



AGENDA

Historic District Commission Meeting

7:00 PM - Tuesday, February 8, 2022

Council Chambers

<https://us02web.zoom.us/j/88447382850?pwd=akZubTRBak9rbVI1cFY3WEdlWDNWZz09>

Page

1. CALL TO ORDER

2. ROLL CALL

Alex Pettit, Chair
Anne Stevenson, Vice Chair
Erika Lindsay
James Ratzlaff
Amy Swift
James Chesnut
Stefan Szumko

3. APPROVAL OF AGENDA

4. PUBLIC COMMENT ON AGENDA ITEMS

5. BUSINESS SESSION

5.1. OLD BUSINESS

5.2. NEW BUSINESS

3 - 98

506 North River St

317 Oak

309 N Park

310 E Cross

[CLG Scholarship for NACP Forum 2022](#)

[506 N River St Staff Review.docx](#)

[317 Oak Staff Review](#)

[309 N Park Staff Review](#)

[310 E Cross Staff Review - Solar Panels](#)

[310 E Cross Staff Review - Garage Windows](#)

[310 E Cross Staff Review - Gutters](#)

5.3. STUDY ITEMS

99 - 133

211 N Washington

216 Maple

12 E Forest

[211 N Washington StudyItem Final](#)

[216 Maple Study Item](#)

[12 E Forest Study Item Final](#)

5.4. ADMINISTRATIVE APPROVALS

5.5. OTHER BUSINESS

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

6. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

7. HOUSEKEEPING BUSINESS

7.1. Approval of meeting minutes 12/14/2021

135 - 141

[Historic District 12-14-2021 Full Minutes](#)

8. ADJOURNMENT



**NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS (NAPC) FORUM 2022
CLG SCHOLARSHIP APPLICATION
DUE MARCH 21, 2022**

The Michigan State Historic Preservation Office (SHPO) makes annual grant funds available through the Certified Local Government (CLG) program, a preservation partnership between local, state, and national governments focused on promoting historic preservation at the local level. For 2022, SHPO is also offering conference scholarships.

Scholarship funds are being offered for staff and historic district commissioners in CLG communities to attend the **National Alliance of Preservation Commissions (NAPC)** biennial conference, **NAPC Forum 2022**, which will be held in Cincinnati, Ohio, from July 13-17, 2022. Conference registration is anticipated to open on or around April 1. Details are available at: <https://napcommissions.org/>.

Grant Reimbursement and Documentation	In accordance with CLG program federal requirements, all grants are paid on an expense reimbursement basis only. The attendee or CLG must pay for expenses upfront, which will be reimbursed (up to the grant amount) upon SHPO receipt and approval of a completed reimbursement request (see here) and proof of expenses. Reimbursement requests must be submitted by September 1, 2022.
Eligible Applicants and Application Process	All CLGs in good standing are eligible to apply for funds on behalf of their staff or historic district commission members. The CLG must apply on behalf of the individual requesting attendance. SHPO can only make awards directly to the CLG, not private individuals. This means that the CLG will either be responsible for disbursement of grant funds to the individual once reimbursement is received from SHPO or will cover the costs directly on behalf of the attendee, which will be reimbursed to the CLG following attendance. Interested CLGs must submit the completed application form via email no later than 5:00 p.m. on March 21, 2022, to Alan Higgins, CLG Coordinator, at HigginsS3@michigan.gov. Applications must be signed by an authorized staff person of the CLG and accompanied by a resolution from the CLG authorizing acceptance of the grant, if awarded. Applicants are encouraged to use the template here.
Award Criteria	Scholarships will be awarded based on demonstrated need and benefit. Consideration may also be given to persons who have not attended an NAPC Forum previously and/or geographic distribution of funds.
Eligible Expenses	Applicants may request up to \$1,000 to cover: • Conference registration fees, inclusive of the main program and any optional conference events the attendee wishes to attend. • Lodging for the length of the conference. Lodging is reimbursable at the conference hotel block rate (\$179) or another hotel at the federal per diem rate (\$151). The conference headquarters will be the Hilton Cincinnati Netherland Plaza. • All other costs incurred outside of the conference fee and lodging (e.g., incidentals, per diem, and mileage) are ineligible expenses. Parking is an eligible expense only if it is associated with lodging. General parking expenses (e.g., meters, parking lots) are not eligible.
Number of Scholarships	Up to seven \$1,000 scholarships will be offered to offset the costs of the conference. A CLG may apply for a scholarship for more than one individual; however, no CLG will be awarded more than one scholarship unless funding is available.
Grant Agreement	If selected, the CLG will enter into a grant agreement with SHPO that covers the terms of the reimbursement and related provisions.
Conference Attendance	Scholarship recipients are expected to attend a minimum of four conference sessions. Attendees will be required to provide a brief synopsis of lessons learned as part of the reimbursement request.



**NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS (NAPC) FORUM 2022
CLG SCHOLARSHIP APPLICATION
DUE MARCH 21, 2022**

1. Applicant Information

Name of Certified Local Government

Contact Name/Title

Mailing Address

Email Address

Phone Number

2. Attendee Information

Name of Person Seeking Scholarship

Community Role (e.g., CLG staff or HDC chair)

How long have you served in this role?

If a commissioner, term dates:

Have you attended NAPC Forum before?

☐ Yes ☒ No

If yes, most recent year:

3. Scholarship Request

Amount Requested from SHPO (up to \$1,000):

How will reimbursable expenses be paid upfront for the attendee?

☐ Personal funds ☐ Municipal funds ☐ Other: _____

Attendee Verification

I understand that if selected for a scholarship that I will be required to prepare a brief summary of NAPC Forum sessions attended and provide eligible receipts in order to be reimbursed from SHPO.

Signature of Attendee

Date

CLG Verification

We understand that the CLG will, if selected, enter into a grant agreement with SHPO. In accordance with the grant agreement, the CLG scholarship will be paid on an expense reimbursement basis only.

We understand that the CLG or applicant will be required to pay for expenses upfront and submit the reimbursement request form and proof of expenses to SHPO no later than September 1, 2022. The CLG will be responsible for receiving reimbursement from SHPO and distributing funds to the attendee accordingly. SHPO will not make direct payments to private individuals.

Signature of CLG Contact

Date

Signature of Authorized Official

Date

Printed Name of Authorized Official

Title

- 3



HDC Work Permit Staff Review

Property address: 506 N River Street

Property History: The property includes an Bungalow-style house, erected in 1912, that is contributing to the historic district. In 2003 the HDC approved reroofing the entire house. That decision is detailed here for your reference.

Date Complete Application Received: January 11, 2022

Date of Review: February 2, 2022

Date of Meeting: February 8, 2022

Proposed work: Strip and reroof for house only – entire roof will be replaced. Include 9 ft ice and water shield. No Structural changes, vent will remain in the same spots, none added.

Materials: Asphalt Shingle. Color: Owens Corning Brownwood

Staff review:

1. The house was last re-roofed in 2003. Approved at the time was the following work: Re-roof. Starting from the bottom of the roof, a tear off of the three layers, replacing sheathing where necessary; roofing material shall be Tempo Rustic Redwood 25 year shingle; ridge vents and soffit vents shall be installed; drip edge to match Rustic Redwood; K style gutters to be replaced, inserting a nail with a collar; hangers shall be underneath shingles; flashing shall be into a mortar of chimney; chimney shall be re-pointed.
2. The proposed roof shingle is asphalt and Owens Corning "Brownwood" color.
3. 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.
4. No structural changes to be made, the vent will remain in the same spots and none will be added.
5. Any flashing must be inserted under the siding, and the color must closely match the roof shingle color or building trim.

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. 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 allowed.
7. Gutter straps must be installed under the roof shingles. Downspouts must be located at the corners of the structure.
8. Torches are not to be used at any time during the installation.

Note: to staff's knowledge, re-roofing applications as such were often administratively reviewed and approved. Without a Preservation Planner on staff currently, we are sending all applications to the HDC for review.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 506 N River as submitted in the application dated January 31, 2022, for the re-roofing installation project as specified.

Relevant Secretary of the Interior's Standards:

#5

Prepared by:

Christopher Jacobs, Community Development Manager
Andy Aamodt, City Planner



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

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

506 North River St

Applicant

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

Name

Robert Stashefsky

Address

[REDACTED]

City

Ann Arbor

State

MI

Zip

48108

Phone / Fax

[REDACTED]

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

Mr. Roof Ann Arbor - See above

Type of work

☒ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Strip & reroof for house only - entire roof will be replaced

Include 9 ft ice & water sheild

No structual changes, vent will remain in the same spots, none added

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

Asphalt Shingle

Color: Owens Corning Brownwood

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:
\$10,820.00	\$45 + 15 = \$60.00

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: 1/11/2022
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Print Name:
Robert Stashefsky

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

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



City of Ypsilanti

Community and Economic Development Department

ATTN: Michael Macunovich
[Redacted]

RE: Application for 506 N. River

Dear Mr. Macunovich,

On March 18, 2003 the Historic District Commission (HDC) reviewed your application to re-roof at 506 N. River. The application was approved for the following work: Re-roof. Starting from the bottom of the roof, a tear off of the three layers, replace sheathing where necessary; roofing material shall be Tempo Rustic Redwood 25-year shingle; ridge vents and soffit vents shall be installed; drip edge to match Rustic Redwood; K-style gutters to be replaced, inserting a nail with a collar; hangers shall be underneath shingles; flashing shall be into mortar of chimney; chimney shall be re-pointed.

In the Commission's decision, they cited the following Secretary of the Interior's Standards: #5- Preserve distinctive features and #10 – New work shall be removable. If you have any questions or concerns please contact me at (734) 483-9646.

Sincerely,
[Redacted]

Jim Wilson
Planner I
Planning and Development

Approval by the Historic District Commission does not exempt you from nor cannot be substituted for zoning or building department approval.

CC: File

**One South Huron Street
Ypsilanti, MI 48197**

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

www.CityofYpsilanti.com

1. The first part of the document is a list of references.

Historic District Work Permit Decision Sheet

Moved by: Overland

Date: 3-18-03

I move to approve the following portions of the application presented for (address): **506 N River**

Re-roof. Starting from the bottom of the roof, a tear off of the three layers, replace sheathing where necessary; roofing material shall be Tempo Rustic Redwood 25-year shingle; ridge vents and soffit vents shall be installed; drip edge to match Rustic Redwood; K-style gutters to be replaced, inserting a nail with a collar; hangers shall be underneath shingles; flashing shall be into mortar of chimney; chimney shall be re-pointed.

This decision is based on the Secretary of Interior Standards for Rehabilitation Numbers(s): 5/10

I move to deny the following portions of the application presented for (address):

This decision is based on the Secretary of Interior Standards for Rehabilitation Numbers(s):

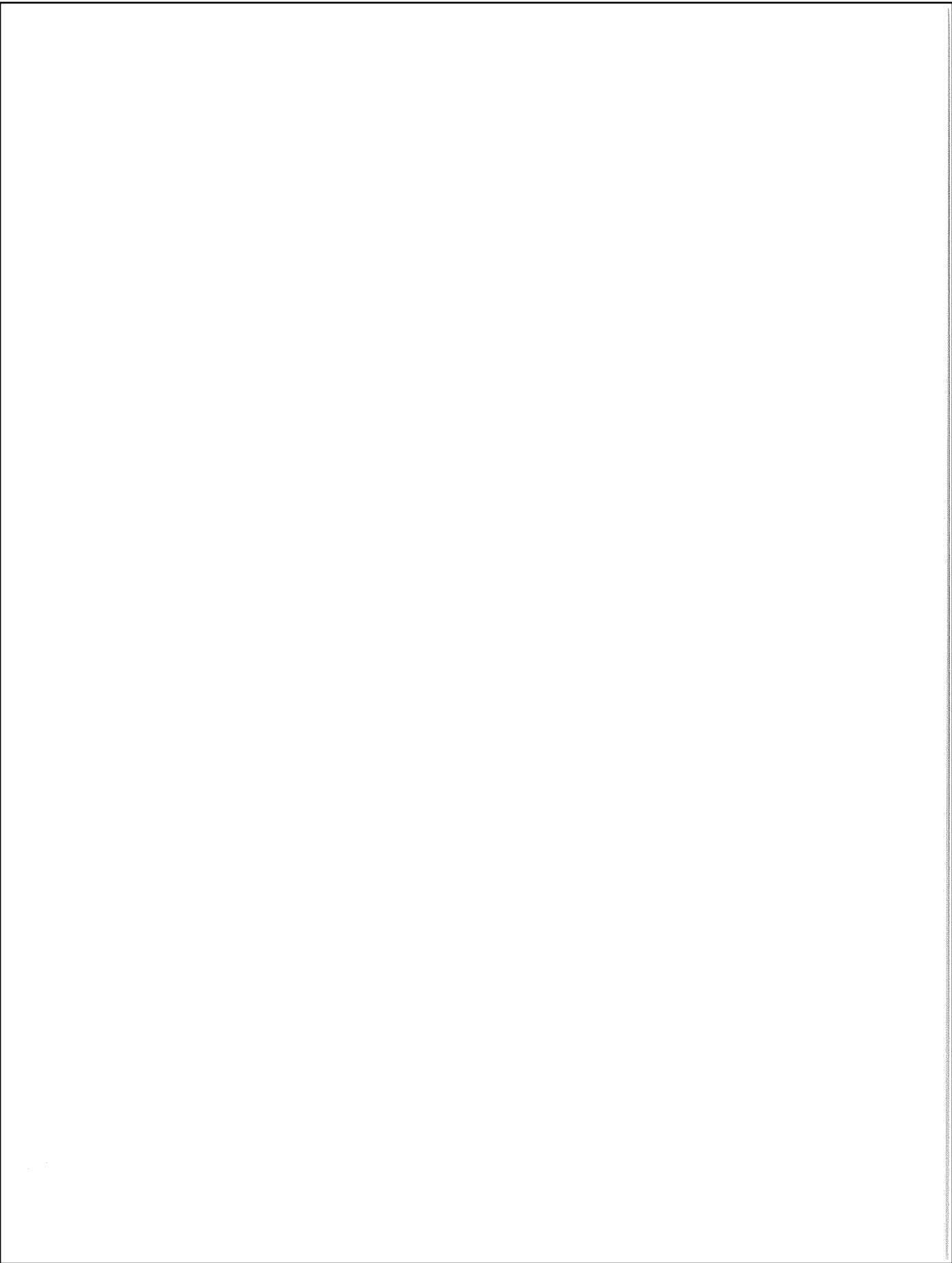
Supported by: Prebys

Rigdon	Aye	Nay	Abstain
Miller	Aye	Nay	Abstain
Prebys	Aye	Nay	Abstain
Rupert	Aye	Nay	Abstain
Overland	Aye	Nay	Abstain
Schmiedeke	Aye	Nay	Abstain
Taylor	Aye	Nay	Abstain



- (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.
- (7) Clean building gently – no sandblasting.
- (8) Preserve archeological resources.
- (9) Contemporary designs shall be compatible and shall not destroy significant original material.

(10) New work shall be removable.











PERFORMANCE THUNDERGUARD SYSTEM
NON-PRORATED S.B.S. RUBBER SHINGLE SYSTEM
WITH A LIFETIME PROACTIVE SERVICE AGREEMENT

800-949-0009

1-800-4-MR-ROOF



Year After Year, Nobody Installs More New Roofs... Nobody!

Name Dennis & Anne Bger. Date 12/8/21 Twp. _____
Street 506 North River St City Ypsilanti Zip 48198
Telephone Number _____ Telephone Number _____ E-mail _____

Inspector Name Ryan Bessel Inspector Phone Number _____

1. Prepare house to have roof removed (tarp, etc.), to ensure debris does not damage any siding, shrubs, lawn, etc. Remove all old roofing material to original roof decking, secure any problem areas, remove and replace any rotten wood decking.
2. The first 40' of 1" x 6" boards or 2 - 4' x 8' sheets of O.S.B. is included. Thereafter, a charge of \$2.50 per foot of 1" x 6" (not fascia/trim) and \$65.00 per each 4' x 8' sheet of O.S.B. will be added to the subtotal. Please initial DLB
3. Job to include thorough clean up and proper disposal of all debris that day. **MR. ROOF** provides a 100% waiver of lien for material and labor. All permits, fees and taxes are included in this proposal. Permits pulled by **MR. ROOF, NOT A SUBCONTRACTOR.**
4. After the roof has settled, a quality control manager will re-inspect the roofing system to ensure the roof has settled correctly.
5. Install high strength 1 3/4" steel drip edge to all rake edges and non-heated eaves. (Level 7)
6. Install **THUNDEREDGE**, a 4 - season vented drip edge system along all heated eaves. This specialized product is used to create the necessary fresh air intake ventilation you must have to deter mold growth and reduce moisture in insulation, thus making it more energy efficient and creating a healthier, more comfortable environment. (Level 7)
7. Install commercial grade rubberized ice guard a minimum of 9' up all eaves including valleys, flashing and chimneys, as needed. This provides a weathertight seal that deters water caused from ice dams from penetrating the roofing system. (Level 5)
8. Install **THUNDERSHIELD**, a rainproof S.B.S. synthetic underlayment, on remainder of roof deck. **THUNDERSHIELD** not only provides a secondary defense but most importantly it will reduce shingle scorching. (Level 7)
9. Install a 2 - layer, highwind starter sealant strip on all outside edges. (Level 7)
10. Install closed cut, **RUBBERIZED** 6 - layer valley system. We use a SBS granulated roof membrane. (Level 7)
11. Flash and counter flash chimneys and walls where necessary. **FLASHING TO BE SAW CUT INTO THE BRICK.** This process binds the heavy gauge aluminum to the brick and guarantees zero water penetration. (Level 7)
12. Install 9 **THUNDERVENTS**. This is the only vent that pulls the air from the top of the vent using the Venturi effect and is guaranteed to be waterproof, not just water resistant. (Level 7) and/or n/a of low profile ridge system.
13. All shingles to be nailed using galvanized, high wind barbed, **TRIDENT 3 HOOK NAILS.** (Level 7) Install commercial grade neoprene vent stack collars to all stack pipes to ensure a watertight seal.
14. Install **THUNDERGUARD** shingle system with an Owens Corning Flex non-prorated lifetime warranted **RUBBERIZED** shingle. This shingle carries a Dade County hurricane rating, 130 MPH wind warranty, algae resistant copper protection, expanded nail zone, class "4" hail rating and is the only shingle to be covered by the **MR. ROOF "NO DOLLAR LIMIT"** replacement guarantee. Additionally, many insurance companies will discount your policy if installed on your home. (Level 7)
15. **MR. ROOF EXCLUSIVE PROACTIVE SERVICE PLAN.** This 5 year re-inspection maintenance program will ensure the integrity of all roofing components. (After all, the best warranty is one you never need to use.)
16. 20 year, 100% coverage, written no leak guarantee and full waiver of lien. **MR. ROOF** is the only single source company; only **MR. ROOF** can provide a **NO GAP, 100% UNDIVIDED RESPONSIBILITY GUARANTEE.**

ROOF PRICE	\$ 13319	Squares	2143	Sh. Color	Brown w/wh	House Only	Yes	No
Total Discount	\$ -2455	Layers	1	Flash	Bl Br Wh	Garage	Yes	No
	\$ 10820	Pitch	7/12	Drip	Bl Br Wh Wick	Stories	1	2 3
		S.S. Rake	141	R & R	Yes No LG / XL	Chimney	0	2 3
		S.S. Edge	93	Gutters	Yes No	Bath Vents	0	2 3
DEPOSIT	\$ (100)	Cap Feet	50	Gut. Color	N/A	Ridge Vent	Yes No	Ft.
SUBTOTAL	\$ 10720	Vented Edge	20	Leaf Prot.	Yes No	Solar Fan	Yes	No
Est. Monthly Payment	\$	Drip Edge	220	Insulation	Yes No	Rubber Color	Sq.	
Added info:		Valley Feet		Add R-Value		Redeck	Yes	No
		Thun. Vent	9	Skylights	1 2 3 n/a	Mold Kill	Yes	No
		Vent Color	Bl Br Ww	Sky. Opening / Fixed		Ant./Dish	Stay	Toss
				Sky.		Other Trade		

Include all current discounts + promotions Additional Work Will Only Be Performed If In Writing
- Spring Install
- House is in Hurstland District.
- 9 Ft Ice + Water Shield.

Notice of Right to Cancel - You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the back of this contract for the notice of cancellation form for an explanation of this right.

Owners X _____ Owners X _____ Date 12-8-2021

Inspector _____ Finance Cash/Check Other _____
Price Given Is The Cash Or Check Price. If Paying By Credit Card, Please Add 3%. Additional Terms & Conditions On Back.



Pre-Installation Checklist

Name: Dennis + Anne Baer.

Address: 506 North River St Ypsilanti

1. After your permit has been issued by the building department the Production Department will call to schedule the installation date for your new roof. (Inspectors do not schedule the roof installation.)
2. Our crews typically arrive (weather permitting) between 7:30am-9am depending on traffic. Once they arrive, the crew leader will answer any questions you may have. (Please direct any present and future questions to the crew leader only.)
3. Cutting your grass 1-3 days before the install date greatly assists the cleanup process. The magnets used will capture nails more efficiently in shorter grass.
4. Please make sure all vehicles are out of the garage and off the driveway. Anything in the garage and house attic of value should be removed or at least covered.
5. Please remove any landscape lights, flower pots, garden gnomes, hanging plants, lawn furniture, barbeque grills, etc. that are near the home. Close any awnings or patio umbrellas. (Please note we're tearing off the weight of several cars)
6. If new Skylights are being installed please place some plastic or a drop cloth underneath the skylight to catch any debris that may fall in the installation process. Most skylights will need some interior trim work, which Mr Roof does not do.
7. The process of installing a new roof means workers on your roof which can cause significant vibrations at times. You will likely hear and feel your installers on the roof. Avoid falling objects or breakage by removing loose or fragile items from your home's walls and shelves.
8. Replacing your roof will not fix rafters or overhangs that have settled. This is not a structural issue and is normally oblivious to the homeowner until a new roof is installed. (If the rafter is broken we will repair it to code.)
9. Are there any existing leaks in the roof? (Explain; be exact in description): Not at this time
10. If the Customer has pre-existing gutter protection, customer is responsible at their expense, for having the company who installed the protection come out to remove and reinstall before and after the roof is completed. If you are getting new gutters, they are typically installed a couple of days after the roof is completed.
11. Customer understands Mr. Roof cannot be held liable for ventilation problems related to inherently defective design. Mr. Roof will bring the home beyond building codes as long as a Standard or above roofing system is selected.
12. If your satellite dish is staying on the roof, it will be removed and installed in the same location; however, it may require adjustments by your satellite company's service provider. Mr. Roof is not responsible for re-alignment for your satellite dish.
13. Homeowner accepts all responsibility for Home Owner Association and or historic district approval, when applicable.
14. Is there anything not written on the contract that the inspector has promised you? _____

15. Your Crew Leader will walk you around your home upon completion to ensure you are 100% satisfied and will ask for final payment upon your complete satisfaction.

Customer Signature: _____ Date: 12-8-21





HDC Work Permit Staff Review

Property address: 317 Oak St

Property History: This hip-roof bungalow is listed as contributing in the National Register nomination.

Date Complete Application Received: January 31, 2022

Date of Review: February 8, 2022

Date of Meeting: February 8, 2022

Proposed work: Re-roofing of shingle sections of roof

Materials: Owens Corning brand "Oakridge" style "Driftwood" color shingles; ridge vents; brown drip edge

Staff review:

1. The house was last re-roofed in 1998, based on City permit records.
2. The proposed roof shingle is Owens Corning brand "Oakridge" style, "Driftwood" color
3. 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.
4. A brown drip edge is proposed. The drip edge color should match the color of the roof shingles, or the trim of the building.
5. The ridge venting is recommended. 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. Any flashing must be inserted under the siding, and the color must closely match the roof shingle color or building trim.
7. 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 allowed.

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.

8. Gutter straps must be installed under the roof shingles. Downspouts must be located at the corners of the structure.
9. Torches are not to be used at any time during the installation.

Note: to staff's knowledge, re-roofing applications as such were often administratively reviewed and approved. Without a Preservation Planner on staff currently, we are sending all applications to the HDC for review.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 317 Oak St as submitted in the application dated January 31, 2022, for the re-roofing installation project as specified.

Relevant Secretary of the Interior's Standards:
#2, 5, 10

Prepared by:

Christopher Jacobs, Community Development Manager
Andy Aamodt, City Planner



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

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

PHDC 22-0006
#5911

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

317 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

Neighborhood Roofing

Address

[Redacted]

City

Ann Arbor

State

MI

Zip

48108

Phone / Fax

[Redacted]

E-Mail

[Redacted]

Contractor

Contractor Name & Contact Info

Same

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Tear off and re-roof on house (shingled sections only)
Shingle - Owens Corning Oakridge - Estate Gray
Ridge Vents
Brown drip edge

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

Permit Application Fee (action items only)

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

Construction Cost:

Permit fee:

\$45 + _____ =

Signature

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

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

Signature:

Date:

Print Name:

Tom Meadows

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

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

Page 25 of
141









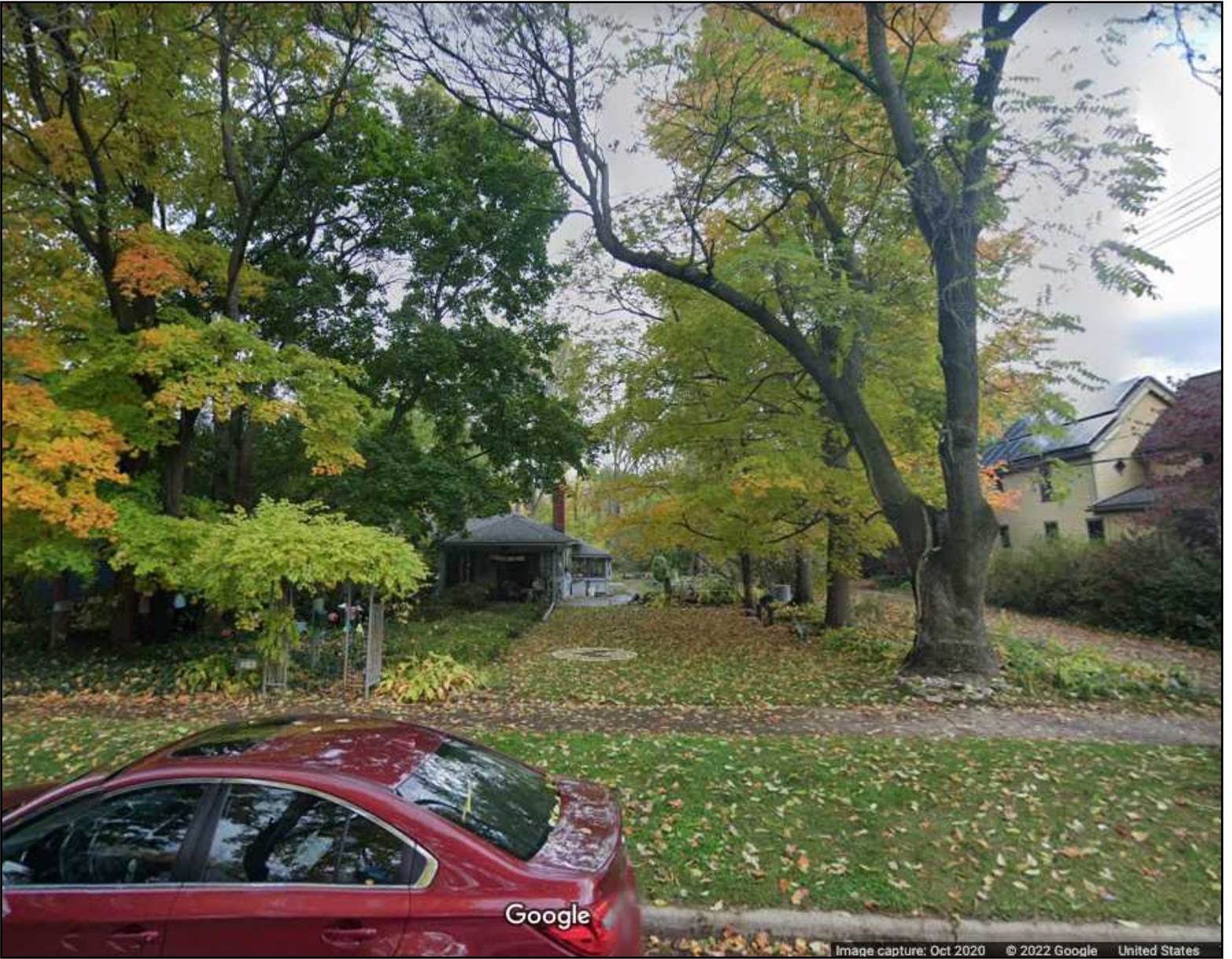


Image capture: Oct 2020 © 2022 Google United States



HDC Work Permit Staff Review

Property address: 309 N Park

Property History: This house is a 2-story hip- and cross-gable-roof Queen Anne. It is listed as non-contributing in the National Register nomination, as detailing was stripped and it was clad in two types of synthetic siding. That siding was removed to expose the original wood siding around 2001.

Date Complete Application Received: January 31, 2022

Date of Review: February 8, 2022

Date of Meeting: February 8, 2022

Proposed work: Re-roofing of house and garage

Materials: Owens Corning brand "Oakridge" style "Chateau Green" color shingles; ridge vents; green drip edge

Staff review:

1. The house was last re-roofed prior to 1998.
2. The proposed roof shingle is Owens Corning brand "Oakridge" style, "Chateau Green" color
3. 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.
4. A green drip edge is proposed. The drip edge color should match the color of the roof shingles, or the trim of the building.
5. The ridge venting is recommended. 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. Any flashing must be inserted under the siding, and the color must closely match the roof shingle color or building trim.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

7. 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 allowed.
8. Gutter straps must be installed under the roof shingles. Downspouts must be located at the corners of the structure.
9. Torches are not to be used at any time during the installation.

Note: to staff's knowledge, re-roofing applications as such were often administratively reviewed and approved. Without a Preservation Planner on staff currently, we are sending all applications to the HDC for review.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 309 N Park as submitted in the application dated January 31, 2022, for the re-roofing installation project as specified.

Relevant Secretary of the Interior's Standards:
#2, 5, 10

Prepared by:

Christopher Jacobs, Community Development Manager
Andy Aamodt, City Planner



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

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

309 N Park 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

Neighborhood Roofing

Address

City

Ann Arbor

State

MI

Zip

48108

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Same

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Tear off and re-roof on house and garage using Owens Corning Oakridge Shingles in the color Chateau Green
Drip edge = Green
Ridge Vents

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:

\$16,310.00

Permit fee:

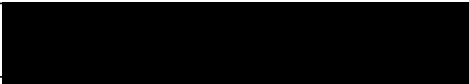
\$45 + 25 = \$70.00

Signature

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

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

Signature:



Date:

Print Name:

Tom Meadows

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

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

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141



















HDC Work Permit Staff Review

Property address: 310 E Cross

Property History: The property includes an Italianate-style house, erected in 1885, that is contributing to the historic district. Garage built 1999 or 2000.

Date of Application: January 25, 2022

Date of Review: January 27, 2022

Date of Meeting: February 8, 2022

Proposed work: Installation of a roof mounted Solar Array consisting of 13 panels. Each panel is sized 68.5 X 40.6 X 1.26 in (including frame)

Materials: Hanwha Panels

Staff review:

1. As of February 2020, there were 23 solar arrays in the HDC, representing about 1/4 of 98 installations across the City. The Historic District Commission has Design Criteria, enumerated in our local ordinance. These 15 criteria are intended to guide new construction, and do not specifically apply to solar installations.
2. The principal document for reviewing solar arrays in the historic district is the Alternative Energy Fact Sheet. The fact sheet was originally adopted by the commission on May 27, 2008 and has since been revised, most recently in 2019. Unlike the Design Criteria and Secretary of the Interior Standards, which are codified as review standards in our ordinance; the Fact Sheet serves as a set of considerations to guide the process. These considerations include: Effect on Historic Material, Visibility, Inverters and disconnects, age of structure, and installation and attachment.

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.

3. Under the ordinance, the HDC cannot approve any installation that would destroy or wholly obscure a character-defining feature, either by virtue of its installation or its removal. Examples of "character-defining features" include, but are not limited to, doors, windows, porches, rooflines, significant landscape features, and transoms. Both the materials and the arrangement of these features define a property's historic character and must not be obscured, radically changed, damaged, or destroyed.
4. Staff review concludes the proposed solar array would preserve distinctive features and does not destroy original character. The work is recommended for approval on the basis that it does not remove or alter historic material or features.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at 310 E Cross, as submitted in the application dated January 25, 2022 to install a roof mounted Solar Array consisting of 13 panels. as specified.

Relevant Secretary of the Interior's Standards:
#5, #2

Prepared by:
Christopher Jacobs, Community Development Manager

PHDC-22-0001



JAN 13 2022

RECEIVED

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

310 E. Cross Street, Ypsilanti MI 48198

Applicant

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

Name

The Green Panel, Inc.

Address

4023 South Old US 23, Suite 115

City

Brighton,

State

MI

Zip

48114

Phone / Fax

866-633-8553

E-Mail

sec@thegreenpanel.com

Contractor

Contractor Name & Contact Info

The Green Panel, Inc. / Calvin View

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

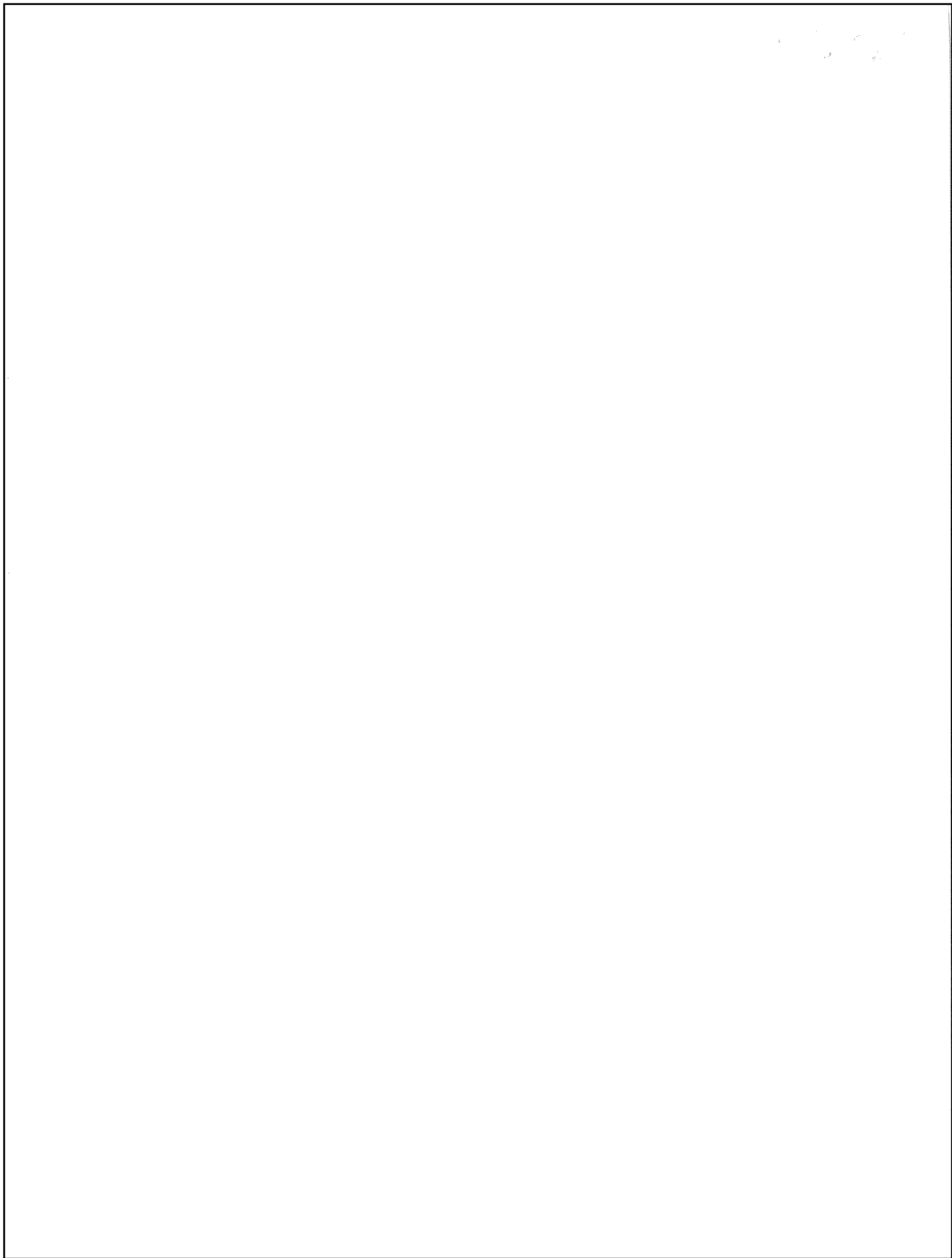
☐ Sign

☐ Fence (or other sitework)

☐ Painting

☒ Other

☐ Application Amendment



Complete Description of Proposed Work:

Installation of a Roof mounted Solar Array consisting of 13 panels.

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

Hanwha Panels

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: 11,447.80	Permit fee: \$45 + 15 = \$60.00
---------------------------------	------------------------------------

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: 01/13/22
--	-------------------

Print Name:
Calvin Vieu

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PHDC-22-0001

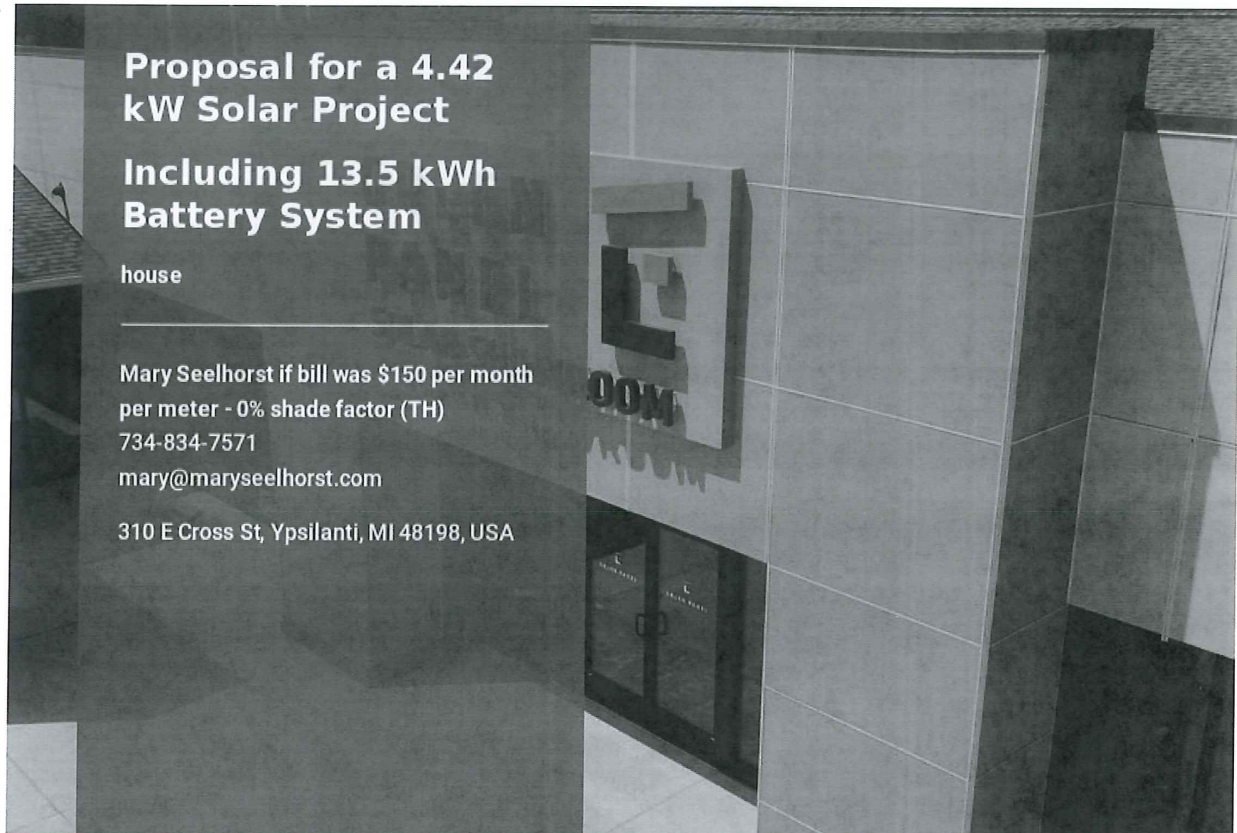


GREEN PANEL

RECEIVED

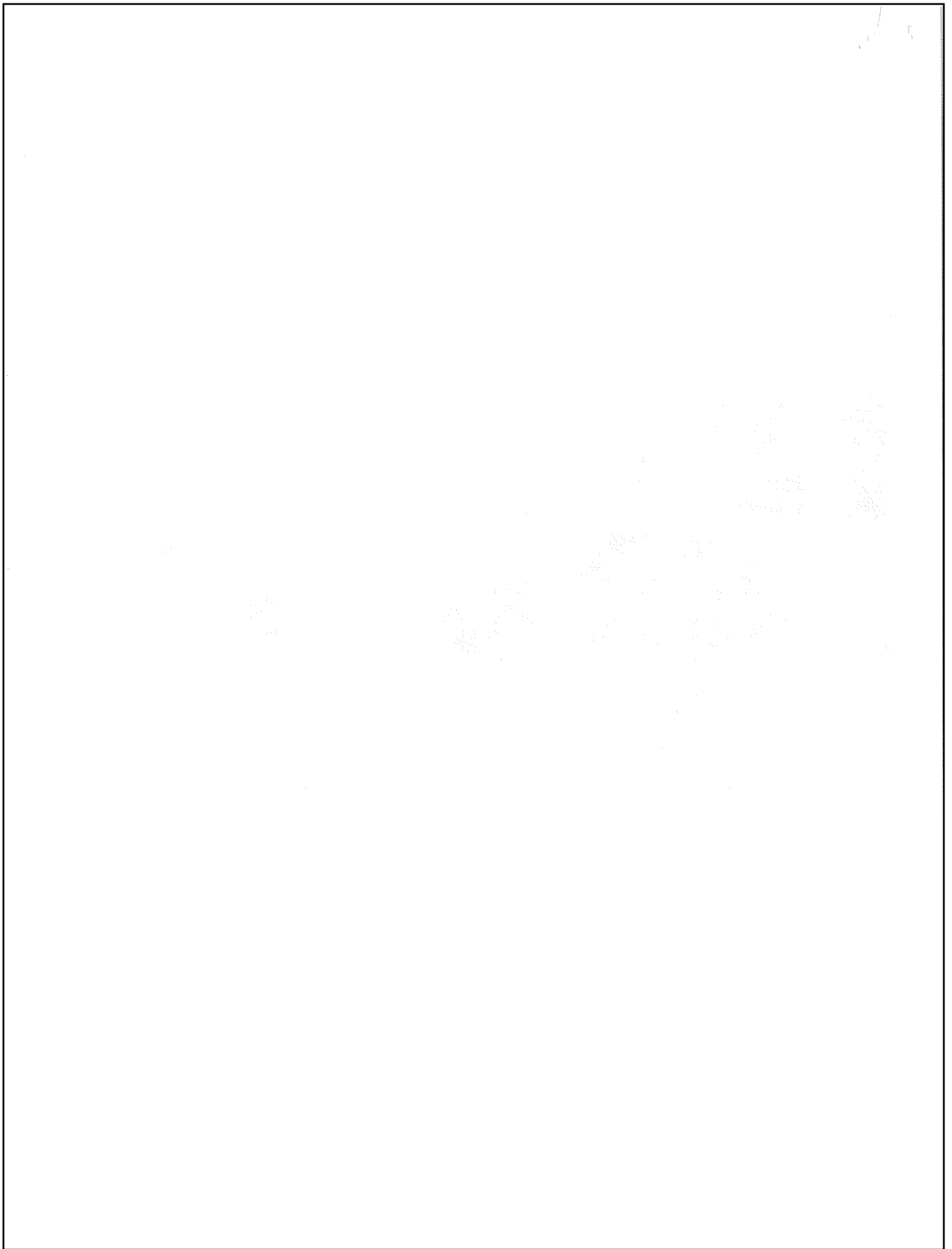
JAN 13 2022

Mary Seelhorst if bill was \$150 per month per meter - 0%
shade factor (TH)
310 E Cross St, Ypsilanti, MI 48198, USA
734-834-7571
mary@maryseelhorst.com



Prepared By:

The Green Panel, Inc.
4023 Old US Highway 23, Suite 115, Brighton MI, 48114 United States
8666338553
info@thegreenpanel.com



Project Overview



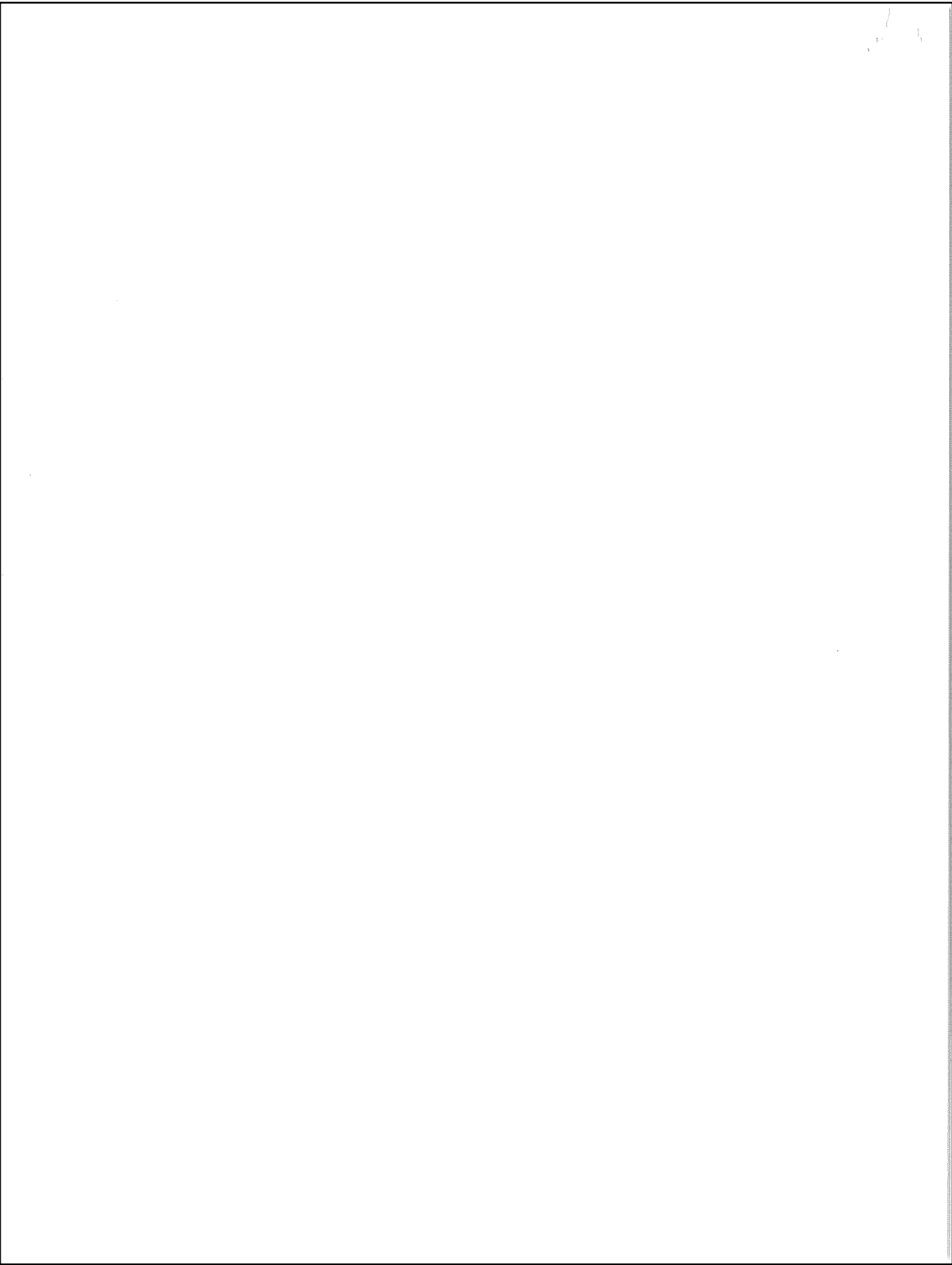
System Size
4.42 kW DC

CEC-AC Rating
4.24 kW AC

Estimated First Year Production
5,632 kWh AC

Utility Bill Offset
56%

Panels
Hanwha Q Peak Duo Blk - G6+
Batteries
Powerwall (13.5 kWh capacity)

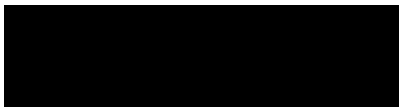




Mary Seelhorst if bill was \$150 per month per meter - 0%
shade factor (TH)
310 E Cross St, Ypsilanti, MI 48198, USA
734-834-7571
mary@maryseelhorst.com

Signature

I hereby agree to move forward with the solar project as described above and agree to the Terms and Conditions below of the contract provided by the installer, The Green Panel, Inc., joined to this proposal.



12-23-2021

Mary Seelhorst if bill was \$150 per month per meter -
0% shade factor (TH)

Date of Signature (MM-DD-YYYY)

The Green Panel, Inc.

Date of Signature (MM-DD-YYYY)

10/10/10

PHDC-22-0001

RECEIVED
JAN 13 2022

PROJECT DESCRIPTION

PHOTOVOLTAIC SYSTEM SUMMARY
SYSTEM SIZE: DC - 4.420 KW
AC - 3.770 KW
MODULES: (13) HANWHA CELLS Q-PEAK DUO BLK-G6+ 340 (340W) MODULES
(40W) MODULES
INVERTER: (13) ENPHASE IQPLUS-72-2-US MICRO-INVERTERS
EQUIPMENT SUMMARY
13 HANWHA CELLS Q-PEAK DUO BLK-G6+ 340 (340W) MODULES
13 ENPHASE IQPLUS-72-2-US MICRO-INVERTERS
01 TESLA POWERWALL 20 BATTERIES
01 TESLA BROADBAND 20

CODE COMPLIANCE

ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES, ORDINANCES AND ANY OTHER REGULATING AGENCIES AND ANY OTHER AGENCY OVER ANY PORTION OF THE WORK.
BUILDING CODES & STANDARDS
2015 MI BUILDING CODE
2015 MI ELECTRICAL CODE
2015 MI PLUMBING CODE
2015 MI MECHANICAL CODE
2015 MI FIRE PREVENTION CODE
2015 MI ELECTRICAL CODE
ELECTRICAL CODES
ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2017 NATIONAL ELECTRIC CODE AS AMENDED BY THE MICHIGAN ELECTRIC CODE.

DESIGN CRITERIA

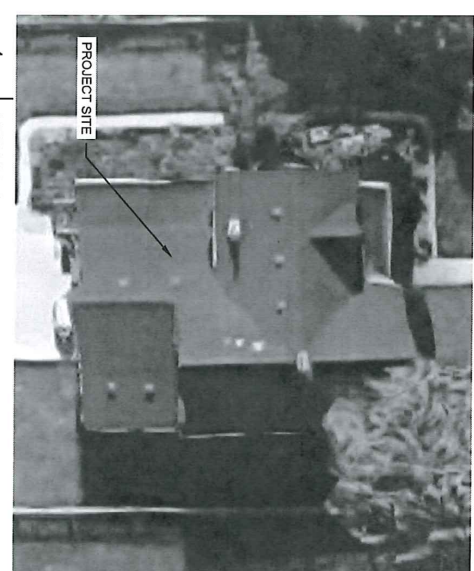
WIND SPEED	115
EXPOSURE CATEGORY	B
RISK CATEGORY	II
MOUNTING METHOD	ROOF MOUNT
GROUND SNOW LOAD	30

SHEET INDEX

- PV-0 COVER SHEET
- PV-1 SITE PLAN AND ROOF PLAN
- PV-2 ROOF PLAN & MODULES
- PV-3 ELECTRICAL LINE DIAGRAM
- PV-4+ EQUIPMENT SPECIFICATION

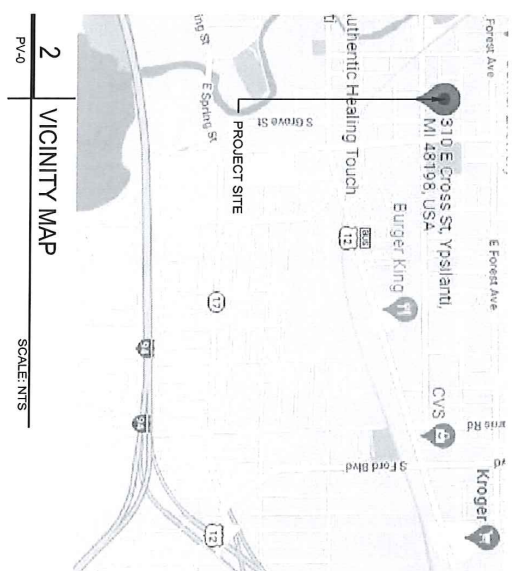
GENERAL INSTALLATION NOTES:

1. INSTALLER SHALL ASSUME FULL RESPONSIBILITY AND LIABILITY FOR COMPLIANCE WITH REGULATIONS PER FEDERAL, STATE AND LOCAL CODES AND ORDINANCES. TO WORK PRACTICES, PROTECTION OF WORKERS AND VISITORS TO THE PROJECT.
2. INSTALLER SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT SITE BEFORE COMMENCING WORK.
3. CONTRACTOR SHALL FURNISH ALL MATERIAL EXCEPT AS SPECIFIED IN THE DRAWINGS.
4. ALL MATERIALS SHALL BE IN NEW AND UNUSED CONDITION.
5. MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS, PER PLAN AND THE LOCAL CODE, ALL EXISTING UTILITIES, STRUCTURES, PAVEMENT OR IMPROVEMENTS.
6. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE OWNER OF DISCREPANCIES REQUIRING FURTHER CLARIFICATION.
7. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE OWNER OF DISCREPANCIES REQUIRING FURTHER CLARIFICATION.
8. INSTALL ALL ASPECTS OF THIS PROJECT IN ACCORDANCE WITH THE SPECIFICATIONS AND AS NOTED ON DRAWINGS ISSUED FOR CONSTRUCTION.
9. CONDITIONS EXPOSED TO SUNLIGHT SHALL BE LISTED AS SUNLIGHT EQUIPMENT WILL BE MAINTAINED IN ACCORDANCE WITH NEC 110.26.
10. EXISTING CONDITIONS SHALL BE MAINTAINED IN ACCORDANCE WITH NEC 110.26.
11. EXISTING CONDITIONS SHALL BE MAINTAINED IN ACCORDANCE WITH NEC 110.26.
12. EXISTING CONDITIONS SHALL BE MAINTAINED IN ACCORDANCE WITH NEC 110.26.
13. INVERTER IS LISTED TO UL 1741 T1 UTILITY INTERACTIVE.
14. VISIBLE, LABELED, LOCKABLE DISCONNECT LOCATED LESS THAN 10' FROM UTILITY METER.



1 AERIAL VIEW

PV-0 SCALE: NTS



2 VICINITY MAP

PV-0 SCALE: NTS



GREEN PANEL
THE GREEN PANEL

4023 SOUTH G.D. US HIGHWAY 23
BRIGHTON, MI 48114
PHONE # (989) 653-6553

REVISIONS	
DESCRIPTION	DATE
INITIAL	01/04/2022
REV	A

Signature with Seal

PROJECT NAME & ADDRESS

MARY SEELHORST
RESIDENCE
310 E CROSS ST
YPSILANTI, MI 48198

SHEET NAME
COVER SHEET

SHEET SIZE
ANSI B
11" X 17"

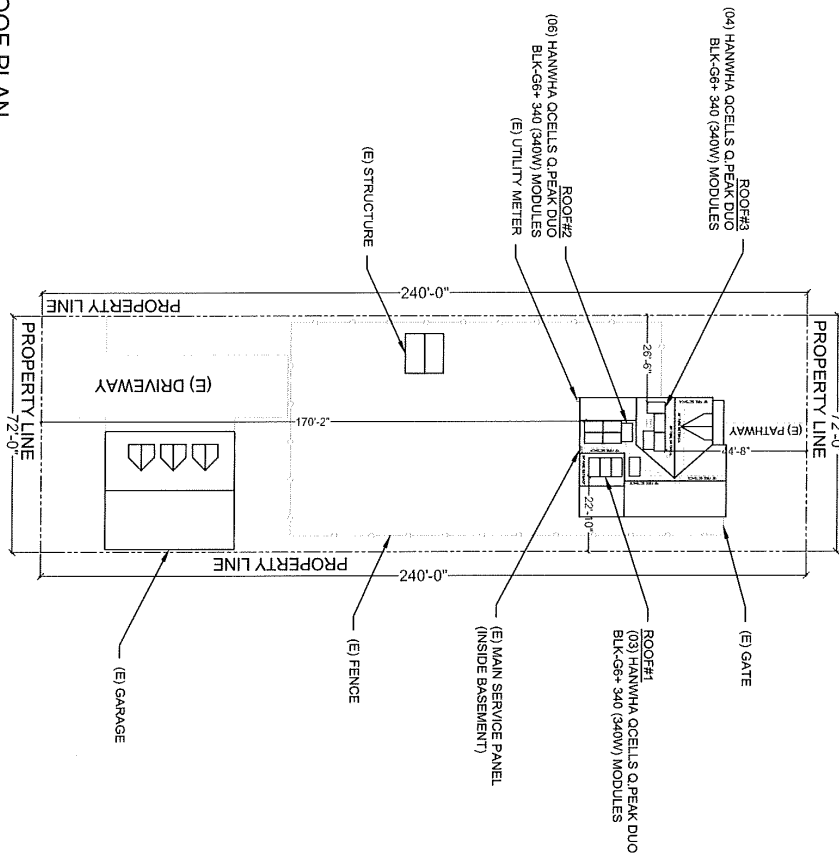
SHEET NUMBER
PV-0

ROOF ACCESS POINT SHALL BE LOCATED IN AREAS THAT DO NOT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS, AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES OR SIGNS.

NOTE
VISUAL LABELLED LOCKABLE DISCONNECT
LOCATED 5' FROM UTILITY METER.

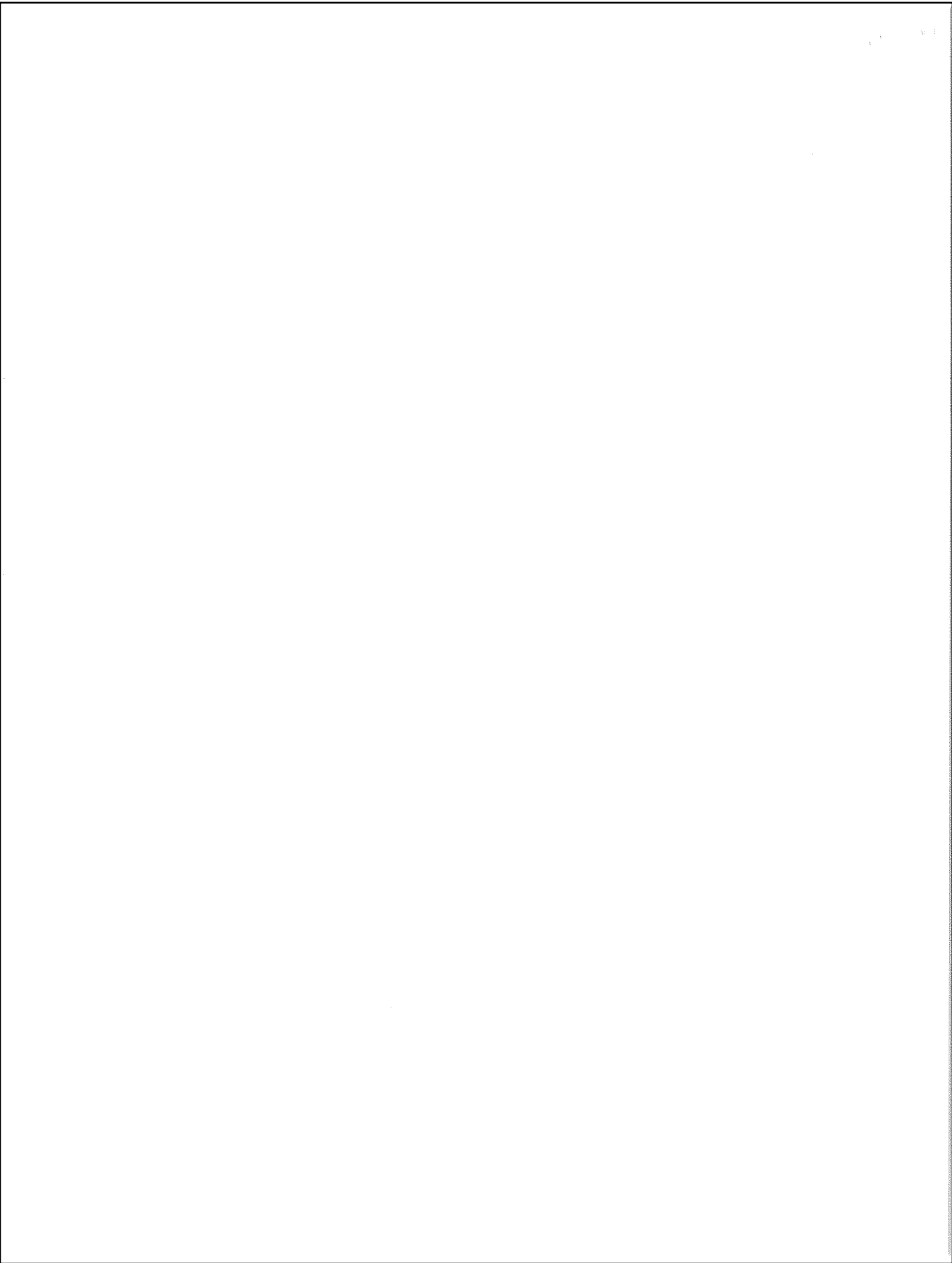
E CROSS ST

EQUIPMENT SUMMARY
13 HANWHA OCELLS Q-PEAK DUO BLK-G6+ 340 (340W) MODULES
13 ENPHASE IQ7PLUS-72-US MICRO-INVERTERS
01 TESLA POWERWALL 2.0 BATTERIES
01 TESLA BACKUP GATEWAY 2.0
SYSTEM SIZE: DC - 4.420 KW
AC - 3.770 KW



1 PLOT PLAN WITH ROOF PLAN
PV-1
SCALE: 1/32" = 1'-0"

GREEN PANEL THE GREEN PANEL 4023 SOUTH OLD US HIGHWAY 23 BROOKLYN, MI 48114 PHONE # (989) 333-8553		PROJECT NAME & ADDRESS MARY SEELHORST RESIDENCE 310 E CROSS ST YPSILANTI, MI 48198							
SHEET NAME SITE PLAN & ROOF PLAN		SHEET SIZE ANSI B 11" X 17"							
SHEET NUMBER PV-1		REVISIONS <table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>DATE</th> <th>REV</th> </tr> </thead> <tbody> <tr> <td>INITIAL</td> <td>01/04/2022</td> <td>A</td> </tr> </tbody> </table> Signature with Seal		DESCRIPTION	DATE	REV	INITIAL	01/04/2022	A
DESCRIPTION	DATE	REV							
INITIAL	01/04/2022	A							



MODULE TYPE, DIMENSIONS & WEIGHT

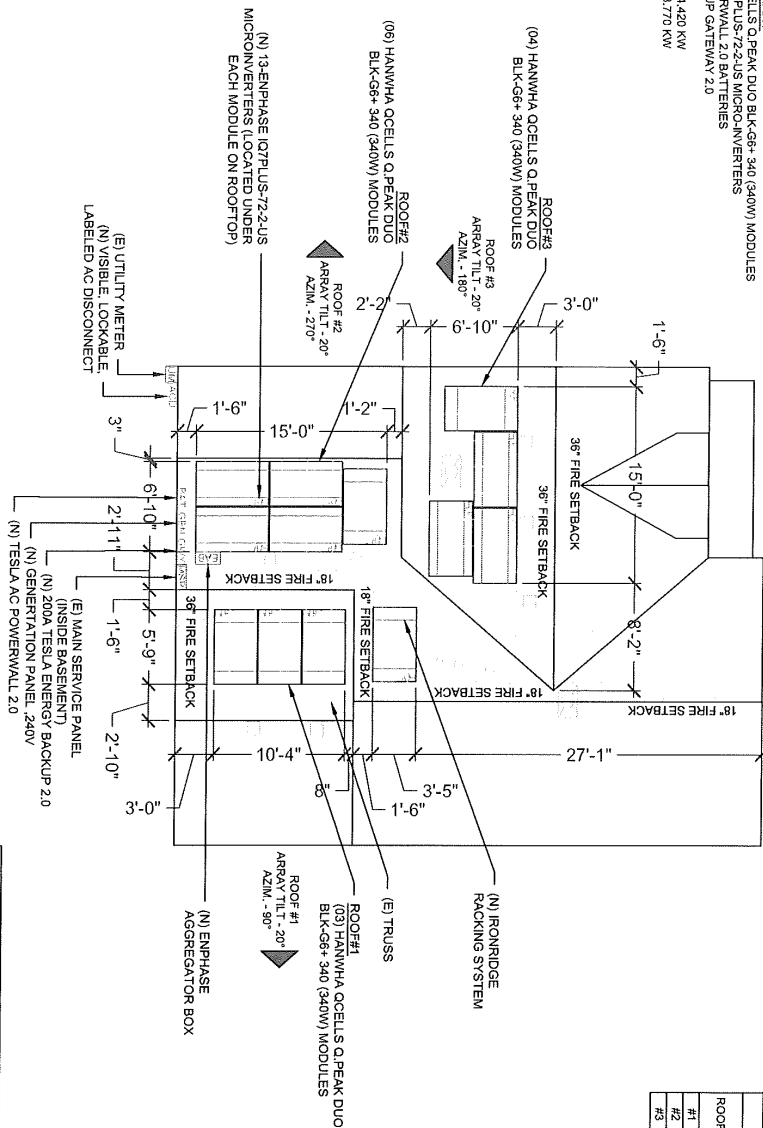
NUMBER OF MODULES = 13 MODULES
 MODULE TYPE = HANWHA OCELLS Q PEAK DUO
 BLK-G6+ 340 (340W) MODULES
 MODULE WEIGHT = 43.9 LBS / 19.9 KG
 MODULE DIMENSIONS = 68.50" x 40.6" = 13.31 SF
 UNIT WEIGHT OF ARRAY = 2.27 PSF

EQUIPMENT SUMMARY
 13 HANWHA OCELLS Q PEAK DUO BLK-G6+ 340 (340W) MODULES
 13 ENPHASE IQ7PLUS-72-2-US MICRO-INVERTERS
 01 TESLA POWERWALL 2.0 BATTERIES
 01 TESLA BACKUP GATEWAY 2.0

SYSTEM SIZE: DC - 4.420 KW
 AC - 3.770 KW



E CROSS ST (E) FRONT YARD



(E) BACK YARD

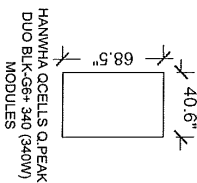
ROOF DESCRIPTION			
ROOF TYPE	COMPOSITE SHINGLE	TRUSS	TRUSS
ARRAY	AZIMUTH	SIZE	SPACING
#1	20°	90°	2'x4'
#2	20°	270°	2'x4'
#3	20°	180°	2'x4'
#4	20°	270°	2'x4'
#5	20°	180°	2'x4'
#6	20°	270°	2'x4'
#7	20°	180°	2'x4'
#8	20°	270°	2'x4'
#9	20°	180°	2'x4'
#10	20°	270°	2'x4'
#11	20°	180°	2'x4'
#12	20°	270°	2'x4'
#13	20°	180°	2'x4'
#14	20°	270°	2'x4'
#15	20°	180°	2'x4'
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#83	20°	180°	2'x4'
#84	20°	270°	2'x4'
#85	20°	180°	2'x4'
#86	20°	270°	2'x4'
#87	20°	180°	2'x4'
#88	20°	270°	2'x4'
#89	20°	180°	2'x4'
#90	20°	270°	2'x4'
#91	20°	180°	2'x4'
#92	20°	270°	2'x4'
#93	20°	180°	2'x4'
#94	20°	270°	2'x4'
#95	20°	180°	2'x4'
#96	20°	270°	2'x4'
#97	20°	180°	2'x4'
#98	20°	270°	2'x4'
#99	20°	180°	2'x4'
#100	20°	270°	2'x4'

ARRAY AREA			
ROOF	ARRAY	ROOF	ROOF
MODULES	AREA	AREA	AREA COVERED
	(SQ. FT.)	(SQ. FT.)	BY ARRAY (%)
#1	57.93	140.00	41.38
#2	6	115.86	397.50
#3	4	77.24	235.00
#4	4	77.24	235.00
#5	4	77.24	235.00
#6	4	77.24	235.00
#7	4	77.24	235.00
#8	4	77.24	235.00
#9	4	77.24	235.00
#10	4	77.24	235.00
#11	4	77.24	235.00
#12	4	77.24	235.00
#13	4	77.24	235.00
#14	4	77.24	235.00
#15	4	77.24	235.00
#16	4	77.24	235.00
#17	4	77.24	235.00
#18	4	77.24	235.00
#19	4	77.24	235.00
#20	4	77.24	235.00
#21	4	77.24	235.00
#22	4	77.24	235.00
#23	4	77.24	235.00
#24	4	77.24	235.00
#25	4	77.24	235.00
#26	4	77.24	235.00
#27	4	77.24	235.00
#28	4	77.24	235.00
#29	4	77.24	235.00
#30	4	77.24	235.00
#31	4	77.24	235.00
#32	4	77.24	235.00
#33	4	77.24	235.00
#34	4	77.24	235.00
#35	4	77.24	235.00
#36	4	77.24	235.00
#37	4	77.24	235.00
#38	4	77.24	235.00
#39	4	77.24	235.00
#40	4	77.24	235.00
#41	4	77.24	235.00
#42	4	77.24	235.00
#43	4	77.24	235.00
#44	4	77.24	235.00
#45	4	77.24	235.00
#46	4	77.24	235.00
#47	4	77.24	235.00
#48	4	77.24	235.00
#49	4	77.24	235.00
#50	4	77.24	235.00
#51	4	77.24	235.00
#52	4	77.24	235.00
#53	4	77.24	235.00
#54	4	77.24	235.00
#55	4	77.24	235.00
#56	4	77.24	235.00
#57	4	77.24	235.00
#58	4	77.24	235.00
#59	4	77.24	235.00
#60	4	77.24	235.00
#61	4	77.24	235.00
#62	4	77.24	235.00
#63	4	77.24	235.00
#64	4	77.24	235.00
#65	4	77.24	235.00
#66	4	77.24	235.00
#67	4	77.24	235.00
#68	4	77.24	235.00
#69	4	77.24	235.00
#70	4	77.24	235.00
#71	4	77.24	235.00
#72	4	77.24	235.00
#73	4	77.24	235.00
#74	4	77.24	235.00
#75	4	77.24	235.00
#76	4	77.24	235.00
#77	4	77.24	235.00
#78	4	77.24	235.00
#79	4	77.24	235.00
#80	4	77.24	235.00
#81	4	77.24	235.00
#82	4	77.24	235.00
#83	4	77.24	235.00
#84	4	77.24	235.00
#85	4	77.24	235.00
#86	4	77.24	235.00
#87	4	77.24	235.00
#88	4	77.24	235.00
#89	4	77.24	235.00
#90	4	77.24	235.00
#91	4	77.24	235.00
#92	4	77.24	235.00
#93	4	77.24	235.00
#94	4	77.24	235.00
#95	4	77.24	235.00
#96	4	77.24	235.00
#97	4	77.24	235.00
#98	4	77.24	235.00
#99	4	77.24	235.00
#100	4	77.24	235.00

RACKING MATERIAL LIST			
RAIL	END CLAMP	MID CLAMP	SPICE KIT
10	32	10	0

LEGEND

- MAIN SERVICE PANEL
- AC DISCONNECT
- AGGREGATOR BOX
- ENERGY BACKUP
- BATTERY
- CONDUIT
- VENT, ATTIC FAN (ROOF OBSTRUCTION)



MARY SEELHORST
 RESIDENCE
 310 E CROSS ST
 YPSILANTI, MI 48198

PROJECT NAME & ADDRESS

Signature with Seal

REVISIONS			
DESCRIPTION	DATE	REV	
INITIAL	01/04/2022	1	

4423 SOUTH DUIS HIGHWAY 23
 #115
 GREEN PANEL
 THE GREEN PANEL
 PHONE: (909) 953-2683

1 ROOF PLAN & MODULES

SCALE: 1/8" = 1'-0"

(E) BACK YARD

SHEET NAME
 ROOF PLAN &
 MODULES

SHEET SIZE
 ANSI B
 11" X 17"

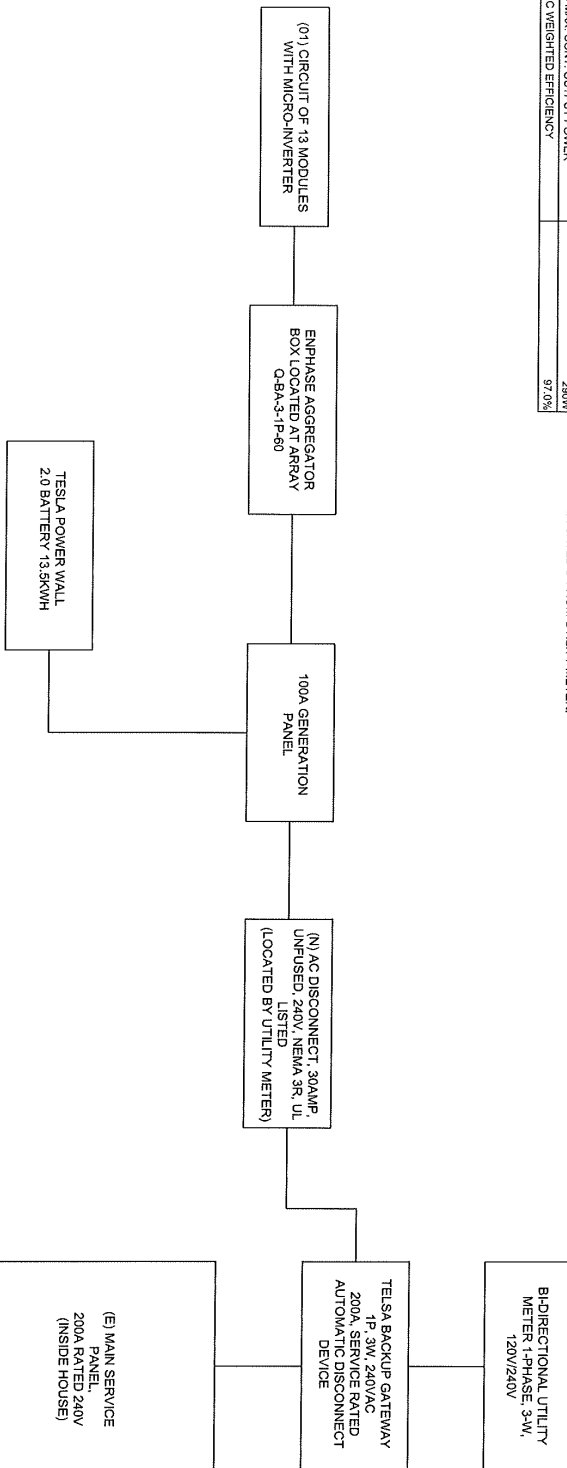
SHEET NUMBER
 PV-2

SOLAR MODULE SPECIFICATIONS	
MANUFACTURER / MODEL #	HANWHA CELLS Q PEAK DUO BLK-G6+
VMP	340 (340W) MODULES
IMP	33.94V
VOC	10.02A
ISC	40.60V
MODULE DIMENSION	68.5" L x 40.6" W x 1.28" D (in inch)

MICRO-INVERTER SPECIFICATIONS	
MANUFACTURER / MODEL #	ENPHASE IQ7PLUS-72-24US
AC MAX CONTINUOUS OUTPUT	121A
AC MAX CONT. OUTPUT POWER	280W
CEC WEIGHTED EFFICIENCY	97.0%

EQUIPMENT SUMMARY	
13	HANWHA CELLS Q PEAK DUO BLK-G6+ 340 (340W) MODULES
13	ENPHASE IQ7PLUS-72-24US MICRO-INVERTERS
01	TESLA POWERWALL 2.0 BATTERIES
01	TESLA BACKUP GATEWAY 2.0
01	CIRCUIT OF 13 MODULES WITH MICRO-INVERTERS
01	CONNECTED IN SERIES PER CIRCUIT
	SYSTEM SIZE DC: 4.42KW
	AC: 3.770 KW

NOTE:
 USE E. LABEL ED. LOCKABLE DISCONNECT
 LOCATED 5' FROM UTILITY METER.



1 ELECTRICAL LINE DIAGRAM
 PV-3 SCALE: NTS

GREEN PANEL
THE GREEN PANEL
 4023 SOUTH OGDEN HIGHWAY Z3
 BROOKLYN, MI 48114
 PHONE 810/861-8535

PROJECT NAME & ADDRESS

MARY SEELHORST RESIDENCE

310 E CROSS ST
 YPSILANTI, MI 48198

SHEET NAME

ELECTRICAL LINE DIAGRAM

SHEET SIZE

ANSI B 11" X 17"

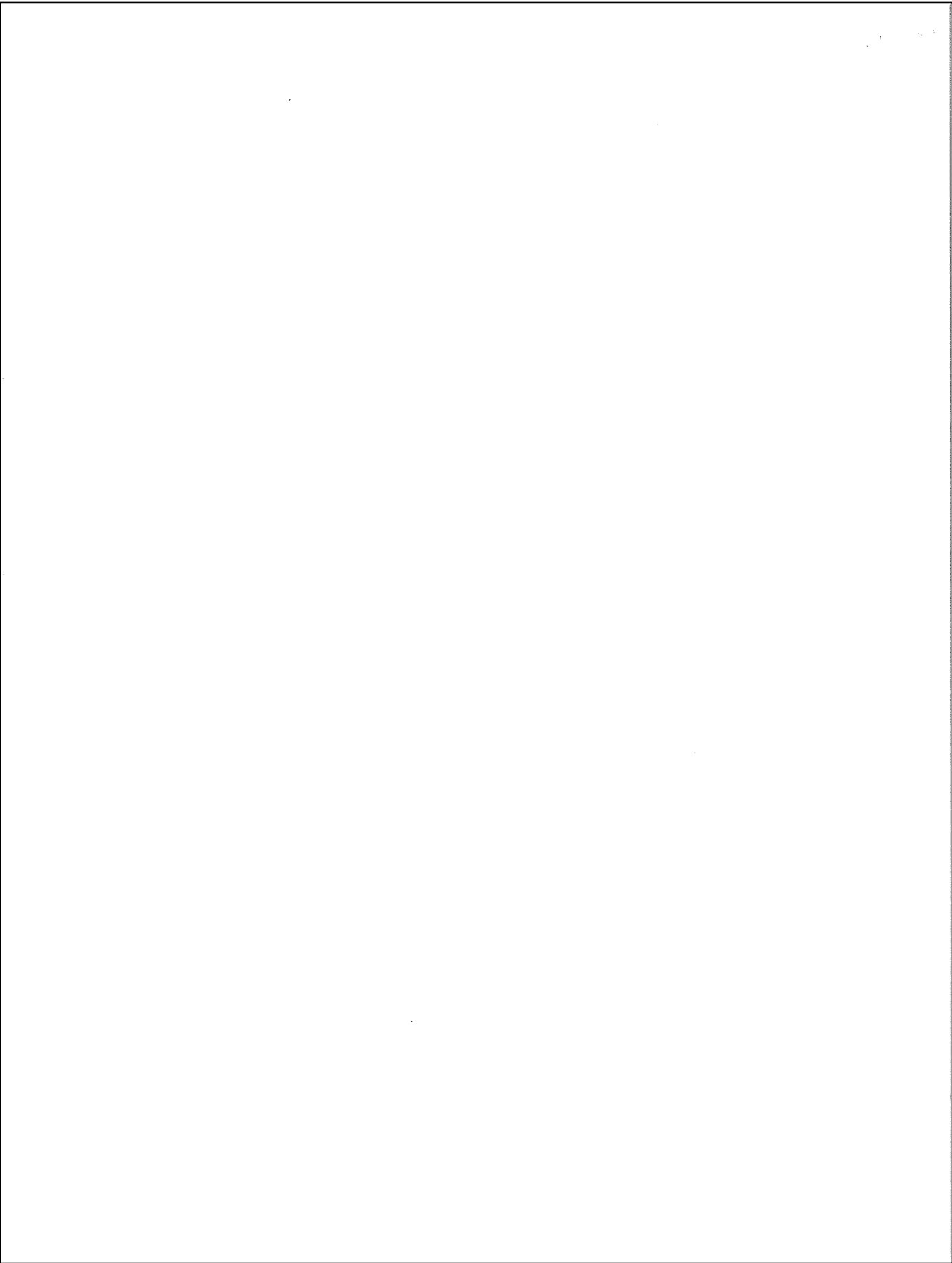
SHEET NUMBER

PV-3

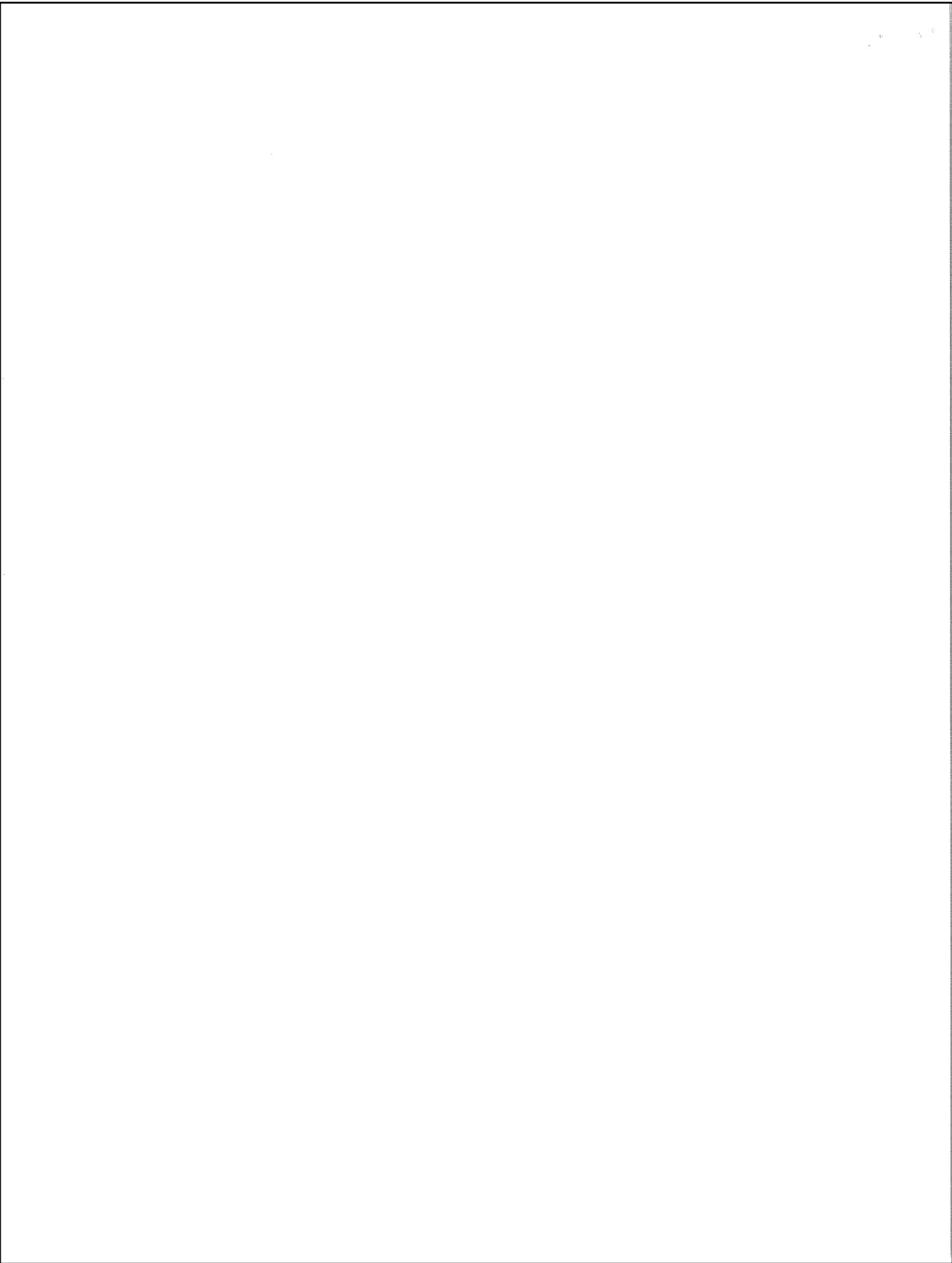
REVISIONS

DESCRIPTION	DATE	REV
INITIAL	01/04/2022	A

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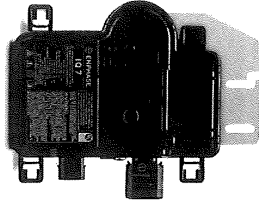


Enphase IQ 7 and IQ 7+ Microinverters

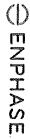
The high-powered smart grid-ready Enphase IQ 7 Micro™ and Enphase IQ 7+ Micro™ dramatically simplify the installation process while achieving the highest system efficiency.

Part of the Enphase IQ System, the IQ 7 and IQ 7+ Microinverters integrate seamlessly with the Enphase IQ Envoy™, Enphase Q Aggregator™, Enphase IQ Battery™, and the Enphase Enlighten™ monitoring and analysis software.

IQ Series Microinverters extend the reliability standards set forth by previous generations and undergo over a million hours of power-on testing, enabling Enphase to provide an industry-leading warranty of up to 25 years.



To learn more about Enphase offerings, visit enphase.com



- Easy to install**
 - Lightweight and simple
 - Facile installation with improved, lighter two-wire cabling
 - Built in rapid shutdown compliant (NEC 2014 & 2017)
- Productive and Reliable**
 - Optimized for high powered 60-cell and 72-cell modules
 - More than a million hours of testing
 - Class II double-insulated enclosure
 - UL listed
- Smart Grid Ready**
 - Complies with advanced grid support, voltage and frequency response requirements
 - Remotely address, to respond to changing grid requirements
 - Configurable for varying grid profiles
 - Meets CA Rule 21 (UL 1741 SA)
 - The IQ 7+ Micro is required to support 72-cell modules

Enphase IQ 7 and IQ 7+ Microinverters

INPUT DATA (DC)	IQ7-60-2-US	IQ7PUS-72-US
Commonly used module ratings ¹	235 W - 350 W +	235 W - 440 W +
Module compatibility	60-cell PV module only	60-cell and 72-cell PV modules
Maximum input DC voltage	48 V	60 V
Open power tracking voltage	22 V - 37 V	27 V - 45 V
Operating range	16 V - 48 V	16 V - 60 V
Microinverter voltage	22 V - 48 V	22 V - 60 V
Max DC short circuit current (module I _{sc})	15 A	15 A
Overvoltage class DC port	II	II
DC port backfeed current	0 A	0 A
PV array configuration	1 x 1 ungrounded array. No additional DC side protection required. AC side protection requires max 20A per branch circuit.	1 x 1 ungrounded array. No additional DC side protection required. AC side protection requires max 20A per branch circuit.

OUTPUT DATA (AC)	IQ 7 Microinverter	IQ 7+ Microinverter
Peak output power	250 VA	250 VA
Maximum continuous output power	240 V	240 V
Nominal (L-L) voltage ²	208 V / 210-254 V	240 V / 210-254 V
Maximum continuous output current	12.1 A	12.1 A
Nominal frequency	60 Hz	60 Hz
Extended frequency range	47 - 68 Hz	47 - 68 Hz
AC short circuit fault current over 3 cycles	5.8 Arms	5.8 Arms
Maximum unit per 20 A (L-L) branch circuit ³	16 (240 VAC) 13 (208 VAC)	16 (240 VAC) 13 (208 VAC)
Overvoltage class AC port	III	III
AC port backfeed current	0 A	0 A
Power factor setting	1.0	1.0
Power factor (adjustable)	0.7 leading - 0.7 lagging	0.7 leading - 0.7 lagging

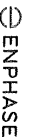
EFFICIENCY	@240 V	@208 V	@240 V	@208 V
Peak AC efficiency	97.6 %	97.6 %	97.5 %	97.3 %
Maximum efficiency	97.0 %	97.1 %	97.0 %	97.0 %

MECHANICAL DATA	IQ 7 Microinverter
Temperature operating range	-40°C to +125°C
Relative humidity range	5% to 100% (noncondensing)
Connector type	MCP 4-pin, 175 mm (7" with additional Q-DC-S adapter)
Dimensions (WxHxD)	212 mm x 175 mm x 30.2 mm (without bracket)
Weight	1.08 lb (0.38 kg)
Cooling	Natural convection - No fans
Approved for wet locations	Yes
Pollution degree	PD3
Enclosure	Class II double-insulated, corrosion resistant polymeric enclosure
Environmental category / UV exposure rating	NEMA Type 6 / outdoor

FEATURES	Power Line Communication (PLC)
Monitoring	Enlighten Manager and MyEnlighten monitoring options.
Disconnecting means	Both options require installation of an Enphase IQ Envoy, disconnect switch (NEC 480.5).
Compliance	CA Rule 21 (UL 1741 SA) UL 62106-1, UL 1741, UL 1741-01 UL 62106-2, UL 1741-01, UL 1741-02 UL 62106-3, UL 1741-01, UL 1741-02 UL 62106-4, UL 1741-01, UL 1741-02 UL 62106-5, UL 1741-01, UL 1741-02 UL 62106-6, UL 1741-01, UL 1741-02 UL 62106-7, UL 1741-01, UL 1741-02 UL 62106-8, UL 1741-01, UL 1741-02 UL 62106-9, UL 1741-01, UL 1741-02 UL 62106-10, UL 1741-01, UL 1741-02 UL 62106-11, UL 1741-01, UL 1741-02 UL 62106-12, UL 1741-01, UL 1741-02 UL 62106-13, UL 1741-01, UL 1741-02 UL 62106-14, UL 1741-01, UL 1741-02 UL 62106-15, UL 1741-01, UL 1741-02 UL 62106-16, UL 1741-01, UL 1741-02 UL 62106-17, UL 1741-01, UL 1741-02 UL 62106-18, UL 1741-01, UL 1741-02 UL 62106-19, UL 1741-01, UL 1741-02 UL 62106-20, UL 1741-01, UL 1741-02 UL 62106-21, UL 1741-01, UL 1741-02 UL 62106-22, UL 1741-01, UL 1741-02 UL 62106-23, UL 1741-01, UL 1741-02 UL 62106-24, UL 1741-01, UL 1741-02 UL 62106-25, UL 1741-01, UL 1741-02 UL 62106-26, UL 1741-01, UL 1741-02 UL 62106-27, UL 1741-01, UL 1741-02 UL 62106-28, UL 1741-01, UL 1741-02 UL 62106-29, UL 1741-01, UL 1741-02 UL 62106-30, UL 1741-01, UL 1741-02 UL 62106-31, UL 1741-01, UL 1741-02 UL 62106-32, UL 1741-01, UL 1741-02 UL 62106-33, UL 1741-01, UL 1741-02 UL 62106-34, UL 1741-01, UL 1741-02 UL 62106-35, UL 1741-01, UL 1741-02 UL 62106-36, UL 1741-01, UL 1741-02 UL 62106-37, UL 1741-01, UL 1741-02 UL 62106-38, UL 1741-01, UL 1741-02 UL 62106-39, UL 1741-01, UL 1741-02 UL 62106-40, UL 1741-01, UL 1741-02 UL 62106-41, UL 1741-01, UL 1741-02 UL 62106-42, UL 1741-01, UL 1741-02 UL 62106-43, UL 1741-01, UL 1741-02 UL 62106-44, UL 1741-01, UL 1741-02 UL 62106-45, UL 1741-01, UL 1741-02 UL 62106-46, UL 1741-01, UL 1741-02 UL 62106-47, UL 1741-01, UL 1741-02 UL 62106-48, UL 1741-01, UL 1741-02 UL 62106-49, UL 1741-01, UL 1741-02 UL 62106-50, UL 1741-01, UL 1741-02 UL 62106-51, UL 1741-01, UL 1741-02 UL 62106-52, UL 1741-01, UL 1741-02 UL 62106-53, UL 1741-01, UL 1741-02 UL 62106-54, UL 1741-01, UL 1741-02 UL 62106-55, UL 1741-01, UL 1741-02 UL 62106-56, UL 1741-01, UL 1741-02 UL 62106-57, UL 1741-01, UL 1741-02 UL 62106-58, UL 1741-01, UL 1741-02 UL 62106-59, UL 1741-01, UL 1741-02 UL 62106-60, UL 1741-01, UL 1741-02 UL 62106-61, UL 1741-01, UL 1741-02 UL 62106-62, UL 1741-01, UL 1741-02 UL 62106-63, UL 1741-01, UL 1741-02 UL 62106-64, UL 1741-01, UL 1741-02 UL 62106-65, UL 1741-01, UL 1741-02 UL 62106-66, UL 1741-01, UL 1741-02 UL 62106-67, UL 1741-01, UL 1741-02 UL 62106-68, UL 1741-01, UL 1741-02 UL 62106-69, UL 1741-01, UL 1741-02 UL 62106-70, UL 1741-01, UL 1741-02 UL 62106-71, UL 1741-01, UL 1741-02 UL 62106-72, UL 1741-01, UL 1741-02 UL 62106-73, UL 1741-01, UL 1741-02 UL 62106-74, UL 1741-01, UL 1741-02 UL 62106-75, UL 1741-01, UL 1741-02 UL 62106-76, UL 1741-01, UL 1741-02 UL 62106-77, UL 1741-01, UL 1741-02 UL 62106-78, UL 1741-01, UL 1741-02 UL 62106-79, UL 1741-01, UL 1741-02 UL 62106-80, UL 1741-01, UL 1741-02 UL 62106-81, UL 1741-01, UL 1741-02 UL 62106-82, UL 1741-01, UL 1741-02 UL 62106-83, UL 1741-01, UL 1741-02 UL 62106-84, UL 1741-01, UL 1741-02 UL 62106-85, UL 1741-01, UL 1741-02 UL 62106-86, UL 1741-01, UL 1741-02 UL 62106-87, UL 1741-01, UL 1741-02 UL 62106-88, UL 1741-01, UL 1741-02 UL 62106-89, UL 1741-01, UL 1741-02 UL 62106-90, UL 1741-01, UL 1741-02 UL 62106-91, UL 1741-01, UL 1741-02 UL 62106-92, UL 1741-01, UL 1741-02 UL 62106-93, UL 1741-01, UL 1741-02 UL 62106-94, UL 1741-01, UL 1741-02 UL 62106-95, UL 1741-01, UL 1741-02 UL 62106-96, UL 1741-01, UL 1741-02 UL 62106-97, UL 1741-01, UL 1741-02 UL 62106-98, UL 1741-01, UL 1741-02 UL 62106-99, UL 1741-01, UL 1741-02 UL 62106-100, UL 1741-01, UL 1741-02

1. See referenced Q-DC data. See the compatibility calculator at <https://enphase.com/en-us/compatibility-calculator> for more information.
2. Units may vary based on local requirements to achieve the number of Microinverters per branch in your area.
3. See referenced Q-DC data. See the compatibility calculator at <https://enphase.com/en-us/compatibility-calculator> for more information.

To learn more about Enphase offerings, visit enphase.com



**GREEN PANEL
THE GREEN PANEL**

4023 SOUTH OGDEN HIGHWAY, Z3
ARIZONA, AZ 85614
PHONE 602.952.8888

REVISIONS	DATE	REV
DESCRIPTION	DATE	REV
INITIALS	01/04/2022	A

Signature with Seal

PROJECT NAME & ADDRESS

MARY SEELHORST
RESIDENCE
310 E CROSS ST
YPSILANTI, MI 48198

SHEET NAME
EQUIPMENT
SPECIFICATION

SHEET SIZE
ANSI B
11" X 17"
SHEET NUMBER
PV-5

Enphase Q Aggregator and Q Cable Accessories

The Enphase Q Aggregator™ and Enphase Q Cable™ are part of the sixth generation Enphase IQ System™. These accessories provide simplicity, reliability, and faster installation times.

Enphase Q Aggregator

- Reduces electrical labor and eliminates wire nuts for safer, faster installations
- Aggregates up to three fully populated 20A branch circuits
- Supports solar arrays of up to 11.5 kW with a single rooftop aggregator

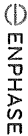
Enphase Q Cable

- Two-wire, double-insulated Enphase Q Cable is 50% lighter than the previous generation Enphase cable
- New cable numbering and plug and play connectors speed up installation and simplify wire management
- Link connectors eliminate cable waste

Field Wireable Connectors

- Easily connect Q cables on the roof without complex wiring
- Make connections from any open connector and center feed any section of cable within branch limits
- Available in male and female connector types

To learn more about Enphase offerings, visit enphase.com



Enphase Q Cable Accessories

Q AGGREGATOR SPECIFICATIONS

Model number	Q-BA-3-IP-40
Dimensions	190 mm (W) x 227 mm (D) x 80 mm (H) (7.5 in (W) x 9 in (D) x 3.2 in (H))
Endurance rating	NEHA-3 (up to 45° from horizontal)
Temperature range	-40° C to +55° C (-40° F to +122° F)
Compliance	UL1703, EN62109, IEC60734

Q CABLE SPECIFICATIONS

Voltage rating	600V (connector rating 250 V)
Cable temperature rating	90° C (194° F)
Certification	UL3003, DC cable
Flame test rating	FT4
Compliance	RoHS, OIL RES 1, CE, UV resistant, combined UL for Canada and United States
Cable insulation rating	THHN/THWN-2 dry/wet

Q CABLE TYPES / ORDERING OPTIONS

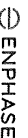
Model Number	Max Nominal Voltage	Connector Spacing	PV Module Orientation	Connector Count per Box
Q-12-10-240	250 VAC	1.3 m (5.2 ft)	Portrait	240
Q-12-17-240	250 VAC	2.0 m (6.6 ft)	Landscape (60-cell)	240
Q-12-20-200	250 VAC	2.3 m (7.5 ft)	Landscape (72-cell)	200

ENPHASE Q CABLE ACCESSORIES

Name	Model Number	Description
Enphase Q Aggregator	Q-BA-3-IP-40	Combines up to three microinverter branches into one home run.
Field-wireable connector (male)	Q-CONN-10M	Male connectors from any Q Aggregator open connector.
Field-wireable connector (female)	Q-CONN-10F	Male connectors from any Q Aggregator open connector.
Cable Clip	Q-CLIP-100	Used to fasten cabling to the racking or to secure looped cabling.
Disconnect tool	Q-DISC-10	Disconnect tool for Q Cable connectors, DC connectors, and AC module mount.
Q Aggregator sealing caps (female)	Q-BA-CAPI-10	Sealing caps for unused aggregator connectors.
Q Cable sealing caps (female)	Q-SECA-10	One needed to cover each unused connector on the cabling.
Terminator	Q-TERMA-10	Terminator cap for unused cable ends.
Replacement DC Adapter (MCA)	Q-DCC-2	DC adapter to MCA (max voltage 100 VDC)
Replacement DC Adapter (UTX)	Q-DCC-5	DC adapter to UTX (max voltage 100 VDC)

TERMINATOR	SEALING CAPS
 Terminator cap for unused cable ends, sold in packs of ten (Q-TERMA-10)	 Sealing caps for unused aggregator and cable connections (Q-BA-CAPI-10 and Q-SECA-10)
DISCONNECT TOOL	CABLE CLIP
 Plan to use at least one per connector. Sold in packs of ten (Q-DISC-10)	 Used to fasten cabling to the racking or to secure looped cabling, sold in packs of ten (Q-CLIP-100)

To learn more about Enphase offerings, visit enphase.com
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GREEN PANEL
THE GREEN PANEL

4023 SOUTH OLD US HIGHWAY 23
BROOKTON, MA 01504
PHONE # (888) 624-5555

REVISIONS	DATE	REV
DESCRIPTION	09/04/2022	A
INITIAL		

Signature with Seal

PROJECT NAME & ADDRESS

MARY SEELHORST
RESIDENCE
310 E CROSS ST
YPSILANTI, MI 48198

SHEET NAME
EQUIPMENT
SPECIFICATION

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-6

POWERWALL

Tesla Powerwall is a fully-integrated AC battery system for residential or light commercial use. Its rechargeable lithium-ion battery pack provides energy storage for solar self-consumption, time-based control, and backup.

Powerwall's electrical interface provides a simple connection to any home or building. Its revolutionary compact design achieves match-leading energy density and is easy to install, enabling owners to quickly realize the benefits of reliable, clean power.

PERFORMANCE SPECIFICATIONS

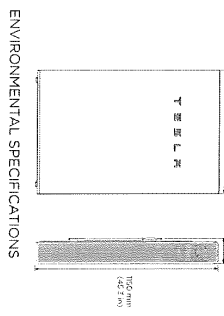
AC Voltage (Nomin)	240 VAC V
Phase Type	Split Phase
Grid Frequency	60 Hz
Total Energy	14 kWh
Usable Energy	13.5 kWh
Rated Power, max. continuous	5 kW (charge and discharge)
Rated Power, peak (10 s, off-grid/backup)	7 kW (charge and discharge)
Apparent Power, max. continuous	5.5 kVA (charge and discharge)
Apparent Power, peak (10 s, off-grid/backup)	7.7 kVA (charge and discharge)
Maximum Supply Fault Current	10 kA
Maximum Output Fault Current	30 A
Overcurrent Protection Device	100% N/A
Impedance for Single Phase Load	100% N/A
Power Factor Output Range	1.0 (charge) 0.8 (discharge)
Power Factor Range (full-range power)	0.8-1.0
Internal Battery DC Voltage	408 V
Round Trip Efficiency	90%
Warranty	10 years

COMPLIANCE INFORMATION

Certifications	UL, ENEC, CE, IEC, VDE, etc.
Grid Connection	UL, NEC, IEEE, IEC, etc.
Emissions	EMC, FCC, CE, etc.
Environmental	RoHS, REACH, etc.
Scale	1:100, 1:200, etc.

MECHANICAL SPECIFICATIONS

Dimensions	Height: 700 mm (27.6 in) x Width: 1100 mm (43.3 in) x Depth: 200 mm (7.9 in)
Weight	Net Weight: 230 kg (507 lb) x Gross Weight: 250 kg (551 lb)
Mounting options	Wall Mount, Floor Mount, Ceiling Mount
Clearance	Top: 100 mm (4 in) x Bottom: 100 mm (4 in) x Side: 100 mm (4 in)

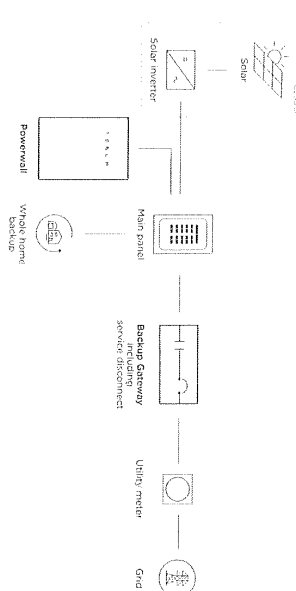


ENVIRONMENTAL SPECIFICATIONS

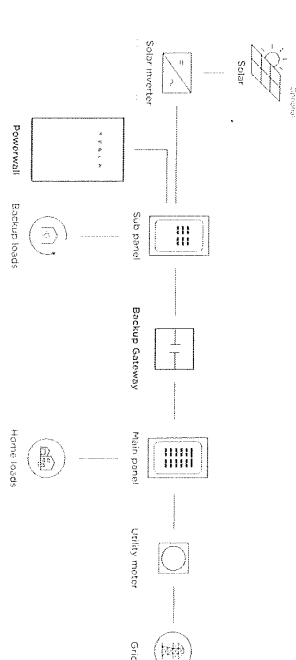
Operating Temperature	-20°C to 50°C (-4°F to 122°F)
Recommended Temperature	10°C to 30°C (50°F to 86°F)
Operating Humidity (RH)	5% to 95% (non-condensing)
Storage Conditions	Store in a dry, well-ventilated area.
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor use only.
Enclosure Type	IP65 (Dust and Water Resistant)
Impact Rating	IK08 (Resistant to 8 Joules)
Vent Location Rating	Class 1, Div 2 (Hazardous Location)

TYPICAL SYSTEM LAYOUTS

WHOLE HOME BACKUP



PARTIAL HOME BACKUP



GREEN PANEL
THE GREEN PANEL

4023 SOUTH OLUS HIGHWAY 73
#115
BRIGHTON, MI 48114
PHONE: (800) 555-5553

REVISIONS	DESCRIPTION	DATE	REV
1	INITIAL	5/10/2022	A

Signature with Seal

PROJECT NAME & ADDRESS

MARY SEELHORST
RESIDENCE
310 E CROSS ST
YPSILANTI, MI 48198

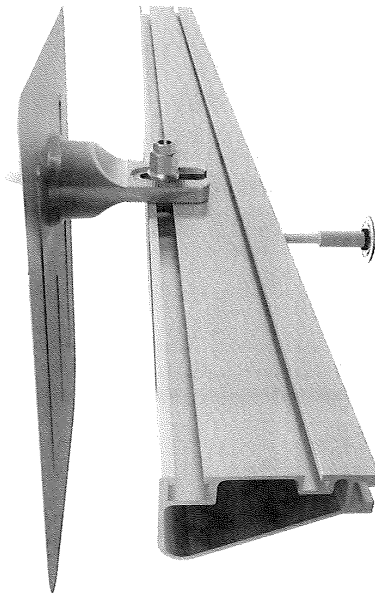
SHEET NAME
EQUIPMENT
SPECIFICATION

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-8

IRONRIDGE

Flush Mount System



Built for solar's toughest roofs.

IronRidge builds the strongest mounting system for pitched roofs in solar. Our components have been tested to the limit and proven in extreme environments, including Florida's high-velocity hurricane zones. Our rigorous approach has led to unique structural features, such as curved rails and reinforced flashings, and is also why our products are fully certified, code compliant and backed by a 25-year warranty.

- Strength Tested**
All components evaluated for superior structural performance.
- Class A Fire Rating**
Certified to maintain the fire resistance rating of the existing roof.
- UL 2703 Listed System**
Entire system and components meet newest effective UL 2703 standard.
- PE Certified**
Pre-stamped engineering letters available in most states.
- Design Assistant**
Online software makes it simple to create, share, and price projects.
- 25-Year Warranty**
Products guaranteed to be free of impairing defects.

XR Rails

- XR10 Rail**
A low-profile mounting rail for regions with light snow.
 - 6' spanning capability
 - Moderate load capability
 - Clear and black finish
- XR100 Rail**
The ultimate residential solar mounting rail.
 - 8' spanning capability
 - Heavy load capability
 - Clear and black finish
- XR1000 Rail**
A heavyweight mounting rail for commercial projects.
 - 12' spanning capability
 - Extreme load capability
 - Clear anodized finish
- BOSS™ Bonded Splices**
Bonded Structural Splices connect XR Rails together.
 - Integrated bonding
 - No tools or hardware
 - Self-centering stop tab

- UFO™**
Universal Fastening Objects bond modules to rails.
 - Fully assembled & lubed
 - Single, universal size
 - Clear and black finish
- Stopper Sleeves**
Snap onto the UFO to turn into a bonded end clamp.
 - Bonds modules to rails
 - Sized to match modules
 - Clear and black finish
- CAMO™**
Bond modules to rails while staying completely hidden.
 - Universal end-cam clamp
 - Tool-less installation
 - Fully assembled
- Bonding Hardware**
Bond and attach XR Rails to roof attachments.
 - T & Square Bolt options
 - Nut uses 7/16" socket
 - Assembled and lubricated

Attachments

- FlashFoot2™**
Flash and mount XR Rails with superior waterproofing.
 - Twist-on Cap eases install
 - Wind-driven rain tested
 - Mill and black finish
- FlashVue™**
Flash and mount conduit, stud, or junction boxes.
 - Twist-on Cap eases install
 - Wind-driven rain tested
 - Secures 3/4" or 1" conduit
- Knockout Tile**
Replace tiles and ensure superior waterproofing.
 - Flat, S, & W tile profiles
 - Form-fit compression seal
 - Single-peg universal base
- All Tile Hook**
Mount on the roofs with a simple, adjustable hook.
 - Works on flat, S, & W tiles
 - Single-socket installation
 - Optional deck flashing

Design Assistant
Go from rough layout to fully engineered system. For free. Go to IronRidge.com/design

Endorsed by F.L. Building Commission
Flush Mount is the first mounting system to receive Florida Product Approval for 2017 Florida Building Code compliance. Learn More at bit.ly/irondeckcert

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GREEN PANEL
THE GREEN PANEL

4022 SOUTH OLD IS HIGHWAY 23
#115 - 40474
PENSACOLA, FL 32504
PHONE # (904) 833-5553

REVISIONS			
DESCRIPTION	DATE	REV	
INITIAL	01/04/2022	A	

Signature with Seal

PROJECT NAME & ADDRESS

MARY SEELHORST
RESIDENCE

310 E CROSS ST
YPSILANTI, MI 48198

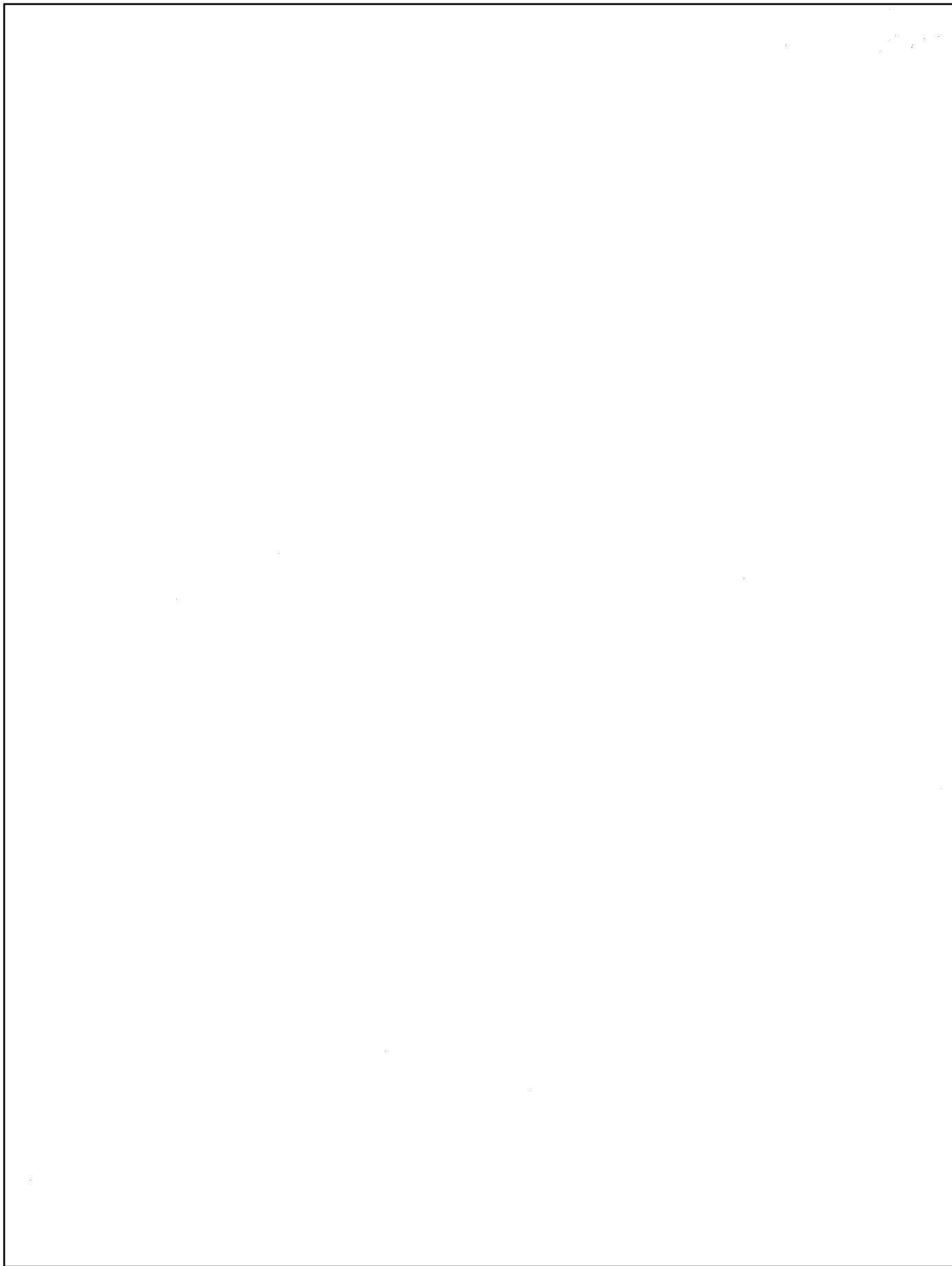
SHEET NAME
EQUIPMENT SPECIFICATION

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-9





HDC Work Permit Staff Review

Property address: 310 E Cross

Property History: The property includes an Italianate-style house, erected in 1885, that is contributing to the historic district. Garage built 1999 or 2000.

Date of Application: January 25, 2022

Date of Review: January 27, 2022

Date of Meeting: February 8, 2022

Proposed work: Add two double-hung windows in each upper gable end (four total) of a newer detached garage, built about 2000. On the north side they'll be placed next to each other in the center, same as the upstairs window in the house. On the south (alley) side they're separated. If they were centered, the windows would be unreachable due to the stairwell location.

Materials: Pella aluminum-clad double hung windows, exterior painted to match current cream and red color scheme. See photos of building and cutsheet for window.

Staff review:

1. The applicant proposes 4 new double hung windows total. Two are centered on the north side while on the south side they are separated due to the location of an interior stairwell. The materials and type of window are appropriate for the period the garage was built and does not remove or alter historic characteristics of significance.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at 310 E Cross, as submitted in the application dated January 25, 2022 to add four new Pella aluminum-clad double hung windows as specified.

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

Prepared by: Christopher Jacobs, Community Development Manager

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.

PHDC-22-0004



JAN 26 2022

RECEIVED

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

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

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address
310 E Cross St

Applicant

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

Name		
Mary Seelhorst		
Address		
310 E Cross St		
City	State	Zip
Ypsilanti	MI	48198
Phone / Fax		E-Mail
[REDACTED]		[REDACTED]

Contractor

Contractor Name & Contact Info	
architect:	[REDACTED]

Type of work

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

Complete Description of Proposed Work:

Add two double-hung windows in each upper gable end (four total) of a newer detached garage, built about 2000. On the north side they'll be placed next to each other in the center, same as the upstairs windows in the house. On the south (alley) side they're separated because that's where the stairwell is and I want to be able to open the one at the top of the stairs. (If they were centered, they'd be unreachable)

This is part of a larger project to finish the upstairs of the garage. Windows are the only part of the project that will impact the exterior. We plan to pull the building permit later, when the whole project is estimated and ready to start, but we wanted to get HCD approval for this part now.

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

Pella aluminum-clad double hung windows, exterior painted to match current cream and red color scheme. See photos of building and cutsheet for window.

Permit Application Fee (action items only)

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

Construction Cost:

Permit fee:

\$45 + _____ =

Signature

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

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

Signature:

Date:

Jan 25, 2022

Print Name:

Mary L Seelhorst

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.

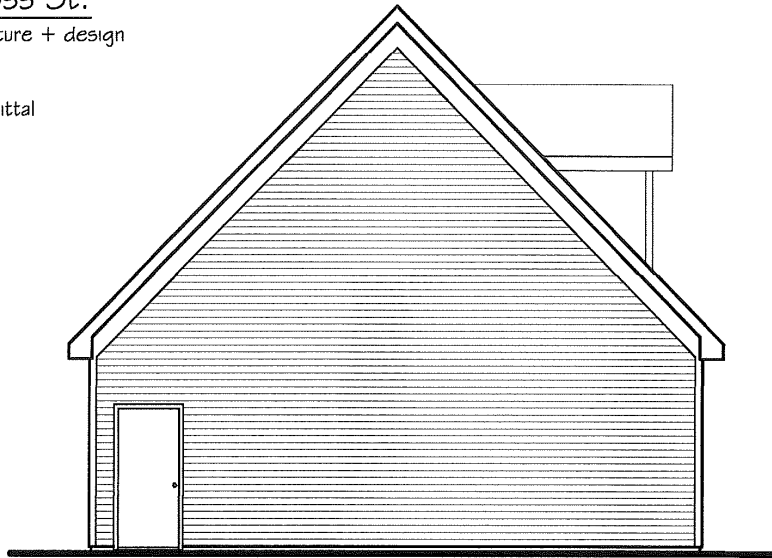
Elevations

SCALE: 1/8" = 1'-0"

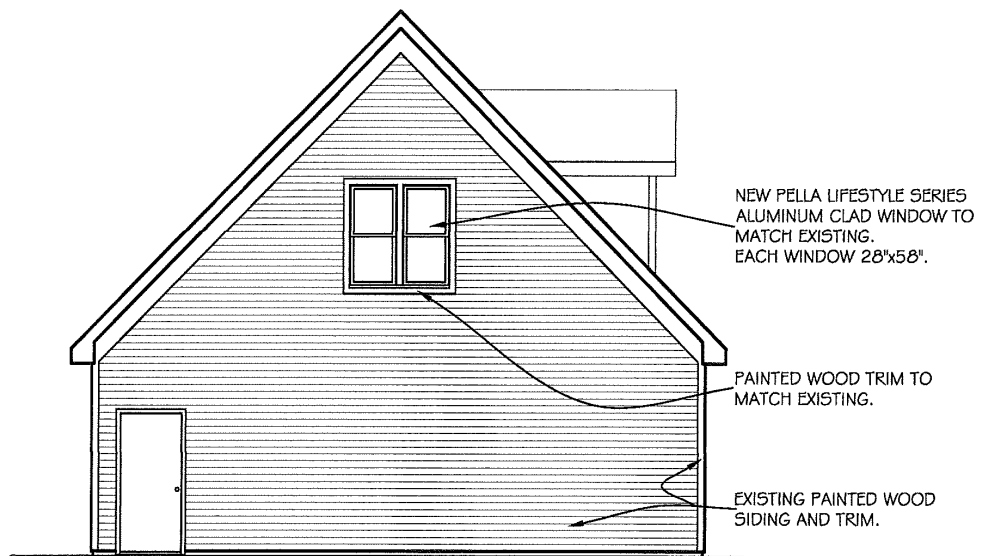
310 East Cross St.

ad| ROOM architecture + design
734.646.5934

1/25/22 - HDC Submittal



Existing North (Yard) Elevation



Proposed North (Yard) Elevation

1 of 2

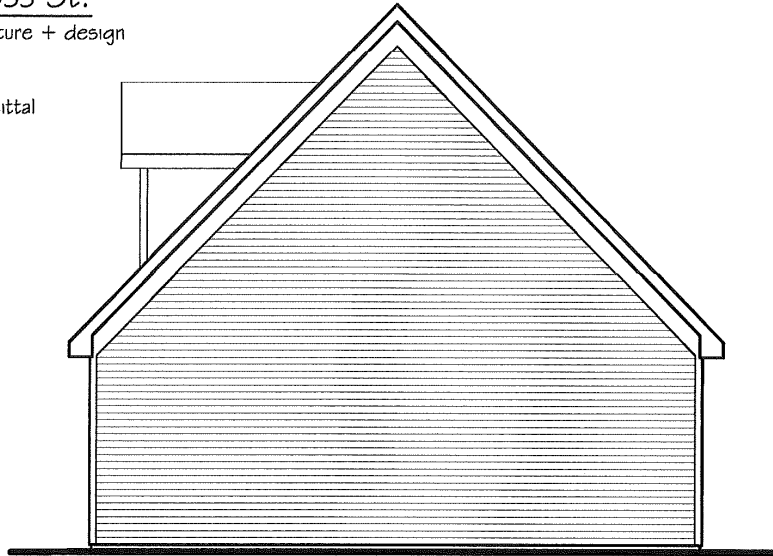
Elevations

SCALE: 1/8" = 1'-0"

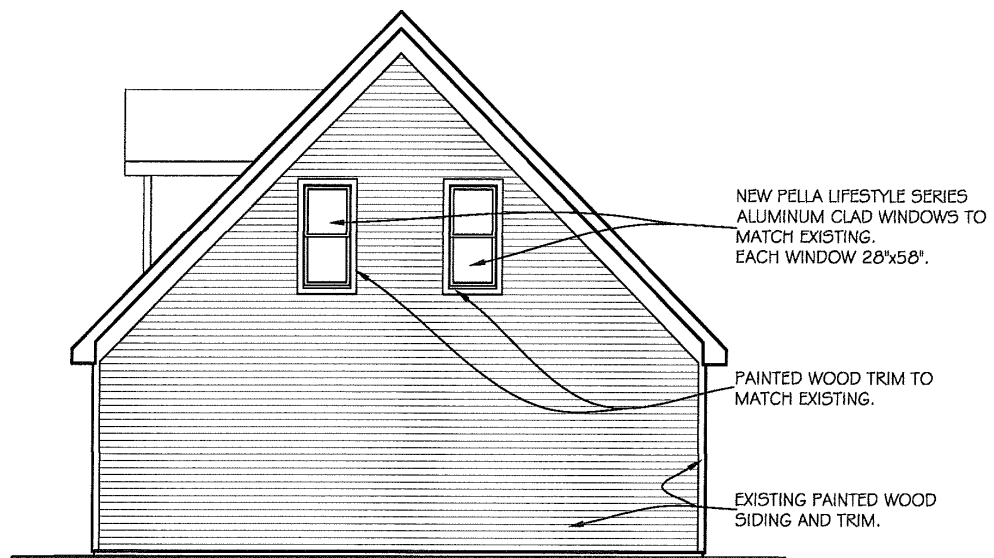
310 East Cross St.

ad| ROOM architecture + design
734.646.5934

1/25/22 - HDC Submittal



Existing South (Alley) Elevation



Proposed South (Alley) Elevation

2 of 2



Above: Northwest corner – windows in center of gable

Below: Southeast corner—windows either side of gable. Red line shows proposed gutter location, but that's a separate application.



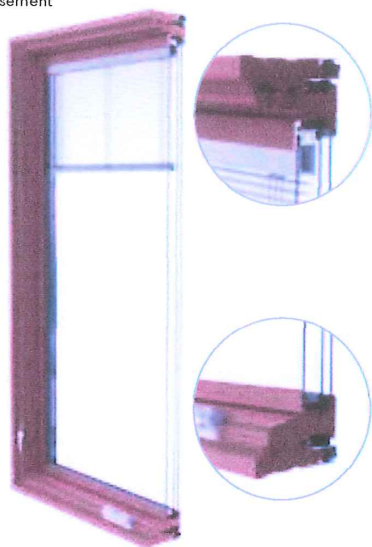
Pella® Lifestyle Series

Clad/Wood



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

Triple-pane casement



Dual-pane casement



- **Performance redefined**

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

- **Energy Star® certified²**

Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Lifestyle Series products with triple-pane glass have been awarded ENERGY STAR Most Efficient Mark in 2021.

- **Enhanced sound control**

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

- **Popular features and options**

Low-maintenance aluminum-clad exteriors. Factory prefinish with a choice of several paints and stains, or choose primed or unfinished. Several grille types and patterns and high-transparency screens are also available.

- **Intentional design for improved durability**

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

- **Durable 3-way corner joint**

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

- **Low-maintenance exteriors**

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

- **Exclusive wood protection**

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

- **Best limited lifetime warranty⁴**

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

- **Testing beyond requirements**

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

Available in these window and patio door styles:⁵



Special shape windows also available.

^{1,2,3,4,5} See back cover for disclosures.

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values		
						U-Factor	SHGC	STC
Awning Dual-pane vent	21"	17"	59"	59"	LC30	0.25-0.35	0.19-0.51	25-28
Awning Triple-pane vent	21"	17"	59"	59"	LC25-CW50	0.12-0.19	0.24-0.56	31-37
Casement Dual-pane vent	17"	17"	35"	73"	LC30-LC50	0.25-0.35	0.19-0.51	25-31
Casement Triple-pane vent	17"	17"	35"	73"	R20-CW50	0.20-0.25	0.17-0.46	31-37
Fixed Casement Dual-pane	17"	17"	73"	73"	LC30-LC50	0.23-0.50	0.19-0.66	29-32
Fixed Casement Triple-pane	17"	17"	73"	73"	R20-CW50	0.19-0.24	0.17-0.46	33-37
Double-Hung Dual-pane vent	21"	35"	41.5"	77"	LC30-LC50	0.19-0.66	0.20-0.56	27-31
Hinged Patio Door Dual-pane single door	30"	80"	38"	96"	LC50	0.25-0.29	0.18-0.48	31
Hinged Patio Door Triple-pane single door	30"	80"	38"	96"	LC55	0.22-0.26	0.14-0.38	34-36
Hinged Patio Door Dual-pane double door	60"	80"	75"	96"	LC50	0.25-0.29	0.18-0.48	30-32
Hinged Patio Door Triple-pane double door	50"	80"	75"	96"	LC55	0.22-0.26	0.14-0.38	34-36
Sliding Patio Door Dual-pane single-door fixed (O)	31"	80"	49"	96"	CW50	0.24-0.33	0.18-0.51	27
Sliding Patio Door Triple-pane single-door fixed (O)	31"	80"	49"	96"	CW60	0.21-0.27	0.17-0.45	33-36
Sliding Patio Door Dual-pane double-door vent (OX or XO)	60"	80"	96"	96"	R20-LC50	0.24-0.33	0.18-0.51	29-32
Sliding Patio Door Triple-pane double-door vent (OX or XO)	60"	80"	96"	96"	R25-LC60	0.21-0.27	0.17-0.45	33-36

Window sizes available in 1/4" increments

Special sizes available in triple-pane patio doors. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit installpella.com.

Window Hardware

Essential Collection

Select from popular designs and finishes to suit every style.



Fold-away Crank



Cam-Action Lock

Finishes:



Champagne



White



Brown



Matte Black



Satin Nickel



Satin Brass⁴⁷

Patio Door Hardware

Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged Patio Door Handle



Sliding Patio Door Handle

Finishes:



Champagne



White



Brown



Matte Black



Satin Nickel



Satin Brass⁴⁷

⁴⁷ See back cover for disclosures.

Colors

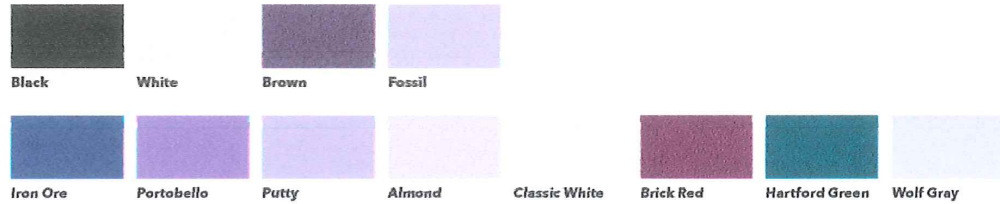
Prefinished Pine Interior Colors

We can prefinish pine in your choice of several paint and stain colors. Unfinished or primed and ready-to-paint are also available.



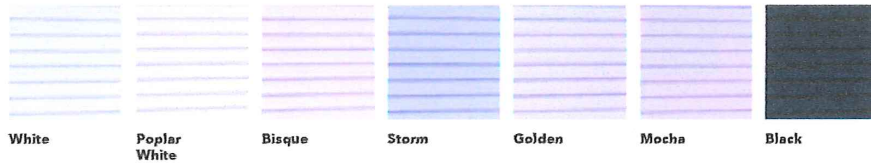
Aluminum-Clad Exterior Colors

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



Integrated Blinds⁷

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



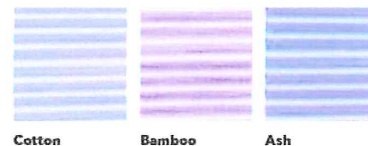
Integrated Shades⁷

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

Light-Filtering:



Room-Darkening:



Haven't landed on the final blind or shade color selection? No problem. With our patented triple-pane design, you and your customer can make those decisions later in the schedule. Our triple-pane products come with all of the hardware to add a blind or shade straight from the factory or at a later time in the building or remodeling process.

Added Peace of Mind

Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.⁸ For more information, go to connectpella.com.

^{7,8} See back cover for disclosures.

Performance Packages

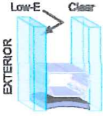
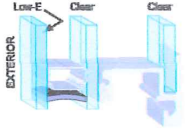
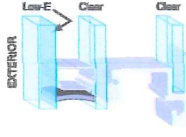
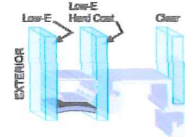
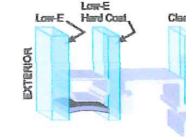
To make things easier, we've created performance packages.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.¹ Create room-by-room solutions with the upgraded triple-pane glass design.

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



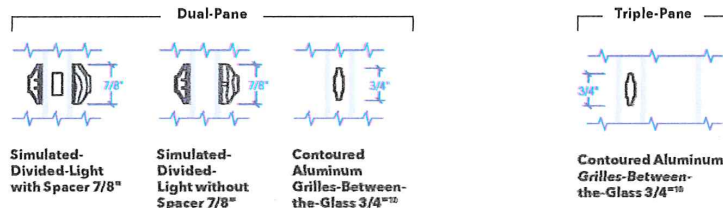
Pella® Lifestyle Series offers products awarded ENERGY STAR® Most Efficient for 2021.²

Base	Performance	Sound Control	Energy Efficiency	Ultimate Performance
	71% More Energy Efficient ² + 34% Noise Reduction ³	52% Noise Reduction ³	83% More Energy Efficient ²	79% More Energy Efficient ² + 52% Noise Reduction ³
 Advanced Low-E Two panes of insulating, energy-efficient glass and our most popular features and options.	 Advanced Low-E SunDefense Low-E or NaturalSun Low-E A triple-pane glass design for a combination of both improved energy efficiency and sound performance.	 Advanced Low-E Sound-reduction glazing Triple-pane glass design featuring mixed glass thicknesses for enhanced sound dampening.	 AdvancedComfort A triple-pane glass design with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.	 AdvancedComfort Sound-reduction glazing A triple-pane glass design featuring mixed glass thicknesses with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.

Patented triple-pane glass design gives flexibility to add integrated blinds or shades without impacting performance.

Grilles

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



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.⁴

¹ Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

² Some Pella products may not meet ENERGY STAR certification in Canada. For more information, contact your local Pella sales representative or go to nrcan.gc.ca/energy/products/categories/lenestration/13739.

³ Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90.(D9). Actual results may vary.

⁴ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

⁵ Double-hung windows available in dual-pane only.

⁶ Available early 2022.

⁷ Available with triple-pane products only.

⁸ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

⁹ Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

¹⁰ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.



HDC Work Permit Staff Review

Property address: 310 E Cross

Property History: The property includes an Italianate-style house, erected in 1885, that is contributing to the historic district. Garage built 1999 or 2000.

Date of Application: January 25, 2022

Date of Review: January 27, 2022

Date of Meeting: February 8, 2022

Proposed work: Add half-round gutter to east side of house (new, its never had a gutter on the east), downspout on north corner. Color: Clay #238 matches trim and existing gutter on west and north sides.

Add additional downspout on west side of house to prevent overflow or porch gutter. Color: Clay, matches existing gutter.

Add K-style gutter to detached garage, east side (new, its never had a gutter on east side), downspout on south (toward alley) Color: Clay #238

Replace K-style gutter on west side of detached garage so it drains to downspout on south side. Color: Clay #238

Materials: Aluminum color chip provided

Staff review:

1. The applicant proposes a new gutter where non existed on the East side of the garage. The new gutter is proposed in the same K-style as existing gutter.
2. The applicant proposes replacing the K-style white gutter over garage doors to reserve the water flow so the downspout is on the alley side.
3. The applicant proposes new half round where no gutter exists and downspout in the north corner. The existing gutters on the house are the same half round style as what is proposed.

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.

4. The applicant proposes new downspout from 2nd story to ground. Applicant wishes to remove section to disconnect from lower gutter to prevent overloading/overflow of porch gutter.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at 310 E Cross, as submitted in the application dated January 25, 2022 for new gutter and replacement gutters on house and garage as specified.

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

Prepared by:
Christopher Jacobs, Community Development Manager



JAN 26 2022

RECEIVED

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

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

PHDC-22-0003

29327

Cash

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

310 E Cross St

Applicant

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

Name

Mary Seelhorst

Address

310 E Cross St.

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

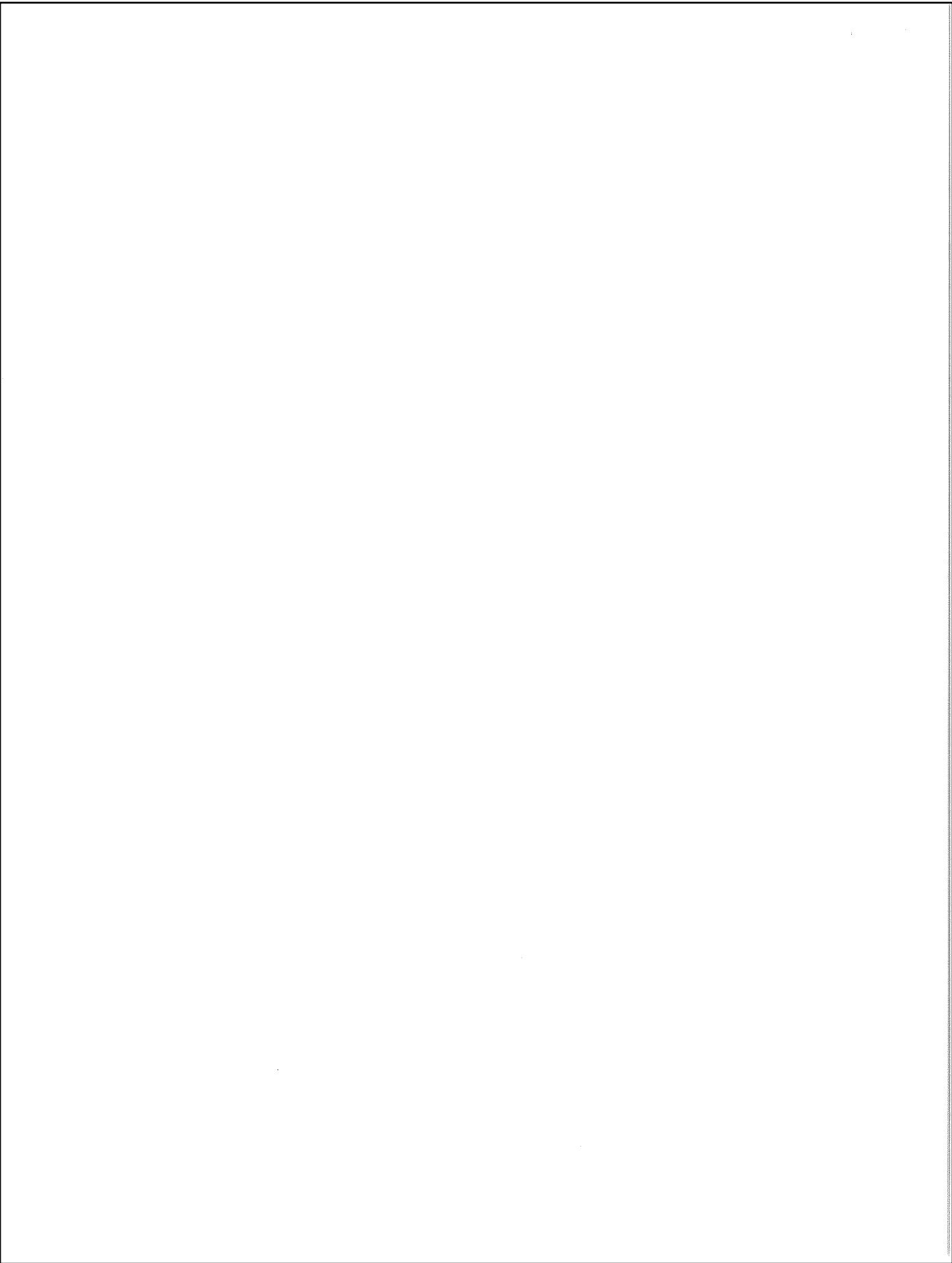
Green Oak Gutter, South Lyon MI, 248.437.9700

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

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

- ☐ Painting
- ☒ Other
- ☐ Application Amendment



Complete Description of Proposed Work:

Add half-round gutter to East side of house (new, it's never had a gutter on the east), downspout on north corner. Color: Clay #238 matches trim and existing gutter on west and north sides.

Add additional downspout on west side of house to prevent overflow of porch gutter. Color: Clay, matches existing gutter.

Add K-style gutter to detached garage, east side (new, it's never had a gutter on east side), downspout on south (toward alley) Color: Clay #238

Replace K-style gutter on west side of detached garage so it drains to downspout on south side. Color: Clay #238

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

Aluminum color chip provided.

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:

3500

Permit fee:

\$45 + _____ = 45.00

Signature

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

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

Signature:

Date:

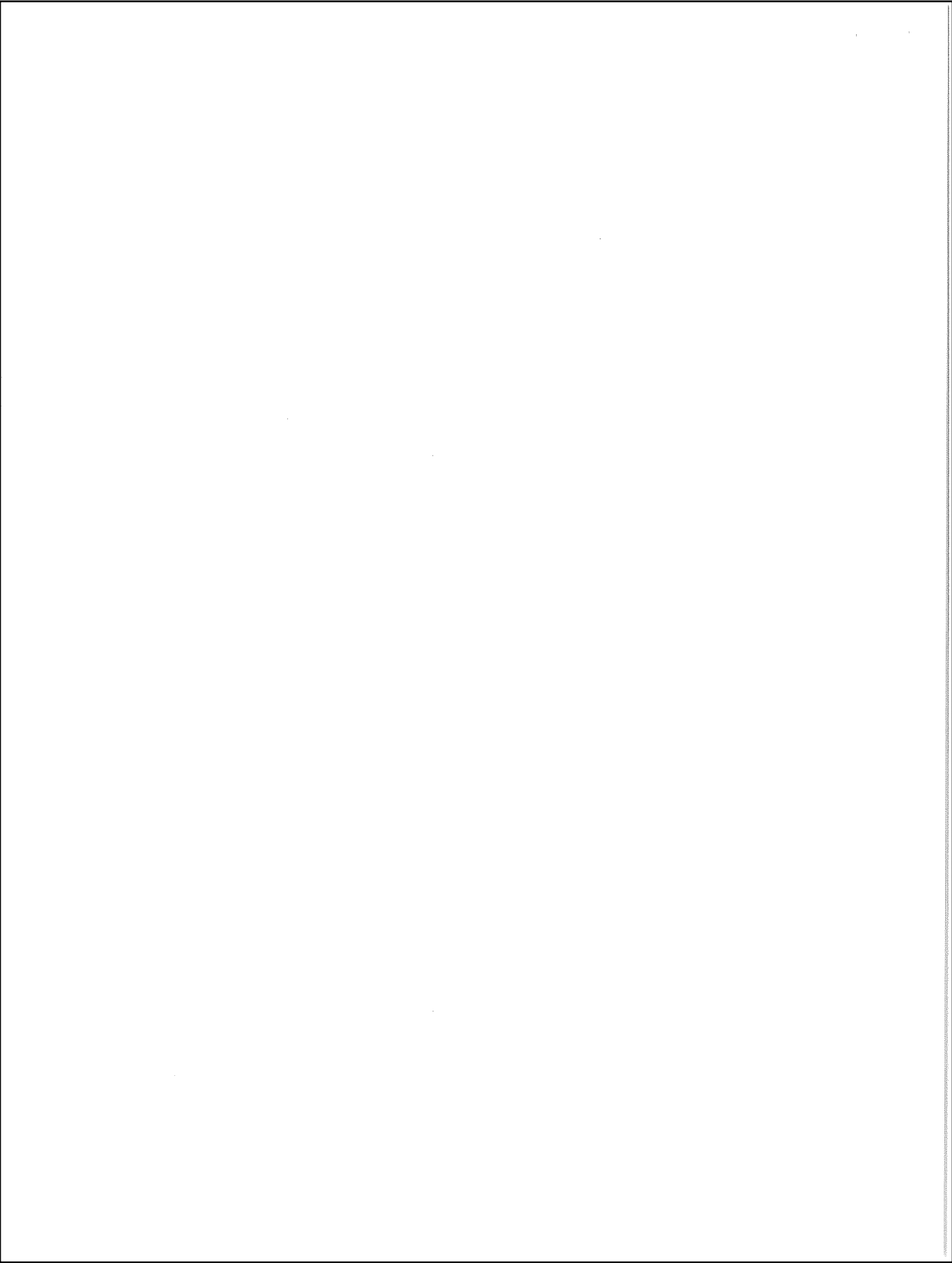
January 24, 2022

Print Name:

Mary Seelhorst

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.



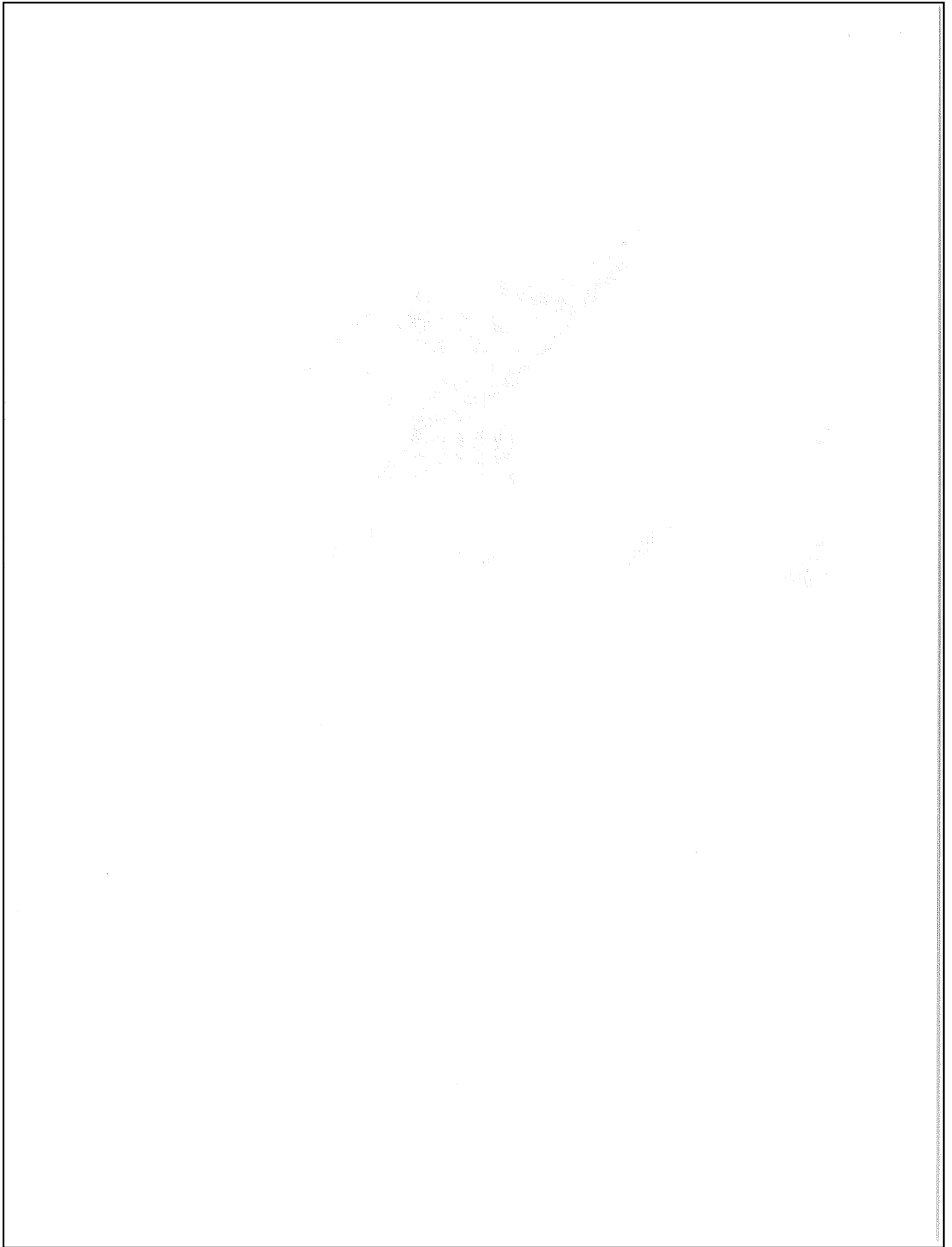
GARAGE - Built 1999 or 2000

West side has existing K-style white gutter over garage doors. Will reverse the flow so downspout is on the alley side.



East side. New gutter where none existed. Downspout on alley side





HOUSE

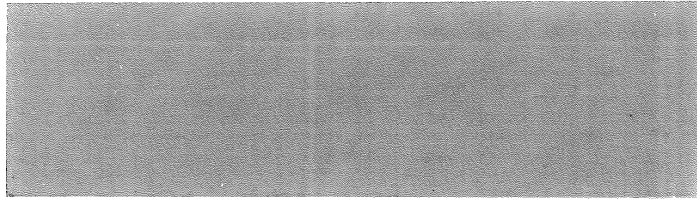
East side, 2-story section only. New half round where no gutter exists.
Downspout N corner

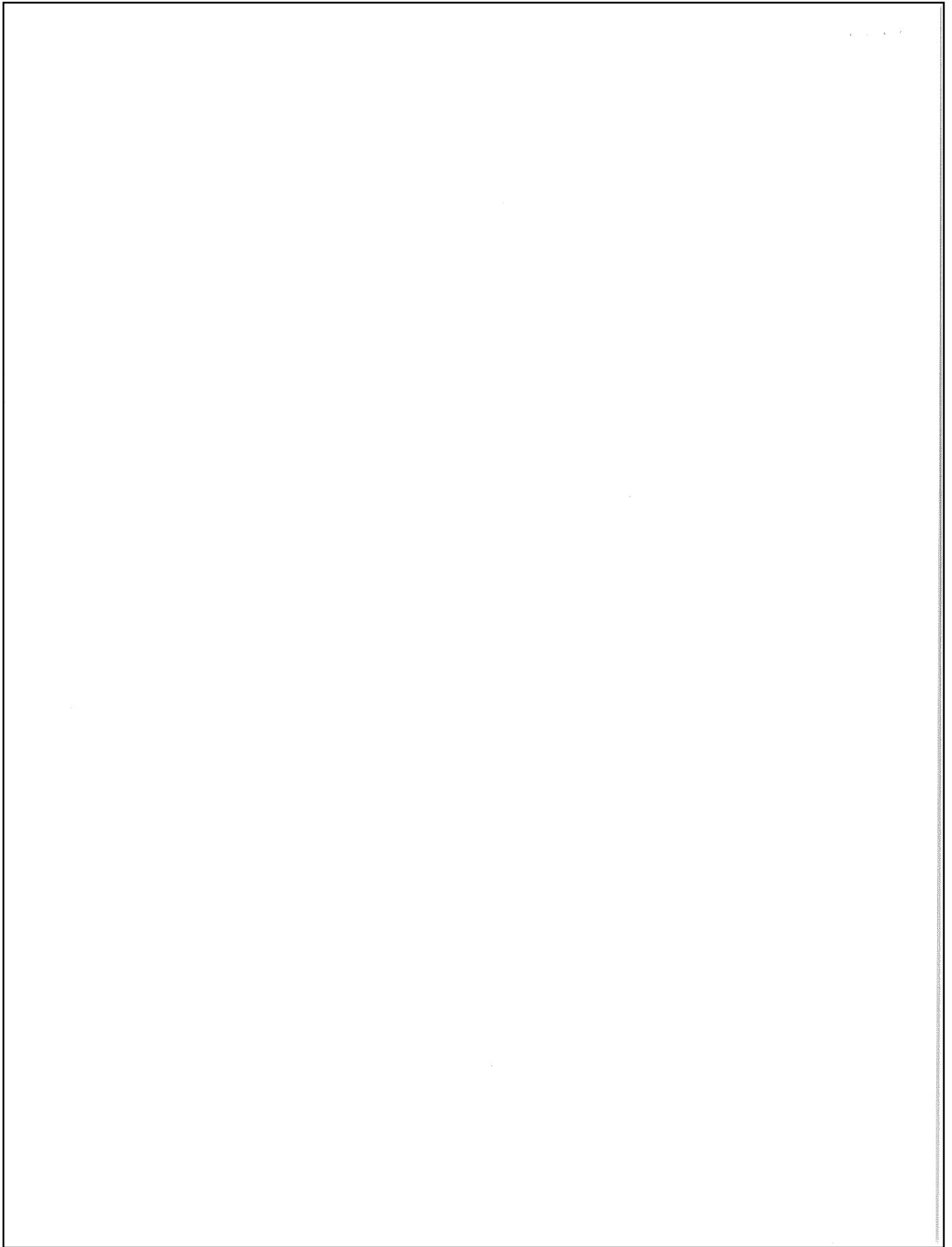


West side, back porch: Add new downspout from 2nd story to ground. Remove section to disconnect from lower gutter to prevent overloading/overflow of porch gutter.





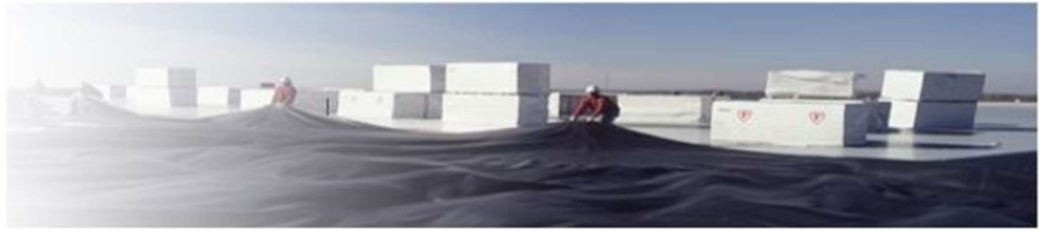






HDC Study Item Materials

211 N Washington St



4721 22 Mile Road | Shelby Township MI 48317-1515
| (P) 586-739-1148 | (F) 586-739-7678
service@lutzroofing.com | www.lutzroofing.com

Date: 12/30/2021

Project Proposal: Q-18574

Account: Beal Properties, LLC
23 North Washington
Ypsilanti, MI 48197

Facility: Washington Apartment (11702)
211 North Washington
Ypsilanti MI 48197

Contact Name: Geoff Van'thof

Roof Square Footage: ~3900 + Canopies

Lutz Roofing Specifications:

- Remove the existing roofing down to the wood deck and properly dispose. The decking will then be inspected for soundness before any new roofing is installed. If the decking is deteriorated, our firm will install a compatible replacement material at a unit cost of \$5.00 per square foot. No decking will be replaced without your prior approval.
- All abandoned mechanical curbs will be removed, and the resulting hole(s) will be properly covered with 20 gauge plating and / or 22 gauge metal decking.
- Over the existing substrate, our tradesmen will install one layer of 3.5" insulation. Insulation to be installed free of gaps and voids that are within industry standards to ensure thermal integrity.
- Above the base layer of insulation, our tradesman will install tapered insulation panels at ponding water locations. These will be approximately 2" off of the insulation in necessary spots.
- Over the insulation substrate, we intend on installing an EPDM adhered system using 60-mil membrane. The roof system will be installed in strict accordance with the manufacturers recommended installation procedures.
- All seams will be carefully assembled with seam tape in accordance with the manufacturer guidelines. A synthetic rubber polymer based primer will be installed prior to the seaming material.
- Prefabricated boots will be used to flash plumbing stacks.
- Pitch pans will be installed at irregular roof penetrations and sealed with pourable sealer.
- The mechanical equipment will receive metal slip-flashing as required per manufacturer requirements.
- All roof caulking will be completed per manufacturer requirements.
- Our company will install rain collars on roof stacks that are damaged or missing.
- This quote includes installation of new metal coping and flashings using 24- gauge pre-finished sheet metal, and the color shall be selected by owner from manufacturer's standard colors.
- This quote includes new metal gutters and downspouts, using 24-gauge pre-finished sheet metal.
- The gutter joints will be double sealed with caulking and EPDM material.
- This quote will be backed by a Lutz Roofing FIVE (5) year warranty on labor and material, and supplemented by a manufacturer's twenty (20) year warranty.
- Our roofing operations will be insured with a \$ 5,000,000.00 General Liability Policy, and Workers Compensation Insurance Policy.



For questions regarding this document please call
(586) 739-1148.

- Wall tarps will be installed at the dumpster areas, as necessary, to protect the building.
- The ground and the roof will be cleaned up from all debris of our roofing work.

ADDITIONAL LUTZ COVENANTS

- A pre-construction meeting between our company and all applicable parties will be orchestrated between our firms, prior to our first day of work.
- We will not perform any extra work without your approval. Should an extra cost occur, the respective costs will be submitted daily for your review.
- Our crews are MIOSHA trained and will perform work in a safe and professional manner.
- When our crew completes your project, a certified Lutz quality control individual will then inspect all of the workmanship including seams, vertical flashings, roof drains, sheet metal, and ground clean-up.
- Lutz Roofing will maintain a comprehensive communication process which will help your company understand the re-roofing process, from start to finish. Lutz Roofing will have 24/7 availability throughout the entire re-roofing process.
- Our company will treat your building as if it was our own, and we are confident that if you were to contact any third party roofing consultants in Michigan, that they would attest to our professionalism, skill, and commitment to being the best roofing contractor in our state.

WE HAVE THE FOLLOWING PROJECT CONCERNS AND CONSIDERATIONS:

1: Commercial roofing projects do not require licensure in Michigan, and traditionally most municipalities have not required a permit to be pulled. In these challenging economic times however, more and more cities are requesting permits for commercial roofing jobs as a source of additional revenue. Most are accessing a fee of 1%-1 ½%. We have included a cost based on 1.5% of the total contract amount.

2: A roofing demolition project can be noisy, dusty, and disruptive to the building occupant. Dust can be a factor when the interior contents are dust sensitive, and there is no drop ceiling. Our cost does not provide an allowance for interior protection. Upon acceptance of our quote, our company will hold a pre-construction meeting to discuss logistics and potential disruptions. If it is determined that interior protection is considered necessary in some areas, a plan will have to be established beyond this contract.

3: This quote does not include any electrician costs for disturbed conduits installed directly beneath the metal roof decking.

4: If detailed site plan, structural engineer inspection/report, or stamped architectural drawings or specs. are required for obtaining building permit, our price will need to be adjusted.

5: The setup/staging area(s) are surrounded by landscaping. Lutz has included the use of heavy duty "Dura Base" traffic pads on this project, in an attempt to minimize disruption to these areas that surround your building. However, if grass is disturbed after our work is completed, Lutz will not be held responsible for damage.

NOTE: There have been industry wide raw material shortages over the past year and several materials have lead times of 6+ months. Due to the shortages and volatility in raw material costs, the below price is only valid for 30 days.

UNIT COSTS:

Wood Deck Replacement.....	\$5.00 sq ft
Metal Deck Replacement	\$12.00 sq ft
Drain Replacement.....	\$1250.00 each

Base Bid Items:

Item	Description	Qty	Unit	Cost
QT Project	Reroofing	1	Each	\$83,880.00

Proposal Terms & Conditions:

Lutz Roofing is licensed in The State of Michigan under license # 2104184929. Lutz Roofing Company, Inc. shall not be liable for any claims regarding the disruption or disposal of asbestos that may be inherent in the roof system. It is the owner's responsibility to test for asbestos in the roof system, prior to the commencement of the project. Lutz Roofing Company, Inc. assumes no structural liability for any changes in the dead load that may be a result of the new roof system. Roof warranty is subject to terms and conditions on the actual warranty form. Warranty does not cover consequential damages. In the event of failure of a customer to make timely payment, Lutz Roofing is entitled to recover any collection cost, including 18% annual interest, and attorney fees. The owner and owner's agents shall hold Lutz Roofing harmless and indemnify Lutz Roofing from all claims, actions and causes of action related to mold, and/or fumes or odors that are emitted during the roofing process. It is the owner's obligation to inform the building occupants of the consequences associated with a roofing process, including the emission of fumes from the various roofing products used for this project. Owner and Owner's agent's obligation to hold Lutz Roofing harmless does not apply when liability is solely attributable to the negligence of Lutz Roofing.

Please sign and return this agreement to our office prior to the start of the project. Upon its receipt, Lutz Roofing will schedule the above work to be performed by our maintenance staff. The undersigned party, representing the owner's interest, agrees to the estimated cost and insures payment will be made 30 days from completion.

Customer Signature and Date:

_____/____/____

Lutz Roofing Company
Brandon Tomayko

8/26/2021

Premium Colors



●▲★\$ ANODIC CLEAR



●▲★\$ SILVERSMITH



●▲★\$ SILVER



●▲★\$ CHAMPAGNE



●▲★\$ ZINC



●▲★\$ WEATHERED ZINC



●▲★\$ COPPER PENNY



●▲★\$ AGED COPPER



★\$\$\$ WEATHERED STEEL



★\$\$\$ WEATHERED COPPER

Kynar 500® or Hylar 5000® pre-finished steel and aluminum for roofing, curtainwall and storefront applications.



● Metallic Colors ★ ENERGY STAR® Colors \$ Pricing
▲ Cool Colors ★ Premium Colors

See back for color availability chart.

Standard Colors



▲★\$ PATINA GREEN



▲★\$ TEAL



▲★\$ HEMLOCK GREEN



\$ FOREST GREEN



\$ HARTFORD GREEN



▲★\$ EVERGREEN



▲★\$ HUNTER GREEN



▲★\$ ARCADIA GREEN



▲★\$ MILITARY BLUE



\$ BERKSHIRE BLUE



▲\$ GRAPHITE



▲★\$ CHARCOAL



\$ INTERSTATE BLUE



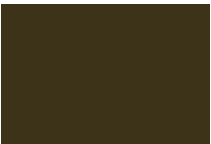
▲★\$ SLATE BLUE



\$ AWARD BLUE



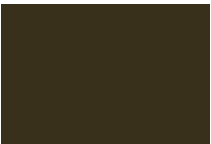
\$ MATTE BLACK



▲★\$ DARK BRONZE



▲\$ BURNISHED SLATE



▲\$ AGED BRONZE



▲★\$ MEDIUM BRONZE



▲★\$ MANSARD BROWN



\$ BURGUNDY



▲★\$ TERRA COTTA



▲★\$ CARDINAL RED



▲★\$ COLONIAL RED



\$ MIDNIGHT BRONZE



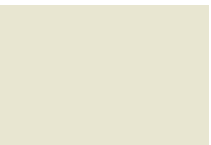
▲★\$ MUSKET GRAY



▲★\$ SIERRA TAN



▲★\$ SANDSTONE



▲★\$ ALMOND



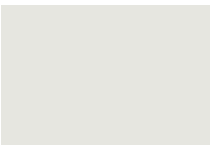
▲★\$ SLATE GRAY



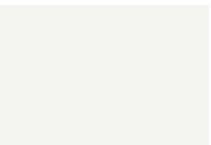
▲★\$ CITYSCAPE



▲★\$ GRANITE



▲★\$ STONE WHITE



▲★\$ BONE WHITE



PAC-CLAD®
P E T E R S E N

HQ: 800 PAC CLAD TX: 800 441 8661 MD: 800 344 1400
AZ: 833 750 1935 GA: 800 272 4482 MN: 877 571 2025

PAC-CLAD.COM

PAC-CLAD® Color Availability

PAC-CLAD STANDARD COLORS	REFLECTIVITY	EMISSIVITY	3 YEAR EXPOSURE	SRI	STEEL		ALUMINUM				ENERGY STAR
					24 GA.	22 GA.	.032	.040	.050	.063	
AGED BRONZE	0.28	0.86	N/A	27	✓						
ALMOND	0.53	0.87	0.52	62	✓	✓	✓	✓	✓		★
ARCADIA GREEN	0.30	0.88	0.30	31	✓		✓				★
AWARD BLUE	0.21	0.86	0.20	18	✓		✓		✓		
BERKSHIRE BLUE*	0.26	0.87	0.25	25	✓						
BLACK ALUMINUM**	0.20	0.86	0.19	17			✓	✓	✓	✓	
MATTE BLACK STEEL**	0.23	0.87	0.22	21	✓	✓					
BONE WHITE	0.65	0.86	0.64	78	✓	✓	✓	✓	✓	✓	★
BURGUNDY	0.23	0.87	0.22	21	✓		✓		✓		
BURNISHED SLATE	0.29	0.85	N/A	28	✓						
CARDINAL RED	0.36	0.86	0.36	38	✓		✓		✓		★
CHARCOAL	0.26	0.87	0.26	25	✓		✓		✓		★
CITYSCAPE	0.43	0.87	0.43	48	✓	✓	✓	✓	✓		★
COLONIAL RED	0.32	0.88	0.32	34	✓		✓	✓	✓		★
DARK BRONZE	0.26	0.88	0.26	26	✓	✓	✓	✓	✓	✓	★
EVERGREEN	0.25	0.86	0.23	24	✓		✓				★
FOREST GREEN	0.10	0.87	0.10	5	✓	✓	✓	✓	✓		
GRANITE*	0.36	0.87	0.36	39	✓	✓	✓	✓	✓		★
GRAPHITE	0.27	0.86	N/A	26	✓						
HARTFORD GREEN	0.09	0.88	0.09	4	✓		✓	✓	✓		
HEMLOCK GREEN	0.30	0.85	0.31	30	✓		✓		✓		★
HUNTER GREEN	0.26	0.86	0.25	25	✓		✓				★
INTERSTATE BLUE	0.13	0.87	0.12	8	✓		✓		✓		
MANSARD BROWN	0.28	0.85	0.28	27	✓	✓	✓	✓	✓		★
MEDIUM BRONZE	0.25	0.88	0.24	24	✓	✓	✓	✓	✓	✓	★
MIDNIGHT BRONZE	0.06	0.88	N/A	0	✓			✓			
MILITARY BLUE	0.29	0.87	0.28	30	✓		✓				★
MUSKET GRAY	0.28	0.87	0.27	28	✓	✓	✓		✓		★
PATINA GREEN	0.34	0.86	0.33	35	✓		✓				★
SANDSTONE	0.46	0.87	0.46	52	✓	✓	✓	✓	✓	✓	★
SIERRA TAN	0.31	0.87	0.31	32	✓	✓	✓	✓	✓		★
SLATE BLUE	0.23	0.87	0.22	21	✓		✓				★
SLATE GRAY	0.35	0.88	0.34	38	✓	✓	✓	✓	✓		★
STONE WHITE	0.67	0.85	0.65	80	✓	✓	✓	✓	✓	✓	★
TEAL	0.26	0.87	0.26	25	✓		✓				★
TERRA COTTA	0.36	0.88	0.35	39	✓		✓		✓		★
PAC-CLAD PREMIUM COLORS											
AGED COPPER	0.25	0.87	0.24	24	✓		✓		✓		★
ANODIC CLEAR	0.55	0.80	N/A	62				✓			
CHAMPAGNE	0.40	0.82	0.36	42	✓		✓	✓	✓		★
COPPER PENNY	0.45	0.87	0.44	51	✓		✓	✓	✓		★
SILVER	0.48	0.81	0.46	53	✓	✓	✓	✓	✓		★
SILVERSMITH	0.52	0.81	N/A	58				✓			
WEATHERED COPPER	0.45	0.88	N/A	51	✓						
WEATHERED STEEL	0.32	0.89	N/A	34	✓						
WEATHERED ZINC	0.25	0.82	0.24	22	✓	✓	✓		✓		★
ZINC	0.30	0.88	0.29	31	✓		✓	✓	✓		★
CLEAR-COAT ACRYLIC FINISH (NON-KYNAR)											
GALVALUME PLUS	0.68	0.14	0.55	57	✓	✓					★

PAC-CLAD Premium finishes are available from stock at a moderate extra cost. PAC-CLAD Copper Penny is a Non-Weathering finish. Solar Reflectance Index calculated according to ASTM E-1980.

*Low Gloss/Low Sheen, 70% PVDF finish ** Appearance differs for Black Aluminum and Matte Black Steel

ENERGY STAR PERFORMANCE CRITERIA:

Emissivity uses ASTM C1371 Reflectivity uses ASTM C1549.

TECHNICAL DATA FOR KYNAR 500/HYLAR 5000 COATING:

- ▶ South Florida Exposure: Color (ASTM D 2244) - No more than 5ΔE
Hunter units at 20 years; Chalk (ASTM D 4214) - Rating no less than 8 at 20 years; Film integrity - 20 years.
- ▶ Accelerated Weathering (ASTM D 4587, ASTM G 154): 5000 Hours; Chalk, per ASTM D 4214, rating of 6 or better; Color, per ASTM D 2244, < 5ΔE (Hunter Units) color change.

- ▶ Humidity Resistance (ASTM D 2247): Galvalume or HDG, 100% RH, 2000 hours - No field blisters; Aluminum, 100% RH, 3000 hours - No field blisters
- ▶ Salt Spray Resistance (ASTM B 117): Aluminum, 3000 hours, Galvalume or HDG, 1000 hours - Creep from scribe no more than 1/16", no field blisters
- ▶ Chemical/Acid Pollution Resistance (ASTM D 1308): Pass
- ▶ T-Bend (ASTM D 4145): 1T - 3T with no loss of adhesion
- ▶ Pencil hardness (ASTM D 3363): HB - 2H
- ▶ Specular Gloss (ASTM D 523) @ 60 degrees: Typical - 20 - 35

- ▶ Abrasion Resistance (ASTM D 968): 67 +/- 10 liters
- ▶ Cross Hatch Adhesion (ASTM D 3359): No loss of adhesion
- ▶ Reverse Impact (ASTM D 2794): Galvalume or HDG, 2x metal thickness inch-pounds, no loss of adhesion; Aluminum, 1.5x metal thickness inch-pounds, no loss of adhesion
- ▶ Flame Test (ASTM E 84): Class A Coating

PAC-CLAD is a registered trademark of Petersen Aluminum Corp. Kynar 500 is a registered trademark of Arkema Inc. Hylar 5000 is a registered trademark of Solvay Solexis. 12/2018







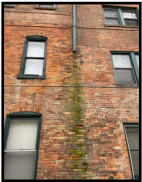




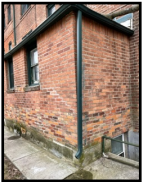






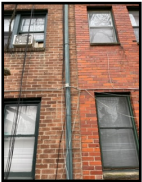


















HDC Work Permit Staff Review

Property address: 216 Maple

Property History: The property includes a Mid Nineteenth century upright-and-wing house, erected in 1884, that is contributing to the historic district.

Date of Application: January 14, 2022

Date of Review: January 28, 2022

Date of Meeting: February 8, 2022

Proposed work: Rebuild brick chimney that fell in windstorm with as close as possible reclaimed brick

Materials: Reclaimed brick

Staff review:

1. The applicant proposes to replace a brick chimney that fell in windstorm with reclaimed brick. Applicant does not provide a sample of the reclaimed brick or material proposed. If the applicant could provide a sample of the proposed material and it were like for like then a determination could be made. Standard #6 could be applied in support of approval with this additional information

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at 216 Maple, as submitted in the application dated January 25, 2022 for replacement of brick chimney with reclaimed brick, conditional upon the HDC or Preservation Planners review of the specific material to be used

Relevant Secretary of the Interior's Standards:
#8

Prepared by:

Christopher Jacobs, Community Development Manager

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.



**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

29280
20421

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

216 Maple

Applicant

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

Name

Beal Properties LLC

Address

23 N Washington

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

R&P Masonry Greg 419-215-7687

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

Re build brick chimney that fell down in wind storm with as close as possible re claimed brick.

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

Re claimed brick

Permit Application Fee (action items only)

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

Construction Cost:

\$3,000.00

Permit fee:

\$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:

1-14-2022

Print Name:

Geoff Van;t Hof

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.









Jacobs, Christopher

From: Geoff Van'thof <[REDACTED]>
Sent: Monday, January 31, 2022 9:10 AM
To: Jacobs, Christopher
Subject: FW: 214/216 Maple pictures to go along with HDC work application to re build chimney
Attachments: 16414057488400.jpg; 16414057490961.jpg; 16311975656140.jpg; 16311975657772.jpg; 16311975658344.jpg; 216 Maple HDC application to re build chimney signed.pdf

Attention: This email was sent to the City of Ypsilanti from an external source. Please be extra vigilant when opening attachments or clicking links.

Jacob,

Below and attached is what I sent Scott requesting that we turn this into a case study item. Please see below and attached as we discuss on the phone Friday Scott no longer works for the city and you are taking over.

Thank You,

Geoff Van't Hof
Project Manager/ Estimator
Beal Properties LLC
23 N. Washington St.
Ypsilanti MI 48197
[REDACTED]

www.GoBeal.com

From: Geoff Van'thof [REDACTED]
Sent: Monday, January 17, 2022 5:00 PM
To: 'Slagor, Scott' <sslagor@cityofypsilanti.com>
Subject: FW: 214/216 Maple pictures to go along with HDC work application to re build chimney

Scott,

I submitted the attached application before I got a firm quote from contractor to re build the chimney. I just now got firm pricing back at 8K and that is way more than what we were expecting.

Is there a way to turn this application into a case study item and see if there is anyway, we can make it so we don't have to re build this chimney? Given there is wood siding where the chimney was at, maybe the chimney is not historically accurate?

Thank You,

Geoff Van't Hof
Project Manager/ Estimator
Beal Properties LLC
23 N. Washington St.

Ypsilanti MI 48197

www.GoBeal.com

From: Geoff Van'thof <[REDACTED]>
Sent: Monday, January 17, 2022 8:44 AM
To: 'lshaner@cityofypsilanti.com' <lshaner@cityofypsilanti.com>
Subject: 214/216 Maple pictures to go along with HDC work application to re build chimney

Lindsay,

See attached pictures that go along with the application I turned into you on Friday.

Can you also confirm that Air Temperature Control submitted a mechanical permit for re building this chimney?

I will be dropping off a check for the remaining \$60 owed for the HDC permit later today.

Thank You,

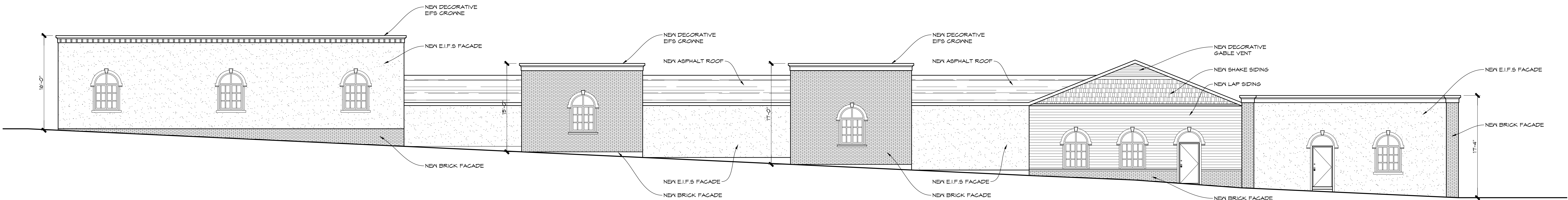
Geoff Van't Hof
Project Manager/ Estimator
Beal Properties LLC
23 N. Washington St.
Ypsilanti MI 48197

www.GoBeal.com



HDC Study Item Materials

12 E Forest Ave – Michigan Ladder Building



DESIGN DEVELOPMENT ELEVATION

SCALE 3/16" = 1'-0"

- PRELIMINARY
- CLIENT APPROVAL
- SCHEMATIC
- PERMIT
- CONSTRUCTION
- REVISIONS

12-01-2023

Berent
ARCHITECTURE
6435 Apple Orchard Lane, Rochester Hills, MI 48306
Phone: 248.865.1024 Email: robert@berent.com

DESIGNSTRUCT
DESIGN • CONSTRUCTION • MANAGEMENT
2500 17 JONAH PK ROAD
HAZEL PARK, MICHIGAN 48030
(248) 547-1500

PROJECT LOCATION
12 E. FOREST
12 E. FOREST
YPSILANTI, MI, 48198

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SHEET NUMBER: DD-2

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MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION Virtual Meeting held via Zoom

Tuesday, December 14, 2021
7:00 P.M.

CALL TO ORDER AND ROLL CALL

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

Commissioners Present: Erika Lindsay – Washtenaw County, City of Ypsilanti
Amy Swift – 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
Jeff Muir (*late arrival) – Washtenaw County, City of Ypsilanti

Commissioners Absent: Alex Pettit

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

APPROVAL OF AGENDA

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

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

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS

27 E Cross

**Sign.*

Applicant: Adnan (Ben) Hourani, business owner - not present

Discussion: Slagor: Staff provided a review citing the following information — that the application is for a sign

for a mid-nineteenth century building in Depot Town which was tabled at the November 23, 2021 meeting because it was unclear to the Commission, from the materials submitted, where applicant planned to attach the wood sign. Staff provided applicant's revised sketch for commissioners to review and explained his understanding of it.

Additionally, Staff noted that based on the HDC meeting schedule and the 60-day rule, that a decision would need to be made at tonight's meeting.

Ratzlaff: Indicated not having concerns regarding the materiality or proposed placement of the sign.

Szumko: Voiced no concerns, indicating that the proposed sign is removeable.

Motion: Ratzlaff (second: Szumko) moved to approve and issue a Certificate of Appropriateness for the work at 27 E Cross as submitted in the application dated November 10, 2021 for signage. The wall sign shall be installed with non-corrosive bolts or screws. Window lettering must be removable without damage to the glass.

Secretary of the Interior's 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 Lindsay, Swift, Chesnut, Ratzlaff, Szumko

Nays: None

Absent: Commissioners Pettit, Muir*

Motion carried.

215 N Adams

**Doors.*

Applicant: Maxwell Landreville and Erin Berger, owners - not present

Discussion: Slagor: Staff provided a review citing the following information — that the property is a Tudor Revival-style house, erected in 1914, which is contributing to the Historic District; that the proposed work is for replacement of a pair of rear French doors that are in a deteriorated condition and do not properly close [*reference photo packet materials*]; that the proposed replacement door is an Andersen 400 Series vinyl clad door with exterior muntins.

Staff further indicated that the application was tabled at the November 23, 2021 HDC meeting for applicant to provide clearer information as to the extent of the damage and to discuss possible repair options as an alternative to replacement; that based on the 60-day rule, an HDC decision would need to be made by January 11, 2022. Staff outlined his contact with applicant as to exploring other door manufacturers and repair alternatives.

Swift: Indicated an opinion that a vinyl clad door is not a solution as an option.

[Procedural discussion was had]

Lindsay: Summarized the discussion as follows: that the information submitted by the applicant is the only thing the Commission can use to make a decision; that the application, as written, would not be something that the Commission would approve.

[Procedural discussion continued]

Motion: Chesnut (second: Swift) moved to deny the proposed work at 215 N Adams as vinyl-clad doors are not appropriate materials for the Historic District. Vinyl is a plastic product and is not texturally compatible with historic structures, and it expands and contracts at different rates than wood, which produces long-term problems for historic structures. The applicant may amend and resubmit the application for wood, metal-clad, or some other type of non-plastic doors that match the current doors in style and texture.

Secretary of the Interior's Standards:

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

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

Roll Call Vote - Ayes: Commissioners Lindsay, Swift, Chesnut, Ratzlaff, Szumko

Nays: None

Absent: Commissioners Pettit, Muir*

Motion carried.

NEW BUSINESS

116-118 W Michigan

**Storefront, Balcony, Masonry.*

Applicant: Adam Tasselmeyer, owner - not present
Adam Smith, Synedoche Design - present
Sidney Migoski, Synedoche Design - present

Discussion: Slagor: Staff provided a review citing the following information — that this was brought before the HDC as a study item on November 9, 2021; that the set of buildings have been under rehabilitation since 2018; that 116 W Michigan is a brick vernacular commercial building and 118 W Michigan is a Gothic Revival-style building. Staff outlined the three major components of the application, being the proposed façade storefront modifications, the balcony and masonry *[reference packet materials]*.

Migoski: As a follow up to the past study item discussion, stated that they are no longer proposing to paint the north façade or the back; that the plan would be to tuck point using the correct mortar.

Smith: Stated that on the north side, on the back, the light-colored brick are the ones that are

going to be physically replaced *[reference photo materials]*.

Swift: Indicated an opinion that although the proposed balcony railing does not seem to follow historic standards, it does appear to be contrasting, which is also appropriate.

Chesnut: Initiated discussion as to flashing considerations.

Motion: Szumko (second: Chesnut) moved to approve and issue a certificate of appropriateness for the work at 116-118 W Michigan, as submitted in the application dated December 7, 2021 for work to the storefront, north balcony, and masonry as specified. Approval is conditioned that the light fixtures have a temperature of 3000k or less, and that the masonry brick is a compatible texture with the historic brick, and that the lime-based mortar used is an appropriate composition for historic masonry. Follow the Masonry Fact Sheet and the National Park Service Preservation Brief #2 for guidance.

Secretary of the Interior's Standards:

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

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

18-20 N Washington

**Windows.*

Applicant: Mike Eller, owner – present

Discussion: Slagor: Staff provided a review citing the following information — that the application is for work already completed without review; that the applicant replaced six windows on the façade second story of the building which were in poor condition; that applicant believes the replacement windows are double hung in vinyl or vinyl clad.

Staff stated that the property is an Italianate-style commercial building; that the windows that were replaced were installed in 1985 under a restoration directed by local architect, Denis Schmiedeke. Staff provided an overview of past and current façade window photos as contained in the materials packet.

Swift: Asked if the work was done with a building permit.

Eller: Confirmed, no, with explanation.

Swift: Stated that vinyl is an inappropriate material for use in the District. Indicated that the Commission would need to look at the application, ultimately, as to whether or not the work is appropriate for the District regardless of whether or not the work has already been done or not.

Ratzlaff: Expressed agreement with Commissioner Swift and stated an opinion that the historical integrity of the buildings is even more-so apparent in that particular area. Further indicated that with applicant not acquiring a building permit or HDC approval, he would not be able to approve the work.

Swift: Further elaborated on her above-stated concerns.

Chesnut: Initiated discussion to clarify the style of window at different varying times.

[Review and discussion comparing past and present photos]

Swift: Noted that the work done was not just putting in vinyl windows but it was also altering the openings; and was done without a permit and without HDC review.

Muir: Expressed agreement with previous commissioner comments and concerns.

Szumko: Expressed disappointment that there was not an attempt to repair the windows rather than replacing them. Expressed agreement with other commissioners that the vinyl material and rectangular window style is inappropriate.

Lindsay: Expressed agreement with previous commissioner comments and concerns.

[Procedural discussion]

Motion: Swift (second: Chesnut) moved to deny the work as completed at 18-20 N Washington, including six replacement windows on the façade second story. The previous windows had been restored two-over-two arched sashes that matched the historic appearance of the building. The replacement windows as installed are one-over-one and rectangular, which are not compatible. Arched windows are a character-defining feature of Italianate-style buildings; therefore, façade replacement windows should match the originals, filling the arched opening and having a two-over-two muntin pattern. Additionally, vinyl is not a compatible material for the Historic District, as it is plastic in appearance and expands and contracts at a different rate than wood, leading to long term problems with historic structures.

Secretary of the Interior's Standards:

#5- Preserve distinctive features.

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

Roll Call Vote - Ayes: Commissioners Lindsay, Swift, Chesnut, Ratzlaff, Szumko, Muir

Nays: None

Absent: Commissioner Pettit

Motion carried.

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS—none

Historic District Commission

December 14, 2021

5

OTHER BUSINESS

1. Property Monitoring

Commissioners/Staff discussed property concerns.

2. Updates from Staff

Staff announced that he will be leaving employment with the City of Ypsilanti to accept a new position. Scott expressed appreciation for the opportunity to work for the City and with the Commission. Commissioners expressed gratitude for his invaluable work and dedication, and that he will be greatly missed.

3. Commissioner Comments

- Commissioner Swift shared an update of the status of her upcoming relocation plans.
- Discussion regarding status of return to in-person meetings.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

Recording Secretary Hare-Dickerson announced her "retirement" from City employment at year's end. Commissioners expressed their appreciation and gratitude for Nancy's exceptional work during her years of service.

HOUSEKEEPING BUSINESS

1. Approval of 2022 Meeting Calendar

The HDC discussed two calendar options and adopted a hybrid model based on the two options. Option 1 was a traditional bimonthly schedule with meetings on the second and fourth Tuesdays of the month. Option 2 was meeting once a month on the second Tuesdays. The schedule adopted meets once monthly during typically slower months and bimonthly during busy months. The schedule is on a trial basis and will be revisited at the fourth meeting of the year. If the schedule is found appropriate, the HDC will amend their bylaws accordingly and submit to Council for approval.

Motion: Szumko (second: Chesnut) moved to have one meeting a month in January, February, March; move to two meetings in April, as well as discuss in April the one meeting a month decision; two meetings a month in April, May, June, July, August, September, October; then going back to one meeting a month in November and December.

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

2. Approval of the minutes of November 23, 2021

Motion: Szumko (second: Swift) moved to approve the minutes of November 23, 2021, as submitted.

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

ADJOURNMENT

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

MEETING ADJOURNED at 8:58 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson