AGENDA

Historic District Commission Meeting

7:00 PM - Tuesday, February 22, 2022

Ypsilanti Freighthouse 100 Market Pl, Ypsilanti MI 48198

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 - 149

211 N Washington
216 Maple
12 E Forest
220 S Huron

211 N Washington_StudyItem_Final
216 Maple Study Item
12 E Forest_Study Item_Final
220 S Huron Study Item

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 151 - 157

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 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 _____

1. Briefly describe why a CLG scholarship is needed to be able to attend the NAPC Forum 2022.

2. Briefly describe what the attendee hopes to learn from attending the NAPC Forum 2022. How will their attendance benefit your community's preservation program?

3. Briefly describe how the attendee will share information learned with your Historic District Commission.

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		
3511 E Elsworth Rd		
City	State	Zip
Ann Arbor	MI	48108
Phone / Fax	E-Mail	
[redacted]	[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: [redacted]	Date: 1/11/2022

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

March 20, 2003

ATTN: Michael Macunovich
K.S.I.
9325 Maltby Road
Brighton, MI 48166

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]

Jimar 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

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.

002, HDC wk permit form

506
CONDEMNED
DO NOT
USE

DTN 6246
GENE BUTMAN FORD
APR

MR. ROOF
MASONRY · SIDING · WINDOWS

PERFORMANCE THUNDERGUARD SYSTEM

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

GUARANTEED 1-DAY INSTALLATION

NATIONAL ROOFING CONTRACTOR OF THE YEAR

800-949-0009

1-800-4-MR-ROOF

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

Name Dennis + Anne Baer Date 12/8/21 Twp.

Street 506 North River St City Ypsilanti Zip 48198

Telephone Number [redacted] Telephone Number E-mail Anne [redacted]

Inspector Name Ryan Beisel Inspector Phone Numb [redacted]

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 x 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 ea	Squares	21.43	Sh. Color	Brown wood	House Only	Yes / No
Total Discounts	$ -2499 ea	Layers	1	Flash	Bl / Br / Wh	Garage	Yes / No
	$ 10820 ea	Pitch	7/12	Drip	Bl / Br / Wh / Wick	Stories	1 / 2 / 3
	$	S.S. Rake	141	R & R Gutters	Yes / No / LG / XL	Chimney	0 / 1 / 2 / 3
	$	S.S. Edge	95	Gut. Color	N/A	Bath Vents	0 / 1 / 2 / 3
DEPOSIT	$ (100 ea)	Cap Feet	50	Leaf Prot.	Yes / No	Ridge Vent	Yes / No Ft.
SUBTOTAL	$ 10720 ea	Vented Edge	70	Insulation	Yes / No	Solar Fan	Yes / No
Est. Monthly Payment (with approved credit)	$	Drip Edge	220	Add R-Value	—	Rubber Color	— Sq. —
		Valley Feet	—	Skylights 1 2 3	N/A	Redeck	Yes / No
Added info:		Thun. Vent	9	Sky. Opening / Fixed	—	Mold Kill	Yes / No
		Vent Color	Bl / Br / Ww	Sky.	—	Ant./Dish	Stay / Toss
						Other Trade	

- Including all current discounts + promotions
- Spring Install
- House is in Historical District.
- 9 Ft Ice + Water Shield.

Additional Work Will Only Be Performed If In Writing

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 [redacted] Owners [redacted] Date 12-8-2021

Inspect [redacted]

Circle Method of Final Payment
FINAL PAYMENT DUE UPON COMPLETION

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.

800-4-MR-ROOF
ROOFING ~ WINDOWS ~ SIDING

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: [redacted] [redacted] 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

PHDC 22-0006
#5911

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: 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

Last modified Jan. 2019

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.

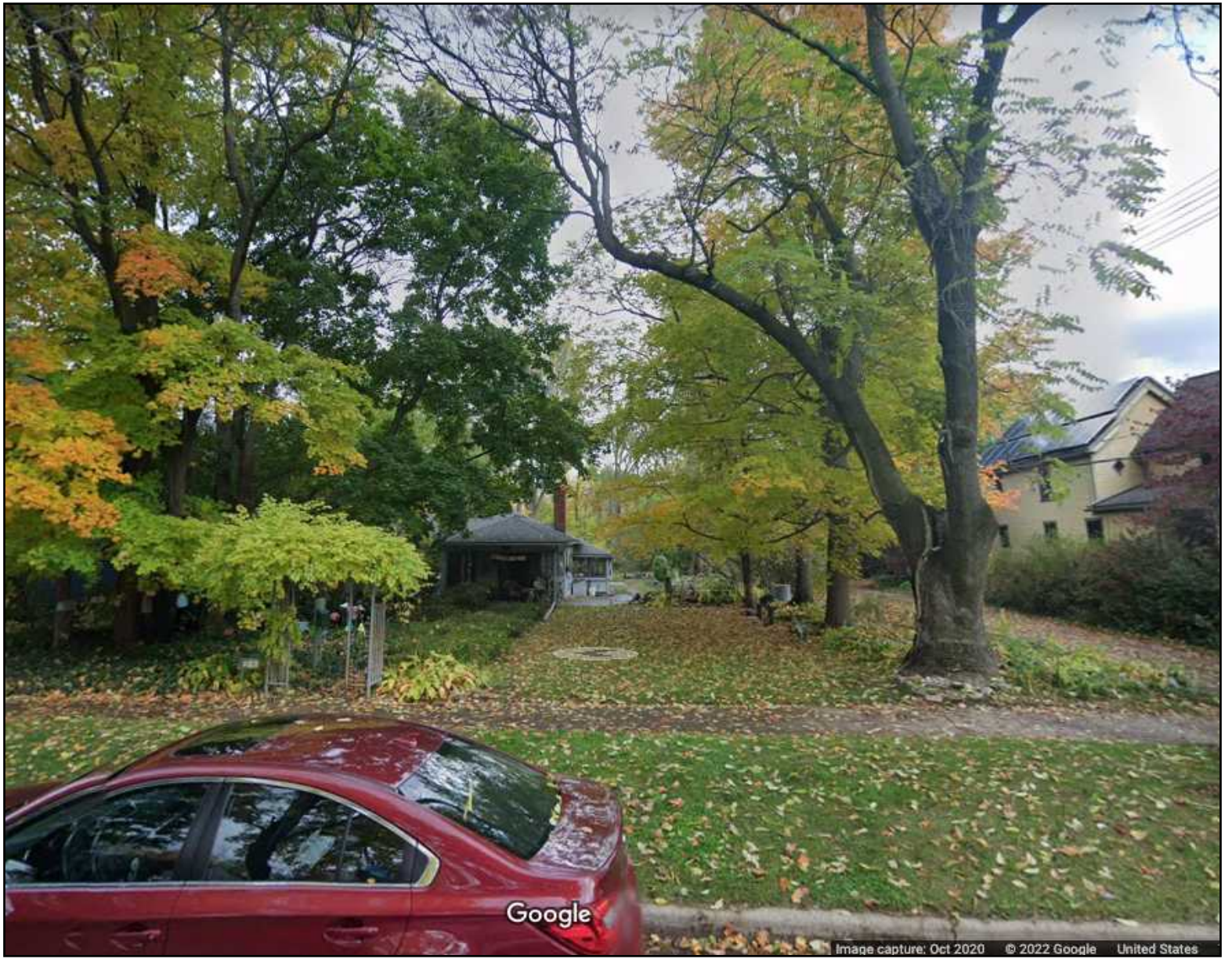
I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature: [redacted]	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.


Google
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: [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 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:	Permit fee:
$16,310.00	$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: [redacted]	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.

309

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 ¼ 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

RECEIVED JAN 13 2022

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	State	Zip
Brighton,	MI	48114
Phone / Fax	E-Mail	
[redacted]	[redacted]	

Contractor

Contractor Name & Contact Info
The Green Panel, Inc. / Calvin Vieu

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:	Permit fee:
11,447.80	$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: [redacted]	Date: 01/13/22
Print Name: Calvin Vieu	

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

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

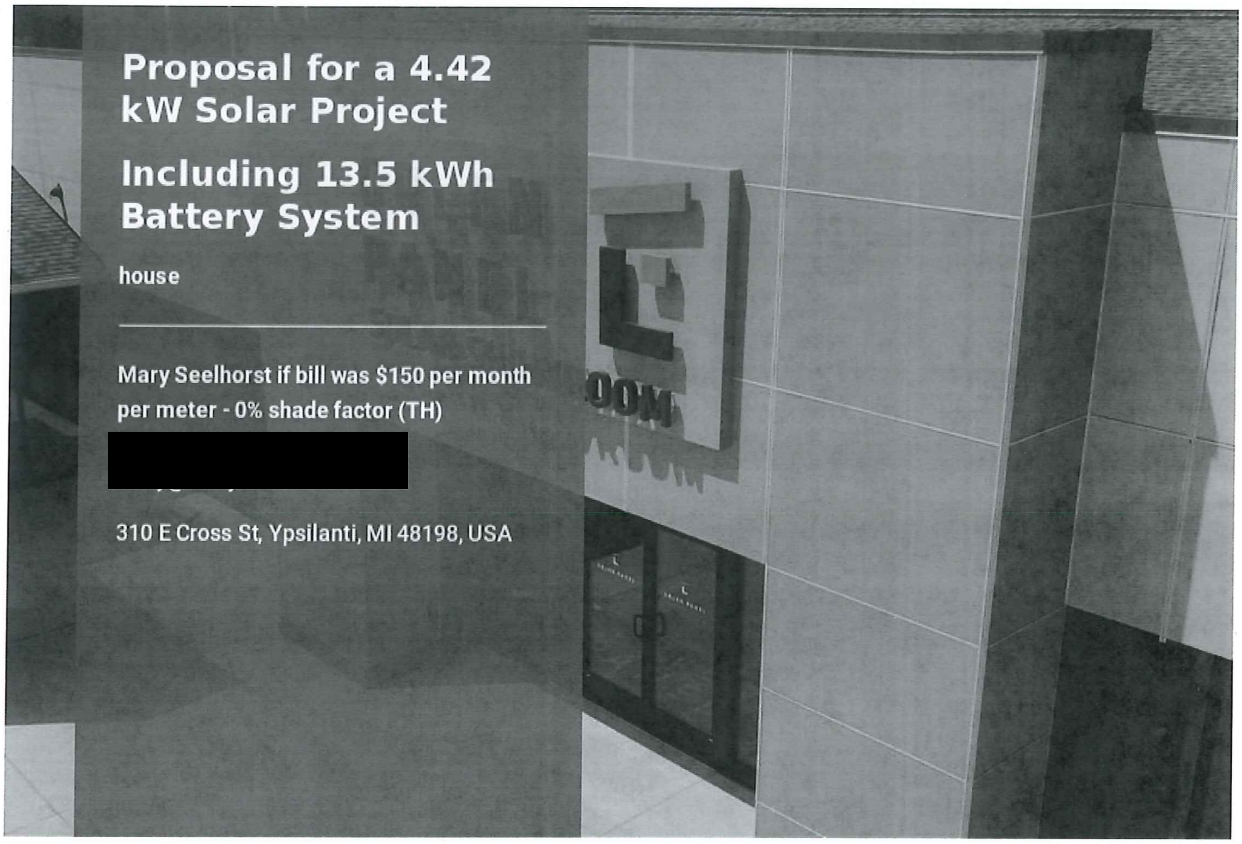
PHDC-22-0001

RECEIVED

JAN 13 2022

GREEN PANEL

Mary Seelhorst if bill was $150 per month per meter - 0% shade factor (TH)
310 E Cross St, Ypsilanti, MI 48198, USA
[redacted]



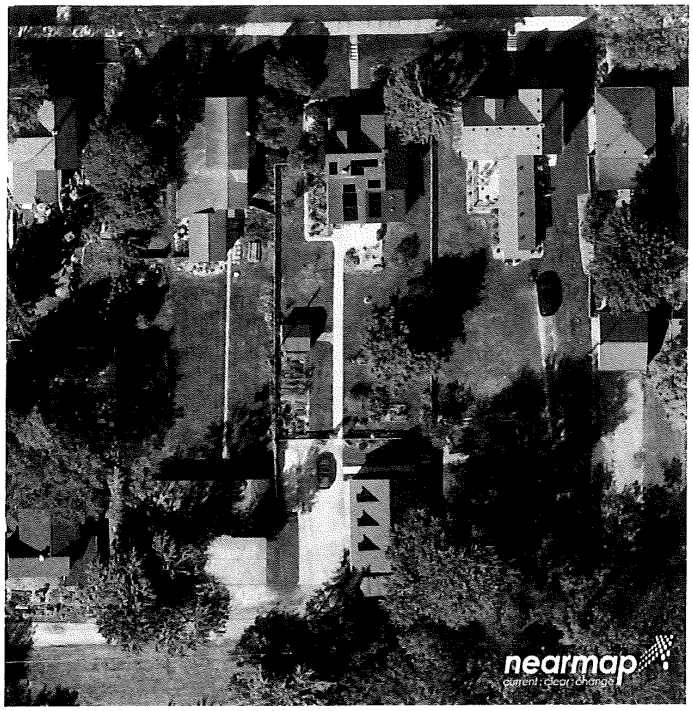
Prepared By:

The Green Panel, Inc.
4023 Old US Highway 23, Suite 115, Brighton MI, 48114 United States
[redacted]

GREEN PANEL

Mary Seelhorst if bill was $150 per month per meter - 0% shade factor (TH)
310 E Cross St, Ypsilanti, MI 48198, USA
[redacted]

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)

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.

[redacted]	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)

PHOC-22-0001

PROJECT DESCRIPTION

PHOTOVOLTAIC SYSTEM SUMMARY

SYSTEM SIZE: DC - 4.420 KW
AC - 3.770 KW

MODULES: (13) HANWHA QCELLS Q.PEAK DUO BLK-G6+ 340 (340W) MODULES

INVERTER: (13) ENPHASE IQ7PLUS-72-2-US MICRO-INVERTERS

EQUIPMENT SUMMARY

13	HANWHA QCELLS 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

CODE COMPLIANCE

ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES, ORDINANCES AND ANY OTHER REGULATING AUTHORITIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK.

BUILDING CODES & STANDARDS
2015 MI BUILDING CODE
2015 MI RESIDENTIAL CODE
2015 MI FIRE CODE TITLE 24 SUPPLEMENT
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

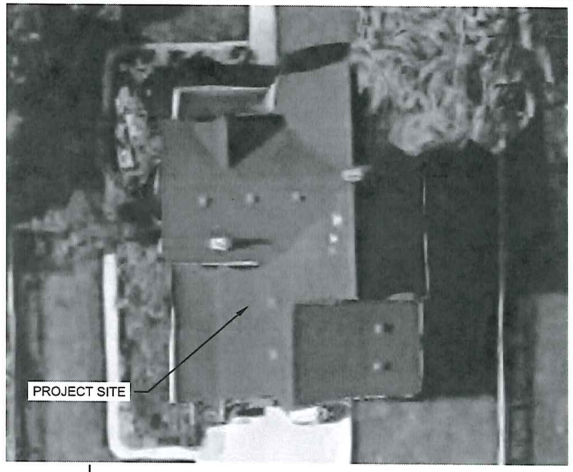
SHEET INDEX

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

RECEIVED
JAN 13 2022

GENERAL INSTALLATION NOTES:

1. INSTALLER SHALL ASSUME FULL RESPONSIBILITY AND LIABILITY FOR COMPLIANCE WITH REGULATIONS PER FEDERAL OSHA AND LOCAL REGULATIONS PERTAINING TO WORK PRACTICES, PROTECTION OF WORKERS AND VISITORS TO THE SITE.
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 CONTRACT AND/OR THESE DRAWINGS.
4. ALL MATERIALS SHALL BE IN NEW AND UNUSED CONDITION.
5. MANUFACTURER'S MATERIAL EQUIPMENT, ETC. SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
6. THE INSTALLER SHALL BECOME FAMILIAR WITH ALL UTILITY AS-BUILT PLANS AND THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES, PAVEMENT OR IMPROVEMENTS.
7. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE OWNER OF DISCREPANCIES REQUIRING FURTHER CLARI FICATION BEFORE PROCEEDING WITH THE WORKS.
8. INSTALL ALL ASPECTS OF THIS PROJECT IN ACCORDANCE WITH THE SPECIFICATIONS AND AS NOTED ON DRAWINGS ISSUED FOR CONSTRUCTION.
9. CONDUCTORS EXPOSED TO SUNLIGHT SHALL BE LISTED AS SUNLIGHT RESISTANT PER 310.0(D).
10. WORKING CLEARANCES AROUND THE EXISTING AND NEW ELECTRICAL EQUIPMENT WILL BE MAINTAINED IN ACCORDANCE WITH NEC 110.26.
11. EXACT CONDUIT RUN LOCATIONS SUBJECT TO CHANGE
12. ROOF PENETRATIONS ARE SEALED.
13. INVERTER IS LISTED TO UL-1741 "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 OLD US HIGHWAY 23
#115
BRIGHTON, MI 48114
PHONE #: (866) 633-8553

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
COVER SHEET

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-0

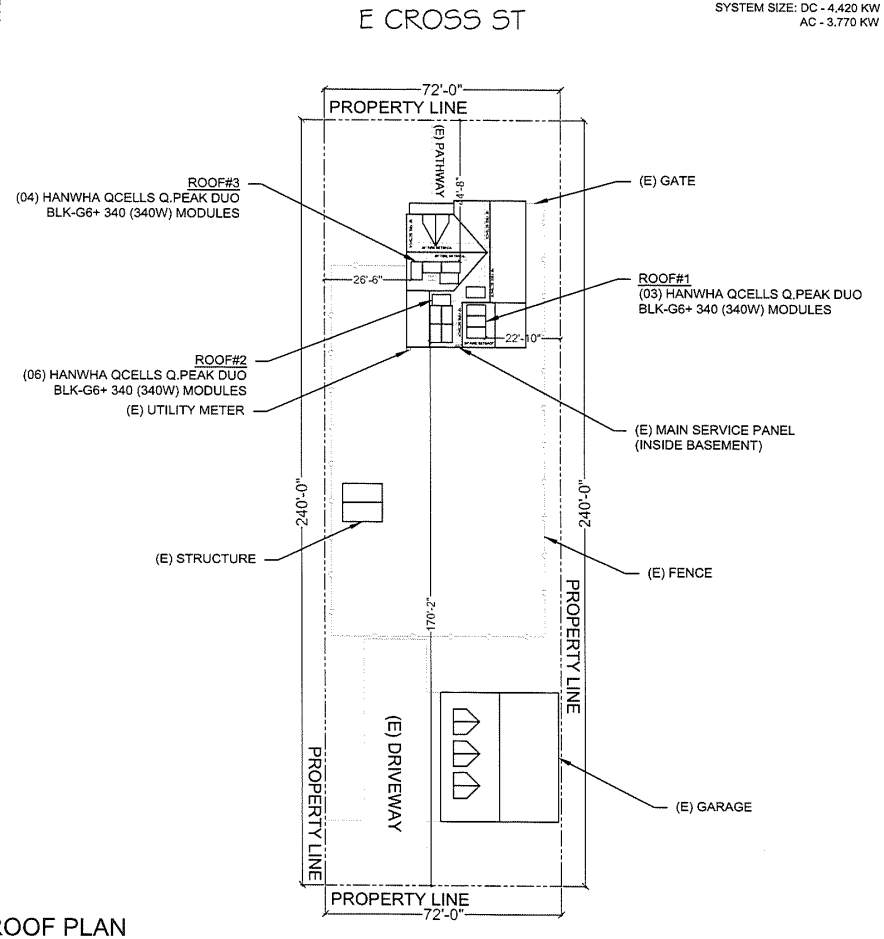
ROOF ACCESS POINT SHALL BE LOCATED IN AREAS THAT DO NOT REQUIRE THE PLACEMENT OF OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS, AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES OR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

NOTE
VISIBLE, LABELED, LOCKABLE DISCONNECT LOCATED 5' FROM UTILITY METER.

EQUIPMENT SUMMARY

13	HANWHA QCELLS 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



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

GREEN PANEL
THE GREEN PANEL
4023 SOUTH OLD US HIGHWAY 23
#115
BRIGHTON, MI 48114
PHONE #: (866) 633-8553

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
SITE PLAN & ROOF PLAN

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-1

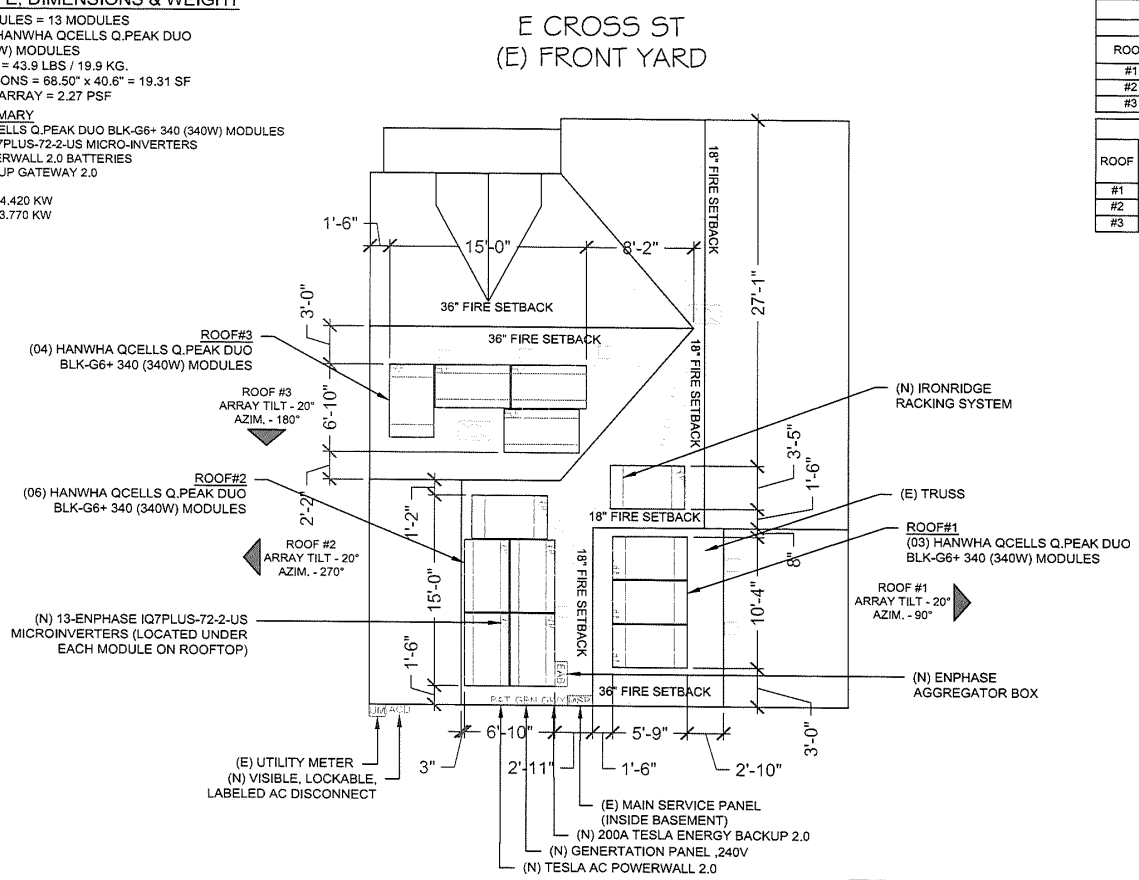
MODULE TYPE, DIMENSIONS & WEIGHT

NUMBER OF MODULES = 13 MODULES
MODULE TYPE = HANWHA QCELLS Q.PEAK DUO BLK-G6+ 340 (340W) MODULES
MODULE WEIGHT = 43.9 LBS / 19.9 KG.
MODULE DIMENSIONS = 68.50" x 40.6" = 19.31 SF
UNIT WEIGHT OF ARRAY = 2.27 PSF

EQUIPMENT SUMMARY

13 HANWHA QCELLS 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

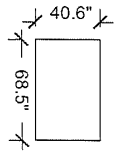
SYSTEM SIZE: DC - 4.420 KW
AC - 3.770 KW



ROOF DESCRIPTION				
ROOF TYPE			COMPOSITE SHINGLE	
ROOF	ARRAY TILT	AZIMUTH	TRUSS SIZE	TRUSS SPACING
#1	20°	90°	2"X4"	24" O.C.
#2	20°	270°	2"X4"	24" O.C.
#3	20°	180°	2"X4"	24" O.C.

ARRAY AREA				
ROOF	# OF MODULES	ARRAY AREA (Sq. Ft.)	ROOF AREA (Sq. Ft.)	ROOF AREA COVERED BY ARRAY (%)
#1	3	57.93	140.00	41.38
#2	6	115.86	397.50	29.15
#3	4	77.24	235.00	32.87

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



HANWHA QCELLS Q.PEAK DUO BLK-G6+ 340 (340W) MODULES

LEGEND

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

1 ROOF PLAN & MODULES
PV-2 SCALE: 1/8" = 1'-0"

GREEN PANEL
THE GREEN PANEL
4023 SOUTH OLD US HIGHWAY 23
#115
BRIGHTON, MI 48114
PHONE #: (866) 633-8553

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
ROOF PLAN & MODULES

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-2

SOLAR MODULE SPECIFICATIONS	
MANUFACTURER / MODEL #	HANWHA QCELLS Q.PEAK DUO BLK-G6+ 340 (340W) MODULES
VMP	33.94V
IMP	10.02A
VOC	40.66V
ISC	10.52A
MODULE DIMENSION	68.5"L x 40.6"W x 1.26"D (In Inch)

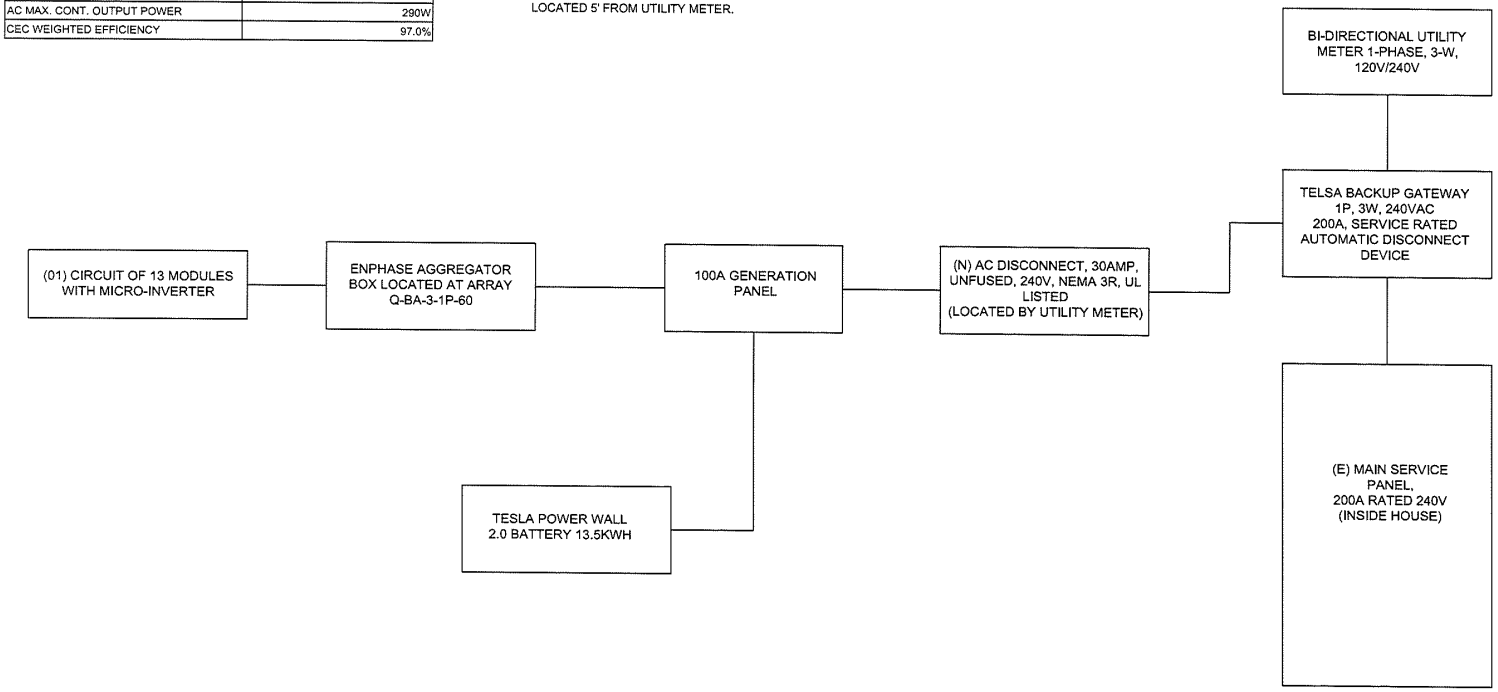
MICRO-INVERTER SPECIFICATIONS	
MANUFACTURER / MODEL #	ENPHASE IQ7PLUS-72-2-US
AC MAX CONTINUOUS OUTPUT	1.21A
AC MAX. CONT. OUTPUT POWER	290W
CEC WEIGHTED EFFICIENCY	97.0%

EQUIPMENT SUMMARY

13 HANWHA QCELLS 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

01 CIRCUIT OF 13 MODULES WITH MICRO-INVERTERS
CONNECTED IN SERIES PER CIRCUIT
SYSTEM SIZE: DC - 4.420KW
AC - 3.770 KW

NOTE
VISIBLE, LABELED, LOCKABLE DISCONNECT
LOCATED 5' FROM UTILITY METER.



1 ELECTRICAL LINE DIAGRAM
PV-3
SCALE: NTS

GREEN PANEL
THE GREEN PANEL
4023 SOUTH OLD US HIGHWAY 23
#115
BRIGHTON, MI 48114
PHONE #: (866) 633-8553

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
ELECTRICAL LINE DIAGRAM

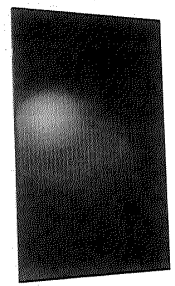
SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-3

powered by Q.ANTUM DUO

Q.PEAK DUO BLK-G6+
330-345
ENDURING HIGH PERFORMANCE

ID: 40032587



Q.ANTUM TECHNOLOGY: LOW LEVELIZED COST OF ELECTRICITY
Higher yield per surface area, lower BOS costs, higher power classes, and an efficiency rate of up to 19.5%.

INNOVATIVE ALL-WEATHER TECHNOLOGY
Optimal yields, whatever the weather with excellent low-light and temperature behavior.

ENDURING HIGH PERFORMANCE
Long-term yield security with Anti LID and Anti PID Technology[1], Hot-Spot Protect and Traceable Quality Tra.Q™.

EXTREME WEATHER RATING
High-tech aluminum alloy frame, certified for high snow (5400 Pa) and wind loads (4000 Pa).

A RELIABLE INVESTMENT
Inclusive 25-year product warranty and 25-year linear performance warranty[2].

STATE OF THE ART MODULE TECHNOLOGY
Q.ANTUM DUO combines cutting edge cell separation and innovative wiring with Q.ANTUM Technology.

[1] APT test conditions according to IEC/TS 62804-1:2015, method B (−1500 V, 168 h)
[2] See data sheet on rear for further information.

THE IDEAL SOLUTION FOR:

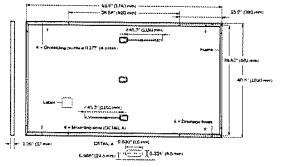
Rooftop arrays on residential buildings

Engineered in Germany

Q CELLS

MECHANICAL SPECIFICATION

Format	66.5 × 40.6 × 1.26 in (including frame) (1740 × 1030 × 32 mm)
Weight	43.9 lbs (19.9 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodized aluminum
Cell	6 × 20 monocrystalline Q.ANTUM solar half cells
Junction Box	2.09–3.98 × 1.26–2.36 × 0.59–0.71 in (53-101 × 32-60 × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable, (+) ≥45.3 in (1150 mm), (−) ≥45.3 in (1150 mm)
Connector	Stäubli MC4, Hanwha Q CELLS HQC4, Amphenol UTX, Renhe 05-6, Tongling TL-Cable015, JMTHY JM601, IP68 or Friendk PV2e, IP67

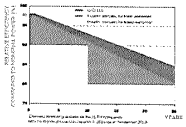


ELECTRICAL CHARACTERISTICS

POWER CLASS			330	335	340	345
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)						
Minimum	Power at MPP[1] P_{MPP}	[W]	330	335	340	345
	Short Circuit Current[1] I_{SC}	[A]	10.41	10.47	10.52	10.58
	Open Circuit Voltage[1] V_{OC}	[V]	40.15	40.41	40.66	40.92
	Current at MPP I_{MPP}	[A]	9.91	9.97	10.02	10.07
	Voltage at MPP V_{MPP}	[V]	33.29	33.62	33.94	34.26
	Efficiency[1] η	[%]	≥18.4	≥18.7	≥19.0	≥19.3
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[1]						
Minimum	Power at MPP P_{MPP}	[W]	247.0	250.7	254.5	258.2
	Short Circuit Current I_{SC}	[A]	8.39	8.43	8.48	8.52
	Open Circuit Voltage V_{OC}	[V]	37.86	38.10	38.34	38.59
	Current at MPP I_{MPP}	[A]	7.80	7.84	7.89	7.93
	Voltage at MPP V_{MPP}	[V]	31.66	31.97	32.27	32.57

[1] Measurement tolerances P_{MPP} ±3%; I_{SC}; V_{OC} ±5% at STC: 1000 W/m², 25±2°C, AM 1.5 according to IEC 60904-3 • ¹800 W/m², NMOT, spectrum AM 1.5

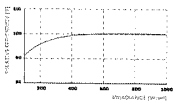
Q CELLS PERFORMANCE WARRANTY



At least 98% of nominal power during first year. Thereafter max. 0.54% degradation per year. At least 90.1% of nominal power up to 10 years. At least 80% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organization of your respective country.

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²)

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.27
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.36	Normal Module Operating Temperature	NMOT	[°F]	109±5.4 (43±3°C)

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage V_{SYS}	[V]	1000 (IEC)/1000 (UL)	Safety Class	II
Maximum Series Fuse Rating	[A DC]	20	Fire Rating based on ANSI / UL 1703	C (IEC)/TYPE 2 (UL)
Max. Design Load, Push / Pull[1]	[lbs / ft²]	75 (3600 Pa)/55 (2667 Pa)	Permitted Module Temperature on Continuous Duty	−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push / Pull[1]	[lbs / ft²]	113 (5400 Pa)/84 (4000 Pa)		

See Installation Manual

QUALIFICATIONS AND CERTIFICATES

UL 1703, VDE Quality Tested, CE-compliant, IEC 61215:2016, IEC 61730:2016, Application Class II, U.S. Patent No. 9,893,215 (solar cells)

PACKAGING INFORMATION

Number of Modules per Pallet	32
Number of Pallets per 53' Trailer	28
Number of Pallets per 40' HC Container	24
Pallet Dimensions (L × W × H)	71.5 × 45.3 × 48.0 in (1815 × 1150 × 1220 mm)
Pallet Weight	1506 lbs (683 kg)

Note: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Hanwha Q CELLS America Inc.
400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL inquiry@us.q-cells.com | WEB www.q-cells.us

Specifications subject to change without notice. Q CELLS is the brand name of Hanwha Q CELLS GmbH. Q.PEAK DUO BLK-G6+_330-345_Q8_NA_V01_NA

GREEN PANEL
THE GREEN PANEL
4023 SOUTH OLD US HIGHWAY 23
#115
BRIGHTON, MI 48114
PHONE #: (866) 633-8553

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-4

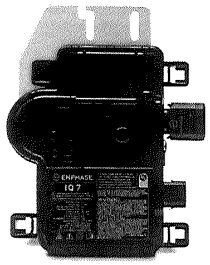
Data Sheet
Enphase Microinverters
Region: US

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.



Easy to Install

- Lightweight and simple
- Faster 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 ride-through requirements
- Remotely updates 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.

To learn more about Enphase offerings, visit **enphase.com**

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Enphase IQ 7 and IQ 7+ Microinverters

INPUT DATA (DC)	IQ7-60-2-US		IQ7PLUS-72-2-US	
Commonly used module pairings[1]	235 W - 350 W +		235 W - 440 W +	
Module compatibility	60-cell PV modules only		60-cell and 72-cell PV modules	
Maximum input DC voltage	48 V		60 V	
Peak power tracking voltage	27 V - 37 V		27 V - 45 V	
Operating range	16 V - 48 V		16 V - 60 V	
Min/Max start voltage	22 V / 48 V		22 V / 60 V	
Max DC short circuit current (module Isc)	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			
OUTPUT DATA (AC)	**IQ 7 Microinverter**		**IQ 7+ Microinverter**	
Peak output power	250 VA		295 VA	
Maximum continuous output power	240 VA		290 VA	
Nominal (L-L) voltage/range[3]	240 V / 211-264 V	208 V / 183-229 V	240 V / 211-264 V	208 V / 183-229 V
Maximum continuous output current	1.0 A	1.15 A	1.21 A	1.39 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 units per 20 A (L-L) branch circuit[3]	16 (240 VAC) 13 (208 VAC)		13 (240 VAC) 11 (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 CEC efficiency	97.6 %	97.6 %	97.5 %	97.3 %
CEC weighted efficiency	97.0 %	97.0 %	97.0 %	97.0 %
MECHANICAL DATA	**IQ 7 Microinverter**			
Ambient temperature range	-40°C to +65°C			
Relative humidity range	4% to 100% (condensing)			
Connector type	MC4 (or Amphenol H4 UTX with additional Q-DCC-5 adapter)			
Dimensions (WxHxD)	212 mm x 175 mm x 30.2 mm (without bracket)			
Weight	1.08 kg (2.38 lbs)			
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				
Communication	Power Line Communication (PLC)			
Monitoring	Enlighten Manager and MyEnlighten monitoring options. Both options require installation of an Enphase IQ Envoy.			
Disconnecting means	The AC and DC connectors have been evaluated and approved by UL for use as the load-break disconnect required by NEC 690.			
Compliance	CA Rule 21 (UL 1741-SA) UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC-2014 and NEC-2017 section 690.12 and C22.1-2015 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according manufacturer's instructions.			

1. No enforced DC/AC ratio. See the compatibility calculator at https://enphase.com/en-us/support/module-compatibility.
2. Nominal voltage range can be extended beyond nominal if required by the utility.
3. Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area

To learn more about Enphase offerings, visit **enphase.com**

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2018-05-09

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PHONE #: (866) 633-4553

REVISIONS

DESCRIPTION	DATE	REV
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Signature with Seal

PROJECT NAME & ADDRESS
MARY SEELHORST RESIDENCE
310 E CROSS ST
YPSILANTI, MI 48198

SHEET NAME
EQUIPMENT SPECIFICATION

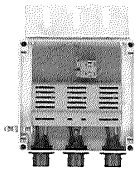
SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-5

Data Sheet
Enphase Q Cable Accessories

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

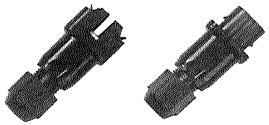


Enphase Q Aggregator

- 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**

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Enphase Q Cable Accessories

Q AGGREGATOR SPECIFICATIONS	
Model number	Q-BA-3-1P-60
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))
Enclosure rating	NEMA3 (up to 45° from horizontal)
Temperature range	-40° C to +55° C (-40° F to +122° F)
Compliance	UL1703, EN62109, UL6703A

Q CABLE SPECIFICATIONS	
Voltage rating	600V (connector rating 250 V)
Cable temperature rating	90° C (194° F)
Certification	UL3003, DG cable
Flame test rating	FT4
Compliance	RoHS, OIL RES I, CE, UV resistant, combined UL for Canada and United States
Cable insulator 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 (4.2 ft)	Portrait	240
Q-12-17-240	250 VAC	2.0 m (6.5 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-3-1P-60	Combines up to three microinverter branches into one home run.
Field-wireable connector (male)	Q-CONN-10M	Make connections from any Q Aggregator open connector
Field-wireable connector (female)	Q-CONN-10F	Make connections from any Q Cable 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 (male)	Q-BA-CAP-10	Sealing cap for unused aggregator connections
Q Cable sealing caps (female)	Q-SEAL-10	One needed to cover each unused connector on the cabling
Terminator	Q-TERM-10	Terminator cap for unused cable ends
Replacement DC Adaptor (MC4)	Q-DCC-2	DC adaptor to MC4 (max voltage 100 VDC)
Replacement DC Adaptor (UTX)	Q-DCC-5	DC adaptor to UTX (max voltage 100 VDC)

TERMINATOR
Terminator cap for unused cable ends, sold in packs of ten (Q-TERM-10)

SEALING CAPS
Sealing caps for unused aggregator and cable connections (Q-BA-CAP-10 and Q-SEAL-10)

DISCONNECT TOOL
Plan to use at least one per installation, sold in packs of ten (Q-DISC-10)

CABLE CLIP
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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2017-04-05

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PHONE #: (866) 633-8553

REVISIONS

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Signature with Seal

PROJECT NAME & ADDRESS

MARY SEELHORST RESIDENCE
310 E CROSS ST
YPSILANTI, MI 48198

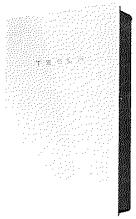
SHEET NAME
EQUIPMENT SPECIFICATION

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-6

POWERWALL

Backup Gateway 2



The Backup Gateway 2 for Tesla Powerwall provides energy management and monitoring for solar self-consumption, time-based control, and backup.

The Backup Gateway 2 controls connection to the grid, automatically detecting outages and providing a seamless transition to backup power. When equipped with a main circuit breaker, the Backup Gateway 2 can be installed at the service entrance. When the optional internal panelboard is installed, the Backup Gateway 2 can also function as a load center.

The Backup Gateway 2 communicates directly with Powerwall, allowing you to monitor energy use and manage backup energy reserves from any mobile device with the Tesla app.

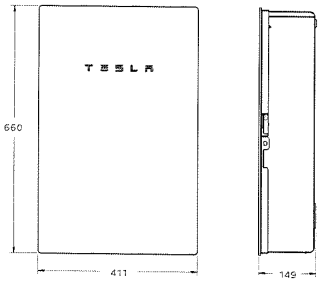
PERFORMANCE SPECIFICATIONS

AC Voltage (Nominal)	120/240V
Feed-In Type	Split Phase
Grid Frequency	60 Hz
Current Rating	200 A
Maximum Input Short Circuit Current	10 kA
Overcurrent Protection Device	100-200A, Service Entrance Rated
Overvoltage Category	Category IV
AC Meter	Revenue accurate (+/- 0.2%)
Primary Connectivity	Ethernet, Wi-Fi
Secondary Connectivity	Cellular (3G, LTE), gas
User Interface	Tesla App
Operating Modes	Support for solar self-consumption, time-based control, and backup
Backup Transition	Automatic disconnect for seamless backup
Modularity	Supports up to 10 AC-coupled Powerwalls
Optional Internal Panelboard	200A 6-space / 12-circuit Eaton BR Circuit Breakers
Warranty	10 years

When paired with Tesla Backup Gateway 2 in solar-only mode, you can rely on Powerwall for backup for more than 24 consecutive hours. The cellular connection provides Internet connectivity for Backup Gateway 2. Cellular should not be used as the primary mode of connection. Cellular connectivity is subject to data rate limits and coverage area of the service provider.

MECHANICAL SPECIFICATIONS

Dimensions	660 mm x 411 mm x 149 mm (26 in x 16 in x 6 in)
Weight	20.4 kg (45 lb)
Mounting options	Wall mount, Semi-flush mount



COMPLIANCE INFORMATION

Certifications	UL 67, UL 869A, UL 916, UL 1741, IEEE 1547, CSA 22.2 0.19, CSA 22.2 205
Emissions	FCC Part 15 Class B

ENVIRONMENTAL SPECIFICATIONS

Operating Temperature	-20°C to 50°C (-4°F to 122°F)
Operating Humidity (RH)	Up to 100%, condensing
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor and outdoor rated
Enclosure Type	NEMA 3R

Intertek

AUTHORIZATION TO MARK

This authorizes the application of the Certification Mark(s) shown below to the models described in the Product(s) Covered section when made in accordance with the conditions set forth in the Certification Agreement and Listing Report. This authorization also applies to multiple listee model(s) identified on the correlation page of the Listing Report.

This document is the property of Intertek Testing Services and is not transferable. The certification mark(s) may be applied only at the location of the Party Authorized To Apply Mark.

Applicant:	Tesla Motors, Inc	**Manufacturer:**	Tesla Motors, Inc
Address:	3500 Deer Creek Road, Palo Alto, CA 94304	**Address:**	Electric Avenue Sparks, Nevada 89434
Country:	USA	**Country:**	USA
Contact:	Mr. Jonathan McCormick	**Contact:**	John Paul Jose
Phone:	(650) 391-7144	**Phone:**	(775) 276-7604
FAX:	NA	**FAX:**	NA
Email:	jmccormick@tesla.com	**Email:**	jojose@teslamotors.com

Party Authorized To Apply Mark: Same as Manufacturer
Report Issuing Office: Cortland NY 13045

Control Number: 5005998 **Authorized by:** Edward Kelley

for Dean Davidson, Certification Manager

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Intertek

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Intertek Testing Services NA Inc.
545 East Algonquin Road, Arlington Heights, IL 60005
Telephone 800-345-3851 or 847-439-5667 Fax 312-283-1672

Standard(s):	Inverters, Converters, Controllers And Interconnection System Equipment For Use With Distributed Energy Resources [UL 1741:2010 Ed.2 +R:07Sep2016] Standard For Energy Storage Systems And Equipment [ANSI/CAN/UL 9540:2016 Ed.1]
Product:	AC Powerwall
Models:	AC Powerwall 2.0

ATM for Report 102591059CRT-001d Page 1 of 1 ATM Issued: 23-Feb-2017

ED 16.0.15 (1-Jul-16) Mandatory

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EQUIPMENT SPECIFICATION

SHEET SIZE
ANSI B
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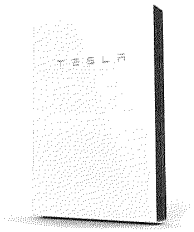
SHEET NUMBER
PV-7

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 market-leading energy density and is easy to install, enabling owners to quickly realize the benefits of reliable, clean power.



PERFORMANCE SPECIFICATIONS

AC Voltage (Nominal)	120/240 V
Feed-In Type	Split Phase
Grid Frequency	60 Hz
Total Energy	13 kWh
Usable Energy	13.5 kWh
Real Power, max continuous	5 kW (charge and discharge)
Real 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)	7.0 kVA (charge and discharge)
Maximum Supply Fault Current	10 kA
Maximum Output Fault Current	32 A
Overcurrent Protection Device	30 A
Imbalance for Split-Phase Loads	100%
Power Factor Output Range	+/- 1.0 adjustable
Power Factor Range (full-rated power)	+/- 0.85
Internal Battery DC Voltage	50 V
Round Trip Efficiency[1,2]	90%
Warranty	10 years

[1] Value provided for 25°C (77°F), 3.3 kW charge/discharge power in PBEC mode, grid charge power of 1.4 kW in TOU mode, 0.9 kW to 3.3 kW in backup mode.

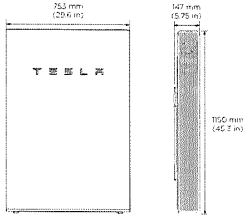
COMPLIANCE INFORMATION

Certifications	UL 1642, UL 1741, UL 1973, UL 9540, IEEE 1547, UN 38.3
Grid Connection	Worldwide Compatibility
Emissions	FCC Part 15 Class B, ICES 003
Environmental	RoHS Directive 2011/65/EU
Seismic	AC156, IBC, CBC-2016 (High)

MECHANICAL SPECIFICATIONS

Dimensions[1]	1150 mm x 755 mm x 147 mm (45.3 in x 29.7 in x 5.75 in)
Weight[1]	114 kg (251.5 lbs)
Mounting options	Floor or wall mount

[1] Dimensions and weight differ slightly in metric versus pound units. Consult Tesla for specific information.

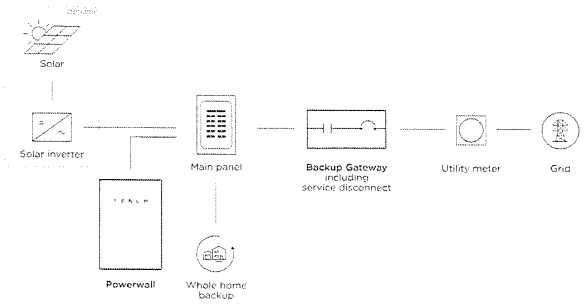


ENVIRONMENTAL SPECIFICATIONS

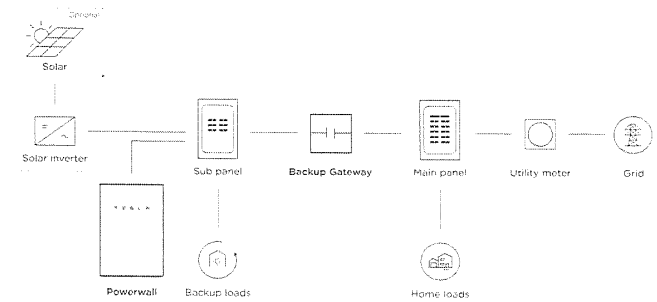
Operating Temperature	-20°C to 50°C (-4°F to 122°F)
Recommended Temperature	0°C to 30°C (32°F to 86°F)
Operating Humidity (RH)	Up to 100%, condensing
Storage Conditions	-20°C to 30°C (-4°F to 86°F) Up to 95% RH non-condensing State of Energy (SoE): 20% initial
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor and outdoor rated
Enclosure Type	NEMA 3R
Ingress Rating	IP67 (Battery & Power Electronics) IP56 (Wiring Compartment)
Wet Location Rating	Yes
Noise Level @ 1m	< 40 dBA @ 20°C (68°F)

TYPICAL SYSTEM LAYOUTS

WHOLE HOME BACKUP



PARTIAL HOME BACKUP



GREEN PANEL
THE GREEN PANEL
4023 SOUTH OLD US HIGHWAY 23
#115
BRIGHTON, MI 48114
PHONE #: (866) 633-8553

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

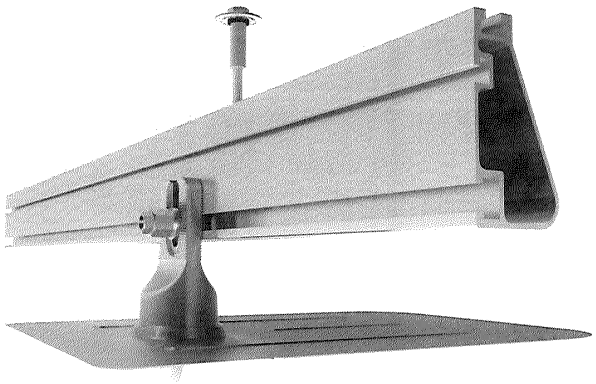
SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-8

Datasheet

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.

PE Certified
Pre-stamped engineering letters available in most states.

Class A Fire Rating
Certified to maintain the fire resistance rating of the existing roof.

Design Assistant
Online software makes it simple to create, share, and price projects.

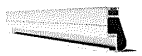
UL 2703 Listed System
Entire system and components meet newest effective UL 2703 standard.

25-Year Warranty
Products guaranteed to be free of impairing defects.

Datasheet

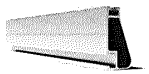
XR Rails

XR10 Rail



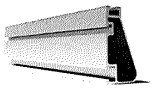
A low-profile mounting rail for regions with light snow.
- 6' spanning capability
- Moderate load capability
- Clear and black finish

XR100 Rail



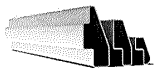
The ultimate residential solar mounting rail.
- 8' spanning capability
- Heavy load capability
- Clear and black finish

XR1000 Rail



A heavyweight mounting rail for commercial projects.
- 12' spanning capability
- Extreme load capability
- Clear anodized finish

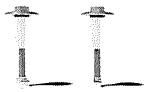
BOSS™ Bonded Splices



Bonded Structural Splices connect XR Rails together.
- Integrated bonding
- No tools or hardware
- Self-centering stop tab

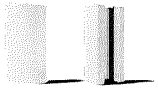
Clamps & Grounding

UFO™



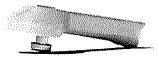
Universal Fastening Objects bond modules to rails.
- Fully assembled & lubed
- Single, universal size
- Clear and black finish

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™



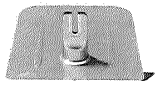
Bond modules to rails while staying completely hidden.
- Universal end-cam clamp
- Tool-less installation
- Fully assembled

Bonding Hardware

Bond and attach XR Rails to roof attachments.
- T & Square Bolt options
- Nut uses 7/16" socket
- Assembled and lubricated

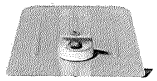
Attachments

FlashFoot2™



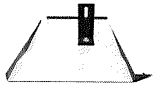
Flash and mount XR Rails with superior waterproofing.
- Twist-on Cap eases install
- Wind-driven rain tested
- Mill and black finish

FlashVue™



Flash and mount conduit, strut, or junction boxes.
- Twist-on Cap eases install
- Wind-driven rain tested
- Secures ¾" or 1" conduit

Knockout Tile



Replace tiles and ensure superior waterproofing.
- Flat, S, & W tile profiles
- Form-fit compression seal
- Single-lag universal base

All Tile Hook

Mount on tile roofs with a simple, adjustable hook.
- Works on flat, S, & W tiles
- Single-socket installation
- Optional deck flashing

Resources

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

Endorsed by FL 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/floridacert

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GREEN PANEL
THE GREEN PANEL
4023 SOUTH OLD US HIGHWAY 23
#115
BRIGHTON, MI 48114
PHONE #: (866) 633-8553

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,

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.

Prepared by: Christopher Jacobs, Community Development Manager

PHDC-22-0004

RECEIVED JAN 26 2022

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: Kevin Adkins, 734.646.5934, kevin@adroomarch.com / contractor: Tessera Group, AA

Type of work

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

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 t 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: [redacted]	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.

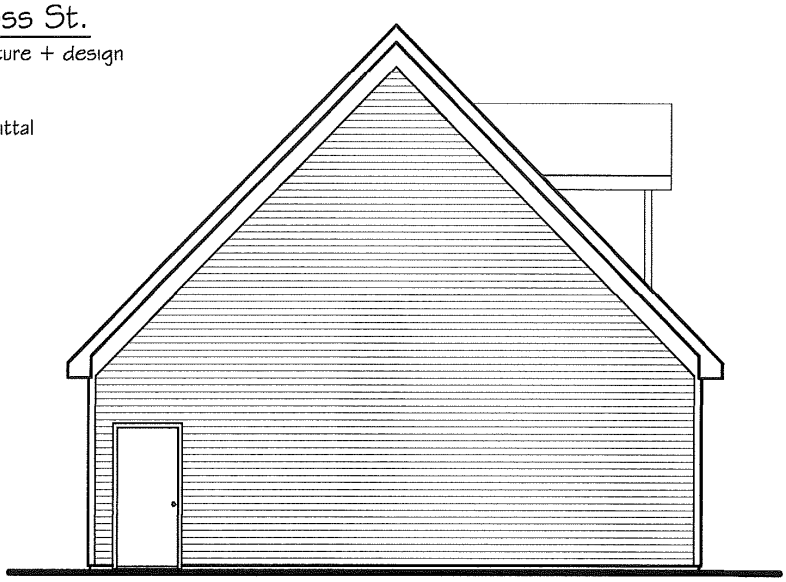
Elevations

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

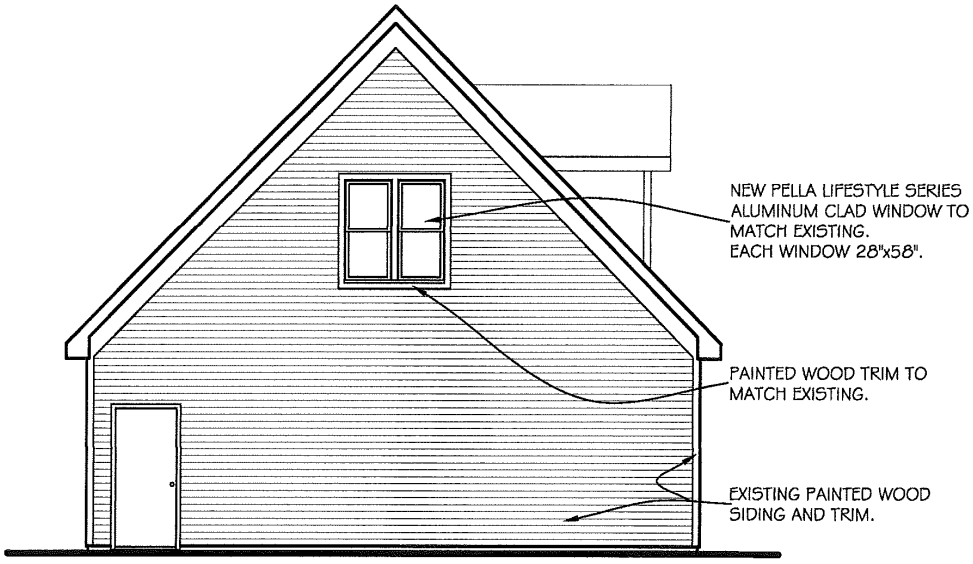
310 East Cross St.

ad| |ROOM architecture + design
734.646.5934

1/25/22 - HDC Submittal



Existing North (Yard) Elevation



Proposed North (Yard) Elevation

Elevations

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

310 East Cross St.

ad| |ROOM architecture + design
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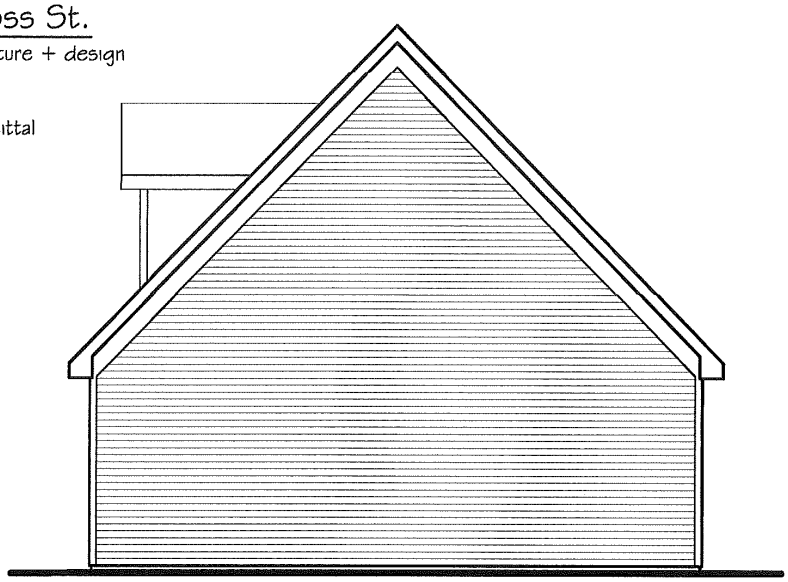
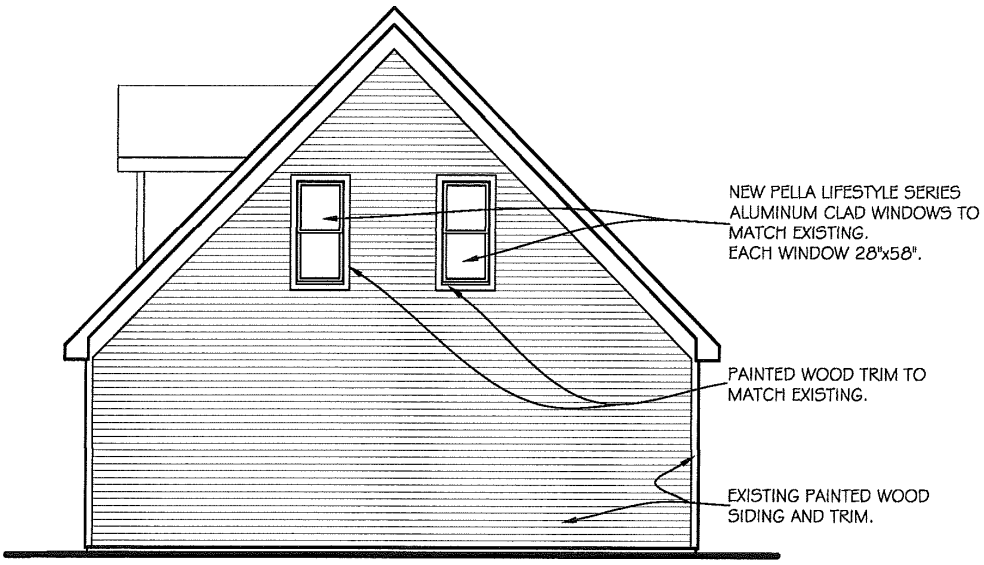
1/25/22 - HDC Submittal



Existing South (Alley) Elevation



Proposed South (Alley) Elevation

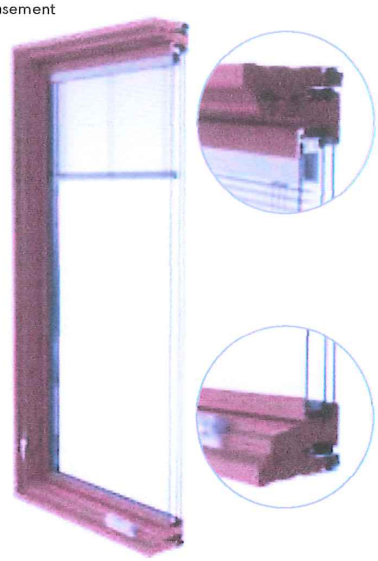
Above: Northwest corner – windows in center of gable
Below: Southeast corner—windows either side of gable. Red line shows proposed gutter location, but that's a separate application.

Pella® Lifestyle Series

Clad/Wood

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

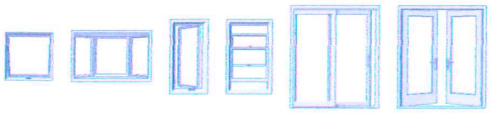
Triple-pane casement



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® certified[2]**
  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 warranty[4]**
  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 Brass**[6]

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 Brass**[6]

[4,7] 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.

White | Bright White | Linen White | Golden Oak Stain | Early American Stain | Provincial Stain | Black Stain

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.

Black | White | Brown | Fossil

Iron Ore | Portobello | Putty | Almond | Classic White | Brick Red | Hartford Green | Wolf Gray

Integrated Blinds[7]

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.

White | Poplar White | Bisque | Storm | Golden | Mocha | Black

Integrated Shades[7]

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:

White | Silver | Maize

Room-Darkening:

Cotton | Bamboo | Ash

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

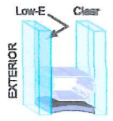
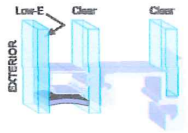
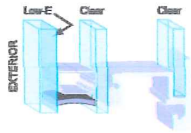
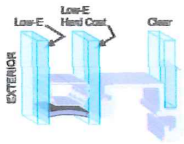
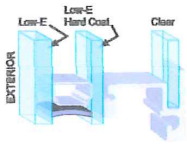
To make things easier, we've created performance packages.

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.

Most Efficient 2021

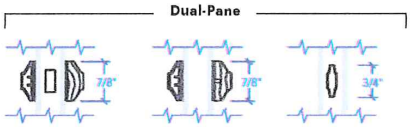
Pella® Lifestyle Series offers products awarded ENERGY STAR® Most Efficient for 2021.[2]

Base	Performance	Sound Control	Energy Efficiency	Ultimate Performance
	71% More Energy Efficient[9] + 34% Noise Reduction[3]	52% Noise Reduction[3]	83% More Energy Efficient[9]	79% More Energy Efficient[9] + 52% Noise Reduction[3]
				
Advanced Low-E	Advanced Low-E SunDefense Low-E or NaturalSun Lowe-E	Advanced Low-E Sound-reduction glazing	AdvancedComfort	AdvancedComfort Sound-reduction glazing
Two panes of insulating, energy-efficient glass and our most popular features and options.	A triple-pane glass design for a combination of both improved energy efficiency and sound performance.	Triple-pane glass design featuring mixed glass thicknesses for enhanced sound dampering.	A triple-pane glass design with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.	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

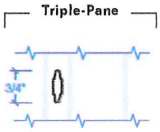
Choose the look of true divided light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.



Simulated-Divided-Light with Spacer 7/8"

Simulated-Divided-Light without Spacer 7/8"

Contoured Aluminum Grilles-Between-the-Glass 3/4"[10]



Contoured Aluminum *Grilles-Between-the-Glass 3/4"[10]*

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/fenestration/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(09). 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.

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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

PHDC-22-0003 29327 Cash

RECEIVED JAN 26 2022

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
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:	Permit fee:
3500	$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: [redacted]	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.

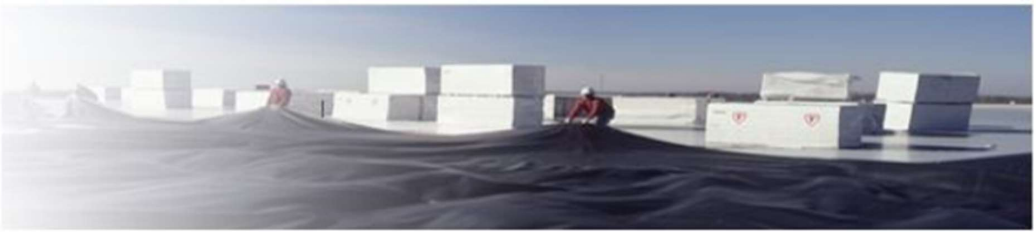
East side. New gutter where none existed. Downspout on alley side

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

Contact Name: Geoff Van'thof

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

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 consequen-tial 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 the 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:

[redacted]____ ____/____/_____

Lutz Roofing Company
Brandon Tomayko
[redacted] 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.

ENERGY STAR

● 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®
PETERSEN

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 310 E Cross, 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.

29280
20421

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

RECEIVED JAN 14 2022 CITY OF YPSILANTI BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

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

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	State	Zip
Ypsilanti	MI	48197
Phone / Fax	E-Mail	
[redacted]	[redacted]	

Contractor

Contractor Name & Contact Info
R&P Masonry Greg [redacted]

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:	Permit fee:
$3,000.00	$45 + $0 = $45.00

Signature

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

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

Signature: [redacted]	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 <gvanthof@gobeal.com>
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 <gvanthof@gobeal.com>
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 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
[redacted]

www.GoBeal.com

From: Geoff Van'thof <gvanthof@gobeal.com>
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.

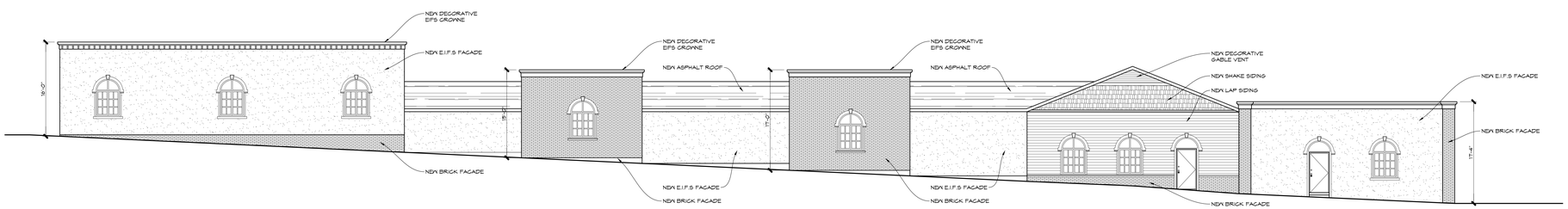
Thank You,

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

www.GoBeal.com

HDC Study Item Materials

12 E Forest Ave – Michigan Ladder Building



DESIGN DEVELOPMENT ELEVATION

SCALE: 3/16" = 1'-0"

PRELIMINARY 12/01/2021
CLIENT APPROVAL
BIDDING
PERMIT
CONSTRUCTION
REVISIONS

Berent ARCHITECTURE
2045 Ann Arbor Road, Plymouth, MI 48170
Phone: 248.905.1104 Email: rogerberent@gmail.com

DESIGN STRUCT
DESIGN - CONSTRUCTION - MANAGEMENT
23617 JOHN R ROAD
HAZEL PARK, MICHIGAN 48030
(248)547-1500

PROJECT LOCATION:

12 E. FOREST

12 E. FOREST
YPSILANTI, MI, 48198

DRAWING TITLE:

ARCHITECTURAL FLOOR PLAN

DRAWN: RZ
CHECKED: SGD/JAM
APPROVED: SGD/JAM

DO NOT SCALE THIS PRINT
USE FIGURED DIMENSIONS ONLY

PROJECT NUMBER: DH201121
SHEET NUMBER: DD-2

Copyright © 2021 Berent Arch. Inc.

18 E Forest Ave
Ypsilanti, Michigan
Google
Street View - Jul 2021
Hide imagery

Charles Bultman
Architect

[redacted]

7 February 2022

Mr. Andy Aamodt – City Planner
Mr. Christopher Jacobs – Community Development Manager
City of Ypsilanti
1 South Huron Street
Ypsilanti, MI 48197

RE: 220 South Huron Street – New owner introductions

Dear Messrs, Aamodt and Jacobs

I apologize for the short notice, but I would like to ask that you forward these few things to the Historic District Commissioners for tomorrow's meeting. If this was an in-person meeting I would just hand each commissioner a few pieces of paper and ask that they flip thought them while I say hello. But since this is a Zoom meeting I thought this would be best. No one needs to see any of it prior to the meeting as I will not be asking for anything at all tomorrow.

It is my desire to simply say hello to the commissioners during the 'Audience Participation on Non-Agenda Items' section of the meeting, and introduce myself and my new house, to the commissioners.

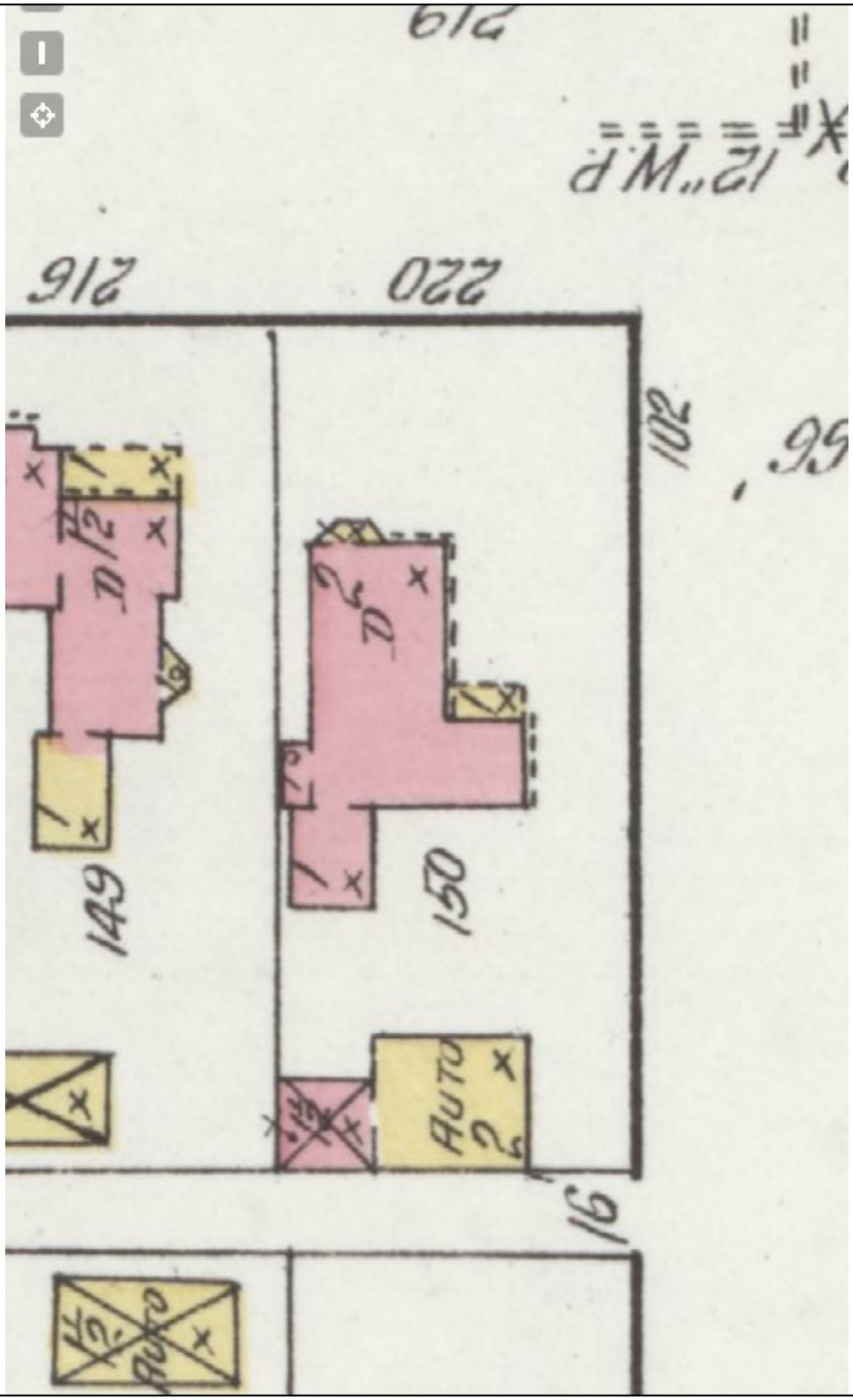
For all of you, I opened my practice in 2002 in Ann Arbor, after having worked here in Michigan for 3 years prior, and Washington DC for 9 years before that. I have a background in construction, preservation, and specialize in timber frame reclamation. And I am excited to have the opportunity to live in, and help maintain, an important piece of Ypsilanti's past.

For your reference, I can be reached at [redacted] or my cell phone [redacted]

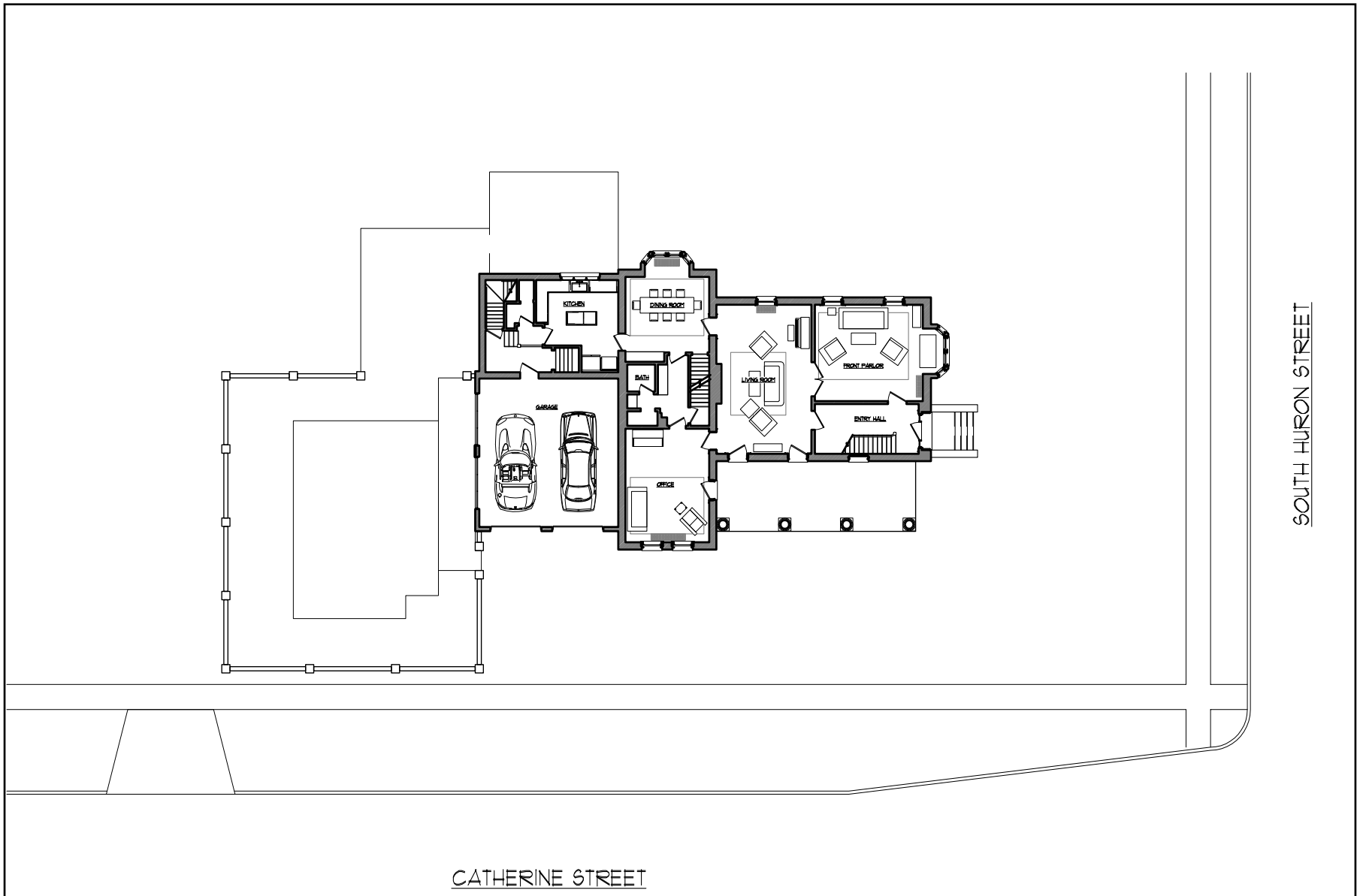
Sincerely,
Charles Bultman, architect *LLC*

[redacted]

Charles T. Bultman II
President


56'
102
220
216
12" W.P.
219
91'
150
149
AUTO
2 S
D 1/2
D 2

Ann Arbor Area
Board of REALTORS



SITE

SITE PLAN - APPROXIMATE

LAST BITE CHEF
220 SOUTH HURON STREET
YPSILANTI, MICHIGAN

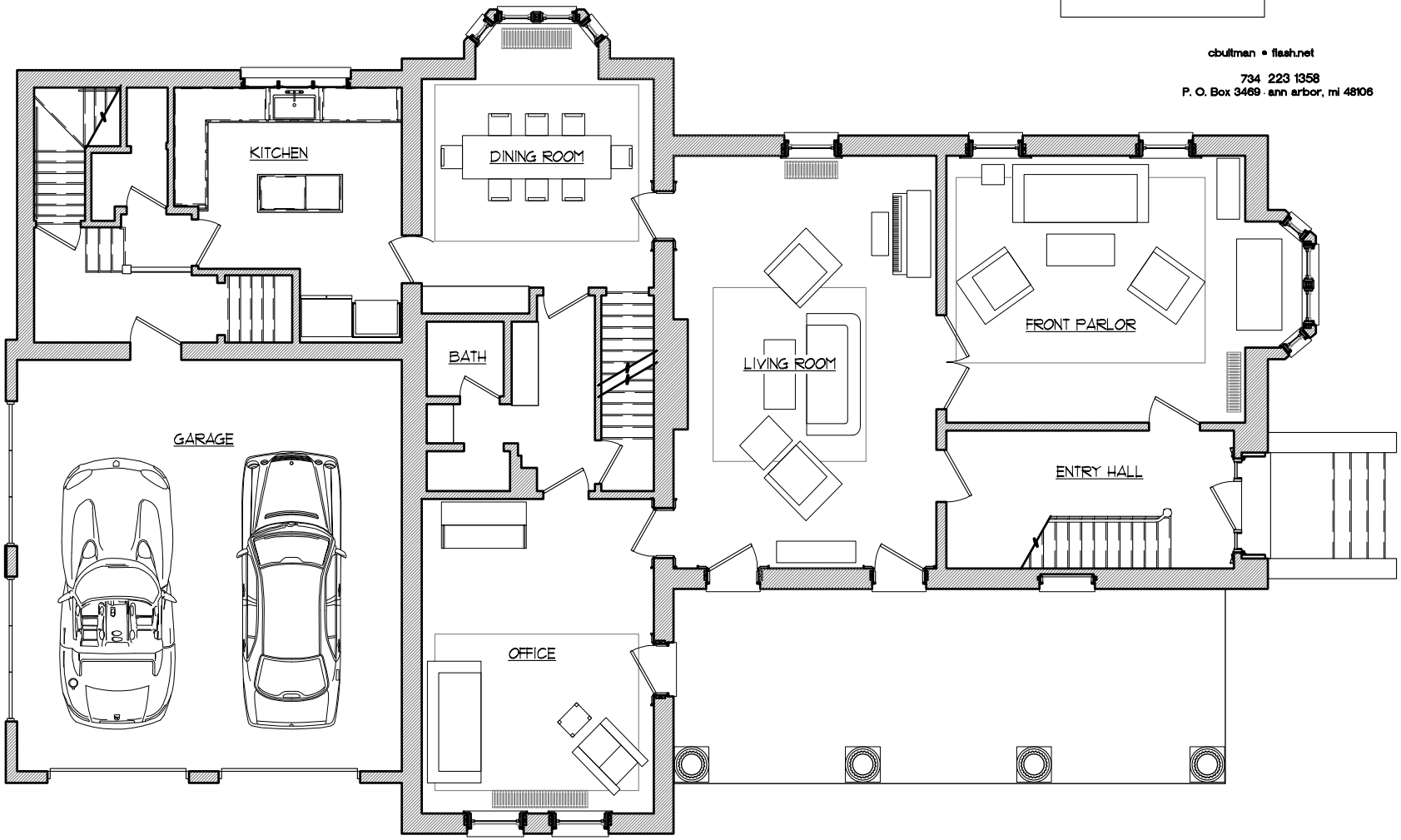
DATE 7 FEB 2022

SCALE 1" = 20'-0"

Charles Bultman
Architect

cbultman • flash.net

734 223 1358
P. O. Box 3469 · ann arbor, mi 48106



1

FIRST FLOOR PLAN - AS-BUILT

-

220 SOUTH HURON STREET
YPSILANTI, MICHIGAN

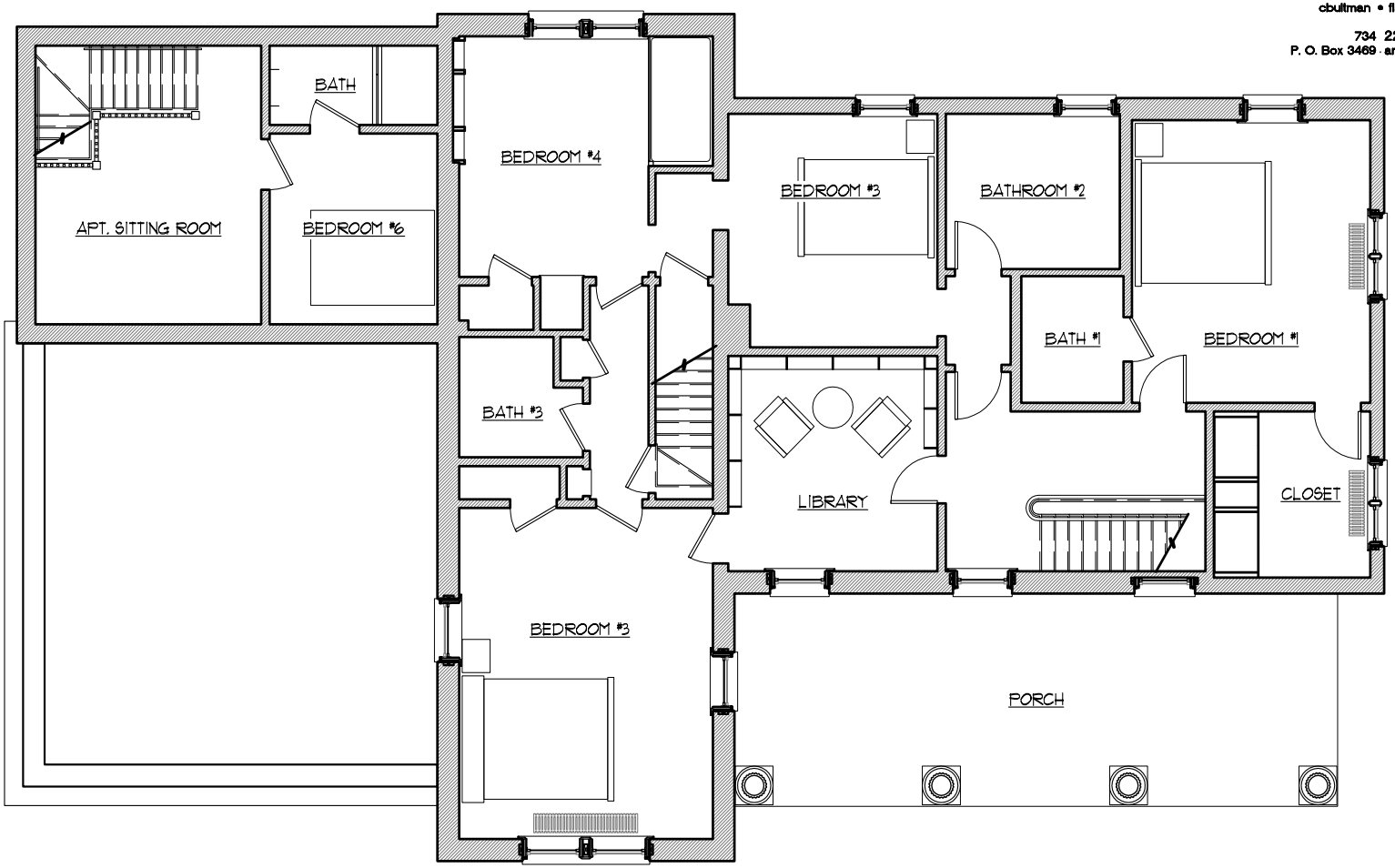
DATE 7 FEB 2022

SCALE 1/8" = 1'-0"

Charles Bultman
Architect

cbultman • flash.net

734 223 1358
P. O. Box 3469 · ann arbor, mi 48106



SECOND FLOOR PLAN - AS-BUILT

2

-
220 SOUTH HURON STREET
YPSILANTI, MICHIGAN

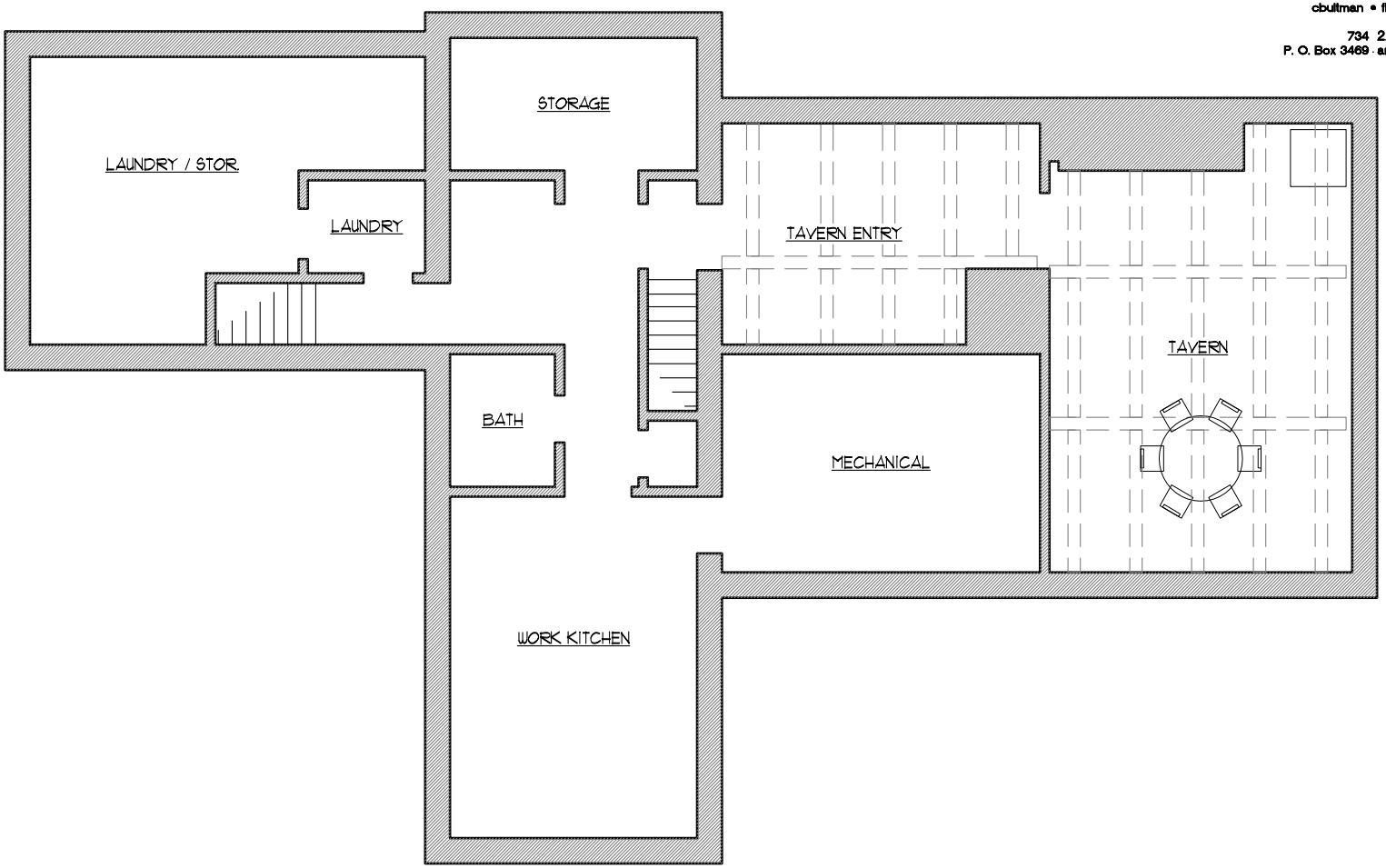
DATE 7 FEB 2022

SCALE 1/8" = 1'-0"

Charles Bultman
Architect

cbultman • flash.net

734 223 1358
P. O. Box 3469 · ann arbor, mi 48106



3

BASEMENT FLOOR PLAN - AS-BUILT

-

220 SOUTH HURON STREET
YPSILANTI, MICHIGAN

DATE 7 FEB 2022

SCALE 1/8" = 1'-0"

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

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