1. Historic District Commission Virtual Meeting

   Documents:

   HISTORIC DISTRICT COMMISSION - 14 SEP 2021 - AGENDA - PDF.PDF

AGENDA

Historic District Commission Meeting

7:00pm - September 14, 2021
Virtual via Zoom (see footer)

Page

1. CALL TO ORDER
2. ROLL CALL

Alex Pettit, Chair
Erika Lindsay
James Ratzlaff
Amy Swift
James Chesnut
Stefan Szumko
VACANT
Scott Slagor, Staff

3. APPROVAL OF AGENDA
4. PUBLIC COMMENT ON AGENDA ITEMS
5. PUBLIC HEARINGS
6. BUSINESS SESSION

6.1. OLD BUSINESS

6.2. NEW BUSINESS 3 - 89

416 E Cross_Door
416 E Cross_Garage
23-25-29 E Cross
48-54 N Huron
220 N Huron
11 S Washington
211 Ferris

6.3. STUDY ITEMS
407 E Cross

6.4. ADMINISTRATIVE APPROVALS 91 - 139

9 S Washington
106 S Washington
109 Catherine
214 Oak
101 Washtenaw
314 Oak

6.5. OTHER BUSINESS

1. Property Monitoring
2. Updates from Staff
3. Commissioner Comments

7. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

8. HOUSEKEEPING BUSINESS

8.1. Election of Vice Chair
- Erika Lindsay nominated for Vice Chair at last meeting 8/10/2021

8.2. Approval of meeting minutes 08/10/2021 141 - 146
Historic District 8-10-2021 Full Minutes

9. ADJOURNMENT

Meeting ID: 821 7600 6388, Link: https://us02web.zoom.us/j/82176006388, Toll Free Phone: 888 475 4499 or 877 853 5257

HDC Work Permit Staff Review

Property address: 416 E Cross

Property History: The property includes a nineteenth century house and garage from the mid-twentieth century. The core of the house, now the rear gabled sections, was erected in 1859.[i] In 1880 a large addition was made, giving the street-facing facades Eastlake/Queen Anne-style edifices.[ii] The house was purchased by the Gill family in 1901. Mr. George W. Gill was a professor at the Normal School (now Eastern Michigan University). The Gills remained in the house until 1977 when it was sold to James Bashore and family, who worked to restore the building.

Date Complete Application Received: August 9, 2021

Date of Review: August 27, 2021

Date of Meeting: September 14, 2021

Proposed work: Door installation.

Materials: Historic period wood door, wood storm door, aluminum storm door.

Staff review:

1. The scope of work has expanded from what was written in the application after conversations with staff.

Front Door

2. The applicant has removed a non-historic metal door and replaced it with a historic period wood door.

Storm Door

3. The current façade storm door is wood and appears to date to the 1920s.
4. The applicant would like to replace this with a new aluminum storm door that has a larger window so the historic door can be seen and there is better air flow.
5. Usually, storm windows and doors are somewhat interchangeable, however since this wood storm door is historic to the house, staff recommended trying to retain it.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

6. The applicant has proposed moving the historic wood storm door a rear entry, replacing a damaged non-historic door.

Recommended Motions:
Move to approve and issue a Certificate of Appropriateness for the work at 416 E Cross as submitted in the application on August 9, 2021. Approved work includes the historic-period façade door as installed, moving the façade wood storm door to the rear entry, and installing an aluminum façade storm door in its place.

Relevant Secretary of the Interior's Standards:
#4, #9, #10

Prepared by: Scott E. Slagor, Preservation Planner

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[i] Eastside Citizen Association, "Proposed Addition to the Ypsilanti Historic District," March 22, 1978. On file, Department of Planning and Economic Development, City of Ypsilanti.
[ii] Ibid.

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: 416 E. Cross Street

Applicant

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

Name: Cynthia Shepard

Address: [redacted]

City: Ypsilanti | State: MI | Zip: 48198

Phone / Fax: [redacted]

E-Mail: [redacted]

Contractor

Contractor Name & Contact Info: Integrity home exteriors (Toledo) Sales: Julie Vancott Install: Mike Kirk [redacted]

Type of work

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

Last modified Jan. 2019

Complete Description of Proposed Work:

Remove Grey wooden screen Door
Replace with Grey Metal/~~Vinyl~~ insulated Glass door. New door will show the Antique wooden interior door and also protect it from the elements. (see attached quote for new door and photos of the present door.)

Per conversation with applicant, the historic door installation has been added to the project. The extant wood storm door will be moved from the facade to rear elevation entry.

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

Pre-hung full glass exterior/storm door. Insulated steel

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:
$1514.00	$45 + 0 = $45.00

Signature

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

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

Signature:	Date:
CLShepard	8-9-21

Print Name: Cynthia L Shepard

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.

416
THE FLOW HOUSE

Cyndi Shepard
416 E Cross street
Ypsilanti MI 48198

937-441-3748
kodakhiker@me.com
Date: 07/31/2021
Rep: Julie Vancott

ProVia Entry Doors

Inside View

Outside View

Deluxe 397 Full View

-32" x 81" Standard Size
-Sterling Gray
-Standard Z-Bar
-Pre-Hung
-Color Matched Leaf Hinge
-Hinge on Right (Viewed from Outside)
-2" Color Matched Bottom Expander
-Antique Brass Westgate Single-Point Mortise Handleset (DH609-11) LockB (DH350-11)
-Assign a Random Key Number
-Handleset Prep at Standard Location (39") on Left (Viewed from Outside)
-Color Matched Heavy Duty Closer (DH219-26)
-Standard Sash
-Clear Glass
-No Screen

Quantity
1

7662901

Door Location Living Room

Entry Doors - Timeline

Approximate Number of Weeks Until Projected Start of Installation 8-12

This should not be considered a guaranteed time to start your project but rather a projection . Many things affect the timing of projects that are out of our control including unforeseen weather, material delays, expanding project scopes, etc.

Additional Details

Agreement is pending the approval of the Ypsilanti Historical Society.

Acknowledgements & Notifications.

- Any unforeseen damaged discovered during installation will be repaired for an additional al cost decided by contractor and approved by homeowner.

- Removal and reinstallation of alarm components will be the responsibility of homeowner. Contractor will not responsible for reinstallation of alarm components or system.

- All Pets must be secured during installation as contractor will need access to inside and outside of house to complete installation

I have reviewed and understand the above. (Customer Initials) CLS

This space intentionally left blank

416

HDC Work Permit Staff Review

Property address: 416 E Cross

Property History: The property includes a nineteenth century house, and mid-twentieth century garage. The core of the house, now the rear gabled sections, was erected in 1859.[i] In 1880 a large addition was made, giving the street-facing facades Eastlake/Queen Anne-style edifices.[ii] The house was purchased by the Gill family in 1901. Mr. George W. Gill was a professor at the Normal School (now Eastern Michigan University). The Gills remained in the house until 1977 when it was sold to James Bashore and family, who worked to restore the building.

According to the current owner, the garage was erected in the 1950s after the original carriage barn burned.

Date Complete Application Received: August 9, 2021

Date of Review: August 27, 2021

Date of Meeting: September 14, 2021

Proposed work: Garage Door installation.

Materials: Aluminum garage doors.

Staff review:

1. The scope of work has altered from what was written in the application after conversations with staff.
2. The applicant would like to replace the two wood-paneled garage doors on the east elevation of the garage.
    a. The doors are deteriorating and difficult to lock and use.
3. The applicant originally proposed two aluminum paneled garage doors with multi-light windows and faux decorative handles/hinges.
4. Staff recommended they reconsider this design for something simpler, that matches what is there, so as to not create a false sense of history with conjectural features.

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.

5. The applicant altered their design accordingly and has requested a paneled garage door with a string of windows, similar to what is there currently.
6. The proposed garage doors will be finished in gray to match the trim on the house.
7. The proposed garage doors have a faux wood texture. Staff recommended investigating if the doors could have a smooth finish. Faux wood textures do not fit HDC guidelines, however since this door will be finished in a solid color rather than a stain, the effect of the faux wood may be minimal.
    a. The applicant stated that the textured finish is the only one available for a paneled garage door that matches what is there.
    b. The smooth finish doors do not have paneling and have a more modern appearance.

Recommended Motions:
Move to approve and issue a Certificate of Appropriateness for the work at 416 E Cross as submitted in the application on August 9, 2021, for replacing the two garage doors. The new doors shall be aluminum paneled with a string of single light windows and colored to match the building.

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

Prepared by: Scott E. Slagor, Preservation Planner

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[i] Eastside Citizen Association, "Proposed Addition to the Ypsilanti Historic District," March 22, 1978. On file, Department of Planning and Economic Development, City of Ypsilanti.
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Work Permit Application

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OFFICE USE ONLY
Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

Address: 416 E. Cross Street

Applicant

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

Name: Cynthia L. Shepard

Address: [redacted]

City: Ypsilanti | State: MI | Zip: 48198

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

Contractor

Contractor Name & Contact Info: Lowe's Home Improvement

Type of work

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

Scope of work has changed per applicant- see proposal from Crawford Door

Complete Description of Proposed Work:

Remove old wooden doors (2) that no longer lock and have metal straps screwed to seams to hold them together.

Replace with grey insulated metal doors (2) of similar style which can be painted to match the color of the present doors. See attached quote and photos.

*Garage is one built in the 1950's, after the original carriage house burned down.

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

Metal (insulated) garage doors with decorative steel black straps and handles (see quote)

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:
$2788.02	$45 + 0 = $45

Signature

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

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

Signature:	Date:
[redacted]	8-9-21

Print Name: Cynthia L. Shepard

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.

CRAWFORD DOOR

334 EAST MICHIGAN AVE. ~ YPSILANTI, MI 48198
Office: 734- 483-4563 ~ Fax: 734 483-7916
Brett Redwood brett@crawforddoorypsi.com

8-26-21

Proposal

Name	Phone
Cindy Shepard	[redacted]
Street	Fax
[redacted]	
City, State, & Zip	Email
Ypsilanti, MI	[redacted]

Project: Quote furnished & Install

2) 8 x 7 Clopay 4050 short raised panel. Grey.
3rd Section, clear glass
12" Radius track, torsion spring
Color match seal.
Take down and haul away old door

1) Install customer supplied operator. Use super sneaky op bracket for tight install.

Price: $3,000.00

Payment Terms:

Terms and Condition

Proposal may be withdrawn if not accepted within 45 days. By others; Jambs, springs pads, all wiring to motor and control station unless otherwise stated above, are not included. Purchaser agrees that door shall remain in seller's possession until paid in full. In the event purchaser breaches or defaults under terms and provision of this agreement. The purchaser shall be responsible for the cost of collection, including reasonable attorney fees.

Crawford Door Sales Brett Redwood Sales Date

Acceptance; Terms, price and specification on all pages of this proposal are hereby accepted and authorized by:

Purchaser Signature Title Date

2020 - power washed
to prep for painting

2020

Newly painted old doors. New metal doors can be painted to match this pattern.

OLD PROPOSAL

Back to Quote

LOWE'S
NEVER STOP IMPROVING

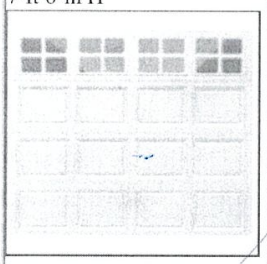
LOWE'S HOME CENTERS, LLC #734
3900 CARPENTER ROAD
YPSILANTI, MI 48197-9645
USA
(734) 477-5980

SPECIAL ORDER
Pedido especial

Date: 07/31/2021

Project #: 693742944
Customer Name: BILL SHEPARD
Customer Phone: [redacted]
Customer Address: [redacted]7

Description: Garage Door

Line Item / Frame Size	Product Code / Description	Unit Price	Quantity	Total Price
0001 Actual Size = 7-ft 9-in W x 7-ft 0-in H 	**Manufacturer:** Wayne-Dalton Division : Millwork Product : Doors Type : Garage Installation : Professional Install Product Category : Residential Doors Windload : No Door Material : Steel Model : 9100 Panel Design : Colonial Panel Door Color : ~~White~~ Grey Door Configuration : Single Door Actual Door Width: 7-ft 9-in Actual Door Height : 7-ft 0-in Lite Option : Yes, Lite Inserts Lite Size : Short Window Option : Stockton I Lite Design : Clear Window Placement : Top Section Low Head Room : No Head Room : 1-ft 3-in Opener Headroom Allowance? : Yes - New Other Manufacturer Opener (Not Included) Electric Door Opener : Standard Ceiling Mounted Opener Garage Access : Yes (Emergency disconnect Recommended) Emergency Release : Yes	$1,277.01	1	$1,277.01

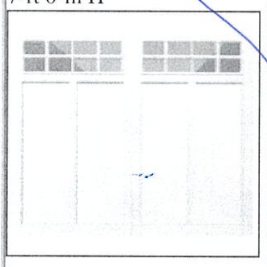
Both garage doors will be this style.
They are paintable and I can add the pink accents to these doors.

x 2

Track Type : 12-in Radius Track - TorqueMaster
Perimeter Seal : Yes
Side Room : 5 1/2-in or Greater
Home Construction Age : Yes
Spring/Counterbalance System : TorqueMaster
Is Site Within 20 Miles? : Yes
Is this order an add-on to the existing purchase order number? : No
Remake : No
Lead Time : 90 Days
Item Number : 903072

Permit fee's vary by area and are an additional fee not included in the labor price.
This door comes equipped with a TorqueMaster Counterbalance System.
A strut is required for this unit when used with the selected opener to avoid damage to the door.

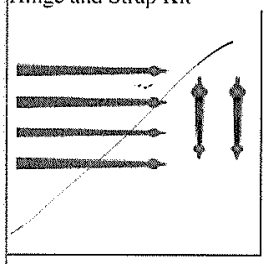
0004
Actual Size = 8-ft 0-in W x 7-ft 0-in H

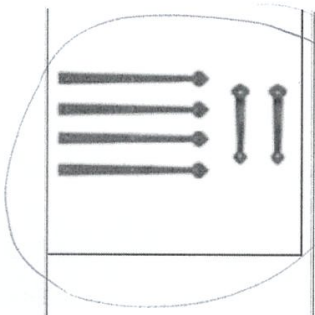


Manufacturer: Wayne-Dalton

Division : Millwork
Product : Doors
Type : Garage
Installation : Professional Install
Product Category : Residential Doors
Windload : No
Door Material : Steel
Model : 6600
Panel Design : Somerset - Square Top
Door Overlay Texture : Wood Grain
Door Color : ~~White~~ Grey
Door Configuration : Single Door
Actual Door Width: 8-ft 0-in
Actual Door Height : 7-ft 0-in
Lite Option : Yes
Lite Size : Long
Window Type : Framed Insert
Window Option : Stockton
Lite Design : Clear
Window Placement : Top Section
Insulated Window : No
Low Head Room : No
Head Room : 1-ft 3-in
Opener Headroom Allowance? : Yes - New Other
Manufacturer Opener (Not Included)
Electric Door Opener : Standard Ceiling Mounted Opener
Garage Access : Yes (Emergency disconnect

$2,970.01 1 **$2,970.01**

	Recommended) Emergency Release : Yes Track Type : 12-in Radius Track - Torsion Spring Perimeter Seal : Yes Side Room : 3 1/2-in or Greater Home Construction Age : Yes Spring/Counterbalance System : Torsion Straps and Handles : Yes Is Site Within 20 Miles? : Yes Is this order an add-on to the existing purchase order number? : No Remake : No Lead Time : 90 Days Item Number : 903085 Permit fee's vary by area and are an additional fee not included in the labor price. ***This door comes equipped with a Torsion Counterbalance System.*** A strut is required for this unit when used with the selected opener to avoid damage to the door.			
0005 Model ~~Spear~~ Aspen Decorative Hinge and Strap Kit 	**Manufacturer:** Wayne-Dalton Division : Millwork Product : Doors Type : Garage Installation : Professional Install Product Category : Residential Door Accessory Accessory Item : Decorative Hinge and Strap Kit Model : Spear Is this order an add-on to the existing purchase order number? : No Remake : No Lead Time : 90 Days Item Number : 1021963 Permit fee's vary by area and are an additional fee not included in the labor price.	**$117.00**	1	**$117.00**
0006 Model Aspen Decorative Hinge and Strap Kit	**Manufacturer:** Wayne-Dalton Division : Millwork Product : Doors Type : Garage	**$117.00**	1	**$117.00**



Installation : Professional Install
Product Category : Residential Door Accessory
Accessory Item : Decorative Hinge and Strap Kit
Model : Aspen
Is this order an add-on to the existing purchase order number? : No
Remake : No
Lead Time : 90 Days
Item Number : 1021960

Permit fee's vary by area and are an additional fee not included in the labor price.

Project Total: **$4,481.02**

1277.01
+ 1277.01
2554.02
+ 117.00
117.00

Salesperson: BRIAN HUBACEK (S0734OHD)

Accepted by: _____ Date: 07/31/2021

Print Detailed Quote

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer. **** Special order configured products are subject to a 20% restocking fee if returned. ****

total $2788.02

HDC Work Permit Staff Review

Property address: 23-25, 29 E Cross

Property History: This application includes two properties. The property at 23-25 E Cross is the eastern-most bays of a larger building that extends from the corner of Rice and Cross to include 17-19-21-23-25 E Cross. Known as the former Follet House hotel, the building was erected in 1859 and is contributing to the Historic District. The building at 29 E Cross is a vernacular commercial structure, erected 1849. It is also contributing to the Historic District.

Date Complete Application Received: August 24, 2021

Date of Review: August 30, 2021

Date of Meeting: September 14, 2021

Proposed work: Replacement awnings.

Materials: Marygrove Sunbrella Awnings

Staff review:

1. The applicant approached the commission as a study item on August 10, 2021.
2. The applicant proposes to replace three fabric awnings over the storefronts that had been damaged in storms over the summer.
3. The proposed new awnings shall be fabric with a scalloped valance and feature a striped pattern, similar to the current awnings.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 23-25 and 29 E Cross as submitted in the application dated August 24, 2021, for the installation of three Marygrove fabric awnings as specified.

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

Prepared by: Scott E. Slagor, Preservation Planner

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

RECEIVED
AUG 24 2021
CITY OF YPSILANTI
BUILDING DEPARTMENT

K. 28716
#9188
PHDC-21-0058

City of Ypsilanti
Historic District Commission
Work Permit Application

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

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

To complete this application:

1. Complete this form.
2. Attach the following documents:
   a. Photo(s) showing all locations where work is proposed (can be emailed).
   b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
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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
23, 25 & 29 E Cross Street

Applicant

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

Name		
Gary McKeever		
Address		
[redacted]		
City	State	Zip
Onsted	Michigan	49265
Phone / Fax	E-Mail	
[redacted]	[redacted]	

Contractor

Contractor Name & Contact Info
Marygrove Awnings Tom Lockard [redacted]

Type of work

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

Complete Description of Proposed Work:

Replacing existing awnings.

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:
$7,900	$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: 8/24/21
Print Name: GARY MCKEEVER	

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-21-0058

MARYGROVE AWNINGS

12700 Merriman Rd., Livonia, MI 48150 - (800) 44-AWNING - FAX (734) 422-3225

SALES PROPOSAL

Billing Information

Name: Gary McKeever
Company: [redacted]
Address:
Email:
Phone1:

Job Site Contact Information

Company or Name: Commercial Building
Contact: [redacted]
Address:
Phone:

Proposal Date:	August 23, 21
Cust No.	CO108531
Order No.	PRO-CO108531-1
Salesperson:	tlockard
Payment Info	
Method:	
Check No:	
Amount Pd:	$0.00
Balance:	$7,900.00
Terms:	Invoice

Order Specifications for PRO-CO108531-1

Project Overview: Two awning recovers and one awning complete with frame. Installed. Graphics per renderings. Permit/sealed drawing not included. 50% deposit with order.

Item 1 - Traditional Awning

Two awning recovers with graphics. At 23 and 25.
Dimensions: 18 ft 4 in X 3 ft 0 in
Fabric 1: Sunbrella Taupe-5 Bar

$4,800.00

Item 2 - Traditional Awning

One awning complete with frame and graphics. At 29.
Dimensions: 23 ft 6 in X 2 ft 6 in
Fabric 1: Sunbrella Taupe-5 Bar

$3,100.00

Quoted Price **$7,900.00**

$150 to apply for permit plus cost of permit extra if required. Any additional required endorsements or changes to Marygrove's current liability insurance certificate may be subject to additional costs. Extra charge for sealed drawings, if required.

TERMS/DISCLAIMERS

PAYMENT: Payment is due and payable in full upon delivery of units as noted on sales agreement. All warranties will be void unless all money due to Marygrove The Awning Store and More is paid in full when due. The Products listed on the sales agreement are to be custom made for purchases and therefore in this agreement cannot be changed, cancelled, modified, or discharged in whole or in part by the Purchaser except in accordance with the law or with written consent of the Seller. Seller does not guarantee performance in case of strikes, floods, or other condition beyond its control.

It is being agreed that, in the event of cancellation by the purchaser prior to the commencement of manufacturing of the goods on the sales agreement, the Seller would suffer damages in an amount which would be substantial but would be uncertain and difficult of proof, It is agreed, and it is the intention of the parties hereto that in the event Purchaser breaches this contract prior to the commencement of manufacturing of the goods on the sales agreement, he shall pay, as liquidation damages and not as a penalty to the Seller, the sum of thirty-three percent (33%) of the total cash price of this Contract.

In the event Purchaser breaches thereafter, he shall be liable for the total cash price of this Contract. Upon completion of the work noted on the sales agreement, the undersigned agrees to execute a note and completion certificate as requested by the Contractor. It is mutually agreed that this contract may be assigned or subcontracted by the Seller and that where the term "Seller" is used herein, it shall be construed to mean assigns, and that the terms and agreements herein contained shall bind, apply, and Insure the heir, assigns, successors, executors and administrators of the parties thereto. The undersigned represents that he/she is (they are) the owners of the address listed on the sales agreement mentioned premises and that the legal title thereto stands or record in his/her or their names. The undersigned acknowledges receipt of a true copy of the Contract. He/she further acknowledges that he/she has read and knows the

contents thereof, understands that no other agreements, verbal or otherwise, are binding upon the parties hereto and that his/her Contract contains the full agreement between the parties and that this and no other agreement exisits, and that all previous conversations are undersigned further acknowledges receipt of separate copies of notice of his/her right to cancel this agreement. The awning remains the property of Margrove Awning until the invoice is paid in full. "YOU THE BUYER MAY CANCEL THIS TRANSACTION AT ANY TIME PROIR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. IN WITNESS THEREOF, the undersigned have hereunto subscribed their names the day and year first written on the sales agreement.
COLLECTION COSTS: Customer agrees to pay 1.5% service charge per month on any outstanding or late balance. Customer also agrees to pay all Marygrove's collection cost reasonably related to Marygrove's efforts to collect payment for their services. Including: (1) attorney's fees; (2) cost of suit; (3) $200 to cover Marygrove's internal collection overheard; (4) all other reasonable collection costs. You agree now that the amounts shown on the sales agreement are reasonable predictions of what Marygrove's actual cost and overhead will be and are not penalties.

No signatures were found.

23
25
Wargrove
AWNING

29
OPEN
Marygrove
AWNING

HDC Work Permit Staff Review

Property address: 48-54 N Huron

Property History: The property includes a nineteenth century commercial block, ca. 1880, that was remodeled in the 1920s to its current Georgian Revival appearance. The building has housed many businesses through the years and is contributing to the historic district.

Date Complete Application Received: August 20, 2021

Date of Review: August 27, 2021

Date of Meeting: September 14, 2021

Proposed work: Window replacement, door installation, window restoration.

Materials: Marvin brand window and steel flat panel door.

Staff review:

1. The proposed work will occur entirely on the north elevation which is blocked from most public views.

Window replacement

2. The applicant proposes to replace a non-historic double-hung window on the second story.
3. The applicant has proposed two options for the replacement window.
    a. Option 1: The replacement will be in a rough opening with a Marvin Ultimate G2 series double-hung aluminum-clad wood window with gray exterior.
    b. Option 2: a similar window but vinyl. The applicant is worried about the backlog of material availability.
    c. Staff recommends Option 1 to meet HDC Guidelines in the Windows Fact Sheet.

Door

4. The applicant proposes to install an egress door in a within a former brick opening that had previously been boarded over.

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.

5. The new door will be a flat panel metal service door in dark gray.
6. The opening will be tuckpointed where necessary.
   Restored Window
7. Adjacent to the door is a brick-infilled window opening, with the original window behind it. The window will be revealed and repainted.

Recommended Motions:
Move to approve and issue a Certificate of Appropriateness for the work at 48-54 N Huron as submitted in the application dated August 20, 2021. Work includes replacing a second story window matching Option 1, installing a steel panel door within a former door opening, and revealing a historic window.

Relevant Secretary of the Interior's Standards:
#2, #9, #10

Prepared by: Scott E. Slagor, Preservation Planner

R 28707
137

RECEIVED
AUG 20 2021

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
#48 & #50 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		
Thistle Holdings LLC by Alexander Munro		
Address		
[redacted]		
City	State	Zip
Ypsilanti	MI	48197
Phone / Fax	E-Mail	
[redacted]		

Contractor

Contractor Name & Contact Info
Owner of record

Type of work

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

Complete Description of Proposed Work:

On 2nd Floor: Full frame replacement of upstairs double hung window for 48 N Huron Apt #4. Window faces N overlooking rear alleyway (not visible from Huron St).

Existing window to be replaced is of no historic value, seems to have been of low quality and is functionally obsolete in its present condition; a photograph is attached.

Replacement window will be either (1):Marvin Ultimate G2 series double hung window, exterior in grey, interior white (see quote attached). Full frame replacement. See attached window quote; rough opening is 31.25" x 61.75". OR if the Marvin Ultimate is unavailable or requires processing exceeding 3 months due to national materials shortages (2): a similar sized builder-grade vinyl double hung window.

On 1st Floor: Install 36" fire-rated steel service door in southern-facing wall for #50 N Huron.

Flat panel service door will be dark grey color. Door will face N towards rear alleyway and provide rear egress into alleyway. See attached door quote. No door currently exists there; original brick doorway with header exists and was boarded over. Tuck point as necessary.

Adjacent to the steel service door we'll expose an existing (c1920) north-facing historic double hung window which was bricked over some time ago from the exterior in same alleyway; after removing the wythe of brick covering that window and repaint sash and frame to match; tuck pointing as necessary.

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

Attached

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
~$2000	$45 + 0 = $45

Signature

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

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

Signature:	Date: 08/05/2021

Print Name: Thistle Holdings LLC by Alexander Munro

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.

36 in. x 80 in. Fire-Rated Gray Right-Hand Flush Steel Prehung Commercial Door with Welded Frame, De…

by Armor Door ★★★★☆ (148) 356

$569.00

TOP

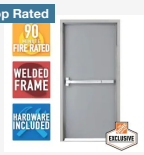
Product Overview | Specifications | Questions & Answers | Customer Reviews

Home / Doors & Windows / Exterior Doors / Commercial Doors

Internet #207153513 Model #VSDFDWD3680ER

Customers Who Viewed This Also Viewed

Top Rated



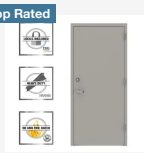
Armor Door 36 in. x 80 in. Fire-Rated Gray Right-Hand ★★★★☆ (50) $769.00

Armor Door 36 in. x 80 in. Fire-Rated Gray Left-Hand ★★★★☆ (36) $549.00

Armor Door 36 in. x 80 in.Right-Hand Galvanneal Steel ★★★★☆ (81) $509.00

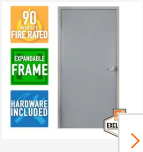
L.I.F Industries 36 in. x 80 in. Gray Right-Hand Fire ★★★★☆ (22) $367.00

Top Rated



L.I.F Industries 36 in. x 80 in. Gray Flush Left-Hand ★★★★☆ (98) $678.72

36 in. x 80 in. Gray Fire Primed Steel Commercial Door ★★★★☆ (19) $190.00



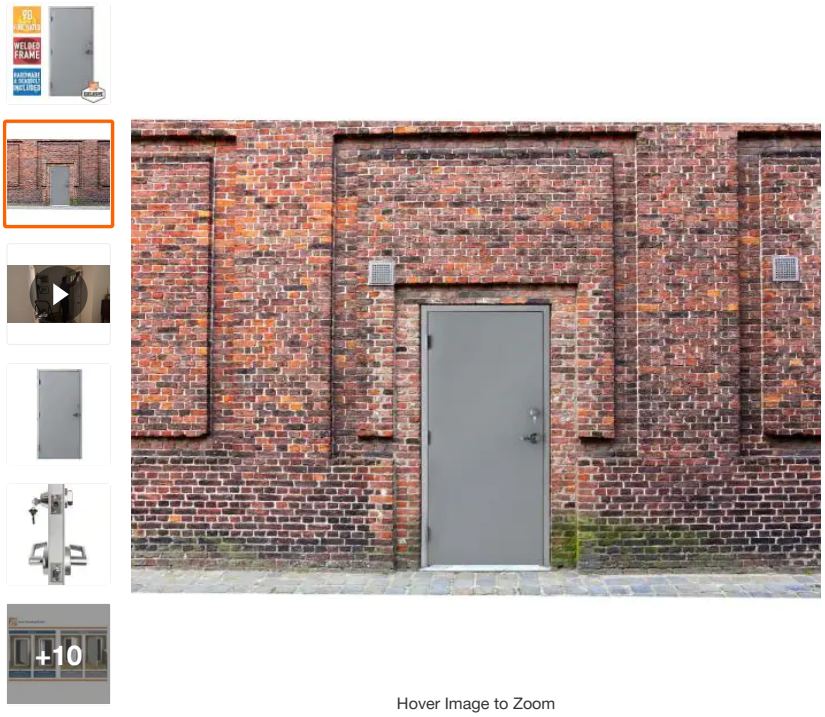
Armor Door 36 i x 80 in. Right-Hand Galvanneal ★★★★½ (21) $669.00

Best Seller

Armor Door

36 in. x 80 in. Fire-Rated Gray Right-Hand Flush Steel Prehung Commercial Door with Welded Frame, Deadlock and Hardware

★★★★☆ (148) Questions & Answers (121)



Hover Image to Zoom

$569.00

$95.00 /mo* suggested payments with 6 months* financing Apply Now

36 in. x 80 in. Fire-Rated Gray Right-Hand Flush Steel Prehung Commercial Door with Welded Frame, De…

by Armor Door ★★★★☆ (148) 356

$569.00

TOP

Product Overview | Specifications | Questions & Answers | Customer Reviews

Door Handing: **Right-Handed**

Left-Handed | **Right-Handed**

How to Get It Delivering to: **48197** | Change

Ship to Store
Pickup
Aug 27 - Sep 1
FREE

Ship to Home
Expect it
Sep 2 - Sep 8
Standard Delivery

Scheduled Delivery
Not available for this item

We'll send up to **86** to **Ann Arbor** for free pickup
Curbside pickup available.
Change Store

- 1 + Add to Cart

— or —

Buy now with PayPal

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EXPERT
about Doors & Windows

Have More Questions?

Speak to a Door and Window expert.
Available daily from 9 am - 8 pm EST.

Get Started

Or call 1-833-432-7766

Frequently Bought Together

+

+

Price for all three:

$1395.76

Add all three to cart

36 in. x 80 in. Fire-Rated Gray Right-Hand Flush Steel Prehung Commercial Door with Welded Frame, De…

by Armor Door ★★★★☆ (148) 356

$569.00

TOP

Product Overview | Specifications | Questions & Answers | Customer Reviews

Adjustable 1-4 Door Closer
$57.76

☑ Armor Door 36 in. x 80 in. Fire-Rated Gray Right-Hand Flush Steel Prehung Commercial Door and Frame with Panic Bar and Hardware
$769.00

Product Overview

The 36 in. x 80 in. Entrance Door complete with welded steel door frame. It comes complete with an passage lockset, single cylinder deadbolt, two 4-1/2 in. x 4-1/2 in. heavy duty spring hinges and one 4-1/2 in. x 4-1/2 in. heavy duty commercial hinge. The door and frame assembly is fire rated with a 1-1/2 hours rating. The door panel and frame are made from galvanneal steel to ensure a good final paint adhesion. The frame is compatible with stud walls that have a thickness of 4-7/8 in. and can be used with new masonry or drywall construction when the wall is being built. The frame is supplied with combination anchors for either masonry or drywall applications. Installation instructions, finishing guide lines and warranty information can be downloaded for your convenience in the info and guides section to the right.

Info & Guides

You will need Adobe® Acrobat® Reader to view PDF documents. Download a free copy from the Adobe Web site.

Shop This Collection from Armor Door (35)

All Items (35) | Commercial Doors (35)

Armor Door
36 in. x 80 in. Fire-Rated Gray Left-Hand Flush Steel Prehun…
★★★★☆ (141)
$569.00
Add To Cart

Armor Door
36 in. x 80 in. Fire-Rated Gray Right-Hand Flush Steel Prehu…
★★★★☆ (50)
$769.00
Add To Cart

Armor Door
36 in. x 80 in. Fire-Rated G
Left-Hand Flush Entrance Ste..
★★★★☆ (36)
$549.00
Add To Cart

Get Everything You Need (2)

36 in. x 80 in. Fire-Rated Gray Right-Hand Flush Steel Prehung Commercial Door with Welded Frame, De…

by Armor Door ★★★★☆ (148) 356

$569.00

TOP

Product Overview | Specifications | Questions & Answers | Customer Reviews

Premier Lock
High Security Brass Combo Lock Set with Keyed-Alike Do…

★★★★★ (2)

$119.00

Add To Cart

Premier Lock
High Security Stainless Steel Combo Lock Set with Keyed-…

★★★★★ (2)

$119.00

Add To Cart

Compare Similar Commercial Doors

		CURRENT PRODUCT Best Seller 		Top Rated
Brand	Armor Door	Armor Door	Armor Door	L.I.F Industries
Name	36 in. x 80 in. Left-Hand Galvanneal Steel Mill Primed Commercial Door Kit with 90 Minute Fire Rating & Knock Down Frame	36 in. x 80 in. Fire-Rated Gray Right-Hand Flush Steel Prehung Commercial Door with Welded Frame, Deadlock and Hardware	36 in. x 80 in. Right-Hand Galvanneal Steel Mill Primed Commercial Door Kit with 90 Minute Fire Rating, Adjustable Frame	36 in. x 80 in. Gray Flush Left-Hand Security Steel Prehung Commercial Door with Welded Frame
Price	$509.00	$569.00	$669.00	$678.72
Ratings	★★★★☆ (81)	★★★★☆ (146)	★★★★½ (21)	★★★★☆ (98)
Door Handing				
Finish Type				
Features				
Door				

36 in. x 80 in. Fire-Rated Gray Right-Hand Flush Steel Prehung Commercial Door with Welded Frame, De…

by Armor Door ★★★★☆ (148) 356

$569.00

TOP

Product Overview | Specifications | Questions & Answers | Customer Reviews

Specifications

Dimensions

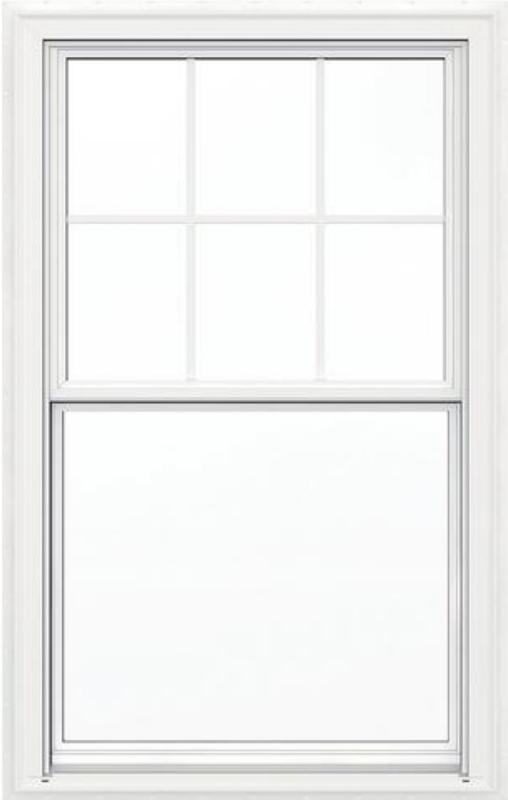
Actual Door Height (in.)	80
Actual Door Thickness (in.)	1.75
Actual Door Width (in.)	36
Door Height (in.)	80 in
Door Width (in.)	36 in
Nominal Door Height (in.)	80
Nominal Door Height (in.)	80
Nominal Door Thickness (in.)	2
Nominal Door Thickness (in.)	1.75
Nominal Door Width (in.)	36
Nominal Door Width (in.)	36
Rough Opening Height (In.)	82.125 in
Rough Opening Width (In.)	40.25 in

Details

Bore Type	Double Bore
Color Family	Gray
Color/Finish	Gray
Commercial	Yes
Door Configuration	Single Door
Door Depth (in.)	1.75
Door Handing	Right-Handed
Door Type	Exterior Prehung
Features	No Additional Features
Finish Type	Steel Mill Primed
Frame Material	Steel
Hinge Finish	Steel
Hinge Type	Standard
Included	Handle Set,Hardware,Lockset
Material	Steel
Number of Hinges	3
Product Weight (lb.)	118 lb
Returnable	90 Day

JELD-WEN® Best Series 26"W x 36-1/2"H White Vinyl Double Hung Window with Nailing Flange

Model Number: JW1792-00236 | Menards ® SKU: 4045700



PRICE	**$204.99**
11% MAIL-IN REBATE Good Through 8/21/21	**$22.55**
FINAL PRICE	**$182.44 each**

You Save $22.55 with Mail-In Rebate

Rough Opening: 26"W X 36-1/2"H

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

Pick Up At Store

1 In-Stock at **BELLEVILLE**

Check Another Store for Availability

Delivery

Available

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Description & Documents

JELD-WEN® vinyl windows are made to be durable, energy efficient, and low-maintenance. With features like a steel-reinforced frame and insulated glass, JELD-WEN® vinyl windows are suitable for any architectural style or design. Backed by a Lifetime Limited Warranty, they're just as reliable as they are attractive!

ENERGY STAR

MADE IN U.S.A with US & Global Parts

Shipping Dimensions: 39.75 H x 28.75 W x 4.00 D
Shipping Weight: 23.6875 lbs

Click here to see more products from **JELD-WEN**

Features

- Vinyl construction allows for low maintenance
- Steel-reinforced sash for long-lasting strength
- Top and bottom sash tilt for easy cleaning - no need for a ladder to clean the window
- Built-in nailing flange for complete installation and a tight seal
- Low-E glass with Argon reduces energy costs, interior condensation, and protects against harmful UV rays
- ENERGY STAR® certified windows reduce energy bills by an average of 12% nationwide, compared to non-certified products
- Built-in Brickmould and J-Channel frame creates a clean, streamlined appearance for a traditional look while also saving a step in the installation process
- Accidental glass breakage coverage included for all of life's unexpected events
- Full Screen Included

Specifications

Product Type	Double Hung Windows	Collection	Best Series
Rough Opening Dimensions	26" W x 36-1/2" H	Frame Width	25-1/2 inches
Frame Height	36 inches	Frame Depth	3-5/8 inches
Frame Material	Vinyl	Interior Color	White
Exterior Color	White	Hardware Finish	White
Lock Type	Cam-Lock and Self-Adjusting Balance	Glazing Type	Double Pane
Grid Pattern	Colonial	Special Features	Tilt Latch, Screen, Brickmould, Low-E
Mounting Method	With Nailing Flange (New Construction)	U-Value	0.3
Energy Star Zones	Northern	Visible Light VT Rating	0.54
Solar Heat Gain Coefficient	0.45	Air Leakage (AL) Rating	0.3 CFM
Manufacturer Warranty	Lifetime Limited, Accidental Glass Breakage Warranty, Skilled Labor Coverage - 2 years year	Meets IRC for Egress	No
Return Policy	Regular Return (view Return Policy)		

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

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Munro, Alexander
Marvin Signature Ultimate Double Hung Window Quote

TOM FRIDRICK
G[redacted]

Quote #: WHR8VYJ

A Proposal for Window and Door Products prepared for:
End Customer:
Munro, Alexander

Email: a[redacted]

Job Site:
Munro, Alexander

Email: [redacted]

Shipping Address:
[redacted]

This report was generated on 7/24/2021 10:10:34 AM using the Marvin Order Management System, version 0003.09.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Project Description:
VERIFY EXTERIOR CLAD COLOR. *CURRENT LEAD TIME= 23-24 WEEKS.*

Featuring products from:

MARVIN

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 2 TOTAL UNIT QTY: 2 EXT NET PRICE: USD 1,071.86

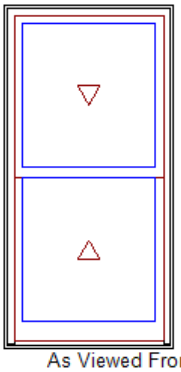
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1		Ultimate	Double Hung G2 RO 31 1/4" X 61 3/4"	986.86	1	986.86
2		Non-Marvin	Other Delivery	85.00	1	85.00

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 1	Mark Unit:	Net Price: Ext. Net Price:	 USD	986.86 986.86

MARVIN



As Viewed From The Exterior

FS 30 1/4" X 61 1/4"
RO 31 1/4" X 61 3/4"
Egress Information
Width: 26 21/32" Height: 25 9/16"
Net Clear Opening: 4.73 SqFt

Cadet Gray Clad Exterior
Painted Interior Finish - White - Pine Interior 115.52
Ultimate Double Hung G2 . . . . . 850.68
Rough Opening 31 1/4" X 61 3/4"
Top Sash
Cadet Gray Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Cadet Gray Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Black Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Aluminum Screen
Cadet Gray Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
5 5/16" Jambs 20.66
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Line #2 Qty: 1	Mark Unit:	Net Price: Ext. Net Price:	 USD	85.00 85.00

Other	Delivery	85.00

Project Subtotal Net Price: USD	986.86
Taxable Other: USD	85.00
6.000% Sales Tax: USD	64.31
Project Total Net Price: USD	1,136.17

TERMS AND CONDITIONS

A) I acknowledge that a representative from Glass City Window & Door came out to my house to take measurements, and the following is their responsibility: measurements of windows/doors, jamb size, and handing of windows/doors.

Homeowner Initials: _____ Glass City Representative Initials: _____

B) As the homeowner I am taking responsibility and verifying the following: exterior color, interior color, type of grilles (removable, simulated divided lites (SDL), or grilles between the glass (GBG), grille pattern, screen type, and hardware color/finish. I acknowledge that all windows and doors are custom ordered to my project and are not returnable. Deposits are Non-Refundable.

Homeowner Initials: _____ Glass City Representative: _____

C) I elected NOT to have a representative from Glass City Window & Door , and am taking responsibility of the following: measurements of windows/doors, jamb size, and handing of windows/doors, exterior color, interior color, type of grilles (removable, simulated divided lites (SDL), or grilles between the glass (GBG), grille pattern, screen type, and hardware color/finish. I acknowledge that all windows and doors are custom ordered to my project and are not returnable. Deposits are Non-Refundable.

Homeowner Initials: _____ Glass City Representative: _____

D) I acknowledge that Glass City Window & Door Supplies Product Only. Installation of product is done by others.

Homeowner Initials: _____ Glass City Representative: _____

Windows
Door

THE EMU GLOBAL RATE
That's me
#YOUARE
WELCOME
HERE
ONE WAY
Silver
Spoon
Antiques

HDC Work Permit Staff Review

Property address: 220 N Huron

Property History: The property includes an Italianate-style house, erected for Asa and Minerva Dow ca.1860. The house has gone through many iterations before it was purchased by the City for a museum in 1966. The Ypsilanti Historical Society purchased the museum from the city in 2006. The building is contributing to the historic district.

Date Complete Application Received: August 30, 2021

Date of Review: September 1, 2021

Date of Meeting: September 14, 2021

Proposed work: Replace porch floor and rotted wood.

Materials: Treated lumber and synthetic decking.

Staff review:

Porch Decking:

1. The applicant would like to replace rotted decking of a rear porch with a synthetic material so the rotting is less likely to happen again.
2. After conversing with staff, the applicant would like to install Timbertech Azek decking in the vintage collection with a gray or brown color.
3. Theis type of porch floor has been approved elsewhere in the district.

Porch Repairs

4. The applicant also proposes like-for-like replacement of deteriorated wood elements of the porch with treated lumber.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 220 N Huron as submitted in the application dated August 30, 2021, for replacing the rear porch floor with Azek vintage collection decking with a textured finish (no faux

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.

woodgrain), in a gray color. Like-for-like repairs to wood features with treated lumber may also be made.

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

Prepared by: Scott E. Slagor, Preservation Planner

R# 28732

7340

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
220 N Huron

Applicant

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

Name		
Ypsilanti Historical Society		
Address		
220 N Huron		
City	State	Zip
Ypsilanti	MI	48197
Phone / Fax	E-Mail	
[redacted]		

Contractor

Contractor Name & Contact Info
self

Type of work

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

Complete Description of Proposed Work:

The Historical Museum at 220 N Huron has a back 5' x 13' back porch with rotted tonge-and-grove flooring a a post with a rotted base. We would like to replace the wood porch floor with Trex and replace the post's rotted base with a new base made out of treated wood.

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

Trex

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:
$500 (materials)	$45 + $500 =$545

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: August 28, 2021
Print Name: Bill Nickels	

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.

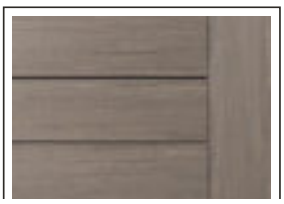
TimberTech
Go Against the Grain

0

CONNECT WITH A DECKING EXPERT

Home › Products › Decking › TimberTech AZEK® › Vintage Collection®

WE'RE HERE TO HELP



FREE SAMPLES

COST CALCULATOR

GET A QUOTE

WHERE TO BUY

TIMBERTECH AZEK®

Vintage Collection®

3.9 (20) Write a review

Truly the best of the best in decking, these capped polymer boards feature sophisticated, natural-looking colors with a subtle wire-brushed, low-gloss finish for an authentic wood look. Boasting the most powerful core and cap technology in the industry, this "Designer Series" of decking makes it easy to transform yo outdoor living space into a masterpiece.

WE'RE HERE TO HELP

COLOR: Coastline®

SAMPLE SIZE:

1' Sample

$0.00

- 1 +

ADD TO CART

SHARE THIS COLOR SHARE THIS PAGE

FREE SAMPLES COST CALCULATOR GET A QUOTE WHERE TO BUY

WARRANTY

Fade Resistant
Designed to retain color, proven in third-party testing. Same color on all 4 sides of the board, making it perfect for second story deck applications.

Seamless Design Integration
Superior technology allows for unique design options including a wider width (7.25") deck board and a narrow width deck board (3.5") in addition to the standard width (5.5") deck board.

Sophisticated Aesthetics
Natural hardwood visuals achieved through the most advanced technology. Diverse woodgrain options provide elegance and style.

Livable, Durable Decks
Scratch- and dent-resistant for a more durable surface than many competitive composite and wood products.

Stays Cooler to the Touch
Up to 30 degrees cooler than many competitive composite products.

More Traction, Fewer Falls
Up to 40% better slip resistance than many competitive composite products.

Superior Mold Resistance
No wood fillers in the core or the cap for the best resistance to mold and other moisture damage.

Surface Protection
Alloy Armour Technology® (AAT), is a proprietary alloy blend that provides improved performance characteristics, such as outstanding weather protection, UV protection, resistance to scratching, and improved colorfastness.

WE'RE HERE TO HELP

What Defines The Vintage Collection®?

FREE SAMPLES COST CALCULATOR GET A QUOTE WHERE TO BUY

Middle
Back
Deck

HDC Work Permit Staff Review

Property address: 11 S Washington

Property History: The building at 5-11 S Washington has been divided into separate parcels, 5-7 on the north half, and 9-11 on the south half. The building is an Italianate-style commercial block, erected 1874.

Date Complete Application Received: September 7, 2021

Date of Review: September 8, 2021

Date of Meeting: September 14, 2021

Proposed work: Mural.

Materials: Paint

Staff review:

1. The applicant is working with Wonderfool Productions, the Ann Arbor Area Community Foundation, and the Ypsilanti Downtown Development Authority to have a community-driven mural painted on the south elevation of the building.
    a. The south elevation faces to a city parking lot.
2. A mural design has not yet been chosen, but a call for artists has been posted. The goal is for the artist to design the mural based on engagement from Ypsilanti-area youth.
3. The façade of the building will be repainted in a color that ties to the mural.
4. Architectural details, such as windows and window frames will not be painted as part of the mural.
5. The property owner is responsible for the long-term care of the mural, arranging for touch-ups and future painting.
6. Staff recommend a vapor-permeable paint designed for masonry walls be used.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 11 S Washington as submitted in the application dated September 8, 2021, for painting a mural on the south

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.

elevation and repainting the facade. The mural shall not obscure architectural details. The façade will be repainted with a color taken from the selected mural design. The surfaces shall be prepared with hand scraping/sanding. No pressure washing or sandblasting. A vapor-permeable paint designed for masonry application is recommended.

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

Prepared by: Scott E. Slagor, Preservation Planner

28957
Cash

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
11 S WASHINGTON 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
SIMARJEET SETHI

Address
[redacted]

City	State	Zip
ANN ARBOR	MICHIGAN	48108

Phone / Fax
[redacted]

E-Mail
[redacted]

Contractor

Contractor Name & Contact Info
MAJID AL-AWAR 734-564-11[redacted]

Type of work

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

Complete Description of Proposed Work:

- SCRAPE AND PRIME ALL BRICK AREAS ON WEST AND SOUTH SIDE OF BUILDING
- PAINT MURAL ON WEST SIDE OF BUILDING ON BRICK AND WOOD SIDING SURFACES; WINDOWS/FRAMES WILL REMAIN UNTOUCHED.
- WONDERFOOL PRODUCTIONS (WFP) HAS ISSUED A CALL FOR EXPERIENCED LOCAL MURAL ARTISTS TO ENGAGE YPSILANTI YOUTH IN THE MURAL DESIGN AND INSTALLATION. THE PROJECT IS SUPPORTED WITH FUNDING FROM THE ANN ARBOR AREA COMMUNITY FOUNDATION AND YPSILANTI DDA, AND WILL BE FEATURED AS PART OF ypsiGLOW 2021 ON FRIDAY, OCTOBER 29, 2021. THE PROPOSAL DEADLINE WAS 9/6/2021. PROPOSALS WILL BE REVIEWED BY A PANEL INCLUDING SIM SETHI (OWNER), LYNNE SETTLES (ARTIST/WFP BOARD/FORMER YCS ART TEACHER), KATHY FISK (YCS FINE ARTS COORDINATOR), ELIZE JEKABSON (ARTIST/YDDA STAFF), JENNIFER GOULET (WFP EXECUTIVE DIRECTOR/YPSILANTI ARTS COMMISSION), JERI ROSENBERG (WFP BOARD), SHARY BROWN (WFP BOARD). IT IS ANTICIPATED THAT PROJECT ARTIST WILL BE SELECTED BY SEPTEMBER 15TH FOR PROJECT TO BE INITIATED AND COMPLETED IN OCTOBER 2021.
- WFP WILL ENGAGE ARTIST FOR PROJECT AND ENSURE THAT SELECTED ARTIST IS EXPERIENCED IN COMMUNITY-BASED MURAL PROJECTS AND EQUIPPED WITH KNOWLEDGE OF APPROPRIATE PAINT MATERIALS AND APPLICATION METHODS TO ENSURE HIGH QUALITY, DURABLE RESULTS, AND EXPERTISE TO MINIMIZE NEEDS FOR MAINTENANCE. WHILE PROPERTY OWNER WILL BE RESPONSIBLE FOR FUTURE MAINTENANCE, WFP WILL BE AVAILABLE TO GUIDE SUCH EFFORTS AS MAY BE NEEDED.

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

MURAL DESIGN AND COLORS ARE STILL UNDETERMINED, WE ARE WORKING WITH THE COMMUNITY AND LOCAL ARTISTS TO DEVELOP A DESIGN. SEE ABOVE DESCRIPTION OF MURAL PROJECT PLANS. EXTERIOR LATEX OR OTHER APPROPRIATE EXTERIOR PAINT WILL BE USED, AND A SEAL COAT, AS MAY BE APPROPRIATE, WILL BE APPLIED FOR DURABILITY. DESIGN CONCEPTS CAN BE PROVIDED AS INFORMATION TO THE HDC ONCE DETERMINED.

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	$45 + _____ = 10

Signature

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

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

Signature: [redacted]	Date: 09/06/2021
Print Name: SIMARJEET SETHI	

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.

WFP Call for Artists/Ypsi Youth Mural Project

Questions Responses 6

WFP Call for Artists
Ypsi Youth Mural Project for ypsiGLOW 2021

SUBMISSION DEADLINE: Monday, September 6, 2021 at 11:59pm EST

WonderFool Productions (WFP) seeks a mural artist or artist team to lead Ypsilanti youth in creating a downtown mural as part of arts education and activation experiences for ypsiGLOW 2021. The project theme is to illuminate the power of diversity, equity, and inclusion in connecting and building an Ypsilanti community that is strong, resilient, and filled with light and hope.

WFP seeks inclusive projects led by or engaging BIPOC artists who reflect the diversity of Ypsilanti and its youth, especially those in underserved neighborhoods. Proposals engaging local artists from the greater Ypsilanti community will be given additional consideration in the review process.

The proposed mural will be located on the south building wall of 11 S. Washington Street facing the adjacent S. Washington Street public parking lot. The project is also located near the Black Lives Matter mural installed on S. Washington Street between Michigan Avenue and Ferris Street in June 2021.

WFP aims to engage an artist or artist team with experience as teaching artists who love working with youth to nurture and inspire their creativity. The artist or team selected for this project will design and deliver arts instructional activities, afterschool or in classroom, that engage underserved Ypsilanti youth in the mural design, planning, and installation in collaboration with community partners (i.e. Ypsilanti Community Schools, Ypsilanti District Library, or youth-centered nonprofit organizations). WFP will assist the selected artist/team with partner outreach and coordination, as may be needed.

COVID-safety protocols shall be incorporated throughout the project to ensure maximum safety for participants as required or encouraged by the Centers for Disease Control and Washtenaw County Health

This project is supported by the Ann Arbor Area Community Foundation thanks to an Arts and Culture Program grant awarded to WFP. Grant funds will support artist fees, materials and supplies, photography and videography to deliver arts instruction and document the project activities and youth designs, community outreach, and related expenses. In addition, the building owner has been awarded a façade grant from the Ypsilanti Downtown Development Authority to support façade repairs and preparation of the building wall for the mural project, including prime coat painting.

The delivery of youth engagement activities should be planned for October 2021 but may begin earlier in September if feasible. The mural will be completed and featured as a signature art installation for ypsiGLOW 2021, a community-created, light-filled, public art celebration culminating on Friday, October 29, 2021. Proposals should consider plans to accommodate variable weather conditions for mural installation. Visit wonderfoolproductions.org/ypsiglow for more information.

DEADLINE FOR SUBMISSION - Completed submissions are due by no later than Monday, September 6, 2021 at 11:59pm EST.

WFP anticipates that the selected artist/artist team will be notified by September 13, 2021. WFP may contact you with questions regarding your proposal or to invite an interview with the artist selection committee prior to finalizing project selection. Project selection will be guided by the following:

Quality and excellence of artwork and artistic practice, with focused on or applicable for large-scale murals.
Experience leading community-based mural projects or other art projects, especially those engaging youth.
Alignment with the mural project theme in approach, plan, and conceptual design.
Strategic approach to project plan/budget/timeline, including methods engaging youth/community partners.
Engagement of local, BIPOC artists in lead roles on project or as integral to project team.

About WonderFool Productions
A producer of magical, surprising, light-filled, community-created public art events since 2012, WonderFool Productions invites and empowers the Ann Arbor and Ypsilanti communities to connect through the inclusive, illuminating, and transforming power of creativity. A creative catalyst in community building, WFP is best known for producing FoolMoon and FestiFools in Ann Arbor and ypsiGLOW in Ypsilanti. WFP invites people of all ages and abilities, local artists, and community partners to imagine the experiences we can create together, organizes free and accessible luminary and art-making workshops and activities, together culminating in public art celebrations that are truly created by the community. Visit wonderfoolproductions.org for more information.

For more information, please contact Jennifer Goulet, Executive Director for WonderFool Productions at wonderfoolproductions@gmail.com or 734-834-4288. Thank you!

Mural Project Location - 11 S. Washington Street, Ypsilanti MI

Mural Project Location - South Wall of 11 S. Washington Street, Ypsilanti

ARTIST INFORMATION

Please share information to help us get to know you and your work as an artist or artist team.

Artist Name *

Short answer text

Artist Address *

Short answer text

Artist Email *

Short answer text

Names of Team Artists, if applicable. *

Long answer text

Where do you, and your team members if any, base your artistic practice(s)? *

Long answer text

How did you learn about this mural project opportunity? *

Short answer text

Please describe the focus, style, and approach to your artwork as an individual artist or artist team. *

Long answer text

Please provide a short bio describing your experience with community mural projects and working with youth on mural or other art projects. Using a specific example or two, tell us about your approach as a teaching artist, how you engaged with youth and community partners, outcomes and lessons learned, and other info you'd like to share with us. *

Long answer text

If you've never painted a mural before, tell us why you think your work and experience meets the needs of this project. *

Long answer text

YOUR PROJECT PROPOSAL

Description (optional)

Please describe your vision and proposed plans for this mural project, including how you will engage Ypsilanti youth in the planning, design, and installation as a hands-on, creative learning experience. Who is your target youth audience? What community partners/organizations will be involved to help reach and engage your target youth audience? *

Long answer text

What is your total project budget? Please provide an itemized list of all anticipated expenses, including supporting details to support your proposed funding needs, including artist and/or teaching artist fees, materials and supplies, equipment, photography/videography, online platforms for arts instruction, and other related project expenses. *

Long answer text

Briefly describe your proposed project timeline including project planning, youth outreach and engagement, mural design and installation, and other important timeframes. How will you plan for weather conditions that may impact mural installation? Please note that the mural must be completed by Wednesday, October 27, 2021 to be featured as a signature art installation for ypsiGLOW on Friday, October 29, 2021. *

Long answer text

Please share website and social media handles for your or your team's relevant artwork and creative practice(s).

Website

Short answer text

Instagram

Short answer text

Facebook

Short answer text

Twitter

Short answer text

YouTube

Short answer text

WORK SAMPLES

Please share links to 3 to 5 high quality images of examples of your artwork or similar projects that best demonstrate your capabilities and fit for this project. For each image, please provide a short description to help us understand it's context as related to this project. You may also email images to wonderfoolproductions@gmail.com titled "Ypsi Youth Mural Project: Artist Name". Relevant sample images are required to complete your application.

Add file

View folder

Work Sample #2

Add file

View folder

Work Sample #3

Add file

View folder

Work Sample #4

Add file

View folder

Work Sample #5

Add file

View folder

ADDITIONAL COMMENTS

Description (optional)

If you have additional information, comments, or questions for us, please share them below. You can also email us at wonderfoolproductions@gmail.com for assistance or more information.

Long answer text

THANK YOU FOR YOUR SUBMISSION!

WFP anticipates that the selected artist/artist team will be notified by September 13, 2021. WFP may contact you with questions regarding your proposal or to invite an interview with the artist selection committee prior to finalizing project selection.

HDC Work Permit Staff Review

Property address: 211 Ferris

Property History: The property includes Craftsman-style bungalow house erected in 1925 that is contributing to the historic district.

Date Complete Application Received: September 7, 2021

Date of Review: September 9, 2021

Date of Meeting: September 14, 2021

Proposed work: Replace roofs of bay windows.

Materials: Dimensional Shingles in green.

Staff review:

1. On April 13, 2021 the HDC denied an application to replace the façade and porch roof slopes with architectural shingles, leaving the rear slope with diamond-style shingles.
    a. Specifically, the HDC's decision read: "*the proposed work establishes conflicting textures between the two roof slopes and does not meet the HDC guideline that states, 'shingles must be similar to the existing shingles on the structure or any adjoining roof in color and material.'*"
2. The applicant's contractor had already completed the work by the time the HDC issued their denial and now the applicant is searching for ways to come into compliance.
    a. The HDC recommended a solution where both façade and rear roof slopes have matching shingles.
3. The rear roof slope is relatively new (2017) and the applicant does not want to have it replaced. Instead, the applicant is proposing to replace the roofs of the two box bay windows on the east and west side elevations of the building.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

    a. Doing so will ensure that the house will have a consistent roof texture from all street-side views.
    b. In this option, the rear roof slope would remain a diamond-patterned shingle.
4. The proposed option resolves a visual incompatibility but does not neatly fit within the established guidelines in the roof Fact Sheet, therefore staff has provided two motions depending on the discussion outcome.

Recommended Motions:

Move to issue a Certificate of Appropriateness for the work at 211 Ferris for replacement of the boxed bay window roofs on the east and west elevations with GAF Timberline architectural shingles in hunter green. The drip edge shall be colored to match the roof or trim. Replacement of the bay window roof makes the conflicting roof textures more compatible, resolving the need to have the rear slope replaced at this time. Approval is conditioned that all future roofing projects shall have shingles match on the entire roof system and future work shall not be done without obtaining the necessary permits.

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

***

Move to deny the proposed work at 211 Ferris. As an isolated project, replacing the bay window roofs as presented is an appropriate action. However, the bay window roofs are not attached to the main roof and cannot be used in lieu of a consistent roofing material/style over the main body of the house.

Prepared by:

Scott E. Slagor, Preservation Planner

R# 28959
4100

RECEIVED
SEP 07 2021

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: 211 FERRIS 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 48197 | Zip:

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

Contractor

Contractor Name & Contact Info: OAKLAND CONSTRUCTION [redacted]

Type of work

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

Complete Description of Proposed Work:

SEE ATTACHED

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:
800.00	$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.

Signa[redacted]	Date: 7 SEPT 2021
Print Name: C. 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.

C. Hedger Breed
[redacted]

5 September 2021

Ypsilanti Historic District Commission
1 South Huron Street
Ypsilanti, Michigan 48197

Re: Compromise Proposal for Notice of Denial 211 Ferris St.

Dear Ypsilanti Historic District Commissioners:

I propose to reshingle the lower roof over the side windows toward the back of 211 (roughly 4' x 16') on each side to match the recent front of the building roof shingle pattern and color. This is the only area where the Sherriff-Goslin diamond pattern shingles are noticeable from the public sidewalk or street view. And otherwise I wish to apologize for the contractor (Oakland Construction) who reroofed the front of the building without a permit in hand unbeknownst to me and regarding which I would never have approved. The Sherriff-Goslin shingles on the back of this building are somewhat new. When in time they require replacement, it will certainly be done to match the newer shingles on the front.

You may remember that I had leaks when it rained this Spring coming through the second floor from the roof. For those who have not seen my office, there is an 1880's Belgian highly carved library table, expensive books (maybe $200,000 worth), dozens of Stetson & Dobbs hats, some nice art, and a five foot photographic printer. Sherriff-Goslin shingles were my first choice but they did not respond despite several calls. My call to Ben Sherriff was not returned (I've since learned that he retired). Something had to be done. Only then did I consider using three-tab shingles and had the contractor submit a request for a permit.

All the best sincerely [redacted]

OAKLAND CONSTRUCTION CO, LLC

[redacted]

Date: September 5, 2021

Customer Name: Hedger Breed

Address: [redacted] **Phone:** [redacted]

Ypsilanti, MI 48197

Location of Job: 211 Ferris, Ypsilanti

Project Details

- Removal of existing shingles, up to 100 sq ft. (2 side overhangs)
- Replacement of any damaged plywood decking with approved plywood roof decking at a rate of $100 per sheet of plywood or $50 per 12' - 1'x4".
- Replacement of roof flashing, including drip edge, pipe vent collars, and valley flashing
- Installation of water/ice protective membrane along edges and valleys.
- Installation of 30# black roof felt on roof decking, up to 100 sq ft.
- Installation of new roofing in accordance with manufacturer's specifications
- Installation of an approved ridge vent, can vents, soffit or eves vents to code.
- Clean-up of project site and disposal of all project waste.
- Building Permit and Historical District Permit will be secured by contractor, customer shall reimburse contractor for actual permit fees upon presentation of receipt.
- _____

New Roofing Materials

GAF Timberline Architectural green tone shingles to match green shingles on front side of structure.

General Terms and Conditions

Oakland Construction hereby certifies that all roof replacement work performed under the scope of this contract will be performed in accordance with the requirements set forth by the National Roofing Contractors' Association (NRCA) and the manufacturers of each component used.

Oakland Construction shall guarantee the installation of roofing materials including, but not limited to decking, shingles, ridge vents, and flashing to be in accordance with manufacturer's' specifications and completely watertight for a period of __20__ years.

This guarantee includes replacement and reinstallation of any failed or faulty roof components but does not extend to or imply liability for damage to interior building components or contents.

Subject to the guarantee listed above, Oakland Construction shall, at their sole cost and expense, make full replacement or repair of the work performed pursuant to the terms of this roofing contract. This includes repair of shingles, flashing, felts, and ridges.

This roof guarantee does not cover damage caused by natural causes, such as wind, hair, or lightning. Likewise, it does not cover any damage by the homeowner, additional contractors, or any individual not employed by Oakland Construction. Damage caused by these sources shall be the sole responsibility of the Customer to remedy.

This document shall be the sole agreement between the Parties for the services described herein. No other promises, arrangements, or guarantees not specifically outlined here are invalid.

Customer agrees to pay the full amount indicated in this contract within 7 days of notification of project completion by Oakland Construction. Failure to pay the full amount by this deadline shall constitute breach of contract.

This contract shall be governed by the laws of the State of Michigan.

Project Pricing

The above work will be completed by Oakland Construction for the total contract price of $ $800.00 . Payments to be made as follows:

$ $400.00 Due at Contract Execution
$ $400.00 Due upon Completion

Other Payment Terms:

_____
_____
_____

Anticipated Start Date: _____

Estimated Completion Date: _____

Delays due to weather conditions shall not be the responsibility of Oakland Construction.

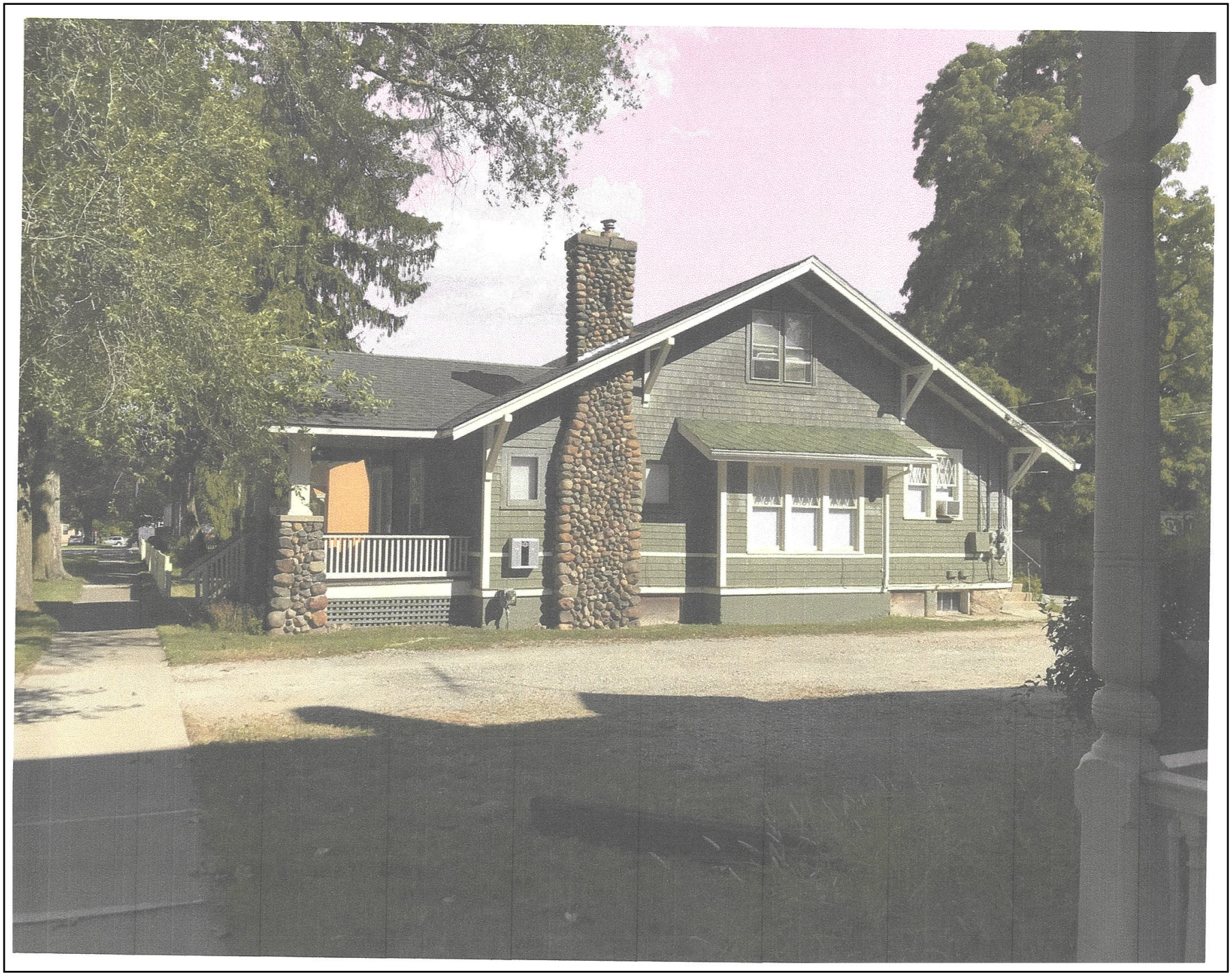
By signing below, the Parties agree to enter into this roofing contract as of the date of the first page of this contract.

X [redacted]

Oakland Construction

Customer

207
NOW
LEASING



City of Ypsilanti

Community and Economic Development

August 12, 2021

THIBAULT STEVEN
[redacted]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-21-0052) **for Re-painting at 9 S WASHINGTON**

Dear THIBAULT STEVEN,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to repaint the white front door to "hibiscus" pink has been **approved**.

The following Historic District conditions must be followed in all roofing 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 greater pressure than that of a garden hose shall be used.

2. **Historic unpainted surfaces shall remain unpainted**. Natural unpainted brick, stone, or wood shall not be painted.

The following Secretary of Interior Standards were considered in approving your application:
#7 – Clean building gently, no pressure washing or sandblasting.
#10 – New work shall be removable.

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

Sincerely,

[redacted]

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

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

CC: Property Owner - [redacted]
File
Building Department

RECEIVED
AUG 09 2021
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
Rec. No. 28650
Method: Cash
PHDC- 21-0052

To complete this application:

1. Complete this form.
2. Attach the following documents: (**See Checklist on Page 3 Complete Description**)
   a. Photo(s) showing all locations where work is proposed and the façade for context (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 BE REJECTED

Type of Item: ☒ Action Item ☐ Study Item

Property

Address: 9 SOUTH WASHINGTON YPSILANTI MICH 48197

Applicant

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

Name: STEVEN THIBAULT

Address: [redacted]

City	State	Zip
YPSILANTI TOWNSHIP	MICH	48197

Phone / Fax	E-Mail **Staff will contact you primarily via email*

Contractor

Contractor Name & Contact Info:

Type of work

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

Complete Description of Proposed Work:

PAINTING OUTSIDE OF FRONT DOOR OF 9 SOUTH WASHINGTON. THE COLOR IS A PINK BERRY COLOR.
DISCUSSED ON EMAIL WITH SCOTT SLAGOR.
THE NEW BUSINESS AT 9 SOUTH WASHINGTON IS:
THIMBLEBERRY LLC A HOME DECOR STORE.

TO PREPARE PRE-PAINTING SURFACE, JUST PLANNING ON WASHING FRONT DOOR.

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

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee: $45 + _____ =

Signature

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

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

Signature: [redacted]	Date: 8-9-21
Print Name: STEVEN THIBAULT	

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

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

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9
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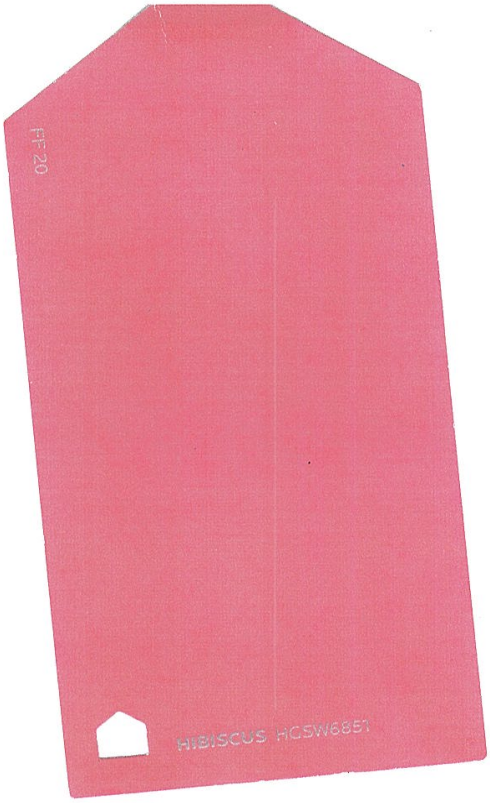
UPS


HIBISCUS HCSW6851
FF 20

City of Ypsilanti

Community and Economic Development

August 19, 2021

R D KLEINSCHMIDT INC

[redacted]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-21-0051) **for Re-roofing at 106 S WASHINGTON**

Dear R D KLEINSCHMIDT INC,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to reroof the house with GAF Timberline shingles in "weathered wood", with ridge vents and white drip edge has been **approved**.

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: Property Owner [redacted]
File
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. Washington

Applicant

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

Name: R.D. Kleinschmidt, Inc.

Address: [redacted]

City: Manchester | State: MI | Zip: 48158

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

Contractor

Contractor Name & Contact Info: R.D. Kleinschmidt, Inc.

Type of work

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

Complete Description of Proposed Work:

Tear off existing roofing
Install new drip, ice guard, felt, shingles,
ridge vent + flashings

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: 14,365.00	Permit fee: $45 + 20 = 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: 8-03-21
Print Name: Michelle L. Stace	

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.

Page No. of Pages.

R.D. Kleinschmidt, Inc.
We Build Our Reputation Around Your Home.
19860 Sharon Valley Road
Manchester, Michigan 48158
Phone: (734) 428-8836
email: info[redacted]

PROPOSAL

Proposal # 75930

DATE 7/17/2021

TO Steve Jentzen

[redacted]

Ypsilanti, MI. 48197

Salesman: Devin Stace

JOB NAME / LOCATION
106 S. Washington
Ypsilanti

JOB NUMBER

JOB PHONE

We hereby submit specifications and estimates for:

Roofing Area: Entire House

** Tear off all existing roofing material
** Provide and install 1-1/2" faced aluminum drip metal on all roof edges
** Provide and install ice & water shield up 72" from the eaves around entire house
** Provide and install ice and water shield in valley area
** Provide and install ice and water shield around chimney
** Provide and install synthetic underlayment over remainder of roof area
** Provide and install GAF Timberline HDZ High Definition Lifetime shingles to cover entire roof area
** Provide and install ridge vent on all roof peaks
** Install new flashing boots on all vent pipes
** Provide and install flashings where needed
** Provide and install new aluminum counter flashing on chimney
** Clean up and dispose of all job related debris upon completion of work
** Price: $14,365.00

NOTE: Any rotten or weakened sheathing that needs replacement will be done at a rate of $90.00 per 4 x 8 sheet.
A Limited Lifetime Warranty on Material from Manufacturer-10 Year Warranty on Workmanship by Installer. Any Rotted roof boards needing replacement will be charged as an extra on a time and material basis.

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:
Fourteen Thousand Three Hundred Sixty-five and 00/100********dollars ($**$14,365.00**).

Payment to be made as follows:
One Third Down When Job Begins
Balance Upon Completion
3 % Charge for Using Credit Card

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

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

Authorized Signature [redacted]

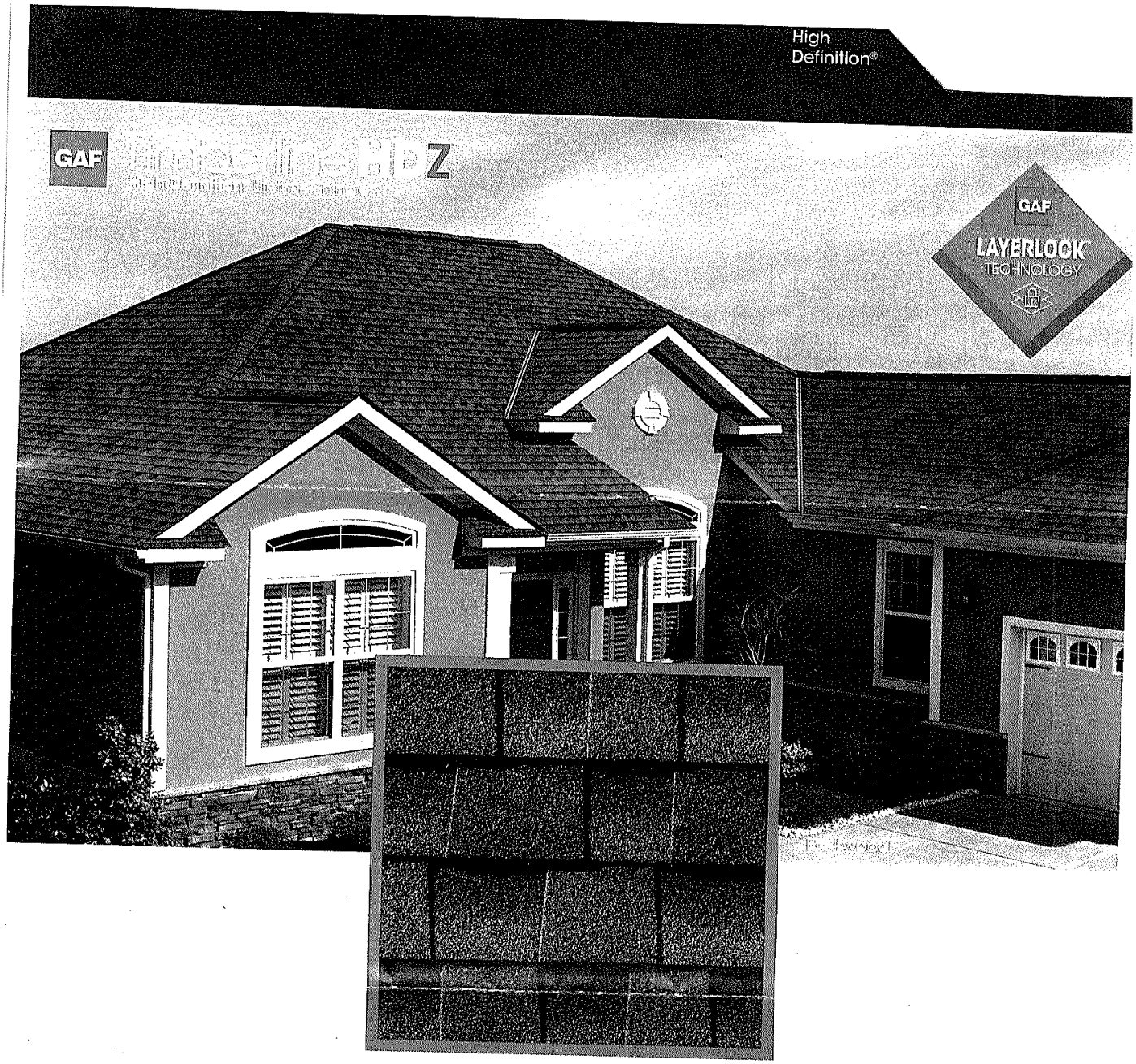
Note: This proposal may be withdrawn by us if not accepted within days.

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

Signature [redacted]

Signature

Date of Acceptance:



America's #1-selling shingle just got better

Protecting over 50 million families nationwide with great value and a genuine wood-shake look. Peace of mind has never looked so good.

LAW
OFFICE
PARKING

City of Ypsilanti

Community and Economic Development

August 17, 2021

KIRKPATRICK-MCCARTY, MATTHEW-SUSAN
[redacted]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-21-0053) **for Re-painting at 109 CATHERINE**

Dear KIRKPATRICK-MCCARTY, MATTHEW-SUSAN,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to repaint the house in base of "Carriage Door," trim in "Rockwood Shutter Green," and accent in "Teal Stencil" 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 greater pressure than that of a garden hose shall be used.

2. **Historic unpainted surfaces shall remain unpainted**. Natural unpainted brick, stone, or wood shall not be painted.

The following Secretary of Interior Standards were considered in approving your application:
#7 – Clean building gently, no pressure washing or sandblasting.
#10 – New work shall be removable.

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

Sincerely,
[redacted]

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

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

CC: Property Owner - [redacted]
File
Building Department

R 28675
Visa

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

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

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
109 Catherine St.

Applicant

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

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

Contractor

Contractor Name & Contact Info
Nate Keagle/Nate's Painting [redacted]

Type of work

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

Complete Description of Proposed Work:

Exterior painting.

Prepping will be scraping only: scrape exterior paint—trim, facia, siding, window frames.

Apply oil primer.
Apply two coats of paint.

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

Main color: SW 7594 Carriage Door
Main Trim color: SW 2809 Rockwood Shutter Gren
Accent Color: SW 0018 Teal Stencil

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: 11,296.49	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: 8/13/2021
Print Name: Matthew Kirkpatrick	

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.

SW 2809
Rookwood Shutter Green
SW 7594
Carriage Door
276-C4
SW 0018
Teal Stencil

HISTORIC
STRUCTURE
1850

City of Ypsilanti

Community and Economic Development

September 02, 2021

RENAISSANCE ROOFING INC
[redacted]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-21-0059) **for Re-roofing at 214 OAK**

Dear RENAISSANCE ROOFING INC,

Staff has reviewed the Historic District Work Permit Application for the above-named address. Your application to reroof the house with GAF shingles in "Pewter Gray" with a white drip edge, black flashing, and soffit vents has been **approved**.

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 or soffit 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: Property Owner - MILLS, ANDREW J[redacted]
File
Building Department

28738
50482

RECEIVED
AUG 30 2021
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: 214 Oak St

Applicant

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

Name: Renaissance Roofing Inc / Don DePriest

Address: [redacted]

City: Plymouth | State: MI | Zip: 48170

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

Contractor

Contractor Name & Contact Info: Renaissance Roofing Inc

Type of work

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

Complete Description of Proposed Work:

Tear off + Re-roof second story roof + 2 flat porches per attached proposal.

Drip edge to match existing.

Flashings to match shingles (Black)

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

Shingle color to match existing roof which was installed in 2018 (rear lower section) GAF Pewter Gray shingle. Drip Edge white All flashing to be black

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:
15,382.00	$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: 8/23/2021
Print Name: DONALD DEPRIEST	

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.

Timberline® HDZ™ Shingles

The look people know and love, now featuring LayerLock™ Technology

Color/Finish: Pewter Gray

SEE COLORS AVAILABLE IN MY AREA ›

★★★★★ 4.8 (14839) WRITE A REVIEW

FIND A CONTRACTOR

GET AN ESTIMATE

Tax ID#: 38-3311889
License#: 2102136067

Renaissance Roofing Inc.

Mailing Address: 15113 Northville Road
Plymouth, MI 48170
Office: (734) 495-0996
Cell: 734-260-5764
FAX: (734) 495-1445
Email: don@renaissanceroofinginc.com
www.RenaissanceRoofingInc.com

Proposal Submitted to: Mr. Andrew Mills	Home Phone: [redacted]	Quote No: 22176
Address: 214 Oak Street	Cell Phone:	
City, State and Zip Code: Ypsilanti, MI 48198	Date: June 17, 2021	E-mail [redacted]

Area to be Re-Roofed: SECOND STORY/ 2 FRONT FLAT PORCHES **Shingle Color: Pewter Gray**

Work to be performed

Renaissance Roofing will obtain all necessary building permits in accordance with local building regulations. (permit fee inculded)
All work performed in accordance to OSHA approved safety standards and State of Michigan Building Code.
Tarp walls and protect plants as needed to prevent damage.

Roof Deck Preparation

Strip away all old layers of roofing and haul away (dump fee included).
Replace all rotten, damaged roof decking / 45 sheets of 7/16 OSB included($75.00 each after 45 sheets). Per sheet price may fluctuate based on market.
Replace ~~all rotten,~~ damaged 1 x 6 roof boards or facia; 10' included in bid ($6.00/ft after 10').
Renail all loose roof boards to make deck flat and secure for shingles.
Install 1 1/2" white aluminum drip edge on perimeter of house which protects facia and directs water.

Underlayments

Install Ice Guard (as specified below) a minimum of 66" up eaves or 2 ft into the heated unit to prevent snow & water infiltration.
Install Ice Guard (as specified below) around chimneys, skylights, valleys and up walls.
Cover entire remaining roof decking with roof decking Underlayment as specified below.
Install GAF Pro-Start or Weather Blocker Starter Strip as required by installation guidelines.

Valleys, Flashing and Roof Stacks

All valleys to be layered lap valleys making a weak point stronger.
Install new chimney flashing/counterflashing and step flashing to keep water out on vertical protrusions.
Install new color coordinated aluminum stack flashings which keeps water from entering at plumbing vent pipes. Black

Ventilation/Insulation (Checkboxes not included in package total below)

Install 9 color coordinated GAF Masterflow aluminum roof can vents.

- [ ] Install 0 bath roof vents with insulated tube connecting to an existing bath fan at $110.00/each.
- [x] Install 14 soffit vents at 35.00/ea (4x16, 8x16 or round) if needed.
- [ ] Install 0 bags of Applegate loose-fill cellulose insulation at additional cost of $0.00 providing an R-value of 0.
- [ ] Install approximately 0 baffles at $0/each at an additional cost of $0.00.

Caps & Clean-up

Install Caps as specified below to finish peaks accenting look of roof.
Clean up entire job site and haul away debris. Clean out gutters. Run magnet roller system around house and driveway to pick up loose nails.

Install Roof System Checked Below in Accordance with GAF Or CertainTeed Specifications

INCLUDED on all packages below: Installation of GAF Liberty 2 layer granulated rubber system on flat roof areas. Available in select colors.

[ ] Basic (Tamko Heritage or GAF Royal Sovereign 3-tab)	[x] HDZ (HDZ or American Harvest)	[ ] Armor Shield II (Timberline Armor Shield II)	[ ] Ultra HD (Ultra HD)	[ ] Designer (Value Collection Designer)
• Tamko Heritage AR Dimensional Shingle or GAF Royal Sovereign 3-Tab	• GAF Lifetime Timberline High Definition or GAF Timberline American Harvest	• GAF Lifetime Timberline ArmorShield II Impact Resistant (IR)	• GAF Ultra Lifetime Timberline	• GAF Lifetime Value Collection Designer Shingle
• Generic Ice Guard	• GAF Weatherwatch Ice Guard Protection	• GAF Weatherwatch Ice Guard Protection	• GAF Weatherwatch Ice Guard Protection	• GAF Weatherwatch Ice Guard Protection
• GAF Shinglemate Roof Decking	• GAF Tiger Paw Synthetic Roof Underlayment	• GAF Tiger Paw Synthetic Roof Underlayment	• GAF Deck Armor Synthetic Breathable Roof Underlayment	• GAF Deck Armor Synthetic Breathable Roof Underlayment
• 3-tab GAF Cut Shingles for caps	• GAF Seal a Ridge for caps	• GAF Impact Resistant Seal A Ridge (IR) for caps	• GAF Timbertex PremiumRidge Cap	• Designer Timbertex for Cap
• No Extended Warranty	• Golden Pledge LTD Warranty	• Golden Pledge LTD Warranty	• Golden Pledge LTD Warranty	• Golden Pledge LTD Warranty
Total Cost: $14,357.00 or 5 yr 6.99% $284.22/mth	**Total Cost: $14,892.00 or 5 yr 6.99% $294.81/mth**	**Total Cost: $15,556.00 or 5 yr 6.99% $307.95/mth**	**Total Cost: $15,949.00 or 5 yr 6.99% $315.73/mth**	**Total Cost: $17,701.00 or 5 yr 6.99% $350.42/mth**

[ ] Upgrade to GAF Timbertex Cap: $305.00 [ ] Upgrade to GAF Deck Armor: $49.00 [ ] Upgrade to GAF Golden Pledge Warranty: $0.00

Other: 45 SHEETS INCLUDED,WOOD PRICES MAY FLUCTUATE.. TO INSTALL AZEK 1 BY TRIM OVER EDGES OF SIDING AT FLAT ROOF WAL LINES ADD 11 PER FOOT, APROX 45 FEET__

$0.00

Our Warranty

Your new roof is guaranteed by Renaissance Roofing, Inc. for a period of 10 years from the date of installation as outlined in our Limited Workmanship Warranty. This warranty provides at no cost to homeowner, a roof inspection during the spring following the fifth year from the date of installation.

We propose to furnish material and labor - complete in accordance with above initialed specifications, for the sum of: ($15,382.00)

Payment as follows: Upon completion of work **PAYMENT MADE BY** [ ] Check [x] Credit Card [ ] Enerbank Financing

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. Renaissance Roofing, Inc is authorized to complete the work as specified above. Payment will be made as outlined above. If not paid, Homeowner agrees to pay a late charge of 1.5% per month (equal to an annual percentage rate of 18%) on past due amounts. The homeowner shall be responsible to pay to the Contractor all expenses, including actual attorney fee incurred by the Contractor in attempting to collect the amounts due. Warranties are null and void if payment is not received in full and timely. The homeowner is responsible for removing and protecting items on the interior of the structure and surrounding structures such as breakables off all interior/exterior walls. The contractor will strive to avoid excess damage to landscaping, siding decks and other features of the property. Renaissance Roofing, Inc., and suppliers, shall not be responsible for: (a) unevenness of walls, rafters, or roof boards on any existing structure (b) damage to driveway as a result of material delivery or material removal, (c) dips or uneven trusses that which effect the contour of the roof, (d) mold and/or mildew resulting from improper ventilation before or after roof installation (Please note: Insulation, adequate and free flowing soffits, vapor barriers, humidifiers and air tight window all affect ventilation), (e) the color, shading or color selection of the shingles and (f) weather delays or other delays beyond our control. Homeowner shall be responsible for the removal and/or reinstallation of basketball nets, satellite systems, antennas and other roof mounted systems. Renaissance Roofing, Inc. will do our best to help homeowner if needed to complete the roof project with these systems. Asphalt products, polyisocyanurate insulation, steel products and other roofing products are sometime subject to unusual and severe price volatility and availability caused by political and economic conditions that are beyond the control of Renaissance Roofing, Inc. If there is substantial price increase in these or other roofing products between the date of this proposal and the time when the work is to be performed, the amount of the proposal/contract may be increased to reflect the additional cost to obtain the materials, upon advance notice and submittal of written documentation to the Customer. The parties agree that this contract will not be modified, except in writing. The parties acknowledge that they have read and understand this agreement and understand. This proposal may be withdrawn by us if not accepted within 30 days.

Proposal submitted by: _____
Donald DePriestDonald A. DePriest,
Owner/Operator

Accepted by: [redacted]
Date of Acceptance: 06/21/2021

A SIGNED COPY MUST BE RECEIVED BEFORE ANY WORK IS TO BEGIN.

214

City of Ypsilanti

Community and Economic Development

September 03, 2021

RAPID ROOFING
[redacted]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-21-0054) **for Re-roofing at 101 WASHTENAW # A**

Dear RAPID ROOFING,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to reroof the rear flat-roof section of the building with GAF .60 mil TPO flat roofing has been **approved**.

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: Property Owner [redacted]
File
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
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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
101 Washtenaw Avenue

Applicant

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

Name		
Rapid Roofing		
Address [redacted]		
City	State	Zip
Ypsilanti	MI	48198
Phone / Fax [redacted]	E-Mail [redacted]	

Contractor Name & Contact Info
Amanda or Steven @ Rapid Roofing [redacted]

Type of work

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

Complete Description of Proposed Work:

Replacement of flat roof on the back of structure, install new GAF .60 mil TPO flat roof.

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

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
$4,878.00	$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: 08/13/2021
Print Name: William Beaty	

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.

GAF

EVERGUARD® TPO

MEMBRANE

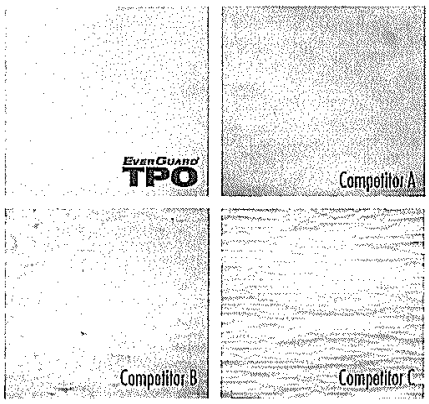
60 MIL

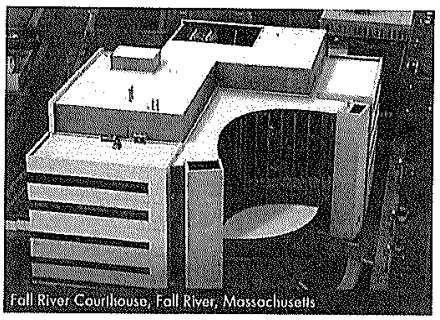
Why TPO

- Great Value—Excellent performance at a cost-effective price
- Excellent Seam Strength—Heat-welded seams provide greater seam strength to taped and other seams
- Long-term Weathering—Excellent long-term heat and UV resistance
- Energy Saving—Highly reflective and emissive white roof can help reduce energy costs and urban heat island effect
- CREST Energy Savings Calculator—See your potential savings at cool.gaf.com
- Versatile Application Method

Why GAF EverGuard® TPO

- Outperforms standard TPO in heat aging and UV tests—the best predictors of TPO performance
  - After accelerated heat aging at 275°F (135°C) for 105 days, EverGuard® TPO showed no cracking—while every one of the competitors' samples had failed! See below:
  - UV testing—Greater than 2.5 times the industry standard (ASTM D6878 weather resistance test)
- Guarantees are available up to 25 years when using EverGuard® TPO 60 mil Membrane.*
- Easier to install due to:
  - Large welding window
  - Most complete line of accessories
  - 10' (3.05 m) wide sheets




Fall River Courthouse, Fall River, Massachusetts

Installation

EverGuard® TPO 60 mil Membrane is suitable for all types of single-ply systems:

- Mechanically Attached Application...for a quick and cost-effective system that can be installed practically year-round.
- RhinoBond® Application...can be applied without using adhesives and installed practically year round. Qualifies for the same guarantee length as an adhered system.*
- Adhered Application...can be installed with EverGuard® 1121 Solvent-Based Adhesive, EverGuard® Low VOC Adhesive, or EverGuard® WB181 Water-Based Adhesive for the smoothest appearance. Provides excellent wind uplift performance.

Accessories

Field fabrication of TPO accessories is time-consuming, costly, inconsistent, and can lead to unreliable details that compromise a watertight roofing system. EverGuard® TPO prefabricated accessories deliver consistent quality and eliminate the worry and problems often associated with field fabrication. They can also boost productivity up to 200%,** while reducing installed cost by up to 12%.

*See applicable guarantee for complete coverage and restrictions.
**Based on GAF estimate to field-fabricate flashing details.

U.S. only

California Title 24 Compliant

TPO membranes meet the performance requirements of ICC ER-6030

Quality You Can Trust...From North America's Largest Roofing Manufacturer!™

gaf.com

EverGuard® TPO 60 mil Membrane

Applicable Standards

UL Listed, FM Approved, Miami-Dade County Product Control Approved, State of Florida Approved, CRRC Rated, Title 24 Compliant*, ENERGY STAR® Certified**, ASTM D6878.

Physical Properties	ASTM Test Method	ASTM D6878 Minimum	EverGuard® Typical Test Data
1. Certain data is provided in MD (machine direction) x CMD (cross machine direction) format. 2. Data is based upon typical product performance, and is subject to normal manufacturing tolerance and variance.			
Nominal Thickness	ASTM D751	0.039" (min.) (0.99 mm)	0.060" (1.52 mm)
Breaking Strength	ASTM D751 Grab Method	220 lbf/in. (38.5 kn/m)	305 lbf x 290 lbf (454 x 432 kg/m)
Factory Seam Strength	ASTM D751	66 lbf (98.34 kg/m)	135 lbf (membrane failure) (201.1 kg/m)
Elongation at Break	ASTM D751	15%	30%
Heat Aging	ASTM D573	90% Retention of Breaking Strength and Elongation at Break	100%
Tear Strength	ASTM D751 8" x 8" (203 x 203 mm) Sample	55 lbf (81.95 kg/m)	75 lbf x 130 lbf (111.8 x 193.7 kg/m)
Puncture Resistance	FTM 101C Method 2031	Not Established	380 lb. (172 kg)
Cold Brittleness	ASTM D2137	-40°C	-40°C
Permeance	ASTM E96	Not Established	0.08 Perms
Dimensional Change	ASTM D1204 @158°F (70°C), 6 hrs.	+/-1%	0.4%
Water Absorption	ASTM D471 @158°F (70°C), 1 week	+/-3.0% (top coating only)	0.7%
Hydrostatic Resistance	ASTM D751 Method D	Not Established	430 psi
Ozone Resistance	ASTM D1149	No visible deterioration @ 7 x magnification	No visible deterioration @ 7 x magnification
SRI (Solar Reflectance Index) Initial/Aged	N/A	N/A	94/81 83 Aged Title 24
Reflectivity (white) Initial/Aged	ASTM C1549 ASTM E903	N/A N/A	0.76/0.68 81.9% Reflectance
Emissivity (white) Initial/Aged	ASTM C1371 ASTM E403	N/A N/A	0.90/0.83 0.94
Weather Resistance	ASTM G155/D6878	10,080 KJ/(m² · nm) at 340 nm	>25,000 KJ/(m² · nm) at 340 nm
Heat Aging	ASTM D573	240°F (115°C) for 32 weeks	60 weeks
Thickness Above Scrim	ASTM D7635	Min 30% of Total Thickness	22.1 mil (Nominal)
Guarantee			
Up to 25 years			

*White, Energy Gray, and Energy Tan Membranes Only

**ENERGY STAR® only valid in the U.S.

Product Data

	5'x 100'	6' x100'	8'x100'	10'x100'	12'x100'
Roll Size	(1.52 x 30.5 m) (500 sq. ft. (46.5 sq.m))	(1.83 x 30.5 m) (600 sq. ft. (55.74 sq.m))	(2.44 x 30.5 m) (800 sq. ft. (74.3 sq.m))	(3.05 x 30.5 m) (1,000 sq. ft. (92.9 sq.m))	(3.65 x 30.5 m) (1,200 sq. ft. (111.484 sq.m))
Roll Weight	162 lb. (73.5 kg)	194.4 lb. (88.2 kg)	257 lb. (117 kg)	322 lb. (146.1 kg)	386.4 lb. (175.3 kg)
Colors	White, Tan, Gray				
Storage	Store rolls on their sides on pallets or shelving in a dry area.				
Safety Warning	Membrane rolls are heavy. Position and install by at least two people.				
Note: Membrane rolls shipped horizontally on pallets, stacked pyramid-style and banded. Product sizes, dimensions, and widths are nominal values and are subject to normal manufacturing/packaging tolerance and variation.					

RhinoBond® is a registered trademark of OMG.

GAF® *Quality You Can Trust... From North America's Largest Roofing Manufacturer!™*

gaf.com

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City of Ypsilanti

Community and Economic Development

September 08, 2021

ALEXANDER PAUL & BLISTEIN RACHEL
[redacted]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-21-0063) **for Fencing at 314 OAK**

Dear ALEXANDER PAUL & BLISTEIN RACHEL,

Staff has reviewed the Historic District Work Permit Application for the above-named address. Your application to replace the metal fence with a wood fence has been **approved**. Approved work includes: installation of a 6' dog-eared fence, 4' gate matching the one pictured, copper caps on the fence posts, and finish with an opaque stain in "Cordovan Brown." The fence shall be installed at the locations specified in the application.

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 fencing 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

One South Huron Street
Ypsilanti, MI 48197
Tel: (734) 483-9646
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R# 28958

2875

City of Ypsilanti
Historic District Commission
Work Permit Application

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   c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
   d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
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Property

Address
314 Oak St. Ypsilanti, MI 48198

Applicant

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

Name		
Rachel E. Blistein		
Address		
[redacted]		
City	State	Zip
Ypsilanti	MI	48198
Phone / Fax	E-Mail	
[redacted]		

Contractor

Contractor Name & Contact Info
Chuck Tombeau [redacted]

Type of work

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

Complete Description of Proposed Work:

Removal of dilapidated metal fencing in the rear of the property and installation of a new dog-eared 6' privacy fence made of pressure treated wood. We propose staining the fence to match the dark brown stain on the existing rear deck. Posts will be finished with ornamental copper caps to match existing deck. The fence will enclose the entire rear property, as shown on the attached drawing. A decorative double wood gate, similar to the image shown in the attached documents, will span the existing driveway.

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

Cabot Pre-Tinted Cordovan Brown Semi-Solid Exterior Wood Stain

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
$8,000	$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.

[redacted]	Date: 09/06/2021
Print Name: Rachel E. Blistein	

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.

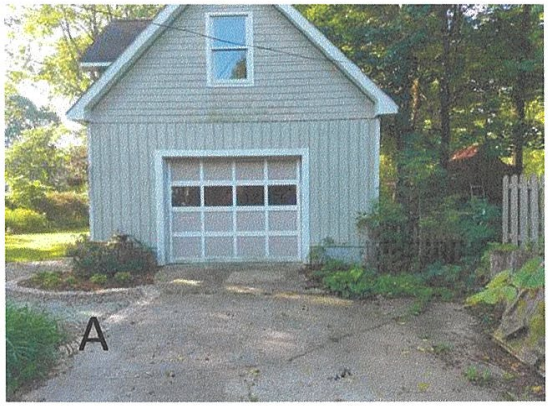
All other necessary approvals and permits must be acquired before beginning work.

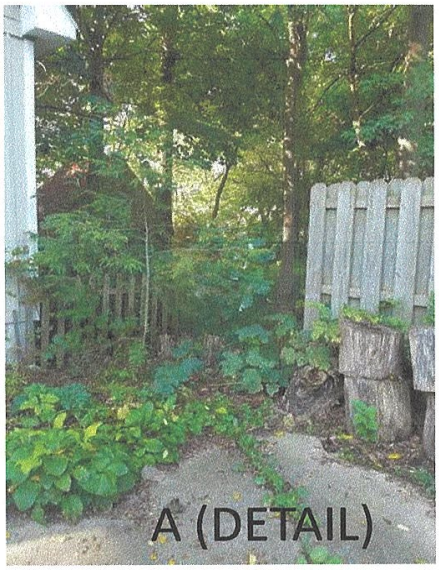
City of Ypsilanti HDC Work Permit Application

314 Oak St.
Ypsilanti, MI 48198

Complete Description of Proposed Work:
Removal of existing wire mesh and chain link fencing (variable height) on the East and South property lines to be replaced with a 6' ht. wood privacy fence as shown Figure G below. 87' will also be added along the West property line to complete and match privacy fencing installed on two neighboring properties to the West.

Photos of Existing Site:
(See corresponding letter key on plan).

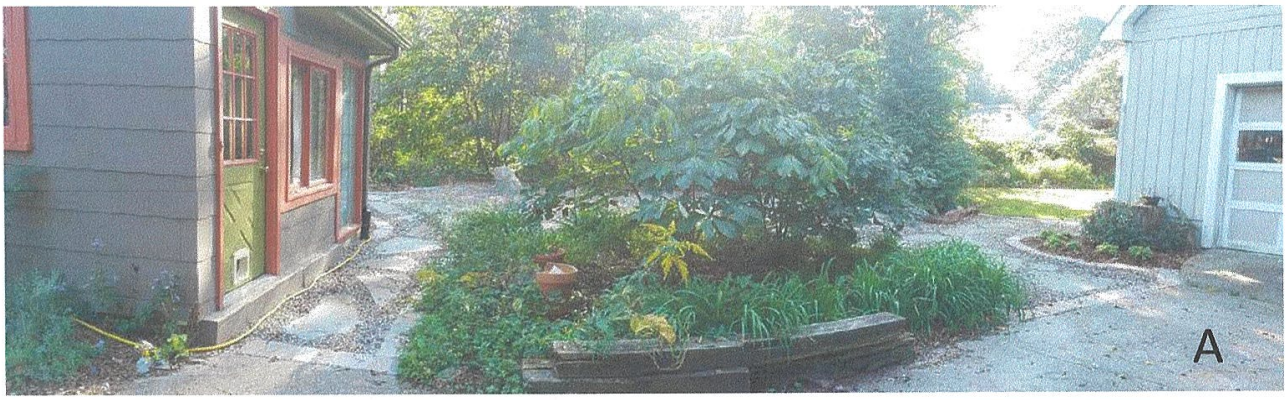




City of Ypsilanti HDC Work Permit Application

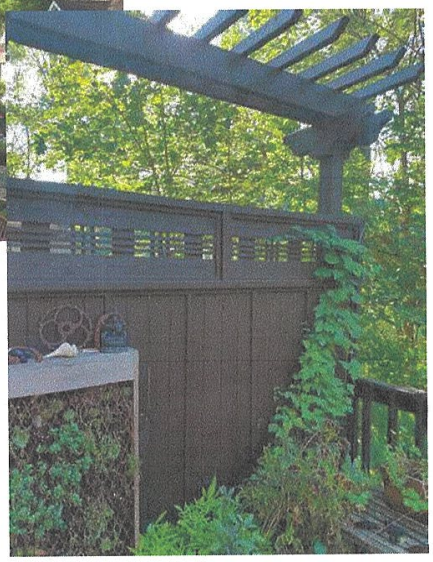
314 Oak St.
Ypsilanti, MI 48198

Photos of Existing Site:
(See corresponding letter key on plan).



C

B



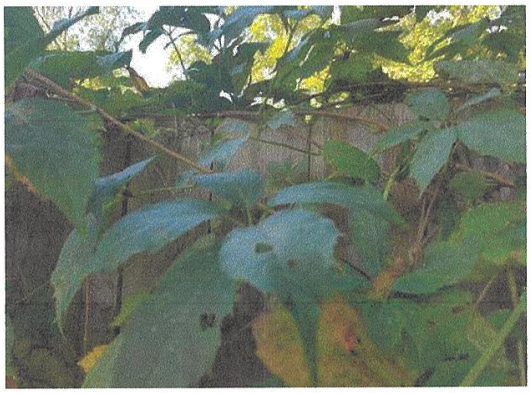
City of Ypsilanti HDC Work Permit Application

314 Oak St.
Ypsilanti, MI 48198

Photos of Existing Site:
(See corresponding letter key on plan).

D

E

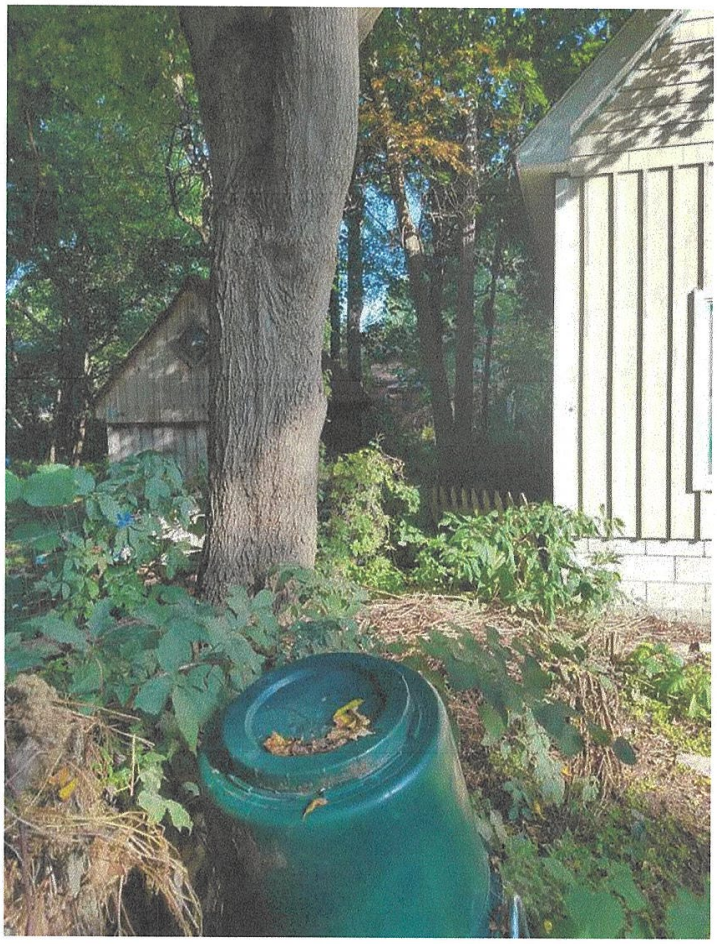


E - DETAIL

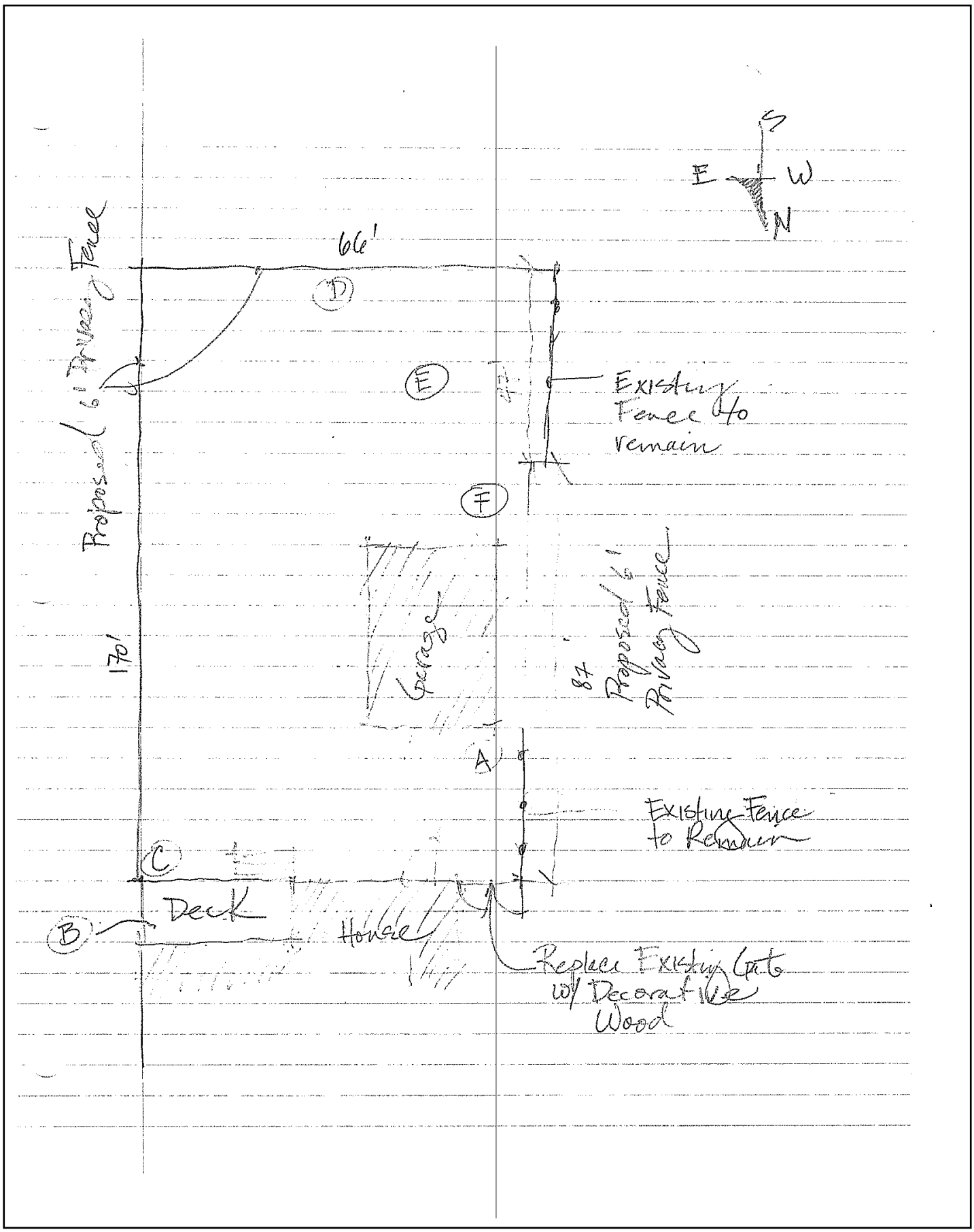
City of Ypsilanti HDC Work Permit Application

314 Oak St.
Ypsilanti, MI 48198

Photos of Existing Site:
(See corresponding letter key on plan).



F


S
E
W
N
66'
D
E
F
A
C
B
Proposed 6' Privacy Fence
170'
Existing Fence to remain
Garage
87'
Proposed 6' Privacy fence
Existing Fence to Remain
Deck
House
Replace Existing Gate w/ Decorative Wood

MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION
Virtual Meeting held via Zoom

Tuesday, August 10, 2021
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 – Washtenaw County, City of Ypsilanti Erika Lindsay - Washtenaw County, City of Ypsilanti James Chesnut – Washtenaw County, City of Ypsilanti James Ratzlaff – Washtenaw County, City of Ypsilanti Stefan Szumko - Washtenaw County, City of Ypsilanti
Commissioners Absent:	None
Staff Present:	Scott Slagor, Preservation Planner Nancy Hare-Dickerson, Commission Recording Secretary

APPROVAL OF AGENDA

Motion: Lindsay (second: Chesnut) moved to approve the agenda as submitted.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut, Ratzlaff, Szumko
Nays: None
Absent: None
Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS
Steve Pierce, City resident, addressed the Commission regarding his support for the application for 206 E Forest.

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS
206 E Forest
**Solar arrays.*
Applicants: Brandon Knight, contractor - not present

Sara Burg, contractor - present

Discussion: Slagor: Staff provided a review report citing the following information –- that the house is a late 19th century vernacular building; that the application proposes two (2) sets of solar arrays on the rear addition *[reference drawings in packet materials];* that the original house is an L-floor plan on E Forest and then there are long descending additions that look like they date to the mid-century and, apparently, were erected for a beauty school at one time, making them later in the original house.

Staff stated *[reference drawings in packet materials]* that all of the apparatuses face east to a parking lot; that the inverter and disconnect boxes will be on the west elevation; that the Ironridge mounting system is being used; and that solar panels will be installed parallel to the roof.

Per packet photo materials of the building, staff showed where the inverter and disconnect would be located behind a bush; showed the primary views from the street; and showed the descending elevation where the solar arrays would be placed.

****

Burg: Added that it does not face the road and is adjacent to the parking lot.

Pettit: Stated that the array is on a different side of the building from where the service panel and things would be. Asked how the wiring is routed from the panels to the control panel.

Burg: Stated that it would usually travel through the attic into the inverter.

Pettit: Stated that if applicant plans to go directly into the attic and then route over, that would likely be a requirement. [Commissioner Swift voiced agreement].

Chesnut: Asked if the inverter equipment is located inside or on the exterior of the building.

Burg: Stated that the company likes to put it on the outside of the house. Stated that the AC disconnect would definitely have to be on the outside by the meter but the inverter can also go into the house if deemed necessary.

Chesnut: Asked if the proposal is for everything on the exterior.

Burg: Confirmed.

Swift: Asked about the size of the equipment.

Burg: Stated that inverters are maybe two-feet wide and three feet tall. Stated that a disconnect is very small, like a small purse satchel size.

Pettit: Asked about the amount of equipment boxes mounted to the side of the house.

Burg: Stated that there would be two – the AC disconnect and inverter.

Chesnut: Initiated discussion to clarify page 17 of packet materials re: location of equipment for proposed installation.

Szumko: Asked if the exterior panels are paintable.

Burg: Stated that they probably could be painted but that it would be up to allowance by the electrical inspector.

Ratzlaff: Initiated discussion regarding the proximity of trees and possible debris causing issues.

Motion: Ratzlaff (second: Lindsay) moved to approve and issue a Certificate of Appropriateness for the work at 206 E Forest as submitted in the application on August 3, 2021, for installation of a solar array and power apparatuses 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, Lindsay, Swift, Chesnut, Ratzlaff, Szumko
Nays: None
Absent: None
Motion carried.

414 Maple
**Rear egress stairs.*

Applicant: Stefan Szumko, contractor - present

**Before discussion, Commissioner Stefan Szumko recused himself from deliberating and voting, citing a conflict of interest. Commissioner Szumko was available to answer questions about the proposed work.

Discussion: Slagor: Staff provided a review report citing the following information –- that it is a vernacular gabled-ell form house that was erected in 1900, located on the historic east side; that there is a rear metal staircase *[reference packet photo materials]* coming off of what appears to be an addition that applicant would like to replace.

Staff explained that the proposal is for a platform deck *[reference packet photo materials]*, supported by treated lumber wrapped in a black aluminum sleeve with Azek deck board flooring, which is something the Commission has approved before; and then a metal black aluminum stair system with the riser and treads being that Azek decking; and then a metal black aluminum guardrail system for the railing; and that each of the component parts use the risers and the sleeve and the deck joists adhesive tape.

Staff showed an illustration of the proposed work, per schematic in packet materials which breaks down each part and component.

****

Pettit: Asked about the two-by-eight band joist on the outside, if it would be exposed.

Szumko: Confirmed, no. Stated that they would like to cover it with the Azek board, same color. Stated that it will all be gray and black and, ideally, no painting.

Ratzlaff: Initiated discussion re: platform deck vs porch comparisons; query as to possible lattice considerations.

**Commissioner Szumko removed himself by turning his camera and microphone off as the Commission deliberated and voted.

Ratzlaff: Indicated an opinion that on an historic feel, the new design is more appropriate than the steel concrete that is there.

Lindsay: Indicated an opinion that the materials being used are smart as far as not painting but having a finish that feels appropriate; that the coated aluminum will be a nice way to not have to deal with treated lumber; and that it seems to be a good solution that should last for quite a while.

Swift: Indicated an opinion that the lattice is usually something that would be more of a concern on the front; that being open is fine; and that the retaining wall shields part of that edge.

Pettit: Indicated an opinion that the proposed work is an improvement on what is there; that he likes that the risers will be open for visibility; that having the wood-like deck on top and finish will look good longer than paint; that lattice work does not seem to be a problem in this case as there is not an earthen floor underneath or a critter concern, that the desire is to be able to access the space, and that it is tucked in the rear.

Motion: Ratzlaff (second: Lindsay) moved to approve and issue a Certificate of Appropriateness for the work at 414 Maple as submitted in the application dated August 3, 2021 for replacement of the rear entry deck and stairs. The new deck and stair shall be built to the submitted specifications including a black aluminum stair and guardrail system, and Azek Timbertech deck boards in the "Coastline" finish.

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, Lindsay, Swift, Chesnut, Ratzlaff
Abstain: Szumko
Nays: None
Absent: None
Motion carried.

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS
9-11 S Washington Extension
332 Oak Roof
207 W Michigan Fence

Motion: Lindsay (second: Ratzlaff) moved to accept the administrative approvals cited above, as submitted by staff.

Discussion: Pettit: Initiated discussion for clarification of the work administratively approved at 207 W Michigan.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut, Ratzlaff, Szumko
Nays: None
Absent: None
Motion carried.

OTHER BUSINESS

1. **Demolition by Neglect – 302 E Cross**
   Commissioners considered the case of Demolition by Neglect and submitted the following resolution:

RESOLVED BY THE HISTORIC DISTRICT COMMISSION OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti Historic District Commission is charged with safeguarding the built heritage of the city; and

WHEREAS, the house at 302 E Cross is a significant Queen Anne/Gothic Revival building that is contributing to the Ypsilanti Historic District; and

WHEREAS, the house at 302 E Cross was found to be a dangerous building by the City Building Department and a case of demolition by neglect by the Historic District Commission; and

WHEREAS, the property owner has not sufficiently responded to multiple requests for repair,

NOW THEREFORE BE IT RESOLVED THAT, the Ypsilanti Historic District Commission supports the City filing suit against the owner of 302 E Cross to resolve the case of demolition by neglect, thereby preserving the historic integrity of the resource and the historic district.

Offered by: Stefan Szumko, Supported by James Chesnut

Ayes: Pettit, Chesnut, Ratzlaff, Lindsay, Swift, Szumko
Nays: None
Absent: None
Motion carried.

2. **Property Monitoring**
   Commissioners/Staff discussed status of previously approved property work and property issues under review.

3. **Updates from Staff**
   Re: Commissioner vacancy

4. **Commissioner Comments**
   Comments re: availability schedules and considerations.
   Comments re: open commissioner vacancy.
   Query/comments re: Robert's Rules procedures - voting/attendance/quorum.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

1. **Review of Approved Amended Minutes from July 13, 2021**
   Reviewed and acknowledged amendment.

2. **Approval of the minutes of July 27, 2021**

   Motion: Lindsay (second: Ratzlaff) moved to approve the minutes of July 27, 2021, as submitted.

   Roll Call Vote - Ayes: Pettit, Chesnut, Ratzlaff, Lindsay, Swift, Szumko
   Nays: None
   Absent: None
   Motion carried.

3. **Nominations for Vice Chair**

   Chairperson Alex Pettit opened the floor for nominations for Vice Chair.

   James Chesnut nominated Erika Lindsay, who accepted the nomination.

   Amy Swift nominated James Chesnut, who declined the nomination.

   Chairperson Alex Pettit closed the nomination period.

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

MEETING ADJOURNED at 8:49 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson