

**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, Ron Rupert, Jane Schmiedeke,  
Erika Lindsay, Alex Pettit

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 2<sup>nd</sup> and 4<sup>th</sup> 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:**



**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 + <b>\$ 15.00</b> = <b>\$ 50.00</b>
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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: <b>7/5/16</b>
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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](mailto:hdcintern@cityofypsilanti.com), or view our factsheets at [cityofypsilanti.com/hdc](http://cityofypsilanti.com/hdc).

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



replace porch roof

Add camera

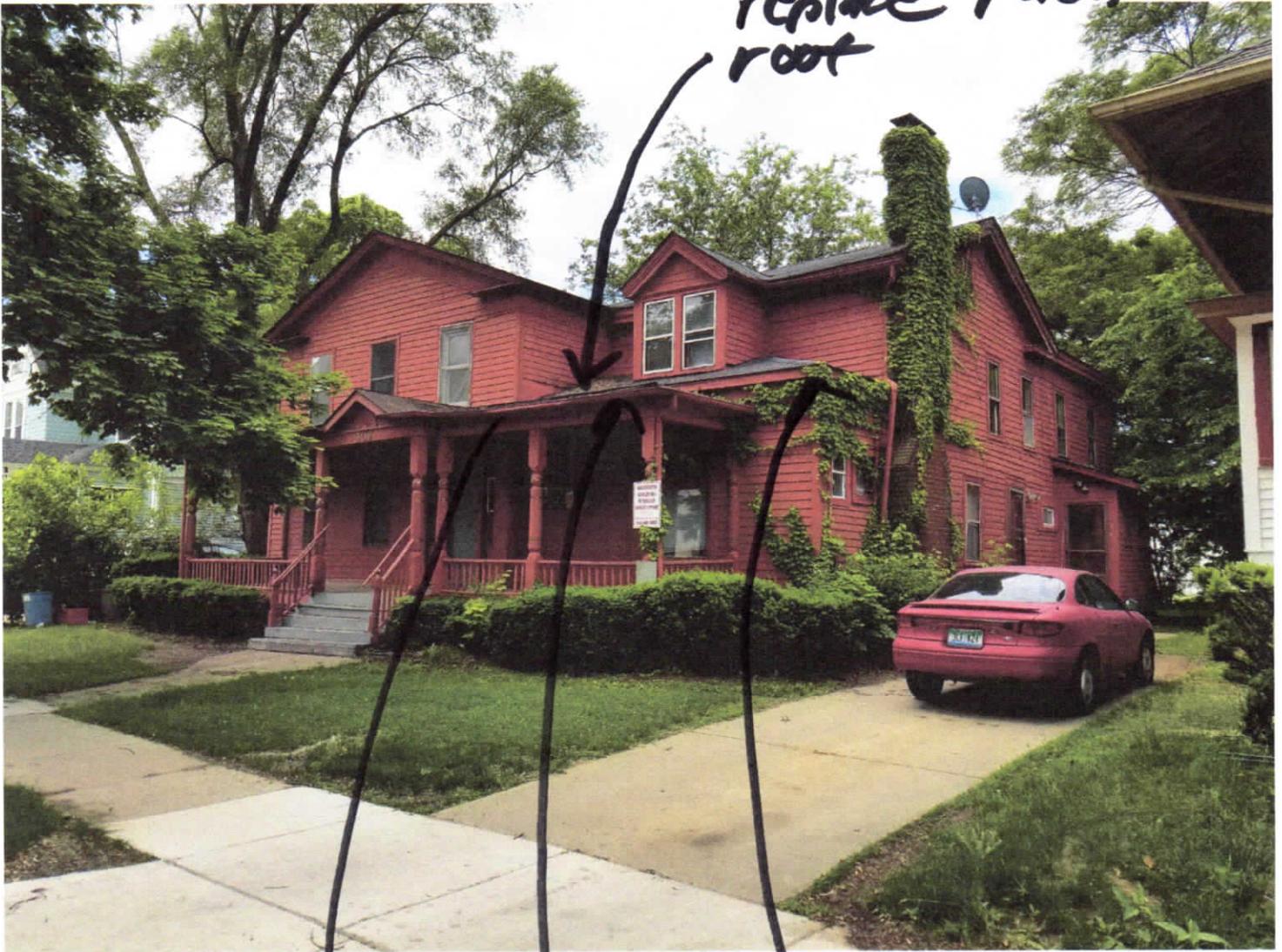
repair porch fascia boards

replace porch light with fixture

replace porch gutters

EAST ELEVATION

(A)



replace porch roof

Add Camera

repair fascia

replace gutters

(B)



Remove ivy

add kitchen vents

Add Camera

Add Hot water heater and dryer vent in vicinity of basement glass

Remove these two windows and replace with a single window here. 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

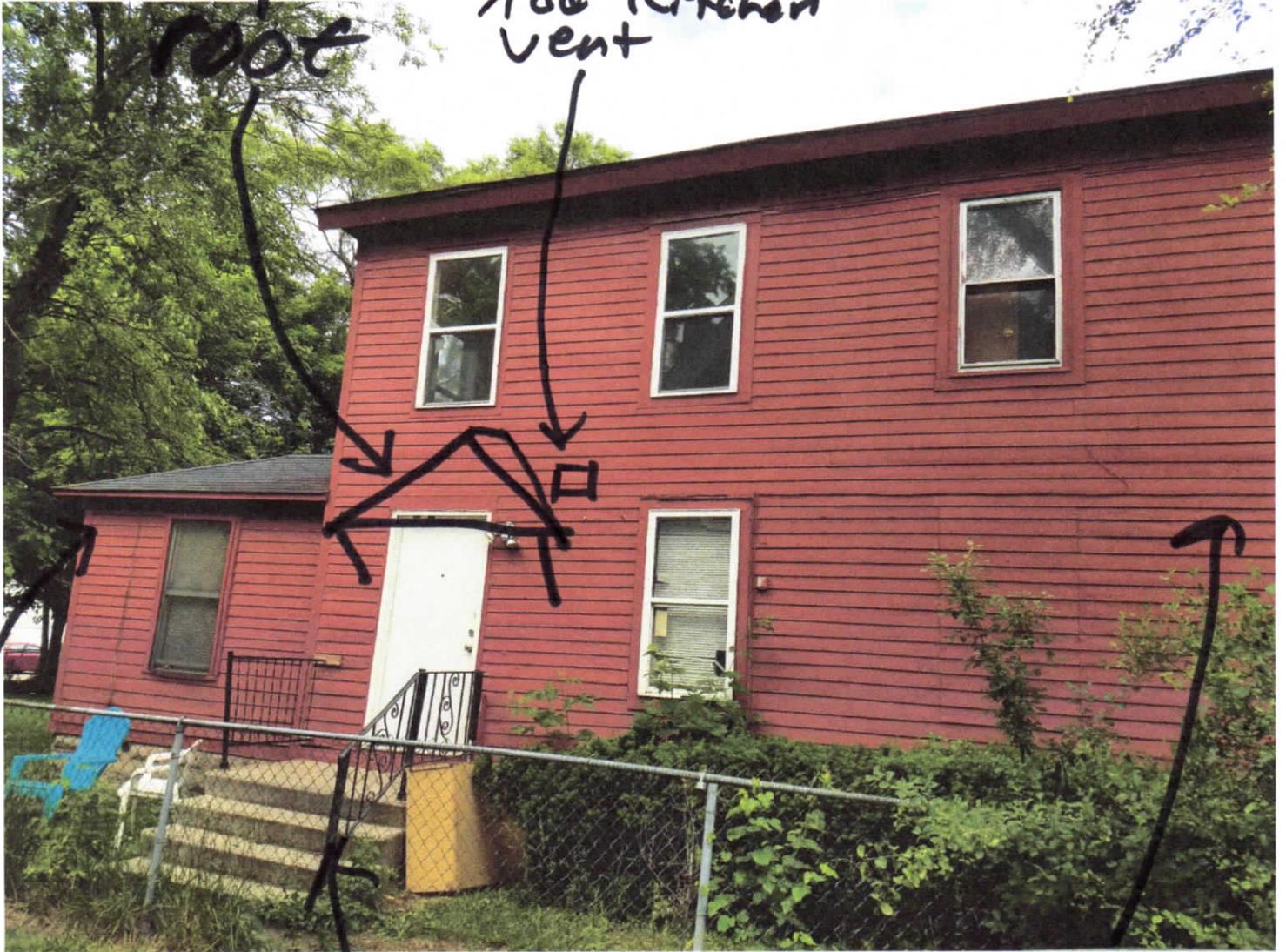


add  
lights  
and  
Camera

add lights  
and  
Camera

WEST ELEVATION





Add porch roof

Add kitchen vent

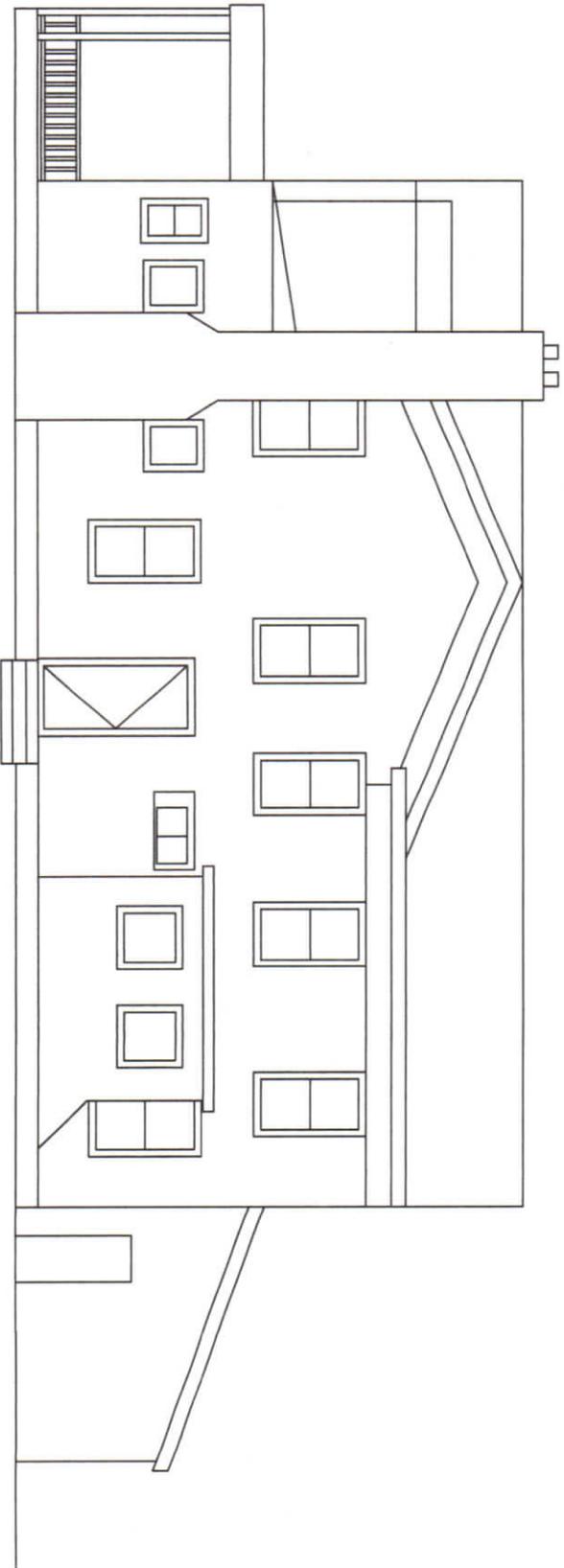
Add camera and lights

replace railings with wood railings

Add camera and lights

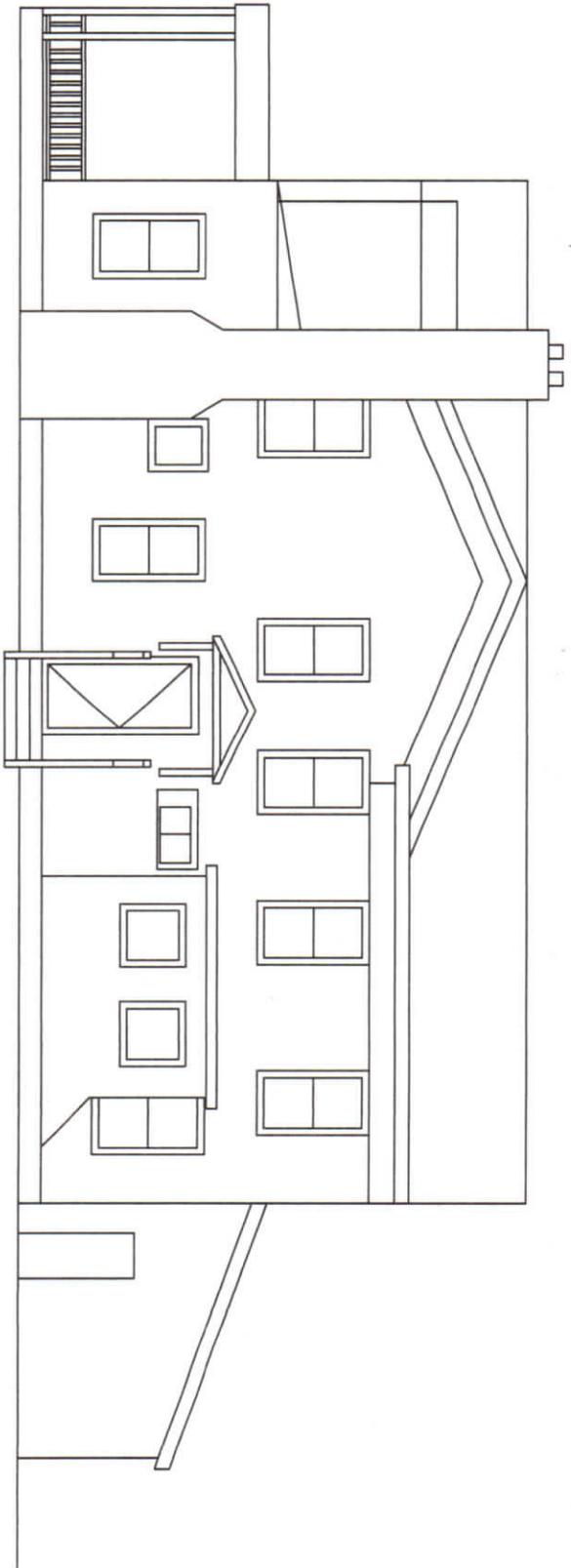
SOUTH ELEVATION

(F)



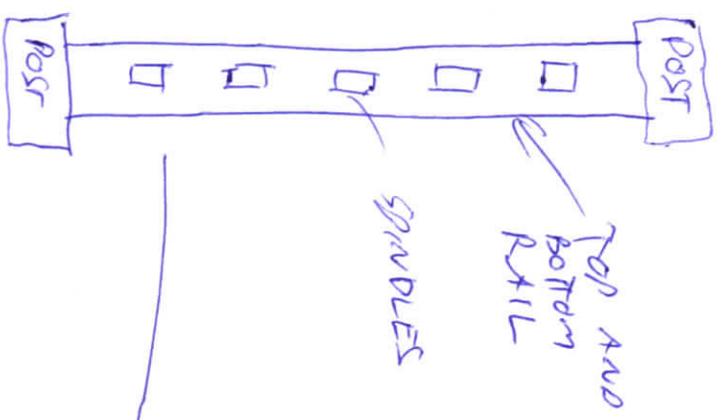
EXISTING NORTH ELEVATION  
309 NORTH ADAMS STREET



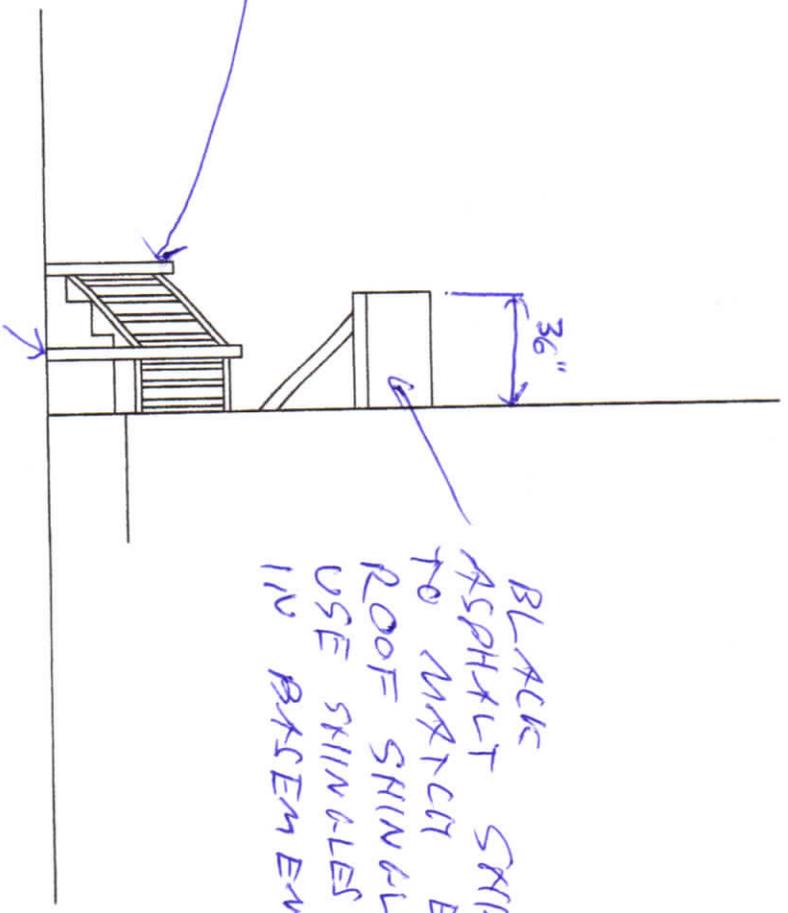


PROPOSED NORTH ELEVATION  
309 NORTH ADAMS STREET

POORCH/SPIR  
RAIL PLAN  
(TYPICAL FOR  
BOTH ELEVATIONS)



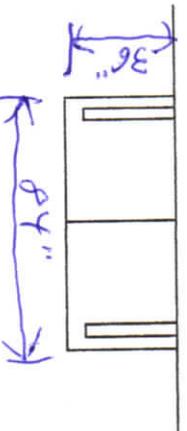
ATTACH POST TO  
SIDE OF STOOD ANCHORS.  
WITH CONCRETE ALLOWED  
IF THAT IS NOT ALLOWED  
ATTACH POSTS TO TOP SURFACE  
OF PORCH WITH BASE PLATES



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

AND SOUTH

# PROPOSED NORTH SECTION 309 NORTH ADAMS STREET



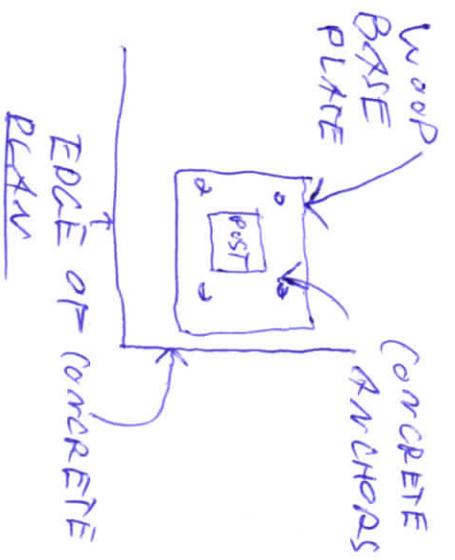
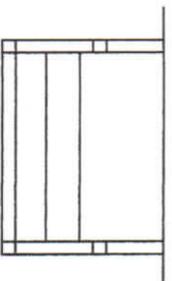
**PROPOSED PORCH ROOF PLAN**  
**309 NORTH ADAMS STREET**  
*NORTH SIDE*

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 SOME 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

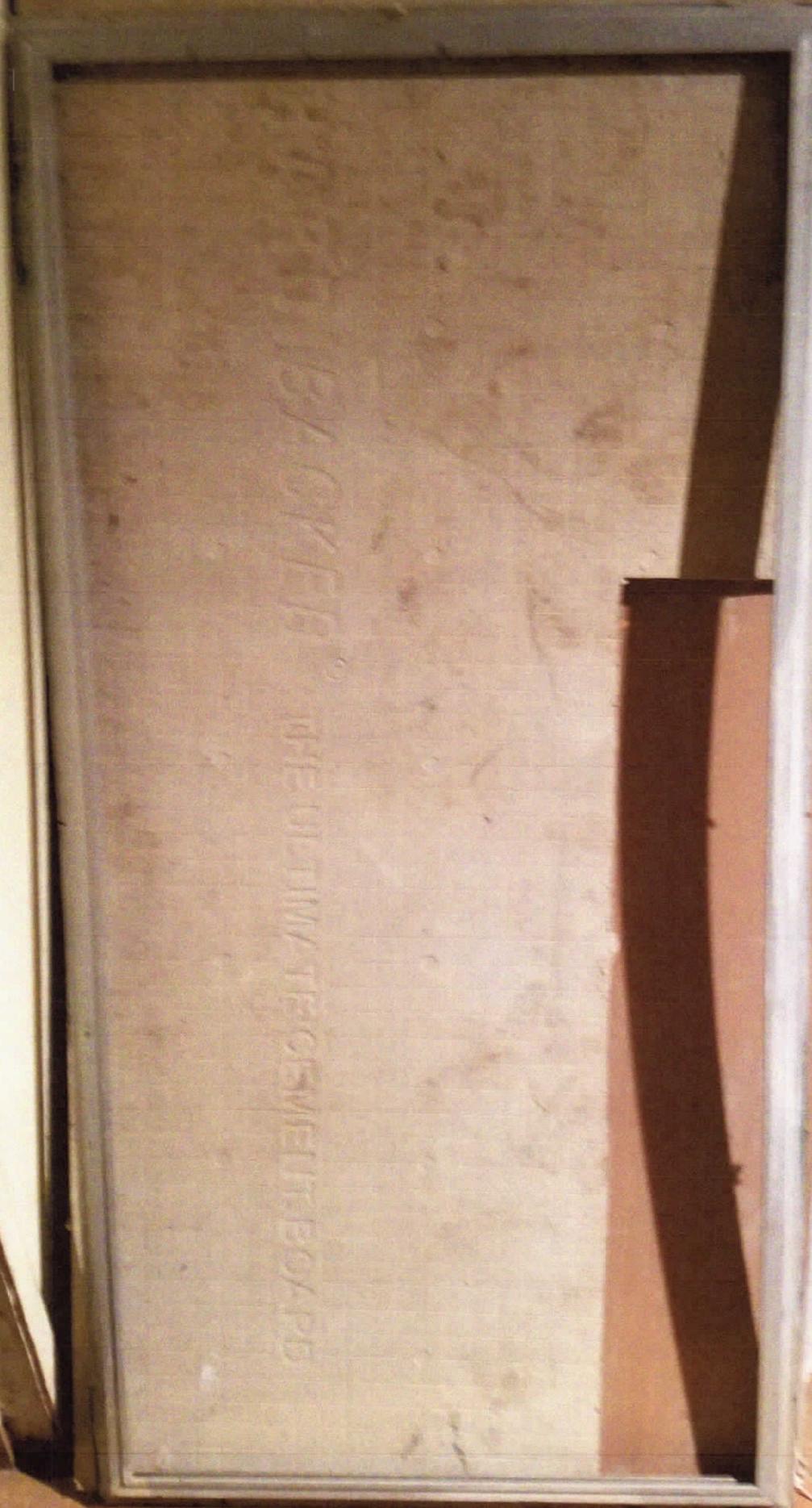


Storm window  
found in  
basement

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.

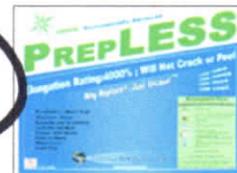
Any defects discovered must be reported to GLOBAL Encasement, Inc. within the Limited Warranty period, and no later than 30 days after discovery.

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
<b>LeadLock™</b>	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 #GSS05F00102





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

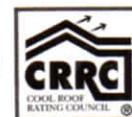
#### Product Information

**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.

<b>Roll Dimensions:</b>	39 3/8" x 32' 11"
<b>Nominal Coverage:</b>	One square
<b>Approximate Weight:</b>	95 lbs.
<b>Top Surface:</b>	Mineral granules
<b>Back Surface:</b>	Removable release film
<b>Packaging:</b>	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  
GYPSUM • CEILINGS • INSULATION

[www.certainteed.com](http://www.certainteed.com) <http://blog.certainteed.com>

CertainTeed Corporation  
20 Moores Road  
Malvern, PA 19355

Professional: 800-233-8990  
Consumer: 800-782-8777

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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

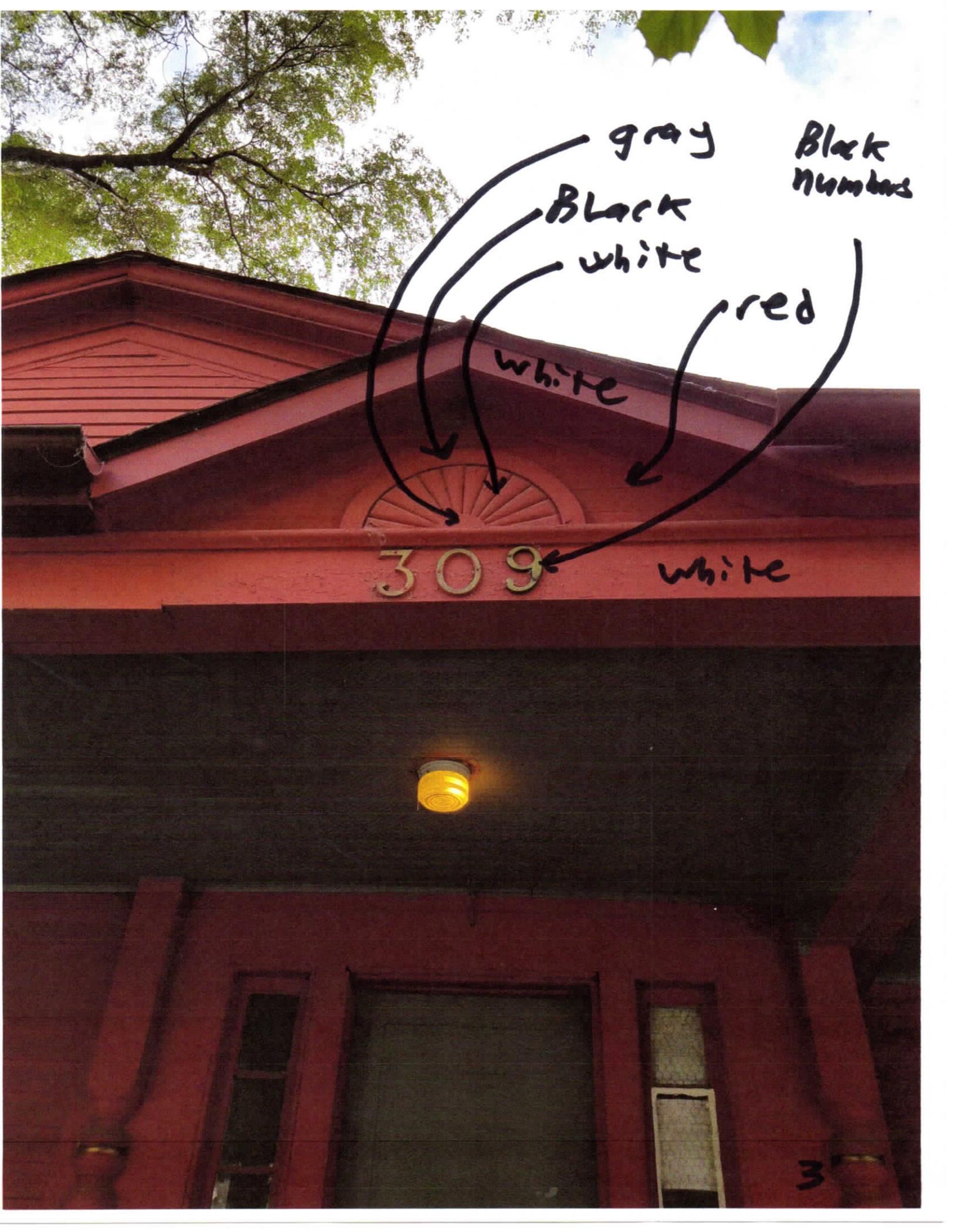
white

gray

gray

PAINT COLORS

2



gray

Black  
Numbers

Black

white

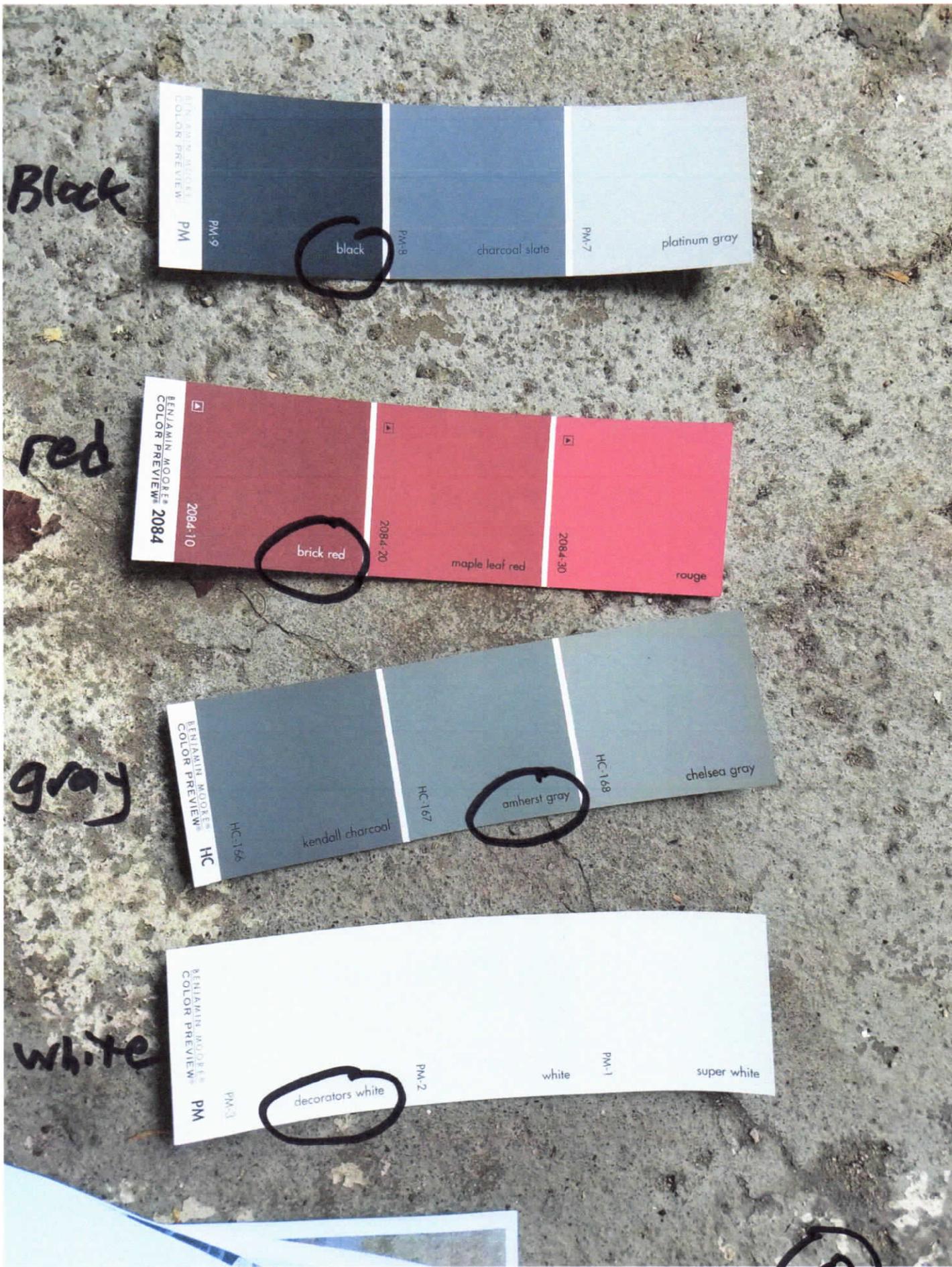
red

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 >

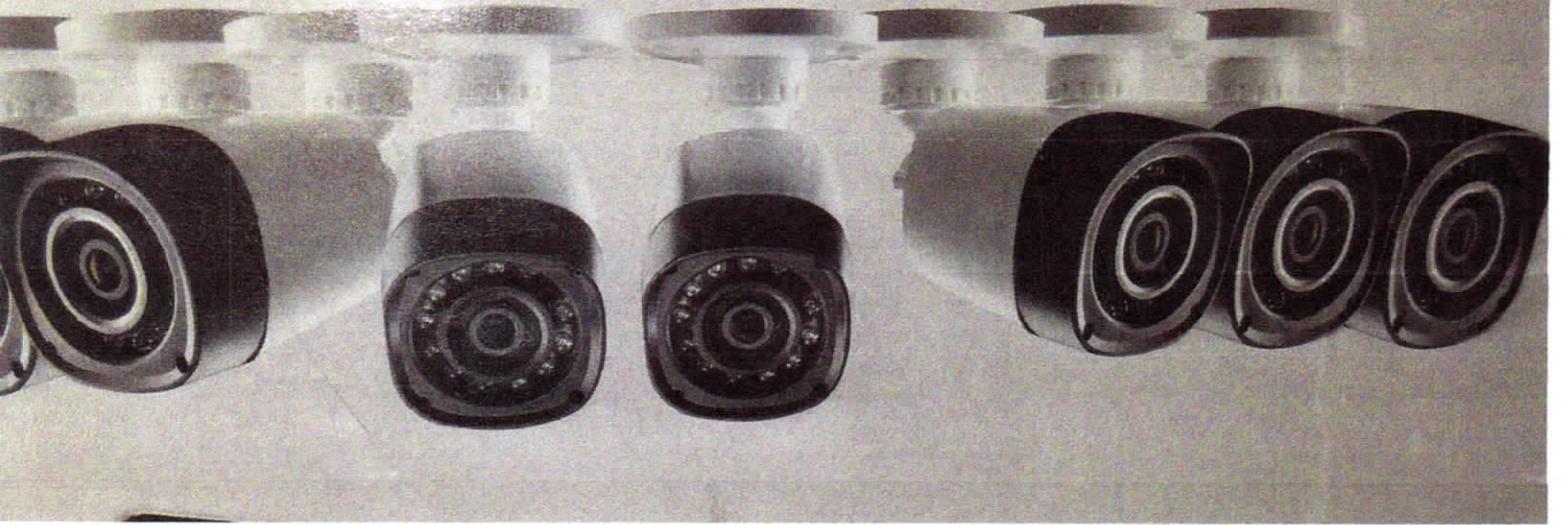
See More in Area Lights >

**\$34.97** / each



**REX**<sup>®</sup>

Cameras

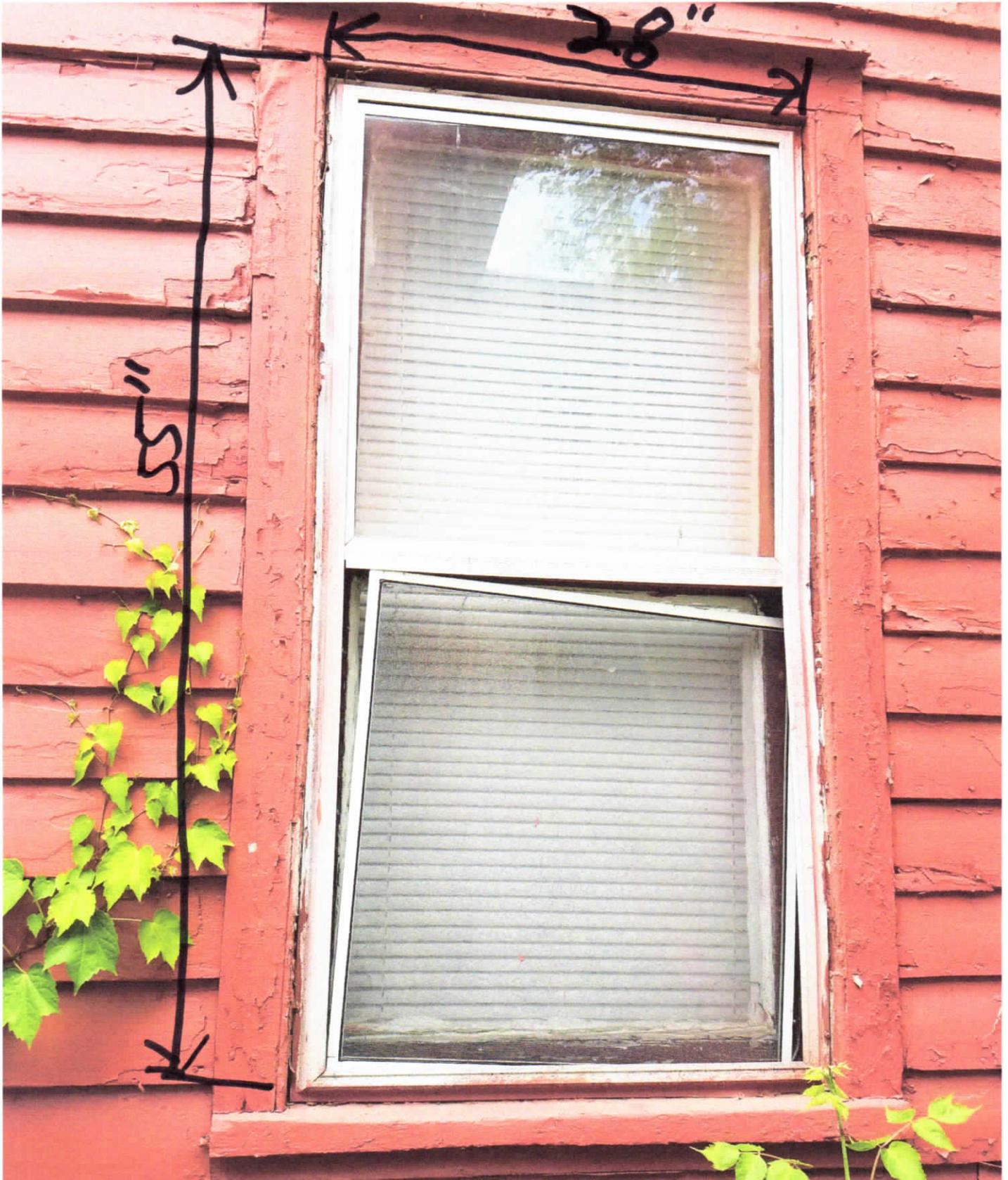




Porch roofs added to  
North and South elevations  
similar to these.

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?



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: <del>Study</del>	Permit fee: \$35 + 15 = \$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: ~~6/11/16~~ 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](mailto:hdcintern@cityofypsilanti.com), or view our factsheets at [cityofypsilanti.com/hdc](http://cityofypsilanti.com/hdc).

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

**Original Form Sent with application**