicant further stated that "The hung windows are seized in place, and any force used to try and open the windows results in damage. The grid layout for the picture window replacement does appear to be different, and I will follow up with the supplier to see if they can match the existing design."
4. **This is the last regularly scheduled meeting the Commission can take action on the application**. Per State Law, the Commission must make a decision on the property after 60 days from a complete application, which sets the deadline at **October 18**. If

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.

both the applicant and commission agree to extend the application period, it must be agreed in writing between the two parties.

Project Scope:

5. 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.
6. The applicant if 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.
    d. The applicant will re-install the existing aluminum storm windows, as those were not damaged.
7. The HDC is to confirm with the applicant that the exterior reveal of the muntins is appropriate.
8. More windows are documented then 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. Approval is conditioned that the replacement windows shall match the muntin pattern of the original windows, if that is not possible, an amendment shall be submitted for review by the Commission.

Relevant Secretary of the Interior's Standards:
#6

***

Move to deny proposed work at 527 N Huron, citing a lack of information on the glazing pattern of the picture window and smaller windows on the building.
#6

Prepared by: Scott E. Slagor, Preservation Planner

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY
Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address
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
[redacted]

City	State	Zip
Farmington Hills	MI	48335

Phone / Fax [redacted]

E-Mail [redacted]

Contractor

Contractor Name & Contact Info
Vince Ivezaj 2[redacted]

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: [redacted]	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
[redacted]

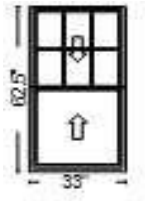
Sales Rep Name: Boerner, John
[redacted]
Sales Rep Fax:
Sales Rep E-Mail: j[redacted]

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	**Quote Name:** 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
10	LIVING ROOM	

Lifestyle, Double Hung, 33 X 62.5, White

Item Price	Qty	Ext'd Price
$520.81	1	$520.81



Viewed From Exterior

PK #
2060

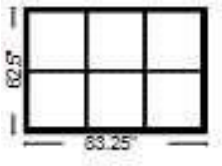
1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 33 X 62 1/2
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E Advanced 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"

Line#	Location:	Attributes
15	LIVING ROOM*	

Support Product, Direct Set Fixed Frame, 83.25 X 62.5, White

Item Price	Qty	Ext'd Price
$836.42	1	$836.42



PK # 2060

Viewed From Exterior

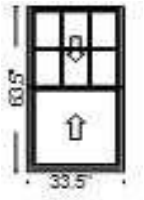
1: 83.2562.5 Fixed Frame
Frame Size: 83 1/4 X 62 1/2
General Information: Interior Glazed, Factory Assembled, Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Unfinished Interior
Glass: Insulated Dual Low-E Advanced Low-E Insulating 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
20	DINING ROOM	

Lifestyle, Double Hung, 33.5 X 63.5, White

Item Price	Qty	Ext'd Price
$544.51	2	$1,089.02



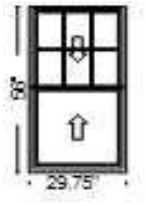
PK # 2060

Viewed From Exterior

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".

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

Line#	Location:	Attributes
25	KITCHEN	



Viewed From Exterior

PK #
2060

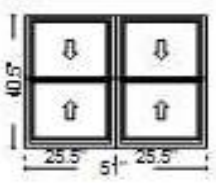
Lifestyle, Double Hung, 29.75 X 56, White

Item Price	Qty	Ext'd Price
$472.39	1	$472.39

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
30	KITCHEN	



Viewed From Exterior

PK # 2060

Lifestyle, 2-Wide Double Hung, 51 X 40.5, White

Item Price	Qty	Ext'd Price
$713.04	1	$713.04

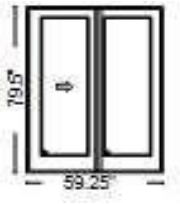
1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 25 1/2 X 40 1/2
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E Advanced 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



Viewed From Exterior

PK # 2060

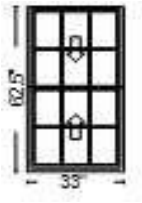
1: 6080 Vent Right / Fixed Double Sliding Door
Frame Size: 59 1/4 X 79 1/2
General Information: No Package, With Hinged Glass Panel, Clad, Pine, 5 7/8", 4 9/16", Oak Threshold
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Unfinished Interior
Glass: Insulated Tempered Low-E 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
40	BED 1	

Lifestyle, Double Hung, 33 X 62.5, White

Item Price	Qty	Ext'd Price
$557.28	2	$1,114.56



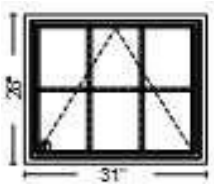
Viewed From Exterior

PK # 2060

1: Non-Standard SizeNon-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 / 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".

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

Line#	Location:	Attributes
45	BATH	



PK # 2060

Viewed From Exterior

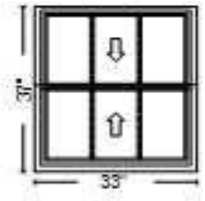
Lifestyle, Awning Vent, 31 X 28, White

Item Price	Qty	Ext'd Price
$466.85	1	$466.85

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
50	BED 2	



PK # 2060

Viewed From Exterior

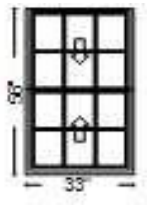
Lifestyle, Double Hung, 33 X 37, White

Item Price	Qty	Ext'd Price
$394.93	2	$789.86

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
55	BED 3	



Viewed From Exterior

PK #
2060

Lifestyle, Double Hung, 33 X 56, White

Item Price	Qty	Ext'd Price
$523.39	2	$1,046.78

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".

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. 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

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.

South elevation, first story windows (Dining Room- Window 1)

(Dining Room Window 2)

Kitchen windows- south elevation.

Facing east to west elevation

West elevation, first story windows. (Kitchen)

West Elevation, First Story Windows

West elevation, First Story Windows (Kitchen)

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, October 13 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. This item was tabled at the September 22 HDC meeting so the applicant may provide "*further information detailed as discussed at the meeting, specifically concerning the expansion joints and their location; as well as the potential for a threshold to be installed*."
2. **The Commission shall act by the regularly scheduled meeting on November 10, 2020**. Per state law, the sixty-day timeline for review ends on **November 13, 2020**.
3. YCUA conducted reviewed the Commission's questions and found "*installation of a threshold at the existing doors is not necessary and that an expansion joint just outside the doors is preferred*."
4. YCUA has provided a letter with additional information, an MDOT spec. sheet for the expansion joint, Quikrete sealant spec. sheet and an additional photo.

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.

Scope of Work

5. 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 by 7 ft. and five inches wide by 8 ft from the sidewalk to door for a total of 59.2 sq ft.
    a. YCUA will saw-cut and remove the existing concrete. An fiber expansion joint will be placed between the new concrete and old. The joint will be sealed with a polymer sealant. See attached letter for a detailed description.
6. The applicant is also 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.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 303 Summit, as submitted in the application dated September 14, 2020, with the amendments presented on October 13, 2020 for the removal and replacement on concrete sidewalks and steps.

Relevant Secretary of the Interior's Standards:
#6

Prepared by: Christopher Jacobs, Community Development Manager; updated by Scott E. Slagor, Preservation Planner.

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY
Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address
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	State	Zip
Ypsilanti	MI	48198
Phone / Fax	E-Mail	
(734) 484-4600	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:	Permit fee:
$5,066	$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.

Signatur[redacted]	Date: 9/14/2020
Print Name: Scott Westover, P.E., Engineering Manager, Ypsilanti Community Utilities Authority	

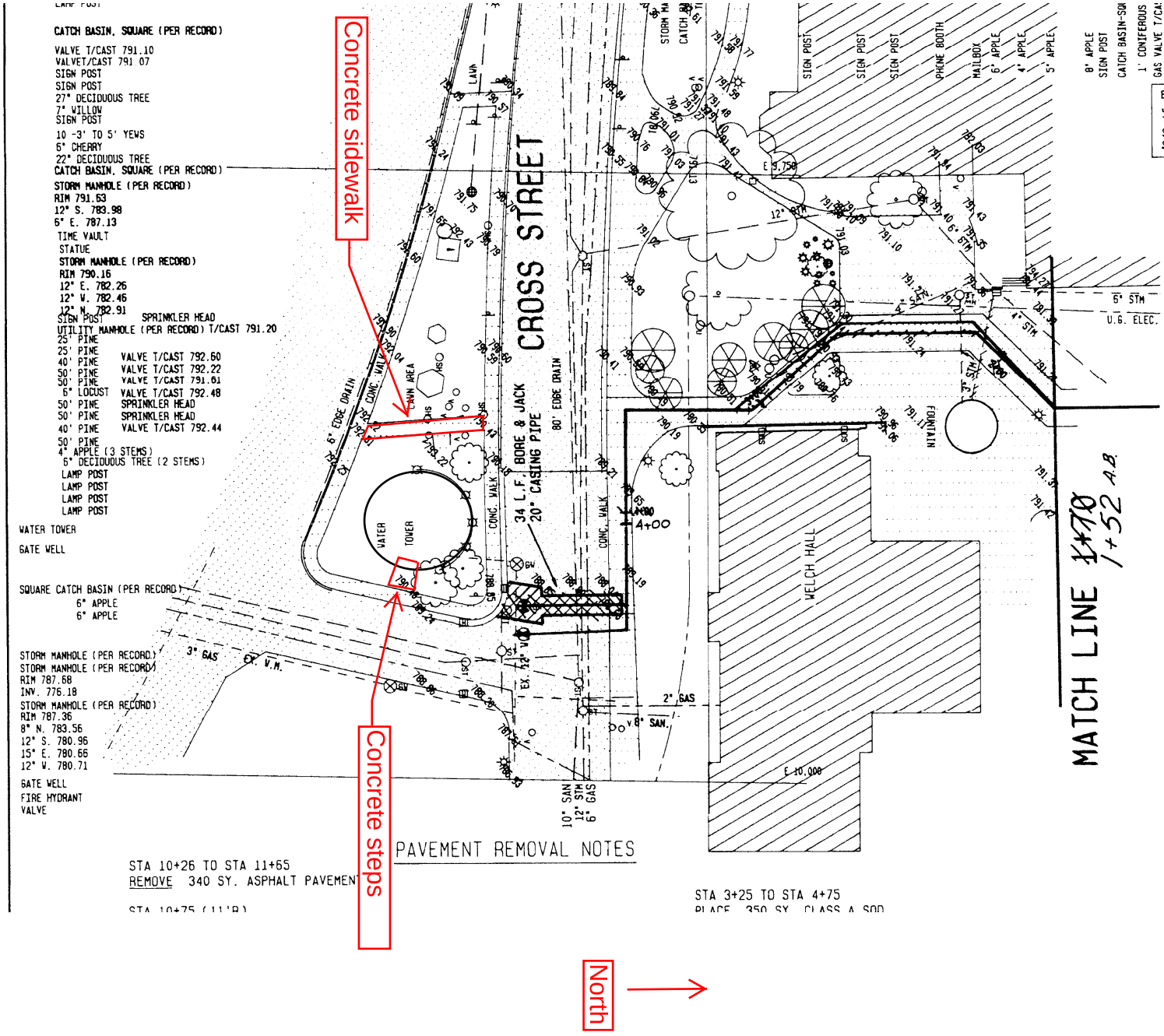
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

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

Concrete sidewalk on the west side of Stone Tower, looking south

Concrete steps on the east side of Stone Tower

Concrete steps on the east side of Stone Tower


Concrete sidewalk
Concrete steps
North
CROSS STREET
34 L.F. BORE & JACK
20" CASING PIPE
80' EDGE DRAIN
WELCH HALL
WATER TOWER
MATCH LINE 1+70
1+52 A.B.
CATCH BASIN, SQUARE (PER RECORD)
STORM MANHOLE (PER RECORD)
SQUARE CATCH BASIN (PER RECORD)
WATER TOWER
GATE WELL
FIRE HYDRANT
VALVE
PAVEMENT REMOVAL NOTES
STA 10+26 TO STA 11+65
REMOVE 340 SY. ASPHALT PAVEMENT
STA 3+25 TO STA 4+75
PLACE 350 SY. CLASS A SOD
BENCHMARK #
JOB BM#2
TOP OF ARROW ON FIRE HYDRANT
S. SIED OF FORREST, E. OF
STARKWEATHER HALL. ELEV 792.92

Dedicated to Providing Top Quality, Cost Effective, and
Environmentally Safe Water and Wastewater Services to Our Customers

YPSILANTI COMMUNITY UTILITIES AUTHORITY

2777 STATE ROAD
YPSILANTI, MICHIGAN 48198-9112
TELEPHONE: 734-484-4600
WEBSITE: www.ycua.org

September 30, 2020

VIA ELECTRONIC MAIL

Mr. Scott Slagor, Preservation Planner
City of Ypsilanti
One South Huron Street
Ypsilanti, MI 48197

Re: Historic District Commission Work Permit Application 20-0070
Stone Tower Concrete Replacement
303 N. Summit Street, City of Ypsilanti

Dear Mr. Slagor:

This letter and the enclosed documents are submitted in response to both the City of Ypsilanti Historic District Commission (HDC) regular meeting of September 22, 2020 and the letter from your office dated September 25, 2020 regarding the proposed replacement of the deteriorated concrete steps on the Summit Street side of the Stone Tower at 303 North Summit Street. In particular, the HDC requested information regarding expansion joint locations and materials as well as consideration of installation of a threshold at the existing doors.

The Authority desires to sawcut and remove the existing concrete starting approximately 6" east of the existing doors all the way to the back edge of the existing sidewalk parallel to North Summit Street. Based on the Isolation Joint detail shown on MDOT R-37-B, a ½" thick fiber expansion joint will be installed along both interfaces between the masonry walls and the new concrete slab as well as at the sawcut joint between the new concrete and the existing concrete near the doors as depicted on the enclosed photograph. The fiber expansion joint will be sealed with a polymer sealant, such as Quikrete Advanced Self-Leveling Sealant (data sheet enclosed), to best match the existing mortar in the adjacent masonry walls. The same materials will be installed at the joint between the new staris and the existing sidewalk along North Summit Street.

In addition, after further evaluation, the existing wing walls on either side of the stairs will be removed and replaced in kind as part of the project. We look forward to this information being considered by the HDC during their next regular meeting. Should there be any questions, please contact this office.

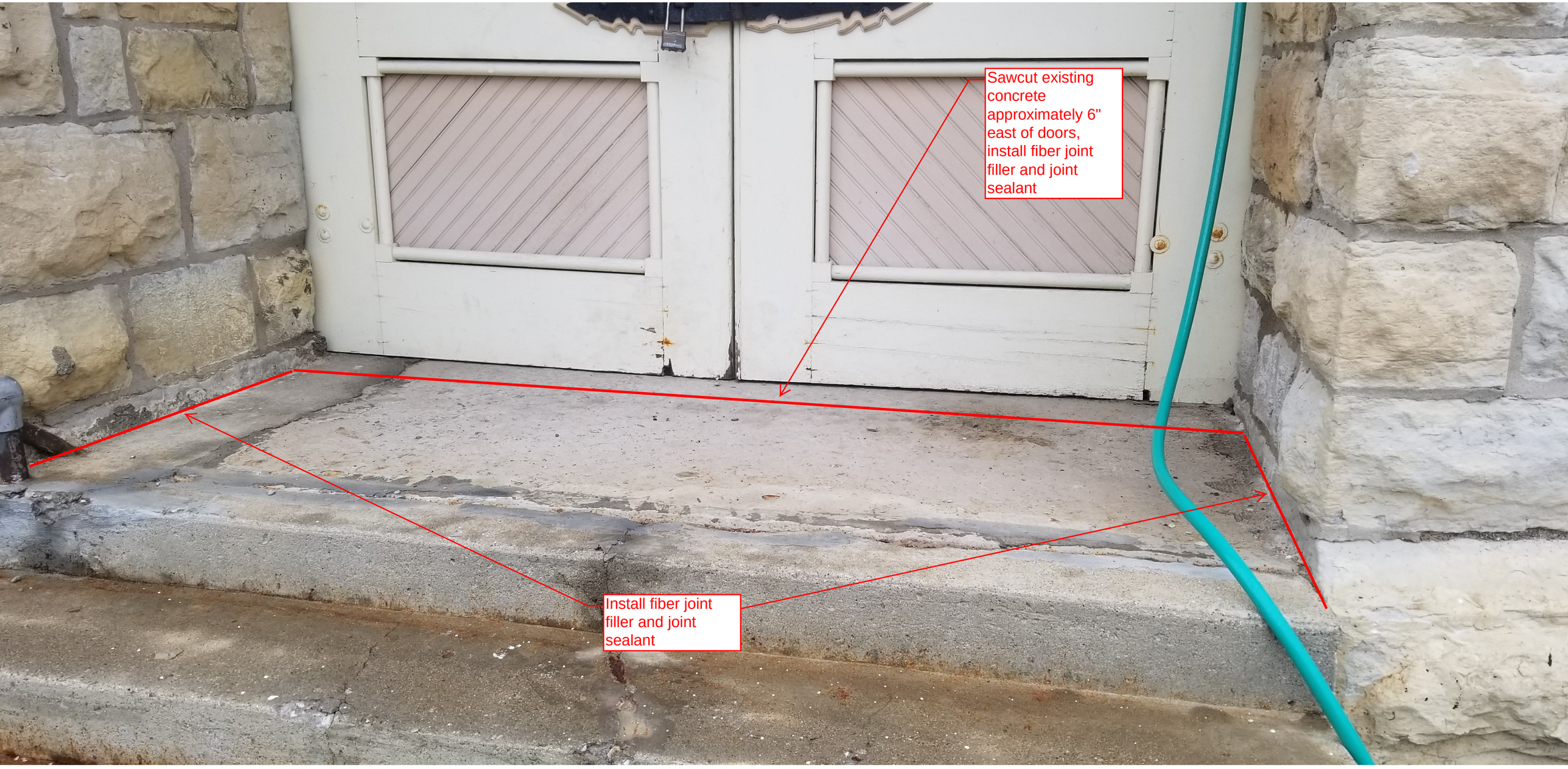
Sincerely,

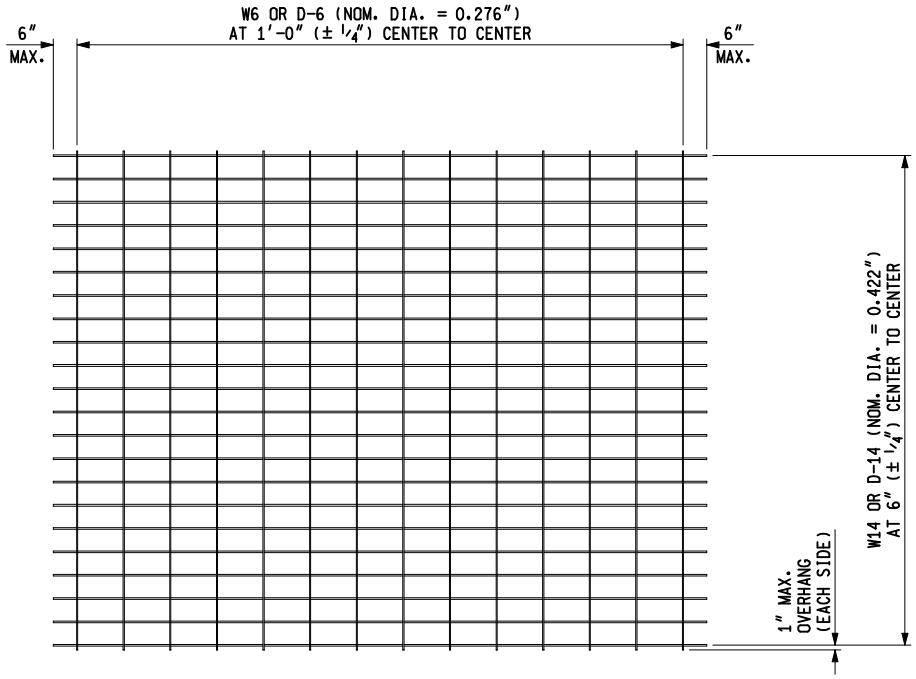
SDW Digital Signature

SCOTT D. WESTOVER, P.E., Engineering Manager
Ypsilanti Community Utilities Authority

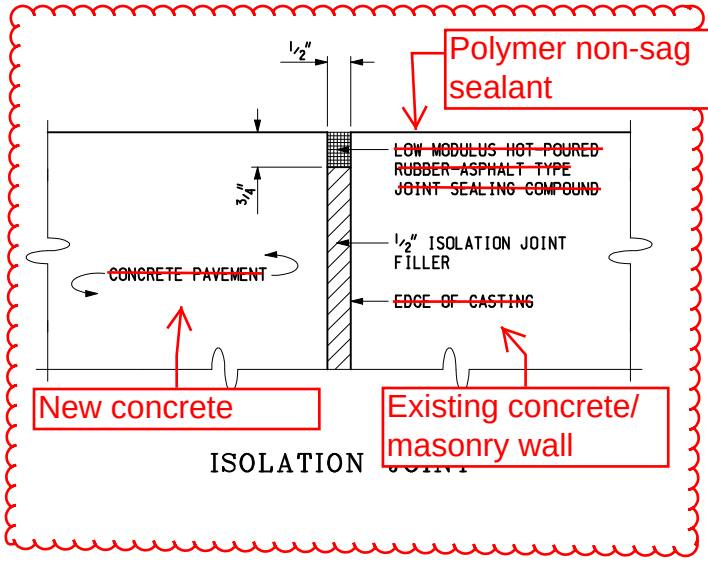
Enclosures

cc: Mr. Jeff Castro, Mr. Mike Shaffer, File, YCUA
Mr. Andy Aamodt, City of Ypsilanti

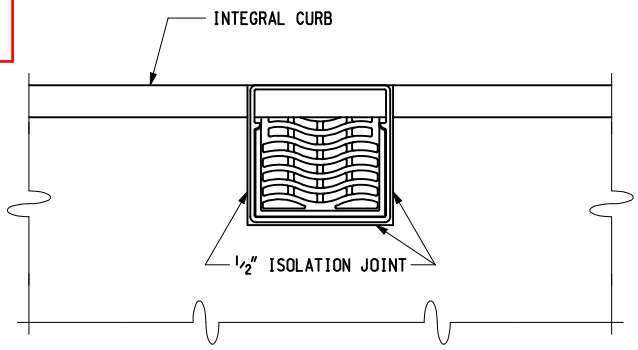

Sawcut existing concrete approximately 6" east of doors, install fiber joint filler and joint sealant
Install fiber joint filler and joint sealant



WIRE FABRIC REINFORCEMENT



ISOLATION JOINT



DRAINAGE INLET
(FOR USE WITH INTEGRAL CURB)
NOT ALIGNED WITH TRANSVERSE JOINT

NOTES:

NO PLUG OR SLIVER OF CONCRETE SHOULD EXTEND OVER, UNDER, THROUGH, AROUND, OR BETWEEN SECTIONS OF THE JOINT FILLER.

JOINT FILLER MAY BE HELD IN PLACE BY STAKES IN THE SUBGRADE.

AFTER THE CONCRETE HARDENS, THE TOP OF THE JOINT FILLER MAY BE RECESSED APPROXIMATELY 3/4" TO ALLOW SPACE FOR LOW MODULUS HOT-POURED RUBBER-ASPHALT TYPE JOINT SEALING COMPOUND.

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR

ISOLATION JOINT DETAILS

9-10-2010 F.H.W.A. APPROVAL	5-28-2010 PLAN DATE	R-37-B	SHEET 2 OF 2

ADVANCED POLYMER SELF-LEVELING SEALANT

PRODUCT NO. 8660-41

DIVISION 7

Joint Sealant
07 92 00

PRODUCT DESCRIPTION

QUIKRETE® Advanced Polymer Self-Leveling Sealant is a superior, self-leveling, one-component, permanently flexible, multipurpose sealant.

PRODUCT USE

QUIKRETE® Advanced Polymer Self-Leveling Sealant is a non-shrink weather-resistant, high performance advanced polymer sealant formulated to fill cracks and joints in concrete, in interior or exterior areas up to 1 inch (25.4 mm) in width. QUIKRETE® Advanced Polymer Self-Leveling Sealant is UV resistant and adheres to concrete, brick, masonry, wood, glass, vinyl, and most plastics. QUIKRETE® Advanced Polymer Self-Leveling Sealant is ready-to-use and cures upon contact with the moisture in the air to form a durable flexible seal.

QUIKRETE® Advanced Polymer Self-Leveling Sealant may be used for:

- Sealing & Waterproofing horizontal control joints or expansion joints in sidewalks, driveways, industrial floors, parking decks, etc.
- A variety of general purpose joint sealing applications
- Environmentally friendly – solvent & isocyanate-free

SIZES

QUIKRETE® Advanced Polymer Self-Leveling Sealant is available in gray 10 oz (295 mL) tubes.

YIELD

10 oz (295 mL) tube will fill approximately 12 linear feet (3.6 m) in 1/2 in (13 mm) wide by 1/4 in (6.3 mm) deep joint .

TECHNICAL DATA

QUIKRETE® Advanced Polymer Self-Leveling Sealant meets performance requirements of ASTM C 920, Type S, Grade P, Class 25, Use T, NT, A, G, and M; Federal Specification TT-S-0230C, Type I, Class A; CSA CAN/CGSB 19.13-M87. Meets VOC requirements in all regions.

QUIKRETE® Advanced Polymer Self-Leveling Sealant, when tested in accordance with standard procedures, provides typical results as listed in Table 1.

TABLE 1 TYPICAL PHYSICAL PROPERTIES

Tack-Free Time at 77 °F (25°C), 50% RH	60 minutes
Cure Rate at 77°F (25°C) , 50% RH	1/8" (3 mm) per 24 hours
Flow	Self-levels
Dynamic Joint Movement	+/- 25%
Durometer Hardness, Shore A	20 to 30
Ultimate Tensile Strength	230 psi (1.5 MPa)
Elongation	400% to 500%

INSTALLATION

NOTE: *It is recommended that impervious gloves – such as nitrile be worn during application. QUIKRETE® Advanced Polymer Self-Leveling Sealant is difficult to remove from skin and clothing. If sealant gets on skin, immediately wipe off with a dry cloth. Use only in well-ventilated, exterior areas. Before handling read Safety Data Sheet at www.quikrete.com.*

APPLICATION

SURFACE PREPARATION

The key to long-term sealant performance is proper substrate preparation. The substrate must be clean, frost free, sound and free of any oils, greases, or incompatible sealers, paints or coatings that may interfere with adhesion and good joint performance.

Porous surfaces should be cleaned of dirt, dust loose debris and other potential bond breakers. Mechanical methods, such as wire

brushes, grinders, etc. may be required to remove surface contamination, debris and failed sealants such as in re-caulking applications. Make sure to wear proper personal protection equipment when sanding or grinding.

JOINT DESIGN
A thin bead of sealant will accommodate more movement than a thick bead. Working joint depths should never exceed ½ in (13 mm) or be thinner than 1/4 in (6.3 mm). The ratio of joint width to depth should be 2 to 1. Joints should be designed or cut to work well within the movement capability of the sealant allowing for erection and installation tolerances, time of year of installation and sealant movement capability. QUIKRETE® Backer Rod (No. 6917) should be used depending on application, to prevent three sided adhesion and to prevent joint depths from exceeding ½ in (13 mm). If joint depth does not allow for backer rod installation, use polyethylene bond breaker tape.

METHOD OF APPLICATION
Avoid applying sealants below 40 °F (4 °C) unless following specific instructions for cold weather caulking. Also avoid applying sealants in ambient conditions where threat of rain is imminent. If ambient temperatures exceed 85 °F (29 °C) and particularly when substrates will be exposed to direct sunlight, check surface temperatures to be sure they don't exceed the maximum application temperature of 95 °F (35 °C). Mask adjacent surfaces to be sealed if necessary to ensure neat sealant lines and minimize clean up. Avoid placing masking in areas to be sealed. Remove masking immediately after placing sealant. Remove nozzle by twisting counterclockwise. Cut the tip of the tube without removing any of the threads for the nozzle. Reattach the nozzle and cut the tip of the nozzle to the desired size. Using a caulk gun, dispense sealant with the nozzle near the bottom of the joint to avoid trapping air during placement.

VOC Content
9 g/L

CLEAN UP
Remove from skin or tools immediately. Cured material is very difficult to remove. May use rubbing alcohol cautiously on skin. Uncured material can be removed from tools and surfaces with solvents such as alcohol, citrus removers or nail polish remover. Employ solvents cautiously; solvents are flammable; follow with soap and water as appropriate. Cured material may be removed mechanically. Avoid contact with strong acids and oxidizers.

CURING
Allow sealant to cure for a minimum of 2 hours before painting with a water-based latex paint and to cure for a minimum of 3 days before exposing to traffic. Allow 7 days to cure for temporary water immersion applications. Typical full cure in 3 to 7 days. Low humidity, cooler temperatures, and non-porous substrates will lengthen these times.

PRECAUTIONS

WEAR IMPERVIOUS GLOVES, such as nitrile, and eye protection.
Service Temperature: -90 °F (-68 °C) to 425 °F (218 °C)
Application Temperature: 40 °F (4 °C) to 95 °F (35 °C)
Storage Temperature: 40 °F (4 °C) to 75 °F (24 °C)
Do not apply over silicones or other existing sealants. Do not apply to frozen surfaces. Avoid contact with alcohol and solvents during cure. Avoid contact with strong acids and alkalis. Avoid joints that are too deep. Joints between non-porous substrates require slightly longer cure-through time depending on surface area. Do not apply if rain is expected before sealant has partially cured. Wash skin and hands after use. Not recommended for aquariums and marine applications. Read SDS @ www.quikrete.com.

WARRANTY

NOTICE: Obtain the applicable LIMITED WARRANTY: at www.quikrete.com/product-warranty or send a written request to The Quikrete Companies, LLC, Five Concourse Parkway, Atlanta, GA 30328, USA. Manufactured under the authority of The Quikrete Companies, LLC. © 2018 Quikrete International, Inc.

** Refer to www.quikrete.com for the most current technical data and SDS*

Revised 20 July 2018

HDC Work Permit Staff Review

Property address: 400 N River

Property History: The property includes the Thompson Block, a landmark building of the Depot Town commercial district that can tie its construction to the railroad. Originally known as the Norris Block, the building was erected by Mark Norris in 1860 using bricks from his demolished Western Hotel- which was in the path of a railroad expansion. In 1862 and 1863 the building housed barracks for the Fourteenth and Twenty-Seventh Michigan Infantry Regiments. Reputedly, the building is the only Michigan barracks facility used in 1862 that is still extant.

In 1869, the southwest corner unit of the building became occupied by a paint and wagon shop, owned by Oliver E. Thompson, for whom the building is now named. Over time the store expanded to half of the building; selling agricultural implements, bicycles, and various home/hardware goods. In the 1910s, Oliver's grandson, Joseph Thompson, opened a dodge dealership in the north half of the building, operating it a short while before moving it across Cross Street. In 1927 The Thompson family sold the business to a Detroit firm that retained the name: O. E. Thompson and Sons, which remained in the building until 1950.

Various businesses occupied the building throughout the second half of the twentieth century, however it slowly fell into disrepair and was determined a case of demolition by neglect in 2002. Repairs were made to the building, but it was unfortunately gutted by a fire in 2009. The exterior walls were preserved and the building is currently undergoing rehabilitation.[i]

Date of Application: September 30, 2020

Date of Review: October 9, 2020

Date of Meeting: October 13, 2020

Proposed work: Signs.

Materials: Aluminum sign panels.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

Staff review:

1. Some of the work in this application was completed prior to obtaining approvals/permits. The applicant states that this was done to fulfill their Historic Tax Credit schedule and apologizes for being late to submit City permits.
2. New signs include four sign panels on the façade; a painted sign and blade sign on the south elevation, and individual letters on the rear (east) elevation.

Facade

3. The façade includes four aluminum signs with vinyl lettering: two are building-mounted between the second and third stories; and two are mounted to the awning valance on the first story storefronts.
    a. The building-mounted signs are anchored to the mortar joints.

South Elevation

4. The principle sign on the south elevation is restoration of the painted wall sign that extends across the building, reading "THOMPSON."
5. A blade aluminum sign will be mounted to the building's southwest corner, reading "THOMPSON LOFTS." The sign will be mounted to the mortar joints.

East Elevation

6. Individual letters will be mounted to by tube rails to the flat canopy awning over the east elevation entrance.

*Sign lighting appears to have been approved as part of the lighting plan submitted in 2018.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at 400 N River, as submitted in the application, dated September 30, 2020, for installation of two building-mounted signs and two awning-mounted signs on the façade; a painted wall sign and blade sign on the south elevation; and awning-mounted letters on the east elevation. The signs shall be installed per specifications submitted.

Relevant Secretary of the Interior's Standards:
#5, #9, #10

Prepared by:
Scott E. Slagor, Preservation Planner

---

[i] Historical facts lifted from: James Mann "The Thompson Block- Then and Now!" Ypsilanti Gleanings, (Winter 2009), 1-4.

PHDC-20-0072

RECEIVED
SEP 30 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

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: 400 N River

Applicant

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

Name: Johnson Sign Co

Address: [redacted]

City: Ypsilanti | State: MI | Zip: 48197

Phone / Fax: [redacted] | E-Mail: [redacted]

Contractor

Contractor Name & Contact Info: Kevin Short, Senior Sales Executive

Type of work

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

Complete Description of Proposed Work:

W Elevation: Fabricating (4) non lit sign panels
S Elevation: painting "Thomson" directly on the brick, (1) projecting non lit "Thomson Lofts" sign
E Elevation: (1) set of non lit "Thomson Lofts" individual letters

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

aluminum

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:
4,000.00	$45 + 100 = ~~145.00~~

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: 9/28/2020
Print Name: Kevin Short, Senior Sales Executive	

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.

Corporate Office - Jackson
2240 Lansing Ave.
Jackson, MI 49202
P: (517) 784-3720
F: (517) 784-1556
www.johnsonsign.com

Douglas Sign - Lansing
A Division of Johnson Sign
1800 S. Cedar St.
Lansing, MI 48910
P: (517) 482-2090
F: (517) 482-2138

Huron Sign - Ypsilanti
A Division of Johnson Sign
663 S. Mansfield St.
Ypsilanti, MI 48197
P: (734) 483-2000
F: (734) 483-5164

JSC PROPOSAL

Proposal #:
Proposal Date: Jon Carlson
Customer #: Kevin Short
Page: 1 of 2

Owner

TERMS AND CONDITIONS
JOHNSON SIGN CO.

1. UPON DEFAULT IN THE PAYMENT OF ANY SUMS HEREIN AGREED, Johnson Sign Company MAY, AT IT'S OPTION, DECLARE THE ENTIRE BALANCE PRICE FULLY DUE AND PAYABLE WITHOUT FURTHER NOTICE TO CUSTOMER; AND WHEN DECLARED, CUSTOMER AGRES TO PAY INTEREST ON SAID BALANCE, WHEN DECLARED DUE AT THE RATE OF 1.5% PER MONTH. CUSTOMER FURTHER AGREES TO PAY ALL REASONABLE COSTS OF COLLECTION OF SAID BALANCE INCURRED BY THE COMPANY, INCLUDING ATTORNEY'S FEES.

2. BOTH PARTIES HERETO AGREE THA THE TITLE TO SAID ELECTRICAL SIGN SHALL REMAIN IN THE COMPANY UNTIL PAID FOR IN FULL, BUT AFTER DELIVERY TO THE CUSTOMER ALL DAMAGE FROM FIRE OR OTHER CAUSES AFTER SAID DELIVERY SHALL BE ASSUMED BY SAID CUSTOMER AND WILL NOT AFFECT THE RIGHTS OF THE COMPANY TO ENFORCE OF THE PURCHASE PRICE THEN UNPAID.

3. IT IS FURTHER AGREED BY BOTH PARTIES THAT ALL PROVISIONS IN REGARD TO THE PROJECT ARE CONTAINED IN WRITING HEREIN.

4. ALL TERMS AND CONDITIONS OF THIS CONTRACT SHALL BE BINDING UPON ANY SUCCESSORS, ASSIGNEES OR OTHER LEGAL REPRESENTATIVES OF THE RESPECTIVE PARTIES BUT NO ASSIGNMENT SHALL BE MADE BY THE CUSTOMER WITHOUT THE CONSENT IN WRITING OF THE COMPANY UNLESS FULL PAYMENT OF THE TOTAL CONSIDERATION HAS BEEN MADE.
5. Johnson Sign Company SHALL SECURE ALL NECESSARY PERMITS FROM THE BUILDING OWNER, AND/OR OTHERS WHOSE PERMISSION IS REQUIRED FOR THE INSTALLATION OF THE SIGN AND SAID SHALL BE LIABLE FOR ANY OBSTRUCTION OF DELIVERY DUE TO DELAY IN OBTAINING SUCH PERMISSION. FURTHERMORE, IF CUSTOMER EXECUTES THIS CONTRACT OF SALES WITHOUT EVER OBTAINING PERMISSION FROM PARTY OR PARTIES NECESSARY FOR THE INSTALLATION OF SAID SIGN, THEN CUSTOMER PURCHASES SAME AND IS BOUND TO THE TERMS AND CONDITIONS OF THIS CONTRACT AS THOUGH SAID PERMISSION WAS OBTAINED AND AGREES TO RELIEVE THE COMPANY FROM ANY LIABILITY FOR ITS FAILURE WITHIN 10 DAYS OF DELIVERY TO ERECT OR INSTALL SAID SIGN.

6. CUSTOMER AGREES TO PROVIDE ELECTIRCAL SERVICE FEED WIRE OF SUITABLE CAPACITY AND APPROVED MATERIAL TO LOCATION OF DISPLAY IN ADVANCE OF INSTALLATION, AND TO MAKE CONNECTION OF SAID ELECTRICAL FEED TO DISPLAY.
7. WHEN PIER DRILLING IS NECESSARY, THE COMPANY WILL CONTACT APPROPRIATE AGENCY TO LOCATE PUBLIC UTILITIES. LOCATION OF PRIVATE UTILITIES IS SOLE RESPONSIBILITY OF THE CUSTOMER. IN THE EVENT ROCK IS ENCOUNTERED IN THE DRILLING PROCESS, TO THE POINT WHERE SPECIAL EQUIPMENT IS REQUIRED, ADDITIONAL MONIES MAY BE REQUESTED IN WRITING BY THE COMPANY.

8. ALL PRODUCTS MANUFACTURED BY THE COMPANY ARE GUARANTEED UNCONDITIONALLY AGAINST DEFECTIVE PARTS, MATERIALS AND WORKMANSHIP, WITH EXCEPTION OF INCANDESCENT AND FLUORESCENT LAMPS AS THEY ARE NEVER GUARANTEED, FOR A PERIOD OF ONE YEAR (1) YEAR. FOR THE NEXT THREE HUNDRED THIRTY (330) DAYS, AND MATERIAL, WITH THE EXCEPTION OF THE LAMPS, WILL BE REPLACED AT NO COST TO THE BUYER FOR THIS MATERIAL. THE COST OF LABOR, HOWEVER, WILL BE CHARGED AT HOURLY RATES.

THIS PROPOSAL DOES NOT BECOME EFFECTIVE UNTIL SIGNED AND DATED BY THE COMPANY; ONCE SIGNED THIS PROPOSAL WILL EXPIRE AFTER 30 DAYS.

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

SALESPERSON: _____ DATE: _____

ACCEPTED BY: Jon A. Carlson _____ TITLE: Manager

SIGNATURE: [redacted] DATE: 08/18/2020

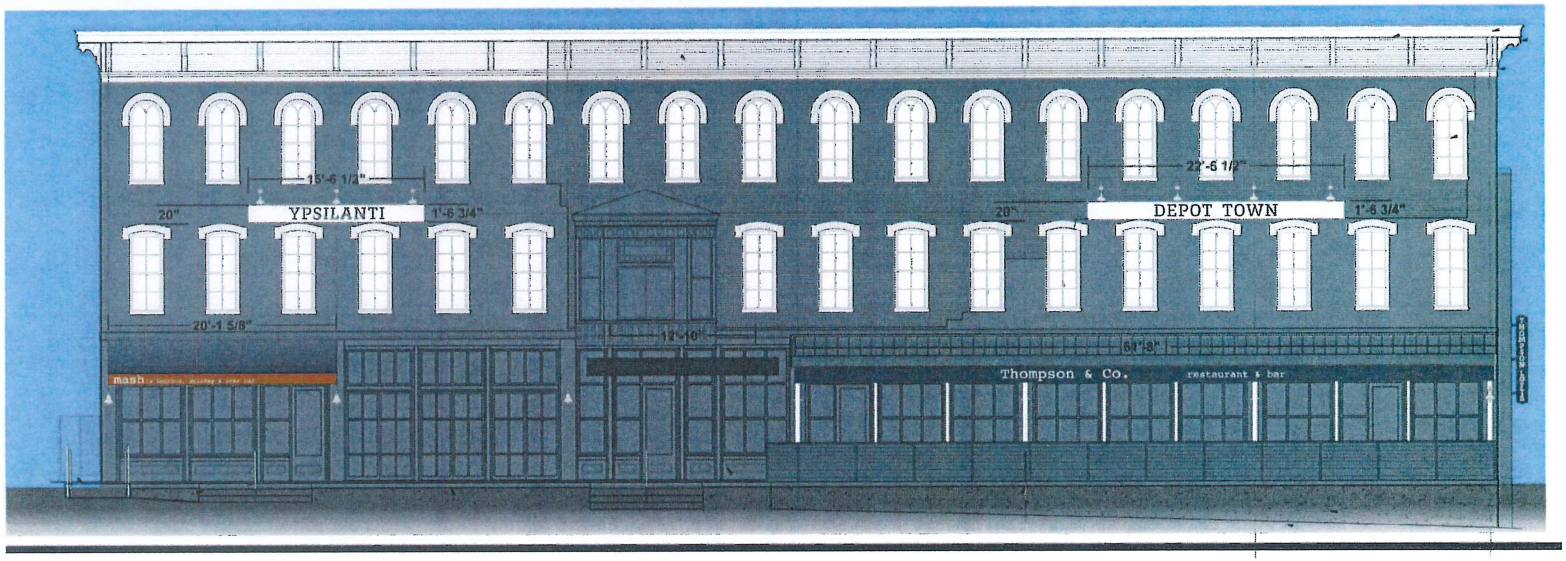
Exterior Sign Package

H·U·R·O·N S·I·G·N·C
663 S. MANSFIELD
P.O. BOX 980423
YPSILANTI, MI 48198
PHONE 734-483-2000
1-800-783-0100
FAX 734-483-5164
www.JohnsonSign.com

A Division of
Johnson Sign Co.

INTERNATIONAL SIGN ASSOCIATION
DESIGN COMPETITION AWARD WINNER

WSA WORLD SIGN ASSOCIATES
BEST OF THE BEST AWARD WINNER



SCALE 3/32" = 1'

8'-4 3/4" × 1'-0 3/4"
YPSILANTI
9 SQFT

10'-10" × 1'-0 3/4"
DEPOT TOWN
11.51 SQFT

12'-5 3/8" × 8 5/8"
mash : a bourbon, whiskey & beer bar
8.95 SQFT

11'-1" × 9 3/8"
Thompson & Co.
8.65 SQFT

8'-6 3/4" × 7"
restaurant & bar
5 SQFT

Hale Navy
HC-154
BENJAMIN MOORE

PMS 1675

Aluminum sign panels with vinyl graphics, all anchors on the brick wall, will be made in the mortar joints only.

WEST ELEVATION SQUARE FOOTAGE - 38.11

SCALE 3/8" = 1'

Click Here!
www.johnsonsign.com

ALL ELECTRICAL SIGNS TO BEAR THIS MARK
Underwriters Laboratories, Inc.
-SUITABLE FOR WET LOCATIONS- IN ACCORDANCE WITH NEC 600
ELECTRIC SIGN CERTIFIED MANUFACTURER

# OF SETS	SEE ABOVE	RETURN DEPTH	1/8"	RACEWAY COLOR	N.A.
FACE COLOR	TBD	TYPE OF INSTALL	WALL SIGNS	TRANSFORMER	N.A.
RETURN COLOR	N.A.	TYPE OF FACE	1/8" ACRYLIC	BALLAST	N.A.
RETAINER COLOR	N.A.	RACEWAY D. H. L.	N.A.	COMMENTS:	
LED COLOR	N.A.	HOUSINGS	N.A.		

DESIGNER	S WILKIE
DATE	08/24/20
JOB NO.	
JOB NAME	THOM-BLOK-EXT-082420-4
SALESPERSON:	KEVIN SHORT
ADDRESS:	400 N. RIVER ST. YPSILANTI, MI

APPROVED BY: _____ DATE: _____

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P.O. BOX 980423
YPSILANTI, MI 48198
PHONE 734-483-2000
1-800-783-0100
FAX 734-483-5164
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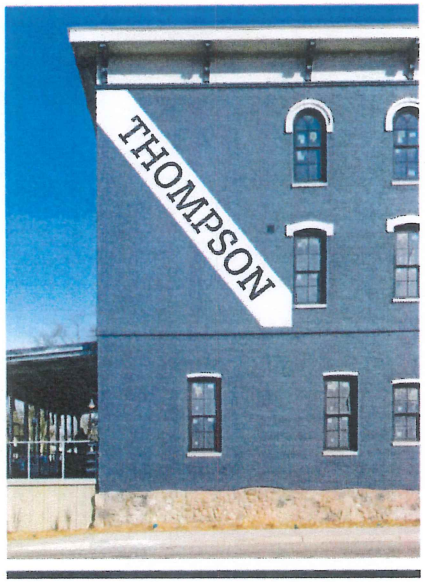
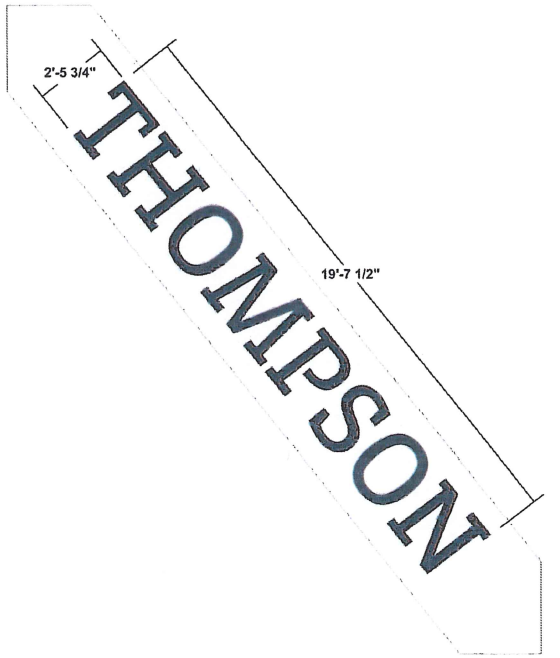


SCALE 3/32" = 1'

HISTORICAL IMAGE



These letters are painted directly on the brick wall

48.65 SQFT

SCALE 1/4" = 1'

SOUTH ELEVATION SQUARE FOOTAGE - 48.65
WEST ELEVATION SQUARE FOOTAGE - 38.11

86.76 TOTAL SQUARE FEET

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ALL ELECTRICAL SIGNS TO BEAR THIS MARK
Underwriters Laboratories, Inc.
-SUITABLE FOR WET LOCATIONS- IN ACCORDANCE WITH NEC 600
ELECTRIC SIGN CERTIFIED MANUFACTURER

# OF SETS	SEE ABOVE	RETURN DEPTH	1/8"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	TBD	TYPE OF INSTALL	WALL SIGNS	TRANSFORMER	N.A.	DATE	08/24/20
RETURN COLOR	N.A.	TYPE OF FACE	1/8" ACRYLIC	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	N.A.	RACEWAY D. H. L.	N.A.	COMMENTS:		JOB NAME	THOM-BLOK-EXT-082420-4
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	400 N. RIVER ST. YPSILANTI, MI

APPROVED BY:_____ DATE: _____

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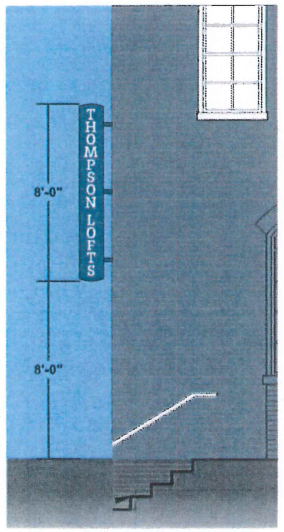
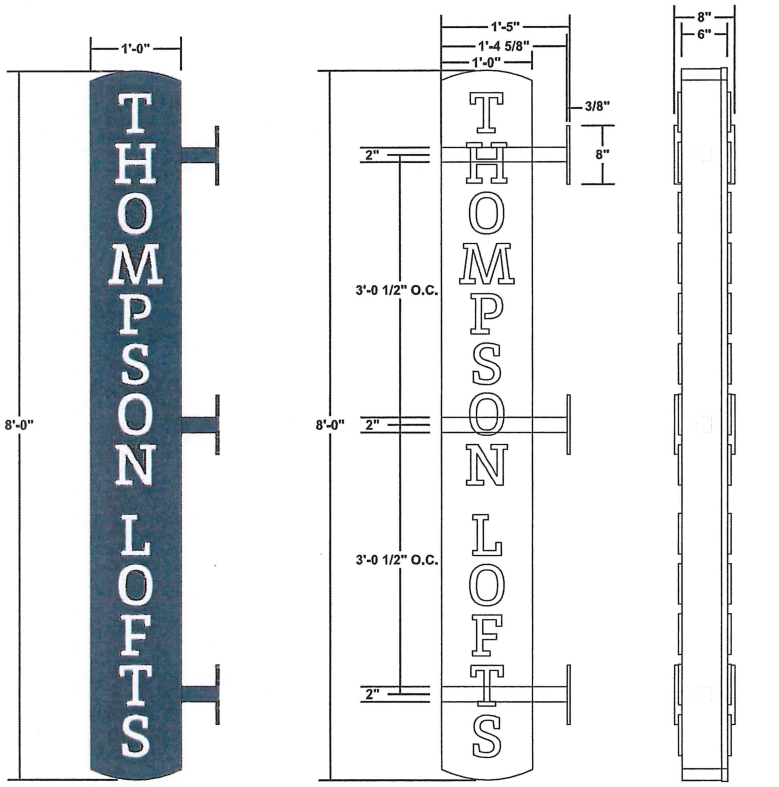


SCALE 3/16" = 1'

Hale Navy
HC-154
BENJAMIN MOORE



SCALE 3/4" = 1'

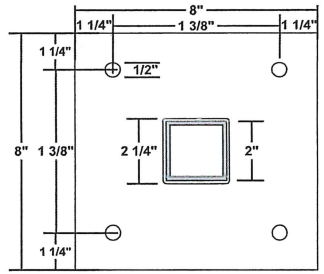


PLATE DETAIL SCALE 3" = 1'

NEW DOUBLE SIDED PROJECTING SIGN WITH FLAT CUT 1/2" GRAPHICS

Non lit aluminum sign, all anchors will be made in the mortar joints

Click Here!

www.johnsonsign.com

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UL Underwriters Laboratories, Inc.
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ELECTRIC SIGN CERTIFIED MANUFACTURER

# OF SETS	SEE ABOVE	RETURN DEPTH	6"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	HALE NAVY	TYPE OF INSTALL	WALL SIGNS	TRANSFORMER	N.A.	DATE	09/25/20
RETURN COLOR	N.A.	TYPE OF FACE	1/8" ALUMINUM	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	N.A.	RACEWAY D. H. L.	N.A.	COMMENTS:		JOB NAME	THOM-BLOK-EXT-092520-6
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	400 N. RIVER ST. YPSILANTI, MI

APPROVED BY:_____ DATE: _____

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SCALE 1/4" = 1'

CL

Scale 3/4" = 1'

12.79 SQFT

1/2" PAINTED FLAT CUT LETTERS MOUNTED TO (2) 3/4" ALUMINUM TUBE RAILS
THE RAILS ARE MOUNTED TO EXISTING SQUARE TUBE STANCHION.

Click Here!
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Underwriters Laboratories, Inc.
-SUITABLE FOR WET LOCATIONS- IN ACCORDANCE WITH NEC 600
ELECTRIC SIGN CERTIFIED MANUFACTURER

# OF SETS	SEE ABOVE	RETURN DEPTH	1/2" LTRS	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	TBD	TYPE OF INSTALL	WALL SIGNS	TRANSFORMER	N.A.	DATE	09/25/20
RETURN COLOR	N.A.	TYPE OF FACE	1/2" SINTRA	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	N.A.	RACEWAY D. H. L.	N.A.	COMMENTS:		JOB NAME	THOM-BLOK-EXT-092520-6
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	400 N. RIVER ST. YPSILANTI, MI

APPROVED BY:_____ DATE: _____

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YPSILANTI
DEPOT TOWN
Thompson & Co.
restaurant & bar

DEPOT TOWN
Thompson & Co.
restaurant & bar

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
208 E. Cross St., Ypsilanti, MI 48198

Applicant

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

Name		
Carrie Taylor		
Address [redacted]		
City	State	Zip
Ypsilanti	Michigan	48198
Phone / Fax [redacted]	E-Mail [redacted]	

Contractor

Contractor Name & Contact Info
TBD

Type of work

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

Complete Description of Proposed Work:

Study item relative to siding repair. Repair work was completed to replace some damaged roofing and siding on the SW corner of the home following a storm that resulted in some broken trees/damage to the home. HDC raised concern last year that the repairs were completed using shakes. The side of the home has painted hardiplank siding. However, the previous back exterior of the home was shakes. Shakes were recommended at the time due to the smaller area of repair and ability to match with prestain.

Proposing a couple of options to remediate concern:

1) Paint shakes to edge of main structure for consistency of tone.

2) Continue shakes around the remaining outbuilding (back corner is a covering for the exterior access stairs that go to the basement.

3) Replace / paint hardiplank to corner of main structure

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

(refer to image on file)

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: 09/14/2020
Print Name: Carrie Taylor	

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

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

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.

City of Ypsilanti

Community and Economic Development

September 22, 2020

ADISKA GENERAL CONTRACTING
[redacted]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0065) **for Egress Stair Reconstruction at 234 W MICHIGAN**

Dear ADISKA GENERAL CONTRACTING,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to replace the egress staircase and deck on the south elevation has been **approved**.

The following Historic District conditions must be followed:

1. **The staircase and deck shall match the material, dimension, and design of the drawings submitted with the building permit.** The design submitted matched the original structure.

2. **The vertical members of the balustrade shall be placed within the upper and lower guardrails**. Although the current staircase had balusters that were attached to the outside of the stringer, this no longer meets HDC design guidelines. This method was conditioned in an approval letter for another egress staircase on the same property that was sent June 18, 2020. Additionally, this type of balustrade was confirmed to staff via email on September 3, 2020.

3. **The new staircase shall be painted or stained an opaque color to match the trim of the building**. No raw material.

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

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

#10 – New work shall be removable.

This detailed 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 the replacement staircase and deck 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]

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

CC: Property Owner - [redacted]
File
Building Department

PHDC-20-0065

RECEIVED
SEP 09 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

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: 234 W. Michigan Apt B

Applicant

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

Name: Brian Adiska

Address: 11603 Territorial Rd. ~~mun.~~

City: Munith | State: Michigan | Zip: 49259

Phone / Fax: 517-240-4183 | E-Mail: adiskacontracting@gmail.com

Contractor

Contractor Name & Contact Info: Brian Adiska (same)

Type of work

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

Complete Description of Proposed Work:

Demo old Deck + Replace it with new deck, same as existing as far as placement height. New Post holes and locations are in drawings attached.

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

Color is to match the ~~existing~~ previous opaque stain. We just completed the stairs around the corner with same stain. Color was matched from previous stairs + matches this Deck as well. All wood will be treated + stained after wood dries.

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:
$10,000.00	$45 + 50.00 + 10.00 = 105.00

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: 4-3-20
Print Name: Brian Adiska	

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

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

GENERAL CONSTRUCTION NOTES

GENERAL CONTRACTOR (G.C.) SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN DESIGN BUILD CONTRACTORS AND ARCHITECTURAL DOCUMENTS.

FIELD VERIFY ALL EXISTING CONDITIONS.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC PRESENTATION

ALL DIMENSIONS WITHIN THIS SET ARE FOR BIDDING PURPOSES ONLY. ACTUAL FIELD DIMENSIONS SHALL BE TAKEN PRIOR TO THE ORDERING OF ANY MATERIALS.

WORK SHALL COMPLY, AND BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS (MBC 2015, MRC 2015).

ALL WORK SHALL BE PERFORMED UP TO ALL CONVENTIONAL CONSTRUCTION STANDARDS AS SET FORTH BY THE AIA.

WORK SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE NATIONAL ELECTRICAL CODES, THE AMERICAN GAS ASSOC., AND THE BASIC PLUMBING CODES.

ALL ELECTRICAL, MECHANICAL, AND FIRE SUPPRESSION SYSTEMS SHALL BE DESIGN BUILD. EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRODUCTION OF THE PLANS DEPICTING THE EXTENT OF THE WORK TO BE PERFORMED, INCLUDING ALL DOCUMENTS REQUIRED FOR ALL LOCAL CODE OFFICIALS. EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE TO SEAL THEIR DOCUMENTS IF REQUIRED BY THE LOCAL CODE OFFICIAL. PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR FOR ALL WORK.

FIRE SUPPRESSION SPRINKLER CONTRACTOR SHALL MODIFY EXISTING SYSTEM AS REQUIRED TO CONFORM WITH NEW SPACE LAYOUT AND ALL APPLICABLE CODE REQUIREMENTS.

WORK SHALL COMPLY WITH BUILDING MATERIALS MANUFACTURERS' SPECIFICATIONS.

MICHIGAN 2015 ENERGY CODE.

INSULATION REQUIREMENTS TO BE MET/EXCEEDED (CLIMATE ZONE 5A):

FENESTRATION U-FACTOR:	.35
SKYLIGHT U-FACTOR:	.60
CEILING R-VALUE:	38
WOOD FRAME WALL R-VALUE:	20
MASS WALL:	13
FLOOR R-VALUE:	30
BASEMENT WALL R-VALUE:	13
SLAB R-VALUE, DEPTH:	10, 2 FT.
CRAWL SPACE:	10

MECHANICAL CONTRACTOR TO PROVIDE ANY AND ALL APPLICABLE MECHANICAL SYSTEM DESIGN CRITERIA, MECHANICAL & SERVICE WATER HEATING SYSTEM & EQUIPMENT TYPES, SIZES & EFFICIENCY, DUCT SEALING, DUCT & PIPE INSULATION.

ELECTRICAL CONTRACTOR TO PROVIDE ANY AND ALL APPLICABLE LIGHT FIXTURE SCHEDULES WITH WATTAGE & CONTROLS AND AIR SEALING DETAILS.

INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, MANUFACTURER AND R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. THE INSULATION INSTALLER SHALL SIGN, DATE & POST THE CERTIFICATION IN A CONSPICUOUS LOCATION.

A PERMANENT CERTIFICATE, COMPLETED BY THE BUILDER, SHALL BE POSTED ON OR IN THE ELECTRICAL PANEL (BUT SHALL NOT CONCEAL OTHER LABELS) AND SHALL LIST INSULATION R-VALUES, FENESTRATION U-FACTORS, TYPES & EFFICIENCIES OF HEATING & COOLING EQUIPMENT.

ATTIC ACCESS DOORS SHALL BE INSULATED & WEATHERSTRIPPED.

CAULK, GASKET, OR OTHERWISE SEAL ALL BUILDING THERMAL ENVELOPE JOINTS. SEAMS AND PENETRATIONS. VERIFICATION SHALL BE BY BLOWER DOOR TEST OR VISUAL INSPECTION

ALL NEW INTERIOR FIREPLACES SHALL HAVE GASKETED DOORS & OUTDOOR COMBUSTION AIR

FORCED AIR FURNACES REQUIRE A PROGRAMMABLE THERMOSTAT.

ALL DUCTS, AIR HANDLERS, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED.

MECHANICAL PIPING CARRYING FLUIDS ABOVE 105°F SHALL BE INSULATED, MINIMUM R-3

CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED, MINIMUM R-2

HVAC EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S 3-2004 BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J-2002 OR OTHER APPROVED HVAC CALCULATION METHODS. VERIFICATION IS REQUIRED.

AT LEAST 50% OF THE LAMPS IN PERMANENT FIXTURES SHALL BE HIGH-EFFICICACY LAMPS.

DEVIATION FROM THESE DRAWINGS SHALL BE MADE ONLY WITH WRITTEN APPROVAL OF THE DESIGNER/OWNER.

ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONDITION AND INTEGRITY OF THE EXISTING STRUCTURAL COMPONENTS AND SYSTEMS

IF ANY GENERAL NOTES CONFLICT WITH ANY DETAIL OR NOTE ON THE PLANS OR IN THE SPECIFICATION, THE STRICTEST PROVISIONS SHALL GOVERN.

THE SITE SHALL REMAIN WEATHER TIGHT AND SECURE AT THE END OF EACH WORKDAY, AND DURING ANY PERIODS IN WHICH THE FACILITY IS UNOCCUPIED BY A RESPONSIBLE REPRESENTATIVE OF THE GENERAL CONTRACTOR.

EXISTING AND NEW STRUCTURE SHALL BE SHORED AND BRACED DURING CONSTRUCTION TO MAINTAIN INTEGRITY.

ALL CRACKS AND/OR BREAKAGE THAT OCCUR TO THE EXISTING STRUCTURE DURING CONSTRUCTION SHALL BE REPAIRED BY THE GENERAL CONTRACTOR

THE JOB SITE SHALL BE LEFT CLEAN AND ALL DEBRIS SHALL BE DISPOSED OF PROPERLY AT THE END OF EACH DAY.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHING ALL EXPOSED SURFACES.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHING ALL MILLWORK ITEMS AS INDICATED ON A.LANE ARCHITECTURE, PLLC'S DRAWINGS.

ALL MATERIALS WHETHER MANUFACTURED BY OR FINISHED BY THE MILLWORK CONTRACTOR AND/OR THE GENERAL CONTRACTOR MUST COMPLY WITH THE UBC CODE CHAPTER 42, 1991 EDITION AND THE LOCAL AND STATE BUILDING AND FIRE CODE SPECIFICATIONS.

ALL STAIN GRADE MILLWORK SHALL BE MANUFACTURED IN GENUINE SPECIES SPECIFIED UNLESS OTHERWISE NOTED.

ALL PAINT GRADE FIXTURES SHALL BE MANUFACTURED IN POPLAR UNLESS OTHERWISE NOTED.

ALL PAINT SPECIFICATIONS ARE FOR COLOR ONLY. SOURCES MAY BE SUBMITTED ONLY WITH COLOR SAMPLE APPROVAL BY DESIGNER/OWNER.

ANY PAINT COLOR SPECIFIED "TO MATCH" MUST BE APPROVED BY DESIGNER/OWNER.

ALL PAINTED GYPSUM BOARD SURFACES SHALL BE FINISHED WITH A LATEX EGGSHELL. ALL PAINTED TRIM SHALL BE SATIN ENAMEL.

PROVIDE TRANSITION STRIP UNDER DOORS WHERE DIFFERENT FLOOR MATERIALS INTERSECT.

ALL HINGES, KNOBS, HARDWARE,ETC. SHALL MATCH STYLE & COLOR OF EXISTING HOUSE

228 W MICHIGAN
PBLDG-20-0035
REBUILD REAR STAIRS

228 W MICHIGAN
PBLDG-20-0035
REBUILD REAR STAIRS

BUILDING DATA

ZONED
CITY OF YPSILANTI

CODE:

SCOPE OF WORK:
SINGLE FAMILY RESIDENTIAL UNITS

DECK LOADS:

LIVE (PER TABLE R301.5):	40 #
DEAD:	10 #
SNOW:	25 #

DECK 1:

AREA =	12.5 SF
TOTAL LOAD=	937.5 #
BEAM A LOAD=	127 PLF
BEAM B LOAD=	254 PLF
COLUMN A LOAD=	235 #
COLUMN B LOAD=	470 #

DECK 2:

AREA =	51.5 SF
TOTAL LOAD=	3862.5 #
BEAM B LOAD=	145 PLF
BEAM C LOAD=	145 PLF
BEAM D LOAD=	145 PLF
COLUMN B LOAD=	499 #
COLUMN C LOAD=	532 #

C + AB, CENTER DISTRICT APARTMENT BUILDING (EXISTING, NO CHANGE)

MICHIGAN ~~RESIDENTIAL~~ CODE 2015 MBC/EXISTING/RESIDENTIAL CODE

REPLACE (2) EXISTING WOODEN EXTERIOR STAIRS & DECK LANDINGS TO

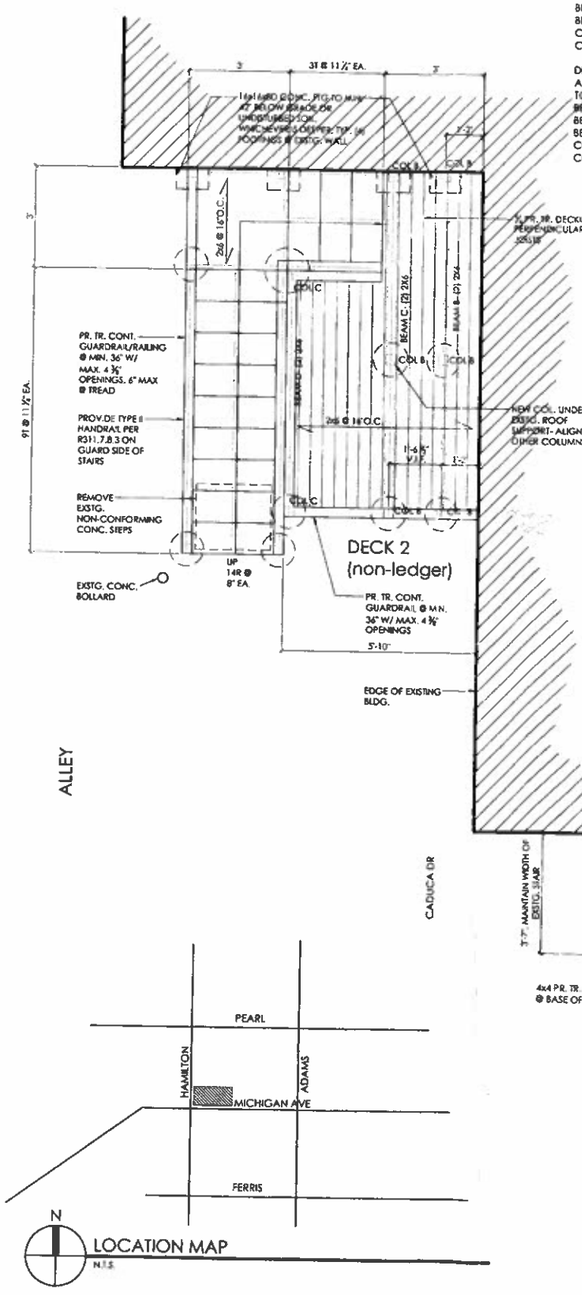
ARCHITECT:
ANGIE LANE
A.LANE ARCHITECTURE
7861 CLINTON MACON RD
TECUMSEH, MI 49286
TEL. 517.423.5280

CONTRACTOR:
Ken Hall
734 829 8280

SHEET INDEX

C0.0 BLDG INFO, STAIR PLANS, GEN. NOTES
S1.0 DECK DETAILS
S2.0 DECK DETAILS

Date Issued / Revised	Sheet No. C0.0	S1.0	S2.0					Description
JANUARY 20, 2020	X	X	X					ISSUED FOR PERMIT



2015 MBC

PITTSFIELD CHARTER TOWNSHIP
DEPARTMENT OF BUILDING SERVICES
APPROVED PLAN
THIS PLAN IS APPROVED SUBJECT TO REVIEW COMMENTS, CORRECTION LISTS AND FIELD INSPECTION. 5/22/20
APPROVED BY DATE

IF THESE ARE COMMON (NOT WITHIN A UNIT) DECKS OR STAIRS THEY MUST COMPLY WITH 2015 MICH BUILDING CODE/EXISTING AND NOT RESIDENTIAL - GUARD RAIL HEIGHT MIN IS 42" & STEP RISE IS LIMITED TO 7" OR UNDER. COMMENT IS ADDRESSED UNDER THE PERMIT CODE.

228 W MICHIGAN
PBLDG-20-0035
REBUILD REAR STAIRS

A. A.LANE ARCHITECTURE
7861 clinton macon rd
tecumseh, michigan 49286
p. 517 423 5280
alanearchitecture@c.com

City of Ypsilanti Building Dept 734 482-1025 x1
Building Dept 734 483-9347 3941
y town. org
Building Application

Frank Daniels Building Supervisor
fdaniels@ci.ypsilanti.mi.us
734-482-9680

PROJECT
EXISTING STAIR REPLACEMENT
234 & 228 W. Michigan Ave.
Ypsilanti, MI

DATE
JANUARY 27, 2020

STATE OF MICHIGAN
ANGELA LANE
ARCHITECT
No. 1301070385
REGISTERED ARCHITECT

SHEET T
COVER S

SHEET
C0

228 W MICHIGAN
PBLDG-20-0035
REBUILD REAR STAIRS

MINIMUM REQUIREMENTS & LIMITATIONS

Minimum post size is 6x6 nominal and maximum post height shall be in accordance with Table 4.

All lumber shall be identified by the grade mark of, or certificate of inspection issued by, an *approved* lumber grading or inspection bureau or agency (www.alsc.org). All lumber and glued laminated timber shall be a naturally durable species (such as Redwood or Western Cedars where 90 percent or more of the width of each side is heartwood); or be preservatively treated with an *approved* process in accordance with American Wood Protection Association standards (Table 1) [R317 and R318]. All lumber in contact with the ground shall be *approved* preservative treated wood suitable for ground contact. [R317.1.2]. All cuts shall be field treated with an *approved* preservative (such as copper naphthenate) [R402.1.2].

All nails shall meet the requirements of *ASTM F 1667*. Threaded nails as stated in this document include helical (spiral) and annular (ring-shank) nails. Wood screws shall meet the requirements of *ANSI/ASME B18.6.1*. Bolts and lag screws shall meet the requirements of *ANSI/ASME B18.2.1*.

Throughout this document, ½" diameter bolts and lag screws are specified for various connections. Edge distance and spacing requirements are based on ½" diameter fasteners. If larger (or smaller) fasteners are specified, edge distance and spacing shall be adjusted.

All screws, bolts, washers, nuts, and nails for use with preservative treated wood shall be hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper. Hot-dipped galvanized fasteners shall meet the requirements of *ASTM A 153*, Class D for fasteners ⅜" diameter and smaller or Class C for fasteners with diameters over ⅜". Stainless steel driven fasteners shall be in accordance with the material requirements of *ASTM F 1667*.

Fasteners other than nails and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with *ASTM B 695*, Class 55, minimum.

All connectors (joist hangers, cast-in-place post anchors, etc.) shall be galvanized or shall be stainless steel. Hardware to be hot-dipped prior to fabrication shall meet *ASTM A 653*, G-185 coating. Hardware to be hot-dipped galvanized after fabrication shall meet *ASTM A 123*.

Fasteners and connectors exposed to salt water or located within 300 feet of a salt water shoreline shall be stainless steel grade 304 or 316.

Fasteners and connectors shall be of the same corrosion-resistant material.

Other coated or non-ferrous fasteners or hardware shall be *approved* by the authority having jurisdiction.

Flashing shall be corrosion-resistant metal [R703.8] of minimum nominal 0.019-inch thickness or *approved* non-metallic material. Aluminum should not be used in direct contact with lumber treated with preservatives that contain copper such as ACQ, Copper Azole, or ACZA.

Decks shall not be used or occupied until final inspection and approval is obtained.

DECKING REQUIREMENTS

All decking material shall be composed of dimension lumber (2" nominal thickness) or span rated decking in accordance with the American Lumber Standard Committee *Policy for Evaluation of Recommended Spans for Span Rated Decking Products (November 5, 2004)*. Attach decking to each joist with 2-8d threaded nails or 2-#8 screws. Space decking boards approximately ⅛" apart. See Figure 11 for decking connection requirements at the rim joist. Decking placement may range from an angle perpendicular to the joists to an angle of 45 degrees to the joists. Each segment of decking must bear on a minimum of 3 joists (or 3 supports).

Decking not meeting these requirements may be substituted when the product has been *approved* by the authority having jurisdiction; however, connections equivalent to those shown for lumber or span rated decking are assumed.

JOIST-TO-BEAM CONNECTION

Each joist shall be attached to the beam as shown in Figure 6. Joists may bear on and overhang past the beam face the lesser of L_O or L/4 when Option 1 or Option 2 is used to attach the joist to the beam and blocking is provided between joists at beam bearing. Mechanical fasteners or hurricane clips used, as shown in Option 2, must have a minimum capacity of 100 lbs in both uplift and lateral load directions. Joists may also attach to the side of the beam with joist hangers per Option 3. Joists shall not frame in from opposite sides of the same beam. See JOIST HANGERS for more information. Hangers, clips, and mechanical fasteners shall be galvanized or stainless steel (see MINIMUM REQUIREMENTS).

JOIST HANGERS

Joist hangers, as shown in Figure 7, shall have a depth of at least 60% of ledger or beam depth. Each hanger shall have a minimum vertical capacity in accordance with Table 3A. The joist hanger shall be selected from an *approved* manufacturer's product data based on the dimensions of the joist or header it is carrying. Joist hangers and fasteners shall be corrosion resistant (see MINIMUM REQUIREMENTS).

Use joist hangers with inside flanges when clearance to the edge of the beam or ledger board dictate. Do not use clip angles or brackets to support joists.

Table 3A. Joist Hanger Vertical Capacity.

Joist Size	Minimum Capacity, lbs
2x6	400
2x8	600
2x10	600
2x12	700

POST REQUIREMENTS

All deck post sizes shall be 6x6 (nominal) or larger, and the maximum height shall be in accordance with Table 4 and measured from grade or top of foundation, whichever is highest, to the underside of the beam. Under prescriptive limits of this document, 8x8 nominal posts can be substituted anywhere in Table 4 but are limited to a maximum height of 14'-0". Posts shall be centered on footings. Cut ends and notches of posts shall be field treated with an *approved* preservative (such as copper naphthenate) [R402.1.2]. The beam shall be attached to the post by notching as shown in Figure 8A or by providing an *approved* post cap to connect the beam and post as shown in Figure 8B. All 3-ply beams shall be connected to the post by a post cap. All through-bolts shall have washers under the bolt head and nut. Attachment of the beam to the side of the post without notching is prohibited (see Figure 9).

Provide diagonal bracing parallel to the beam at each corner post greater than 2'-0" in height as shown in Figure 10. Diagonal bracing is prohibited on center posts. Bracing shall be fastened to the post at one end and the beam at the other with ½" diameter lag screws. For non-ledger decks, (see Figure 21) diagonal bracing may be omitted at the beam and posts adjacent to the house.

RIM JOIST REQUIREMENTS

Attach a continuous rim joist to the ends of joists as shown in Figure 11. Attach decking to the rim joist as shown in Figure 11. For more decking attachment requirements, see DECKING REQUIREMENTS.

FOOTINGS [R403]

See Figure 12 and Table 4 for footing size, footing thickness, and post attachment options and requirements. All footings shall bear on undisturbed soil at least 12 inches below the undisturbed ground surface or below the frost line, whichever is deeper. Contact the authority having jurisdiction to determine the specified frost line. Bearing conditions shall be verified in the field by the building official prior to placement of concrete. Where the building official determines that in-place soils with an allowable bearing capacity of less than 1,500 psf are likely to be present at the site, the allowable bearing capacity shall be determined by a soils investigation. **DECK FOOTINGS CLOSER THAN 5'-0" TO AN EXTERIOR HOUSE FOUNDATION WALL MUST BEAR AT THE SAME ELEVATION AS THE FOOTING OF THE HOUSE FOUNDATION.**

Do not construct footings over septic systems or leach fields, utility lines, or enclosed meters. Contact local utilities (call 811) before digging.

Pre-manufactured post anchors shall be galvanized or stainless steel. See MINIMUM REQUIREMENTS.

LEDGER ATTACHMENT REQUIREMENTS [R507]

GENERAL: Attach the ledger board, which shall be equal to or greater than the deck joist depth but less than or equal to the house band or rim joist depth, to the house in accordance with Figures 14 and 15. The ledger shall be a minimum nominal 2x8. When attachments are made to the house band joist, the band joist shall be capable of supporting the new deck. If this cannot be verified or conditions at the house differ from the details herein, then either a non-ledger deck or full plan submission is required. See NON-LEDGER DECKS.

SIDING AND FLASHING: House siding or the exterior finish system must be removed prior to installation of the ledger board. *Approved* corrosion resistant flashing is required at any ledger board connection to a wall of wood framed construction (see MINIMUM REQUIREMENTS). See Figure 14 for continuous flashing with drip edge. The threshold shall be carefully flashed and caulked to prevent water intrusion due to splash from the deck or melting snow and ice.

MANUFACTURED WOOD I-JOIST: The term "I-Joist" denotes manufactured wood "I" joists (see Figure 15A). Many new homes constructed with wood I-joists list hole 1" or thicker laminated veneer lumber (LVL)as band joists (or rim joists) that can support the attachment of a deck (see Figure 14). However, some older homes might be constructed with band boards that are too thin (less than 1") to support a deck. In such cases, a non-ledger deck or a full plan submission is required.

MANUFACTURED WOOD TRUSS: A metal plate connected wood truss (MPCWT) is an engineered, prefabricated structural component designed for each specific application. MPCWT's used in residential floors are often installed with a 2x4 lumber "ribbon" at the ends of the trusses (see Figure 11B) to tie the ends of the trusses together. The ribbon board, by itself, is not intended to support the deck ledger and deck. Installing residential decks when the floor system for the home uses MPCWT requires a standard detail provided by the truss designer, a non-ledger deck, or a full plan submission. Refer to the Technical Note – *Attachment of Residential Deck Ledger to Metal Plate Connected Wood Truss Floor System* for special blocking details and attachment requirements (www.sbcindustry.com).

PROHIBITED LEDGER ATTACHMENTS

Attachment to exterior veneers (brick, masonry, stone), hollow masonry, and to cantilevered floor overhangs or bay windows are prohibited (see Figures 17 and 18). In such cases, the non-ledger deck is required (See NON-LEDGER DECKS).

LEDGER BOARD FASTENERS

Only those fasteners noted below are permitted. LEAD ANCHORS ARE PROHIBITED.

Deck ledger connection to band joist or rim joist. The connection between a deck ledger and a 2-inch nominal lumber band joist (1-½" actual) or LVL rim joist bearing on a sill plate or sill plate shall be constructed with ½" lag screws or bolts with washers per Table 5 and Figure 19 (see MINIMUM REQUIREMENTS).

Placement of lag screws or bolts in deck ledger: The lag screws or bolts shall be placed as shown in Figure 19. The lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger (see Figure 19). Proper installation of lag screws or bolts shall be verified by the authority having jurisdiction.

Figure 14. General Attachment of Ledger Board to Band Joist or Rim Joist.

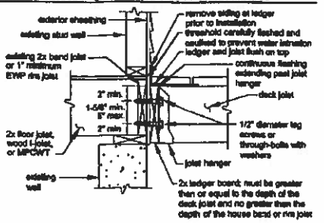


Figure 8. Prohibited Post-to-Beam Attachment Condition.

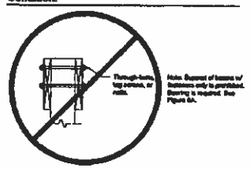
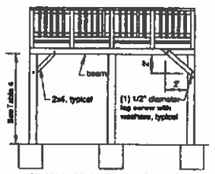


Figure 10. Diagonal Bracing.



Joist Span – Joists Attached at House and to Side of Beam.

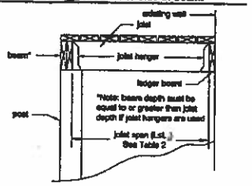
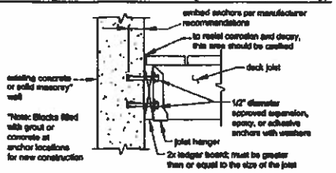


Figure 16. Attachment of Ledger Board to Foundation Wall (Concrete or Solid Masonry).



Joist Span – Non-Ledger Deck.

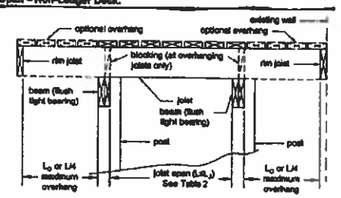


Figure 17. No Attachment to or Through Exterior Veneers (Brick, Masonry, Stone).

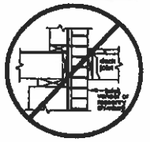
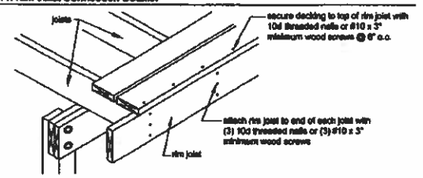


Figure 11. Rim Joist Connection Details.



Beam Assembly Details.

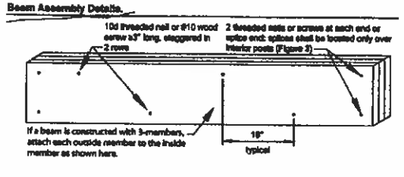


Figure 18. No Attachment to House Overhang with Ledger.

Table 4. Post Height for 6x6[2] and Footing Sizes for all Posts.

Beam Span, L_b	Joist Span, L_j	Post Heights[1]					Footing Sizes[3]		
		Southern Pine	Douglas Fir-Larch[4]	Hem-Fir[4], Western Cedars	Redwood	Ponderosa Pine, Red Pine, SPF	Round Footing Diameter	Square Footing	Footing Thickness[5]
6'	≤10'	14'	14'	14'	14'	14'	18"	16"x16"	7"
	≤14'	14'	14'	14'	14'	14'	21"	18"x18"	8"
	≤18'	14'	14'	12'	14'	11'	24"	21"x21"	10"
8'	≤10'	14'	14'	14'	14'	14'	20"	18"x18"	8"
	≤14'	14'	14'	14'	14'	11'	24"	21"x21"	10"
	≤18'	14'	13'	11'	12'	8'	27"	24"x24"	11"
10'	≤10'	14'	14'	14'	14'	12'	23"	20"x20"	9"
	≤14'	14'	13'	11'	13'	8'	27"	24"x24"	11"
	≤18'	12'	11'	8'	11'	2'	31"	27"x27"	13"
12'	≤10'	14'	14'	12'	14'	10'	26"	22"x22"	10"
	≤14'	13'	12'	9'	11'	5'	30"	26"x26"	13"
	≤18'	11'	9'	6'	9'	2'	34"	30"x30"	15"
14'	≤10'	14'	13'	11'	13'	8'	27"	24"x24"	11"
	≤14'	11'	10'	7'	10'	2'	32"	29"x29"	14"
	≤18'	9'	8'	2'	8'	NP	37"	33"x33"	16"
16'	≤10'	13'	12'	10'	12'	6'	29"	26"x26"	12"
	≤14'	10'	9'	5'	9'	2'	36"	31"x31"	15"
	≤18'	7'	5'	2'	7'	NP	40"	36"x36"	18"
18'	≤10'	12'	11'	8'	11'	2'	31"	27"x27"	13"
	≤14'	9'	8'	2'	8'	NP	37"	33"x33"	16"
	≤18'	6'	2'	2'	6'	NP	42"	37"x37"	19"

1. Assumes 40 psf live load, 10 psf dead load, L_O/4 and L_j/4 overhangs, No 2 grade and wet service conditions.
2. Assumes 1,500 psf soil bearing capacity and 168 psf concrete. Value may be multiplied by 0.9 for every post.
3. Footing assumed for Douglas Fir-Larch, Hem-Fir, and Spruce-Pine-Fir.
4. Assumes 2,500 psi compressive strength of concrete. Determine footing thickness with post base and anchor requirements.
5. Bolt-centred posts may be substituted anywhere in Table 4 to a maximum height of 14'.

Figure 6. Joist-to-Beam Detail.

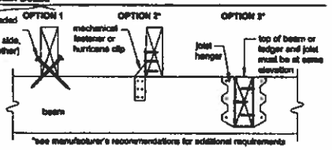


Figure 7. Typical Joist Hangers.

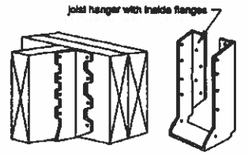


Figure 8A. Post-to-Beam Attachment

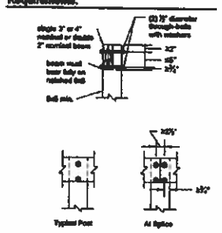


Table 5. Maximum Spacing for a Southern Pine, Douglas Fir-Larch, or Hem-Fir Deck Ledger or Band or Rim Joist and a 2-inch Nominal Solid-Sawn Spruce-Pine-Fir Band Joist or LVL Rim Joist[1,2,3,4,5]
(Deck Live Load = 40 psf, Deck Dead Load = 10 psf)

Connection Details	Rim Joint or Band Joist	Joist Span					
		6'-0" and less	6'-1" to 8'-0"	8'-1" to 10'-0"	10'-1" to 12'-0"	12'-1" to 14'-0"	14'-1" to 16'-0"
		On-Center Spacing of Fasteners					
½" diameter lag screw[6] with $^{15}/_{32}$" minimum sheathing	1" LVL	24"	18"	14"	12"	10"	9"
	1-½" LVL	26"	21"	16"	14"	12"	10"
	1-½" Lumber	30"	23"	18"	15"	13"	11"
½" diameter bolt with $^{15}/_{32}$" maximum sheathing	1" LVL	24"	18"	14"	12"	10"	9"
	1-½" LVL	28"	21"	16"	14"	12"	9"
	1-½" Lumber	35"	26"	20"	17"	14"	12"
½" diameter bolt with $^{15}/_{32}$" maximum sheathing and ¾" standard washers[7]	1-½" Lumber	35"	35"	29"	24"	21"	18"

1. The tip of the lag screw shall not extend beyond the inside face of the band or rim joist.
2. The maximum gap between the face of the ledger board and face of the wall sheathing shall be ½".
3. Ledgers shall be fastened or caulked to prevent water from contacting the house band joist (see Figures 14 and 15).
4. Lag screws and bolts shall be staggered per Figure 19.
5. Deck ledgers shall be minimum 2x8 pressure-preservative-treated No.2 grade lumber, or other *approved* materials as established by attached engineering practice.
6. Where solid sawn pressure-preservative-treated deck ledgers are attached to engineered wood products (minimum 1" thick wood structural panel band joist or structural composite lumber including laminated veneer lumber), the ledger attachment shall be designed in accordance with accepted engineering practice. Tabulated values based on 300 lbs and 350 lbs for 1" and 1-½" LVL rim joist, respectively.
7. Wood structural panel sheathing, gypsum board sheathing, or foam sheathing shall be permitted between the band or rim joist and ledger. Stacked washers are permitted in combination with wood structural panel sheathing, but are not permitted in combination with gypsum board or foam sheathing. The maximum distance between the face of the ledger board and the face of the band joist shall be 1".
8. Fastener spacing also applies to Southern Pine, Douglas Fir-Larch, and Hem-Fir band or rim joists.

Figure 12. Typical Footing Options.

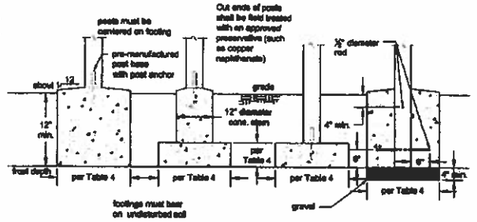
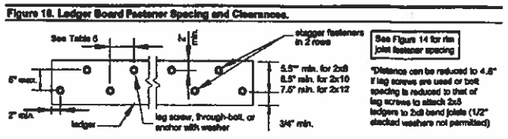


Figure 18. Ledger Board Fastener Spacing and Clearances.

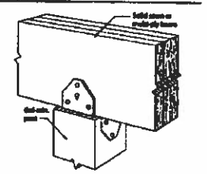


Through-Bolt
Through-bolts shall have a diameter of ½". Pilot holes for through-bolts shall be $^{17}/_{32}$" to $^{9}/_{16}$" in diameter. Through-bolts require washers at the bolt head and nut.

Expansion and Adhesive Anchors
Use *approved* expansion or adhesive anchors when attaching a ledger board to a concrete or solid masonry wall as shown in Figure 15. Expansion and adhesive anchor bolts shall have a diameter of ½". Minimum spacing and embedment length shall be per the manufacturer's recommendations. All anchors must have washers.

Lag Screws
Lag screws shall have a diameter of ½" (see MINIMUM REQUIREMENTS). Lag screws may be used only when the field conditions conform to those shown in Figure 14. See Figure 20 for lag screw length and shank requirements. All lag screws shall be installed with washers.

Figure 8B. Alternate *Approved* Post-to-Beam Post Cap Attachment.



A. A.LANE ARCHITECTURE
9861 clifton macon rd
tecumseh, michigan 49286
p 517 423 5280
alanearchitecture@plc.com

PROJECT
EXISTING STAIR REPLACEMENT
234 & 228 W. Michigan Ave
Ypsilanti, MI

DATE
JANUARY 20, 2020

STATE OF MICHIGAN
ANGELA LANE
ARCHITECT
No. 1201057555
LICENSED ARCHITECT

SHEET TITLE
TYPICAL DECK DETAILS

SHEET NO.
S1.0

NON-LEDGER DECKS - FOR RESISTING VERTICAL LOADS

Non-ledger decks use the house for resisting lateral loads but do not utilize the exterior wall of the house to support vertical loads (see Figure 21). Rather than supporting the deck on a ledger, as additional beam with posts is provided at or within the lesser of L_O or L/4 of the house. THE ASSOCIATED DECK POST

FOOTINGS SHALL BE PLACED AT THE SAME ELEVATION AS THE HOUSE FOOTING IF LOCATED CLOSER THAN 5'-0" TO A HOUSE WALL (see Figure 2 and Figure 12). For houses with basements, a cylindrical footing (caisson) is recommended to minimize required excavation at the basement wall. Beam size is determined by Table 3. Non-ledger decks shall be attached to the house per Table 5 and Figures 22 or 23 for lateral loads.

DECK LATERAL LOADS

Attachment to House: Decks shall be positively anchored to the primary structure [R507.1]. The lateral connection required shall be permitted to be in accordance with Figure 22 or 23 for ledger and non-ledger decks. Hold-down tension devices shall be provided in not less than two locations within two feet of the edge of the deck, and shall have an allowable stress design capacity of not less than 1,500 lb [R507.2.4].

The wall must be sheathed with minimum $^{7}/_{16}$" wood structural panel sheathing. Use lag screws or through-bolts when fastening to a band joist; use expansion anchors or epoxy anchors when fastening to concrete or masonry. DO NOT ATTACH TO BRICK VENEERS. VERIFY THIS CONDITION IN THE FIELD PRIOR TO UTILIZING THIS METHOD. Fasteners shall penetrate beyond the house band board and be installed per Table 5.

For non-ledger decks, blocking or framing angles can be used in lieu of joist hangers and shall be provided on each side of each joist. Blocking shall be installed with 5-10d threaded nails into the rim joist or the framing angle shall have a lateral capacity of 600 lb. Flashing over the rim joist is required and must be installed in accordance with the flashing provisions in the LEDGER ATTACHMENT REQUIREMENTS.

GUARD REQUIREMENTS

All decks greater than 30" above grade are required to have a guard [R312.1] - one example is shown in Figure 24. Other methods and materials may be used for guard construction when *approved* by the authority having jurisdiction.

GUARD POST ATTACHMENTS FOR REQUIRED GUARDS

Deck guard posts for required guards shall be a minimum 4x4 (nominal) with an adjusted bending design value not less than 1,100 psi. Joists and rim joists to which guard posts are attached shall be a minimum of 2x8 (nominal).

Guard posts for required guards which run parallel to the deck joists shall be attached to the outside joist per

Figure 25. Guard posts for required guards that run perpendicular to the deck joists shall be attached to the rim joist in accordance with Figure 26. Only hold-down anchor models meeting these minimum requirements shall be used. Hold-down anchors shall have a minimum allowable tension load of 1,800 pounds for a 36" maximum guard height and be installed in accordance with the manufacturer's instructions.

STAIR REQUIREMENTS

Stairs, stair stringers, and stair guards shall meet the requirements shown in Figure 27 through Figure 34 and Table 6 except where amended by the local jurisdiction. All stringers shall be a minimum of 2x12. Stair stringers shall not span more than the dimensions shown in Figure 28. If the stringer span exceeds these dimensions, then a 4x4 post may be provided to support the stringer and shorten its span length. The 4x4 post shall be notched and bolted to the stringer with (2) ½" diameter through-bolts with washers per Figure 8A. The post shall be centered on a 12" diameter or 10" square, 6" thick footing. The footing shall be constructed as shown in Figure 34 and attached to the post as shown in Figure 12. An intermediate landing may also be provided to shorten the stringer span (see provisions below). If the total vertical height of a stairway exceeds 12'-0", then an intermediate landing shall be required. All intermediate stair landings must be designed and constructed as a non-ledger deck using the details in this document. Stairs shall be a minimum of 36" in width as shown in Figure 33 [R311.7]. If only cut stringers are used, a minimum of three are required. For stairs greater than 36" in width, a combination of cut and solid stringers can be used, but shall be placed at a maximum spacing of 18" on center (see Figure 29). The width of each landing shall not be less than the width of the stairway served. Every rectangular landing shall have a minimum dimension of 36" measured in the direction of travel and no less than the width of the stairway served (R311.7).

STAIR HANDRAIL REQUIREMENTS

All stairs with 4 or more risers shall have a handrail on at least one side (see Figure 32A) [R311.7.8]. The handrail height measured vertically from the sloped plane adjoining the tread nosing shall be not less than 34 inches and not more than 38 inches (see Figure 30) [R311.7.8.1]. Handrails shall be graspable and shall be composed of decay-resistant and/or corrosion resistant material. Handrails shall be Type I, Type II, or provide equivalent graspability (see Figure 32B). Type I shall have a perimeter dimension of at least 4" and not greater than 6-¼". Type II rails with a perimeter greater than 6-¼" shall provide a graspable finger recess area on both sides of the profile [R311.7.8.3]. All shapes shall have a smooth surface with no sharp corners. Handrails shall run continuously from a point directly over the lowest riser to a point directly over the highest riser and shall return to the guard at each end (see Figure 33). Handrails may be interrupted by guard posts at a turn in the stair [R311.7.8.2].

STAIR FOOTING REQUIREMENTS [R403]

Where the stairway meets grade, attach the stringers to the stair guard posts as shown in Figure 34. Posts shall bear on footings. All footings shall bear on solid ground and shall be placed at least 12 inches below the undisturbed ground surface or below the frost line, whichever is deeper (see Figure 34). Stringers shall bear on a 2x4 bearing block attached to the post as shown. Stringers shall not bear on new or existing concrete pads or patios that are not founded below this depth. When guards are not required (see GUARD REQUIREMENTS), posts may terminate below the bottom tread elevation. Bolts are only required if a guard post is required.

STAIR LIGHTING REQUIREMENTS [R303.7]

Stairways shall have a light source located at the top landing such that all stairs and landings are illuminated. The light switch shall be operated from inside the house. However, motion detected or timed switches are acceptable.

Figure 29. Stair Stringer Requirements.

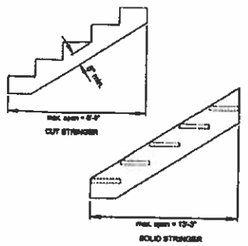


Figure 30. Stair Guard Requirements.

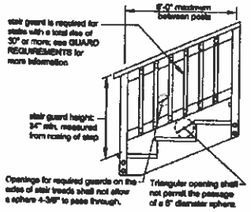


Figure 28. Tread Connection Requirements.

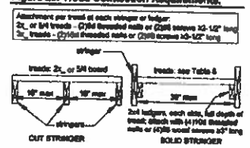


Figure 31. Stair Stringer Attachment Detail.

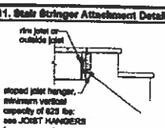


Table 6. Minimum Tread Size for Cut and Solid Stringers.[1]

Species	Cut Stringer	Solid Stringer
Southern Pine	2x6 or 5/4	2x8
Douglas Fir Larch, Hem-Fir, SPF[2]	2x4 or 5/4	2x8 or 3x4
Redwood, Western Cedars, Ponderosa Pine,[3] Red Pine[3]	2x6 or 5/4	2x10 or 3x4

1. Assumes 100 lb uniformly load, 1,000 deflection limit, No. 2 stress grade, and wet service conditions.
2. Including assumed for Douglas Fir-Larch, Hem-Fir, and Spruce-Pine-Fir.
3. Design values based on northern species with no backing assumed.

Figure 32A. Handrail Mounting Examples.

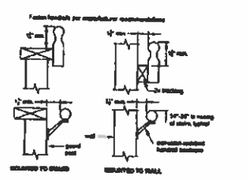


Figure 32B. Handrail Grip Size.

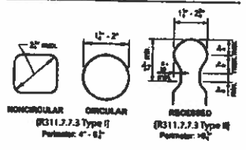


Figure 33. Miscellaneous Stair Requirements.

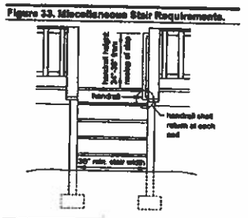


Figure 34. Stair Footing Detail.

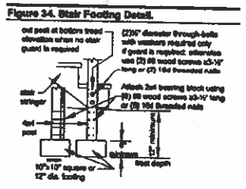
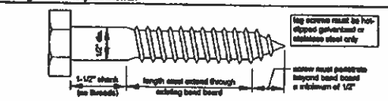


Figure 20. Lag Screw Requirements.



Lag screw installation requirements: Each lag screw shall have pilot holes drilled as follows: 1) Drill a ½" diameter hole in the ledger board, 2) Drill a $^{3}/_{4}$" diameter hole into the band board of the house. DO NOT DRILL A ½" DIAMETER HOLE INTO THE BAND JOIST.
The threaded portion of the lag screw shall be inserted into the pilot hole by turning. DO NOT DRIVE LAG SCREWS WITH A HAMMER. Use soap or a wood-compatible lubricant as required to facilitate tightening. Each lag screw shall be thoroughly tightened (snug but not over-tightened to avoid wood damage).

Figure 21. Non-Ledger Deck - For Resisting Vertical Loads.

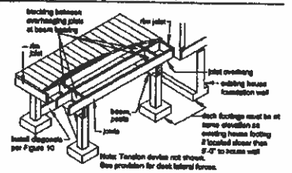


Figure 24. Example Guard Detail.

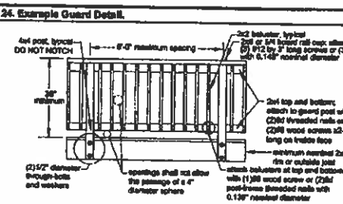


Figure 25. Guard Post to Outside-Joist Example.

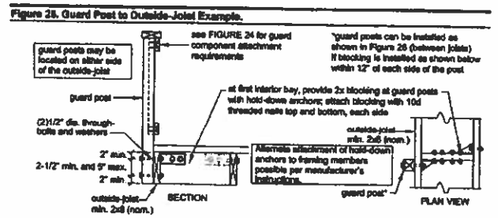


Figure 26. Guard Post to Rim Joist Example.

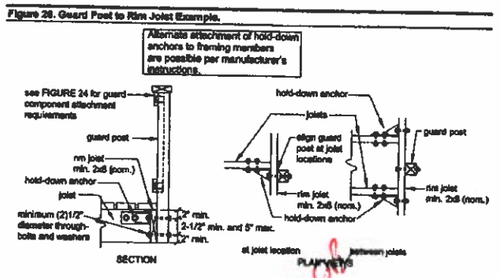
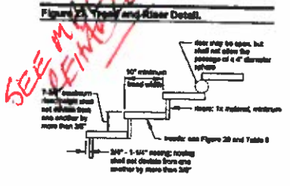


Figure 27. Tread and Riser Detail.



SEE MAP DETAIL

A. ALANE ARCHITECTURE
7861 clinton macon rd
lecumseh, michigan 49286
p. 517 423 5280
alanearch.factory@dc.com

PROJECT
EXISTING STAIR REPLACEMENT
234 & 228 W. Michigan Ave
Ypsilanti, MI

DATE
JANUARY 20, 2020

STATE OF MICHIGAN
ANGELA LANE
ARCHITECT
No. 1301067855
LICENSED ARCHITECT

SHEET TITLE
TYPICAL DECK DETAILS

SHEET NO.
S2.0

City of Ypsilanti
Community and Economic Development

September 29, 2020

OAKLAND CONSTRUCTION CO LLC
[redacted]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0069) **for Re-roofing at 106 S HURON**

Dear OAKLAND CONSTRUCTION CO LLC,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to reroof the house with GAF or Tamko dimensional shingles in "Rustic Redwood," has been **approved.** Additional approved work, as submitted in the application, includes: replace the rotted roof deck where necessary, new felt, new drip edges painted to match the trim of the house or roof, installation of ridge and soffit vents, new flashing and ice guards.

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

1. **Any decorative or unusual feature on the roof, trim or molding must be maintained.** Roof deck shall overhang sufficiently to accommodate duplication of any trim or molding.

2. **Shingles shall match the current shingles in color and material.** Must be asphalt or fiberglass traditional three-tab or dimensional (i.e. architectural).

3. **Metal work, drip edge, flashing vents, must have color either factory-applied or applied on site and must match the existing colors.** No raw material.

4. **Flashing must be inserted under siding.** Color must closely match the adjacent surface (either roof shingles or building trim).

5. **Roof venting shall be accomplished through the use of ridge vents.** If additional vents must be used to meet code requirements, vents shall have a flat profile and closely match the roof color. Can vents are prohibited unless deemed necessary for code compliance. Any new can vents must be placed at the rear of the structure and *must not* be visible from the street.

6. **Gutter straps must be installed under the roof shingles.** Downspouts must be located at the corners of the structure.

7. **Torches are not to be used at any time during installation.**

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-roofing only, which according to your application is the only work being performed at this time. Any work on the gutters, fascia, soffits or trim 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]

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

CC: Property Owner - BREED COLIN PO BOX 7364 ANN ARBOR MI 48107
File
Building Department

PHDC-20-0069

RECEIVED

SEP 22 2020

CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY
Date Filed:
Meeting Date:
Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address: 106 S. Huron, Ypsilanti

Applicant

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

Name: Oakland Construction Co.

Address: [redacted]

City	State	Zip
Ferndale	MI	48220

Phone / Fax: [redacted]

E-Mail: [redacted]

Contractor

Contractor Name & Contact Info: Oakland Construction Co.

Type of work

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

Complete Description of Proposed Work:

Strip old shingles and replace with new GAF or Tamko dimensional shingles. Also replace rotten wood, felt, drip edges, vents (no can vents, only ridge and soffit vents). Install new ice shield in valleys and edges.

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

GAF Timberline green/black shingles.

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:
21,600.00	$45 + 35 = $80.00

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:
[redacted]	09-21-20
Print Name: Michael Watcke for Oakland Construction Co.	

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 0069

HERITAGE®
LAMINATED ASPHALT SHINGLES
TAMKO
BUILDING PRODUCTS LLC
LIMITED LIFETIME WARRANTY
BRING COLOR & STYLE HOME
SHINGLES BEGIN TO AGE AS SOON AS THEY ARE EXPOSED TO NATURE. BUILDING EXPERIENCE AGING FACTORS DIFFERENTLY, SO IT IS DIFFICULT TO PREDICT HOW LONG SHINGLES WILL LAST. THAT'S WHY TAMKO PROVIDES A LIMITED WARRANTY FOR MANY PRODUCTS, THAT INCLUDES A BINDING ARBITRATION CLAUSE AND OTHER TERMS AND CONDITIONS WHICH ARE INCORPORATED HEREIN BY REFERENCE. YOU MAY OBTAIN A COPY OF THE LIMITED WARRANTY AT TAMKO.COM OR BY CALLING 1-800-641-4691.
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#113 0818

Featured Color:
Rustic Redwood

ONE WAY

City of Ypsilanti

Community and Economic Development

September 22, 2020

DEFOREST-LADD,INC
[redacted]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0064) **for Re-roofing at 114 S HURON**

Dear DEFOREST-LADD,INC,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to reroof the flat-roofed façade wrap-around porch has been **approved**. The roof deck shall be repaired as specified and fitted with a silver-painted protective coating.

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

1. **Any decorative or unusual feature on the roof, trim or molding must be maintained.** Roof deck shall overhang sufficiently to accommodate duplication of any trim or molding.

2. **Shingles shall match the current shingles in color and material**. Must be asphalt or fiberglass traditional three-tab or dimensional (i.e. architectural).

3. **Metal work, drip edge, flashing vents, must have color either factory-applied or applied on site and must match the existing colors**. No raw material.

4. **Flashing must be inserted under siding**. Color must closely match the adjacent surface (either roof shingles or building trim).

5. **Roof venting shall be accomplished through the use of ridge vents**. If additional vents must be used to meet code requirements, vents shall have a flat profile and closely match the roof color. Can vents are prohibited unless deemed necessary for code compliance. Any new can vents must be placed at the rear of the structure and *must not* be visible from the street.

6. **Gutter straps must be installed under the roof shingles**. Downspouts must be located at the corners of the structure.

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

7. **Torches are not to be used at any time during installation.**

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-roofing only, which according to your application is the only work being performed at this time. Any work on the gutters, fascia, soffits or trim 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]

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

CC: C. Hedger Breed [redacted]
File
Building Department

PHDC-20-0064 27342
3696

RECEIVED
SEP 02 2020
CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY
Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address	114 S. HURON ST.

Applicant

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

Name	C. HEDGER BREED		
Address	[redacted]		
City	YPSILANTI	State MI	Zip 48197
Phone / Fax	[redacted]	E-Mail	

Contractor

Contractor Name & Contact Info	NEW ROOF 8977 MACON RD SALINE [redacted]

Type of work

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

Complete Description of Proposed Work:

REROOF 1ST FLOOR WRAPAROUND PORCH ROOF
NO CHANGE TO ARCHITECTURAL DETAILS OR
INTERNAL GUTTERS

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

MODIFIED BITUMINOUS RUBBER

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: $3300.	Permit fee: $45 + _____ =

Signature Hedger Breed

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: 2 ~~6~~ SEPT 2020
Print Name: HEDGER BREED	

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.

Quality Service Since 1978

New Roof
INCORPORATED

8977 Macon Rd., Saline, MI 48176

facebook.com/NewRoof

info@newroof.com

Proposal

Commercial • Industrial • Institutional
Residential • Fully Insured

WWW.NEWROOF.COM

(734) 665-5555

Fax (734) 429-1999
Cell (734) 320-1301

Michigan Builders Lic. # 2102187782

Prop [redacted]
Name
Addre
City: [illegible] State: MI Zip:

Email Address:

Daytime Phone: Evening Phone: Cell Phone: 216-4666

Job Location:
Name:
Address:
City:
Date: 4/12/

SCOPE OF WORK front 25ty porch

Specifications for Rubber Roofs:

- Tarp sides of building and shield bushes around building as needed
- Strip away all old layers of roofing and haul away (dump fee included)
- Replace all rotter damaged roof decking / 2 sheets of OSB / plywood ($45 each after 2)
  32' 1x6 inc ($2.95/ft after 32') 32' 1x8 inc ($3.95/ft after 32')
  Price for metal flashing / trim is negotiable / included 16oz. Copper add $
- Renail all loose roof boards
- Install new heavy duty matching drip edge around perimeter of building (if applicable)
- Cover roof with 43lb. Universal BUR base sheet
- Fasten base sheet with Thru Fast Convex Stress plates and coated screws
- Cover with 4.0mm - 5.0mm modified bituminous rubber
- Lay all rubber vertical
- Replace all chimney flashing and counterflashing
- All counterflashing to be .019 or .027 colored aluminum or 20oz copper
- Grind all bed joints with a diamond blade grinder
- All seams lapped five inches (not three), re-weld and trowel finish all seams
- Cover entire roof with a silver shield Yes / No paint

$ 3300 =
+ 30 min

15yr Guarantee on all Workmanship

- **Permit at Cost**

Cash/Check Discount Price (if paid in full upon completion) call w/in 2 weeks.
All taxes are included in estimate. (Add 4% for Credit Card Payments)

Work Authorization: Date:

Payment is Authorized to be directly payable to New Roof, Inc:

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

[redacted]

All material is guaranteed to be as specified. All work to be completed in a workman
like manner according to standard practices. Any alteration or deviation from
above specifications involving extra costs will be executed only upon written orders,
and will become an extra charge over and above the estimate. All change orders
must be in writing, faxed to the office and signed by management. All agreements
contingent upon strikes, weather, accidents or delays beyond our control. Owner to
carry fire, tornado, flood and other necessary insurance.

Note: This proposal may be

New Roof is a DBA of J.G. Enterprises, Inc.

Drip Edge Color:

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory
and are hereby accepted. You are authorized to do the work as specified. Payment is due
as outlined above upon receipt of invoice within 24 hours of completion, unless prearranged. All change
orders must be accepted to this contract.
Signature of Proposal

Date of Acceptance:

Signature:

All Sales Subject to Manager Approval

City of Ypsilanti

Community and Economic Development

October 08, 2020

BINGHAM, STACY
[redacted]
YPSILANTI, MI 48197

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0071) **for Re-painting at 302 S WASHINGTON**

Dear BINGHAM, STACY,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to repaint and repair the exterior windows and trim in black and "Fashion Gray" 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 permitted. If the building is to be washed, no pressure greater 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 and ordinary repairs 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]

Scott E. Slagor, Preservation Planner

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

Community & Economic Development Department

CC: Property Owner - BINGHAM, STACY 302 S WASHINGTON YPSILANTI MI 48197
File
Building Department

PHDC-20-0071

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY
Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address: 302 S. WASHINGTON ST.

Applicant

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

Name: STACY BINGHAM

Address: [redacted]

City: YPSILANTI | State: MICHIGAN | Zip: 48197

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:

PAINT EXTERIOR WINDOWS AND TRIM.

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

PRIMER
OP33 WINDOW GLAZING
PAINT + CAULK

85

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 = ~~55~~

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: 9/14/2020
Print Name: Stacy Bingham	

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.

302 S. WASHINGTON ST., YPSILANTI, MI 48197

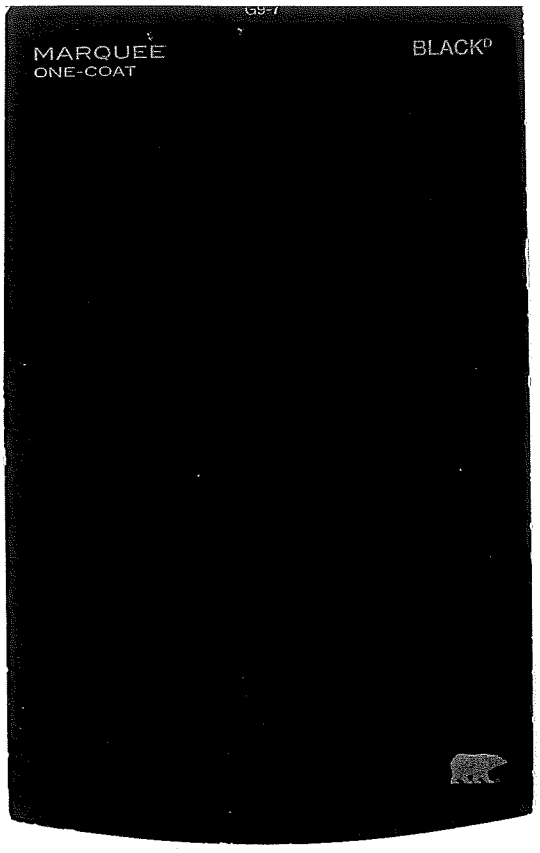
OBJECTIVES

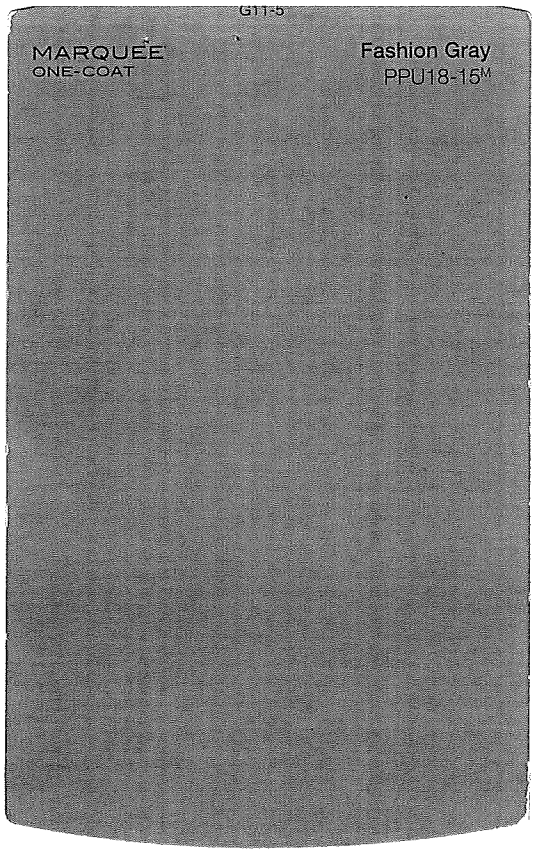
1. Remove aluminum storm windows
2. Strip and sand old paint from windows
3. Re glaze window glass
4. Re string and seal windows
5. Prime windows
6. Re caulk window trim brick gap
7. Paint windows

MATERIALS

1. KILZ GRAY INTERIOR EXTERIOR PRIMER
2. DAP 33 WINDOW GLAZING
3. OSI QUAD WINDOM DOOR AND SIDING SEALANT
4. WINDOW STRING
5. BEHR PREMIUM PLUS ULTRA LATEX PAINT – MARQUEE BLACK(FOR WINDOW SASHES)
6. BEHR PREMIUM PLUS ULTRA LATEX PAINT – MARQUEE FASHION GRAY(FOR TRIM)

THE 2 WINDOWS IN THE FRONT OF THE HOME ON THE 3RD STORY HAVE BECOME SEVERLY WEATHERED. WINDOM PANES WERE FALLING OUT AND ANIMALS WERE GAINING ACCESS TO THE HOME AND NESTING. THE WINDOWS WERE REMOVED AND BOARDED SO THEY CAN BE REFINISHED AND REINSTALLED.ILAN


G9-7
MARQUEE
ONE-COAT
BLACK[D]


G11-5
MARQUEE
ONE-COAT
Fashion Gray
PPU18-15[M]

City of Ypsilanti

Community and Economic Development

October 08, 2020

ROOF ADVANCE
[redacted]
YPSILANTI, MI 48197

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0073) **for Re-roofing at 417 N ADAMS**

Dear ROOF ADVANCE,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to reroof the house with Atlas Pinnacle shingles in black has been **approved.** Additional approved work includes new underlayment, ridge vents, drip edges, and flashing; all in black.

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

1. **Any decorative or unusual feature on the roof, trim or molding must be maintained.** Roof deck shall overhang sufficiently to accommodate duplication of any trim or molding.

2. **Shingles shall match the current shingles in color and material**. Must be asphalt or fiberglass traditional three-tab or dimensional (i.e. architectural).

3. **Metal work, drip edge, flashing vents, must have color either factory-applied or applied on site and must match the existing colors**. No raw material.

4. **Flashing must be inserted under siding**. Color must closely match the adjacent surface (either roof shingles or building trim).

5. **Roof venting shall be accomplished through the use of ridge vents**. If additional vents must be used to meet code requirements, vents shall have a flat profile and closely match the roof color. Can vents are prohibited unless deemed necessary for code compliance. Any new can vents must be placed at the rear of the structure and *must not* be visible from the street.

6. **Gutter straps must be installed under the roof shingles**. Downspouts must be located at the corners of the structure.

7. **Torches are not to be used at any time during installation.**

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-roofing only, which according to your application is the only work being performed at this time. Any work on the gutters, fascia, soffits or trim 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]

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

CC: Property Owner - BEAL PROPERTIES L[redacted]
File
Building Department

R. 27424 Amex
PHDC-20-0073

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
417 N Adams St

Applicant

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

Name		
Yakov Smolyanov		
Address [redacted]		
City	State	Zip
Ypsilanti	MI	48197
Phone / Fax [redacted]	E-Mail [redacted]	

Contractor

Contractor Name & Contact Info
Roof Advance

Type of work

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

Complete Description of Proposed Work:

Tear off and re-roof entire house.
Install 1.5 in aluminum drip edge on all edges (Black)
Install flashing on all walls and chimneys (black)
Install ice/water shield and synthetic underlayment
Install Atlas Pinnacle Black Shingles
Install ridge Vent for venting on all ridges

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:
11,900	$45 + _____ =

Signature

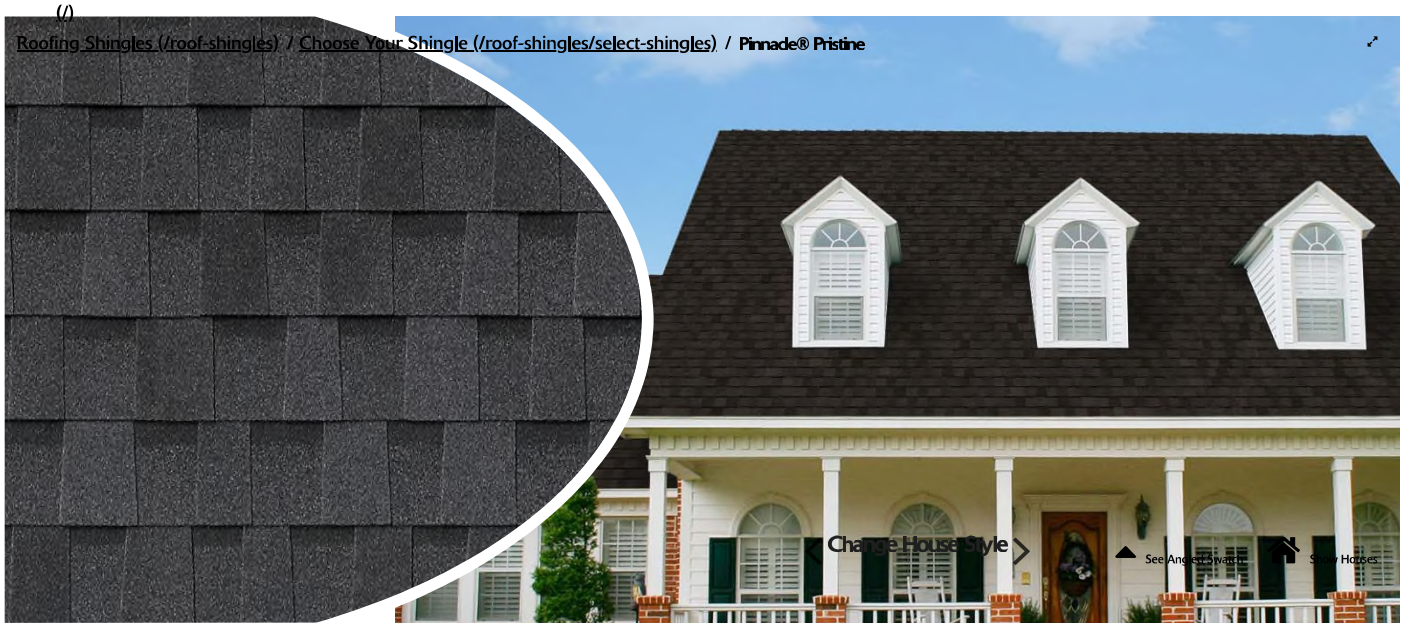
I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

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: [redacted]	Date: 9/23/2020
Print Name: Yakov Smolyanov	

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.



Pinnacle® Pristine
Scotchgard
High Performance Architectural Shingles

Pristine Appearance. Protected Appeal.

Pinnacle® Pristine architectural shingles provide stunning color that lasts.

All | Natural Expressions | Classic

e | Morning Harvest | Summer Storm | Pristine Black | Pristine Desert

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

130 mph WIND RESISTANCE | ATLAS Signature Select ELIGIBLE | Lifetime LIMITED WARRANTY

See All Features **See All Technical Info**

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

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

Where To Buy

Find A Local **Retailer**

YOUR ZIP CODE

Get It Installed

Find A Local **Roofing Contractor**

YOUR ZIP CODE

Request A **Quote**

Click Here

We use cookies to offer you a better browsing experience, analyze site traffic and personalize content. By clicking yes you consent to our use of cookies. YES NO

JN MS PHDC20-0073

ROOF ADVANCE

Office: 734-255-3237
info@roofadvance.com
www.roofadvance.com
3748 Carpenter Rd Ypsilanti MI 48197

Owners' name Beal Properties LLC (Stewart Beal) Date 07/17/2020

Address 417 N Adams st City/State Ypsilanti MI Zip 48197

Cell Phone [redacted] Email [redacted]

New Project Proposal *Roof Advance Rep* Jakob Smolyanov *Phone* [redacted]

1. Prepare house to have roof removed by using tarps and plywood boards, to ensure debris does not damage any siding, lawn etc.
2. Remove all old roofing materials down to the original roof decking.
3. Replace any rotted roof decking. **The first 30 lineal feet of 1"x 6" board or 2 pc of 4'x 8' sheet of OSB are included.** Additional charge of **$3.00 per foot of 1"x 6" and $45.00 per each 4'x 8' OSB plywood** will be added Replace any rotted **Facia board at $6** per ln ft. Costumer signature _____
4. Install **Heavy Gauge** aluminum 1 ½ inch drip edge **(vented drip if needed)** and rake edging, this material is used to create a clean smooth appearance of entire perimeter and to make a positive transfer of water from roof to gutters.
5. Install ICE&WATER shield 6 feet up all eaves. This product will also be installed in **all valleys, around flashings, chimneys,** and as needed anywhere else. This provides a watertight seal and stop ice and/or water from penetrating the roof system.
6. Install code-rated Synthetic Underlayment _____ on remainder of the roof.
7. Install **PRO-CUT** starter shingles. This allows the first course of shingles to properly seal down.
8. Install Architectural **LIFETIME WARRANTY SHINGLES** **Atlas Pinnacle** **COLOR** **Black**
9. All shingles to be **nailed**, not stapled. Utmost care will be taken to ensure that each shingle is properly nailed. This eliminates blow-offs and guarantees manufacturer's warranty. Nails are to be 1 ¼ inch roofing nails.
10. Install new rain **collar roof flashing** to all plumbing stack pipes to ensure a watertight seal.
11. Install **PRO-CUT** Hip & Ridge Shingles on all peaks and ridges
12. Flash and counter flash (heavy gauge aluminum) all chimneys, walls, and where needed. **FLASHING TO BE SAW CUT INTO MASONARY**
13. Install _____ Lomanco **#750 Roof vents, or** _____ **Shingle Vent II** Ridge vent system.
14. Job includes thorough clean up, run **magnet roller system** around house and driveway to pick up loose nails, and proper disposal of all debris.
15. All taxes and **Permit** fees are included in this proposal. All required permits to be pulled by **Roof Advance** prior to beginning the job.

Written 15 Year **NO-LEAK GUARRANTEE** and full waiver of lien to be sent to owner by mail no later than **30** days after completion of the project.

Total Roof Price $ 11,900.00

Additional Options

Gutters YES / [redacted]	Install 5" Seamless gutters and downspouts Color _____	Cost $ 2,300.00
Gutter Guards [redacted] / NO	Install strainer style Leaf protection	Cost $ _____
Insulation [redacted] / NO	Install Blown-in premium fiberglass insulation R-38 R-49 R-60	Cost $ _____

Specifications

House	YES [redacted]	Drip	300
Garage	[redacted] NO	**Vented drip**	---
Out Building	[redacted] NO	Color br bl wh cl	
Squares	32	Ridge vent	120
Layers	2-3	Vents	----
Pitch	6-8/12	Color br bl wh cl	
Cap ft	130	Valley ft	70
Rubber	YES [redacted]	Kit vent	--
Rubber SQ	1	Bath vent	

More Info: There might be a redeck. To redeck entire roof $3,200.00 additional.

Re-Deck (if needed) $ 3,200.00

$ _____

Total Cost: $ _____

Deposit $ _____

Payment Upon Completion $ _____

CASH – CHECK – CREDIT CARD – FINANCING

Customer Signature X Stewart Beal **Date of Acceptance** _____

Roof Advance Rep X Jakob Smolyanov Proposed Install Date _____

Price given in Cash or Check Price. If paying by credit card 3.2% charge will apply

734-662-6133
GoBeal.com

RESOLVED BY THE YPSILANTI HISTORIC DISTRICT COMMISSION:

WHEREAS, the Ypsilanti Historic District Commission is charged with safeguarding the city's historic resources.

WHEREAS the City of Ypsilanti will be entering into an agreement with the Highland Cemetery Association to restore the stained-glass windows in Starkweather chapel, at 943 N River Street and;

WHEREAS, the City of Ypsilanti will file an application to the Michigan State Historic Preservation Office (SHPO) for the Certified Local Government (CLG) grant program for the Starkweather Chapel Stained Glass Window Restoration and;

WHEREAS, Scott Slagor, Preservation Planner for the City of Ypsilanti is appointed as the Grant Project Manager who will oversee the CLG grant management and grant administration duties and;

NOW THEREFORE BE IT RESOLVED that the Ypsilanti Historic District Commission supports application for a reimbursable Certified Local Government grant through the Michigan State Historic Preservation Office to support the Highland Cemetery Association in its effort to restore stained glass windows at the historic Starkweather Chapel.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

A
IHS

MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION
Virtual Meeting

Tuesday, September 22, 2020
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Chairperson Pettit	Video/telephone usage instructions given for potential attendees Meeting called to order at 7:03pm
Commissioners Present:	Alex Pettit, Anne Stevenson, Amy Swift, James Chesnut
Commissioners Absent:	Ron Rupert, Erika Lindsay
Staff Present:	Scott Slagor, Preservation Planner Nancy Hare-Dickerson, Commission Recording Secretary

APPROVAL OF AGENDA

Slagor: Staff request to add 208 E Cross to the agenda as a study item.

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

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

PUBLIC COMMENT ON AGENDA ITEMS

The Commission received written public comment via email and three attendees submitted comment during the meeting.

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS
123 N Adams
**Door.*

Applicant: Lillian Harris, representative of Ekklesia Fellowship – not present

Discussion: Pettit: Indicated that in the absence of applicant, that the Commission would review the materials that they have. Indicated that the application is for work completed without a permit.

[Commission reviewed application and reference materials]

Motion: Chesnut (second: Stevenson) moved 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.

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

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

527 N Huron
**Windows.*

Applicant: William Johnson, contractor - not present

Discussion: Pettit: Indicated that the application is for new windows. Indicated that it is unclear as to which windows are proposed to be replaced and the extent of the work. Stated that per staff notes, more windows are documented than are included in the replacement proposal. Indicated concern about the front window *[reference photo materials].*

Swift: Indicated agreement with Commissioner Pettit's comments and concern. Stated that the proposed new front window looks like it is changing the light pattern from an asymmetric six-lite that is fixed in front of the porch. Stated that there is a six-lite that is included that seems to be proposed but it is not an asymmetric look. Indicated the desire to have more information about the condition of the windows. Indicated that it appears that the worse of the fire damage is in the rear, so wondering if the front façade could be salvaged.

[Discussion continued as to light pattern/window condition considerations]

Motion: Swift (second: Chesnut) moved to table action on the proposed work at 527 N Huron and request that the applicant provide a side-by-side comparison of which window in the proposal is to be replacing which window as proposed, and more information regarding the condition of the windows in the front façade on both the first and second floor.

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

19 N Hamilton
**Sign and Paint.*

Applicant: Nemer Haddat, business representative- not present; Alan Shamoun, applicant's attorney – present

Discussion: Pettit: Stated that the application is for signage and painting. Asked applicant to walk the Commission through the application.

Shamoun: Stated that the painting was already completed. Indicated that two options were provided for the proposed signage. Stated that the temporary sign will be taken down to comply with the HDC requirements. Stated that the first proposal has two aluminum signs - one facing Pearl and one facing Hamilton. Stated that all other signage would be removed except those two – one on each corner. Indicated if that is not appropriate, they would like to put an aluminum sign on the ground in place of the sign that is on the corner facing both streets.

Swift: Asked if the new aluminum sign in option one is to cover the existing windows on the second floor.

Shamoun: Stated that he believes that they are in front of the windows. Stated that he thinks they are attached to the structure but not covering the windows entirely – not in the space of the windows.

Swift: Asked -- the window with the sign installed as proposed, you would not be able to see the window.

Shamoun: Confirmed.

Swift: Stated an opinion that that would be problematic to have them installed over a significant feature as it is proposed. Stated being more open to discussing signage being installed on the first floor as indicated in the second proposal; that the first-floor signage, since it is a later addition, is stylistically different.

Chesnut: Indicated agreement with Commissioner Swift.

Shamoun: Asked if the proposal the Commission is willing to consider is an aluminum sign on the first floor, on the ground, detached from the building.

Swift: Stated that the details can be discussed. Indicated an opinion that the first option of having the signage installed over the significant features of the original windows is inappropriate.

Chesnut: Indicated agreement with Commissioner Swift. Stated an opinion that option one may not be up for discussion. Indicated that it may be best to move on to option two – the first-floor proposal.

Shamoun: *[Reference photo materials]*, stated that that is the temporary sign that was installed

that will be removed. Asked if that sign was permanent, in an aluminum box with the sign in there, if that could be considered.

Slagor: *[Discussed background information as to freestanding sign/building mounted sign considerations in the zoning district]*

[Discussion continued, reference photo materials, as to the above considerations]

Swift: Asked if the proposal for the first-floor signage would essentially be transitioning the temporary sign that is hung on the building into a more permanent solution that is installed on the building.

Shamoun: Confirmed. Stated that they are looking for a permanent installation, something that will last the winter.

[Discussion continued as to options]

Chesnut: In summary, stated that option one is off the table. Stated that option two is only the sign facing Pearl and that that is what is being looked at. Indicated that, realistically, the option the Commission is considering that sounds promising is having just that eight-foot-by-eight-foot sign that is facing Pearl that is on brick *[reference photo materials]*. Stated that it is going to look like the white sign above *[reference photo materials]* because the details show a sign that is white and black on a brick façade on page sixty of the document *[reference materials]*. Indicated that it is a blank brick wall with no architectural features underneath the sign *[reference photo materials]* other than brick.

[Discussion continued as to the above considerations]

Shamoun: Stated that where that sign is, right in the center of the screen *[reference photo materials]*, that there is not a window behind that one.

Stevenson: Indicated an opinion of being all right with that option.

Chesnut: Indicated agreement with Commissioner Stevenson.

Pettit: Stated that that looks like how it is detailed on page sixty – option two.

Motion: Chesnut (second: Stevenson) moved to approve and issue a Certificate of Appropriateness for the work at 19 N Hamilton, 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 with Option 2, which is the single-wall mounted sign facing Pearl Street; with the condition that the existing vinyl wall-mounted sign on the north (Pearl) elevation will be removed, and in anticipation that the post-mounted sign and signage that faces Hamilton will be removed as well.

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

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

24 N Huron
**Stone-faced concrete wall.*

Applicant: Bessie Pappas, owner- present; Maria Pappas, owner's daughter - present

Discussion: Pettit: Stated that the application is for work for retrofitting some block barriers. Asked applicant to walk the Commission through the application.

M. Pappas: Indicated that the barriers are a foundation for a wall that rocks will be added on. Indicated that they have submitted an estimate from their contractor and photos to show what the wall will end up looking like *[reference photo materials].* Stated that the wall is within their property boundaries and that everything is being done per Code. *[Comments regarding background information as to prior HDC application review/denial and current circumstances].*

Pettit: Stated that as to the Commission approving materials for the wall, the assumptions are that all relevant Zoning related codes will be followed. Stated that the Commission has approved other applications for fencing but not the kind that is currently there. Stated that it appears that applicant is no longer proposing to do any of that work; asked if applicant is proposing something entirely new.

M. Pappas: Asked for clarification.

Pettit: Stated that there had been applications submitted in the past for this property for fencing material. Stated that there is history behind what was built and what is no longer there. Stated that the Commission has approved materials for this before. Stated that it looks like what is currently being proposed is entirely new.

M. Pappas: *[Continued comments as to prior HDC application review/denial and current circumstances].* Stated that there has to be some kind of a foundation; that you are still going to put cement and then you are going to build on that to beautify it.

Chesnut: Stated a concern that the blocks are not a foundation and are not quite large enough to be considered a mat foundation which is kind of a floating foundation. Stated a concern that regardless of the engineering behind it, it would be susceptible to cracking in between the blocks because of the way they move in different seasons. Stated that the examples that are set likely have a footing foundation. Stated that once you tie a long wall together, there needs to be control joints even in a well-grounded structure. Stated that the concern is aesthetic that over the long term, this is going to break down because it is not engineered correctly.

Pettit: Indicated that one of the questions from past Commission deliberations as to materials for

fencing was that there seemed to be some sort of consensus around the possibility of a type of metal fencing; that there was no consensus in the direction of any masonry considering the context and location.

[Discussion continued as to photos - page seventy-nine and eighty of reference materials and as to previous Commission deliberations]

Swift: *[Expressed agreement with above commissioner comments/concerns]*

M. Pappas: Stated that if there is a concern about the foundation and the long term of a break down, that they can ask the contractor to do something about that.

Pettit: Asked commissioners if a wall or structure of this type is appropriate for this context.

Swift: Stated that in terms of the material application, that this could possibly be worked into a solution. Stated that there are a lot of details that are missing in terms of what that proposal will actually look like.

Chesnut: Indicated having questions about where it starts and stops, because looking at the photo – there is a big gap. Asked about what happens in the gap between the block and that structure *[reference photo materials]*.

[Discussion continued as to material/context/longevity considerations]

Motion: Swift (second: Chesnut) moved to table action on the proposed work at 24 N Huron, so the applicant can provide more information on the height, length, thickness, and materiality of the wall.

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

Slagor: Staff added that commissioners also mentioned concern over how the structure is to be supported – what kind of foundation the structure would have.

Pettit: Confirmed. Stated that any additional materials that would further describe the finished product, that accurately reflects what is proposed, would be helpful.

9 S Adams

**New doors and lighting.*

Applicant: Elisa Marroquin, project representative - present

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

Marroquin: Stated that the proposal is to replace an exterior door that currently faces 9 S Adams.

Indicated that it is an all glass commercial door with a metal frame. Indicated that they are proposing to install a metal style door with a glass window, as well as put in a keypad. Indicated that lighting is planned. Stated that they currently have some existing barn lighting on the property which they would copy. Stated that they would put that style lighting over those two entrances *[reference materials]*.

[Discussion as to HDC lighting/temperature requirements]

Motion: Stevenson (second: Swift) moved 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.

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

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

Chesnut: *[Initiated further clarifying discussion as to light temperature requirements]*

406 Oak
**New window.*

Applicant: Michael Hurley, owner - present

Discussion: Hurley: Indicated that the plan is to replace a rotted casement window in the rear area of the home. Stated that, per the contractor, it is a non-repairable window. Indicated that a gutter water-leak problem has been remedied.

Pettit: Stated that it appears to be an appropriate looking window, material-wise.

Hurley: Stated that the contractor recommended changing the window from a casement to an awning and getting the Andersen E-series custom size awning option *[reference materials]*. Stated that what is there is a casement window and that there is another casement window to the left. Stated that he would eventually like to have two awning windows. Stated that he would like to replace and maximize the glass – that right-side casement *[reference photo materials]* with an Andersen E-series awning window.

Pettit: Asked what the opening would look like – what the lite pattern would be.

Hurley: Stated that the opening extends ten to twelve inches. Stated that it would actually be better for this window *[reference photo materials]* seeing that it extends forward as opposed to horizontally – swings open like a casement to prevent any further rain from getting closer to the house.

Pettit: Asked about the overall window size.

Hurley: Stated that it would remain the same, the frame size. Stated that with the awning window, the middle wood sash that separates the two casements would be eliminated with the awning.

Pettit: Asked if it would be one single pane of glass that fits that same size opening.

Hurley: Confirmed.

Swift: Stated that these were replaced, that these were casements. Indicated that based on the photos, looking at the front and back of the house in terms of typical window patterns, it looks as though it is either single or double hung windows.

Hurley: Confirmed.

Swift: Indicated that since applicant would be replacing already replaced windows, there is a lot of leeway in terms of how the solution is detailed. Stated opinion that having one single awning window is not going to fit with the stylistic nature of the house. Indicated that an awning window is not going to have the same sort of cadence along the façade as a casement would given that everything else on the house is a double hung.

[Discussion continued as to the above considerations]
[Discussion regarding the Andersen series window options that were submitted]

Motion: Chesnut (second: Swift) moved 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 of a replacement of a casement window on the south elevation with an awning style window. The replacement shall be a full-frame installation of either an Anderson 100 Series or Andersen E series window.

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

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

303 N Summit
**New concrete steps.*

Applicant: Scott Westover, YCUA representative - present

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

Westover: Stated that there are two pieces of concrete in bad shape. Stated that the one on the west side is not connected to the tower. Indicated that the plan is to replace the stairs on the east side which are in bad shape. Stated that they do not believe they can do it without touching the stairs *[reference photo materials]*, touching the tower. Indicated that to get a better product than the existing, they are going to have to get into the opening between the top of the stairway and the doorway which is within the footprint of the structure itself.

Pettit: Asked if the work will continue past the threshold of the doorway.

Westover: Confirmed, no. Stated that they anticipate it will be somewhere either at the outside face of the door or somewhere between the door and the existing crack at the exterior outline footprint of the tower itself.

Pettit: Asked if the work also includes the cheek walls and the sides that contain the steps.

Westover: Stated that the thought would be to try and reuse those. Stated that if they do need to be replaced, they would be replaced in exactly the same location at about the same profile. Stated that the hope would be to save it, but that they are not sure, once the stairs are taken out, if it is going to be salvageable or not.

Swift: Asked about the transition between the concrete steps and the historic stone wall with the joint that it is going to be comprised of.

Westover: Stated that he believes it is concrete right up to the stone itself. Stated that he does not believe there is a joint material there.

[Discussion continued as to expansion joints/transition/threshold considerations/additional information needed]

Pettit: Asked if the walkway includes a step or two on this side *[reference photo materials]* but not on the other end.

Westover: Confirmed.

Motion: Swift (second: Chesnut) moved to table action on the proposal for 303 N Summit to see further information detailed as discussed at the meeting, specifically concerning the expansion joints and their location; as well as the potential for a threshold to be installed.

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

305 E Cross

**New windows.*

Applicant: Ashanti Harris, owner - present

Discussion: Pettit: Asked applicant to walk the Commission through what is planned.

Harris: Indicated that the plan is to replace all of the windows on the front and side, except for two that are in the dining room area – a total of ten windows. Stated that most would be the double-hung windows. Indicated that the Pella Lifestyle wood clad windows are proposed. Stated that there are four windows that are a bit different. Stated that the two windows in the front *[reference photo materials]* are outlined in the green. Indicated that she does not have a matching color for them, so the planned color choice would be black. Stated that the bedroom windows which are grid windows, would be replaced with grid windows and would match what is currently there. *[Discussed, reference photos, condition of the windows/sills]*

Swift: *[Discussed window sills -- possible water leak issues, reference photo materials]*. Stated that there are definitely a lot of replaceable conditions being presented. Stated that there are also some that look okay. Stated that there is a solid argument for replacement of at least a portion.

Chesnut: Asked about the front windows.

Swift: Asked if there are only two windows on the front.

Harris: Confirmed.

Swift: Stated that the ones on the front of the house have that same sill issue which may be solved with replacements if done appropriately.

Harris: Stated that none of the windows are opening *[reference photo materials]*. Stated that she was actually going to wait on the two front windows.

Swift: Stated that if they are painted shut or if there is peeling paint, that that is not a replaceable defense.

Harris: Stated that she has not found someone who says they can repair it. Stated that she was going to wait on those because of cost.

[Continued discussion as to condition of front façade windows]

Slagor: *[Discussion as to obtaining repair resource information]*

Harris: Acknowledged understanding that resource information provided is not a recommendation.

[Procedural discussion]

Applicant amended the application to not include replacement of the two façade windows

Motion: Swift (second: Stevenson) moved to approve and issue a Certificate of Appropriateness for the

amended application as stated at the meeting for the work at 305 East Cross Street for the full-frame installation of eight windows as submitted and specified in the application, specifically with the front two windows being removed.

Secretary of the Interior Standards:
#6 – Repair, don't replace. Replacements shall match the original.

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

110 W Michigan
**Sign and paint.*

Applicant: Jen Eastridge, business owner - present

Discussion: Eastridge: *[Shared her City business ownerships]*. Stated that she is hoping for the approval of two items – the black trim paint on the front of the building *[reference photo materials]* and the affixing of the metal letters that are one-sixteenth inch aluminum. *[Discussed reference image showing actual scale of letters].* Stated that the letters will be affixed with stainless steel woodscrews, with a two-inch standoff behind each letter. Stated that they will be affixed directly to the wood panels on the front of the building. Stated that all of the hardware will be painted black to match the letters. *[Further discussed the "Black Magic" paint choice"].*

Chesnut: Asked about the thickness of the channel letters.

Eastridge: Stated that it is a flat aluminum letter that is going to be drilled and then affixed. Stated that they are actually one-sixteenth inch. Stated that they do not have a dimension to them.

Pettit: Asked if lighting is a part of this proposal.

Eastridge: Confirmed, no.

Motion: Chesnut (second: Stevenson) moved 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.

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

STUDY ITEMS

208 E Cross

**Siding.*

The applicant had to leave the meeting before the Study Items section of the agenda was reached; therefore, the item was not discussed by the Commission.

ADMINISTRATIVE APPROVALS

Motion: Stevenson (second: Chesnut) moved to approve the administrative approvals for 148 N Washington and 311 E Forest.

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

OTHER BUSINESS—none

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS -none

HOUSEKEEPING BUSINESS

Approval of the minutes of August 25, 2020

Motion: Stevenson (second: Chesnut) moved to approve the minutes of August 25, 2020, as submitted.

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

ADJOURNMENT

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

MEETING ADJOURNED at 10:02 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson

3242 N HURON LLC
Ann Arbor, MI 48105
[redacted]

Ypsilanti Historical District Commission
October 8, 2020

RE: 24 N Huron Concrete highway barricades

As an adjoining property owner to 24 North Huron, I am strongly opposed to the HDC approving the 24 North Huron fence/wall Application.

On August 20 Bessie Pappas was given 2 weeks to obtain a contractor to remove the barricades. She asked at that time if she could replace them with an alternative and was told in clear terms that an application to retain the barricades was not an option and they had to be removed. To even consider this application prior to removing the barricades is blatant favoritism and unequal enforcement and is contrary to August 20 city requirements.

1. The proposed wall is not to stop trespass on their property
    a. They are attempting to deny use of a prescriptive easement in place long before their purchasing the property in 2005 (See key dates document)
    b. Prescriptive easement created in 2001 or prior by
        i. Decades of driving around HAABs delivery vehicles
        ii. The stairs behind 12 North Huron (also owned by Bessie Pappas).
        iii. Parking east of their 12 North Huron stairs.
    c. Bessie was informed in 2016 & 2017 by my attorney that she could not block the corner.
    d. Corner is currently subject to a court order and a pending court decision.

2. Application fails to address the HDC April 24, 2018 objections of general unsightliness. The historical haphazard mix of materials are still there.

> Motion: Prebys (second: Schmiedeke) moved to deny the application for 24 N Huron because of the lack of consideration for location, visibility and the historic character of the site and the mixture of inappropriate materials in the proposal.

3. The Applicants history of ignoring the city is well documented
    a. October 22, 2002 - Letter from City, East end – replace rotted, warped, unstable fire escape, landing, and plywood. No permit pulled.
    b. April 22, 2004 - Letter from City, East end – replace rotted, warped, unstable fire escape, landing, and plywood. No permit pulled.
    c. March 16, 2006 – Letter from City, East end – replace rotted, warped, unstable fire escape, landing, and plywood. PERMIT REQUIRED. No permit pulled.
    d. March 31, 2006 – Letter from City to repair/replace rear (east) exit stair. Building permits, HDC approval and signed/sealed plans required. No Application or permits filed.
    e. For those on the commission in 2018, you may recall Bessie Pappas comment when her Application was turned down; “It’s my property. I should be able to do what I want”.
    f. The barricades were supposed to have been removed in March

4. Multiple property owners and tenant have had conflicts with Bessie and Maria Pappas.

a. The former owner of 22 NH sued & won a claim against 12 North Huron for ordinance violations (that the city refused to enforce).
b. The owner of 8 W Michigan forcibly removed identical highway barricades placed onto their property by Pappas.
c. Multiple people, including their own tenants, have complained about Bessie or Maria Pappas.
d. Multiple vehicles have been damaged by Pappas obstructions.

5. Applicant currently has multiple violations on the property
    a. They have never provided a survey and this application does not include a stakes survey.
    b. Existing blocks are not on their property
    c. Adjoining post and gates have no application or permit
    d. Former post/gate & fence were not on their property
    e. Blacktop paving extends far beyond their East and South property lines.
    f. Balcony added in 1986 without Application or Permit behind 24 North Huron

6. We are dealing with people making multiple unsubstantiated claims. Documents should be requested supporting any claims made.
    a. Both Bessie and Maria Pappas told police they owned the alley behind the cleaners
    b. Both Bessie and Maria Pappas claimed under oath, they owned the alley behind the cleaners.
    c. The 2016 HDC submission misrepresented the reasons Bessie Pappas requested the fence.
    d. The current HDC submission misrepresents the reason for requesting the wall.
    e. Contrary to their claims, their property is constantly unsightly.

Thank you for your time.

Sincerely

[redacted]

Lawrence R Yapp, Member

PS - The claim that enforcement was delayed by the lawsuit is flat wrong. Ordinance enforcement was never questioned. Only the refusal to enforce. Furthermore, the lawsuit against the city was dismissed in April 2019.

September 22, 2020

My Name is Larry Yapp and I am one of the property owners north of the 24 North Huron Application area.

I STRONGLY OPPOSE THIS APPLICATION BEING ON THE AGENDA.

1. The HDC previously denied an application for the highway barricades. Applicant had until March 21, 2020 to reapply or remove. Applicant did neither.
2. City sat on its hands for months, finally scheduling a hearing on August 20, 2020, but the city then canceled the hearing.
3. Instead a private Zoom meeting was held between applicant and city staff. Although I was wrongly locked out of that meeting, I could still hear city staff. Applicant was told that they could not file an application and were given 2 weeks to find a contractor to remove the blocks.
4. Because the current Application is in defiance of the city's clear direction, commission should determine the Application invalid and remove it from the agenda.

I DISAGREE WITH THE RECOMMEND MOTIONS OPTIONS

1. Move to table – I oppose because this is exactly what Applicant wants. More time to interfere with those who use the alley to access their apartments and businesses.
2. Move to a approve – I oppose for several reasons
    a. Application does not address the April 24, 2018 HDC concerns
    "moved to deny the application for 24 N Huron because of the lack of consideration for **location, visibility** and the historic character of the site and the **mixture of inappropriate materials** in the proposal"
    b. Adding faux stone only worsens the disjointed mix of materials already in place.
    c. Stone veneer is not historically appropriate.
    d. Three vehicles have already hit the existing concrete barricades. Based on Applicants failure to maintain past damage to the gate, we can safely assume damage to the faux stone would not be repaired either.
3. There are 2 other motion options
    a. Deny the Application as invalid as stated above
    b. Deny the Application until Property owner files applications for installations previously made without application, including
        i. 12 N Huron stairway – date unknown
        ii. 12 N Huron stairway addition – added after 2008
        iii. 24 N Huron balcony – added in 2008
        iv. 24 N Huron parking lot post and gate – added around 2016
        v. 24 N Huron multiple rows of railroad ties added around 2014
        vi. 28 N Huron balcony & windows– added in 2008

EASEMENT

1) For decades prior to Applicants purchase, vehicles cut this corner as stairs and parked vehicles blocked a portion of the alley.
2) Applicant was notified in 2016 & 2017 of a prescriptive easement granting the legal right to cut the corner.
3) Attempts to continue to cut the corner are not "trespassing" but exercising a legal right to use the prescriptive easement.

OTHER CONSIDERATIONS

1) A ruling in an ongoing lawsuit affecting this corner is expected soon
2) The concrete barricades are not on applicant's property (see below)
3) Applicant has never produced a boundary survey
4) Applicant has a history of ignoring city requirements. Notices were sent and ignore requiring a permit to rebuild the stairs behind 12 N Huron
    a. October 22, 2002
    b. April 24, 2004
    c. March 16, 2006
    d. March 31 ,2006
    e. A permit was never pulled

FINAL THOUGHT – PLEASE ASK YOURSELF WHY THE CITY REFUSES TO ENFORCE ITS ORDINANCES AND IS SO LENIENT WITH A PROPERTY OWNER WITH A HISTORY OF IGNORING OTHERS NEEDS, CITY ORDINANCES AND CITY DEADLINES.

REAR OF BUILDINGS BEFORE APPLICANTS PURCHASE.

24 & 28 NH ENCROACHING ADDITIONS, WINDOW CHANGES AND PAINTING, ALL WITHOUT APPLICATION OR PERMIT

BEFORE BARRICAIDS (Showing survey marker)

ENCROACHING INTO ALLEY

OVERALL BLIGHT & UNPERMITTED FARM GATES

KEY DATES	SIGNIFICANCE
1928 – 'Donut' easement created	5 properties become easement owners
Around 1940 – HAABs opens	Deliveries to rear would force access to North
07/23/59 – Proposed L shaped alley dedication to city	City never accepted the dedication. If accepted, City becomes owner of land subject to existing easements
Unknown date – 12 NH stairs encroach in the alley	No date documentation - No permit
09/10/86 – Application to **REPLACE** 22 NH stairs	**Earliest documented alley encroachment date.** Forced access to the East
Between 1993 & 1997 photo of parking behind 12 NH	Forced access to the North & East
09/10/01 – Prescriptive easement documented	**Provides legal right to cut the corner which Pappas is blocking**
Ongoing truck & vehicle parking behind HAABs & 12 NH	Forced access to the North & East
Jan 2005 – Pappas purchases cleaners (24 NH)	Pappas purchased after prescriptive easement created
11/23/16 – Lawyer's notice can't block the corner	Bessie proceeded to install metal post & gate
11/03/17 – Lawyer's cease interfering	Bessie ignored
01/11/18 – Restraining order	Court ordered 3-foot setback
06/16/16 – Highway barricades installed	No application or permits
03/21/20 – HDC deadline to reapply expired	Highway barricades must be removed
08/20/20 – Schedule Hearing replaced by conference	Informed Application date is past. Barricades must be removed
09/01/20 – Current HDC Application	Pappas ignored staff instructions by filing Application

CERTIFIED EASEMENT EXHIBIT

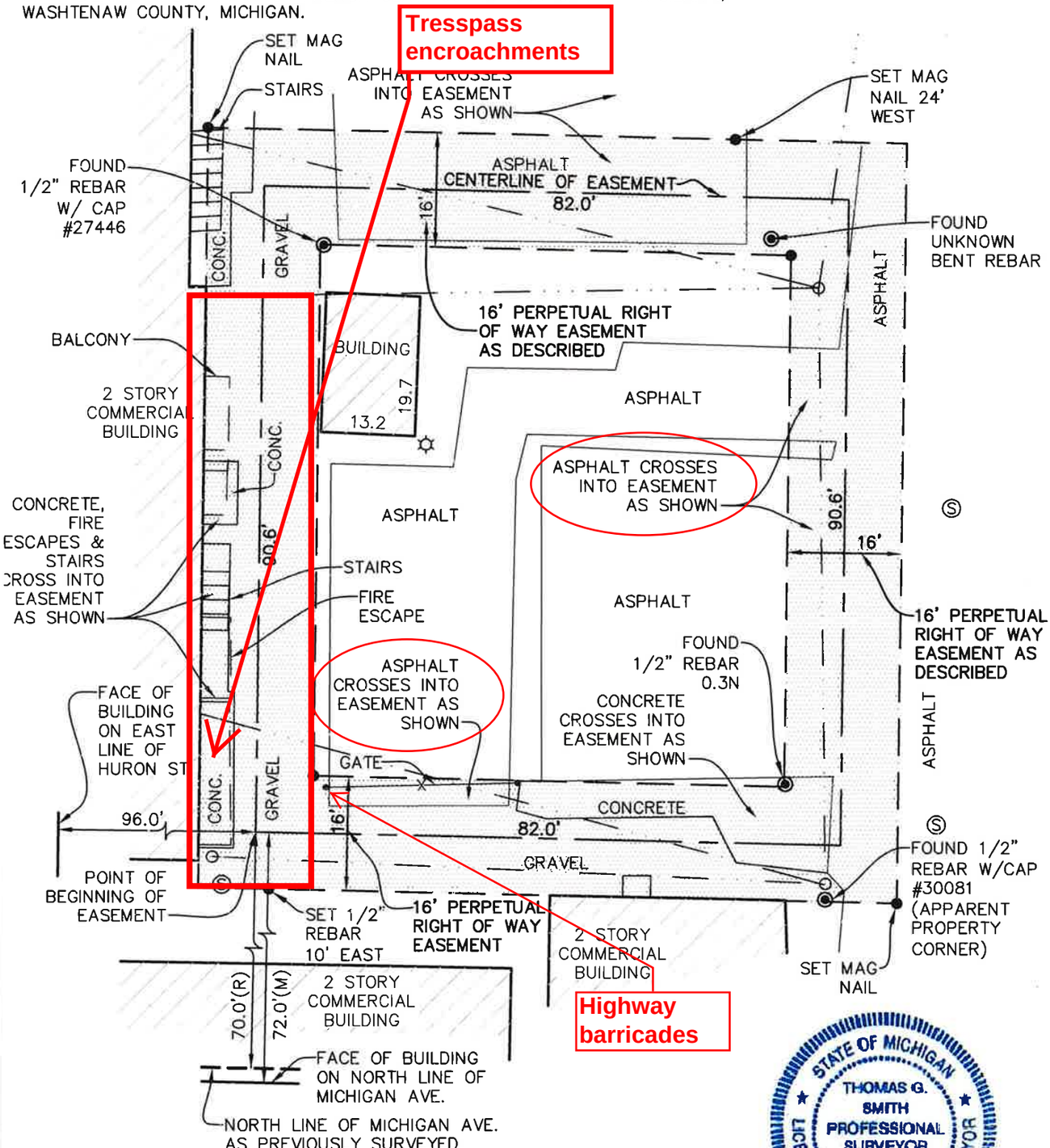
PROPERTY DESCRIPTION:

A PERPETUAL RIGHT OF WAY IN COMMON TOGETHER WITH THE OWNERS OF OTHER ADJACENT PARCELS THERETO OVER A PARCEL OF LAND 16 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 96 FEET EAST OF THE EAST LINE OF NORTH HURON STREET AND 70 FEET NORTH OF THE NORTH LINE OF WEST MICHIGAN AVENUE (MEASURED AS 72 FEET FROM FACE OF BUILDING ON MICHIGAN AVE.), THENCE NORTH PARALLEL WITH HURON STREET 90.6 FEET; THENCE EAST PARALLEL WITH MICHIGAN AVENUE, 82 FEET; THENCE SOUTH PARALLEL WITH HURON STREET 90.6 FEET; THENCE WEST PARALLEL WITH MICHIGAN AVENUE, 82 FEET TO THE PLACE OF BEGINNING, AND RIGHT OF WAY FROM THENCE TO MICHIGAN AVENUE BETWEEN PREMISES FORMERLY OWNER BY BREWER AND PREMISES NOW OWNED BY ZECK, SAID PARCELS 1 AND 2 BEING A PART OF LOTS 175, 176 AND 177, ACCORDING TO THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF YPSILANTI AND A PART OF FRENCH CLAIM 691 IN SAID CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN.

NORTH

SCALE: 1"=20'

0' 10' 20'



LEGEND

- ● SET 1/2" REBAR WITH CAP, #32341
- ◉ FOUND MONUMENT (AS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION

STATE OF MICHIGAN
THOMAS G. SMITH
PROFESSIONAL SURVEYOR
No. 32341
LICENSED PROFESSIONAL SURVEYOR

REVISED SEPTEMBER 6, 2017
REVISED AUGUST 18, 2017

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HERETO PLATTED AND DESCRIBED AND THAT THE RATIO OF CLOSURE MEETS THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970.

[redacted]

THOMAS G. SMITH, P.S. NO. 32341

KEM-TEC & ASSOCIATES
22556 GRATIOT AVE. EASTPOINTE, MI 48021
PROFESSIONAL SURVEYORS – PROFESSIONAL ENGINEERS
(586)772-2222 * FAX (586)772-4048

CERTIFIED TO: 32-42 N HURON LLC	
FIELD SURVEY: TS MR	DATE: MARCH 31, 2017
DRAWN BY: NS DLD JDM	SHEET: 1 OF 1
SCALE: 1" = 20'	JOB NO.: 17-00978

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, October 13, 2020 - 7:00 p.m.
Remote Meeting via Zoom

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

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

I. CALL TO ORDER AND ROLL CALL

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

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING—none

V. BUSINESS SESSION

A. OLD BUSINESS

1. **527 N Huron** — **Windows**
2. **24 N Huron** — **Wall**
3. **303 N Summit (Water Tower)** — **Concrete steps**

B. NEW BUSINESS

1. **400 N River** — **Signs**

C. STUDY ITEMS

1. **208 E Cross** — **Siding**

D. ADMINISTRATIVE APPROVALS

1. **234 W Michigan** — **Deck**
2. **106 S Huron** — **Roof**
3. **114 S Huron** — **Roof**
4. **302 S Washington** — **Paint**
5. **417 N Adams** — **Roof**

E. OTHER BUSINESS

1. **Resolution to support CLG funding for Starkweather Chapel window restoration**
2. **Property monitoring**
3. **Staff updates**
4. **Commissioner comments**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

1. **Approval of meeting minutes September 22, 2020**

VIII. ADJOURNMENT

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

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

1. Use property for original purpose or provide compatible use with minimal alteration.
A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. Do not destroy original character. Do not remove or alter historic material or features.
The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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

4. Preserve significant changes acquired over time.
Changes to a property that have acquired historic significance in their own right will be retained and preserved.

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

6. Repair, don't replace. Replacements shall match original.
Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Clean building gently—no sandblasting.
Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

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

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

10. New work shall be removable.

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

HDC Work Permit Staff Review

Property address: 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, 2020

Proposed work: New windows and a sliding glass door

Materials: Pella windows and doors.

Staff review:
Background:

1. This application was tabled on 9/22/2020 due to a lack of information. Specifically the Commission asked for: *"A side-by-side comparison of which window in proposal is to be replacing which window as proposed and more information regarding the condition of the windows in the front façade on the first and second floors."*
2. The applicant stated that the phone number to dial in to the meeting was not working, and so they could not participate in the meeting.
3. The applicant further stated that "The hung windows are seized in place, and any force used to try and open the windows results in damage. The grid layout for the picture window replacement does appear to be different, and I will follow up with the supplier to see if they can match the existing design."
4. **This is the last regularly scheduled meeting the Commission can take action on the application**. Per State Law, the Commission must make a decision on the property after 60 days from a complete application, which sets the deadline at **October 18**. If

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.

both the applicant and commission agree to extend the application period, it must be agreed in writing between the two parties.

Project Scope:

5. 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.
6. The applicant if 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.
    d. The applicant will re-install the existing aluminum storm windows, as those were not damaged.
7. The HDC is to confirm with the applicant that the exterior reveal of the muntins is appropriate.
8. More windows are documented then 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. Approval is conditioned that the replacement windows shall match the muntin pattern of the original windows, if that is not possible, an amendment shall be submitted for review by the Commission.

Relevant Secretary of the Interior's Standards:
#6

***

Move to deny proposed work at 527 N Huron, citing a lack of information on the glazing pattern of the picture window and smaller windows on the building.
#6

Prepared by: Scott E. Slagor, Preservation Planner

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY
Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address
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
[redacted]

City	State	Zip
Farmington Hills	MI	48335

Phone / Fax [redacted]

E-Mail [redacted]

Contractor

Contractor Name & Contact Info
Vince Ivezaj 2[redacted]

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: [redacted]	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
[redacted]

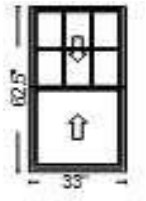
Sales Rep Name: Boerner, John
[redacted]
Sales Rep Fax:
Sales Rep E-Mail: j[redacted]

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	**Quote Name:** 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
10	LIVING ROOM	

Lifestyle, Double Hung, 33 X 62.5, White

Item Price	Qty	Ext'd Price
$520.81	1	$520.81



Viewed From Exterior

PK #
2060

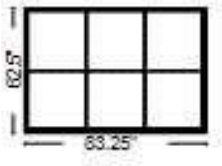
1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 33 X 62 1/2
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E Advanced 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"

Line#	Location:	Attributes
15	LIVING ROOM*	

Support Product, Direct Set Fixed Frame, 83.25 X 62.5, White

Item Price	Qty	Ext'd Price
$836.42	1	$836.42



PK # 2060

Viewed From Exterior

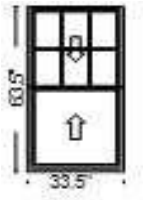
1: 83.2562.5 Fixed Frame
Frame Size: 83 1/4 X 62 1/2
General Information: Interior Glazed, Factory Assembled, Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Unfinished Interior
Glass: Insulated Dual Low-E Advanced Low-E Insulating 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
20	DINING ROOM	

Lifestyle, Double Hung, 33.5 X 63.5, White

Item Price	Qty	Ext'd Price
$544.51	2	$1,089.02



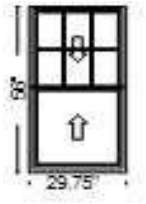
PK # 2060

Viewed From Exterior

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".

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

Line#	Location:	Attributes
25	KITCHEN	



Viewed From Exterior

PK #
2060

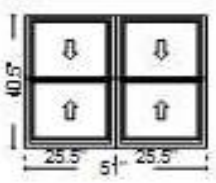
Lifestyle, Double Hung, 29.75 X 56, White

Item Price	Qty	Ext'd Price
$472.39	1	$472.39

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
30	KITCHEN	



Viewed From Exterior

PK # 2060

Lifestyle, 2-Wide Double Hung, 51 X 40.5, White

Item Price	Qty	Ext'd Price
$713.04	1	$713.04

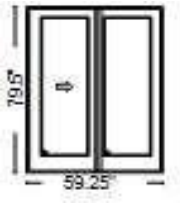
1: Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 25 1/2 X 40 1/2
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Gray
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E Advanced 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



Viewed From Exterior

PK # 2060

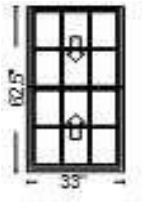
1: 6080 Vent Right / Fixed Double Sliding Door
Frame Size: 59 1/4 X 79 1/2
General Information: No Package, With Hinged Glass Panel, Clad, Pine, 5 7/8", 4 9/16", Oak Threshold
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Unfinished Interior
Glass: Insulated Tempered Low-E 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
40	BED 1	

Lifestyle, Double Hung, 33 X 62.5, White

Item Price	Qty	Ext'd Price
$557.28	2	$1,114.56



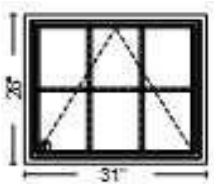
Viewed From Exterior

PK # 2060

1: Non-Standard SizeNon-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 / 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".

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

Line#	Location:	Attributes
45	BATH	



PK # 2060

Viewed From Exterior

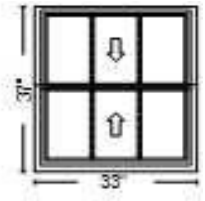
Lifestyle, Awning Vent, 31 X 28, White

Item Price	Qty	Ext'd Price
$466.85	1	$466.85

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
50	BED 2	



PK # 2060

Viewed From Exterior

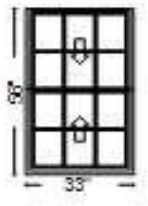
Lifestyle, Double Hung, 33 X 37, White

Item Price	Qty	Ext'd Price
$394.93	2	$789.86

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
55	BED 3	



Viewed From Exterior

PK #
2060

Lifestyle, Double Hung, 33 X 56, White

Item Price	Qty	Ext'd Price
$523.39	2	$1,046.78

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".

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. 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

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.

South elevation, first story windows (Dining Room- Window 1)

(Dining Room Window 2)

Kitchen windows- south elevation.

Facing east to west elevation

West elevation, first story windows. (Kitchen)

West Elevation, First Story Windows

West elevation, First Story Windows (Kitchen)

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, 22, October 13, 2020

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

Materials: Concrete and stone.

Staff review:
Background

1. This application was tabled on the September 22 meeting, asking the applicant to "Provide more information on the length, thickness, and materiality of the wall." The Commission also discussed what kind of foundation or footing the wall would have and recommended a rendering of what the finished wall would look like.
2. To date, October 8, 2020, staff has not received additional information to include with the application.
3. **The commission must act by the regularly scheduled meeting on October 27, 2020**. The sixty-day timeline for review, per state law, ends on **October 31, 2020**.

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

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.

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
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 in the motion, on record.
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

R. 27340
#1547
PHDC-20-0061

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

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: 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 Peppers

Address: [redacted]

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. Rejoice 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: 800.00	Permit fee: $35 + _____ =

Signature

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

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

Signature: [redacted]	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-200061

Victory concreTe LLC

1605 Ferndale Place ■ Ann Arbor, Michigan 48104
[redacted]
Donna M. Malski

PROPOSAL / CONTRACT

August 28, 2020

TO

Betsey Pappas ph: [redacted]
Jackson Cleaners
24 N. Huron St.
Ypsilanti, MI 48197

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.

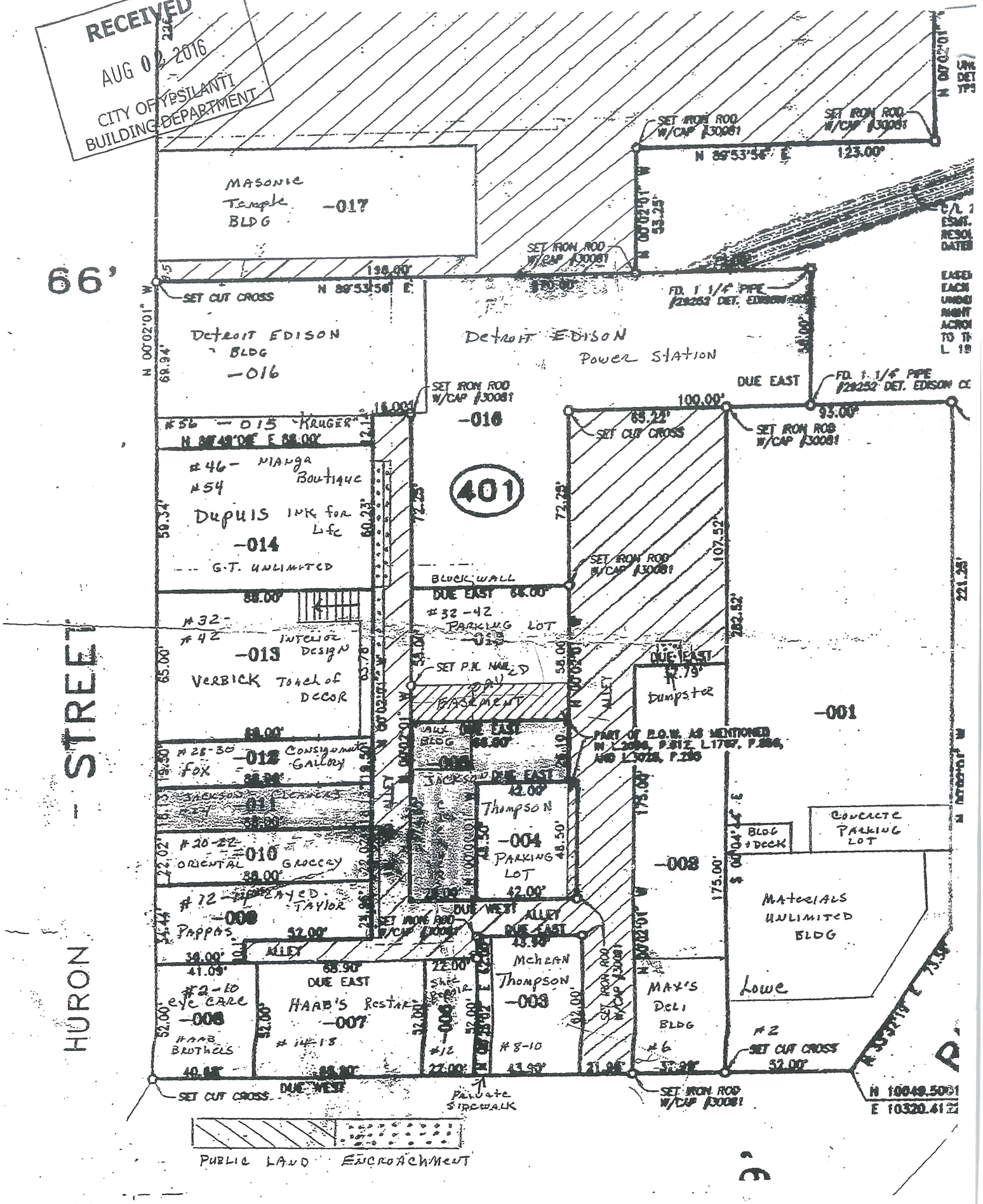
ALL WORK is done professionally.

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



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

Staff photos of alley, January 22, 2020.

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, October 13 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. This item was tabled at the September 22 HDC meeting so the applicant may provide "*further information detailed as discussed at the meeting, specifically concerning the expansion joints and their location; as well as the potential for a threshold to be installed*."
2. **The Commission shall act by the regularly scheduled meeting on November 10, 2020**. Per state law, the sixty-day timeline for review ends on **November 13, 2020**.
3. YCUA conducted reviewed the Commission's questions and found "*installation of a threshold at the existing doors is not necessary and that an expansion joint just outside the doors is preferred*."
4. YCUA has provided a letter with additional information, an MDOT spec. sheet for the expansion joint, Quikrete sealant spec. sheet and an additional photo.

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.

Scope of Work

5. 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 by 7 ft. and five inches wide by 8 ft from the sidewalk to door for a total of 59.2 sq ft.
    a. YCUA will saw-cut and remove the existing concrete. An fiber expansion joint will be placed between the new concrete and old. The joint will be sealed with a polymer sealant. See attached letter for a detailed description.
6. The applicant is also 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.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 303 Summit, as submitted in the application dated September 14, 2020, with the amendments presented on October 13, 2020 for the removal and replacement on concrete sidewalks and steps.

Relevant Secretary of the Interior's Standards:
#6

Prepared by: Christopher Jacobs, Community Development Manager; updated by Scott E. Slagor, Preservation Planner.

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY
Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address
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	State	Zip
Ypsilanti	MI	48198
Phone / Fax	E-Mail	
(734) 484-4600	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:	Permit fee:
$5,066	$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.

Signatur[redacted]	Date: 9/14/2020
Print Name: Scott Westover, P.E., Engineering Manager, Ypsilanti Community Utilities Authority	

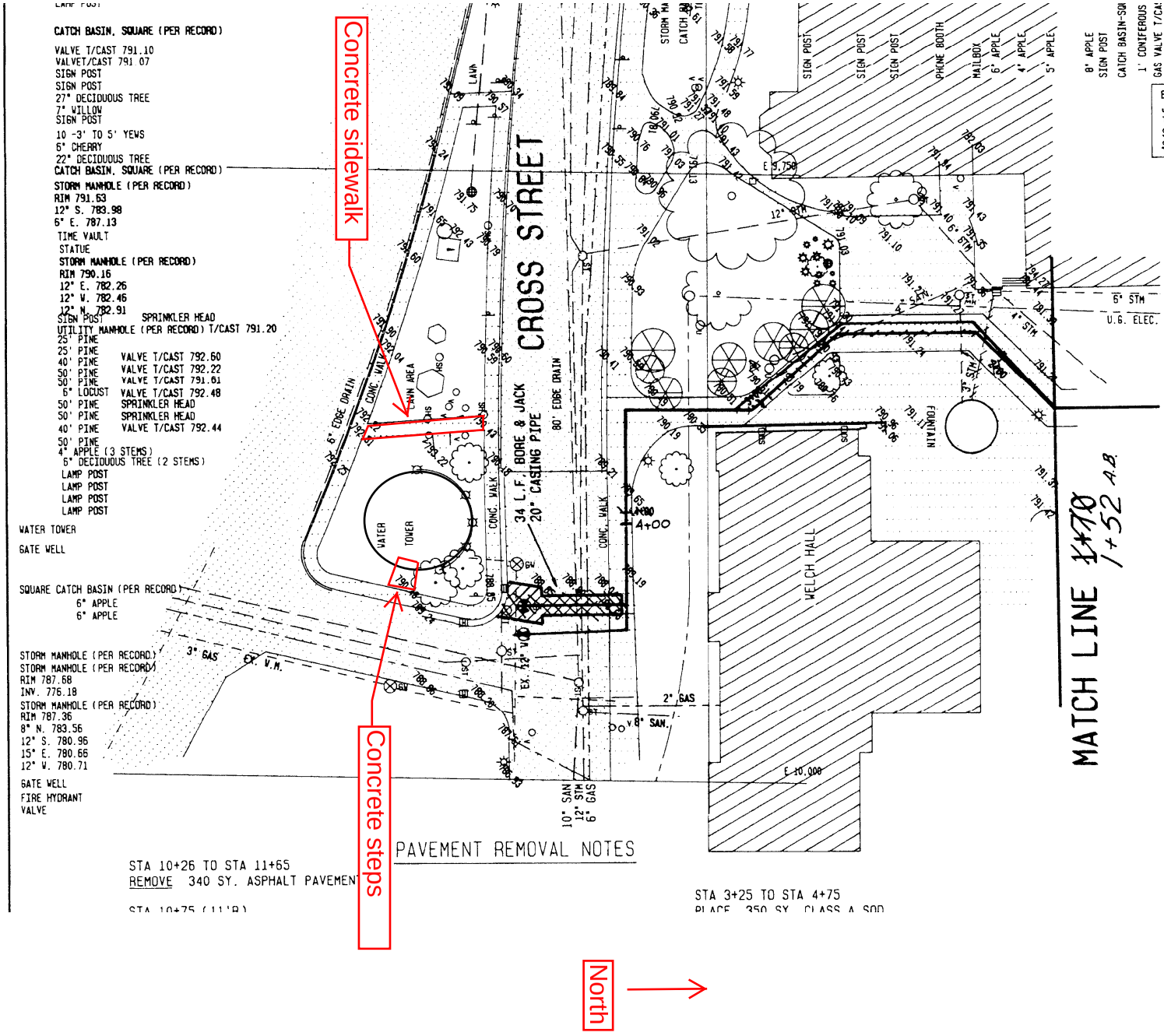
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

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

Concrete sidewalk on the west side of Stone Tower, looking south

Concrete steps on the east side of Stone Tower

Concrete steps on the east side of Stone Tower


Concrete sidewalk
Concrete steps
North
CROSS STREET
34 L.F. BORE & JACK
20" CASING PIPE
80' EDGE DRAIN
WELCH HALL
WATER TOWER
MATCH LINE 1+70
1+52 A.B.
CATCH BASIN, SQUARE (PER RECORD)
STORM MANHOLE (PER RECORD)
SQUARE CATCH BASIN (PER RECORD)
WATER TOWER
GATE WELL
FIRE HYDRANT
VALVE
PAVEMENT REMOVAL NOTES
STA 10+26 TO STA 11+65
REMOVE 340 SY. ASPHALT PAVEMENT
STA 3+25 TO STA 4+75
PLACE 350 SY. CLASS A SOD
BENCHMARK #
JOB BM#2
TOP OF ARROW ON FIRE HYDRANT
S. SIED OF FORREST, E. OF
STARKWEATHER HALL. ELEV 792.92

Dedicated to Providing Top Quality, Cost Effective, and
Environmentally Safe Water and Wastewater Services to Our Customers

YPSILANTI COMMUNITY UTILITIES AUTHORITY

2777 STATE ROAD
YPSILANTI, MICHIGAN 48198-9112
TELEPHONE: 734-484-4600
WEBSITE: www.ycua.org

September 30, 2020

VIA ELECTRONIC MAIL

Mr. Scott Slagor, Preservation Planner
City of Ypsilanti
One South Huron Street
Ypsilanti, MI 48197

Re: Historic District Commission Work Permit Application 20-0070
Stone Tower Concrete Replacement
303 N. Summit Street, City of Ypsilanti

Dear Mr. Slagor:

This letter and the enclosed documents are submitted in response to both the City of Ypsilanti Historic District Commission (HDC) regular meeting of September 22, 2020 and the letter from your office dated September 25, 2020 regarding the proposed replacement of the deteriorated concrete steps on the Summit Street side of the Stone Tower at 303 North Summit Street. In particular, the HDC requested information regarding expansion joint locations and materials as well as consideration of installation of a threshold at the existing doors.

The Authority desires to sawcut and remove the existing concrete starting approximately 6" east of the existing doors all the way to the back edge of the existing sidewalk parallel to North Summit Street. Based on the Isolation Joint detail shown on MDOT R-37-B, a ½" thick fiber expansion joint will be installed along both interfaces between the masonry walls and the new concrete slab as well as at the sawcut joint between the new concrete and the existing concrete near the doors as depicted on the enclosed photograph. The fiber expansion joint will be sealed with a polymer sealant, such as Quikrete Advanced Self-Leveling Sealant (data sheet enclosed), to best match the existing mortar in the adjacent masonry walls. The same materials will be installed at the joint between the new staris and the existing sidewalk along North Summit Street.

In addition, after further evaluation, the existing wing walls on either side of the stairs will be removed and replaced in kind as part of the project. We look forward to this information being considered by the HDC during their next regular meeting. Should there be any questions, please contact this office.

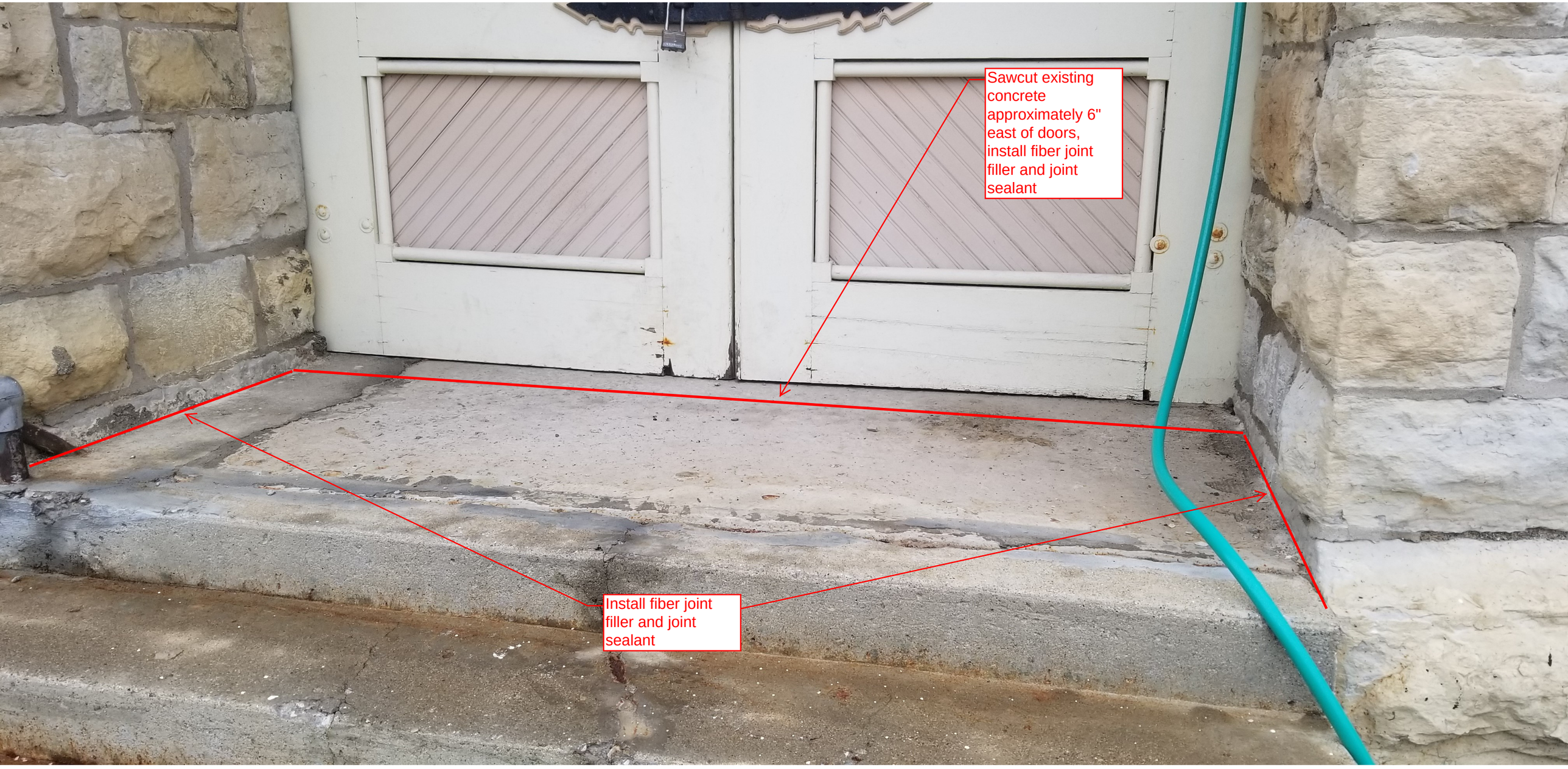
Sincerely,

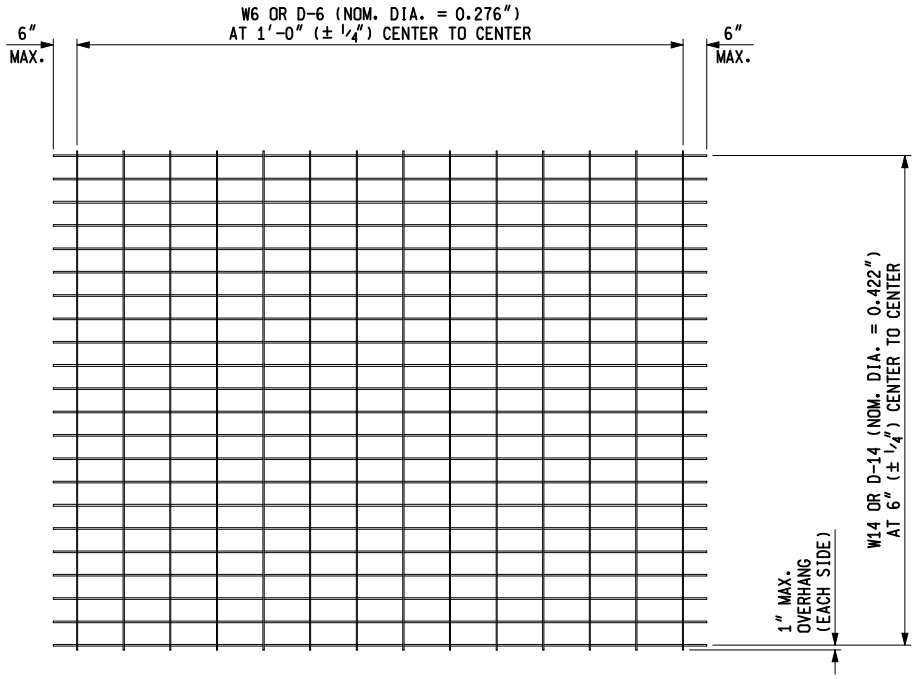
SDW Digital Signature

SCOTT D. WESTOVER, P.E., Engineering Manager
Ypsilanti Community Utilities Authority

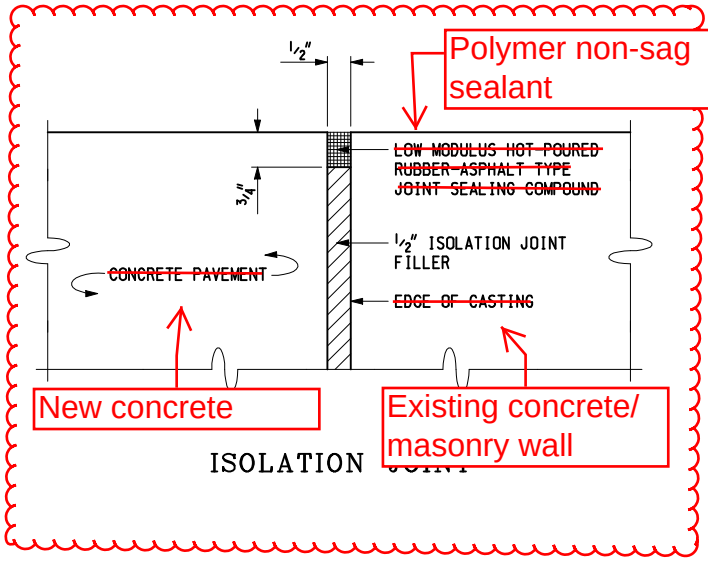
Enclosures

cc: Mr. Jeff Castro, Mr. Mike Shaffer, File, YCUA
Mr. Andy Aamodt, City of Ypsilanti

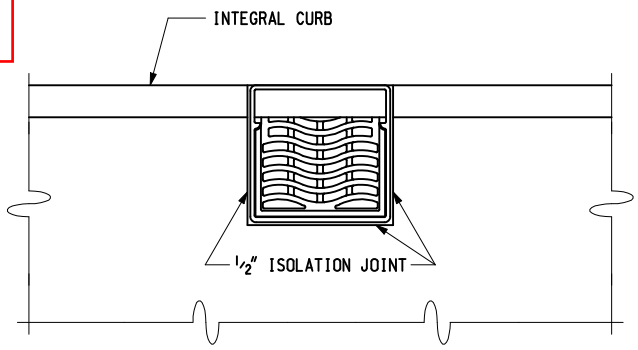

Sawcut existing concrete approximately 6" east of doors, install fiber joint filler and joint sealant
Install fiber joint filler and joint sealant



WIRE FABRIC REINFORCEMENT



ISOLATION JOINT



DRAINAGE INLET
(FOR USE WITH INTEGRAL CURB)
NOT ALIGNED WITH TRANSVERSE JOINT

NOTES:

NO PLUG OR SLIVER OF CONCRETE SHOULD EXTEND OVER, UNDER, THROUGH, AROUND, OR BETWEEN SECTIONS OF THE JOINT FILLER.

JOINT FILLER MAY BE HELD IN PLACE BY STAKES IN THE SUBGRADE.

AFTER THE CONCRETE HARDENS, THE TOP OF THE JOINT FILLER MAY BE RECESSED APPROXIMATELY 3/4" TO ALLOW SPACE FOR LOW MODULUS HOT-POURED RUBBER-ASPHALT TYPE JOINT SEALING COMPOUND.

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAY DEVELOPMENT STANDARD PLAN FOR

ISOLATION JOINT DETAILS

9-10-2010 F.H.W.A. APPROVAL	5-28-2010 PLAN DATE	R-37-B	SHEET 2 OF 2

ADVANCED POLYMER SELF-LEVELING SEALANT

PRODUCT NO. 8660-41

DIVISION 7

Joint Sealant
07 92 00

PRODUCT DESCRIPTION

QUIKRETE® Advanced Polymer Self-Leveling Sealant is a superior, self-leveling, one-component, permanently flexible, multipurpose sealant.

PRODUCT USE

QUIKRETE® Advanced Polymer Self-Leveling Sealant is a non-shrink weather-resistant, high performance advanced polymer sealant formulated to fill cracks and joints in concrete, in interior or exterior areas up to 1 inch (25.4 mm) in width. QUIKRETE® Advanced Polymer Self-Leveling Sealant is UV resistant and adheres to concrete, brick, masonry, wood, glass, vinyl, and most plastics. QUIKRETE® Advanced Polymer Self-Leveling Sealant is ready-to-use and cures upon contact with the moisture in the air to form a durable flexible seal.

QUIKRETE® Advanced Polymer Self-Leveling Sealant may be used for:

- Sealing & Waterproofing horizontal control joints or expansion joints in sidewalks, driveways, industrial floors, parking decks, etc.
- A variety of general purpose joint sealing applications
- Environmentally friendly – solvent & isocyanate-free

SIZES

QUIKRETE® Advanced Polymer Self-Leveling Sealant is available in gray 10 oz (295 mL) tubes.

YIELD

10 oz (295 mL) tube will fill approximately 12 linear feet (3.6 m) in 1/2 in (13 mm) wide by 1/4 in (6.3 mm) deep joint .

TECHNICAL DATA

QUIKRETE® Advanced Polymer Self-Leveling Sealant meets performance requirements of ASTM C 920, Type S, Grade P, Class 25, Use T, NT, A, G, and M; Federal Specification TT-S-0230C, Type I, Class A; CSA CAN/CGSB 19.13-M87. Meets VOC requirements in all regions.

QUIKRETE® Advanced Polymer Self-Leveling Sealant, when tested in accordance with standard procedures, provides typical results as listed in Table 1.

TABLE 1 TYPICAL PHYSICAL PROPERTIES

Tack-Free Time at 77 °F (25°C), 50% RH	60 minutes
Cure Rate at 77°F (25°C) , 50% RH	1/8" (3 mm) per 24 hours
Flow	Self-levels
Dynamic Joint Movement	+/- 25%
Durometer Hardness, Shore A	20 to 30
Ultimate Tensile Strength	230 psi (1.5 MPa)
Elongation	400% to 500%

INSTALLATION

NOTE: *It is recommended that impervious gloves – such as nitrile be worn during application. QUIKRETE® Advanced Polymer Self-Leveling Sealant is difficult to remove from skin and clothing. If sealant gets on skin, immediately wipe off with a dry cloth. Use only in well-ventilated, exterior areas. Before handling read Safety Data Sheet at www.quikrete.com.*

APPLICATION

SURFACE PREPARATION

The key to long-term sealant performance is proper substrate preparation. The substrate must be clean, frost free, sound and free of any oils, greases, or incompatible sealers, paints or coatings that may interfere with adhesion and good joint performance.

Porous surfaces should be cleaned of dirt, dust loose debris and other potential bond breakers. Mechanical methods, such as wire

brushes, grinders, etc. may be required to remove surface contamination, debris and failed sealants such as in re-caulking applications. Make sure to wear proper personal protection equipment when sanding or grinding.

JOINT DESIGN
A thin bead of sealant will accommodate more movement than a thick bead. Working joint depths should never exceed ½ in (13 mm) or be thinner than 1/4 in (6.3 mm). The ratio of joint width to depth should be 2 to 1. Joints should be designed or cut to work well within the movement capability of the sealant allowing for erection and installation tolerances, time of year of installation and sealant movement capability. QUIKRETE® Backer Rod (No. 6917) should be used depending on application, to prevent three sided adhesion and to prevent joint depths from exceeding ½ in (13 mm). If joint depth does not allow for backer rod installation, use polyethylene bond breaker tape.

METHOD OF APPLICATION
Avoid applying sealants below 40 °F (4 °C) unless following specific instructions for cold weather caulking. Also avoid applying sealants in ambient conditions where threat of rain is imminent. If ambient temperatures exceed 85 °F (29 °C) and particularly when substrates will be exposed to direct sunlight, check surface temperatures to be sure they don't exceed the maximum application temperature of 95 °F (35 °C). Mask adjacent surfaces to be sealed if necessary to ensure neat sealant lines and minimize clean up. Avoid placing masking in areas to be sealed. Remove masking immediately after placing sealant. Remove nozzle by twisting counterclockwise. Cut the tip of the tube without removing any of the threads for the nozzle. Reattach the nozzle and cut the tip of the nozzle to the desired size. Using a caulk gun, dispense sealant with the nozzle near the bottom of the joint to avoid trapping air during placement.

VOC Content
9 g/L

CLEAN UP
Remove from skin or tools immediately. Cured material is very difficult to remove. May use rubbing alcohol cautiously on skin. Uncured material can be removed from tools and surfaces with solvents such as alcohol, citrus removers or nail polish remover. Employ solvents cautiously; solvents are flammable; follow with soap and water as appropriate. Cured material may be removed mechanically. Avoid contact with strong acids and oxidizers.

CURING
Allow sealant to cure for a minimum of 2 hours before painting with a water-based latex paint and to cure for a minimum of 3 days before exposing to traffic. Allow 7 days to cure for temporary water immersion applications. Typical full cure in 3 to 7 days. Low humidity, cooler temperatures, and non-porous substrates will lengthen these times.

PRECAUTIONS

WEAR IMPERVIOUS GLOVES, such as nitrile, and eye protection.
Service Temperature: -90 °F (-68 °C) to 425 °F (218 °C)
Application Temperature: 40 °F (4 °C) to 95 °F (35 °C)
Storage Temperature: 40 °F (4 °C) to 75 °F (24 °C)
Do not apply over silicones or other existing sealants. Do not apply to frozen surfaces. Avoid contact with alcohol and solvents during cure. Avoid contact with strong acids and alkalis. Avoid joints that are too deep. Joints between non-porous substrates require slightly longer cure-through time depending on surface area. Do not apply if rain is expected before sealant has partially cured. Wash skin and hands after use. Not recommended for aquariums and marine applications. Read SDS @ www.quikrete.com.

WARRANTY

NOTICE: Obtain the applicable LIMITED WARRANTY: at www.quikrete.com/product-warranty or send a written request to The Quikrete Companies, LLC, Five Concourse Parkway, Atlanta, GA 30328, USA. Manufactured under the authority of The Quikrete Companies, LLC. © 2018 Quikrete International, Inc.

** Refer to www.quikrete.com for the most current technical data and SDS*

Revised 20 July 2018

HDC Work Permit Staff Review

Property address: 400 N River

Property History: The property includes the Thompson Block, a landmark building of the Depot Town commercial district that can tie its construction to the railroad. Originally known as the Norris Block, the building was erected by Mark Norris in 1860 using bricks from his demolished Western Hotel- which was in the path of a railroad expansion. In 1862 and 1863 the building housed barracks for the Fourteenth and Twenty-Seventh Michigan Infantry Regiments. Reputedly, the building is the only Michigan barracks facility used in 1862 that is still extant.

In 1869, the southwest corner unit of the building became occupied by a paint and wagon shop, owned by Oliver E. Thompson, for whom the building is now named. Over time the store expanded to half of the building; selling agricultural implements, bicycles, and various home/hardware goods. In the 1910s, Oliver's grandson, Joseph Thompson, opened a dodge dealership in the north half of the building, operating it a short while before moving it across Cross Street. In 1927 The Thompson family sold the business to a Detroit firm that retained the name: O. E. Thompson and Sons, which remained in the building until 1950.

Various businesses occupied the building throughout the second half of the twentieth century, however it slowly fell into disrepair and was determined a case of demolition by neglect in 2002. Repairs were made to the building, but it was unfortunately gutted by a fire in 2009. The exterior walls were preserved and the building is currently undergoing rehabilitation.[i]

Date of Application: September 30, 2020

Date of Review: October 9, 2020

Date of Meeting: October 13, 2020

Proposed work: Signs.

Materials: Aluminum sign panels.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

Staff review:

1. Some of the work in this application was completed prior to obtaining approvals/permits. The applicant states that this was done to fulfill their Historic Tax Credit schedule and apologizes for being late to submit City permits.
2. New signs include four sign panels on the façade; a painted sign and blade sign on the south elevation, and individual letters on the rear (east) elevation.

Facade

3. The façade includes four aluminum signs with vinyl lettering: two are building-mounted between the second and third stories; and two are mounted to the awning valance on the first story storefronts.
    a. The building-mounted signs are anchored to the mortar joints.

South Elevation

4. The principle sign on the south elevation is restoration of the painted wall sign that extends across the building, reading "THOMPSON."
5. A blade aluminum sign will be mounted to the building's southwest corner, reading "THOMPSON LOFTS." The sign will be mounted to the mortar joints.

East Elevation

6. Individual letters will be mounted to by tube rails to the flat canopy awning over the east elevation entrance.

*Sign lighting appears to have been approved as part of the lighting plan submitted in 2018.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at 400 N River, as submitted in the application, dated September 30, 2020, for installation of two building-mounted signs and two awning-mounted signs on the façade; a painted wall sign and blade sign on the south elevation; and awning-mounted letters on the east elevation. The signs shall be installed per specifications submitted.

Relevant Secretary of the Interior's Standards:
#5, #9, #10

Prepared by:
Scott E. Slagor, Preservation Planner

---

[i] Historical facts lifted from: James Mann "The Thompson Block- Then and Now!" Ypsilanti Gleanings, (Winter 2009), 1-4.

PHDC-20-0072

RECEIVED
SEP 30 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

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: 400 N River

Applicant

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

Name: Johnson Sign Co

Address: [redacted]

City: Ypsilanti | State: MI | Zip: 48197

Phone / Fax: [redacted] | E-Mail: [redacted]

Contractor

Contractor Name & Contact Info: Kevin Short, Senior Sales Executive

Type of work

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

Complete Description of Proposed Work:

W Elevation: Fabricating (4) non lit sign panels
S Elevation: painting "Thomson" directly on the brick, (1) projecting non lit "Thomson Lofts" sign
E Elevation: (1) set of non lit "Thomson Lofts" individual letters

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

aluminum

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:
4,000.00	$45 + 100 = ~~145.00~~

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: 9/28/2020
Print Name: Kevin Short, Senior Sales Executive	

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.

Corporate Office - Jackson
2240 Lansing Ave.
Jackson, MI 49202
P: (517) 784-3720
F: (517) 784-1556
www.johnsonsign.com

Douglas Sign - Lansing
A Division of Johnson Sign
1800 S. Cedar St.
Lansing, MI 48910
P: (517) 482-2090
F: (517) 482-2138

Huron Sign - Ypsilanti
A Division of Johnson Sign
663 S. Mansfield St.
Ypsilanti, MI 48197
P: (734) 483-2000
F: (734) 483-5164

JSC PROPOSAL

Proposal #:
Proposal Date: Jon Carlson
Customer #: Kevin Short
Page: 1 of 2

Owner

TERMS AND CONDITIONS
JOHNSON SIGN CO.

1. UPON DEFAULT IN THE PAYMENT OF ANY SUMS HEREIN AGREED, Johnson Sign Company MAY, AT IT'S OPTION, DECLARE THE ENTIRE BALANCE PRICE FULLY DUE AND PAYABLE WITHOUT FURTHER NOTICE TO CUSTOMER; AND WHEN DECLARED, CUSTOMER AGRES TO PAY INTEREST ON SAID BALANCE, WHEN DECLARED DUE AT THE RATE OF 1.5% PER MONTH. CUSTOMER FURTHER AGREES TO PAY ALL REASONABLE COSTS OF COLLECTION OF SAID BALANCE INCURRED BY THE COMPANY, INCLUDING ATTORNEY'S FEES.

2. BOTH PARTIES HERETO AGREE THA THE TITLE TO SAID ELECTRICAL SIGN SHALL REMAIN IN THE COMPANY UNTIL PAID FOR IN FULL, BUT AFTER DELIVERY TO THE CUSTOMER ALL DAMAGE FROM FIRE OR OTHER CAUSES AFTER SAID DELIVERY SHALL BE ASSUMED BY SAID CUSTOMER AND WILL NOT AFFECT THE RIGHTS OF THE COMPANY TO ENFORCE OF THE PURCHASE PRICE THEN UNPAID.

3. IT IS FURTHER AGREED BY BOTH PARTIES THAT ALL PROVISIONS IN REGARD TO THE PROJECT ARE CONTAINED IN WRITING HEREIN.

4. ALL TERMS AND CONDITIONS OF THIS CONTRACT SHALL BE BINDING UPON ANY SUCCESSORS, ASSIGNEES OR OTHER LEGAL REPRESENTATIVES OF THE RESPECTIVE PARTIES BUT NO ASSIGNMENT SHALL BE MADE BY THE CUSTOMER WITHOUT THE CONSENT IN WRITING OF THE COMPANY UNLESS FULL PAYMENT OF THE TOTAL CONSIDERATION HAS BEEN MADE.
5. Johnson Sign Company SHALL SECURE ALL NECESSARY PERMITS FROM THE BUILDING OWNER, AND/OR OTHERS WHOSE PERMISSION IS REQUIRED FOR THE INSTALLATION OF THE SIGN AND SAID SHALL BE LIABLE FOR ANY OBSTRUCTION OF DELIVERY DUE TO DELAY IN OBTAINING SUCH PERMISSION. FURTHERMORE, IF CUSTOMER EXECUTES THIS CONTRACT OF SALES WITHOUT EVER OBTAINING PERMISSION FROM PARTY OR PARTIES NECESSARY FOR THE INSTALLATION OF SAID SIGN, THEN CUSTOMER PURCHASES SAME AND IS BOUND TO THE TERMS AND CONDITIONS OF THIS CONTRACT AS THOUGH SAID PERMISSION WAS OBTAINED AND AGREES TO RELIEVE THE COMPANY FROM ANY LIABILITY FOR ITS FAILURE WITHIN 10 DAYS OF DELIVERY TO ERECT OR INSTALL SAID SIGN.

6. CUSTOMER AGREES TO PROVIDE ELECTIRCAL SERVICE FEED WIRE OF SUITABLE CAPACITY AND APPROVED MATERIAL TO LOCATION OF DISPLAY IN ADVANCE OF INSTALLATION, AND TO MAKE CONNECTION OF SAID ELECTRICAL FEED TO DISPLAY.
7. WHEN PIER DRILLING IS NECESSARY, THE COMPANY WILL CONTACT APPROPRIATE AGENCY TO LOCATE PUBLIC UTILITIES. LOCATION OF PRIVATE UTILITIES IS SOLE RESPONSIBILITY OF THE CUSTOMER. IN THE EVENT ROCK IS ENCOUNTERED IN THE DRILLING PROCESS, TO THE POINT WHERE SPECIAL EQUIPMENT IS REQUIRED, ADDITIONAL MONIES MAY BE REQUESTED IN WRITING BY THE COMPANY.

8. ALL PRODUCTS MANUFACTURED BY THE COMPANY ARE GUARANTEED UNCONDITIONALLY AGAINST DEFECTIVE PARTS, MATERIALS AND WORKMANSHIP, WITH EXCEPTION OF INCANDESCENT AND FLUORESCENT LAMPS AS THEY ARE NEVER GUARANTEED, FOR A PERIOD OF ONE YEAR (1) YEAR. FOR THE NEXT THREE HUNDRED THIRTY (330) DAYS, AND MATERIAL, WITH THE EXCEPTION OF THE LAMPS, WILL BE REPLACED AT NO COST TO THE BUYER FOR THIS MATERIAL. THE COST OF LABOR, HOWEVER, WILL BE CHARGED AT HOURLY RATES.

THIS PROPOSAL DOES NOT BECOME EFFECTIVE UNTIL SIGNED AND DATED BY THE COMPANY; ONCE SIGNED THIS PROPOSAL WILL EXPIRE AFTER 30 DAYS.

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

SALESPERSON: _____ DATE: _____

ACCEPTED BY: Jon A. Carlson _____ TITLE: Manager

SIGNATURE: [redacted] DATE: 08/18/2020

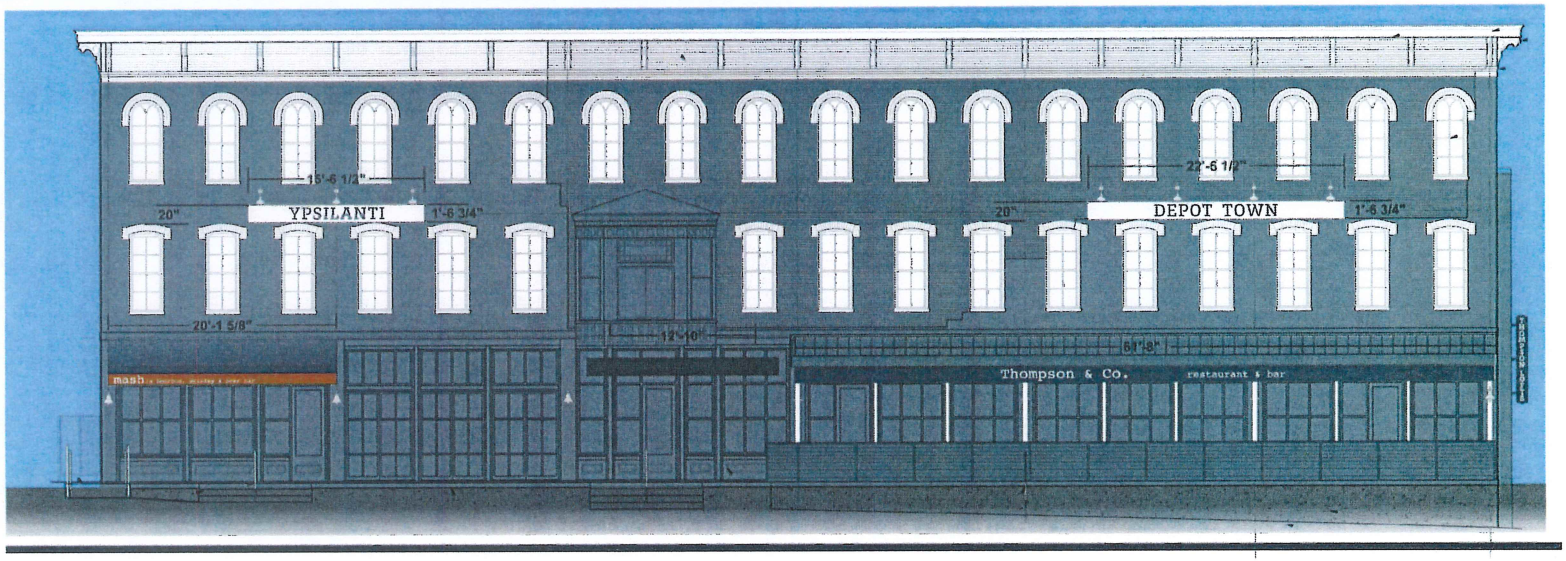
Exterior Sign Package

H·U·R·O·N S·I·G·N·C
663 S. MANSFIELD
P.O. BOX 980423
YPSILANTI, MI 48198
PHONE 734-483-2000
1-800-783-0100
FAX 734-483-5164
www.JohnsonSign.com

A Division of
Johnson Sign Co.

INTERNATIONAL SIGN ASSOCIATION
DESIGN COMPETITION AWARD WINNER

WSA WORLD SIGN ASSOCIATES
BEST OF THE BEST AWARD WINNER



SCALE 3/32" = 1'

8'-4 3/4" × 1'-0 3/4"
YPSILANTI
9 SQFT

10'-10" × 1'-0 3/4"
DEPOT TOWN
11.51 SQFT

12'-5 3/8" × 8 5/8"
mash : a bourbon, whiskey & beer bar
8.95 SQFT

11'-1" × 9 3/8"
Thompson & Co.
8.65 SQFT

8'-6 3/4" × 7"
restaurant & bar
5 SQFT

Hale Navy
HC-154
BENJAMIN MOORE

PMS 1675

Aluminum sign panels with vinyl graphics, all anchors on the brick wall, will be made in the mortar joints only.

WEST ELEVATION SQUARE FOOTAGE - 38.11

SCALE 3/8" = 1'

Click Here!
www.johnsonsign.com

ALL ELECTRICAL SIGNS TO BEAR THIS MARK
Underwriters Laboratories, Inc.
-SUITABLE FOR WET LOCATIONS- IN ACCORDANCE WITH NEC 600
ELECTRIC SIGN CERTIFIED MANUFACTURER

# OF SETS	SEE ABOVE	RETURN DEPTH	1/8"	RACEWAY COLOR	N.A.
FACE COLOR	TBD	TYPE OF INSTALL	WALL SIGNS	TRANSFORMER	N.A.
RETURN COLOR	N.A.	TYPE OF FACE	1/8" ACRYLIC	BALLAST	N.A.
RETAINER COLOR	N.A.	RACEWAY D. H. L.	N.A.	COMMENTS:	
LED COLOR	N.A.	HOUSINGS	N.A.		

DESIGNER	S WILKIE
DATE	08/24/20
JOB NO.	
JOB NAME	THOM-BLOK-EXT-082420-4
SALESPERSON:	KEVIN SHORT
ADDRESS:	400 N. RIVER ST. YPSILANTI, MI

APPROVED BY: _____ DATE: _____

THIS DRAWING IS THE REGISTERED PROPERTY OF JOHNSON SIGN COMPANY. IT IS UNLAWFUL TO REPRODUCE IT IN ANY FORM, WITHOUT WRITTEN CONSENT FROM JOHNSON SIGN COMPANY

THIS DRAWING PROVIDED & INTENDED FOR CONCEPTUAL PURPOSES ONLY. THE FINISHED PRODUCT MAY BE SUBJECT TO MINOR & NECESSARY MODIFICATIONS TO AID OR ENABLE FABRICATION PROCEDURES

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Exterior Sign Package

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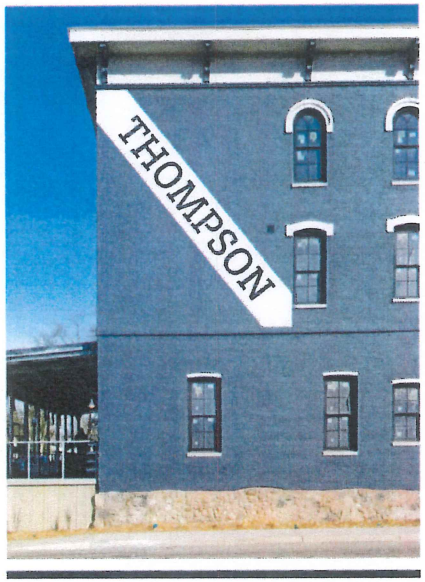
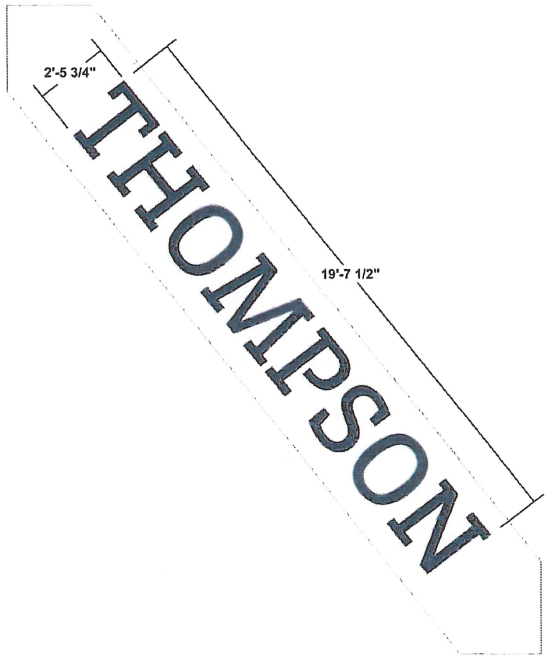


SCALE 3/32" = 1'

HISTORICAL IMAGE



These letters are painted directly on the brick wall

48.65 SQFT

SCALE 1/4" = 1'

SOUTH ELEVATION SQUARE FOOTAGE - 48.65
WEST ELEVATION SQUARE FOOTAGE - 38.11

86.76 TOTAL SQUARE FEET

Click Here!
www.johnsonsign.com

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Underwriters Laboratories, Inc.
-SUITABLE FOR WET LOCATIONS- IN ACCORDANCE WITH NEC 600
ELECTRIC SIGN CERTIFIED MANUFACTURER

# OF SETS	SEE ABOVE	RETURN DEPTH	1/8"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	TBD	TYPE OF INSTALL	WALL SIGNS	TRANSFORMER	N.A.	DATE	08/24/20
RETURN COLOR	N.A.	TYPE OF FACE	1/8" ACRYLIC	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	N.A.	RACEWAY D. H. L.	N.A.	COMMENTS:		JOB NAME	THOM-BLOK-EXT-082420-4
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	400 N. RIVER ST. YPSILANTI, MI

APPROVED BY:_____ DATE: _____

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THIS DRAWING PROVIDED & INTENDED FOR CONCEPTUAL PURPOSES ONLY. THE FINISHED PRODUCT MAY BE SUBJECT TO MINOR & NECESSARY MODIFICATIONS TO AID OR ENABLE FABRICATION PROCEDURES

THIS DESIGN CONCEPT © COPYRIGHT 2020

Exterior Sign Package

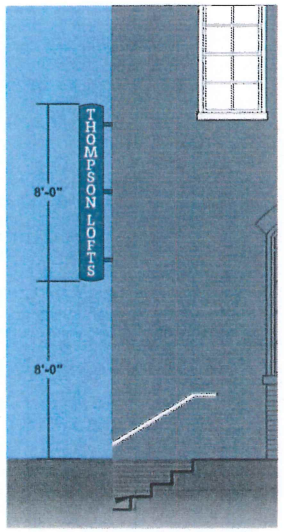
H·U·R·O·N S·I·G·N·C

663 S. MANSFIELD
P.O. BOX 980423
YPSILANTI, MI 48198
PHONE 734-483-2000
1-800-783-0100
FAX 734-483-5164
www.JohnsonSign.com

A Division of
Johnson Sign Co.

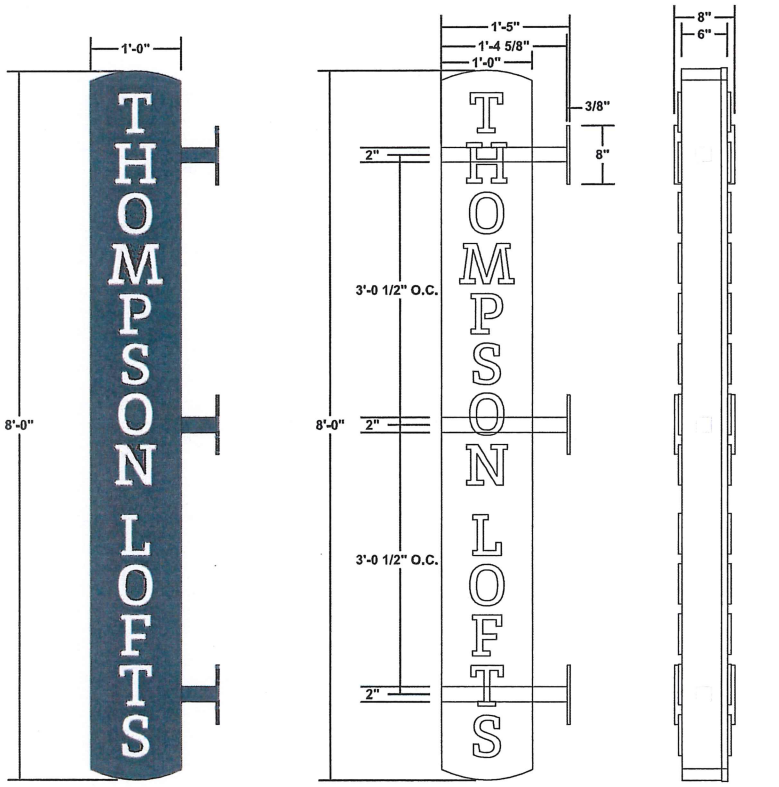
INTERNATIONAL SIGN ASSOCIATION
DESIGN COMPETITION AWARD WINNER

WSA WORLD SIGN ASSOCIATES
BEST OF THE BEST AWARD WINNER



SCALE 3/16" = 1'

Hale Navy
HC-154
BENJAMIN MOORE



SCALE 3/4" = 1'

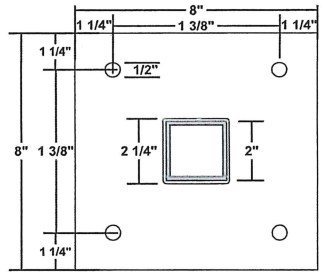


PLATE DETAIL SCALE 3" = 1'

NEW DOUBLE SIDED PROJECTING SIGN WITH FLAT CUT 1/2" GRAPHICS

Non lit aluminum sign, all anchors will be made in the mortar joints

Click Here!

www.johnsonsign.com

ALL ELECTRICAL SIGNS TO BEAR THIS MARK
UL Underwriters Laboratories, Inc.
-SUITABLE FOR WET LOCATIONS- IN ACCORDANCE WITH NEC 600
ELECTRIC SIGN CERTIFIED MANUFACTURER

# OF SETS	SEE ABOVE	RETURN DEPTH	6"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	HALE NAVY	TYPE OF INSTALL	WALL SIGNS	TRANSFORMER	N.A.	DATE	09/25/20
RETURN COLOR	N.A.	TYPE OF FACE	1/8" ALUMINUM	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	N.A.	RACEWAY D. H. L.	N.A.	COMMENTS:		JOB NAME	THOM-BLOK-EXT-092520-6
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	400 N. RIVER ST. YPSILANTI, MI

APPROVED BY:_____ DATE: _____

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Exterior Sign Package

H-U-R-O-N S-I-G-N-C
663 S. MANSFIELD
P.O. BOX 980423
YPSILANTI, MI 48198
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INTERNATIONAL SIGN ASSOCIATION
DESIGN COMPETITION AWARD WINNER

WSA WORLD SIGN ASSOCIATES
BEST OF THE BEST AWARD WINNER

SCALE 1/4" = 1'

CL

Scale 3/4" = 1'

12.79 SQFT

1/2" PAINTED FLAT CUT LETTERS MOUNTED TO (2) 3/4" ALUMINUM TUBE RAILS
THE RAILS ARE MOUNTED TO EXISTING SQUARE TUBE STANCHION.

Click Here!
www.johnsonsign.com

ALL ELECTRICAL SIGNS TO BEAR THIS MARK
Underwriters Laboratories, Inc.
-SUITABLE FOR WET LOCATIONS- IN ACCORDANCE WITH NEC 600
ELECTRIC SIGN CERTIFIED MANUFACTURER

# OF SETS	SEE ABOVE	RETURN DEPTH	1/2" LTRS	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	TBD	TYPE OF INSTALL	WALL SIGNS	TRANSFORMER	N.A.	DATE	09/25/20
RETURN COLOR	N.A.	TYPE OF FACE	1/2" SINTRA	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	N.A.	RACEWAY D. H. L.	N.A.	COMMENTS:		JOB NAME	THOM-BLOK-EXT-092520-6
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	400 N. RIVER ST. YPSILANTI, MI

APPROVED BY:_____ DATE: _____

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YPSILANTI
DEPOT TOWN
Thompson & Co.
restaurant & bar

DEPOT TOWN
Thompson & Co.
restaurant & bar

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
208 E. Cross St., Ypsilanti, MI 48198

Applicant

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

Name		
Carrie Taylor		
Address [redacted]		
City	State	Zip
Ypsilanti	Michigan	48198
Phone / Fax [redacted]	E-Mail [redacted]	

Contractor

Contractor Name & Contact Info
TBD

Type of work

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

Complete Description of Proposed Work:

Study item relative to siding repair. Repair work was completed to replace some damaged roofing and siding on the SW corner of the home following a storm that resulted in some broken trees/damage to the home. HDC raised concern last year that the repairs were completed using shakes. The side of the home has painted hardiplank siding. However, the previous back exterior of the home was shakes. Shakes were recommended at the time due to the smaller area of repair and ability to match with prestain.

Proposing a couple of options to remediate concern:

1) Paint shakes to edge of main structure for consistency of tone.

2) Continue shakes around the remaining outbuilding (back corner is a covering for the exterior access stairs that go to the basement.

3) Replace / paint hardiplank to corner of main structure

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

(refer to image on file)

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: 09/14/2020
Print Name: Carrie Taylor	

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

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

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.

City of Ypsilanti

Community and Economic Development

September 22, 2020

ADISKA GENERAL CONTRACTING
[redacted]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0065) **for Egress Stair Reconstruction at 234 W MICHIGAN**

Dear ADISKA GENERAL CONTRACTING,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to replace the egress staircase and deck on the south elevation has been **approved**.

The following Historic District conditions must be followed:

1. **The staircase and deck shall match the material, dimension, and design of the drawings submitted with the building permit.** The design submitted matched the original structure.

2. **The vertical members of the balustrade shall be placed within the upper and lower guardrails**. Although the current staircase had balusters that were attached to the outside of the stringer, this no longer meets HDC design guidelines. This method was conditioned in an approval letter for another egress staircase on the same property that was sent June 18, 2020. Additionally, this type of balustrade was confirmed to staff via email on September 3, 2020.

3. **The new staircase shall be painted or stained an opaque color to match the trim of the building**. No raw material.

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

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

#10 – New work shall be removable.

This detailed 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 the replacement staircase and deck 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]

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

CC: Property Owner - [redacted]
File
Building Department

PHDC-20-0065

RECEIVED
SEP 09 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

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: 234 W. Michigan Apt B

Applicant

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

Name: Brian Adiska

Address: 11603 Territorial Rd. ~~mun.~~

City: Munith | State: Michigan | Zip: 49259

Phone / Fax: 517-240-4183 | E-Mail: adiskacontracting@gmail.com

Contractor

Contractor Name & Contact Info: Brian Adiska (same)

Type of work

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

Complete Description of Proposed Work:

Demo old Deck + Replace it with new deck, same as existing as far as placement height. New Post holes and locations are in drawings attached.

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

Color is to match the ~~existing~~ previous opaque stain. We just completed the stairs around the corner with same stain. Color was matched from previous stairs + matches this Deck as well. All wood will be treated + stained after wood dries.

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:
$10,000.00	$45 + 50.00 + 10.00 = 105.00

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: 4-3-20
Print Name: Brian Adiska	

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

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

GENERAL CONSTRUCTION NOTES

GENERAL CONTRACTOR (G.C.) SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN DESIGN BUILD CONTRACTORS AND ARCHITECTURAL DOCUMENTS.

FIELD VERIFY ALL EXISTING CONDITIONS.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC PRESENTATION

ALL DIMENSIONS WITHIN THIS SET ARE FOR BIDDING PURPOSES ONLY. ACTUAL FIELD DIMENSIONS SHALL BE TAKEN PRIOR TO THE ORDERING OF ANY MATERIALS.

WORK SHALL COMPLY, AND BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS (MBC 2015, MRC 2015).

ALL WORK SHALL BE PERFORMED UP TO ALL CONVENTIONAL CONSTRUCTION STANDARDS AS SET FORTH BY THE AIA.

WORK SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE NATIONAL ELECTRICAL CODES, THE AMERICAN GAS ASSOC., AND THE BASIC PLUMBING CODES.

ALL ELECTRICAL, MECHANICAL, AND FIRE SUPPRESSION SYSTEMS SHALL BE DESIGN BUILD. EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRODUCTION OF THE PLANS DEPICTING THE EXTENT OF THE WORK TO BE PERFORMED, INCLUDING ALL DOCUMENTS REQUIRED FOR ALL LOCAL CODE OFFICIALS. EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE TO SEAL THEIR DOCUMENTS IF REQUIRED BY THE LOCAL CODE OFFICIAL. PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR FOR ALL WORK.

FIRE SUPPRESSION SPRINKLER CONTRACTOR SHALL MODIFY EXISTING SYSTEM AS REQUIRED TO CONFORM WITH NEW SPACE LAYOUT AND ALL APPLICABLE CODE REQUIREMENTS.

WORK SHALL COMPLY WITH BUILDING MATERIALS MANUFACTURERS' SPECIFICATIONS.

MICHIGAN 2015 ENERGY CODE.

INSULATION REQUIREMENTS TO BE MET/EXCEEDED (CLIMATE ZONE 5A):

FENESTRATION U-FACTOR:	.35
SKYLIGHT U-FACTOR:	.60
CEILING R-VALUE:	38
WOOD FRAME WALL R-VALUE:	20
MASS WALL:	13
FLOOR R-VALUE:	30
BASEMENT WALL R-VALUE:	13
SLAB R-VALUE, DEPTH:	10, 2 FT.
CRAWL SPACE:	10

MECHANICAL CONTRACTOR TO PROVIDE ANY AND ALL APPLICABLE MECHANICAL SYSTEM DESIGN CRITERIA, MECHANICAL & SERVICE WATER HEATING SYSTEM & EQUIPMENT TYPES, SIZES & EFFICIENCY, DUCT SEALING, DUCT & PIPE INSULATION.

ELECTRICAL CONTRACTOR TO PROVIDE ANY AND ALL APPLICABLE LIGHT FIXTURE SCHEDULES WITH WATTAGE & CONTROLS AND AIR SEALING DETAILS.

INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, MANUFACTURER AND R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. THE INSULATION INSTALLER SHALL SIGN, DATE & POST THE CERTIFICATION IN A CONSPICUOUS LOCATION.

A PERMANENT CERTIFICATE, COMPLETED BY THE BUILDER, SHALL BE POSTED ON OR IN THE ELECTRICAL PANEL (BUT SHALL NOT CONCEAL OTHER LABELS) AND SHALL LIST INSULATION R-VALUES, FENESTRATION U-FACTORS, TYPES & EFFICIENCIES OF HEATING & COOLING EQUIPMENT.

ATTIC ACCESS DOORS SHALL BE INSULATED & WEATHERSTRIPPED.

CAULK, GASKET, OR OTHERWISE SEAL ALL BUILDING THERMAL ENVELOPE JOINTS. SEAMS AND PENETRATIONS. VERIFICATION SHALL BE BY BLOWER DOOR TEST OR VISUAL INSPECTION

ALL NEW INTERIOR FIREPLACES SHALL HAVE GASKETED DOORS & OUTDOOR COMBUSTION AIR

FORCED AIR FURNACES REQUIRE A PROGRAMMABLE THERMOSTAT.

ALL DUCTS, AIR HANDLERS, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED.

MECHANICAL PIPING CARRYING FLUIDS ABOVE 105°F SHALL BE INSULATED, MINIMUM R-3

CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED, MINIMUM R-2

HVAC EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S 3-2004 BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J-2002 OR OTHER APPROVED HVAC CALCULATION METHODS. VERIFICATION IS REQUIRED.

AT LEAST 50% OF THE LAMPS IN PERMANENT FIXTURES SHALL BE HIGH-EFFICICACY LAMPS.

DEVIATION FROM THESE DRAWINGS SHALL BE MADE ONLY WITH WRITTEN APPROVAL OF THE DESIGNER/OWNER.

ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONDITION AND INTEGRITY OF THE EXISTING STRUCTURAL COMPONENTS AND SYSTEMS

IF ANY GENERAL NOTES CONFLICT WITH ANY DETAIL OR NOTE ON THE PLANS OR IN THE SPECIFICATION, THE STRICTEST PROVISIONS SHALL GOVERN.

THE SITE SHALL REMAIN WEATHER TIGHT AND SECURE AT THE END OF EACH WORKDAY, AND DURING ANY PERIODS IN WHICH THE FACILITY IS UNOCCUPIED BY A RESPONSIBLE REPRESENTATIVE OF THE GENERAL CONTRACTOR.

EXISTING AND NEW STRUCTURE SHALL BE SHORED AND BRACED DURING CONSTRUCTION TO MAINTAIN INTEGRITY.

ALL CRACKS AND/OR BREAKAGE THAT OCCUR TO THE EXISTING STRUCTURE DURING CONSTRUCTION SHALL BE REPAIRED BY THE GENERAL CONTRACTOR

THE JOB SITE SHALL BE LEFT CLEAN AND ALL DEBRIS SHALL BE DISPOSED OF PROPERLY AT THE END OF EACH DAY.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHING ALL EXPOSED SURFACES.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHING ALL MILLWORK ITEMS AS INDICATED ON A.LANE ARCHITECTURE, PLLC'S DRAWINGS.

ALL MATERIALS WHETHER MANUFACTURED BY OR FINISHED BY THE MILLWORK CONTRACTOR AND/OR THE GENERAL CONTRACTOR MUST COMPLY WITH THE UBC CODE CHAPTER 42, 1991 EDITION AND THE LOCAL AND STATE BUILDING AND FIRE CODE SPECIFICATIONS.

ALL STAIN GRADE MILLWORK SHALL BE MANUFACTURED IN GENUINE SPECIES SPECIFIED UNLESS OTHERWISE NOTED.

ALL PAINT GRADE FIXTURES SHALL BE MANUFACTURED IN POPLAR UNLESS OTHERWISE NOTED.

ALL PAINT SPECIFICATIONS ARE FOR COLOR ONLY. SOURCES MAY BE SUBMITTED ONLY WITH COLOR SAMPLE APPROVAL BY DESIGNER/OWNER.

ANY PAINT COLOR SPECIFIED "TO MATCH" MUST BE APPROVED BY DESIGNER/OWNER.

ALL PAINTED GYPSUM BOARD SURFACES SHALL BE FINISHED WITH A LATEX EGGSHELL. ALL PAINTED TRIM SHALL BE SATIN ENAMEL.

PROVIDE TRANSITION STRIP UNDER DOORS WHERE DIFFERENT FLOOR MATERIALS INTERSECT.

ALL HINGES, KNOBS, HARDWARE,ETC. SHALL MATCH STYLE & COLOR OF EXISTING HOUSE

228 W MICHIGAN
PBLDG-20-0035
REBUILD REAR STAIRS

228 W MICHIGAN
PBLDG-20-0035
REBUILD REAR STAIRS

BUILDING DATA

ZONED
CITY OF YPSILANTI

CODE:

SCOPE OF WORK:
SINGLE FAMILY RESIDENTIAL UNITS

DECK LOADS:

LIVE (PER TABLE R301.5):	40 #
DEAD:	10 #
SNOW:	25 #

DECK 1:

AREA =	12.5 SF
TOTAL LOAD=	937.5 #
BEAM A LOAD=	127 PLF
BEAM B LOAD=	254 PLF
COLUMN A LOAD=	235 #
COLUMN B LOAD=	470 #

DECK 2:

AREA =	51.5 SF
TOTAL LOAD=	3862.5 #
BEAM B LOAD=	145 PLF
BEAM C LOAD=	145 PLF
BEAM D LOAD=	145 PLF
COLUMN B LOAD=	499 #
COLUMN C LOAD=	532 #

C + AB, CENTER DISTRICT APARTMENT BUILDING (EXISTING, NO CHANGE)

MICHIGAN ~~RESIDENTIAL~~ CODE 2015 MBC/EXISTING/RESIDENTIAL CODE

REPLACE (2) EXISTING WOODEN EXTERIOR STAIRS & DECK LANDINGS TO

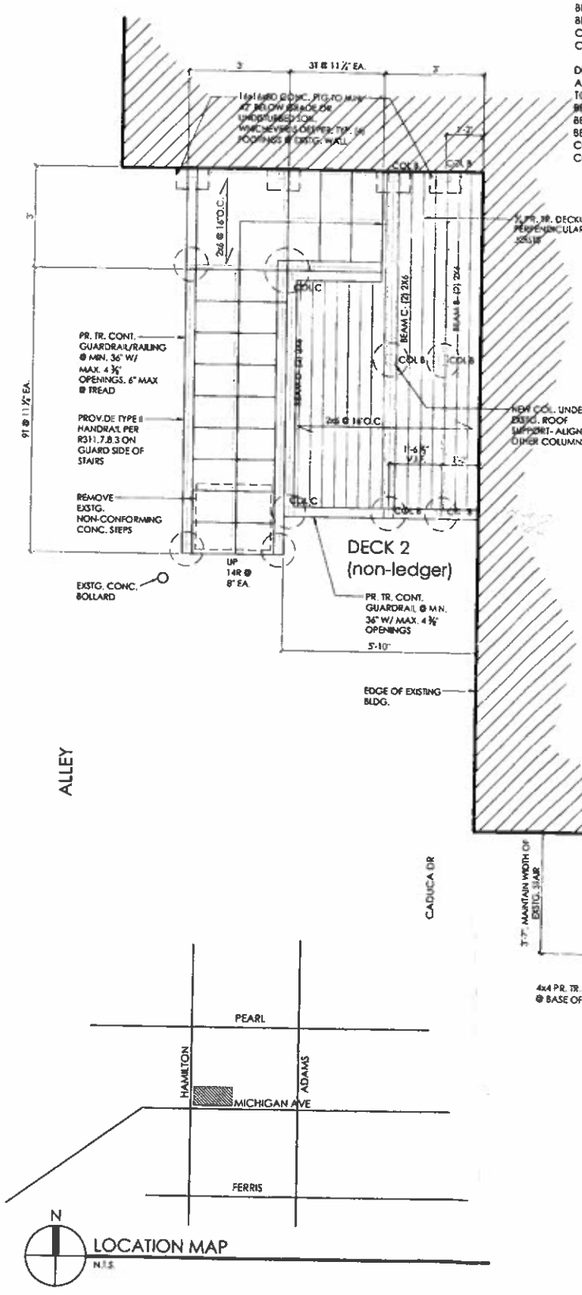
ARCHITECT:
ANGIE LANE
A.LANE ARCHITECTURE
7861 CLINTON MACON RD
TECUMSEH, MI 49286
TEL. 517.423.5280

CONTRACTOR:
Ken Hall
734 829 8280

SHEET INDEX

C0.0 BLDG INFO, STAIR PLANS, GEN. NOTES
S1.0 DECK DETAILS
S2.0 DECK DETAILS

Date Issued / Revised	Sheet No. C0.0	S1.0	S2.0					Description
JANUARY 20, 2020	X	X	X					ISSUED FOR PERMIT



2015 MBC

PITTSFIELD CHARTER TOWNSHIP
DEPARTMENT OF BUILDING SERVICES
APPROVED PLAN
THIS PLAN IS APPROVED SUBJECT TO REVIEW COMMENTS, CORRECTION LISTS AND FIELD INSPECTION. 5/22/20
APPROVED BY DATE

IF THESE ARE COMMON (NOT WITHIN A UNIT) DECKS OR STAIRS THEY MUST COMPLY WITH 2015 MICH BUILDING CODE/EXISTING AND NOT RESIDENTIAL - GUARD RAIL HEIGHT MIN IS 42" & STEP RISE IS LIMITED TO 7" OR UNDER. COMMENT IS ADDRESSED UNDER THE PERMIT CODE.

228 W MICHIGAN
PBLDG-20-0035
REBUILD REAR STAIRS

A. A.LANE ARCHITECTURE
7861 clinton macon rd
tecumseh, michigan 49286
p. 517 423 5280
alanearchitecture@c.com

City of Ypsilanti Building Dept 734 482-1025 x1
Building Dept 734 483-9347 3941
y town. org
Building Application

Frank Daniels Building Supervisor
fdaniels@ci.ypsilanti.mi.us
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PROJECT
EXISTING STAIR REPLACEMENT
234 & 228 W. Michigan Ave.
Ypsilanti, MI

DATE
JANUARY 27, 2020

STATE OF MICHIGAN
ANGELA LANE
ARCHITECT
No. 1301070385
REGISTERED ARCHITECT

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228 W MICHIGAN
PBLDG-20-0035
REBUILD REAR STAIRS

MINIMUM REQUIREMENTS & LIMITATIONS

Minimum post size is 6x6 nominal and maximum post height shall be in accordance with Table 4.

All lumber shall be identified by the grade mark of, or certificate of inspection issued by, an *approved* lumber grading or inspection bureau or agency (www.alsc.org). All lumber and glued laminated timber shall be a naturally durable species (such as Redwood or Western Cedars where 90 percent or more of the width of each side is heartwood); or be preservatively treated with an *approved* process in accordance with American Wood Protection Association standards (Table 1) [R317 and R318]. All lumber in contact with the ground shall be *approved* preservative treated wood suitable for ground contact. [R317.1.2]. All cuts shall be field treated with an *approved* preservative (such as copper naphthenate) [R402.1.2].

All nails shall meet the requirements of *ASTM F 1667*. Threaded nails as stated in this document include helical (spiral) and annular (ring-shank) nails. Wood screws shall meet the requirements of *ANSI/ASME B18.6.1*. Bolts and lag screws shall meet the requirements of *ANSI/ASME B18.2.1*.

Throughout this document, ½" diameter bolts and lag screws are specified for various connections. Edge distance and spacing requirements are based on ½" diameter fasteners. If larger (or smaller) fasteners are specified, edge distance and spacing shall be adjusted.

All screws, bolts, washers, nuts, and nails for use with preservative treated wood shall be hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper. Hot-dipped galvanized fasteners shall meet the requirements of *ASTM A 153*, Class D for fasteners ⅜" diameter and smaller or Class C for fasteners with diameters over ⅜". Stainless steel driven fasteners shall be in accordance with the material requirements of *ASTM F 1667*.

Fasteners other than nails and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with *ASTM B 695*, Class 55, minimum.

All connectors (joist hangers, cast-in-place post anchors, etc.) shall be galvanized or shall be stainless steel. Hardware to be hot-dipped prior to fabrication shall meet *ASTM A 653*, G-185 coating. Hardware to be hot-dipped galvanized after fabrication shall meet *ASTM A 123*.

Fasteners and connectors exposed to salt water or located within 300 feet of a salt water shoreline shall be stainless steel grade 304 or 316.

Fasteners and connectors shall be of the same corrosion-resistant material.

Other coated or non-ferrous fasteners or hardware shall be *approved* by the authority having jurisdiction.

Flashing shall be corrosion-resistant metal [R703.8] of minimum nominal 0.019-inch thickness or *approved* non-metallic material. Aluminum should not be used in direct contact with lumber treated with preservatives that contain copper such as ACQ, Copper Azole, or ACZA.

Decks shall not be used or occupied until final inspection and approval is obtained.

DECKING REQUIREMENTS

All decking material shall be composed of dimension lumber (2" nominal thickness) or span rated decking in accordance with the American Lumber Standard Committee *Policy for Evaluation of Recommended Spans for Span Rated Decking Products (November 5, 2004)*. Attach decking to each joist with 2-8d threaded nails or 2-#8 screws. Space decking boards approximately ⅛" apart. See Figure 11 for decking connection requirements at the rim joist. Decking placement may range from an angle perpendicular to the joists to an angle of 45 degrees to the joists. Each segment of decking must bear on a minimum of 3 joists (or 3 supports).

Decking not meeting these requirements may be substituted when the product has been *approved* by the authority having jurisdiction; however, connections equivalent to those shown for lumber or span rated decking are assumed.

JOIST-TO-BEAM CONNECTION

Each joist shall be attached to the beam as shown in Figure 6. Joists may bear on and overhang past the beam face the lesser of L_O or L/4 when Option 1 or Option 2 is used to attach the joist to the beam and blocking is provided between joists at beam bearing. Mechanical fasteners or hurricane clips used, as shown in Option 2, must have a minimum capacity of 100 lbs in both uplift and lateral load directions. Joists may also attach to the side of the beam with joist hangers per Option 3. Joists shall not frame in from opposite sides of the same beam. See JOIST HANGERS for more information. Hangers, clips, and mechanical fasteners shall be galvanized or stainless steel (see MINIMUM REQUIREMENTS).

JOIST HANGERS

Joist hangers, as shown in Figure 7, shall have a depth of at least 60% of ledger or beam depth. Each hanger shall have a minimum vertical capacity in accordance with Table 3A. The joist hanger shall be selected from an *approved* manufacturer's product data based on the dimensions of the joist or header it is carrying. Joist hangers and fasteners shall be corrosion resistant (see MINIMUM REQUIREMENTS).

Use joist hangers with inside flanges when clearance to the edge of the beam or ledger board dictate. Do not use clip angles or brackets to support joists.

Table 3A. Joist Hanger Vertical Capacity.

Joist Size	Minimum Capacity, lbs
2x6	400
2x8	600
2x10	600
2x12	700

POST REQUIREMENTS

All deck post sizes shall be 6x6 (nominal) or larger, and the maximum height shall be in accordance with Table 4 and measured from grade or top of foundation, whichever is highest, to the underside of the beam. Under prescriptive limits of this document, 8x8 nominal posts can be substituted anywhere in Table 4 but are limited to a maximum height of 14'-0". Posts shall be centered on footings. Cut ends and notches of posts shall be field treated with an *approved* preservative (such as copper naphthenate) [R402.1.2]. The beam shall be attached to the post by notching as shown in Figure 8A or by providing an *approved* post cap to connect the beam and post as shown in Figure 8B. All 3-ply beams shall be connected to the post by a post cap. All through-bolts shall have washers under the bolt head and nut. Attachment of the beam to the side of the post without notching is prohibited (see Figure 9).

Provide diagonal bracing parallel to the beam at each corner post greater than 2'-0" in height as shown in Figure 10. Diagonal bracing is prohibited on center posts. Bracing shall be fastened to the post at one end and the beam at the other with ½" diameter lag screws. For non-ledger decks, (see Figure 21) diagonal bracing may be omitted at the beam and posts adjacent to the house.

RIM JOIST REQUIREMENTS

Attach a continuous rim joist to the ends of joists as shown in Figure 11. Attach decking to the rim joist as shown in Figure 11. For more decking attachment requirements, see DECKING REQUIREMENTS.

FOOTINGS [R403]

See Figure 12 and Table 4 for footing size, footing thickness, and post attachment options and requirements. All footings shall bear on undisturbed soil at least 12 inches below the undisturbed ground surface or below the frost line, whichever is deeper. Contact the authority having jurisdiction to determine the specified frost line. Bearing conditions shall be verified in the field by the building official prior to placement of concrete. Where the building official determines that in-place soils with an allowable bearing capacity of less than 1,500 psf are likely to be present at the site, the allowable bearing capacity shall be determined by a soils investigation. **DECK FOOTINGS CLOSER THAN 5'-0" TO AN EXTERIOR HOUSE FOUNDATION WALL MUST BEAR AT THE SAME ELEVATION AS THE FOOTING OF THE HOUSE FOUNDATION.**

Do not construct footings over septic systems or leach fields, utility lines, or enclosed meters. Contact local utilities (call 811) before digging.

Pre-manufactured post anchors shall be galvanized or stainless steel. See MINIMUM REQUIREMENTS.

LEDGER ATTACHMENT REQUIREMENTS [R507]

GENERAL: Attach the ledger board, which shall be equal to or greater than the deck joist depth but less than or equal to the house band or rim joist depth, to the house in accordance with Figures 14 and 15. The ledger shall be a minimum nominal 2x8. When attachments are made to the house band joist, the band joist shall be capable of supporting the new deck. If this cannot be verified or conditions at the house differ from the details herein, then either a non-ledger deck or full plan submission is required. See NON-LEDGER DECKS.

SIDING AND FLASHING: House siding or the exterior finish system must be removed prior to installation of the ledger board. *Approved* corrosion resistant flashing is required at any ledger board connection to a wall of wood framed construction (see MINIMUM REQUIREMENTS). See Figure 14 for continuous flashing with drip edge. The threshold shall be carefully flashed and caulked to prevent water intrusion due to splash from the deck or melting snow and ice.

MANUFACTURED WOOD I-JOIST: The term "I-Joist" denotes manufactured wood "I" joists (see Figure 15A). Many new homes constructed with wood I-joists list hole 1" or thicker laminated veneer lumber (LVL)as band joists (or rim joists) that can support the attachment of a deck (see Figure 14). However, some older homes might be constructed with band boards that are too thin (less than 1") to support a deck. In such cases, a non-ledger deck or a full plan submission is required.

MANUFACTURED WOOD TRUSS: A metal plate connected wood truss (MPCWT) is an engineered, prefabricated structural component designed for each specific application. MPCWT's used in residential floors are often installed with a 2x4 lumber "ribbon" at the ends of the trusses (see Figure 11B) to tie the ends of the trusses together. The ribbon board, by itself, is not intended to support the deck ledger and deck. Installing residential decks when the floor system for the home uses MPCWT requires a standard detail provided by the truss designer, a non-ledger deck, or a full plan submission. Refer to the Technical Note – *Attachment of Residential Deck Ledger to Metal Plate Connected Wood Truss Floor System* for special blocking details and attachment requirements (www.sbcindustry.com).

PROHIBITED LEDGER ATTACHMENTS

Attachment to exterior veneers (brick, masonry, stone), hollow masonry, and to cantilevered floor overhangs or bay windows are prohibited (see Figures 17 and 18). In such cases, the non-ledger deck is required (See NON-LEDGER DECKS).

LEDGER BOARD FASTENERS

Only those fasteners noted below are permitted. LEAD ANCHORS ARE PROHIBITED.

Deck ledger connection to band joist or rim joist. The connection between a deck ledger and a 2-inch nominal lumber band joist (1-½" actual) or LVL rim joist bearing on a sill plate or sill plate shall be constructed with ½" lag screws or bolts with washers per Table 5 and Figure 19 (see MINIMUM REQUIREMENTS).

Placement of lag screws or bolts in deck ledger: The lag screws or bolts shall be placed as shown in Figure 19. The lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger (see Figure 19). Proper installation of lag screws or bolts shall be verified by the authority having jurisdiction.

Figure 14. General Attachment of Ledger Board to Band Joist or Rim Joist.

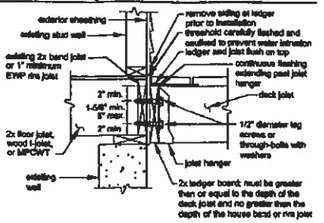


Figure 8. Prohibited Post-to-Beam Attachment Condition.

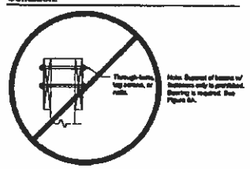
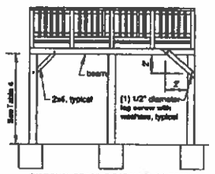


Figure 10. Diagonal Bracing.



Joist Span – Joists Attached at House and to Side of Beam.

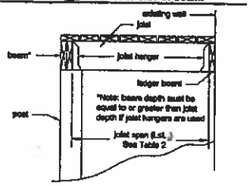
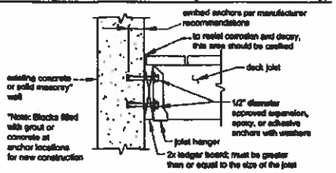


Figure 16. Attachment of Ledger Board to Foundation Wall (Concrete or Solid Masonry).



Joist Span – Non-Ledger Deck.

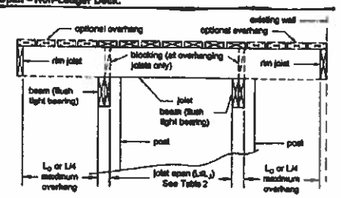


Figure 17. No Attachment to or Through Exterior Veneers (Brick, Masonry, Stone).

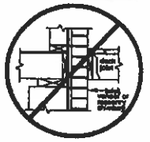
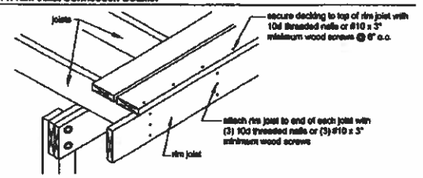


Figure 11. Rim Joist Connection Details.



Beam Assembly Details.

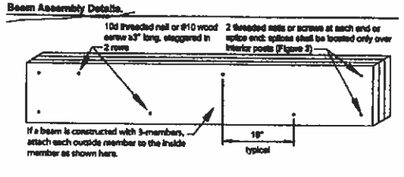


Figure 18. No Attachment to House Overhang with Ledger.

Table 4. Post Height for 6x6[2] and Footing Sizes for all Posts.

Beam Span, L_b	Joist Span, L_j	Post Heights[1]					Footing Sizes[3]		
		Southern Pine	Douglas Fir-Larch[4]	Hem-Fir[4], Western Cedars	Redwood	Ponderosa Pine, Red Pine, SPF	Round Footing Diameter	Square Footing	Footing Thickness[5]
6'	≤10'	14'	14'	14'	14'	14'	18"	16"x16"	7"
	≤14'	14'	14'	14'	14'	14'	21"	18"x18"	8"
	≤18'	14'	14'	12'	14'	11'	24"	21"x21"	10"
8'	≤10'	14'	14'	14'	14'	14'	20"	18"x18"	8"
	≤14'	14'	14'	14'	14'	11'	24"	21"x21"	10"
	≤18'	14'	13'	11'	12'	8'	27"	24"x24"	11"
10'	≤10'	14'	14'	14'	14'	12'	23"	20"x20"	9"
	≤14'	14'	13'	11'	13'	8'	27"	24"x24"	11"
	≤18'	12'	11'	8'	11'	2'	31"	27"x27"	13"
12'	≤10'	14'	14'	12'	14'	10'	26"	22"x22"	10"
	≤14'	13'	12'	9'	11'	5'	30"	26"x26"	13"
	≤18'	11'	9'	6'	9'	2'	34"	30"x30"	15"
14'	≤10'	14'	13'	11'	13'	8'	27"	24"x24"	11"
	≤14'	11'	10'	7'	10'	2'	32"	29"x29"	14"
	≤18'	9'	8'	2'	8'	NP	37"	33"x33"	16"
16'	≤10'	13'	12'	10'	12'	6'	29"	26"x26"	12"
	≤14'	10'	9'	5'	9'	2'	36"	31"x31"	15"
	≤18'	7'	5'	2'	7'	NP	40"	36"x36"	18"
18'	≤10'	12'	11'	8'	11'	2'	31"	27"x27"	13"
	≤14'	9'	8'	2'	8'	NP	37"	33"x33"	16"
	≤18'	6'	2'	2'	6'	NP	42"	37"x37"	19"

1. Assumes 40 psf live load, 10 psf dead load, L_O/4 and L_j/4 overhangs, No 2 grade and wet service conditions.
2. Assumes 1,500 psf soil bearing capacity and 168 psf concrete. Value may be multiplied by 0.9 for every post.
3. Footing assumed for Douglas Fir-Larch, Hem-Fir, and Spruce-Pine-Fir.
4. Assumes 2,500 psi compressive strength of concrete. Determine footing thickness with post base and anchor requirements.
5. Bolt-centred posts may be substituted anywhere in Table 4 to a maximum height of 14'.

Figure 6. Joist-to-Beam Detail.

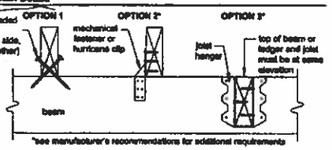


Figure 7. Typical Joist Hangers.

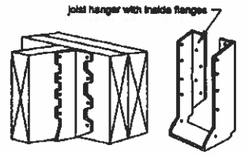


Figure 8A. Post-to-Beam Attachment

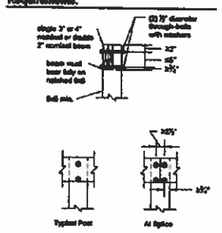


Table 5. Maximum Spacing for a Southern Pine, Douglas Fir-Larch, or Hem-Fir Deck Ledger or Band or Rim Joist and a 2-inch Nominal Solid-Sawn Spruce-Pine-Fir Band Joist or LVL Rim Joist[1,2,3,4,5]
(Deck Live Load = 40 psf, Deck Dead Load = 10 psf)

Connection Details	Rim Joint or Band Joist	Joist Span					
		6'-0" and less	6'-1" to 8'-0"	8'-1" to 10'-0"	10'-1" to 12'-0"	12'-1" to 14'-0"	14'-1" to 16'-0"
		On-Center Spacing of Fasteners					
½" diameter lag screw[6] with $^{15}/_{32}$" minimum sheathing	1" LVL	24"	18"	14"	12"	10"	9"
	1-½" LVL	26"	21"	16"	14"	12"	10"
	1-½" Lumber	30"	23"	18"	15"	13"	11"
½" diameter bolt with $^{15}/_{32}$" maximum sheathing	1" LVL	24"	18"	14"	12"	10"	9"
	1-½" LVL	28"	21"	16"	14"	12"	9"
	1-½" Lumber	35"	26"	20"	17"	14"	12"
½" diameter bolt with $^{15}/_{32}$" maximum sheathing and ¾" standard washers[7]	1-½" Lumber	35"	35"	29"	24"	21"	18"

1. The tip of the lag screw shall not extend beyond the inside face of the band or rim joist.
2. The maximum gap between the face of the ledger board and face of the wall sheathing shall be ½".
3. Ledgers shall be fastened or caulked to prevent water from contacting the house band joist (see Figures 14 and 15).
4. Lag screws and bolts shall be staggered per Figure 19.
5. Deck ledgers shall be minimum 2x8 pressure-preservative-treated No.2 grade lumber, or other *approved* materials as established by attached engineering practice.
6. Where solid sawn pressure-preservative-treated deck ledgers are attached to engineered wood products (minimum 1" thick wood structural panel band joist or structural composite lumber including laminated veneer lumber), the ledger attachment shall be designed in accordance with accepted engineering practice. Tabulated values based on 300 lbs and 350 lbs for 1" and 1-½" LVL rim joist, respectively.
7. Wood structural panel sheathing, gypsum board sheathing, or foam sheathing shall be permitted between the band or rim joist and ledger. Stacked washers are permitted in combination with wood structural panel sheathing, but are not permitted in combination with gypsum board or foam sheathing. The maximum distance between the face of the ledger board and the face of the band joist shall be 1".
8. Fastener spacing also applies to Southern Pine, Douglas Fir-Larch, and Hem-Fir band or rim joists.

Figure 12. Typical Footing Options.

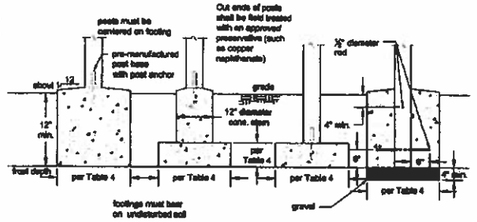
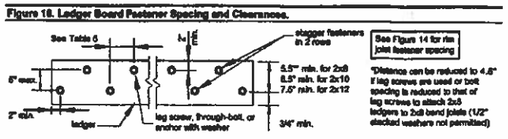


Figure 18. Ledger Board Fastener Spacing and Clearances.

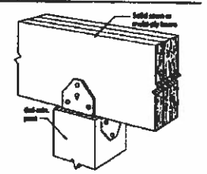


Through-Bolt
Through-bolts shall have a diameter of ½". Pilot holes for through-bolts shall be $^{17}/_{32}$" to $^{9}/_{16}$" in diameter. Through-bolts require washers at the bolt head and nut.

Expansion and Adhesive Anchors
Use *approved* expansion or adhesive anchors when attaching a ledger board to a concrete or solid masonry wall as shown in Figure 15. Expansion and adhesive anchor bolts shall have a diameter of ½". Minimum spacing and embedment length shall be per the manufacturer's recommendations. All anchors must have washers.

Lag Screws
Lag screws shall have a diameter of ½" (see MINIMUM REQUIREMENTS). Lag screws may be used only when the field conditions conform to those shown in Figure 14. See Figure 20 for lag screw length and shank requirements. All lag screws shall be installed with washers.

Figure 8B. Alternate *Approved* Post-to-Beam Post Cap Attachment.



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DATE
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STATE OF MICHIGAN
ANGELA LANE
ARCHITECT
No. 1201057555
LICENSED ARCHITECT

SHEET TITLE
TYPICAL DECK DETAILS

SHEET NO.
S1.0

NON-LEDGER DECKS - FOR RESISTING VERTICAL LOADS

Non-ledger decks use the house for resisting lateral loads but do not utilize the exterior wall of the house to support vertical loads (see Figure 21). Rather than supporting the deck on a ledger, as additional beam with posts is provided at or within the lesser of L_O or L/4 of the house. THE ASSOCIATED DECK POST

FOOTINGS SHALL BE PLACED AT THE SAME ELEVATION AS THE HOUSE FOOTING IF LOCATED CLOSER THAN 5'-0" TO A HOUSE WALL (see Figure 2 and Figure 12). For houses with basements, a cylindrical footing (caisson) is recommended to minimize required excavation at the basement wall. Beam size is determined by Table 3. Non-ledger decks shall be attached to the house per Table 5 and Figures 22 or 23 for lateral loads.

DECK LATERAL LOADS

Attachment to House: Decks shall be positively anchored to the primary structure [R507.1]. The lateral connection required shall be permitted to be in accordance with Figure 22 or 23 for ledger and non-ledger decks. Hold-down tension devices shall be provided in not less than two locations within two feet of the edge of the deck, and shall have an allowable stress design capacity of not less than 1,500 lb [R507.2.4].

The wall must be sheathed with minimum $^{7}/_{16}$" wood structural panel sheathing. Use lag screws or through-bolts when fastening to a band joist; use expansion anchors or epoxy anchors when fastening to concrete or masonry. DO NOT ATTACH TO BRICK VENEERS. VERIFY THIS CONDITION IN THE FIELD PRIOR TO UTILIZING THIS METHOD. Fasteners shall penetrate beyond the house band board and be installed per Table 5.

For non-ledger decks, blocking or framing angles can be used in lieu of joist hangers and shall be provided on each side of each joist. Blocking shall be installed with 5-10d threaded nails into the rim joist or the framing angle shall have a lateral capacity of 600 lb. Flashing over the rim joist is required and must be installed in accordance with the flashing provisions in the LEDGER ATTACHMENT REQUIREMENTS.

GUARD REQUIREMENTS

All decks greater than 30" above grade are required to have a guard [R312.1] - one example is shown in Figure 24. Other methods and materials may be used for guard construction when *approved* by the authority having jurisdiction.

GUARD POST ATTACHMENTS FOR REQUIRED GUARDS

Deck guard posts for required guards shall be a minimum 4x4 (nominal) with an adjusted bending design value not less than 1,100 psi. Joists and rim joists to which guard posts are attached shall be a minimum of 2x8 (nominal).

Guard posts for required guards which run parallel to the deck joists shall be attached to the outside joist per

Figure 25. Guard posts for required guards that run perpendicular to the deck joists shall be attached to the rim joist in accordance with Figure 26. Only hold-down anchor models meeting these minimum requirements shall be used. Hold-down anchors shall have a minimum allowable tension load of 1,800 pounds for a 36" maximum guard height and be installed in accordance with the manufacturer's instructions.

STAIR REQUIREMENTS

Stairs, stair stringers, and stair guards shall meet the requirements shown in Figure 27 through Figure 34 and Table 6 except where amended by the local jurisdiction. All stringers shall be a minimum of 2x12. Stair stringers shall not span more than the dimensions shown in Figure 28. If the stringer span exceeds these dimensions, then a 4x4 post may be provided to support the stringer and shorten its span length. The 4x4 post shall be notched and bolted to the stringer with (2) ½" diameter through-bolts with washers per Figure 8A. The post shall be centered on a 12" diameter or 10" square, 6" thick footing. The footing shall be constructed as shown in Figure 34 and attached to the post as shown in Figure 12. An intermediate landing may also be provided to shorten the stringer span (see provisions below). If the total vertical height of a stairway exceeds 12'-0", then an intermediate landing shall be required. All intermediate stair landings must be designed and constructed as a non-ledger deck using the details in this document. Stairs shall be a minimum of 36" in width as shown in Figure 33 [R311.7]. If only cut stringers are used, a minimum of three are required. For stairs greater than 36" in width, a combination of cut and solid stringers can be used, but shall be placed at a maximum spacing of 18" on center (see Figure 29). The width of each landing shall not be less than the width of the stairway served. Every rectangular landing shall have a minimum dimension of 36" measured in the direction of travel and no less than the width of the stairway served (R311.7).

STAIR HANDRAIL REQUIREMENTS

All stairs with 4 or more risers shall have a handrail on at least one side (see Figure 32A) [R311.7.8]. The handrail height measured vertically from the sloped plane adjoining the tread nosing shall be not less than 34 inches and not more than 38 inches (see Figure 30) [R311.7.8.1]. Handrails shall be graspable and shall be composed of decay-resistant and/or corrosion resistant material. Handrails shall be Type I, Type II, or provide equivalent graspability (see Figure 32B). Type I shall have a perimeter dimension of at least 4" and not greater than 6-¼". Type II rails with a perimeter greater than 6-¼" shall provide a graspable finger recess area on both sides of the profile [R311.7.8.3]. All shapes shall have a smooth surface with no sharp corners. Handrails shall run continuously from a point directly over the lowest riser to a point directly over the highest riser and shall return to the guard at each end (see Figure 33). Handrails may be interrupted by guard posts at a turn in the stair [R311.7.8.2].

STAIR FOOTING REQUIREMENTS [R403]

Where the stairway meets grade, attach the stringers to the stair guard posts as shown in Figure 34. Posts shall bear on footings. All footings shall bear on solid ground and shall be placed at least 12 inches below the undisturbed ground surface or below the frost line, whichever is deeper (see Figure 34). Stringers shall bear on a 2x4 bearing block attached to the post as shown. Stringers shall not bear on new or existing concrete pads or patios that are not founded below this depth. When guards are not required (see GUARD REQUIREMENTS), posts may terminate below the bottom tread elevation. Bolts are only required if a guard post is required.

STAIR LIGHTING REQUIREMENTS [R303.7]

Stairways shall have a light source located at the top landing such that all stairs and landings are illuminated. The light switch shall be operated from inside the house. However, motion detected or timed switches are acceptable.

Figure 29. Stair Stringer Requirements.

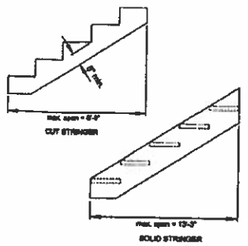


Figure 30. Stair Guard Requirements.

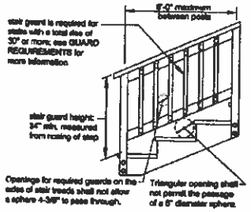


Figure 28. Tread Connection Requirements.

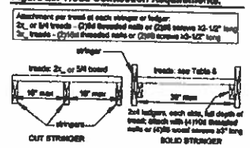


Figure 31. Stair Stringer Attachment Detail.

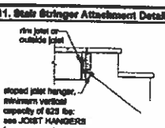


Table 6. Minimum Tread Size for Cut and Solid Stringers.[1]

Species	Cut Stringer	Solid Stringer
Southern Pine	2x6 or 5/4	2x8
Douglas Fir Larch, Hem-Fir, SPF[2]	2x4 or 5/4	2x8 or 3x4
Redwood, Western Cedars, Ponderosa Pine,[3] Red Pine[3]	2x6 or 5/4	2x10 or 3x4

1. Assumes 100 lb uniformly load, 1,000 deflection limit, No. 2 stress grade, and wet service conditions.
2. Including assumed for Douglas Fir-Larch, Hem-Fir, and Spruce-Pine-Fir.
3. Design values based on northern species with no backing assumed.

Figure 32A. Handrail Mounting Examples.

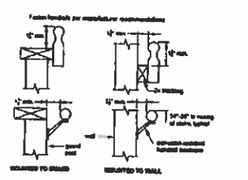


Figure 32B. Handrail Grip Size.

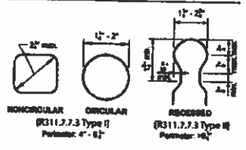


Figure 33. Miscellaneous Stair Requirements.

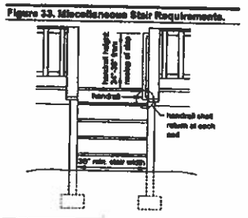


Figure 34. Stair Footing Detail.

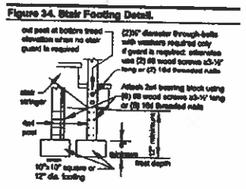
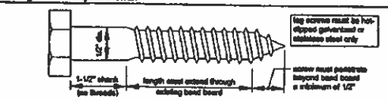


Figure 20. Lag Screw Requirements.



Lag screw installation requirements: Each lag screw shall have pilot holes drilled as follows: 1) Drill a ½" diameter hole in the ledger board, 2) Drill a $^{3}/_{4}$" diameter hole into the band board of the house. DO NOT DRILL A ½" DIAMETER HOLE INTO THE BAND JOIST.
The threaded portion of the lag screw shall be inserted into the pilot hole by turning. DO NOT DRIVE LAG SCREWS WITH A HAMMER. Use soap or a wood-compatible lubricant as required to facilitate tightening. Each lag screw shall be thoroughly tightened (snug but not over-tightened to avoid wood damage).

Figure 21. Non-Ledger Deck - For Resisting Vertical Loads.

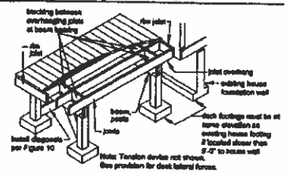


Figure 24. Example Guard Detail.

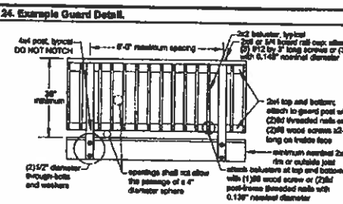


Figure 25. Guard Post to Outside-Joist Example.

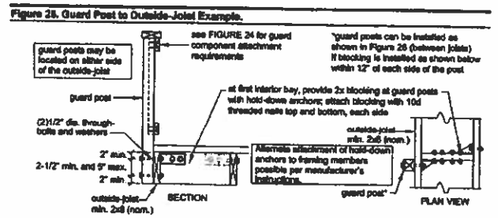


Figure 26. Guard Post to Rim Joist Example.

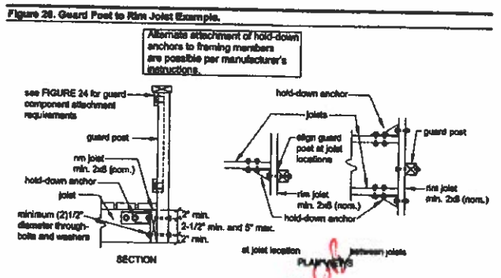
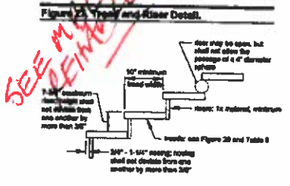


Figure 27. Tread and Riser Detail.



SEE MAP DETAIL

A. ALANE ARCHITECTURE
7861 clinton macon rd
lecumseh, michigan 49286
p. 517 423 5280
alanearch.factory@dc.com

PROJECT
EXISTING STAIR REPLACEMENT
234 & 228 W. Michigan Ave
Ypsilanti, MI

DATE
JANUARY 20, 2020

STATE OF MICHIGAN
ANGELA LANE
ARCHITECT
No. 1301067855
LICENSED ARCHITECT

SHEET TITLE
TYPICAL DECK DETAILS

SHEET NO.
S2.0

City of Ypsilanti
Community and Economic Development

September 29, 2020

OAKLAND CONSTRUCTION CO LLC
[redacted]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0069) **for Re-roofing at 106 S HURON**

Dear OAKLAND CONSTRUCTION CO LLC,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to reroof the house with GAF or Tamko dimensional shingles in "Rustic Redwood," has been **approved.** Additional approved work, as submitted in the application, includes: replace the rotted roof deck where necessary, new felt, new drip edges painted to match the trim of the house or roof, installation of ridge and soffit vents, new flashing and ice guards.

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

1. **Any decorative or unusual feature on the roof, trim or molding must be maintained.** Roof deck shall overhang sufficiently to accommodate duplication of any trim or molding.

2. **Shingles shall match the current shingles in color and material.** Must be asphalt or fiberglass traditional three-tab or dimensional (i.e. architectural).

3. **Metal work, drip edge, flashing vents, must have color either factory-applied or applied on site and must match the existing colors.** No raw material.

4. **Flashing must be inserted under siding.** Color must closely match the adjacent surface (either roof shingles or building trim).

5. **Roof venting shall be accomplished through the use of ridge vents.** If additional vents must be used to meet code requirements, vents shall have a flat profile and closely match the roof color. Can vents are prohibited unless deemed necessary for code compliance. Any new can vents must be placed at the rear of the structure and *must not* be visible from the street.

6. **Gutter straps must be installed under the roof shingles.** Downspouts must be located at the corners of the structure.

7. **Torches are not to be used at any time during installation.**

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-roofing only, which according to your application is the only work being performed at this time. Any work on the gutters, fascia, soffits or trim 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]

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

CC: Property Owner - BREED COLIN PO BOX 7364 ANN ARBOR MI 48107
File
Building Department

PHDC-20-0069

RECEIVED

SEP 22 2020

CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY
Date Filed:
Meeting Date:
Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address: 106 S. Huron, Ypsilanti

Applicant

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

Name: Oakland Construction Co.

Address: [redacted]

City	State	Zip
Ferndale	MI	48220

Phone / Fax: [redacted]

E-Mail: [redacted]

Contractor

Contractor Name & Contact Info: Oakland Construction Co.

Type of work

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

Complete Description of Proposed Work:

Strip old shingles and replace with new GAF or Tamko dimensional shingles. Also replace rotten wood, felt, drip edges, vents (no can vents, only ridge and soffit vents). Install new ice shield in valleys and edges.

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

GAF Timberline green/black shingles.

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:
21,600.00	$45 + 35 = $80.00

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:
[redacted]	09-21-20
Print Name: Michael Watcke for Oakland Construction Co.	

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 0069

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#113 0818

Featured Color:
Rustic Redwood

ONE WAY

City of Ypsilanti

Community and Economic Development

September 22, 2020

DEFOREST-LADD,INC
[redacted]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0064) **for Re-roofing at 114 S HURON**

Dear DEFOREST-LADD,INC,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to reroof the flat-roofed façade wrap-around porch has been **approved**. The roof deck shall be repaired as specified and fitted with a silver-painted protective coating.

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

1. **Any decorative or unusual feature on the roof, trim or molding must be maintained.** Roof deck shall overhang sufficiently to accommodate duplication of any trim or molding.

2. **Shingles shall match the current shingles in color and material**. Must be asphalt or fiberglass traditional three-tab or dimensional (i.e. architectural).

3. **Metal work, drip edge, flashing vents, must have color either factory-applied or applied on site and must match the existing colors**. No raw material.

4. **Flashing must be inserted under siding**. Color must closely match the adjacent surface (either roof shingles or building trim).

5. **Roof venting shall be accomplished through the use of ridge vents**. If additional vents must be used to meet code requirements, vents shall have a flat profile and closely match the roof color. Can vents are prohibited unless deemed necessary for code compliance. Any new can vents must be placed at the rear of the structure and *must not* be visible from the street.

6. **Gutter straps must be installed under the roof shingles**. Downspouts must be located at the corners of the structure.

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

7. **Torches are not to be used at any time during installation.**

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-roofing only, which according to your application is the only work being performed at this time. Any work on the gutters, fascia, soffits or trim 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]

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

CC: C. Hedger Breed [redacted]
File
Building Department

PHDC-20-0064 27342
3696

RECEIVED
SEP 02 2020
CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY
Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address	114 S. HURON ST.

Applicant

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

Name	C. HEDGER BREED		
Address	[redacted]		
City	YPSILANTI	State MI	Zip 48197
Phone / Fax	[redacted]	E-Mail	

Contractor

Contractor Name & Contact Info	NEW ROOF 8977 MACON RD SALINE [redacted]

Type of work

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

Complete Description of Proposed Work:

REROOF 1ST FLOOR WRAPAROUND PORCH ROOF
NO CHANGE TO ARCHITECTURAL DETAILS OR
INTERNAL GUTTERS

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

MODIFIED BITUMINOUS RUBBER

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: $3300.	Permit fee: $45 + _____ =

Signature Hedger Breed

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: 2 ~~6~~ SEPT 2020
Print Name: HEDGER BREED	

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.

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info@newroof.com

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WWW.NEWROOF.COM

(734) 665-5555

Fax (734) 429-1999
Cell (734) 320-1301

Michigan Builders Lic. # 2102187782

Prop [redacted]
Name
Addre
City: [illegible] State: MI Zip:

Email Address:

Daytime Phone: Evening Phone: Cell Phone: 216-4666

Job Location:
Name:
Address:
City:
Date: 4/12/

SCOPE OF WORK front 25ty porch

Specifications for Rubber Roofs:

- Tarp sides of building and shield bushes around building as needed
- Strip away all old layers of roofing and haul away (dump fee included)
- Replace all rotter damaged roof decking / 2 sheets of OSB / plywood ($45 each after 2)
  32' 1x6 inc ($2.95/ft after 32') 32' 1x8 inc ($3.95/ft after 32')
  Price for metal flashing / trim is negotiable / included 16oz. Copper add $
- Renail all loose roof boards
- Install new heavy duty matching drip edge around perimeter of building (if applicable)
- Cover roof with 43lb. Universal BUR base sheet
- Fasten base sheet with Thru Fast Convex Stress plates and coated screws
- Cover with 4.0mm - 5.0mm modified bituminous rubber
- Lay all rubber vertical
- Replace all chimney flashing and counterflashing
- All counterflashing to be .019 or .027 colored aluminum or 20oz copper
- Grind all bed joints with a diamond blade grinder
- All seams lapped five inches (not three), re-weld and trowel finish all seams
- Cover entire roof with a silver shield Yes / No paint

$ 3300 =
+ 30 min

15yr Guarantee on all Workmanship

- **Permit at Cost**

Cash/Check Discount Price (if paid in full upon completion) call w/in 2 weeks.
All taxes are included in estimate. (Add 4% for Credit Card Payments)

Work Authorization: Date:

Payment is Authorized to be directly payable to New Roof, Inc:

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

[redacted]

All material is guaranteed to be as specified. All work to be completed in a workman
like manner according to standard practices. Any alteration or deviation from
above specifications involving extra costs will be executed only upon written orders,
and will become an extra charge over and above the estimate. All change orders
must be in writing, faxed to the office and signed by management. All agreements
contingent upon strikes, weather, accidents or delays beyond our control. Owner to
carry fire, tornado, flood and other necessary insurance.

Note: This proposal may be

New Roof is a DBA of J.G. Enterprises, Inc.

Drip Edge Color:

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory
and are hereby accepted. You are authorized to do the work as specified. Payment is due
as outlined above upon receipt of invoice within 24 hours of completion, unless prearranged. All change
orders must be accepted to this contract.
Signature of Proposal

Date of Acceptance:

Signature:

All Sales Subject to Manager Approval

City of Ypsilanti

Community and Economic Development

October 08, 2020

BINGHAM, STACY
[redacted]
YPSILANTI, MI 48197

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0071) **for Re-painting at 302 S WASHINGTON**

Dear BINGHAM, STACY,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to repaint and repair the exterior windows and trim in black and "Fashion Gray" 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 permitted. If the building is to be washed, no pressure greater 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 and ordinary repairs 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]

Scott E. Slagor, Preservation Planner

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

Community & Economic Development Department

CC: Property Owner - BINGHAM, STACY 302 S WASHINGTON YPSILANTI MI 48197
File
Building Department

PHDC-20-0071

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY
Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address: 302 S. WASHINGTON ST.

Applicant

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

Name: STACY BINGHAM

Address: [redacted]

City: YPSILANTI | State: MICHIGAN | Zip: 48197

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:

PAINT EXTERIOR WINDOWS AND TRIM.

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

PRIMER
OP33 WINDOW GLAZING
PAINT + CAULK

85

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 = ~~55~~

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: 9/14/2020
Print Name: Stacy Bingham	

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.

302 S. WASHINGTON ST., YPSILANTI, MI 48197

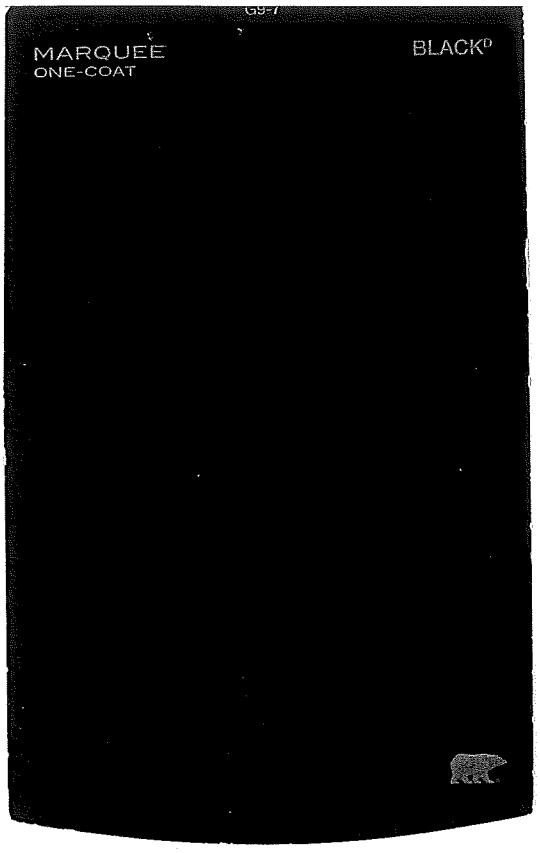
OBJECTIVES

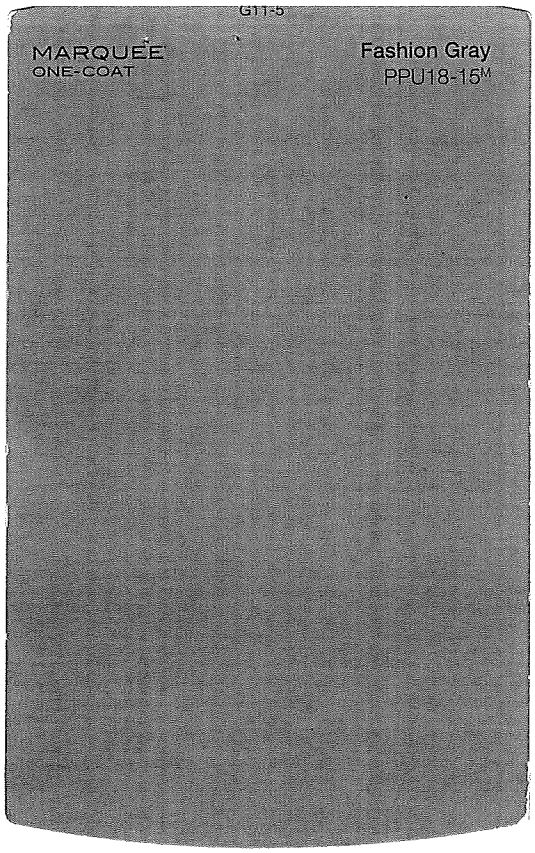
1. Remove aluminum storm windows
2. Strip and sand old paint from windows
3. Re glaze window glass
4. Re string and seal windows
5. Prime windows
6. Re caulk window trim brick gap
7. Paint windows

MATERIALS

1. KILZ GRAY INTERIOR EXTERIOR PRIMER
2. DAP 33 WINDOW GLAZING
3. OSI QUAD WINDOM DOOR AND SIDING SEALANT
4. WINDOW STRING
5. BEHR PREMIUM PLUS ULTRA LATEX PAINT – MARQUEE BLACK(FOR WINDOW SASHES)
6. BEHR PREMIUM PLUS ULTRA LATEX PAINT – MARQUEE FASHION GRAY(FOR TRIM)

THE 2 WINDOWS IN THE FRONT OF THE HOME ON THE 3RD STORY HAVE BECOME SEVERLY WEATHERED. WINDOM PANES WERE FALLING OUT AND ANIMALS WERE GAINING ACCESS TO THE HOME AND NESTING. THE WINDOWS WERE REMOVED AND BOARDED SO THEY CAN BE REFINISHED AND REINSTALLED.ILAN


G9-7
MARQUEE
ONE-COAT
BLACK[D]


G11-5
MARQUEE
ONE-COAT
Fashion Gray
PPU18-15[M]

City of Ypsilanti

Community and Economic Development

October 08, 2020

ROOF ADVANCE
[redacted]
YPSILANTI, MI 48197

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0073) **for Re-roofing at 417 N ADAMS**

Dear ROOF ADVANCE,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to reroof the house with Atlas Pinnacle shingles in black has been **approved.** Additional approved work includes new underlayment, ridge vents, drip edges, and flashing; all in black.

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

1. **Any decorative or unusual feature on the roof, trim or molding must be maintained.** Roof deck shall overhang sufficiently to accommodate duplication of any trim or molding.

2. **Shingles shall match the current shingles in color and material**. Must be asphalt or fiberglass traditional three-tab or dimensional (i.e. architectural).

3. **Metal work, drip edge, flashing vents, must have color either factory-applied or applied on site and must match the existing colors**. No raw material.

4. **Flashing must be inserted under siding**. Color must closely match the adjacent surface (either roof shingles or building trim).

5. **Roof venting shall be accomplished through the use of ridge vents**. If additional vents must be used to meet code requirements, vents shall have a flat profile and closely match the roof color. Can vents are prohibited unless deemed necessary for code compliance. Any new can vents must be placed at the rear of the structure and *must not* be visible from the street.

6. **Gutter straps must be installed under the roof shingles**. Downspouts must be located at the corners of the structure.

7. **Torches are not to be used at any time during installation.**

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-roofing only, which according to your application is the only work being performed at this time. Any work on the gutters, fascia, soffits or trim 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]

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

CC: Property Owner - BEAL PROPERTIES L[redacted]
File
Building Department

R. 27424 Amex
PHDC-20-0073

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
417 N Adams St

Applicant

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

Name		
Yakov Smolyanov		
Address [redacted]		
City	State	Zip
Ypsilanti	MI	48197
Phone / Fax [redacted]	E-Mail [redacted]	

Contractor

Contractor Name & Contact Info
Roof Advance

Type of work

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

Complete Description of Proposed Work:

Tear off and re-roof entire house.
Install 1.5 in aluminum drip edge on all edges (Black)
Install flashing on all walls and chimneys (black)
Install ice/water shield and synthetic underlayment
Install Atlas Pinnacle Black Shingles
Install ridge Vent for venting on all ridges

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:
11,900	$45 + _____ =

Signature

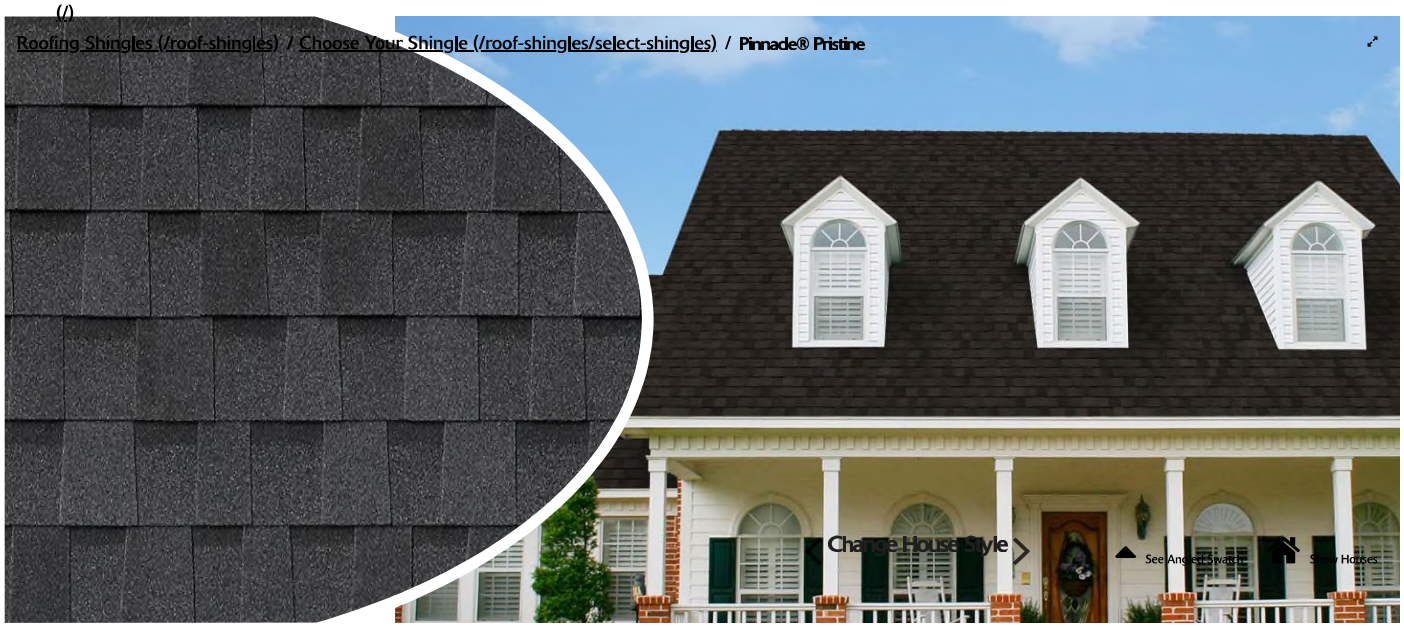
I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

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: [redacted]	Date: 9/23/2020
Print Name: Yakov Smolyanov	

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.



Pinnacle® Pristine
Scotchgard
High Performance Architectural Shingles

Pristine Appearance. Protected Appeal.

Pinnacle® Pristine architectural shingles provide stunning color that lasts.

All | Natural Expressions | Classic

e | Morning Harvest | Summer Storm | Pristine Black | Pristine Desert

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

130 mph WIND RESISTANCE | ATLAS Signature Select ELIGIBLE | Lifetime LIMITED WARRANTY

See All Features **See All Technical Info**

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

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

Where To Buy

Find A Local **Retailer**

YOUR ZIP CODE

Get It Installed

Find A Local **Roofing Contractor**

YOUR ZIP CODE

Request A **Quote**

Click Here

We use cookies to offer you a better browsing experience, analyze site traffic and personalize content. By clicking yes you consent to our use of cookies. YES NO

JN MS PHDC20-0073

ROOF ADVANCE

Office: 734-255-3237
info@roofadvance.com
www.roofadvance.com
3748 Carpenter Rd Ypsilanti MI 48197

Owners' name Beal Properties LLC (Stewart Beal) Date 07/17/2020

Address 417 N Adams st City/State Ypsilanti MI Zip 48197

Cell Phone [redacted] Email [redacted]

New Project Proposal *Roof Advance Rep* Jakob Smolyanov *Phone* [redacted]

1. Prepare house to have roof removed by using tarps and plywood boards, to ensure debris does not damage any siding, lawn etc.
2. Remove all old roofing materials down to the original roof decking.
3. Replace any rotted roof decking. **The first 30 lineal feet of 1"x 6" board or 2 pc of 4'x 8' sheet of OSB are included.** Additional charge of **$3.00 per foot of 1"x 6" and $45.00 per each 4'x 8' OSB plywood** will be added Replace any rotted **Facia board at $6** per ln ft. Costumer signature _____
4. Install **Heavy Gauge** aluminum 1 ½ inch drip edge **(vented drip if needed)** and rake edging, this material is used to create a clean smooth appearance of entire perimeter and to make a positive transfer of water from roof to gutters.
5. Install ICE&WATER shield 6 feet up all eaves. This product will also be installed in **all valleys, around flashings, chimneys,** and as needed anywhere else. This provides a watertight seal and stop ice and/or water from penetrating the roof system.
6. Install code-rated Synthetic Underlayment _____ on remainder of the roof.
7. Install **PRO-CUT** starter shingles. This allows the first course of shingles to properly seal down.
8. Install Architectural **LIFETIME WARRANTY SHINGLES** **Atlas Pinnacle** **COLOR** **Black**
9. All shingles to be **nailed**, not stapled. Utmost care will be taken to ensure that each shingle is properly nailed. This eliminates blow-offs and guarantees manufacturer's warranty. Nails are to be 1 ¼ inch roofing nails.
10. Install new rain **collar roof flashing** to all plumbing stack pipes to ensure a watertight seal.
11. Install **PRO-CUT** Hip & Ridge Shingles on all peaks and ridges
12. Flash and counter flash (heavy gauge aluminum) all chimneys, walls, and where needed. **FLASHING TO BE SAW CUT INTO MASONARY**
13. Install _____ Lomanco **#750 Roof vents, or** _____ **Shingle Vent II** Ridge vent system.
14. Job includes thorough clean up, run **magnet roller system** around house and driveway to pick up loose nails, and proper disposal of all debris.
15. All taxes and **Permit** fees are included in this proposal. All required permits to be pulled by **Roof Advance** prior to beginning the job.

Written 15 Year **NO-LEAK GUARRANTEE** and full waiver of lien to be sent to owner by mail no later than **30** days after completion of the project.

Total Roof Price $ 11,900.00

Additional Options

Gutters YES / [redacted]	Install 5" Seamless gutters and downspouts Color _____	Cost $ 2,300.00
Gutter Guards [redacted] / NO	Install strainer style Leaf protection	Cost $ _____
Insulation [redacted] / NO	Install Blown-in premium fiberglass insulation R-38 R-49 R-60	Cost $ _____

Specifications

House	YES [redacted]	Drip	300
Garage	[redacted] NO	**Vented drip**	---
Out Building	[redacted] NO	Color br bl wh cl	
Squares	32	Ridge vent	120
Layers	2-3	Vents	----
Pitch	6-8/12	Color br bl wh cl	
Cap ft	130	Valley ft	70
Rubber	YES [redacted]	Kit vent	--
Rubber SQ	1	Bath vent	

More Info: There might be a redeck. To redeck entire roof $3,200.00 additional.

Re-Deck (if needed) $ 3,200.00

$ _____

Total Cost: $ _____

Deposit $ _____

Payment Upon Completion $ _____

CASH – CHECK – CREDIT CARD – FINANCING

Customer Signature X Stewart Beal **Date of Acceptance** _____

Roof Advance Rep X Jakob Smolyanov Proposed Install Date _____

Price given in Cash or Check Price. If paying by credit card 3.2% charge will apply

734-662-6133
GoBeal.com

MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION
Virtual Meeting

Tuesday, September 22, 2020
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Chairperson Pettit	Video/telephone usage instructions given for potential attendees Meeting called to order at 7:03pm
Commissioners Present:	Alex Pettit, Anne Stevenson, Amy Swift, James Chesnut
Commissioners Absent:	Ron Rupert, Erika Lindsay
Staff Present:	Scott Slagor, Preservation Planner Nancy Hare-Dickerson, Commission Recording Secretary

APPROVAL OF AGENDA

Slagor: Staff request to add 208 E Cross to the agenda as a study item.

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

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

PUBLIC COMMENT ON AGENDA ITEMS

The Commission received written public comment via email and three attendees submitted comment during the meeting.

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS
123 N Adams
**Door.*

Applicant: Lillian Harris, representative of Ekklesia Fellowship – not present

Discussion: Pettit: Indicated that in the absence of applicant, that the Commission would review the materials that they have. Indicated that the application is for work completed without a permit.

[Commission reviewed application and reference materials]

Motion: Chesnut (second: Stevenson) moved 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.

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

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

527 N Huron
**Windows.*

Applicant: William Johnson, contractor - not present

Discussion: Pettit: Indicated that the application is for new windows. Indicated that it is unclear as to which windows are proposed to be replaced and the extent of the work. Stated that per staff notes, more windows are documented than are included in the replacement proposal. Indicated concern about the front window *[reference photo materials].*

Swift: Indicated agreement with Commissioner Pettit's comments and concern. Stated that the proposed new front window looks like it is changing the light pattern from an asymmetric six-lite that is fixed in front of the porch. Stated that there is a six-lite that is included that seems to be proposed but it is not an asymmetric look. Indicated the desire to have more information about the condition of the windows. Indicated that it appears that the worse of the fire damage is in the rear, so wondering if the front façade could be salvaged.

[Discussion continued as to light pattern/window condition considerations]

Motion: Swift (second: Chesnut) moved to table action on the proposed work at 527 N Huron and request that the applicant provide a side-by-side comparison of which window in the proposal is to be replacing which window as proposed, and more information regarding the condition of the windows in the front façade on both the first and second floor.

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

19 N Hamilton
**Sign and Paint.*

Applicant: Nemer Haddat, business representative- not present; Alan Shamoun, applicant's attorney – present

Discussion: Pettit: Stated that the application is for signage and painting. Asked applicant to walk the Commission through the application.

Shamoun: Stated that the painting was already completed. Indicated that two options were provided for the proposed signage. Stated that the temporary sign will be taken down to comply with the HDC requirements. Stated that the first proposal has two aluminum signs - one facing Pearl and one facing Hamilton. Stated that all other signage would be removed except those two – one on each corner. Indicated if that is not appropriate, they would like to put an aluminum sign on the ground in place of the sign that is on the corner facing both streets.

Swift: Asked if the new aluminum sign in option one is to cover the existing windows on the second floor.

Shamoun: Stated that he believes that they are in front of the windows. Stated that he thinks they are attached to the structure but not covering the windows entirely – not in the space of the windows.

Swift: Asked -- the window with the sign installed as proposed, you would not be able to see the window.

Shamoun: Confirmed.

Swift: Stated an opinion that that would be problematic to have them installed over a significant feature as it is proposed. Stated being more open to discussing signage being installed on the first floor as indicated in the second proposal; that the first-floor signage, since it is a later addition, is stylistically different.

Chesnut: Indicated agreement with Commissioner Swift.

Shamoun: Asked if the proposal the Commission is willing to consider is an aluminum sign on the first floor, on the ground, detached from the building.

Swift: Stated that the details can be discussed. Indicated an opinion that the first option of having the signage installed over the significant features of the original windows is inappropriate.

Chesnut: Indicated agreement with Commissioner Swift. Stated an opinion that option one may not be up for discussion. Indicated that it may be best to move on to option two – the first-floor proposal.

Shamoun: *[Reference photo materials]*, stated that that is the temporary sign that was installed

that will be removed. Asked if that sign was permanent, in an aluminum box with the sign in there, if that could be considered.

Slagor: *[Discussed background information as to freestanding sign/building mounted sign considerations in the zoning district]*

[Discussion continued, reference photo materials, as to the above considerations]

Swift: Asked if the proposal for the first-floor signage would essentially be transitioning the temporary sign that is hung on the building into a more permanent solution that is installed on the building.

Shamoun: Confirmed. Stated that they are looking for a permanent installation, something that will last the winter.

[Discussion continued as to options]

Chesnut: In summary, stated that option one is off the table. Stated that option two is only the sign facing Pearl and that that is what is being looked at. Indicated that, realistically, the option the Commission is considering that sounds promising is having just that eight-foot-by-eight-foot sign that is facing Pearl that is on brick *[reference photo materials]*. Stated that it is going to look like the white sign above *[reference photo materials]* because the details show a sign that is white and black on a brick façade on page sixty of the document *[reference materials]*. Indicated that it is a blank brick wall with no architectural features underneath the sign *[reference photo materials]* other than brick.

[Discussion continued as to the above considerations]

Shamoun: Stated that where that sign is, right in the center of the screen *[reference photo materials]*, that there is not a window behind that one.

Stevenson: Indicated an opinion of being all right with that option.

Chesnut: Indicated agreement with Commissioner Stevenson.

Pettit: Stated that that looks like how it is detailed on page sixty – option two.

Motion: Chesnut (second: Stevenson) moved to approve and issue a Certificate of Appropriateness for the work at 19 N Hamilton, 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 with Option 2, which is the single-wall mounted sign facing Pearl Street; with the condition that the existing vinyl wall-mounted sign on the north (Pearl) elevation will be removed, and in anticipation that the post-mounted sign and signage that faces Hamilton will be removed as well.

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

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

24 N Huron
**Stone-faced concrete wall.*

Applicant: Bessie Pappas, owner- present; Maria Pappas, owner's daughter - present

Discussion: Pettit: Stated that the application is for work for retrofitting some block barriers. Asked applicant to walk the Commission through the application.

M. Pappas: Indicated that the barriers are a foundation for a wall that rocks will be added on. Indicated that they have submitted an estimate from their contractor and photos to show what the wall will end up looking like *[reference photo materials].* Stated that the wall is within their property boundaries and that everything is being done per Code. *[Comments regarding background information as to prior HDC application review/denial and current circumstances].*

Pettit: Stated that as to the Commission approving materials for the wall, the assumptions are that all relevant Zoning related codes will be followed. Stated that the Commission has approved other applications for fencing but not the kind that is currently there. Stated that it appears that applicant is no longer proposing to do any of that work; asked if applicant is proposing something entirely new.

M. Pappas: Asked for clarification.

Pettit: Stated that there had been applications submitted in the past for this property for fencing material. Stated that there is history behind what was built and what is no longer there. Stated that the Commission has approved materials for this before. Stated that it looks like what is currently being proposed is entirely new.

M. Pappas: *[Continued comments as to prior HDC application review/denial and current circumstances].* Stated that there has to be some kind of a foundation; that you are still going to put cement and then you are going to build on that to beautify it.

Chesnut: Stated a concern that the blocks are not a foundation and are not quite large enough to be considered a mat foundation which is kind of a floating foundation. Stated a concern that regardless of the engineering behind it, it would be susceptible to cracking in between the blocks because of the way they move in different seasons. Stated that the examples that are set likely have a footing foundation. Stated that once you tie a long wall together, there needs to be control joints even in a well-grounded structure. Stated that the concern is aesthetic that over the long term, this is going to break down because it is not engineered correctly.

Pettit: Indicated that one of the questions from past Commission deliberations as to materials for

fencing was that there seemed to be some sort of consensus around the possibility of a type of metal fencing; that there was no consensus in the direction of any masonry considering the context and location.

[Discussion continued as to photos - page seventy-nine and eighty of reference materials and as to previous Commission deliberations]

Swift: *[Expressed agreement with above commissioner comments/concerns]*

M. Pappas: Stated that if there is a concern about the foundation and the long term of a break down, that they can ask the contractor to do something about that.

Pettit: Asked commissioners if a wall or structure of this type is appropriate for this context.

Swift: Stated that in terms of the material application, that this could possibly be worked into a solution. Stated that there are a lot of details that are missing in terms of what that proposal will actually look like.

Chesnut: Indicated having questions about where it starts and stops, because looking at the photo – there is a big gap. Asked about what happens in the gap between the block and that structure *[reference photo materials]*.

[Discussion continued as to material/context/longevity considerations]

Motion: Swift (second: Chesnut) moved to table action on the proposed work at 24 N Huron, so the applicant can provide more information on the height, length, thickness, and materiality of the wall.

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

Slagor: Staff added that commissioners also mentioned concern over how the structure is to be supported – what kind of foundation the structure would have.

Pettit: Confirmed. Stated that any additional materials that would further describe the finished product, that accurately reflects what is proposed, would be helpful.

9 S Adams

**New doors and lighting.*

Applicant: Elisa Marroquin, project representative - present

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

Marroquin: Stated that the proposal is to replace an exterior door that currently faces 9 S Adams.

Indicated that it is an all glass commercial door with a metal frame. Indicated that they are proposing to install a metal style door with a glass window, as well as put in a keypad. Indicated that lighting is planned. Stated that they currently have some existing barn lighting on the property which they would copy. Stated that they would put that style lighting over those two entrances *[reference materials]*.

[Discussion as to HDC lighting/temperature requirements]

Motion: Stevenson (second: Swift) moved 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.

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

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

Chesnut: *[Initiated further clarifying discussion as to light temperature requirements]*

406 Oak
**New window.*

Applicant: Michael Hurley, owner - present

Discussion: Hurley: Indicated that the plan is to replace a rotted casement window in the rear area of the home. Stated that, per the contractor, it is a non-repairable window. Indicated that a gutter water-leak problem has been remedied.

Pettit: Stated that it appears to be an appropriate looking window, material-wise.

Hurley: Stated that the contractor recommended changing the window from a casement to an awning and getting the Andersen E-series custom size awning option *[reference materials]*. Stated that what is there is a casement window and that there is another casement window to the left. Stated that he would eventually like to have two awning windows. Stated that he would like to replace and maximize the glass – that right-side casement *[reference photo materials]* with an Andersen E-series awning window.

Pettit: Asked what the opening would look like – what the lite pattern would be.

Hurley: Stated that the opening extends ten to twelve inches. Stated that it would actually be better for this window *[reference photo materials]* seeing that it extends forward as opposed to horizontally – swings open like a casement to prevent any further rain from getting closer to the house.

Pettit: Asked about the overall window size.

Hurley: Stated that it would remain the same, the frame size. Stated that with the awning window, the middle wood sash that separates the two casements would be eliminated with the awning.

Pettit: Asked if it would be one single pane of glass that fits that same size opening.

Hurley: Confirmed.

Swift: Stated that these were replaced, that these were casements. Indicated that based on the photos, looking at the front and back of the house in terms of typical window patterns, it looks as though it is either single or double hung windows.

Hurley: Confirmed.

Swift: Indicated that since applicant would be replacing already replaced windows, there is a lot of leeway in terms of how the solution is detailed. Stated opinion that having one single awning window is not going to fit with the stylistic nature of the house. Indicated that an awning window is not going to have the same sort of cadence along the façade as a casement would given that everything else on the house is a double hung.

[Discussion continued as to the above considerations]
[Discussion regarding the Andersen series window options that were submitted]

Motion: Chesnut (second: Swift) moved 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 of a replacement of a casement window on the south elevation with an awning style window. The replacement shall be a full-frame installation of either an Anderson 100 Series or Andersen E series window.

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

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

303 N Summit
**New concrete steps.*

Applicant: Scott Westover, YCUA representative - present

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

Westover: Stated that there are two pieces of concrete in bad shape. Stated that the one on the west side is not connected to the tower. Indicated that the plan is to replace the stairs on the east side which are in bad shape. Stated that they do not believe they can do it without touching the stairs *[reference photo materials]*, touching the tower. Indicated that to get a better product than the existing, they are going to have to get into the opening between the top of the stairway and the doorway which is within the footprint of the structure itself.

Pettit: Asked if the work will continue past the threshold of the doorway.

Westover: Confirmed, no. Stated that they anticipate it will be somewhere either at the outside face of the door or somewhere between the door and the existing crack at the exterior outline footprint of the tower itself.

Pettit: Asked if the work also includes the cheek walls and the sides that contain the steps.

Westover: Stated that the thought would be to try and reuse those. Stated that if they do need to be replaced, they would be replaced in exactly the same location at about the same profile. Stated that the hope would be to save it, but that they are not sure, once the stairs are taken out, if it is going to be salvageable or not.

Swift: Asked about the transition between the concrete steps and the historic stone wall with the joint that it is going to be comprised of.

Westover: Stated that he believes it is concrete right up to the stone itself. Stated that he does not believe there is a joint material there.

[Discussion continued as to expansion joints/transition/threshold considerations/additional information needed]

Pettit: Asked if the walkway includes a step or two on this side *[reference photo materials]* but not on the other end.

Westover: Confirmed.

Motion: Swift (second: Chesnut) moved to table action on the proposal for 303 N Summit to see further information detailed as discussed at the meeting, specifically concerning the expansion joints and their location; as well as the potential for a threshold to be installed.

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

305 E Cross

**New windows.*

Applicant: Ashanti Harris, owner - present

Discussion: Pettit: Asked applicant to walk the Commission through what is planned.

Harris: Indicated that the plan is to replace all of the windows on the front and side, except for two that are in the dining room area – a total of ten windows. Stated that most would be the double-hung windows. Indicated that the Pella Lifestyle wood clad windows are proposed. Stated that there are four windows that are a bit different. Stated that the two windows in the front *[reference photo materials]* are outlined in the green. Indicated that she does not have a matching color for them, so the planned color choice would be black. Stated that the bedroom windows which are grid windows, would be replaced with grid windows and would match what is currently there. *[Discussed, reference photos, condition of the windows/sills]*

Swift: *[Discussed window sills -- possible water leak issues, reference photo materials]*. Stated that there are definitely a lot of replaceable conditions being presented. Stated that there are also some that look okay. Stated that there is a solid argument for replacement of at least a portion.

Chesnut: Asked about the front windows.

Swift: Asked if there are only two windows on the front.

Harris: Confirmed.

Swift: Stated that the ones on the front of the house have that same sill issue which may be solved with replacements if done appropriately.

Harris: Stated that none of the windows are opening *[reference photo materials]*. Stated that she was actually going to wait on the two front windows.

Swift: Stated that if they are painted shut or if there is peeling paint, that that is not a replaceable defense.

Harris: Stated that she has not found someone who says they can repair it. Stated that she was going to wait on those because of cost.

[Continued discussion as to condition of front façade windows]

Slagor: *[Discussion as to obtaining repair resource information]*

Harris: Acknowledged understanding that resource information provided is not a recommendation.

[Procedural discussion]

Applicant amended the application to not include replacement of the two façade windows

Motion: Swift (second: Stevenson) moved to approve and issue a Certificate of Appropriateness for the

amended application as stated at the meeting for the work at 305 East Cross Street for the full-frame installation of eight windows as submitted and specified in the application, specifically with the front two windows being removed.

Secretary of the Interior Standards:
#6 – Repair, don't replace. Replacements shall match the original.

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

110 W Michigan
**Sign and paint.*

Applicant: Jen Eastridge, business owner - present

Discussion: Eastridge: *[Shared her City business ownerships]*. Stated that she is hoping for the approval of two items – the black trim paint on the front of the building *[reference photo materials]* and the affixing of the metal letters that are one-sixteenth inch aluminum. *[Discussed reference image showing actual scale of letters].* Stated that the letters will be affixed with stainless steel woodscrews, with a two-inch standoff behind each letter. Stated that they will be affixed directly to the wood panels on the front of the building. Stated that all of the hardware will be painted black to match the letters. *[Further discussed the "Black Magic" paint choice"].*

Chesnut: Asked about the thickness of the channel letters.

Eastridge: Stated that it is a flat aluminum letter that is going to be drilled and then affixed. Stated that they are actually one-sixteenth inch. Stated that they do not have a dimension to them.

Pettit: Asked if lighting is a part of this proposal.

Eastridge: Confirmed, no.

Motion: Chesnut (second: Stevenson) moved 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.

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

STUDY ITEMS

208 E Cross

**Siding.*

The applicant had to leave the meeting before the Study Items section of the agenda was reached; therefore, the item was not discussed by the Commission.

ADMINISTRATIVE APPROVALS

Motion: Stevenson (second: Chesnut) moved to approve the administrative approvals for 148 N Washington and 311 E Forest.

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

OTHER BUSINESS—none

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS -none

HOUSEKEEPING BUSINESS

Approval of the minutes of August 25, 2020

Motion: Stevenson (second: Chesnut) moved to approve the minutes of August 25, 2020, as submitted.

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

ADJOURNMENT

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

MEETING ADJOURNED at 10:02 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson

3242 N HURON LLC
Ann Arbor, MI 48105
[redacted]

Ypsilanti Historical District Commission
October 8, 2020

RE: 24 N Huron Concrete highway barricades

As an adjoining property owner to 24 North Huron, I am strongly opposed to the HDC approving the 24 North Huron fence/wall Application.

On August 20 Bessie Pappas was given 2 weeks to obtain a contractor to remove the barricades. She asked at that time if she could replace them with an alternative and was told in clear terms that an application to retain the barricades was not an option and they had to be removed. To even consider this application prior to removing the barricades is blatant favoritism and unequal enforcement and is contrary to August 20 city requirements.

1. The proposed wall is not to stop trespass on their property
    a. They are attempting to deny use of a prescriptive easement in place long before their purchasing the property in 2005 (See key dates document)
    b. Prescriptive easement created in 2001 or prior by
        i. Decades of driving around HAABs delivery vehicles
        ii. The stairs behind 12 North Huron (also owned by Bessie Pappas).
        iii. Parking east of their 12 North Huron stairs.
    c. Bessie was informed in 2016 & 2017 by my attorney that she could not block the corner.
    d. Corner is currently subject to a court order and a pending court decision.

2. Application fails to address the HDC April 24, 2018 objections of general unsightliness. The historical haphazard mix of materials are still there.

> Motion: Prebys (second: Schmiedeke) moved to deny the application for 24 N Huron because of the lack of consideration for location, visibility and the historic character of the site and the mixture of inappropriate materials in the proposal.

3. The Applicants history of ignoring the city is well documented
    a. October 22, 2002 - Letter from City, East end – replace rotted, warped, unstable fire escape, landing, and plywood. No permit pulled.
    b. April 22, 2004 - Letter from City, East end – replace rotted, warped, unstable fire escape, landing, and plywood. No permit pulled.
    c. March 16, 2006 – Letter from City, East end – replace rotted, warped, unstable fire escape, landing, and plywood. PERMIT REQUIRED. No permit pulled.
    d. March 31, 2006 – Letter from City to repair/replace rear (east) exit stair. Building permits, HDC approval and signed/sealed plans required. No Application or permits filed.
    e. For those on the commission in 2018, you may recall Bessie Pappas comment when her Application was turned down; “It’s my property. I should be able to do what I want”.
    f. The barricades were supposed to have been removed in March

4. Multiple property owners and tenant have had conflicts with Bessie and Maria Pappas.

a. The former owner of 22 NH sued & won a claim against 12 North Huron for ordinance violations (that the city refused to enforce).
b. The owner of 8 W Michigan forcibly removed identical highway barricades placed onto their property by Pappas.
c. Multiple people, including their own tenants, have complained about Bessie or Maria Pappas.
d. Multiple vehicles have been damaged by Pappas obstructions.

5. Applicant currently has multiple violations on the property
    a. They have never provided a survey and this application does not include a stakes survey.
    b. Existing blocks are not on their property
    c. Adjoining post and gates have no application or permit
    d. Former post/gate & fence were not on their property
    e. Blacktop paving extends far beyond their East and South property lines.
    f. Balcony added in 1986 without Application or Permit behind 24 North Huron

6. We are dealing with people making multiple unsubstantiated claims. Documents should be requested supporting any claims made.
    a. Both Bessie and Maria Pappas told police they owned the alley behind the cleaners
    b. Both Bessie and Maria Pappas claimed under oath, they owned the alley behind the cleaners.
    c. The 2016 HDC submission misrepresented the reasons Bessie Pappas requested the fence.
    d. The current HDC submission misrepresents the reason for requesting the wall.
    e. Contrary to their claims, their property is constantly unsightly.

Thank you for your time.

Sincerely

[redacted]

Lawrence R Yapp, Member

PS - The claim that enforcement was delayed by the lawsuit is flat wrong. Ordinance enforcement was never questioned. Only the refusal to enforce. Furthermore, the lawsuit against the city was dismissed in April 2019.

September 22, 2020

My Name is Larry Yapp and I am one of the property owners north of the 24 North Huron Application area.

I STRONGLY OPPOSE THIS APPLICATION BEING ON THE AGENDA.

1. The HDC previously denied an application for the highway barricades. Applicant had until March 21, 2020 to reapply or remove. Applicant did neither.
2. City sat on its hands for months, finally scheduling a hearing on August 20, 2020, but the city then canceled the hearing.
3. Instead a private Zoom meeting was held between applicant and city staff. Although I was wrongly locked out of that meeting, I could still hear city staff. Applicant was told that they could not file an application and were given 2 weeks to find a contractor to remove the blocks.
4. Because the current Application is in defiance of the city's clear direction, commission should determine the Application invalid and remove it from the agenda.

I DISAGREE WITH THE RECOMMEND MOTIONS OPTIONS

1. Move to table – I oppose because this is exactly what Applicant wants. More time to interfere with those who use the alley to access their apartments and businesses.
2. Move to a approve – I oppose for several reasons
    a. Application does not address the April 24, 2018 HDC concerns
    "moved to deny the application for 24 N Huron because of the lack of consideration for **location, visibility** and the historic character of the site and the **mixture of inappropriate materials** in the proposal"
    b. Adding faux stone only worsens the disjointed mix of materials already in place.
    c. Stone veneer is not historically appropriate.
    d. Three vehicles have already hit the existing concrete barricades. Based on Applicants failure to maintain past damage to the gate, we can safely assume damage to the faux stone would not be repaired either.
3. There are 2 other motion options
    a. Deny the Application as invalid as stated above
    b. Deny the Application until Property owner files applications for installations previously made without application, including
        i. 12 N Huron stairway – date unknown
        ii. 12 N Huron stairway addition – added after 2008
        iii. 24 N Huron balcony – added in 2008
        iv. 24 N Huron parking lot post and gate – added around 2016
        v. 24 N Huron multiple rows of railroad ties added around 2014
        vi. 28 N Huron balcony & windows– added in 2008

EASEMENT

1) For decades prior to Applicants purchase, vehicles cut this corner as stairs and parked vehicles blocked a portion of the alley.
2) Applicant was notified in 2016 & 2017 of a prescriptive easement granting the legal right to cut the corner.
3) Attempts to continue to cut the corner are not "trespassing" but exercising a legal right to use the prescriptive easement.

OTHER CONSIDERATIONS

1) A ruling in an ongoing lawsuit affecting this corner is expected soon
2) The concrete barricades are not on applicant's property (see below)
3) Applicant has never produced a boundary survey
4) Applicant has a history of ignoring city requirements. Notices were sent and ignore requiring a permit to rebuild the stairs behind 12 N Huron
    a. October 22, 2002
    b. April 24, 2004
    c. March 16, 2006
    d. March 31 ,2006
    e. A permit was never pulled

FINAL THOUGHT – PLEASE ASK YOURSELF WHY THE CITY REFUSES TO ENFORCE ITS ORDINANCES AND IS SO LENIENT WITH A PROPERTY OWNER WITH A HISTORY OF IGNORING OTHERS NEEDS, CITY ORDINANCES AND CITY DEADLINES.

REAR OF BUILDINGS BEFORE APPLICANTS PURCHASE.

24 & 28 NH ENCROACHING ADDITIONS, WINDOW CHANGES AND PAINTING, ALL WITHOUT APPLICATION OR PERMIT

BEFORE BARRICAIDS (Showing survey marker)

ENCROACHING INTO ALLEY

OVERALL BLIGHT & UNPERMITTED FARM GATES

KEY DATES	SIGNIFICANCE
1928 – 'Donut' easement created	5 properties become easement owners
Around 1940 – HAABs opens	Deliveries to rear would force access to North
07/23/59 – Proposed L shaped alley dedication to city	City never accepted the dedication. If accepted, City becomes owner of land subject to existing easements
Unknown date – 12 NH stairs encroach in the alley	No date documentation - No permit
09/10/86 – Application to **REPLACE** 22 NH stairs	**Earliest documented alley encroachment date.** Forced access to the East
Between 1993 & 1997 photo of parking behind 12 NH	Forced access to the North & East
09/10/01 – Prescriptive easement documented	**Provides legal right to cut the corner which Pappas is blocking**
Ongoing truck & vehicle parking behind HAABs & 12 NH	Forced access to the North & East
Jan 2005 – Pappas purchases cleaners (24 NH)	Pappas purchased after prescriptive easement created
11/23/16 – Lawyer's notice can't block the corner	Bessie proceeded to install metal post & gate
11/03/17 – Lawyer's cease interfering	Bessie ignored
01/11/18 – Restraining order	Court ordered 3-foot setback
06/16/16 – Highway barricades installed	No application or permits
03/21/20 – HDC deadline to reapply expired	Highway barricades must be removed
08/20/20 – Schedule Hearing replaced by conference	Informed Application date is past. Barricades must be removed
09/01/20 – Current HDC Application	Pappas ignored staff instructions by filing Application

CERTIFIED EASEMENT EXHIBIT

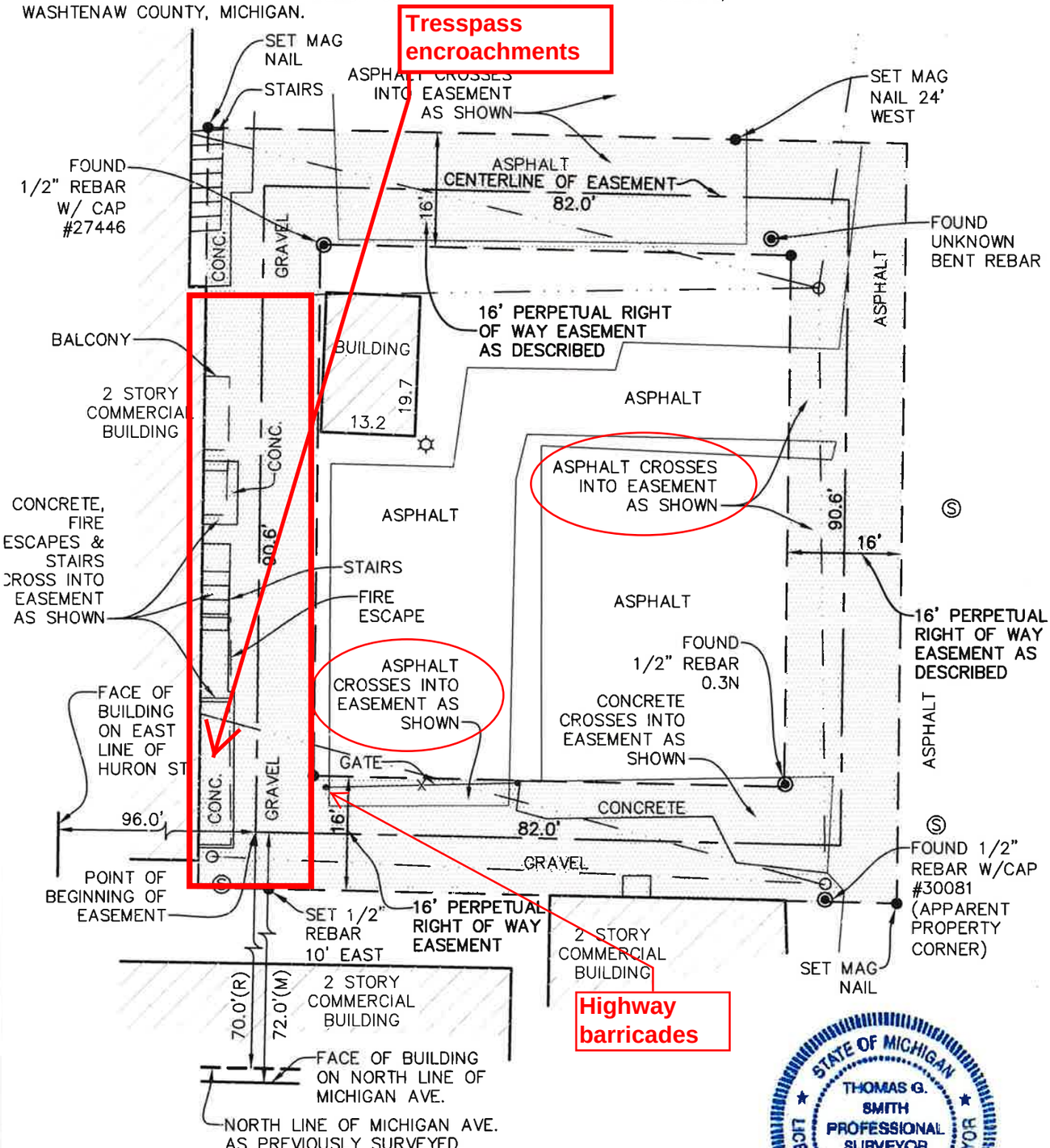
PROPERTY DESCRIPTION:

A PERPETUAL RIGHT OF WAY IN COMMON TOGETHER WITH THE OWNERS OF OTHER ADJACENT PARCELS THERETO OVER A PARCEL OF LAND 16 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 96 FEET EAST OF THE EAST LINE OF NORTH HURON STREET AND 70 FEET NORTH OF THE NORTH LINE OF WEST MICHIGAN AVENUE (MEASURED AS 72 FEET FROM FACE OF BUILDING ON MICHIGAN AVE.), THENCE NORTH PARALLEL WITH HURON STREET 90.6 FEET; THENCE EAST PARALLEL WITH MICHIGAN AVENUE, 82 FEET; THENCE SOUTH PARALLEL WITH HURON STREET 90.6 FEET; THENCE WEST PARALLEL WITH MICHIGAN AVENUE, 82 FEET TO THE PLACE OF BEGINNING, AND RIGHT OF WAY FROM THENCE TO MICHIGAN AVENUE BETWEEN PREMISES FORMERLY OWNER BY BREWER AND PREMISES NOW OWNED BY ZECK, SAID PARCELS 1 AND 2 BEING A PART OF LOTS 175, 176 AND 177, ACCORDING TO THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF YPSILANTI AND A PART OF FRENCH CLAIM 691 IN SAID CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN.

NORTH

SCALE: 1"=20'

0' 10' 20'



LEGEND

- ● SET 1/2" REBAR WITH CAP, #32341
- ◉ FOUND MONUMENT (AS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION

STATE OF MICHIGAN
THOMAS G. SMITH
PROFESSIONAL SURVEYOR
No. 32341
LICENSED PROFESSIONAL SURVEYOR

REVISED SEPTEMBER 6, 2017
REVISED AUGUST 18, 2017

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HERETO PLATTED AND DESCRIBED AND THAT THE RATIO OF CLOSURE MEETS THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970.

[redacted]

THOMAS G. SMITH, P.S. NO. 32341

KEM-TEC & ASSOCIATES
22556 GRATIOT AVE. EASTPOINTE, MI 48021
PROFESSIONAL SURVEYORS – PROFESSIONAL ENGINEERS
(586)772-2222 * FAX (586)772-4048

CERTIFIED TO: 32-42 N HURON LLC	
FIELD SURVEY: TS MR	DATE: MARCH 31, 2017
DRAWN BY: NS DLD JDM	SHEET: 1 OF 1
SCALE: 1" = 20'	JOB NO.: 17-00978