

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, July 28, 2016
7:00 p.m.

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

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

I. CALL TO ORDER AND ROLL CALL

Anne Stevenson, Chair	P	A
Hank Prebys, Vice Chair	P	A
Ron Rupert	P	A
Alex Pettit	P	A
Jane Schmiedeke	P	A
Erika Lindsay	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING – None

V. BUSINESS SESSION

A. OLD BUSINESS

B. NEW BUSINESS

1. 310 E Cross St.

Reroof

2. 410 N Huron St.

Painting; concrete driveway

3. 303 N Hamilton St.

Porch spindle and lattice replacement

4. 13 N Washington St.

Balcony and door install; painting

5. 15 W Michigan Ave.

Reroof

C. STUDY ITEMS

D. ADMINISTRATIVE APPROVALS—none

E. OTHER BUSINESS

6. Proposed Ordinance Amendment

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of July 12, 2016 Special Meeting

Approval of the minutes of July 12, 2016

VIII. ADJOURNMENT

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

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

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

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

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

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Do not imitate earlier styles.

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

4. Preserve significant changes acquired over time.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Preserve distinctive features.

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

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

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Clean building gently—no sandblasting.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Preserve archaeological resources.

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

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

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

10. New work shall be removable.

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



HDC Work Permit Staff Review

Property address: 310 E Cross

Date of Review: July 21, 2016

Date of Meeting: July 26, 2016

Proposed work: Reroof of garage

Materials: CertainTeed Landmark dimensional shingles in Cottage Red

Staff review:

1. Applicant states that the dormer apron flashing is to be red to match as close as possible to the shingles.
2. Drip edge is to be white to match the existing.
3. Ridge venting will be used.
4. Staff requested photos of the garage to be provided by contractor prior to meeting date. Staff will give copies at the meeting (if they are provided in time).
5. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion to approve:

Work to include the reroof the garage at 310 E Cross St. using CertainTeed Landmark dimensional shingles in Cottage Red, with dormer apron flashing to be red to match the shingles as close as possible. The drip edge is to be white to match the existing, and ridge venting will be used.

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.

Rec 20807
PHDC-16 0056

#1



Ypsilanti Historic District Work Permit Application

Date filed 7/12/16 for HDC meeting date 7/26/16

Action item Study item Action items require payment of the application fee. There is no fee to submit a study item for discussion.

* Property Address 310 E CROSS ST

Applicant Owner Architect Contractor

Name Neighborhood Roofing

Address 2601 Brassow Rd

City Saline State MI Zip 48176

Phone 734-994-6500 Fax _____

E-mail Cabrina @ neighborhoodroofing.com

* Owner Mary Seelhorst
(If different than applicant)

Who will perform the work? Owner Contractor

Contractor Neighborhood Roofing
(Name, address, phone) 2601 Brassow Rd, Saline, MI 48176

* Action Items only:
Construction Cost 5830.00 Permit Application Fee _____
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed. Please be clear and complete. List the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed.
 - b. Paint color chips (if relevant).
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components.
 - d. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Demolition & moving structures: refer to the Historic District Ordinance and demo application for relevant provisions.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 7/12/16 for HDC meeting date 7/26/16

Property Address 310 E Cross, Ypsilanti

Applicant Neighborhood Roofing

Description of proposed work (see sample applications)

- Tear off and re-roof garage using CertainTeed Landmark dimensional shingles to match house color (Cottage Red)
- Dormer Apron Flashing to be Red to match roof as close as possible
- Drip Edge to be White, to Match existing

Materials

-Ridge venting.

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim _____

Accent 2 _____

Roof _____

Other _____

- 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. (Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

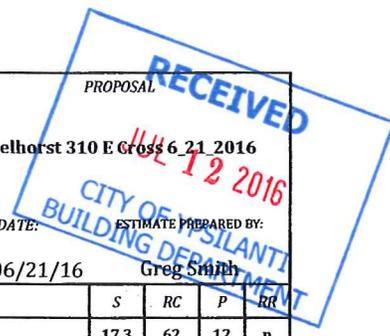
[Signature]
Signature of Applicant

7/12/16
Date

NEIGHBORHOOD ROOFING
 Neighborhood Roofing Co, Inc 2601 Brassow, Saline MI 48176
 www.neighborhoodroofing.com

Showroom & Warehouse:
 832 Phoenix Drive, Ann Arbor MI 48108
 Phone: 734-994-6500
 Phone: 734-944-1328
 Fax: 734-994-6502

PROPOSAL
 Seelhorst 310 E Cross 6.21.2016
 DATE: 06/21/16 ESTIMATE PREPARED BY: Greg Smith



PROPOSAL SUBMITTED TO: (Name & Billing Address)
 Mary Seelhorst
 310 E. Cross, Ypsilanti, MI. 48198
 EMAIL: Mary@Maryseelhorst.com
 PHONE CELL: 734-834-7571

WORK TO BE PERFORMED AT:
 garage only

	S	RC	P	RR
	17.3	62	12	n

SPECIAL ORDER:

WE HEREBY PROPOSE TO FURNISH THE MATERIALS AND PERFORM THE LABOR NECESSARY TO COMPLETE THE INSTALLATION OF THE ROOFING PACKAGE OUTLINED BELOW. Work includes complete clean up of all work areas, and disposal of all job related scrap/waste and NEIGHBORHOOD ROOFING 10 YEAR SERVICE WARRANTY.

1	Tear off and disposal of existing roofing on garage.	1
2	Inspection of roof deck: re-nail if needed	2
3	ADDITIONAL CHARGES NOT INCLUDED IN THIS PROPOSAL: Replacement of damaged or rotted DECKING = \$45.00/SHEET. This bid includes up to _____ sheets. Replacement of damaged or rotted ROOF BOARDS = \$6.00/lineal foot. _____ lineal feet are included in this bid. Replacement of damaged rotted FASCIA BOARDS = \$7.00/ lineal foot using Windsor I Prime Painted fascia. This bid includes up to _____ lineal feet of fascia boards.	3
4	1.5" painted aluminum drip edge on all roof edges. Color = <u>white</u>	4
5	Ice and water shield at eaves valleys and flashings.	5
6	Synthetic shingle underlayment	6
7	Apron flashing below each dormer window to be aluminum (red) May not match shingles. No painting included.	7
8	Replace existing exhaust ventilation with: GAF Snow Country Continuous Ridge Vents	8
9	CERTAINEED APPROVED Starter Shingles	9

CERTAINEED LANDMARK COTTAGE # 100 \$ 5,830.00

1/3 = 1945

NEIGHBORHOOD ROOFING is a registered GAF Master Elite Residential Contractor and Master Commercial Contractor

ADDITIONAL WORK / SPECIAL INSTRUCTIONS / NOTES: (Please initial next to price to accept additional work)

A	Includes cost of City of Ypsilanti building permit in the historic district. Prices based on acceptance of Historic Commission of specifications listed.	
B		
C		
RESPECTFULLY SUBMITTED BY: <u>Gregory C. Smith</u> All agreements must be secure This deposit is used to secure materials and is non-refundable once the job's start date is agreed upon. The balance is due immediately upon substantial completion of the work. Unpaid balances are subject to an 18% annual fee.		DATE: _____ ROOFING PACKAGE = _____ OTHER = _____ TOTAL = _____ DEPOSIT = <u>2,000.00</u> ESTIMATED BALANCE DUE UPON COMPLETION = _____

Check
 Enclose
 2000
 \$

Please mail signed contract and deposit check to: Neighborhood Roofing, Inc. 2601 Brassow Rd., Saline, MI. 48176

OWNER'S SIGNATURE: _____ DATE _____
 OWNER'S SIGNATURE: _____ DATE _____

Any alteration or deviation from the above specifications involving extra cost(s) will only be executed on written and signed change orders and will become an additional charge over and above this estimate. All agreements are contingent upon adverse weather, acts of God / Nature, strikes, accidents or delays beyond our control. Property owner agrees to carry theft, fire, tornado or any other insurance necessary to protect the property and material. Snow and ice build up that covers the intake or exhaust vents must be removed to help minimize / prevent ice dams that can occur during periods of extended cold or heavy snow fall.



HDC Work Permit Staff Review

Property address: 410 N Huron St.

Date of Review: July 21, 2016

Date of Meeting: July 26, 2016

Proposed work: Painting of whole house; replacement of gravel driveway with poured concrete

Materials: Sherwin Williams paint in colors Dutch Tile Blue (SW0031), Plum Brown (SW6272), Needlepoint Navy (SW0032), Polished Mahogany (SW2838), Extra White (SW7006), Roycroft Vellum (SW2833); Concrete (4000 PSI), and wire mesh reinforcement

Staff review:

1. Applicant has provided paint color scheme and paint chips. Staff will provide paint chips at the meeting.
2. Applicant has provided site plan showing location of proposed concrete driveway.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion to approve:

Work to include repainting of the entire house as per the painting scheme submitted in the application. Paint colors are to include Sherwin Williams colors Dutch Tile Blue (SW0031), Plum Brown (SW6272), Needlepoint Navy (SW0032), Polished Mahogany (SW2838), Extra White (SW7006), and Roycroft Vellum (SW2833). Work also to include the replacement of the existing gravel driveway with a poured concrete driveway, using 4000 PSI concrete and wire mesh reinforcements.

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.



Ypsilanti Historic District Work Permit Application

Date filed 7/19/2016 for HDC meeting date 7/26/2016

Action item Study item Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 410 N. Huron Street

Applicant Owner Architect Contractor

Name Noah & Kimberly Mass

Address 1706 Morton Avenue

City Ann Arbor State MI Zip 48104

Phone 734-657-8520 Fax _____

E-mail noah_mass@yahoo.com

Owner _____
(If different than applicant)

Who will perform the work? Owner Contractor

Contractor Driveway will be done by either owner and/or TBD Contractor.

(Name, address, phone) Painting will be completed by TBD Contractor

Action Items only:
Construction Cost \$14,000 Permit Application Fee \$55
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed. Please be clear and complete. List the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed.
 - b. Paint color chips (if relevant).
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components.
 - d. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Demolition & moving structures: refer to the Historic District Ordinance and demo application for relevant provisions.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 7/19/2016 for HDC meeting date 7/26/2016

Property Address 410 N. Huron Street

Applicant Noah & Kimberly Mass

Description of proposed work (see sample applications)

Two projects are put forward at this time:

- A) Paint all surfaces on the exterior of the house.
Paint color scheme developed by Robert Schweitzer (www.historichousecolors.com)
See attached paint color map & color chips
- B) Replace existing gravel driveway with concrete
See attached photo of existing driveway and site map

Materials

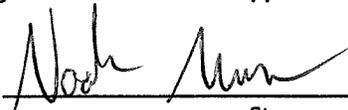
- A) Painting of Exterior of House
Sherwin Williams Exterior House Paint
- B) Concrete Driveway
Concrete - >4000 PSI
Wire Mesh Reinforcement

Colors (Attach color chips or samples)

Body	<u>Dutch Tile - 0031</u>	Accent 1	<u>Plum Brown - 6272</u>
Trim	<u>Extra White - 7006</u>	Accent 2	<u>Needlepoint Navy - 0032</u>
Roof	<u>N/A</u>	Other	<u>Polished Mahogany - 2838</u>

- 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. (Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.



Signature of Applicant

7/19/2016

Date

see reverse for color chips

Exterior Color Samples

410 N. Huron St.



Dutch Tile
Blue
SW 0031

BODY



Extra White
SW 7006

TRIM



Needlepoint
Navy
SW 0032

WINDOW
SASH



Plum Brown
SW 6272

ACCENT



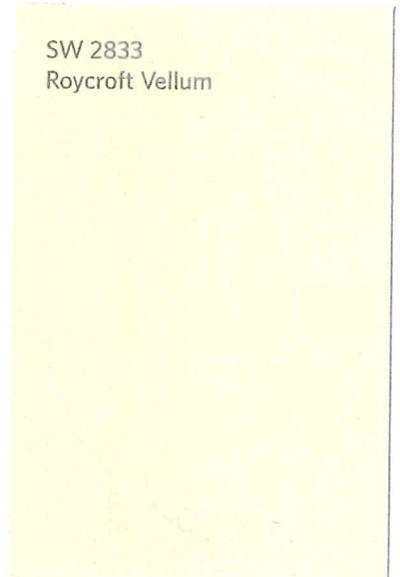
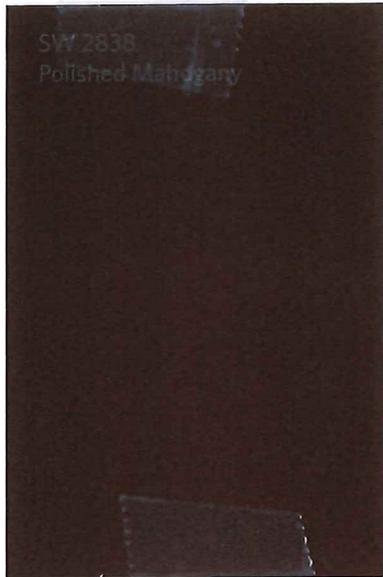
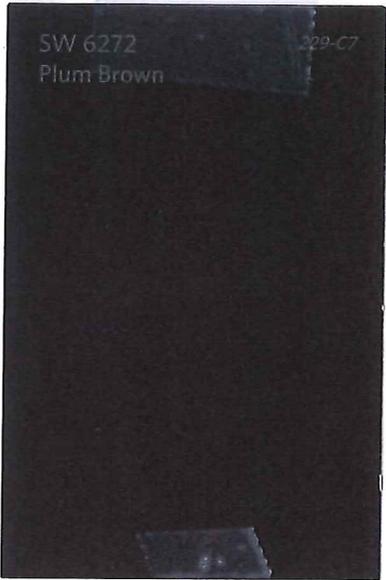
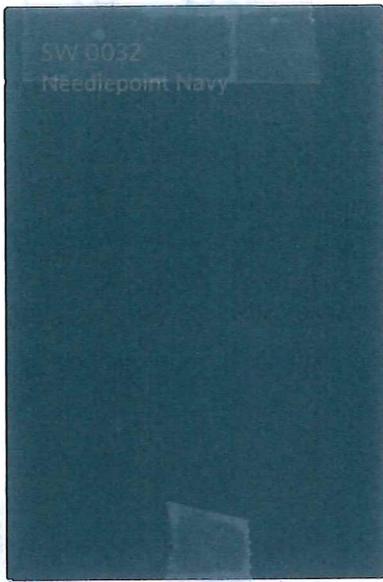
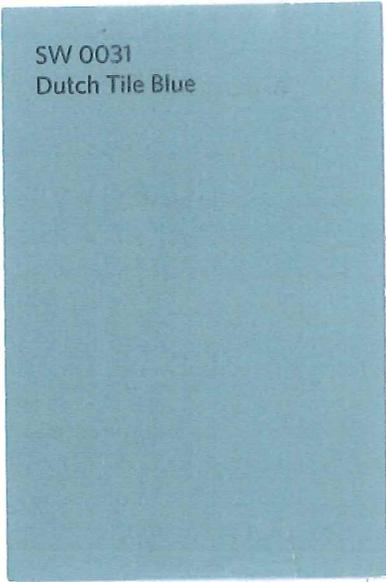
Polished
Mahogany
SW 2838

FOUNDATION
& PORCH FLOOR

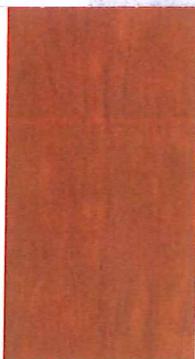


Roycroft
Veillum
SW 2833

PORCH
CEILING

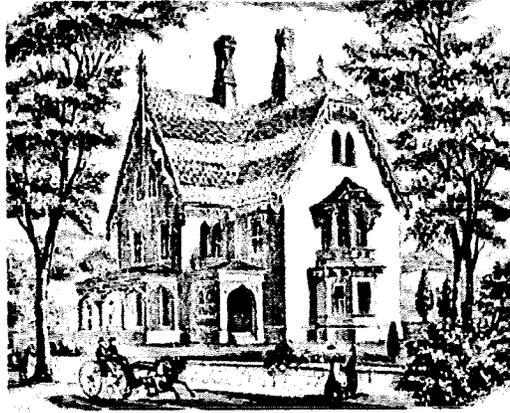


front door



Samples approximate the actual paint color.

276 4/14



Historic House Colors

By *Robert Schweitzer*

3661 Waldenwood Drive, Ann Arbor, Michigan 48105 USA

Phone: 734-668-0298 - Email to: robs@umich.edu - www.historichousecolors.com

Color Placement Map Pages - Prepared for

Mass Residence
Ypsilanti, Michigan

July, 2016

*Final Paint Color Information **

Body - Dutch Tile 0031

Trim - Extra White 7006

Window Sash - Needlepoint Navy 0032

Accents - Plum Brown 6272

Foundation - Polished Mahogany 2838

Porch Floor - Polished Mahogany 2838 - **Ceiling** - Roycroft Vellum 2833

*Colors noted are Sherwin Williams, unless otherwise stated, please see attached sheets for color placement.

I strongly suggest you make yourself a color photocopy of these pages for reference and as insurance against loss during the painting process.

I would greatly appreciate it if you could send me back several pictures of the completed project. Please share your successful completion with me. Digital images are welcome. These pictures will act as teaching tools for my graduate research seminar and may end up in future promotional materials (note, no specific references to your house will be provided in these materials unless you allow it). Your assistance in this matter is greatly appreciated.

A note of gutters & downspouts - they should be painted the color of what ever they are in front of - thus making them visually disappear.

Overview

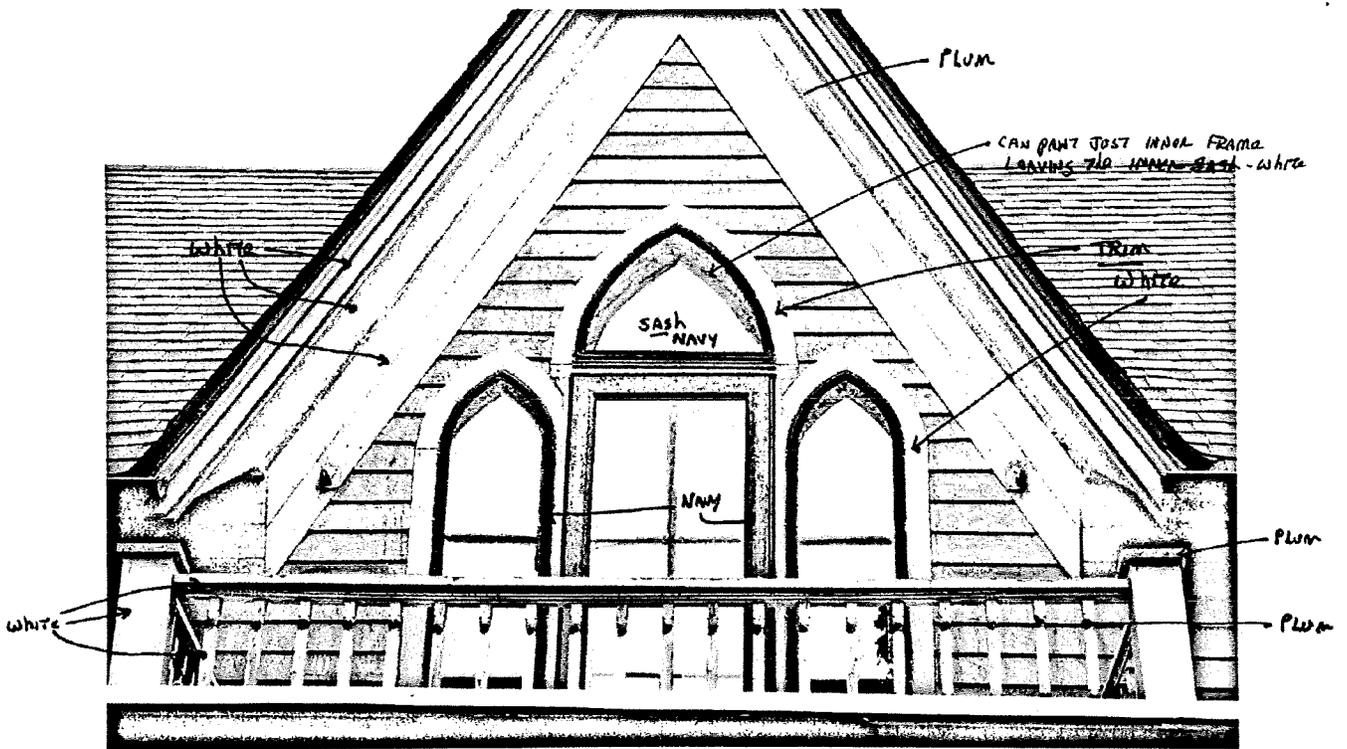


- * Body - Dutch TL
- Trim - White
- SASH - NAVY
- ACCENTS - Plum
- Porch
- Floor - Mahogany
- Ceilings - Veneer

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by Robert Schweitzer - 734-668-0298
www.historichousecolors.com

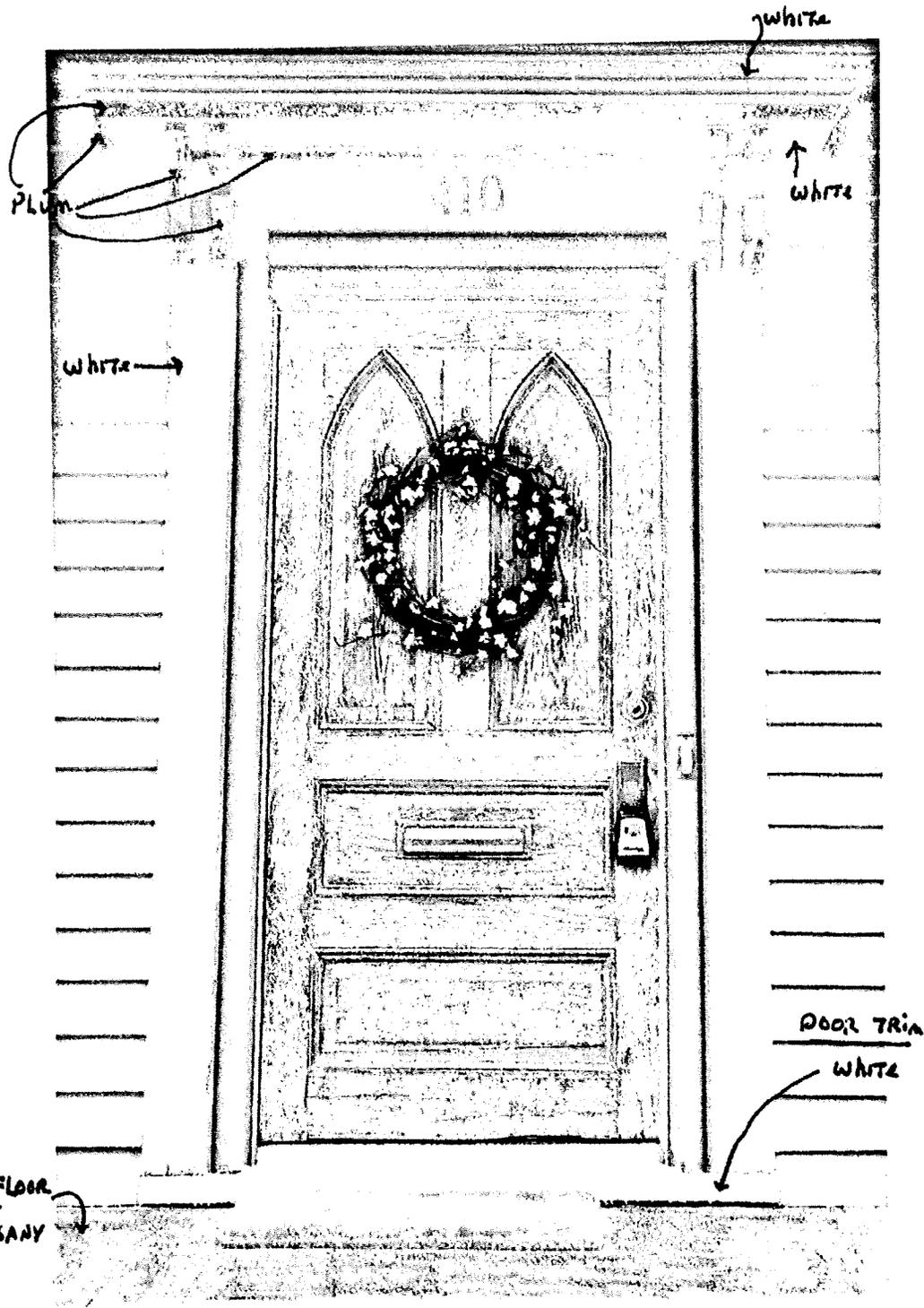
Sheet 1 of 16

* See detail sheets
for specifics



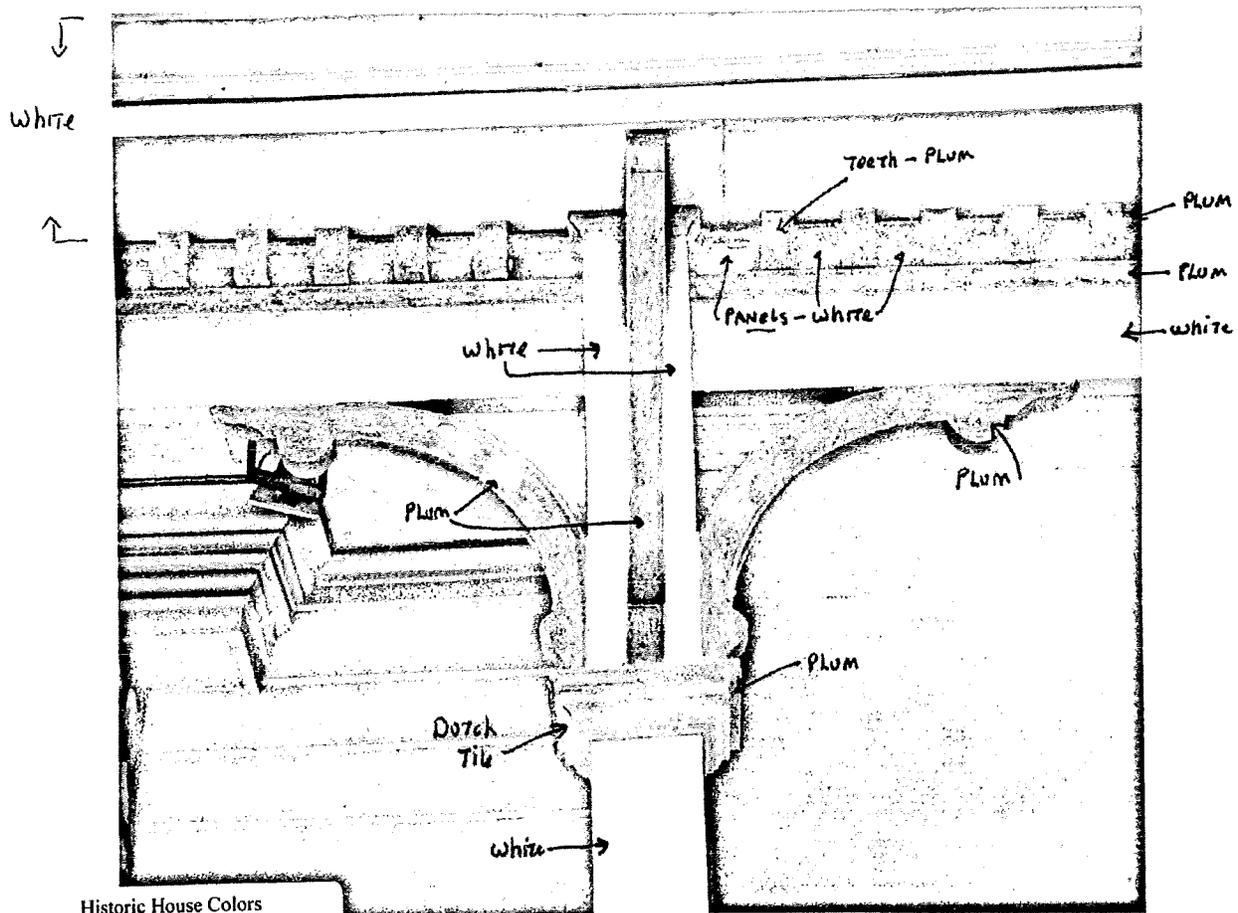
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Sheet 2 of 16



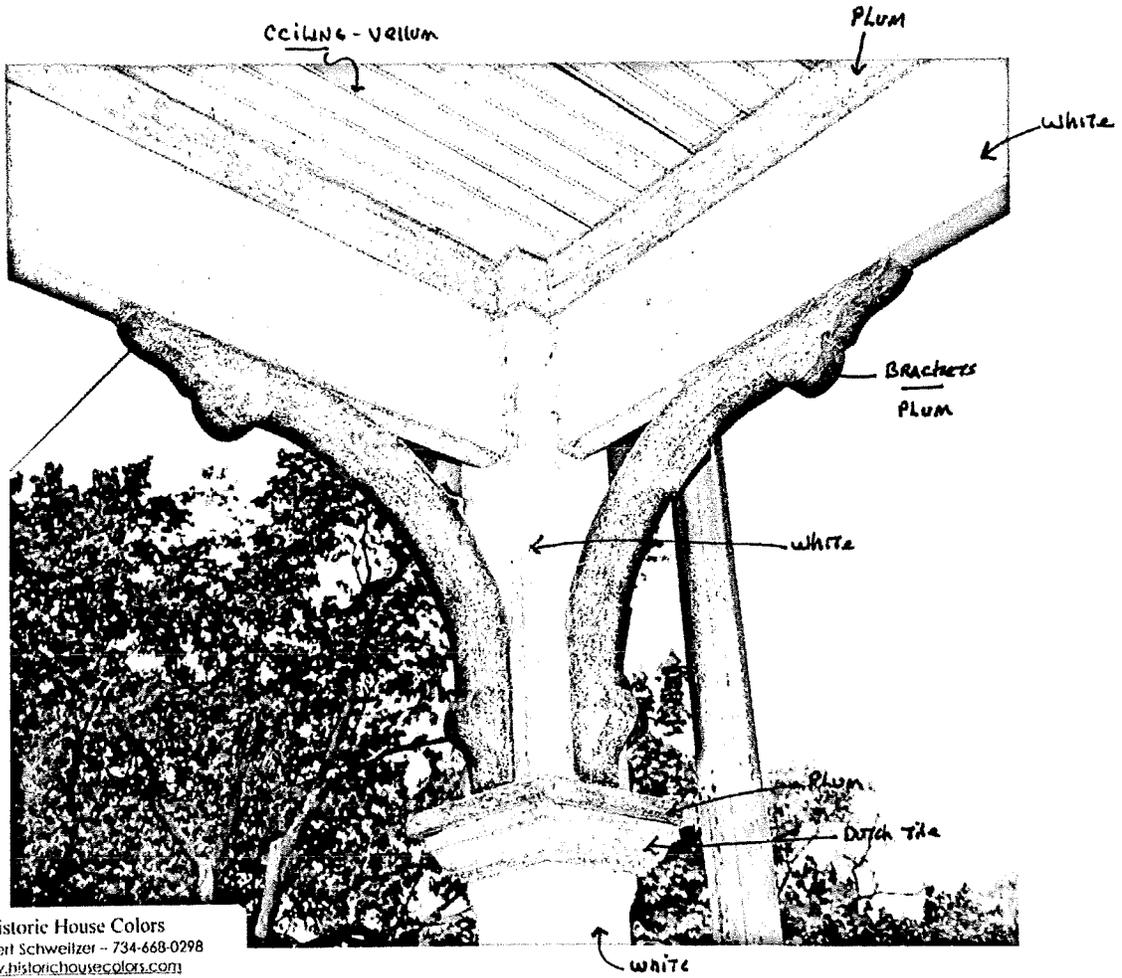
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Sheet 3 of 16



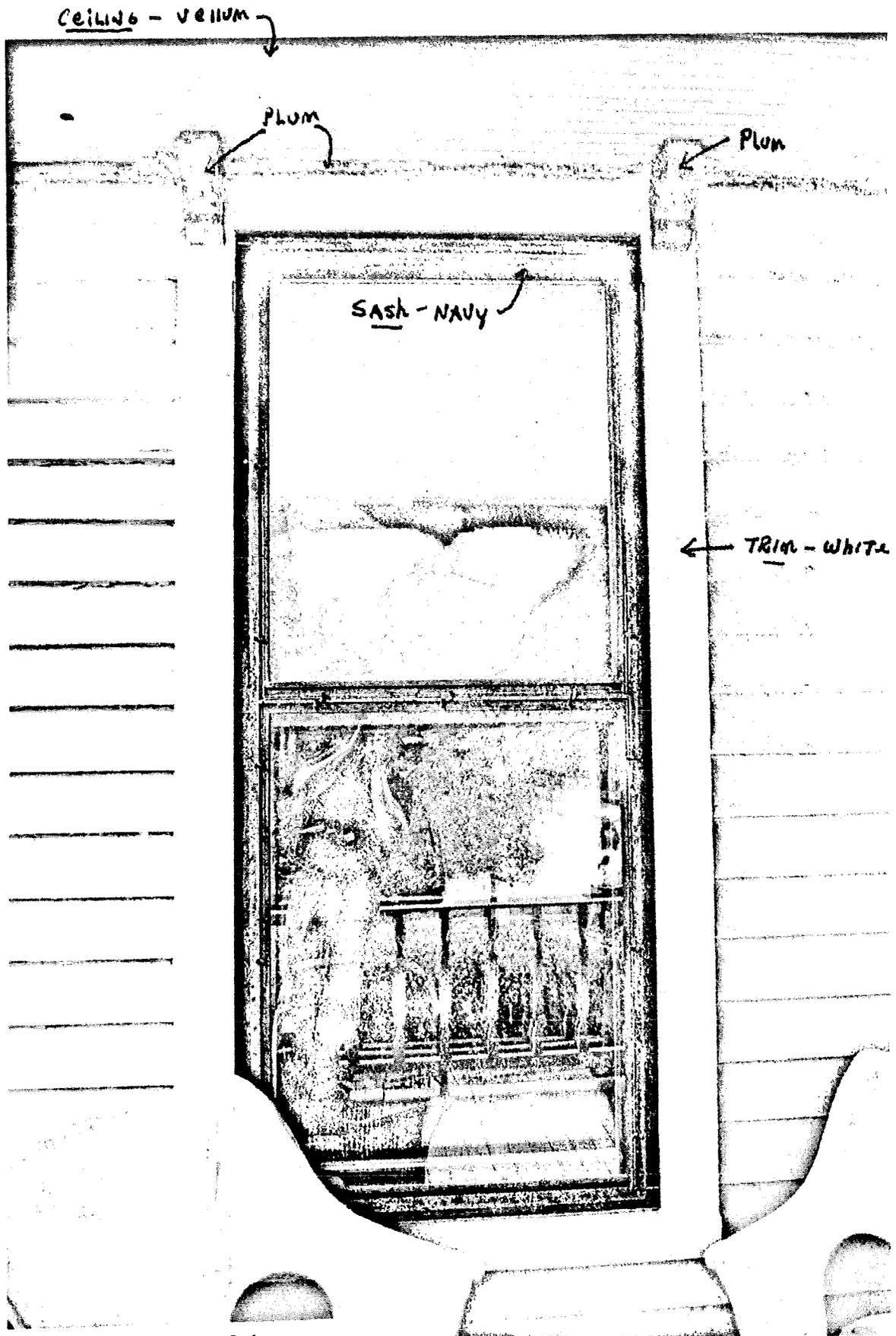
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Sheet 4 of 16



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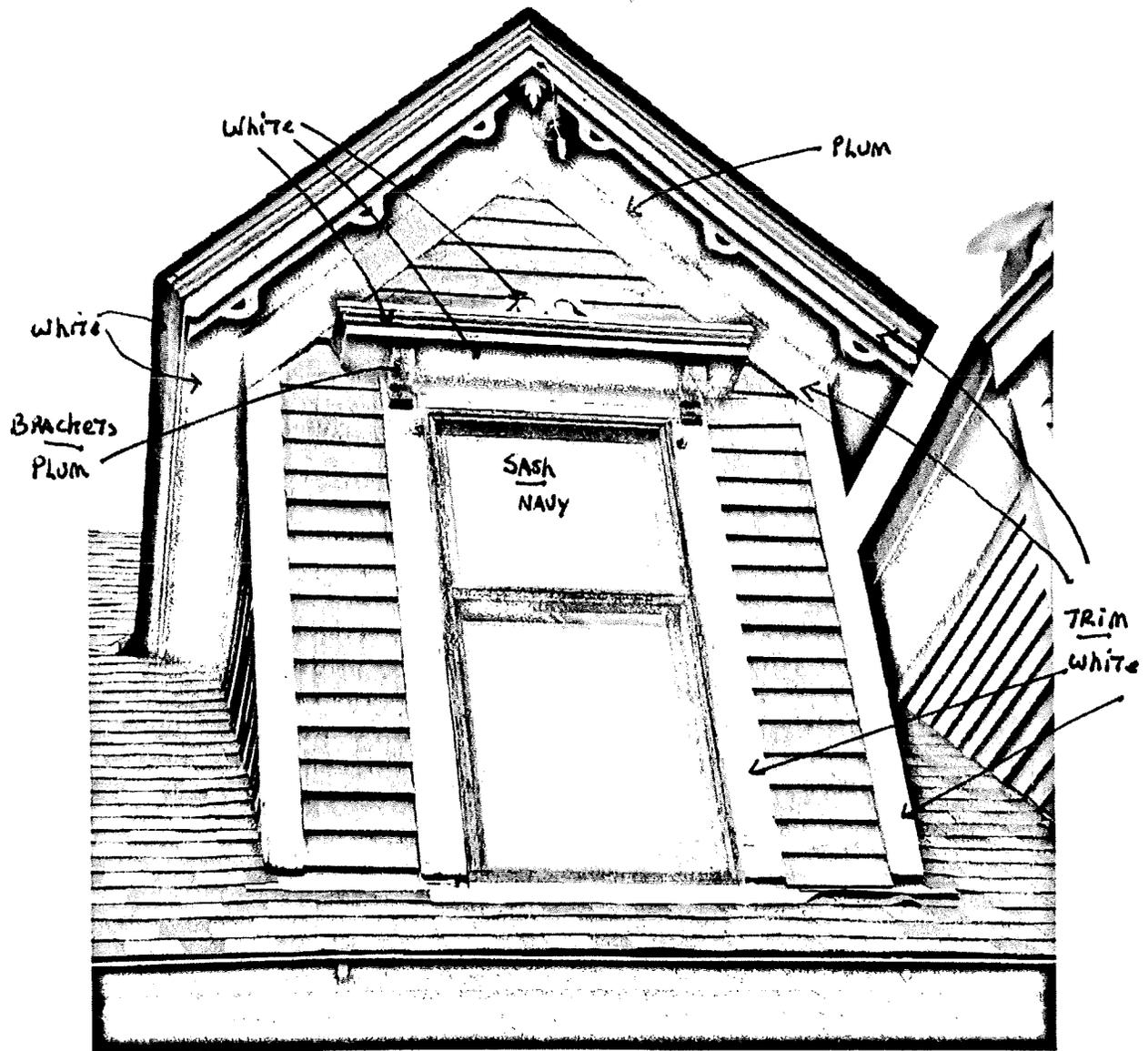
Sheet 5 of 16



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Sheet 6 of 16

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Siding - Dutch Tile

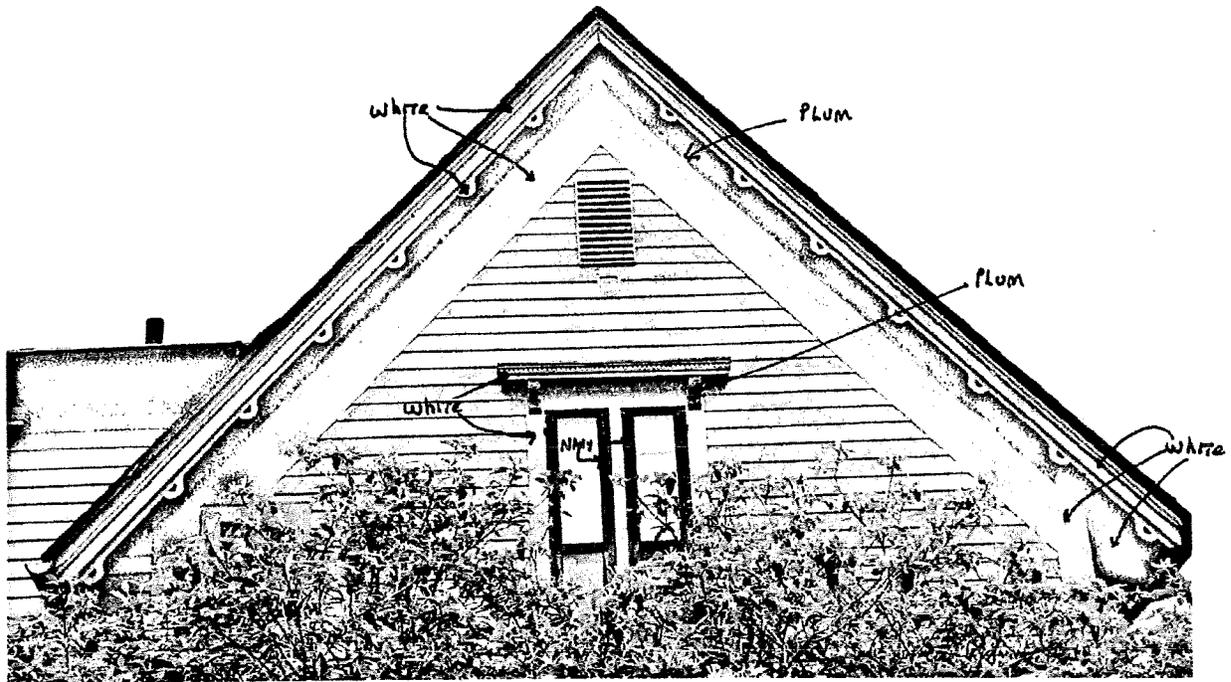
Sheet 7 of 16



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Sheet 8 of 16

STEPS
 RISERS - DUTCH TILE
 RUNNERS - MAHOGANY



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Sheet 9 of 16



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Sheet 10 of 16

Porch
ceiling
Yellow

White

Door
Navy

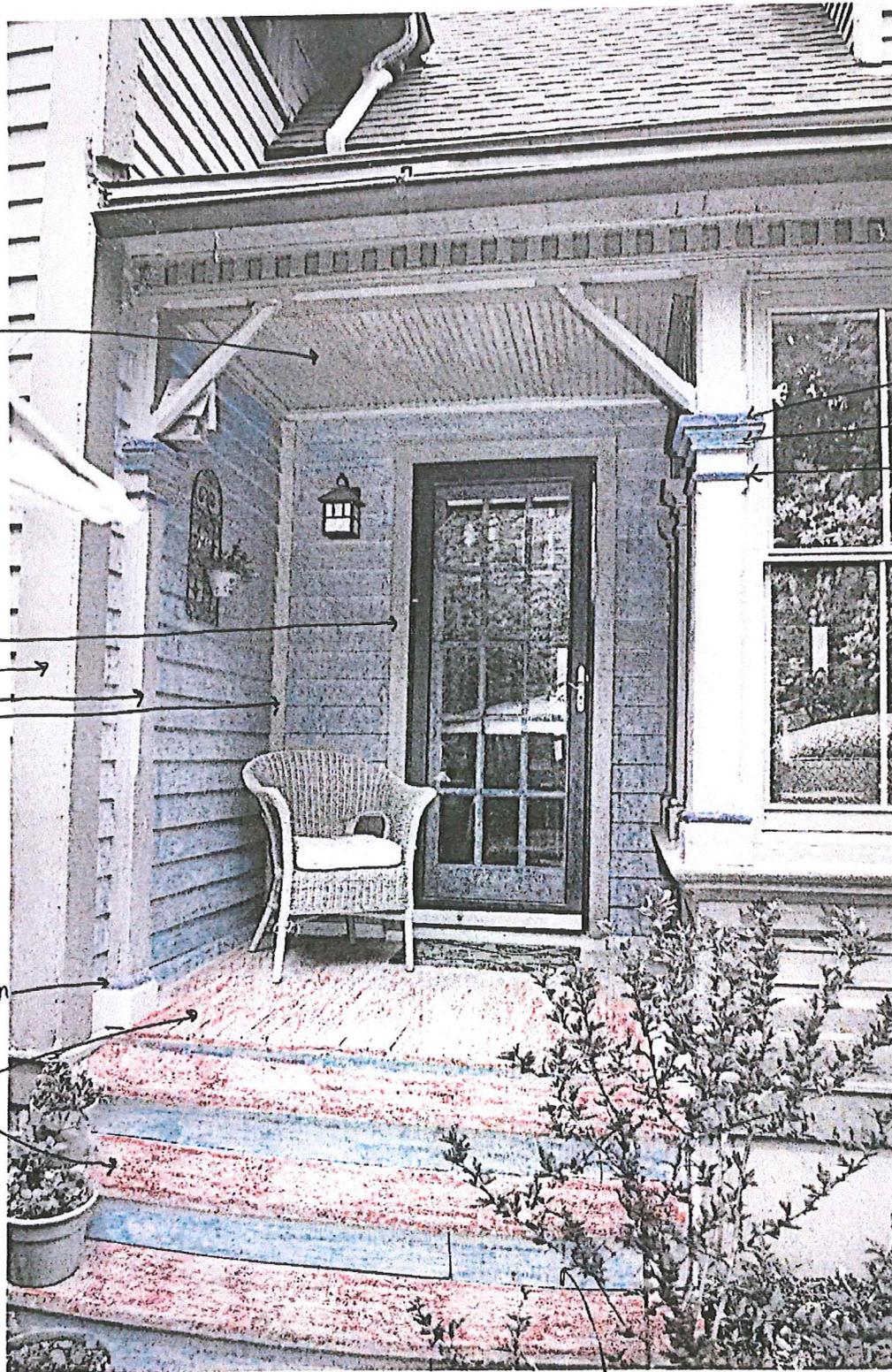
Plum

Mahogany

Plum

Dutch Tile

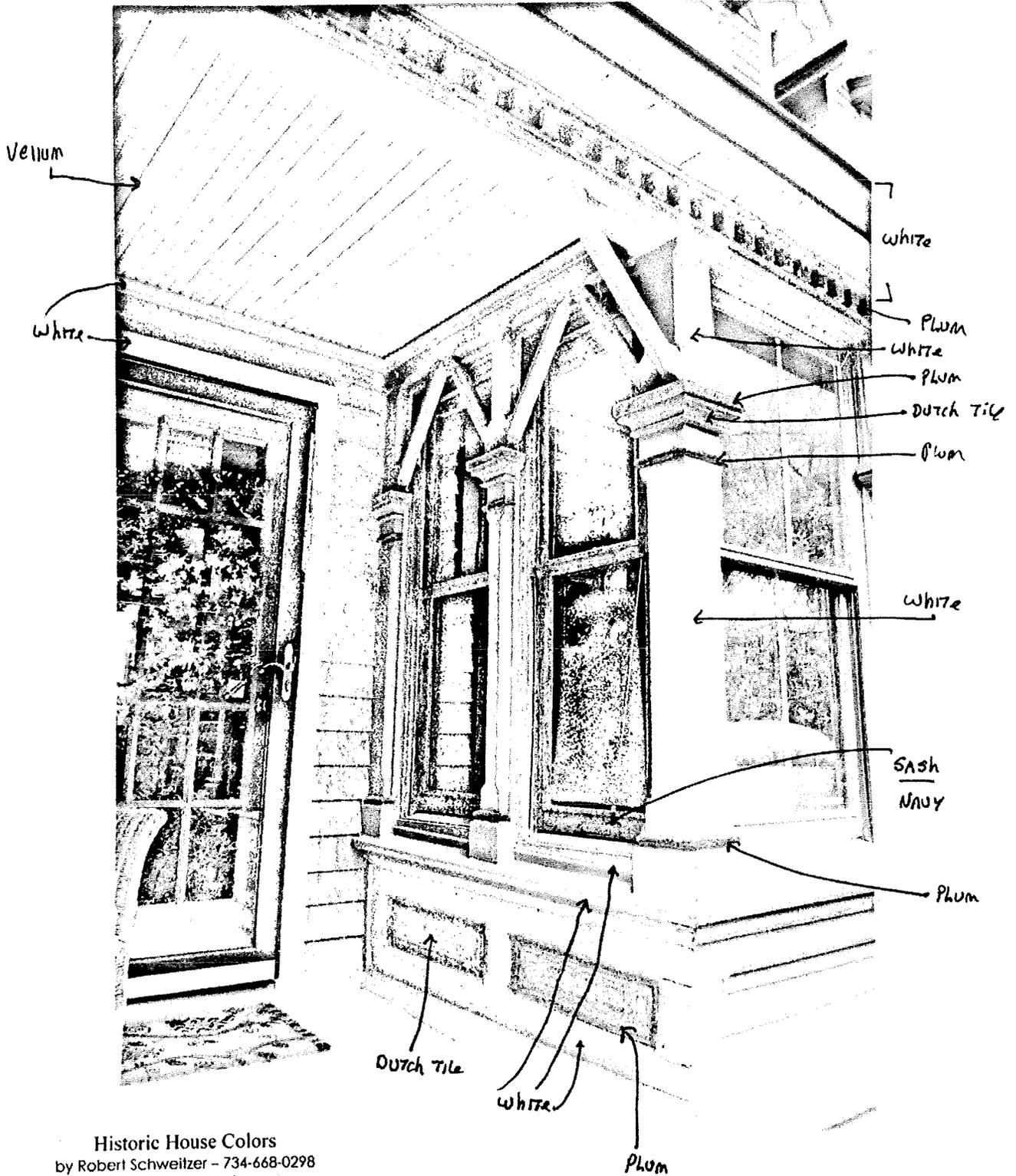
Plum



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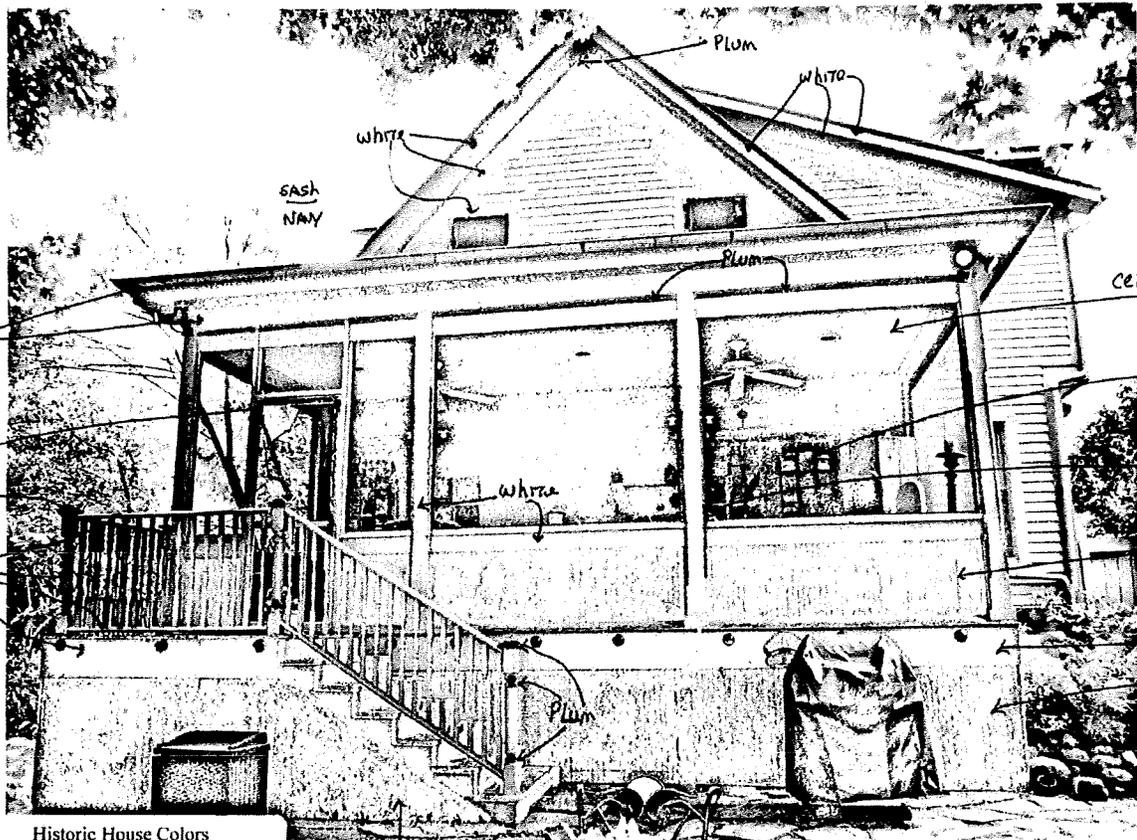
Sheet 11 of 16

Dutch Tile



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Sheet 12 of 16

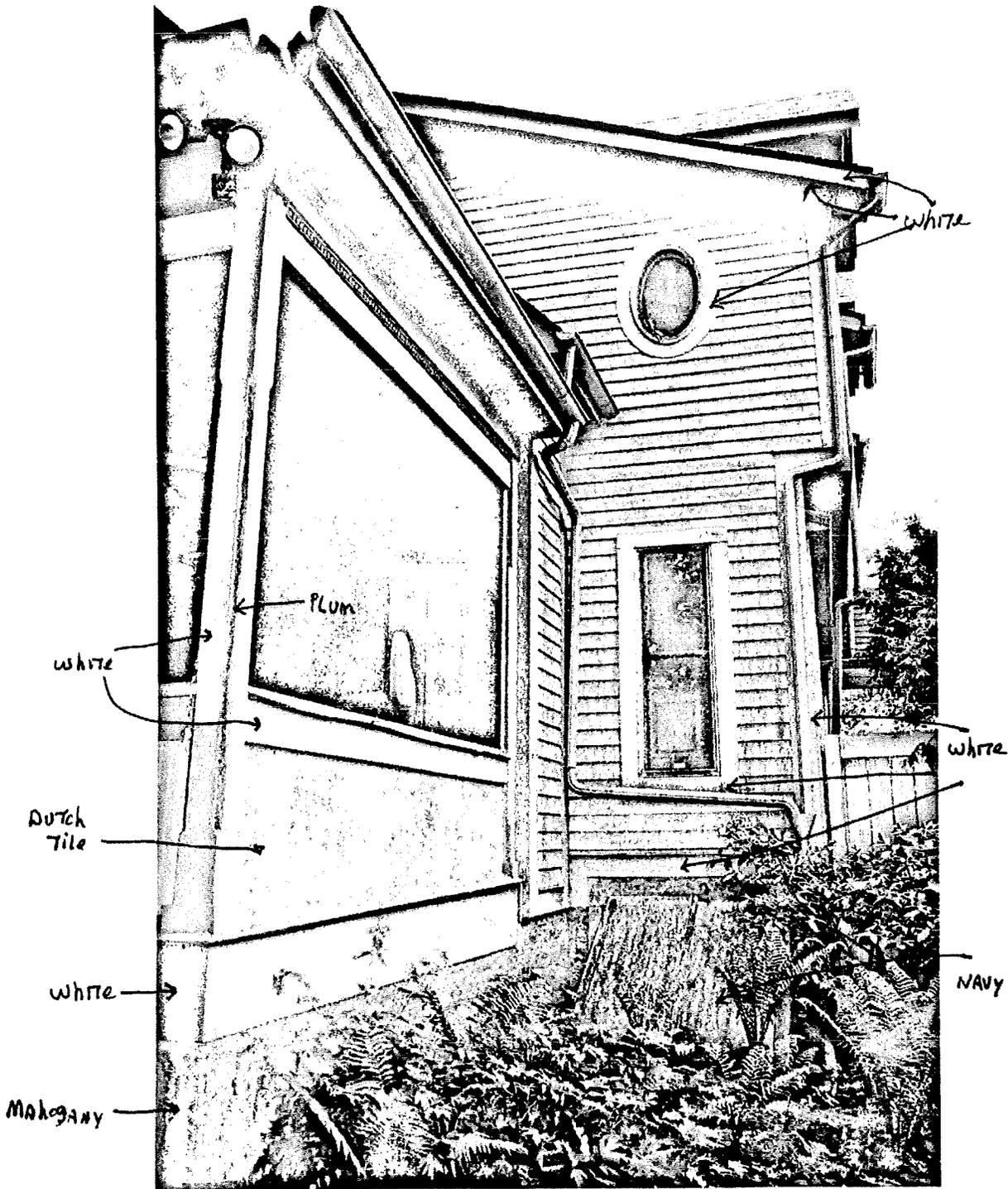


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Sheet 13 of 16

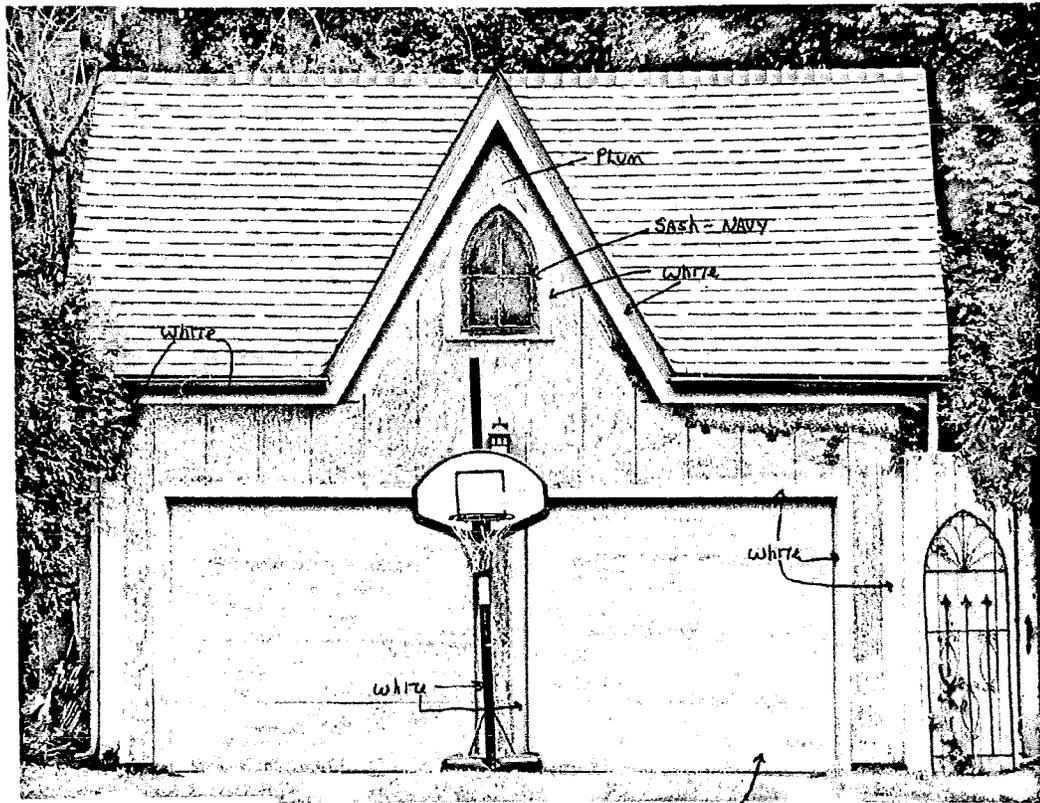
Mahogany

Body - Dutch Tile
 TRIM - white



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Sheet 14 of 16

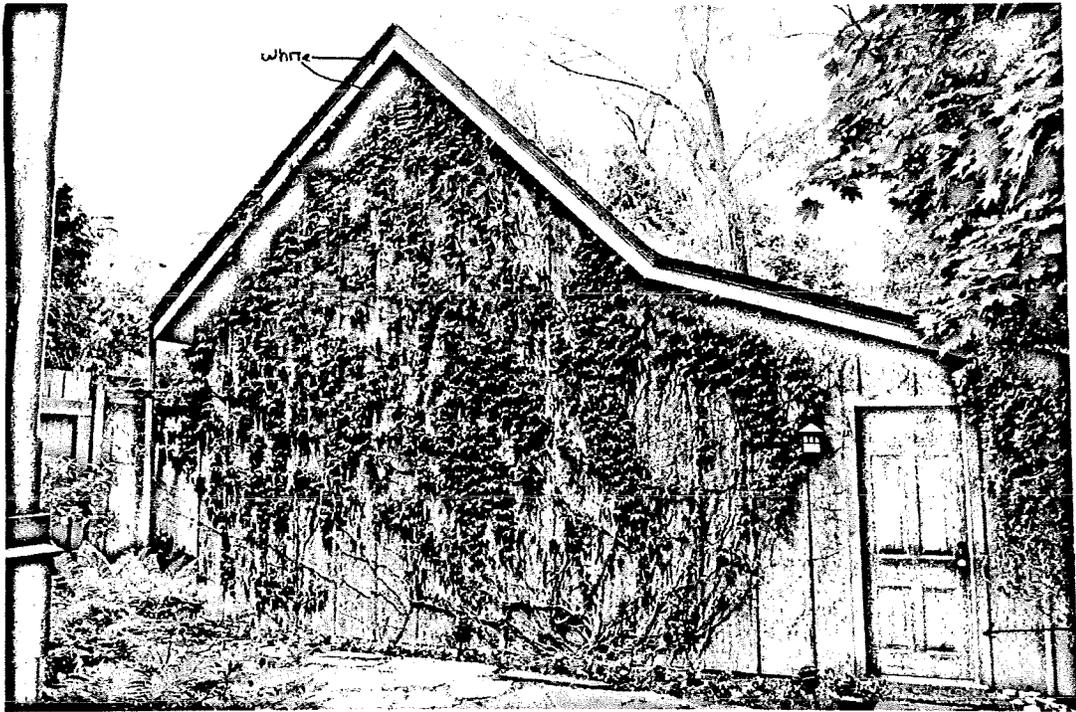


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Sheet 15 of 16

DOORS
Dutch Tile

Body - Plum



Historic House Colors
by Robert Schweitzer - 734-668-0298
www.historichousecolors.com

Sheet 16 of 16

<u>Door</u>	<u>Siding</u>
NAVY	PLUM

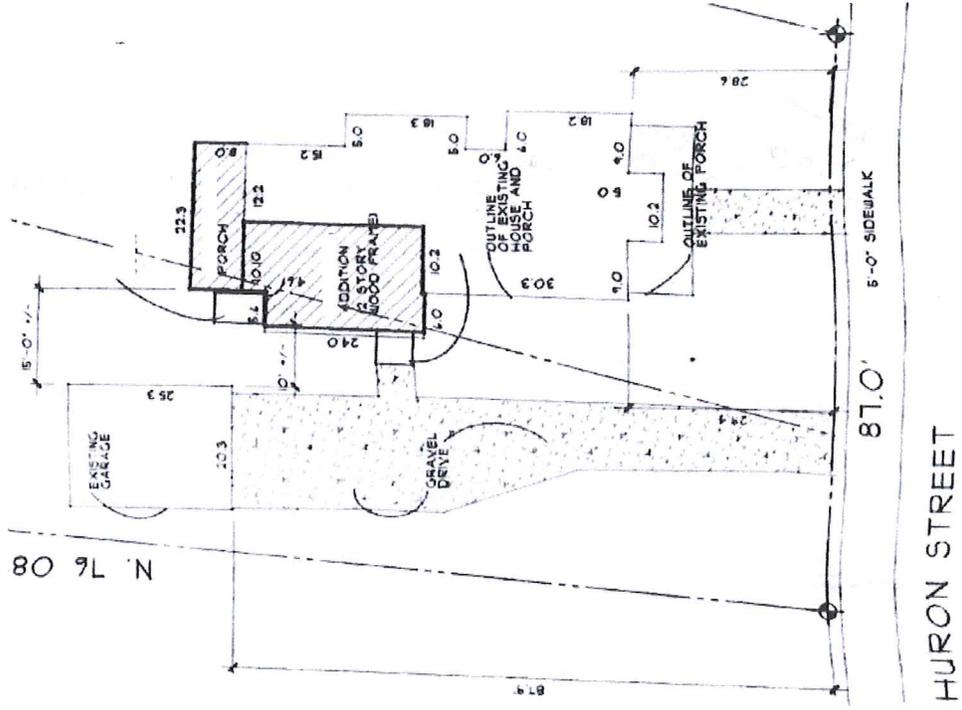
Concrete Driveway

410 N. Huron St.

Existing Driveway



Site Plan





HDC Work Permit Staff Review

Property address: 303 N Hamilton St.

Date of Review: July 21, 2016

Date of Meeting: July 26, 2016

Proposed work: Replacement of spindles to match the original porch (see attached drawings and photo); replacement of the plastic lattice with wood lattice, to be painted white and framed

Materials: Wood for porch spindles, railings, lattice, and lattice framing; white paint; Azek tongue-in-grove composite decking

Staff review:

1. Application specifically calls out allowing the Azek tongue-in-grove composite decking to remain on site.
2. Application only lists the replacement of the spindles, however, the drawing appears to indicate that the porch railings will be replaced as well. Commission may want to clarify exact scope of work.
3. If the HDC moves forward with approving the application as-is, they may want to consider including a stipulation in the motion that this is non-precedent setting.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#2, #6, #9

Suggested items to include in a motion to approve:
Work to include the removal of the existing porch railing and spindles, to be replaced with 2x2 wooden spindles to match the original porch.

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.

Roe 20832 #3



RECEIVED
JUL 19 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti Historic District Commission Work Permit Application

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

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

To complete this application:

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

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address
520 W. Cross St. 303 N. Hamilton St.

Applicant

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

Name		
Barnes & Barnes Properties, LCC		
Address		
520 W. Cross St.		
City	State	Zip
Ypsilanti	MI	48197
Phone / Fax	E-Mail	
734-480-7400	bob@barnesapts.com	

Contractor

Contractor Name & Contact Info
J&D Maintenance & Construction, LLC

Type of work

- | | | |
|--|--|--------------------------------|
| <input type="checkbox"/> Roofing | <input checked="" type="checkbox"/> Porches | <input type="checkbox"/> Other |
| <input type="checkbox"/> Window/Door Replacement | <input type="checkbox"/> Sign | |
| | <input type="checkbox"/> Fence (or other sitework) | |

Complete Description of Proposed Work:

- Remove turned spindles, replace with 2x2's as drawn and pictured in attachments.
- Remove plastic lattice, replace with framed wood lattice and paint white.
- Allow previously installed 1x4 Azek tongue and groove composite decking.

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

Permit Application Fee (action items only)

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

Construction Cost:

\$3,000

Permit fee:

\$35 + _____ =

Signature

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

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

Signature:

Robert N. Barnes

Date:

7/12/16

Print Name:

Robert N. Barnes

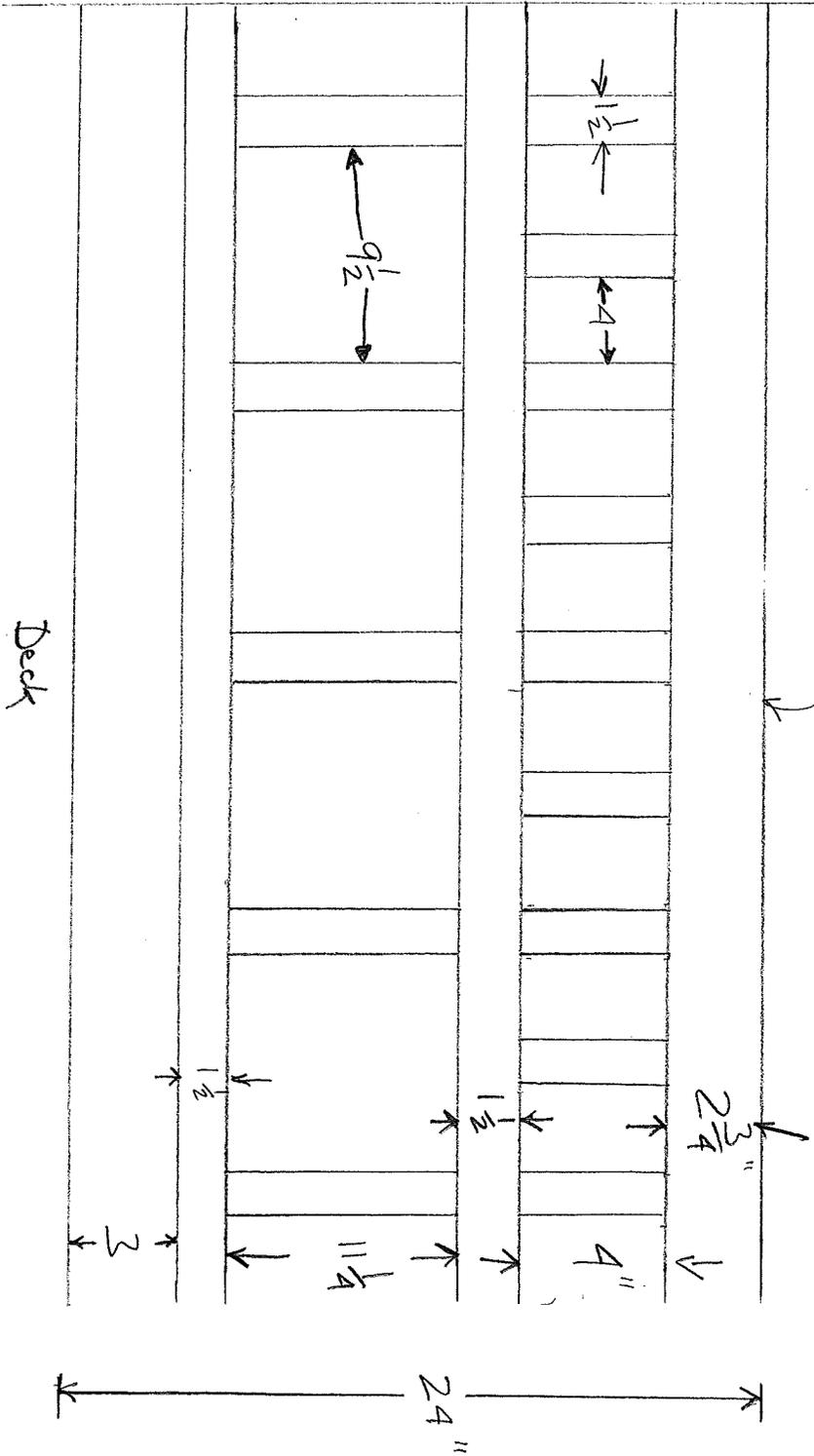
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

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

Historic Railings for 303 N. Hamilton

5x5
post

Beveled Edge



Google Maps N Hamilton St



Google

Image capture: Oct 2014 © 2016 Google

Ypsilanti, Michigan
Street View - Oct 2014



HDC Work Permit Staff Review

Property address: 13 N Washington St

Date of Review: July 21, 2016

Date of Meeting: July 26, 2016

Proposed work: Addition of a balcony and door at the rear elevation; change in previously approved paint scheme

Materials: Steel structure (for balcony); aluminum guardrail with perforated panels, Hollaender Interna-Rail system (clear anodized aluminum finish); Trex Transcend composite wood decking in Spiced Rum; Tubelight Inc. storefront entry door with sidelight in clear anodized aluminum finish; Sunbrella canvas awning in color Basil; Benjamin Moore colors Trout Grey (2124-20), Deep Silver (2124-30), Dark Lime (2027-10).

Staff review:

1. Applicant provided color renderings of proposed balcony and door. Applicant also provided images of the previously approved paint scheme and the newly proposed paint scheme.
2. Although the change in paint scheme on its own may be considered an amendment to a previous approval, the introduction of new proposed work items makes this a new approval all together.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#2, #3, #9, #10

Suggested items to include in a motion to approve:
Work to include the installation of a steel structure balcony on the rear elevation with the Interna-Rail system by Hollaender, an aluminum guardrail with perforated

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.

panels in clear anodized aluminum finish. The new balcony is also to include Trex Transcend composite decking color Spiced Rum, and the installation of a Sunbrella canvas awning in color Basil. Work also to include the installation of a Tubelight storefront entry door with sidelights in a clear anodized aluminum finish. Work also to include newly proposed paint colors, Benjamin Moore colors Trout Grey (2124-20), Deep Silver (2124-30), Dark Lime (2027-10).



Ypsilanti Historic District Work Permit Application

Date filed 07-19-2016 for HDC meeting date 07-26-2016

Action item Study item *Action items require payment of the application fee. There is no fee to submit a study item for discussion.*

Property Address 13 N. Washington Street

Applicant Owner Architect Contractor

Name Damian Farrell Design Group PLLC

Address 359 Metty Drive Suite 4a

City Ann Arbor State MI Zip 48103

Phone 734-998-1331 Fax _____

E-mail ttaylor@dfdgonline.com

Owner 13 North Washington Street LLC
(If different than applicant)

Who will perform the work? Owner Contractor

Contractor TBD
(Name, address, phone)

Action Items only:
Construction Cost \$24,000.00 Permit Application Fee \$70.00
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional or portion of \$3,000 of construction cost. An additional fee of \$50 applies to HDC work started without the applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed. Please be clear and complete. List the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed.
 - b. Paint color chips (if relevant).
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components.
 - d. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Demolition & moving structures: refer to the Historic District Ordinance and demo application for relevant provisions.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 07-19-2016 for HDC meeting date 07-26-2016

Property Address 13 N. Washington Street

Applicant Damian Farrell Design Group PLLC

Description of proposed work (see sample applications)

Modification of storefront finish color for previously approved work at Front.
Proposed storefront finish colors: Patina Green and Clear Anodized Aluminum.

Balcony addition and modification of previously approved paint colors and awning at Back.

Proposed paint colors:

- Benjamin Moore - dark grey: 2124-20 (trout gray)
- light grey: 2124-30 (deep silver)
- bright green accent: 2027-10 (dark lime)

Materials

Balcony:

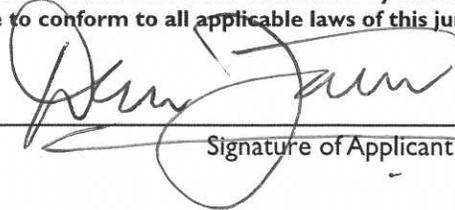
- Steel structure (painted dark grey).
- Aluminum guardrail with perforated panels, Interna-Rail system by Hollaender (Clear anodized aluminum finish).
- Composite wood decking, by Trex (Trex Transcend, color: Spiced Rum).
- New door: Storefront entry door and sidelight, by Tubelite Inc. (Clear anodized aluminum finish).
- Awning: Sunbrella canvas, color: Basil.

Colors (Attach color chips or samples)

Body _____ Accent 1 _____
 Trim _____ Accent 2 _____
 Roof _____ Other _____

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. (Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.



 Signature of Applicant

7.19.16

 Date

The Back Office Studio

13 N. Washington Street



Existing front (east)



Existing back (west)

The Back Office Studio

13 N. Washington Street



New
Storefront

Approved
28 Nov 2015



Proposed:
Modified finish colors

The Back Office Studio

13 N. Washington Street



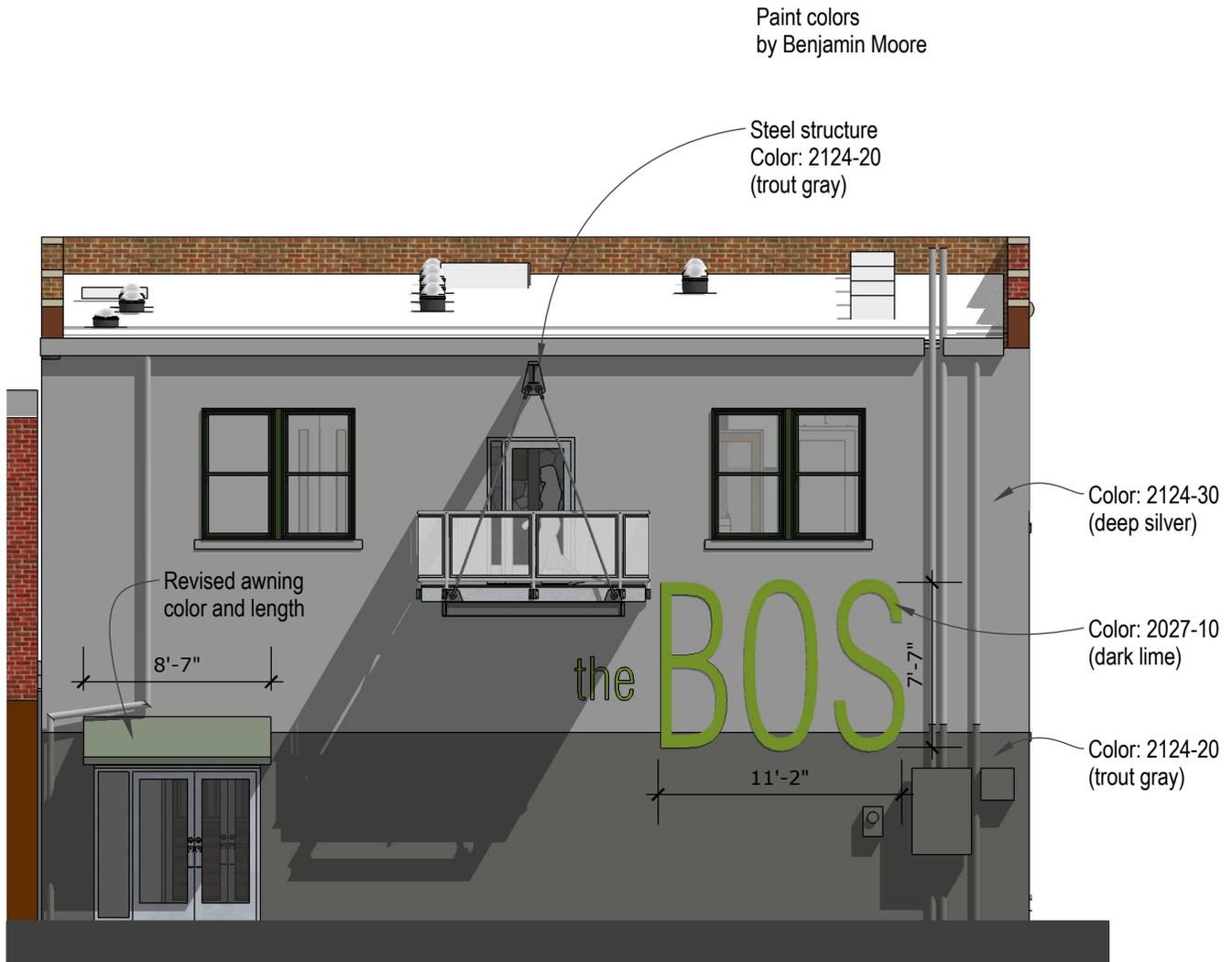
New Paint and Awning - Approved 22 July 2015



Proposed: new balcony, modified awning, modified paint colors, painted graphics

The Back Office Studio

13 N. Washington Street



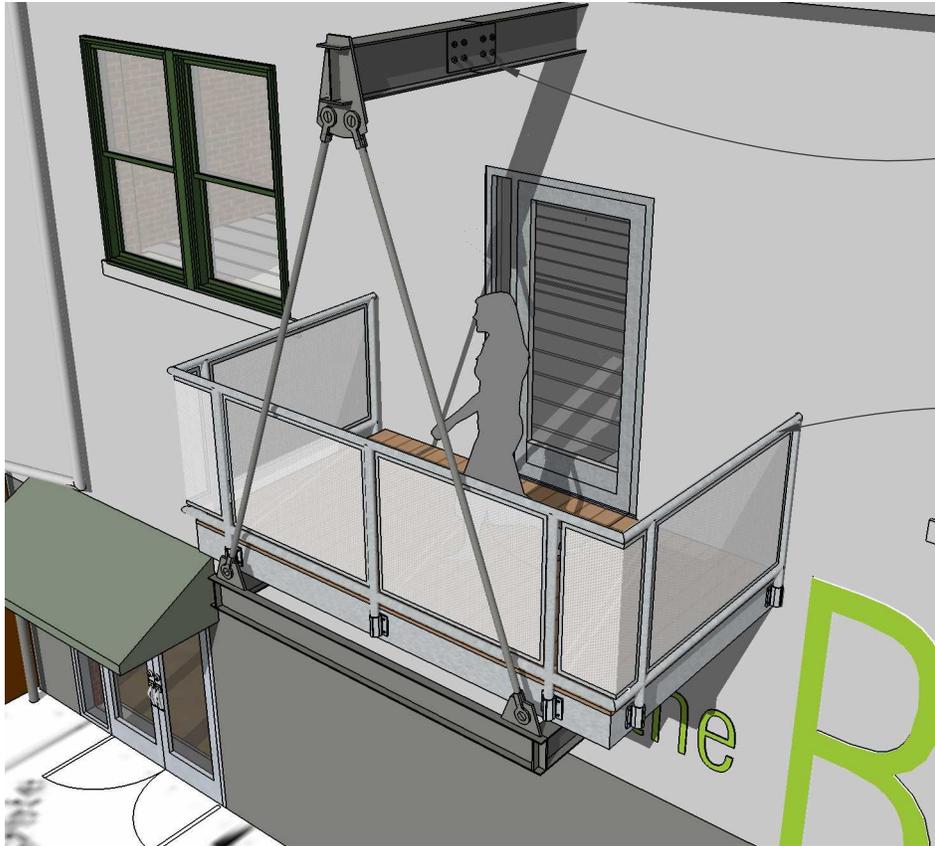
Proposed West Elevation

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

New balcony, modified awning, color changes, painted graphics

The Back Office Studio

13 N. Washington Street



Extend existing outrigger beam. All steel structure to be painted dark grey.

Aluminum guardrail system, clear anodized finish.

Proposed Balcony
view from above

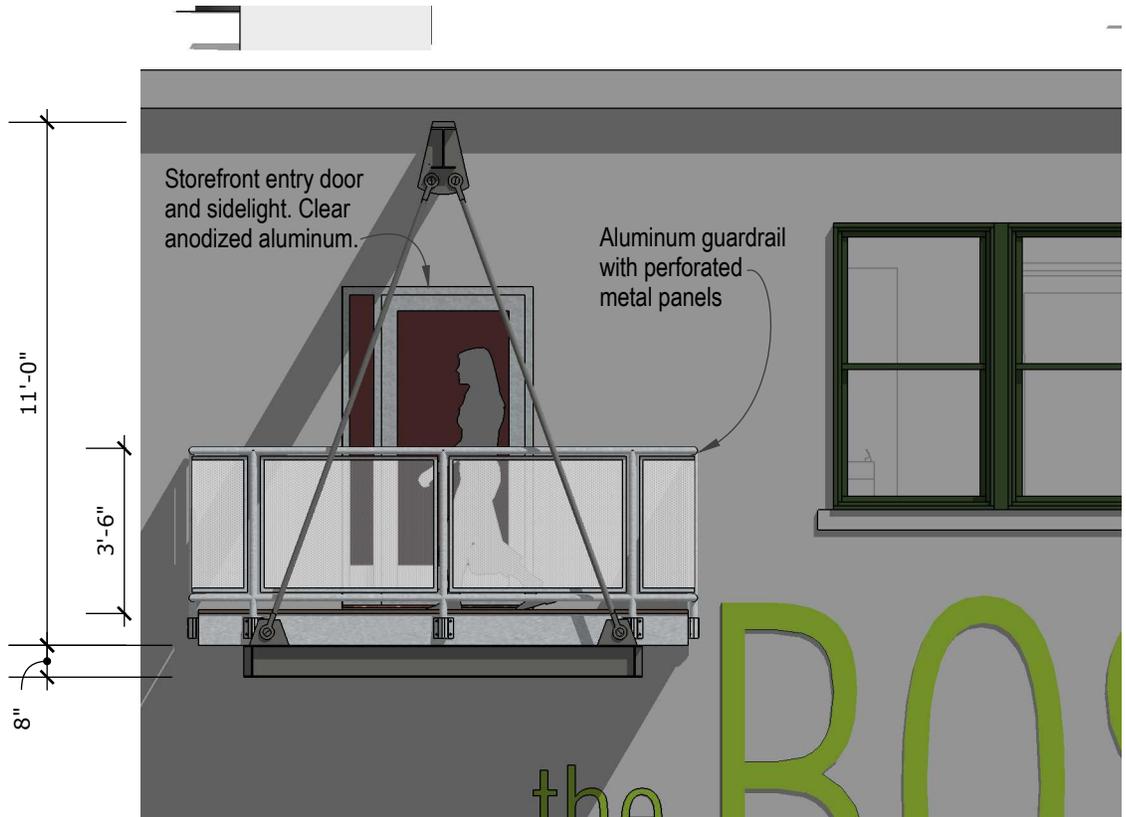


Proposed Balcony
view from below

Composite wood decking

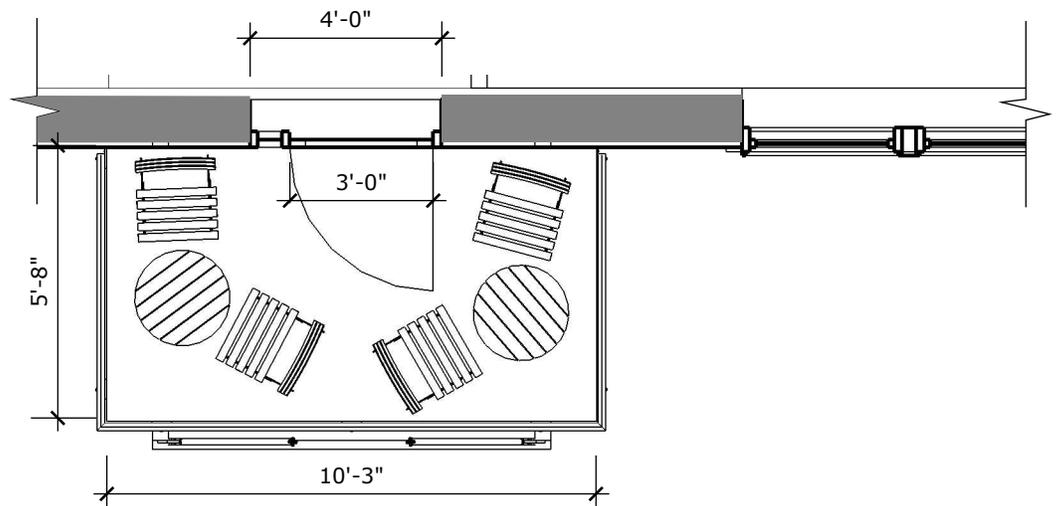
The Back Office Studio

13 N. Washington Street



Balcony Elevation

Scale: 1/4" = 1'-0"

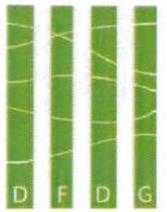


Balcony Plan

Scale: 1/4" = 1'-0"

The Back Office Studio

13 N. Washington Street



Benjamin
Moore Paints

Light grey:
2124-30 (deep silver)



Dark grey:
2124-20 (trout gray)



Green accent
2027-10 (dark lime)



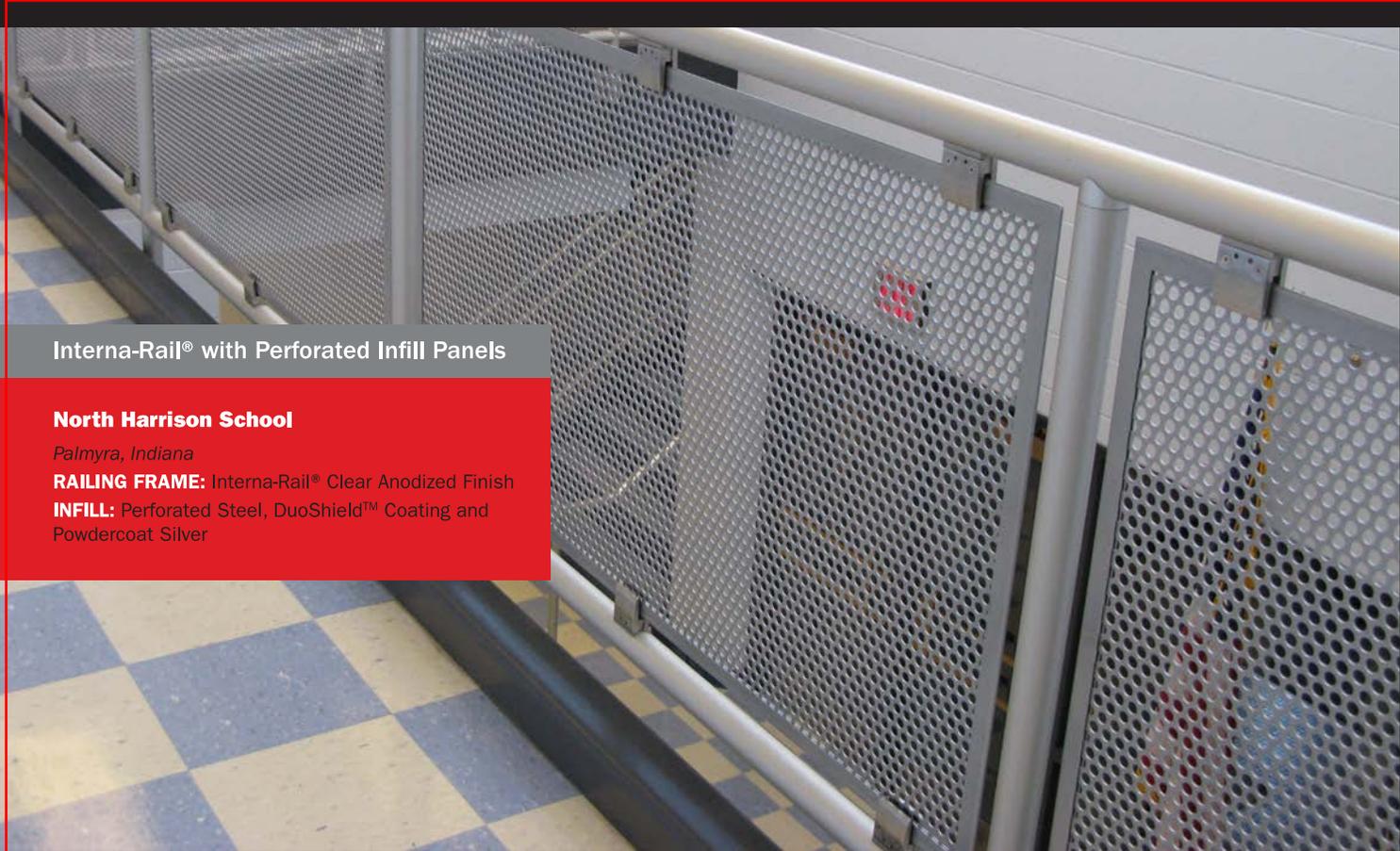
Internara-Rail® with Pickets

Missouri Department of Conservation

Jefferson City, Missouri

RAILING FRAME: Internara-Rail® Dark Bronze Anodized

INFILL: Component Pickets Anodized Dark Bronze



Internara-Rail® with Perforated Infill Panels

North Harrison School

Palmyra, Indiana

RAILING FRAME: Internara-Rail® Clear Anodized Finish

INFILL: Perforated Steel, DuoShield™ Coating and Powdercoat Silver

Infill Panels



Wire Mesh, 2 in. sq.
Speed-Rail® frame



Wire Mesh, 2 in. sq.
Interna-Rail® frame



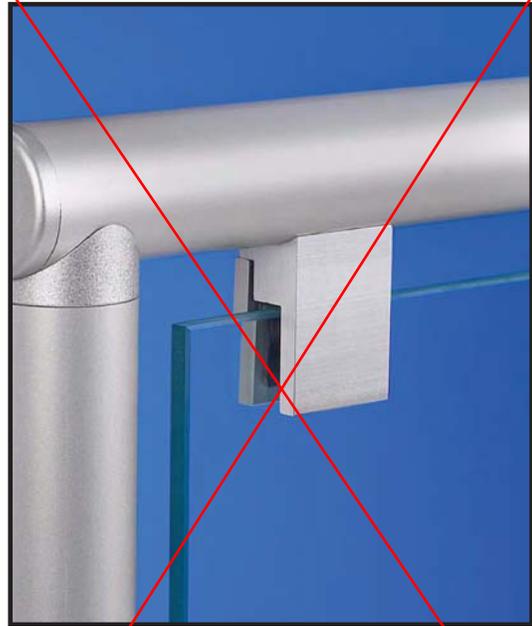
Perforated Metal, 1/2" holes on 11/16" c-c
Speed-Rail® Frame

Infill Specs – Perforated and wire mesh are steel, treated with Electro-Coat anti-corrosion protection (for outdoor applications), then powder coated to desired color.
Drain holes located in bottom of infill ensure evacuation of any water buildup.

Panel Retention Systems



Hollaender® offers panel retainers that can handle material thicknesses from 1/8" to 1" thickness.



Aluminum 2-piece panel clip.

The Back Office Studio

13 N. Washington Street



Trex
Composite
Wood Decking

Trex Transcend
Color: Spiced Rum

1x6 decking boards



Tubelite® has been in the business of fabricating and distributing architectural aluminum products for the glass and glazing industry since 1945. Storefront, entrance and curtainwall systems are available directly from Tubelite® and from a network of independent distributors. Tubelite's corporate office is located in Walker (Grand Rapids), Michigan, and our extrusion plant is in Reed City, Michigan. Fabrication, warehouse, and shipping operations are located in Walker, Michigan and Dallas, Texas. Tubelite's corporate office, fabrication, warehouse, and shipping operations are located in our Walker (Grand Rapids), Michigan facility, and the extrusion plant is in Reed City, Michigan.

Our promise to you is quality in everything we do; fast, reliable and consistent delivery; and responsible, courteous service with a personal touch.

TABLE OF CONTENTS

ENTRANCES.....	3
MODIFIED ENTRANCES	4
THERMAL ENTRANCES.....	4
CUSTOM ENTRANCES	5
MONUMENTAL DOORS	5
4500 SERIES STOREFRONT	6
14000 SERIES STOREFRONT	7
14000 I/O STOREFRONT	8
14650 SERIES	8
VERSATHERM™ FRAMING	9
3700 SERIES WINDOWS	10
FINISHES.....	11



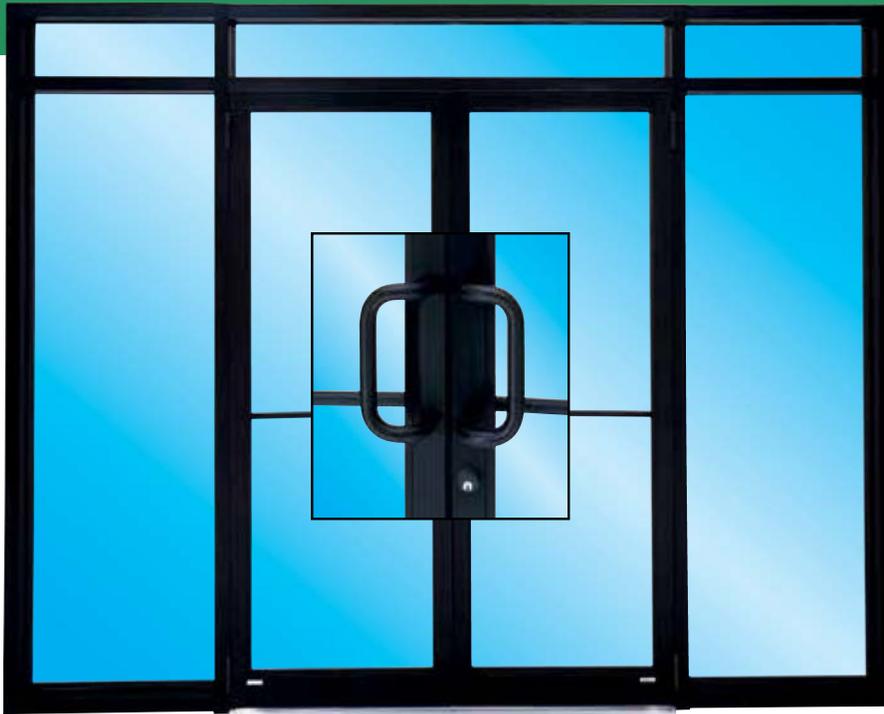
More recycled content, eco-efficient finishes

TUBELITE®
DEPENDABLE

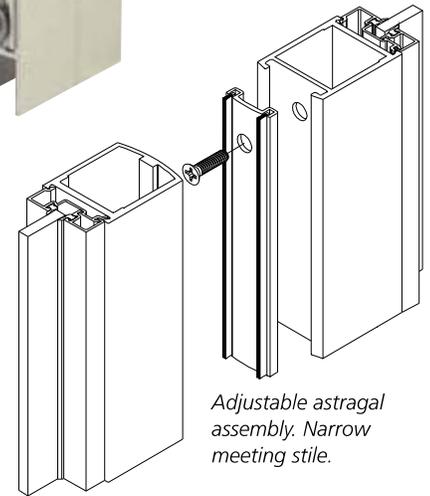
LEADERS IN ECO-EFFICIENT STOREFRONT,
 CURTAINWALL AND ENTRANCE SYSTEMS



*14000 Series Center Glazed Storefront,
 QA Clear Anodized; Owner: Nuway
 Construction Headquarters, Elkhart, IN;
 Tubelite Dealer: Quality Glass*



*Standard Narrow Stile
1-3/4" x 2-1/8" Door with
10" Bottom Rail; 0A Clear
Anodized Finish; 1/4" Glass*

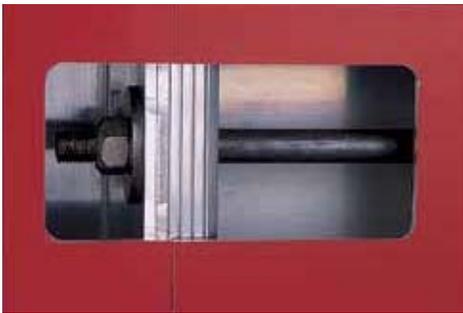


*Adjustable astragal
assembly. Narrow
meeting stile.*

STANDARD ENTRANCES

Our Narrow Stile Doors are designed for light to medium use in commercial and retail applications. Standard doors have exterior installation of glass or panels, with 2-1/8" width stiles and top rails, and the option of 4", 7-1/2" or 10" bottom rails for ADA compliance. The smooth design of Tubelite's door hardware features a convenient pull handle and push bar with lock location 36" above the finished floor. Stock doors and frames are anodized with clear or dark bronze finishes, and readily available for quick delivery.

DURABLE TIE-ROD CONSTRUCTION



The strength and flexibility of steel tie-rod construction is what holds it all together and makes our doors endure. Tie-rod assembly is as durable as welded corner construction, but superior in many ways. Tubelite doors can be modified, disassembled or resized right in the field. No other door offers you this much strength and flexibility.

WE LISTEN

Members of our management staff personally visit our glazing contractor clients regularly. We learn what works and what doesn't — from their perspective, not ours. The result is solutions that work — solutions tailored for the field — so jobs get done right the first time.

STANDARD & MODIFIED DOORS (1/8" WALL)	NARROW STILE	MEDIUM STILE	WIDE STILE
Application	Average traffic, offices, strip centers	Moderate traffic, retail stores	Heavy traffic, public buildings
Vertical Stile 1-3/4" x	2-1/8"	4"	5"
Top Rail 1-3/4" x	2-1/8"	4"	5"
Bottom Rail 1-3/4" x	4", 7-1/2", 10"	6-1/2", 7-1/2", 10"	6-1/2", 7-1/2", 10"
Glass Sizes	3/16", 1/4", 3/8", 1"	3/16", 1/4", 3/8", 1"	3/16", 1/4", 3/8", 1"

Note: Dimensions do not include 1/2" glass stops.

MODIFIED ENTRANCES

Narrow, Medium and Wide Stile Doors can be anodized or painted in any of our standard finishes plus an infinite number of blendable standard and custom colors. A wide variety of specialized hardware can be applied, including butt hinges, offset or center pivots, push bars, pull handles, locks and cylinders. The simple addition of a snap-in glazing pocket in the doorframe allows you to easily incorporate sidelights. Horizontal or vertical mid-rails are available in widths from 1/2" to 10".



*Modified Narrow Stile
1-3/4" x 2-1/8" Door with
4" Bottom Rail; BP Beige
Painted Finish, 1/4" Glass*

*Modified Entrance, Military Blue
Painted Finish; Owner: RiverTown
Crossings Mall, Grandville, MI;
Tubelite Dealer: Storefronts Inc.*

THERMAL ENTRANCES

ThermI=Block™

Tubelite Thermal Entrances are designed using the same durable components as our Standard Entrances for outstanding craftsmanship and strength, with the additional benefit of maximum insulating properties. The Medium Stile 4" and Wide Stile 5" face dimensions are designed for typical commercial use with a greater variety of hardware options. Bottom rail height is 10" for accessibility requirements. Snap-in glass stops provide for 1" glazing thicknesses.

Thermal Entrances are furnished with mortised butt hinges, offset pivots or continuous hinges as specified. Standard deadbolt locks, and concealed vertical rod or rim panic exit devices may also be selected. Standard pull handles have been designed for ADA access and have matching push bars.

The Tubelite Thermal Door frame has snap-in door stops to conceal frame anchors and provide an excellent weatherseal. Open-back vertical door jambs allow easy, fast assembly with the screw-spline head member. Snap-in vertical frame closures easily accommodate addition of sidelights and incorporation with thermal storefront framing.



*ThermI=Block provides
superior insulation
through increased
aluminum separation
and air space, while
also increasing
strength and
reducing stress.*



*ThermI=Block Thermal Entrances,
Choice One Bank, Newaygo MI*

TUBELITE®

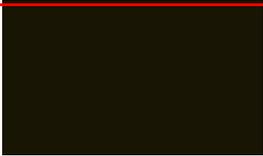
DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

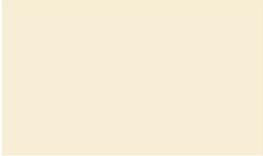
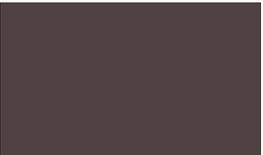


More recycled content, eco-efficient finishes

Anodized Finishes

 Clear Class 2 C2 Clear Class 1 C1	 Champagne CH	 Light Bronze LB	 Medium Bronze MB	 Dark Bronze DB
 Extra Dark Bronze EB	 Black BL	 Copper CA		

Standard Painted Colors – 70% PVDF

 Bone White 1P LT609-70	 Colonial White NP LT640-70	 Sandstone 5P LT607-70	 Burnt Sun 7P LT612-70	 Antique Bronze ZP LT641-70
 Beige BP LT603-70	 Light Seawolf Beige CP LT614-70	 Dove Gray VP LT615-70	 Slate Gray WP LT604-70	 Charcoal Gray XP LT605-70
 Patina Green SP LT616-70	 Dark Ivy TP LT617-70	 Hartford Green 2P LT606-70	 Military Blue DP LT610-70	 Black 3P LT601-70
 Colonial Red RP LT622-70	 Boysenberry 9P LT608-70	 Sage Brown 8P LT620-70	 Quaker Bronze 6P LT602-70	

NOTE Colors shown are not exact and are intended for planning purposes.

For actual job, Tubelite® will supply Linetec color chips.

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Outdoor Sunbrella Rugs

Sunbrella Finishing / Trim

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SUNBRELLA BASIL 6088-0000 AWNING / MARINE FABRIC

SKU: OFC-34274

\$20.66

QTY:

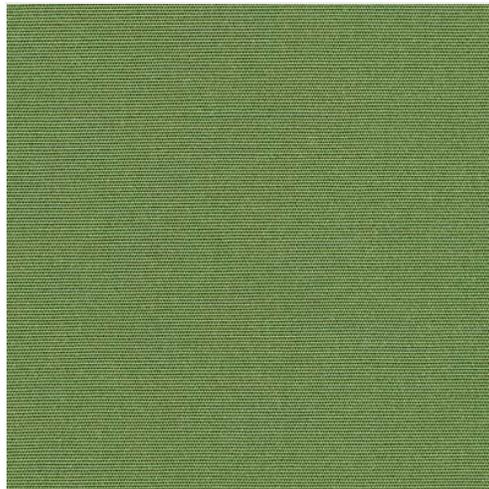
1

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SUNBRELLA BINDING 7/8 INCH BY 100 YARDS 4642 OYSTER



SUNBRELLA BRAID #681-ABA42 13/16 INCH BY 100-YARDS OYSTER

Description

Specification(s)

Reviews

Description

- **Width:** 60 inches (152.4 cm)
- **Collection Name:** [60 Inch Solids](#)
- **Color Name:** Basil
- **Fabric Colors:** Green
- **Contents:** 100% Sunbrella Acrylic
- **Finish Treatment:** Fluorocarbon, Mildew Repellent, Water Repellent, U.V. Resistant, Soil / Stain Resistant
- **Product Weight:** 9.25 oz. per square yard
- **Put Up:** 45-65 yard(s)

Specification(s)

Store Sku	OFC-34274
Application	Awning-Canopy, Marine Enclosure, Marine Topping
Brand	Sunbrella
Pattern Number	6088-0000
Pattern Name	Sunbrella Basil 6088-0000 Awning/Marine Fabric
Color Name	Basil
Fabric Design	Solids
Product Width	60 inches (152.4 cm)
Fabric Type	acrylic
Unit	yard(s)
Warranty	10 Year Manufacturer limited Warranty
Warranty PDF	PDF Download
Cleaning PDF	PDF Download

Reviews

[Be the first to review this product](#)

YOU MAY ALSO BE INTERESTED IN THE FOLLOWING PRODUCT(S)



HDC Work Permit Staff Review

Property address: 15 W Michigan Ave.

Date of Review: July 21, 2016

Date of Meeting: July 26, 2016

Proposed work: Reroof

Materials: "outside asphalt paper" in black

Staff review:

1. On Wednesday 7/20, Building Manager Frank Daniels noticed roofing materials being brought up to the flat roof at 15 W Michigan Ave. He informed the applicant that they required both a building permit and an HDC permit before starting work. A strong language barrier required the assistance of a City Staff as a translator to relay the information. Daniels emphasized that a torch must not be used to apply the flat roof. The applicant appeared to understand. Later in the evening, a City Staff returned for a meeting and noticed that the applicant was on the roof and had begun laying out the flat roof and using a torch to adhere it. Photos were taken and have been included in the packet. When the applicant noticed the photos being taken, the work ceased. As of 7/21, only the small section of roofing has been completed.
2. The HDC may want to consider that the use of the torch may constitute a fire hazard for this historic structure and the structures immediately surrounding the property.
3. Staff has pushed this before the HDC due to the use of the torch adhering process. The use of the torch contradicts the minor work policy for administrative approvals.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

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.

Relevant Secretary of the Interior's Standards:
#2, #5, #9

Rec# 20841
PHDC-16-0059 #5



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	
Contributing?	

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 prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address
15 W Michigan Ave Ypsilanti MI 48198

Applicant

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

Name
~~Jan~~ Jinhua Wang

Address
15 W Michigan

City Ypsilanti	State MI	Zip 48198
Phone / Fax 734-678-8301	E-Mail 520197801@99.com	

Contractor

Contractor Name & Contact Info

Type of work

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

Complete Description of Proposed Work:

Cover with outside asphalt paper to fix leaking roof.

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

outside asphalt paper
Black color

Permit Application Fee (action items only)

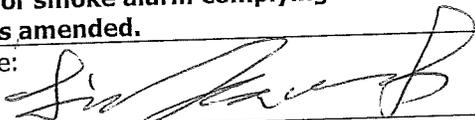
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost.
An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost: 10600
Permit fee: \$35 + 0 = 35.00

Signature

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

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

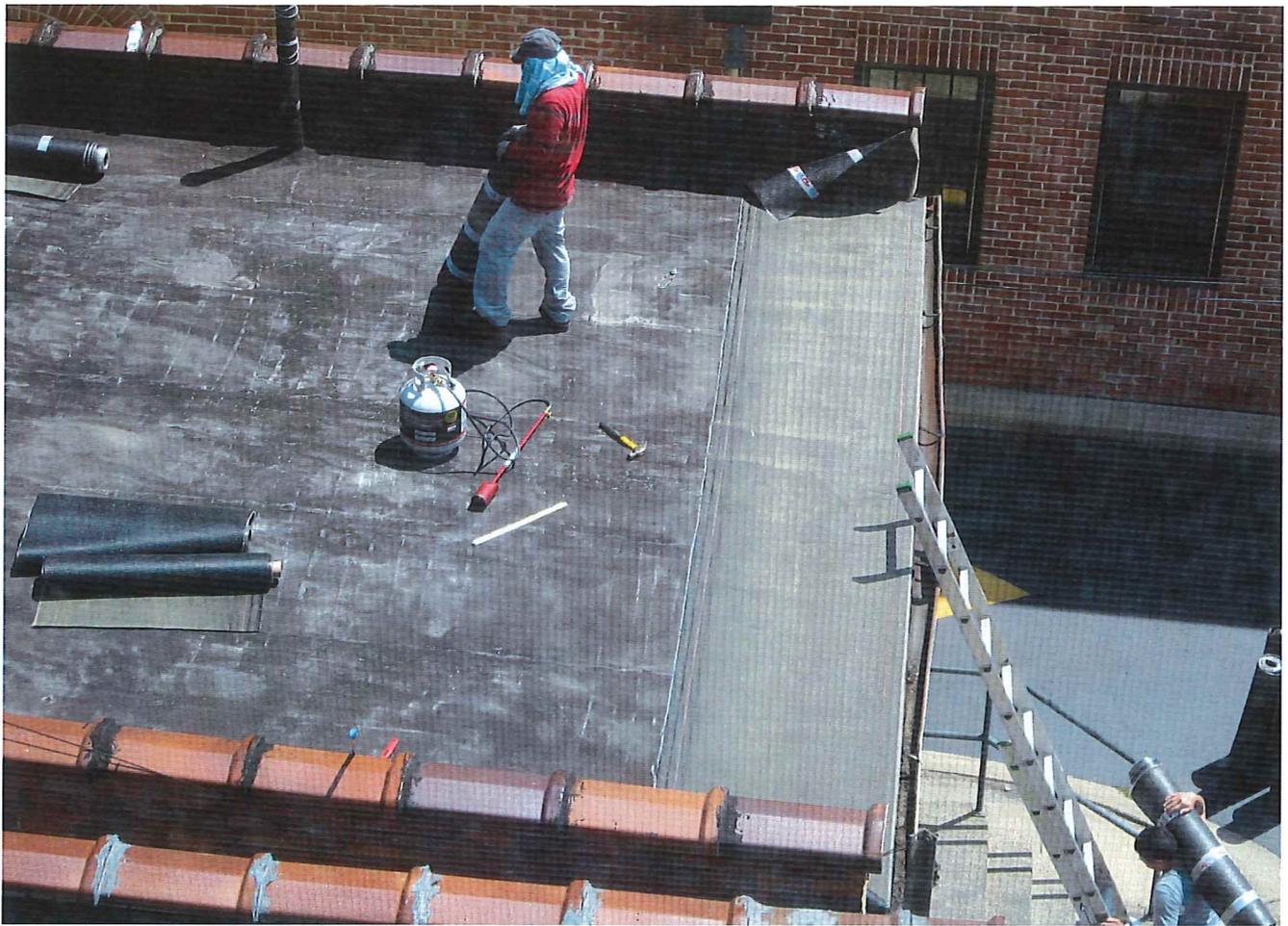
Signature:  Date: 7/20/16

Print Name: JIN HUA WANG

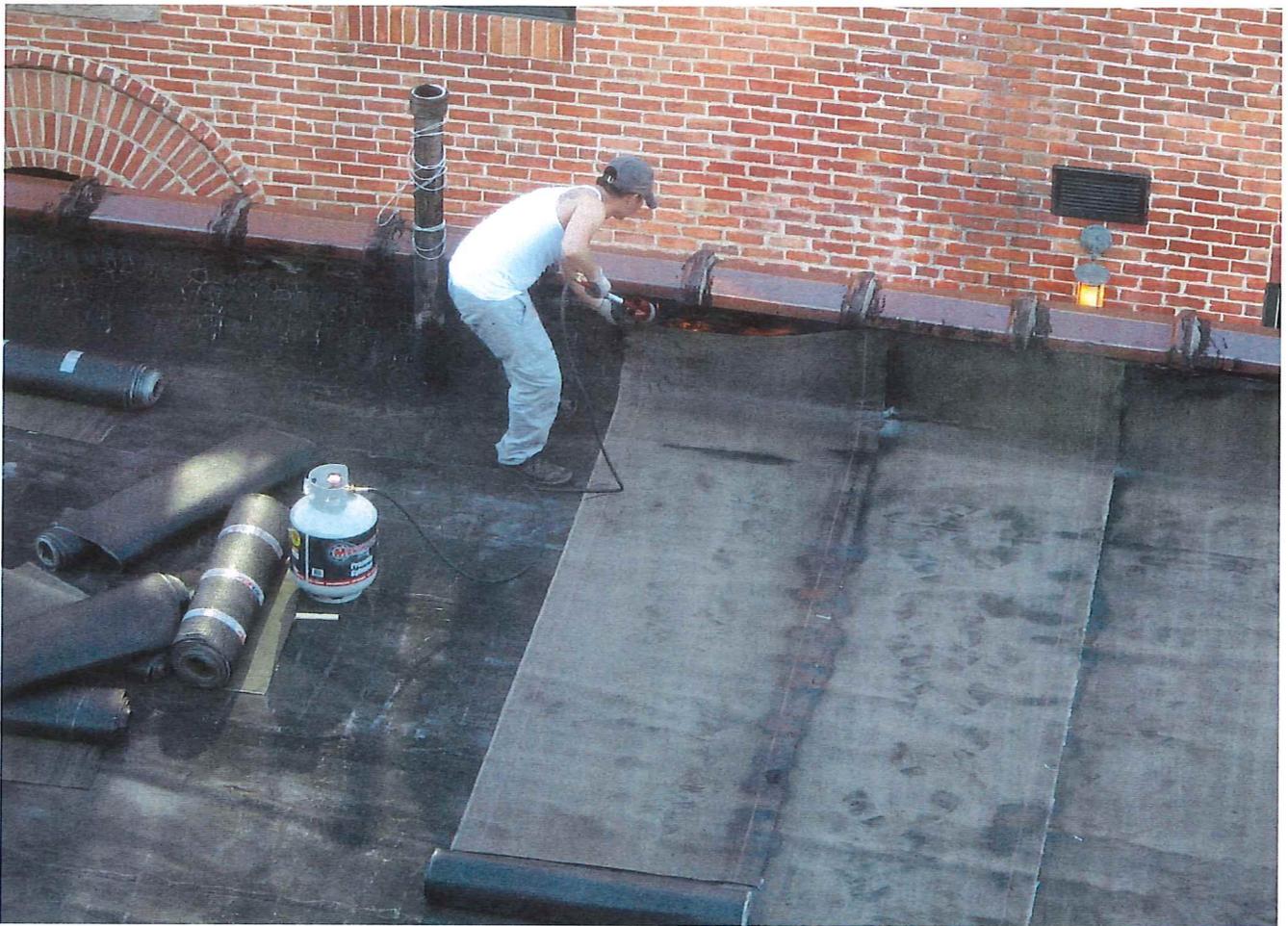
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hdcintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

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

15 W MICHIGAN AVE



15 W MICHIGAN AVE





**CITY OF YPSILANTI
NOTICE OF ADOPTED ORDINANCE
Ordinance No. 2016-_____**

AN ORDINANCE TO AMEND YPSILANTI CITY CODE CHAPTER 54 "HISTORICAL PRESERVATION", ARTICLE II "HISTORIC DISTRICTS", DIVISION 1 "GENERALLY", SECTION 54-43 REGARDING PENALTIES AND DIVISION 4 "CONSTRUCTION, ALTERATION OR MAINTENANCE", SECTION 54-85 "DEMOLITION BY NEGLECT" SO THAT VIOLATIONS OF SECTION 54-81 "PERMIT REQUIRED" AND SECTION 54-85 "DEMOLITION BY NEGLECT" ARE BLIGHT VIOLATIONS.

THE CITY OF YPSILANTI HEREBY ORDAINS:

Section 1: Amendments, additions, and deletions to the Code of Ordinances, City of Ypsilanti, Michigan.

That Chapter 54 of the Code of Ordinances, City of Ypsilanti, Michigan, entitled "Historical Preservation", Article II "Historic Districts", Division 1 "Generally", Section 54-43 "Municipal civil infraction; penalties", is hereby amended as follows:

Sec. 54-43. – Penalties ~~Municipal civil infraction; penalties.~~

(a) A person, individual, partnership, firm, corporation, organization, institution or agency of government who violates Section 54-81 or Section 54-85 is responsible for a blight violation, subject to payment of a civil fine as set forth in section 71-73. Repeat offenses under this Article shall be subject to increased fines as set forth in section 71-73.

A person, individual, partnership, firm, corporation, organization, institution or agency of government who violates any other provision of this article is responsible for a municipal civil infraction, subject to payment of a civil fine as set forth in section 70-38. Repeat offenses under this article shall be subject to increased fines as set forth in section 70-38.

(b) A person, individual, partnership, firm, corporation, organization, institution or agency of government that violates this article may be ordered by the court to pay the cost to restore or replicate a resource unlawfully constructed, added to, altered, repaired, moved, excavated or demolished.

That Chapter 54 of the Code of Ordinances, City of Ypsilanti, Michigan, entitled "Historical Preservation", Article II "Historic Districts", Division 4 "Construction, Alteration or Maintenance", Section 54-85 "Demolition by neglect", is hereby amended as follows:

Sec. 54-85. - Demolition by neglect.

Upon a finding by the historic district commission that a historic resource within a historic district or proposed historic district subject to its review and approval is threatened with demolition by neglect, the commission may do one of the following:

- (1) Require the owner of the resource to repair all conditions contributing to demolition by neglect within a reasonable time set by the commission.
- (2) If the owner does not make repairs within the reasonable time set by the commission a reasonable time, the owner may be charged with a blight violation and/or the commission or its agents may enter the property, after obtaining an order from the circuit court, and make such repairs as are necessary to prevent demolition by neglect. The cost of the work shall be charged to the owner and may be levied by the city as a special assessment against the property if the costs remain unpaid 30 days after the owner has been notified of the cost.
- (3) In the event that efforts by the commission to preserve a resource fail, the commission may recommend to the city council that public ownership of the resource is most suitable. The city council may proceed under section 7 of Act No. 169 of the Public Acts of Michigan of 1970 (MCL 339.207).

2. Severability. If any clause, sentence, section, paragraph, or part of this ordinance, or the application thereof to any person, firm, corporation, legal entity, or circumstances, shall be for any reason adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not effect, impair, or invalidate the remainder of this Ordinance and the application of such provision to other persons, firms, corporations, legal entities, or circumstances by such judgment shall be confined in its operation to the clause, sentence, section, paragraph, or part of this Ordinance thereof directly involved in the case or controversy in which such judgment shall have been rendered and to the person, firm, corporation, legal entity, or circumstances then and there involved. It is hereby declared to be the legislative intent of this body that the Ordinance would have been adopted had such invalid or unconstitutional provisions not have been included in this Ordinance.

3. Repeal. All other Ordinances inconsistent with the provisions of this Ordinance are, to the extent of such inconsistencies, hereby repealed.

4. Savings Clause. The balance of the Code of Ordinances, City of Ypsilanti, Michigan, except as herein or previously amended, shall remain in full force and effect. The repeal provided herein shall not abrogate or affect any offense or act committed or

done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

5. Copies to be available. Copies of the Ordinance are available at the office of the city clerk for inspection by, and distribution to, the public during normal office hours.

6. Publication and Effective Date. The City Clerk shall cause this Ordinance, or a summary of this Ordinance, to be published according to Section 11.13 of the City Charter. This Ordinance shall become effective after publication at the expiration of 30 days after adoption.

MADE, PASSED AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS _____ DAY OF _____, 2016.

Frances McMullan, City Clerk

Attest

I do hereby confirm that the above Ordinance No. _____ was published according to Section 11.13 of the City Charter on the _____ day of _____, 2016.

Frances McMullan, City Clerk

CERTIFICATE OF ADOPTING

I hereby certify that the foregoing is a true copy of the Ordinance passed at the regular meeting of the City Council held on the _____ day of _____, 2016.

Frances McMullan, City Clerk

Notice Published: _____

First Reading: _____

Second Reading: _____

Published: _____

Effective Date: _____

, 2016

RESOLVED BY THE COUNCIL OF THE CITY OF YPSILANTI:

That an ordinance entitled "AN ORDINANCE TO AMEND YPSILANTI CITY CODE CHAPTER 54 "HISTORICAL PRESERVATION", ARTICLE II "HISTORIC DISTRICTS", DIVISION 1 "GENERALLY", SECTION 54-43 REGARDING PENALTIES AND DIVISION 4 "CONSTRUCTION, ALTERATION OR MAINTENANCE", SECTION 54-85 "DEMOLITION BY NEGLIGENCE" SO THAT VIOLATIONS OF SECTION 54-81 "PERMIT REQUIRED" AND SECTION 54-85 "DEMOLITION BY NEGLIGENCE" ARE BLIGHT VIOLATIONS" be approved on first reading.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
SPECIAL MEETING
MINUTES OF July 12, 2016

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 6:10 PM

Meeting Location: Lower Level Conference Room, City Hall

Commissioners Present: Anne Stevenson, Hank Prebys, , Ron Rupert, Jane Schmiedeke, Erika Lindsay

Commissioners Absent: Alex Pettit, Erika Lindsay

Staff Present: Haley McAlpine, HDC Assistant; Cynthia Kochanek, Associate City Planner; Bonnie Wessler, City Planner; Beth Ernat, Director of Economic Development; Joe Meyers, Community Development Manager and Executive Director of the Ypsilanti Downtown Development Authority; Frank Daniels, Building Manager

NEW BUSINESS

The HDC met with City Staff to discuss a proposed amendment to the existing Historic District ordinance to include provisions for enforcement in dealing with non-compliant property owners. Staff discussed the possibility of changing the ordinance wording to classify violations of the Historic District ordinance as blight violations such that these violations can fall under the Administrative Hearings Bureau (AHB). The HDC was in favor of this proposed ordinance amendment as it will allow them an effective way to enforce against non-compliant property owners. The HDC will see the proposed ordinance amendment at the next meeting in July and make a recommendation to council. If approved, the proposed amendment will go before City Council for final approval at their first meeting in August.

MEETING ADJOURNED AT 6:55pm

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF July 12, 2016

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: Council Chambers, 1 S Huron St.

Commissioners Present: Anne Stevenson, Hank Prebys, Alex Pettit, Ron Rupert, Jane Schmiedeke, Erika Lindsay

Commissioners Absent: none

Staff Present: Haley McAlpine, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Schmiedeke) moves to approve the agenda as amended to include 121 Pearl St as a Study Item and 513 N River as an amendment to a previous approval.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

303 N Hamilton

**Application is for the replacement of the porch decking, railings, spindles, and skirting. Work has already been completed without a permit.*

Applicant: Robert Barnes and James Barnes, owners—present

Discussion: Stevenson: States that they are here because it was brought to their attention that the work had been done without pulling the required permits. States that they wanted to meet with him to discuss the work that has been done and make sure that it is in line with the HDC ordinance. Asks the applicant to discuss the porch in its original condition and what repairs he felt were necessary and what work has been done.

Robert: States that he was out of town and prior to leaving had contracted the subcontractor to do some repairs to the porch to make it adequate and

nicer. States that it needed to be repaired. States that it was a carpeted porch with plywood and was getting very soft. States that the contractor knew him well and knew what he liked, and when he returned from vacation the contractor showed him the work that had been completed. States that it looked nice but he didn't think that the procedures were adequately followed. States that it is Azek decking, a tongue-in-groove, 1"x 3 1/8" width, running perpendicular to the house so that the ends butt out to the street and then off to the left side to the drive. States that the 5'x5' poles were rotted at the bottom and had absorbed moisture all the way up. States that he did remove them and replace them. States that the contractor removed the railings, that he dates to the early 80s, and that they were actually built with a magnetic nailer. States that the bottom rail was sitting on the porch decking, on the plywood, and that when removed, it fell apart. States that he contractor assumed he wanted them rebuilt. *shows photos of the completed work* States that he has provided photos of the end result.

Rupert: States that there was lattice work at the bottom.

Robert: States that he removed it and re-trimmed it out a little nicer than it was before. States that the contractor made it look nicer.

Prebys: Asks if the new lattice is wood.

Robert: States that it is the existing lattice that was there. States that he thinks it was wood. States that the contractor told him he took it out, squared it out, and trimmed it out. States that it looks plastic to him. States that he is not aware that the contractor replaced it.

Rupert: States that in the original photo, the lattice is going diagonally. States that in the replacement photo, the lattice is horizontal. States that the lattice work has to be new. States that the new lattice is plastic.

Stevenson: Clarifies the material of the new railing.

Robert: States that it is wood and was hand crafted. States that the contractor takes it from a 4'x4' and cuts it down.

Rupert: Asks if the spindles are plastic.

Robert: States that they are wood.

Pettit: Clarifies that they are oblong, not rounded.

Rupert: States that they are tubular.

Robert: States that they are not plastic.

Prebys: States that their concern is that the appearance of the original railing blended in with the fret work at the top of the porch. States that the new railing bears no relationship to the rest of the house, and that it is a made up thing. States that they are also concerned with the porch decking

material. States that as a rule, they have not approved alternative materials on the front porch of a historic house.

Rupert: States that it is also a problem because it is grained.

Prebys: States that the decking has a fake wood texture. States that wood doesn't have that. States that they find these things contrary with the rules and regulations that they have to uphold, the Secretary of the Interior's Standards.

Rupert: States that they also have issue with the plastic lattice work.

Prebys: States that the lattice is the least of it. States that there are three things: the decking, the railing, and the lattice work are all things they would not be allowed to approve based on their rules and regulations. States that he is unsure where to go at this point.

Robert: Asks if he removes the railings that are there and rebuilds them to match the originals, if he would have to follow their rules to have a 3" gap between the bottom railing and the deck. States that they can see in the photo that the original bottom rail was sitting on the decking, causing the quick rotting.

Prebys: States that he thinks they can adjust to that.

Robert: States that they can go in, remove the rails, rebuild them as close as they can to match the original, raise it up 3", and go to a wooden lattice to be painted white.

Stevenson: States that it will have to be framed.

Robert: States that it is framed now, but framing will not be a problem. States that they are willing to make that switch if they will allow the Azek decking.

Pettit: States that in the prioritization of the issues, the decking is not as important as the railings.

Prebys: States that he would agree with that.

Lindsay: States that she also agrees with that.

Robert: States that it was indoor-outdoor carpet. States that they bought it around 2009 or 2010, and that they kind of improved it slightly. States that the carpet was rotting out the ply-wood.

Prebys: States that one good thing leads to another.

Stevenson: States that she would be OK with that.

Lindsay: States that she would be OK with that.

Rupert: States that he would also be OK with that.

Prebys: Asks if they need to deny the application, or if they should approve it with stipulations since they are willing to make changes.

Stevenson: States that they can't split the application, but that they could approve the application with the amendment about the lattice and railings. States that they could also deny it, which would be cleaner. States that they will have to make a motion deny the application because they can't approve part of the application and deny another part.

Robert: Asks if it can be amended.

Stevenson: States that they cannot, because it is not approved application and it cannot be amended. States that this doesn't mean that they aren't going with what they have talked about. States that he should put in a new application for this work but include the changes on the railing and the decking as discussed.

Robert: Asks about the color paint for the railing. Asks if it should be all white, or if it can have the orange.

Prebys: States that it is up to him.

Robert: States that he will paint it white and see what he thinks.

Motion: Prebys (second: Pettit) moves denial of the application for 303 N Hamilton, because of inappropriate materials and design.

Approval: Unanimous. Motion carries.

311E Forest St.

**Application is for the reroof of the garage.*

Applicant: Sherriff-Goslin, contractor—not present

Discussion: Stevenson: States that they are here because it is a color change. States that they could do an admin approval for that because they are matching the house.

Staff: Inquires if that change will require a policy change.

Stevenson: Asks what the policy says right now.

Staff: States that they can admin approve like-for-like.

Prebys: Suggests leaving it as is.

Motion: Lindsay (second: Schmiedeke) moves to approve the application for 311 E Forest St, to include the removal of the existing shingles on the garage roof, and their replacement with Art-Loc shingles color Char Brown. Also, to include white metal edging and the replacement of the existing box vent with a new box vent in black to match the roof.

Secretary of the Interior Standards:

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

#10 - New work shall be removable.

Approval: Unanimous. Motion carries.

212 Ferris St.

**Application is for reroofing.*

Applicant: Cyril Berry, owner—present

Discussion: Stevenson: States that he is planning to remove the existing shingles and wanting to replace them with Rustic Black. States that there are to be ridge vents and ice guards. Asks if that is correct.

Berry: Affirms.

Prebys: Asks if it will be a white drip edge.

Berry: Affirms, states that the drip edge is white now. States that the flashings will be black.

Prebys: States that there is white trim on the house.

Berry: Affirms.

Motion: Prebys (second: Schmiedeke) moves approval of the application for work done at 212 Ferris St. to include the tear off and removal of old shingles, and installation of the entire roof with Heritage laminated asphalt Tamko shingles in Rustic Black, with ice guard, ridge vent, and the drip edge is to be white with counter flashings in black. Replacement of any fascia as necessary.

Secretary of the Interior Standards:

#10 - New work shall be removable.

Approval: Unanimous. Motion carries.

315 N Grove St.

**Application is for reroofing.*

Applicant: Abdul Nimer, contractor—present

Discussion: Stevenson: States that the work has already been completed.

Nimer: Affirms. States that he didn't know that the house was in the historic district. States that the house did not appear to be historic.

Schmiedeke: States that there is a sign on the street corner.

Nimer: States that he is sure there is a sign, but that he did not see it.

Schmiedeke: States that he needed a building permit regardless.

Nimer: Affirms.

Prebys: States that if he had pulled a building permit, that he would have been told it was in the historic district.

Stevenson: States that he replaced the roof shingles with GAF shingles in Charcoal. States that the drip edges are black and that the box vents were replaced with the same size and style box vents.

Nimer: Affirms.

Stevenson: Asks for questions from the Commissioners. Informs the applicant that he is always welcome to come in as a study item on the 2nd and 4th Tuesdays of the month to discuss his plans with the Commission before he begins work.

Nimer: States that he has been before them before with other properties. States that he didn't realize it was historical, that he thought he would start the work and pull the permit later.

Pettit: States that it is not a particular look that makes it historical, but that is a boundary line and that everything within that is considered the historic district.

Nimer: States that he understands.

Motion: Pettit (second: Schmiedeke) moves approval of the application for work at 315 N Grove St. work to include the removal of the existing roof and replacement with GAF shingles in color Charcoal, the drip edge and flashings are to be black. Work also to include the replacement of the existing box vent with replacements in black.

Secretary of the Interior Standards:

#5 - Preserve distinctive features.

#10 - New work shall be removable.

Approval: Unanimous. Motion carries.

220 N Huron St

**Application is for the installation of a granite memorial bench.*

Applicant: Alvin Rudisill, Ypsilanti Historical Society—present

Discussion: Stevenson: States that they want to put in a memorial bench.

Alvin: States that Charles Kettles is receiving the medal of honor in the White House next Monday and that their local celebration is on August 13 at the Yankee Air Museum. States that several individuals and groups that are part of that celebration want to sponsor a memorial bench for the front of the museum. States that the bench he had submitted will take 6 months to get, so they have submitted an alternative bench. States that it is a little wider but is the same length, 4' long. States that the reason they are placing in on the sidewalk near the museum is because it is fairly well lit and less susceptible to damage.

Prebys: States that he original bench looked like a grave marker.

Rudisill: States that the new bench is more practical because it will be covered by a tree, and the original bench would have collected stuff. States that this is more practical.

Prebys: States that he has no problem with the bench replacement.

Stevenson: States that the picture has palm trees—asks if there will be palm trees on his bench.

Al: States that it will not. States that it has the granite base under it, a foundation that will be buried like the bench he had originally presented.

Motion: Rupert (second: Prebys) moves to approve the memorial bench at 220 N Huron St as submitted in the application.

Secretary of the Interior Standards:

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

#10 - New work shall be removable.

Approval: Unanimous. Motion carries.

309 N Adams St

**Application is for various projects.*

Applicant: Jim Jackson, contractor—present

Discussion: Jackson: States that he is there on behalf of the applicant.

Staff: Informs the Commission that the applicant submitted a slightly revised version of the application earlier that day.

Stevenson: States that they discussed it as a study item before, and that there have been some changes so they can go through it again. States that number one to replace the front porch roof.

Prebys: States that is not a problem.

Jackson: States that it is self-adhered, with no open flame.

Stevenson: Asks for questions. *no questions* States that number two is the replacement of the half-round gutters on the porch. States that they will be half-round, aluminum in white.

Jackson: *shows sample*

Rupert: Asks how the straps will be attached.

Jackson: States that it will be attached under the self-adhering membrane.

Stevenson: States that item three is the replacement of two small windows with a single, double-hung, operable window for egress. States that they saw this as a study item as well.

Prebys: States that this is not a problem.

Stevenson: States that item four is the addition of four kitchen exhaust vents painted to match wall color.

Schmiedeke: Asks if the critter cage will be attached to all vents.

Jackson: Affirms.

Schmiedeke: Asks if it will be painted.

Jackson: Affirms. States that everything will be color coordinated with the house.

Stevenson: States that item five is the addition of dryer and water heater vents to the existing glass block windows on the northeast side of the house. Asks for questions. *no questions* States that the next item is the addition of handrails and guardrails to the stairs and porches. States that they want to take a look at the details. States that they have some details.

Jackson: States that it would all be wood.

Prebys: Asks where the pipe-rail will go.

Schmiedeke: States that it will be near the basement.

Jackson: States that it is near the rear.

Pettit: States that there is a note about the attachment of the posts. States that in the drawings they are bolted to the sides, but he has provided an option to have a base plate anchored to the concrete. Asks the Commission for their opinion on which option to choose. States that looks-wise, the anchors in the plate look better. States that functionally, having it bolted to the side probably works better with the structural.

Lindsay: Asks if the concrete is existing.

Pettit: States that the stairs are existing.

Jackson: Affirms. States that the concrete pad is already there. States that the concrete anchors won't come out—that they are solid.

Pettit: States that he is OK with it on the side, states that it is hidden anyway and it will last longer.

Stevenson: Asks for comments or questions on item six. Reviews statement about plans for painting using a lead encasement paint with white window trim and no sanding or power washing.

Schmiedeke: Asks for paint color.

Jackson: States that it will be Red Brick.

Stevenson: States that the next item is exterior lighting with PVC surface mounted boxes conduit.

Jackson: States that it will be painted to match the wall color.

Prebys: Asks if they are bare light bulbs.

Rupert: Affirms.

Prebys: Asks how the Commissioners feel about the flood lights.

Pettit: Asks if they are in the back.

Jackson: Affirms. States that they are for safety.

Prebys: States that he doesn't have a problem with it.

Schmiedeke: Asks if it will be painted.

Jackson: States that the conduit will be painted to match.

Stevenson: States that they discussed the security cameras and the reversal of the swing on the storm door. States that both items were fine. States that the next item is for adding roofs over the porches.

Pettit: States that he included some designs that they had talked about it. States that also with the exterior lighting is the porch light. States that it looks appropriate.

Prebys: States that it looks quite nice.

Stevenson: States that that covers all 11 items on the application.

Lindsay: States that there is a hierarchy of the paint scheme in some of the photos.

Stevenson: States that the application lists reusing the original storm window sashes and screens. Asks if they are wood.

Jackson: Affirms. States that he is not sure if they are the originals, but that they are pretty old and are in good shape.

Pettit: Clarifies if the light fixture is going underneath the new porches on the sides or under the front porch.

Jackson: States that it will be under the front porch roof.

Pettit: States that the applicant will be relying on the security lights for the side porches.

Jackson: Affirms.

Motion: Pettit (second: Prebys) moves to approve the application for work at 309 N Adams. Work to include the removal and replacement of the front porch roofing material with a self-adhered roof membrane in color to match the existing using the Flintlastic SA CAP self-adhering bitumen cap sheet. Replacing the front porch gutters with new, half-round aluminum gutters in white, the downspouts to be 4" full round. The downspouts are to be placed in the same location as the current downspouts. Attachment of straps is to be placed under the new membrane roof. Removal of two small windows on the north-east side, to be replaced with a single, double-hung operable window similar to the double-hung window as seen on the elevation. Work is to be done using the existing 28"x28" window sashes found on site. Opening is to be 54" tall by 21" wide. Installation of aluminum kitchen exhaust vents to the exterior walls, four in total as shown in the submitted photos. The exhaust vents are to be painted to match the existing house body color, model Deflecto 4" aluminum dryer vent hood. Vents to also include the installation of vent guards, also to be painted to match the house body color. Addition of dryer vents and water-heater vent to the existing glass block window on the north-east corner of the house. Vents to be painted to match the house. The handrails and guardrails to be added at the stair and porch locations as shown in the submitted drawings, design to match the HDC porch handrail factsheet guidelines. House is to be painted with lead-encasement paint. No scraping, power washing, or sanding is to be done. Body color is to be Red Brick (Benjamin Moore 2084-10), trim color to be Decorators White (Benjamin Moore PM-3). Work is also to include the

installation of exterior lighting, the light fixtures are to be as shown in the submitted application. There will be two styles of light as per the cut sheets submitted—one is the Defiant, motion sensing, outdoor security light painted to match the house body color. The light fixture is to be positioned under the new porch roofs, is model Portfolio black flush mounted light. Security cameras are to be added at the locations identified in the submitted photos, the installation is to include PVC surface mounted boxes and conduit that will be painted to match the wall color. Reversal of the swing of the storm door on the north-west side. Porch roofs are to be added over the east and west side entrances, design to be as shown in the submitted line drawings as well as shown in the sample of 417 N Adams. Additional painting is to be done on the front porch and front door, the color scheme to match the mock-up in the submitted photo. Colors are to include Benjamin Moore HC167, grey for the porch ceiling, floor, and steps rise and tread; also, the front door and panels under the side lights to be black color Benjamin Moore PM-9. The white elements labeled in the photo are to be Decorators White PM-3. Existing storm windows will be used that were found on site for the new window.

Secretary of the Interior Standards:

- #2 - Do not destroy original character. Do not remove or alter historic material or features.
- #5 - Preserve distinctive features.
- #9 - Contemporary designs shall be compatible and shall not destroy significant original material.
- #10 - New work shall be removable.

Approval: Unanimous. Motion carries.

207 E Forest St

**Application is for the reroofing of the garage.*

Applicant: Neighborhood Roofing, contractor—not present

Discussion: Stevenson: States that the application is for reroofing.

Motion: Prebys (second: Pettit) moves approval of the application for reroofing at 207 E Forest to include tear off and reroofing of the detached garage with Timberline shingles in color Hunter Green to match the house. White drip edge is to match the trim. No vents are required.

Secretary of the Interior Standards:

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

Approval: Unanimous. Motion carries.

513 N River St.

**Application is for the amendment to a previous application for brick paver installation.*

Applicant: Joe Secore, owner—present

Discussion: Secore: States that the rest of the sidewalk beyond the gate is in need of repair. States that he would like to extend the pavers out to the city sidewalk. *shows photos of the completed work*

Schmiedeke: States that it looks beautiful.

Secore: States that he would make it a little wider. Asks for clarification on a previous application heard at the meeting. Asks if they are allowing Treks decking on the front porch. States that he works for HighScope and they used the fir tongue-in-grove on a porch and states that if they are going to allow the Treks that maybe they would go with that.

Prebys: States that in this one case they are considering it. States that the applicant is willing to replace all of the railings and skirting, and he asked if he could leave the decking that he put in. States that they would allow it in this one instance.

Lindsay: States that it was replacing carpet and plywood.

Secore: Asks if it was done without a permit.

Prebys: Affirms.

Secore: Asks if they are setting precedent.

Prebys: States that they are not setting precedent. States that it has not been approved.

Stevenson: States that they will issue a notice to proceed, rather than a certificate of appropriateness because the work is not appropriate.

Secore: Asks if they had ever approved vinyl windows.

Prebys: States that they have not. States that they have required people to remove them when they were installed without a permit. States that they were involved with the lawyer from Wallside.

Rupert: States that they don't make wooden windows, so they had to hire someone else to make and install the wood windows.

Secore: States that this was their fault.

Pettit: States that every decision is case by case. States that every single one is case by case. States that it is not setting precedent. States that a case they heard earlier, they are removing a window. States that they would

not always do that, but that in this instance, they will. States that it is a combination they have to juggle and it gets tricky.

Secore: States that he understands, but that it appears that they are being rewarded for not pulling a permit and sliding by. Suggests that perhaps the City should be the ones to go after them because they did work without a permit.

Pettit: States that people could be doing things all the time without their knowledge.

Prebys: States that they hope this will change with changes to their enforcement policy.

Motion: Rupert (second: Schmiedeke) moves to approve the application for 513 N River St. to include the brick pavers extending out to the city sidewalk from the gate entrance.

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

Approval: Unanimous. Motion carries.

STUDY ITEMS

121 Pearl St

Applicant: Matthew Craven, Marvin Windows Rep

Discussion: Applicant was present to discuss the possibility of replacing windows on the primary and secondary elevations. Craven suggested using an aluminum-clad, wooden window on the primary elevation that would match very closely the profile and lights on the existing windows. The Commission was OK with this and they suggested sticking with the same, dark-red color for the window. Craven inquired about the possibility of using a replacement window on the secondary elevation that features a wooden interior and a fiberglass exterior. Craven explained the high durability ratings for the window and that it is a true fiberglass window, unlike many other competitors. Craven stated that they are able to match the profile closely and that the windows would appear to be wood from the inside. Craven was hoping that they would approve this because it is on the secondary elevation that abuts an alleyway and is not very visible from the street. The Commission was OK with this proposal and suggested choosing a darker color for the fiberglass frames as the dark red would be unavailable.

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

Property Monitoring

No updates to property monitoring were given at this time. Staff did update the HDC on the search for a replacement intern and the conflict with the Tuesday night EMU schedule.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of June 28, 2016

Motion: Pettit (second: Prebys) moves to approve the minutes from June 28, 2016.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Prebys (second: Pettit) moves to adjourn.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:28pm

SEE FOLLOWING PAGES FOR MATERIALS RECEIVED AT JULY 12, 2016 HDC MEETING:

DRAFT



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 prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

309 North Adams St, Ypsilanti, MI 48197

Applicant

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

Name

309 North Adams LLC

Address

3220 Lockridge St.

City

Ann Arbor

State

MI

Zip

48108

Phone / Fax

734-531-8850 ph, 734-975-6769 fax

E-Mail

s3bproperties@gmail.com

Contractor

Contractor Name & Contact Info

Jim Jackson, The Gutter Doctor Plus, 734-761-9443

Type of work

Roofing

Window/Door Replacement

Porches

Sign

Fence (or other sitework)

Other

Complete Description of Proposed Work:

Refer to 6/28/16 Study Item. Work shall be consistent with that discussion with Barry Levin.

1. Replace leaking front porch roof with self adhered roof membrane. Color to match existing black mop on tar. See Attachment A and B and M.
2. Replace front porch gutters with new half round shape aluminum gutters in the color white. Downspouts to be full round. See sample for profile. (Ignore sample color.) See Attachment A and B. *Sample Z*
3. Replace two small windows with a single wood double hung operable window of appropriate size for egress, similar to other windows on that elevation. Use existing 28"x28" window sashes found in the basement. Window opening will be 55" tall x 28" wide. See Attachments C, G, H and W.
4. Add kitchen exhaust vents to walls (4 total). Vents and vent screens to be metal and painted to match wall color. See Attachments C, D, E, L and X.
5. Add dryer vent and water heater vent to existing basement glass block windows in NE corner of house. If not feasible to put vents in glass block, put them in wall above glass block windows and use materials and colors that match kitchen vents in item 4. See Attachments B and X.
6. Add handrails and guardrails for stairs and porches. See Attachment D, F, G, Q and R.
7. Repaint house with lead encasement paint. Body color to be similar to existing. White window trim. NO SCRAPING, SANDING OR POWERWASHING. See Attachments I, J and sample Attachment P.
8. Add exterior lighting. Use PVC surface mounted boxes and conduit so it can be removed, if desired. Paint PVC to match wall color. See Attachments D, E, T and Y.
9. Add security cameras. Use PVC surface mounted boxes and conduit so it can be removed, if desired. Paint PVC to match wall color. See Attachments A, B, D, E, U and Y.
10. Reverse swing of storm door. See Attachment F.
11. Add porch roofs over east and west side entrances. Design similar to 417 N. Adams. See Attachments G and V.

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

1. For windows: See Attachment H. There will be screens. Reuse existing sashes and storm windows found in the basement.
2. For paint and primer: See Attachments I and J. When dry, it looks identical to paint. Can be tinted to any color. See 125 College Place porch for reference. See Attachment P for sample.
3. For dryer vent and water heater vent see Attachment K.
4. For paint colors, see Attachments N and O.

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee: \$35 + \$ 15.00 = \$ 50.00
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Signature

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

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

Signature: 	Date: 7/5/16
--	---------------------

Print Name: Barry Levin

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

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



replace porch roof

Add camera

repair porch fascia boards

replace porch light with fixture

replace porch gutters

EAST ELEVATION

(A)



replace porch roof

Add Camera

repair fascia

replace gutters

(B)



Remove
ivy

Add
Camera

add
kitchen
vents

add
Hot water heater
and dryer vent
in vicinity of
basement glass
black window
here.

Remove these
two windows
and replace with
a single window
55" Tall x 24" wide
using original wood
sashes.

NORTH ELEVATION



Add porch roof Add Kitchen vents



Add Camera lights and Camera

add camera

repair glass and storms and screens

Add wood handrails and guardrails

Add pipe rail if necessary

Reverse Swing of door

NORTH ELEVATION



Add kitchen vent

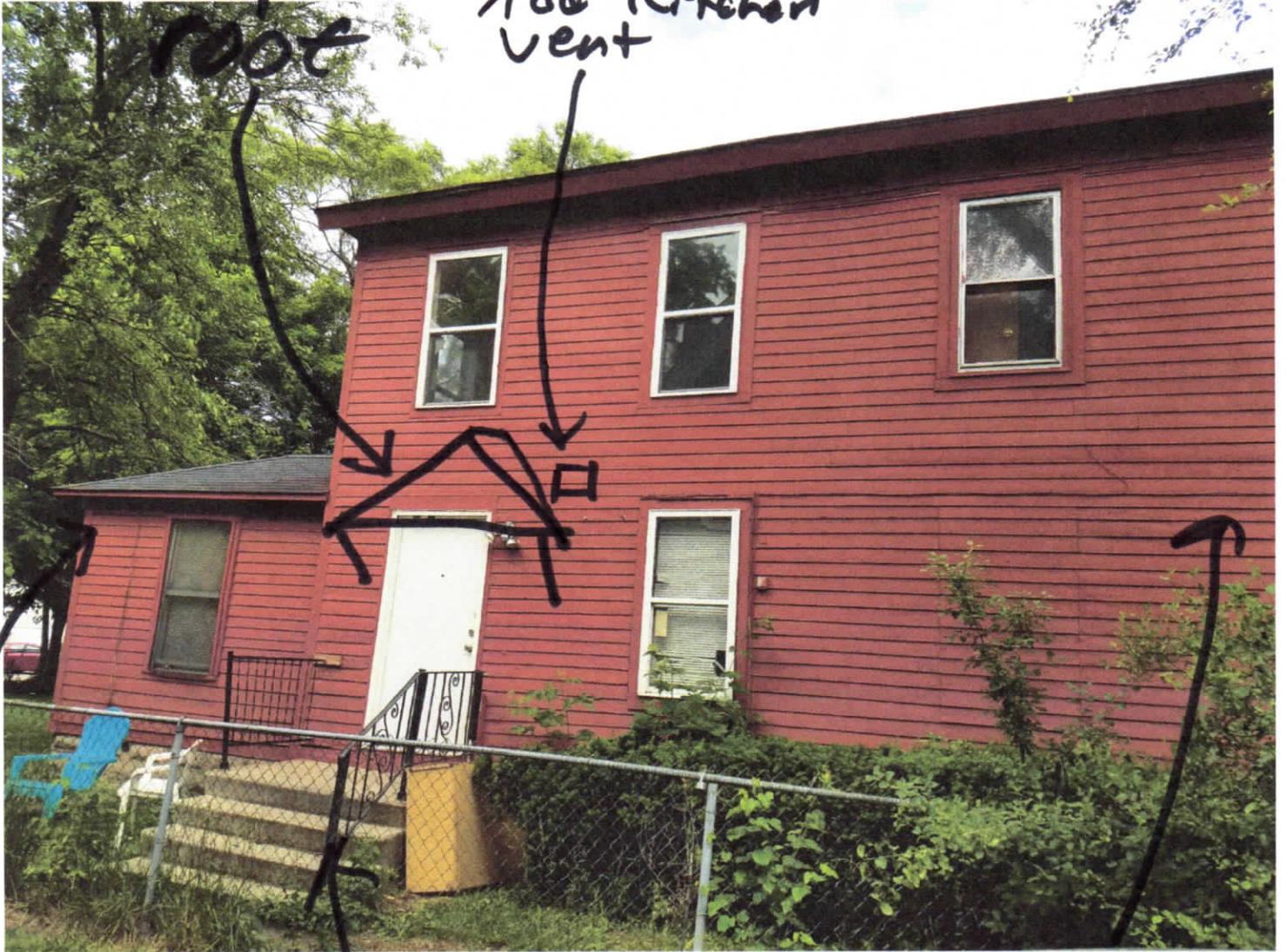


add
lights
and
Camera

add lights
and
Camera

WEST ELEVATION





Add porch roof

Add kitchen vent

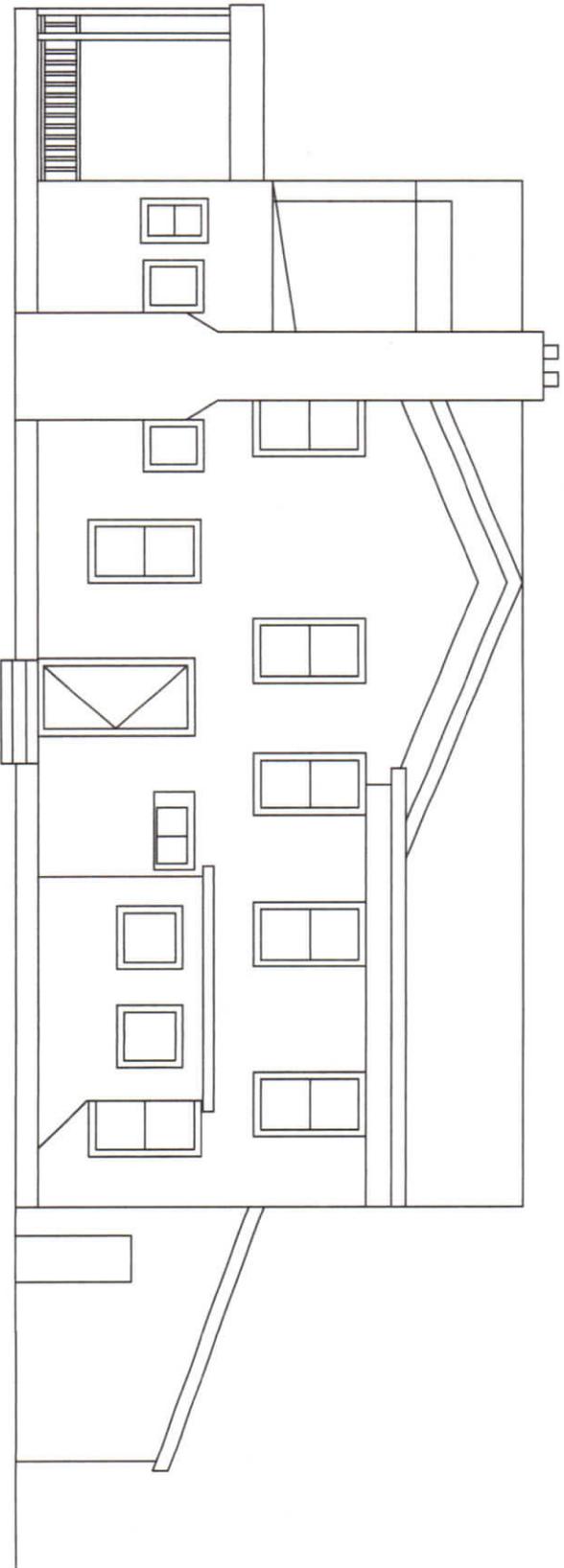
Add camera and lights

replace railings with wood railings

Add camera and lights

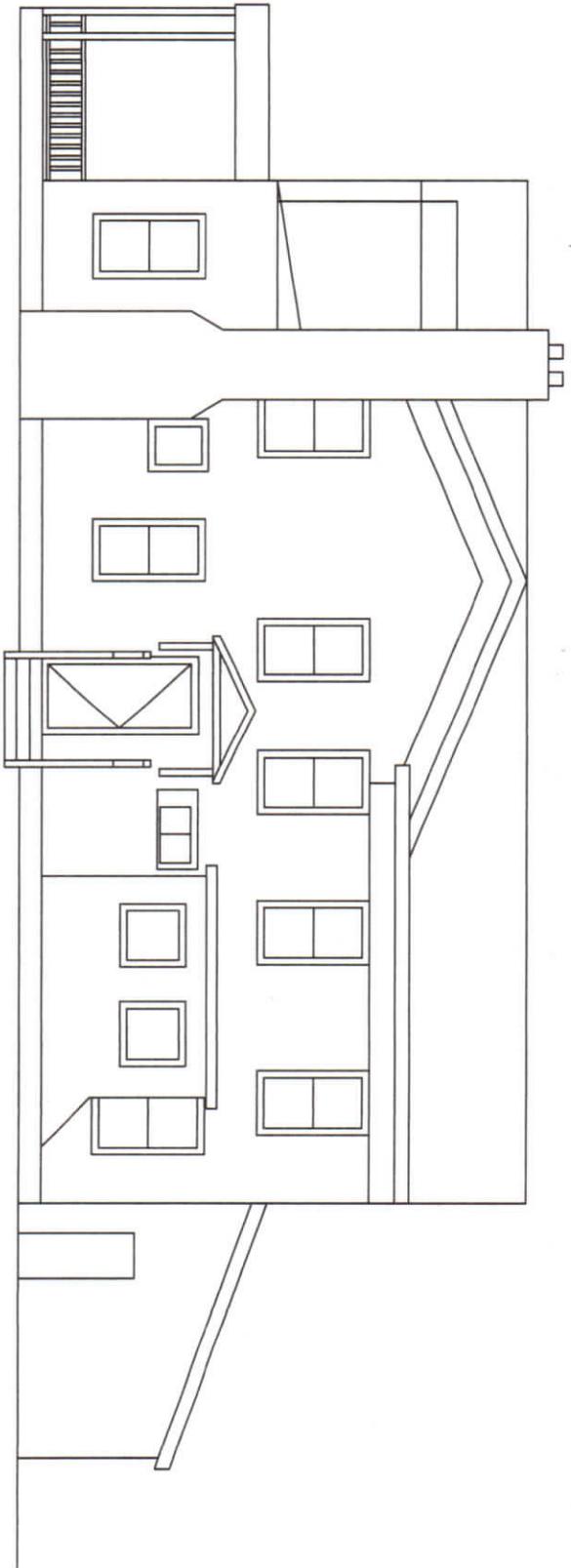
SOUTH ELEVATION

(F)



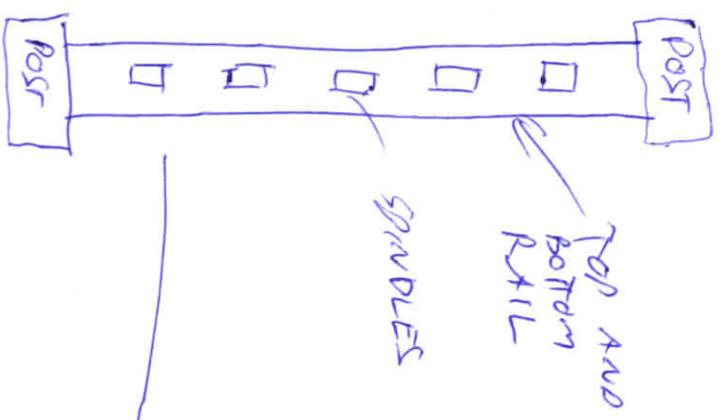
EXISTING NORTH ELEVATION
309 NORTH ADAMS STREET



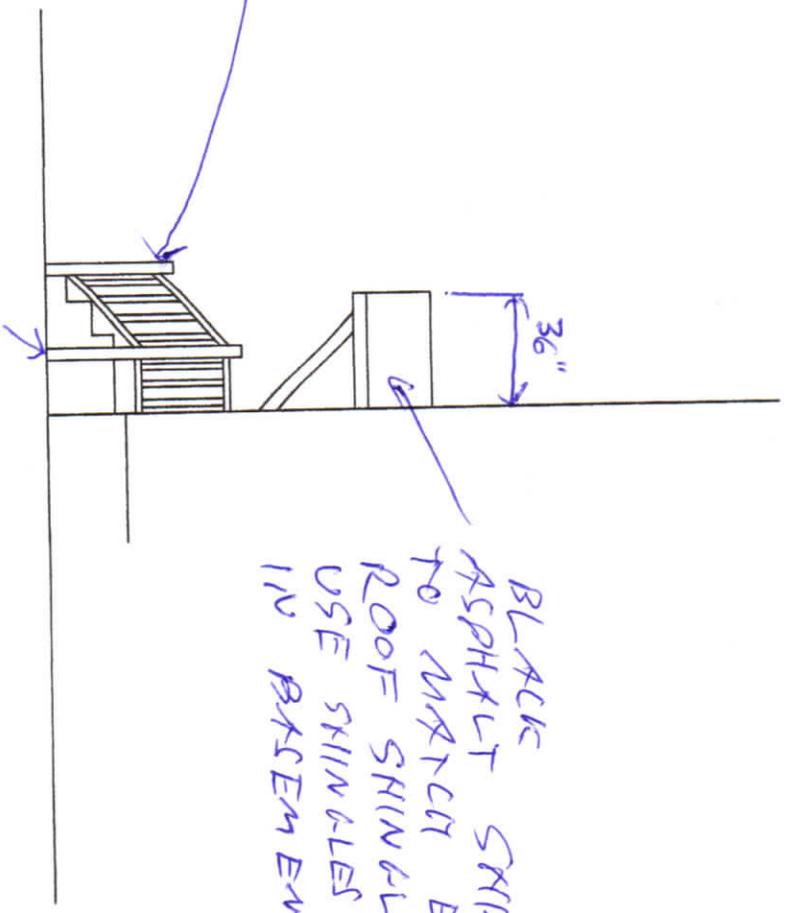


PROPOSED NORTH ELEVATION
309 NORTH ADAMS STREET

POORCH/SPIR
RAIL PLAN
(TYPICAL FOR
BOTH ELEVATIONS)



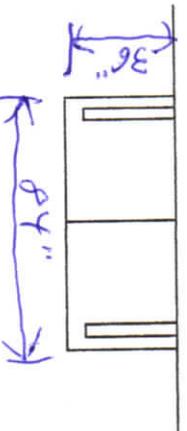
ATTACH POST TO
SIDE OF STOOD ANCHORS.
WITH CONCRETE.
IF THAT IS NOT ALLOWED
ATTACH POSTS TO TOP SURFACE
OF PORCH WITH BASE PLATES



BLACK
ASPHALT SHINGLES
TO MATCH EXISTING
ROOF SHINGLES.
USE SHINGLES FOUND
IN BASEMENT

AND SOUTH

PROPOSED NORTH SECTION 309 NORTH ADAMS STREET



PROPOSED PORCH ROOF PLAN
309 NORTH ADAMS STREET
NORTH SIDE

PROPOSED PORCH ROOF PLAN

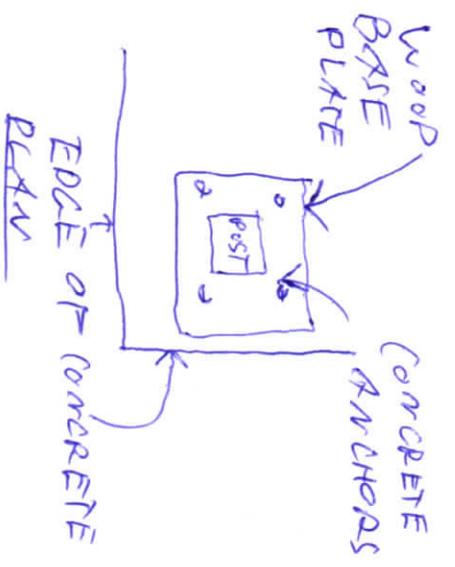
309 NORTH ADAMS STREET

SOUTH SIDE

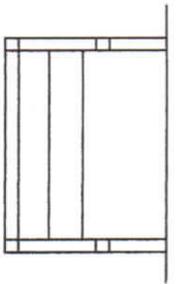


PORCH ROOF
CENTERED
ON PORCH

PROPOSED PORCH PLAN 309 NORTH ADAMS STREET



IF ATTACHING
POSTS TO SIDE OF
CONCRETE STAIRS
IS NOT ACCEPTABLE
ATTACH WITH
BASE PLATE



28" x 28"
Sashes
(original)

found in
basement

(H)

28" X 28"
Sashes
(original)

found
in basement

2

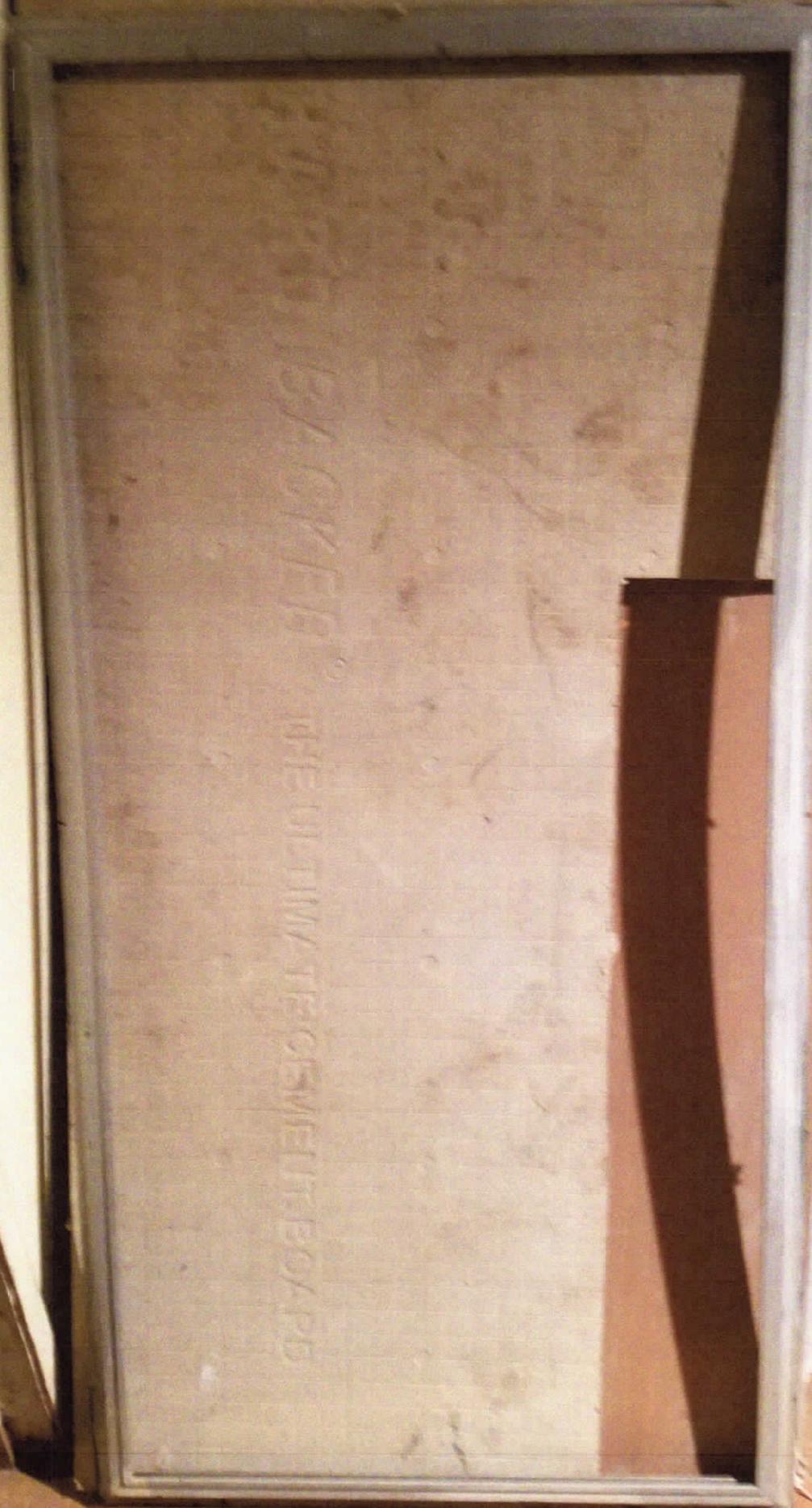


Storm window
found in
basement

3

55" Tall x 28" wide

Storm
window
frame
found
in
basement



Screens
found in
basement

NO Scraping, Sanding or Powerwashing required.

Prep-LESS Primer™



Environmentally
Advanced Solutions

1. PRODUCT NAME

The Original PrepLESS Primer™

2. MANUFACTURER

GLOBAL Encasement, Inc.
701 E. Santa Clara St.
Ventura, CA 93001 USA
Phone: (800) 266-3982
Fax: (800) 520-3291
www.encasement.com

3. PRODUCT DESCRIPTION

PrepLESS Primer™ is a clear water-based, non-toxic, flexible, zero VOC, super compliant architectural green coating primer-sealer-neutralizer that acts as a stabilizer for building surfaces that can be only marginally cleaned and where tenacious adhesion is needed. It applies milky white and dries clear, leaving a tacky finish ready to receive any of GLOBAL Encasement, Inc.'s topcoats, including **LeadLock™**, **Moldon't™**, **AsbestoSafe®**, **Your Last Coat™**, **RoofCoat™** or **Clear Coat™**.

PrepLESS Primer™ Features:

- Class A Fire Rated
- Less Prep. Less Mess
- Zero Volatile Organic Content (VOC)
- Excellent for interior or exterior use
- Easy to use
- Waterproof
- Flexible
- Re-attaches loose, peeling, flaking paint

PrepLESS Primer™ can be applied over Lead-Based Paint (LBP), Asbestos Containing Materials (ACM), and surfaces that are difficult to adhere to, such as cracked and painted plaster, concrete, masonry, stucco, fiberglass, vermiculite, ceramic fiber. It is excellent for interior and exterior walls, ceilings, trim, wallboard, sheet rock, ducts, pipes, roofing, all non-friction surfaces, treated or untreated wood, stone and metal. It is also excellent for making surface repairs. To bridge large cracks or patch holes, use **PrepLESS Primer™** with **Globe Caulk™** or **GEI Fabric** reinforcement.

4. TECHNICAL DATA

Solids by volume: 48.4% (+/- 2%)
 Weight per gallon: 8.67 lbs
 VOC: Zero
 Liquid appearance: Milky white
 Drying time: To Touch: 1-4 Hours
 Recoat After Dry To Touch: 2-8 Hours
 Full Cure: 10-14 Days
 Clean up: Warm, soapy water

PrepLESS Primer™ has an elongation of 4000% at 70°F; superior low temperature flexibility; 9,995 lbs/sf of adhesion strength; has passed ASTM E-84, E-162, ASTM E-119 testing over fireproofing insulation. This zero VOC product more than conforms to the minimum VOC requirements set forth by the SCAQMD (Southern

California Air Quality Management District) and is considered a super compliant architectural zero VOC green coating.

5. PRODUCT INSTALLATION

- **PrepLESS Primer™** is ready to use.
- PROTECT FROM FREEZING.
- Apply by brush or roller, or airless sprayer.
- All surfaces must be clean, dry, and free of mold, mildew, chalking, dirt, grease, oil, or other contaminants that would interfere with proper adhesion.
- Apply in temperatures between 50°F and 100°F.
- Cool temperatures and high humidity can affect dry and cure time.
- Follow manufacturer's application guidelines.
- Easy to use and clean up is with water.

COVERAGE:

PrepLESS Primer™ may be brushed, rolled or spray applied.

The coverage varies depending on porosity, mil thickness, and texture of the surface being encased.

Calculated coverage rates on a flat surface are as follows:

- = 6 mil DFT @ 120 sq. ft./gallon
- = 7 mil DFT @ 102 sq. ft./gallon
- = 8 mil DFT @ 90 sq. ft./gallon
- = 9 mil DFT @ 80 sq. ft./gallon
- = 10 mil DFT @ 72 sq. ft./gallon
- = 11 mil DFT @ 65 sq. ft./gallon
- = 12 mil DFT @ 60 sq. ft./gallon

Spray Application: Use self-cleaning reversible spray tip size .017-.025 (.019 is most often used).

Brush: Use any nylon bristle brushes.

Roller: Use a ¾ inch nap.

6. AVAILABILITY AND COST

Call GLOBAL Encasement, Inc. at 800-266-3982 for pricing and availability.

7. WARRANTY

GLOBAL Encasement, Inc. can warrant for a period of up to twenty (20) years from the date of purchase that **PrepLESS Primer™** is free of any defects in manufacturing. The Limited Warranty herein described shall be in lieu of any other warranty, expressed or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose.

GLOBAL Encasement, Inc.'s sole liability under this Limited Warranty shall be, at its option, to replace any portion of the product proven to be defective in manufacture.

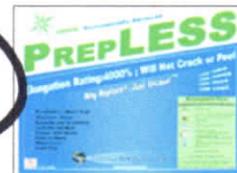
Any defects discovered must be reported to GLOBAL Encasement, Inc. within the Limited Warranty period, and no later than 30 days after discovery.

This Limited Warranty does not extend to liability for any damages due to abuse by occupants, improper maintenance, water damage, or any other causes beyond anticipated conditions and the manufacturer's control.

Why Replace? – Just Encase!



GLOBAL Encasement, Inc.



World-Class Solutions for Better Building Environments

Updated: Aug 2015





1. PRODUCT NAME

LeadLock™

2. MANUFACTURER

GLOBAL Encasement, Inc.
701 E. Santa Clara St., Ventura, CA 93001 USA
Phone: (800) 266-3982 / Fax: (800) 520-3291
www.encasement.com

3. PRODUCT DESCRIPTION

LeadLock™ is a high performance, water-based, acrylic, non-toxic, zero VOC super compliant architectural green coating that is tough, abuse-, rust-, mildew-, fire- and chemical-resistant and forms a waterproofing membrane. Its moisture vapor transmission qualities make it perfect for historic preservation and can be custom tinted almost any color. It can be applied over **PrepLESS Primer™** to form a GLOBAL Encasement, Inc. System.

LeadLock™ is excellent for interior or exterior use and is suitable for application over walls, ceilings, trim, ducts, pipes, roofing and siding, windowsills, frames and trim, porch railings, posts, overhangs and fences. It securely seals and encases materials on wood, plaster, stucco, masonry, concrete, structural steel, transite, shingles, built-up roofing, and fiberglass or ceramic fiber.

LeadLock™ GREEN Features:

- Class A Fire Rated
- Extremely Tough, Durable and Flexible
- Mildew and Mold Resistant
- Can be Custom Tinted Almost any Color
- Waterproof
- Flexible
- Zero VOCs (Volatile Organic Content)

4. TECHNICAL DATA AND PROPERTIES

Solids by weight: 66% (+/- 2%)
Solids by volume: 52% (+/- 2%)
Weight per gallon: 11.85 lbs
VOC: Zero
Liquid appearance: Bright white with mild scent
Viscosity: 110 +/- 10 KU
Drying time: To Touch: 1-4 hours
Recoat After Dry To Touch: 2-8 hours
Full Cure: 10-14 days

LeadLock™ is a DL Labs Certified 20 Year Lead Encapsulant approved for use in all U.S. States and Territories and has passed Independent Testing by third party accredited laboratories, including **ASTM E-1795**, the Standard for Liquid Coating Encapsulation Products for Leaded Paint in Buildings.

D.L. Laboratories Toxicological Report states: "There is no toxicological basis for limiting occupancy of a dwelling unit, or restricting entry of any resident including pregnant women and children under six years of age, to dwelling units during the application of your encapsulant."

This product more than conforms to the minimum VOC requirements set forth by the SCAQMD (Southern California Air Quality Management District) and is considered a super compliant architectural zero VOC green coating.

5. PRODUCT INSTALLATION

- **LeadLock™** is ready to use.
- **DO NOT DILUTE. PROTECT FROM FREEZING.**
- Apply by brush or roller, or airless sprayer.
- All surfaces must be clean, dry, and free of mold, mildew, chalking, dirt, grease, oil, or other contaminants that would interfere with proper adhesion.
- Best applied in temperatures between 50°F and 100°F.
- Dries in 2-8 hours. Cool temperatures and high humidity can affect dry and cure time.
- Follow manufacturer's application guidelines.
- Easy to use and clean up is with water.

COVERAGE:

LeadLock™ coverage rate on a flat surface is:
Interior System = 7 mil DFT @ 137 sq. ft./gallon
Exterior System = 14 mil DFT @ 68 sq. ft./gallon
*DFT: Dry Film Thickness

Product	Wet Mils	Dry Mils
LeadLock™	14	7
	27	14

Coverage varies depending upon the porosity and texture of the surface being encased.

Spray Application: Use self-cleaning reversible spray tip size .019-.035 (.021 is most often used).

Brush: Use any nylon bristle brushes.

Roller: Use a ¾ inch nap.

6. AVAILABILITY AND COST

Call GLOBAL Encasement, Inc. at 800-266-3982 for pricing and availability.

7. WARRANTY

GLOBAL Encasement, Inc. can warrant for a period of up to twenty (20) years from the date of purchase that **LeadLock™** is free of any defects in manufacturing. The Limited Warranty herein described shall be in lieu of any other warranty, expressed or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose.

GLOBAL Encasement, Inc.'s sole liability under this Limited Warranty shall be, at its option, to replace any portion of the product proven to be defective in manufacture.

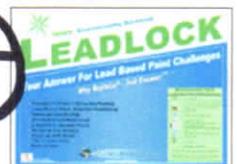
Any defects discovered must be reported to GLOBAL Encasement, Inc. within the Limited Warranty period, and no later than 30 days after discovery.

This Limited Warranty does not extend to liability for any damages due to abuse by occupants, improper maintenance, water damage, or any other causes beyond anticipated conditions and the manufacturer's control.

Why Replace? – Just Encase!



GLOBAL Encasement, Inc.



Updated: Aug 2015

World-Class Solutions for Better Building Environments



GSA Worldwide Service
Contract #GS05F00102





remove existing
glass block and
add vent for
hot water heater
and dryer





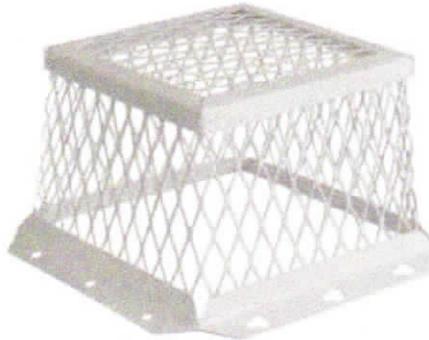
Select your local store

to view local inventory and pickup options



What can we help you find?

VENT SCREENS



Can be painted red

HY-C VentGuard 7 in. x 7 in. Dryer and Bathroom Wildlife Exclusion Screen in Gray

Description +

Specifications +

Questions (1) & Answers (0) >

Reviews No Reviews

Write a Review >

See More in Ventilation Accessories >

\$34.70 / each

Ship to Home **FREE with \$45 Order**
Estimated Arrival: JUL 12 - JUL 14

[See Shipping Options](#)





FLINTLASTIC® SA CAP

SELF-ADHERING SBS MODIFIED BITUMEN CAP SHEET FOR SA ROOF SYSTEMS

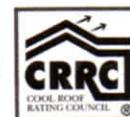
Product Information

Product Use: Flintlastic® SA Cap is designed for use as a cap membrane in multi-ply self-adhered systems. It is suitable for use in the construction of various roof membrane assemblies over a variety of substrates. It is intended for use over Flintlastic® SA NailBase, Flintlastic® SA PlyBase or Flintlastic® SA MidPly.

Product Composition and Features: Flintlastic SA Cap is manufactured using a high performance, stress-resistant polyester mat impregnated and coated with a superior grade of modified bitumen compound. It is surfaced on the bottom with a removable release film and on the top with mineral granules. The combination mat provides excellent tear and puncture resistance.

Roll Dimensions:	39 3/8" x 32' 11"
Nominal Coverage:	One square
Approximate Weight:	95 lbs.
Top Surface:	Mineral granules
Back Surface:	Removable release film
Packaging:	Individual cartons (20 rolls per pallet)

Applicable Standards: Meets ASTM D6164, Grade G, Type I, D7505 and CGSB 37 GP-56M Type 1a, Class A, Grade 1, ICC-ES (ESR-1388), Miami-Dade, Florida Building Code Statewide Approval (FL 2533 and FL 16709) and Texas Department of Insurance (RC-47). Flintlastic SA Cap White is an approved ENERGY STAR® product for slopes greater than 2"/12". Initial Solar Reflectance: 0.27; Aged Solar Reflectance: 0.24; Thermal Emittance: 0.89. Flintlastic SA Cap White is also listed by the Cool Roof Rating Council (CRRC). The CRRC product code ID is 0668-0018.



Technical Data

Modified Bitumen Coating: Non-oxidized (flux) asphalt, blended with elastomeric styrene-butadiene-styrene (SBS) polymer.

Support Mat: High performance, stress-resistant polyester mat.

Test Description	Test Method	Results*
Solar Reflectance Index (SRI):	ASTM E1980	28.0
Tensile Strength:	ASTM D5147	
	@ 73.4 +/- 3.6°F MD/XD	80/55 lbs./in.
	@ 0 +/- 3.6°F MD/XD	115/90 lbs./in.
Elongation:	ASTM D5147	
	@ 73.4 +/- 3.6°F MD/XD	60%/65%
	@ 0 +/- 3.6°F MD/XD	40%/40%
Dimensional Stability:	ASTM D5147	0.5%
Low Temperature Flex:	ASTM D5147	Pass @ 0°F
Thickness:	ASTM D5147	4.0 mm (160 mils)
Tear Strength:	@ 73.4 +/- 3.6°F MD/XD	110/80 lbs.

*NOTE: Published results are nominal production values confirmed by independent laboratory testing.



Product Application

Installation: Apply to Flintlastic SA NailBase, Flintlastic PlyBase and/or Flintlastic SA MidPly working with lengths of membrane appropriate for proper handling and the same installation procedure as described for Flintlastic SA MidPly. Overlap side laps 3" and end laps 6". Selvage edge with release strip is provided on Flintlastic SA Cap; position roll with selvage edge at the high side of the roof. Once the first cap sheet membrane length is in place, remove the top side lap to release film before overlapping the second length of Flintlastic SA Cap. Stagger side laps of Flintlastic SA Cap a minimum of 18" from those of the underlying Flintlastic SA MidPly and be certain end laps also are staggered minimum 36". At end laps (or any overlap onto mineral surface), use trowel grade FlintBond® modified bitumen adhesive uniformly in a 1/16" to 1/8" layer wherever an overlap exists to ensure an adequate bond. Cut opposing corners of end laps diagonally to avoid "T" seam joints. Use a heavy, weighted roller to smooth and secure the membrane.

Deck Preparation: CertainTeed recommends the use of Flintlastic SA NailBase in conjunction with all self-adhering membrane roof installations on nailable substrates. Non-nailable roof decks may receive direct application of Flintlastic SA PlyBase or Flintlastic SA MidPly followed by Flintlastic SA Cap, provided the deck is thoroughly primed using FlintPrime® SA. It should be noted that without the use of a nailable base sheet, the membrane may be difficult to remove if removal is ever warranted and certain UL listings for the product may not apply.

Precautions: Flintlastic SA Cap must be applied as part of a self-adhered system. It is not intended for use with hot asphalt, cold adhesives or torch-down applications. Roof decks must be structurally sound, dry and smooth, and meet or exceed minimum requirements of the deck manufacturer, local code and CertainTeed. Don't attempt application if ice, snow, moisture or dew is present. Surface to be bonded to must be clean, dry and free from any dust or deterrent to adhesion. Ambient temperature must be 50°F or above. Don't attempt installation on roofs without adequate slope and drainage. Additional specifications and precautions are contained in the CertainTeed Commercial Roof Systems Specifications.

Storage and Handling

Flintlastic SA rolls must be stored above ground indoors and protected from the elements. Rolls that are improperly stored or have been on hand for prolonged periods of time may lose their tack. Do not attempt to install rolls that do not exhibit an adequate bond.

Warranties

CertainTeed offers Limited (product only) and No Dollar Limit (NDL, product and workmanship) warranties. Warranty type and duration is dependent on roof system configuration and contractor selection. Only CertainTeed Gold and Silver Star Contractors are eligible to apply for NDL warranties on specific roof projects. For more information, see CertainTeed Commercial Roof Systems Specifications or contact Commercial Roofing Technical Services.

Technical Assistance and Services

CertainTeed provides technical assistance in the design, selection, specification and application guidelines for all CertainTeed Commercial Systems. Architectural and field representatives are available for consultation within each region. For more information, contact CertainTeed Commercial Roofing Technical Services at 800-396-8134 x2.

ASK ABOUT ALL OF OUR OTHER CERTAINTEED® PRODUCTS AND SYSTEMS:

ROOFING • SIDING • TRIM • DECKING • RAILING • FENCE
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www.certainteed.com <http://blog.certainteed.com>

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Code No. COMM-169



white Trim
 red body
 gray ceiling
 in porch

white trim and gables
 white posts

gray
 stairs
 and porch floor

white trim around all windows

PAINT COLORS

East Elevation



309

Gray

WHITE

Black

white

white

Red

white
white

BLACK
WHITE

WHITE
BLACK

white
white

white

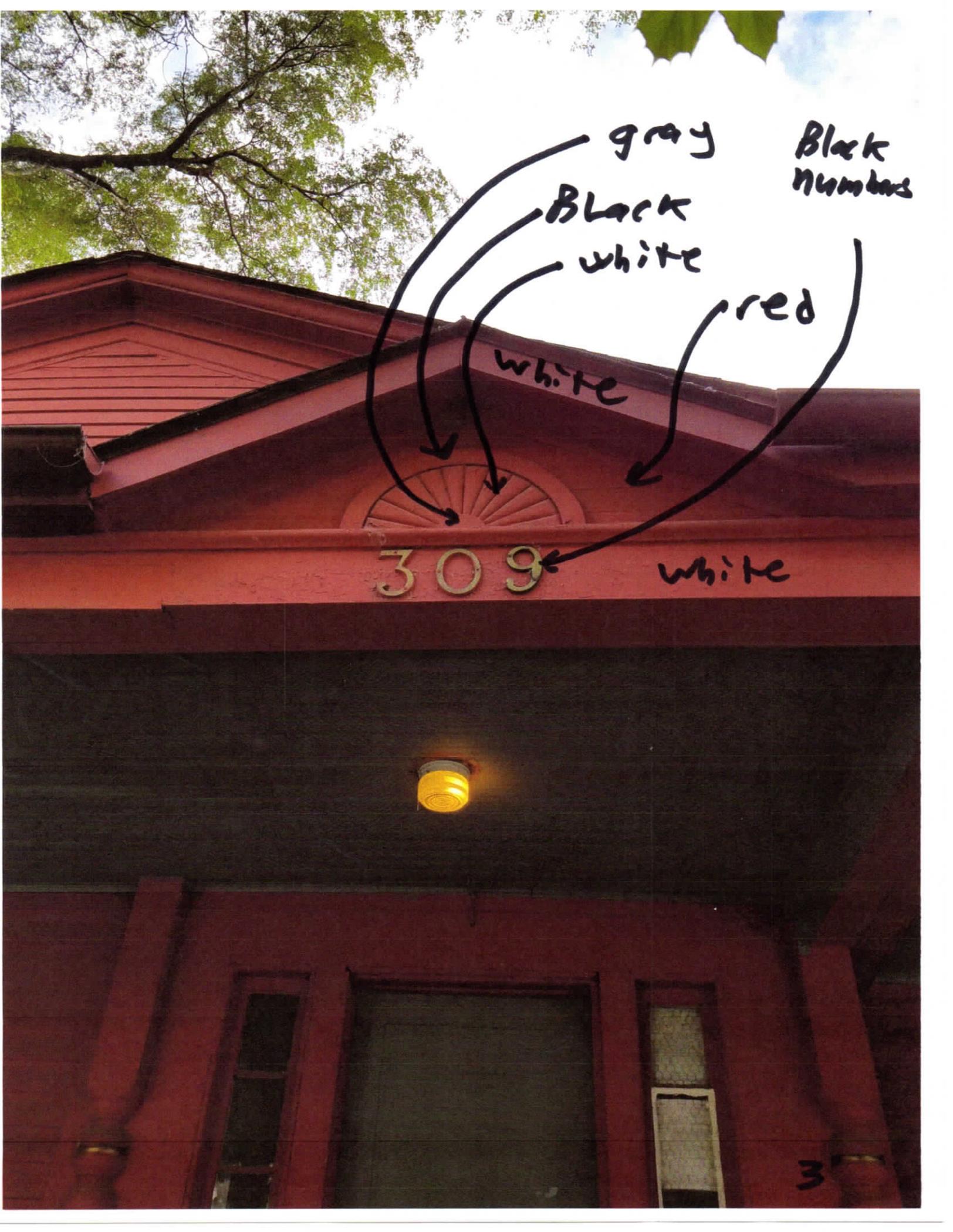
white

gray

gray

PAINT COLORS

2



gray

Black
Numbers

Black

white

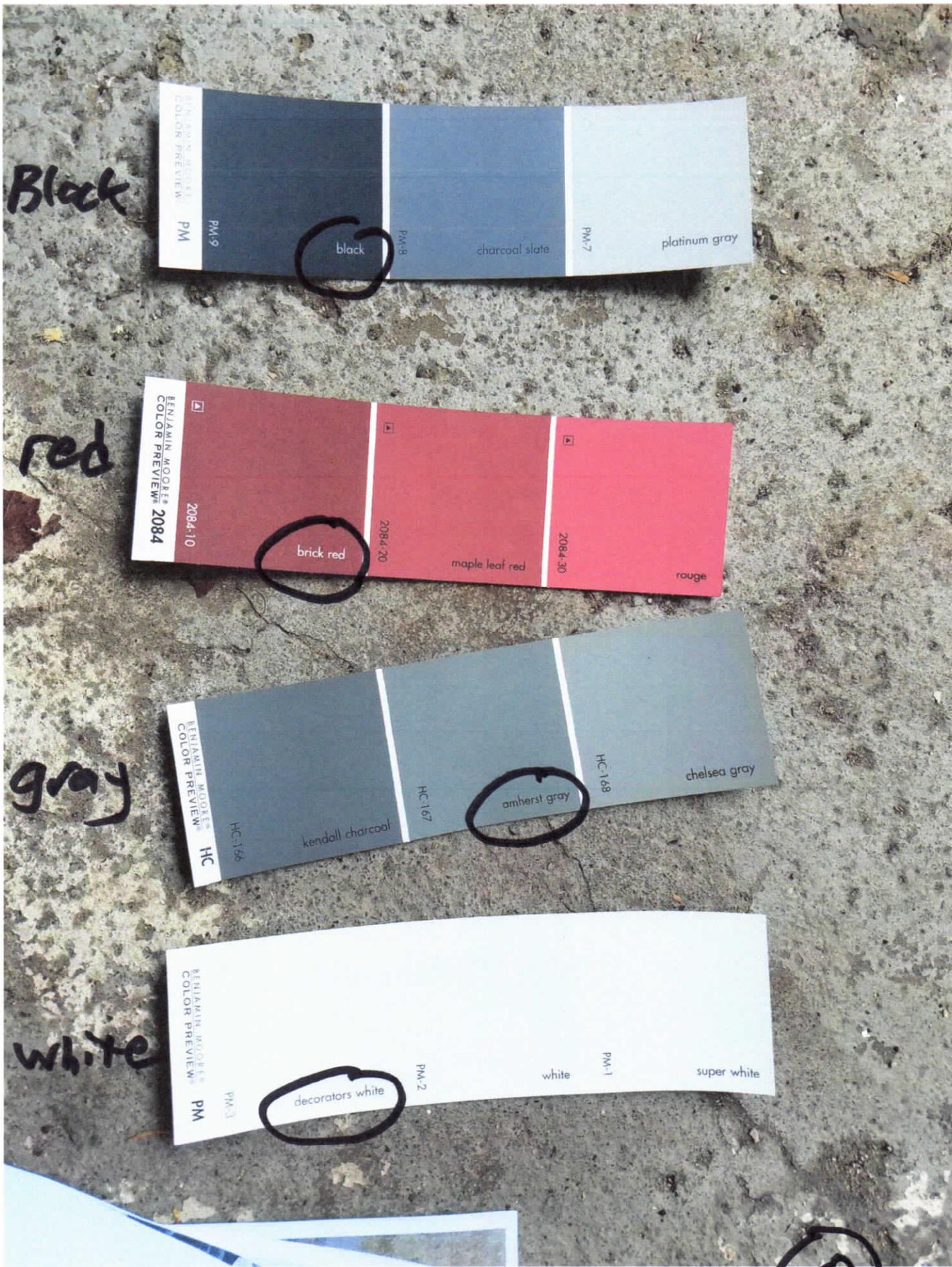
red

white

white

309

3



New rails similar to

without this



307

Pipe
rail
Similar
to
↓

Ⓜ





Opens at 6AM tomorrow!
Ann Arbor Lowe's

PORCH LIGHT

Prices, promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.



Buy 3, Get 10% Off

Portfolio 10.37-in W Black Outdoor Flush-Mount Light

Item # 255320 Model # FOC8012AH-2 BK

★★★★☆ (25)

Aisle 10 Bay 24 MAP

\$20.98

Manufacturer Color/Finish

Black

- 1 +

ADD TO CART

SAVE

SHARE

FREE Store Pickup

Shipping & Delivery





Select your local store

to view local inventory and pickup options



What can we help you find?



All lights except porch light



Defiant 180 Degree White Motion-Sensing Outdoor Security-Light

Set your store for local inventory & pick up options.

Description +

Specifications +

Questions (20) & Answers (23) >

Reviews (58) +

Write a Review >

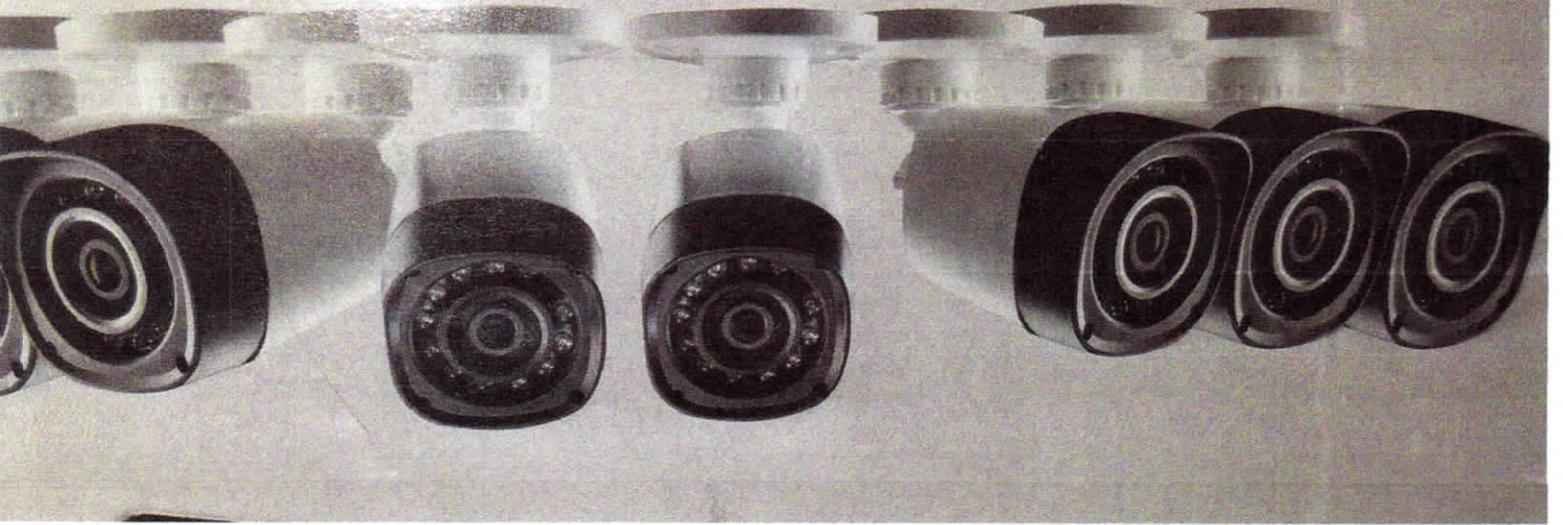
See More in Area Lights >

\$34.97 / each



REX[®]

Cameras

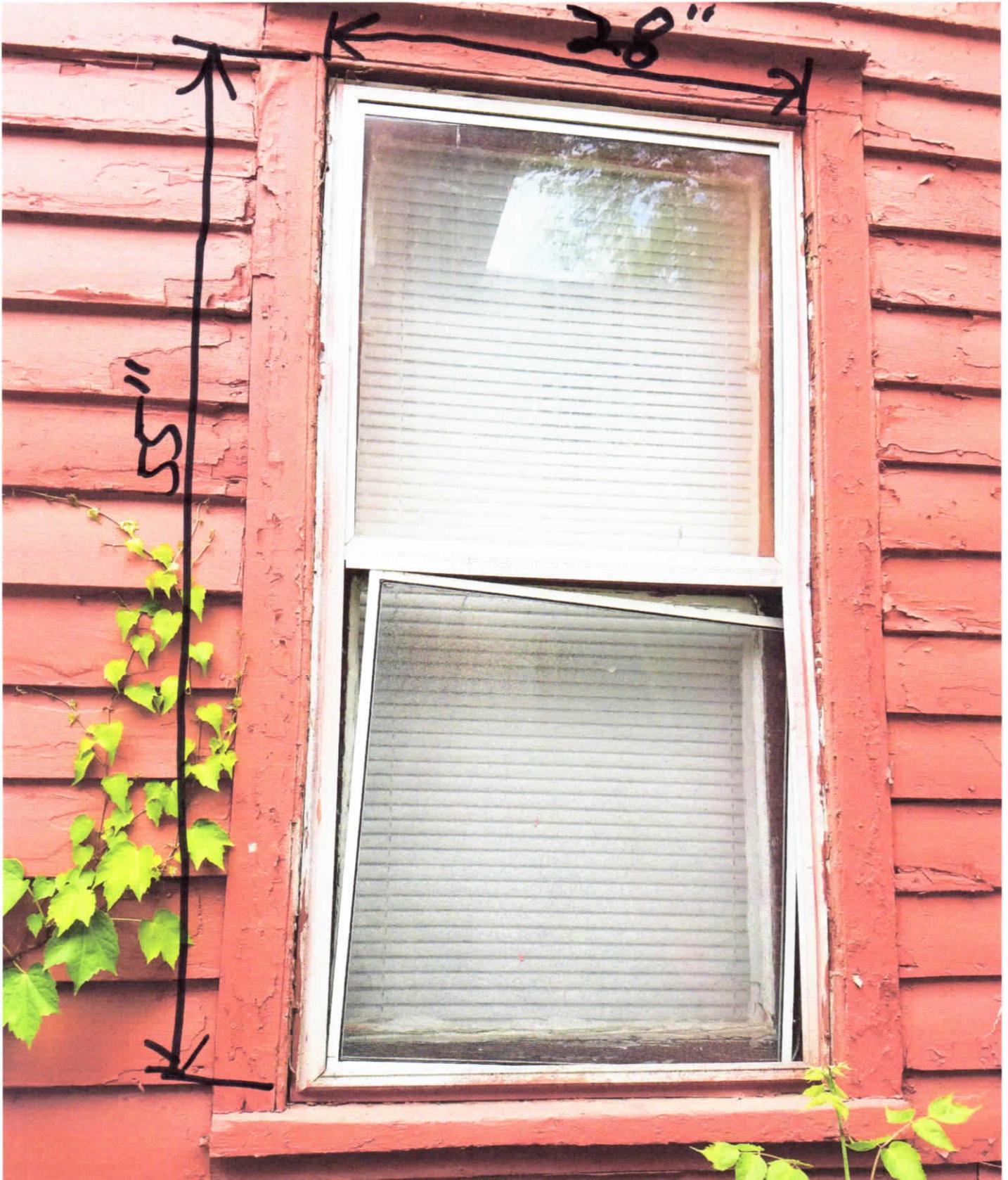




Porch roofs added to
North and South elevations
similar to these.

These are found at
417 N. Adams St.





Two small windows to be replaced with a single window similar to this one on the same elevation





Select your local store
to view local inventory and pickup options

VENTS



What can we help you find?



Can be
painted
red

Deflect-o 4 in. Aluminum Dryer Vent Hood

Set your store for local inventory & pick up options.

Description +

Specifications +

Questions (1) & Answers (1) >

Reviews (1) +

Write a Review >

See More in Ventilation Accessories >

\$7.48 / each

Pick Up In Store

Select a Store to confirm item pick up options.





What can we help you find?

Your Store South Loop

Sign in or Register



Carlton Model # E970CDE-CTN Internet # 100404094 Store SKU # 499917 15.15 cu. in. Type X Round Conduit Body

★★★★★ (1) Write a Review Questions & Answers (3)



Open Expanded View

Click Image to Zoom



Conduit and boxes can be painted to match wall color.
\$6.66 /each

Conduit and boxes to be surface mounted to walls so they can be removed.

PRODUCT OVERVIEW Model # E970CDE-CTN Internet # 100404094 Store SKU # 499917

The Carlton 15.15 cu. in. Type-X Round Conduit Body is designed for use as a conduit junction box. It is made with non-corrosive PVC for durability and features 4 knockouts with textured lids and a foam in-place gasket. The box is CSA and UL listed for safety.

- Junction box for conduits
- Non-corrosive, non-conductive PVC construction
- Body hubs are not threaded
- Textured lids with a foam in-place gasket
- CSA and UL listed to help ensure safety
- Note: product may vary by store





ALSO REPAIR
FRONT PORCH
CEILING

AA

Complete Description of Proposed Work:

1. ~~Remove front porch and install with self-adhered roof membrane.~~
2. ~~Remove front porch and install with self-adhered roof membrane.~~
3. Remove front small windows with 4 small wood double hung operable windows of appropriate size for grill, shutter, to other windows on that elevation, see Attachment C.
4. Add kitchen exhaust vents to walls (4 total). See Attachments C, D and E.
5. Add dryer vent and water heater vent to existing basement glass block windows in NE corner of house. See Attachment B.
6. Add handrails and guardrails for stairs and porches. See Attachment D and F.
7. Paint house with lead abatement paint color to match existing white.
8. Add exterior lighting. Use PVC surface mounted boxes and conduit so it can be removed, if desired. See Attachment D and E.
9. Add security cameras. Use PVC surface mounted boxes and conduit so it can be removed, if desired, see attachment A, B, D, E, F.
10. Reverse swing of storm door. See Attachment F.

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

For windows see Attachment M. There will be screens. Remove existing Sashes and Storm windows.
 For paint and primer material see Attachments I and J, when dry, it looks identical to paint. See PS College Place porch for reference. See Attachment P.
 For dryer vent and water heater vent see Attachment K.
 For lighting and camera conduit see Attachment L. For camera see Attachment Q.

White paint color is Benjamin Moore Decorator's White. All other colors same as existing color, see Attachments N and O.

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
Study only	\$35 + 15 = \$50.00

Signature

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

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

Signature:  Date: 6/11/16 7:51:16

Print Name: Barry Levin

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

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

Original Form Sent with application