

CLAIM PLEASE SEE... ARE NOT... 796 FOREST CT... 48104... 48104



ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

100 N. Fifth Avenue, Ann Arbor, MI 48104 (734) 794-8000, x42608 Fax: (734) 994-8312  
Historic Preservation Coordinator Email:

**Section 1: Property Being Reviewed and Ownership Information**

Address of Property: 419 DETROIT ST

Historic District: \_\_\_\_\_

Name of Property Owner (If different than the applicant):  
EC and J LLC

Address of Property Owner: 529 DETROIT ST Ann Arbor, MI 48104

Daytime Phone and E-mail of Property Owner: 734 662 9887

Signature of Property Owner: [Signature] date: 3/22/11

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**Section 2: Applicant Information**

Name of Applicant: William A Mastindale - ALL POINT BUILDERS

Address of Applicant: 796 Forest Ct Ypsilanti, MI 48198

Daytime Phone: (734) 644-2825

Fax: ( ) \_\_\_\_\_

E-mail: downy@earthlink.net

Applicant's Relationship to Property: owner \_\_\_\_\_ architect  contractor \_\_\_\_\_ other \_\_\_\_\_

Signature of applicant: William A Mastindale date: \_\_\_\_\_

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**Section 3: Building Use (check all that apply)**

Residential  Single Family  Multiple Family  Rental

Commercial  Institutional

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**Section 4: Stille-DeRossett-Hale single state construction code act**  
**(this item MUST BE INITIALED for your application to be PROCESSED)**

Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property, where the work will be undertaken has, or will have before the proposed completion date, a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531."

Please initial here: \_\_\_\_\_

Ap 2

**Section 5: Description of Proposed Changes (attach additional sheets as necessary)**

1. Provide a brief summary of proposed changes.

RAISE WINDOW sill up 10" CUT DOWN LOWER SECTION OF WINDOW, REINSTALL WINDOW WITH NEW SILL, FLASH ROOF FOR NEW 10" HIGH BRICK WALL LAGED UPON EXISTING WALL

2. Provide a description of existing conditions.

WATER FLOWING INTO WINDOW SILLS AT ROOF GRADE LEVEL

3. What are the reasons for the proposed changes?

LEAK

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

PHOTOS & DRAWINGS

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

**Staff Use Only**

Date Submitted: 1/27-2011 Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

Project No.: HDC 11-050 Fee Paid: \_\_\_\_\_

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: 3/12-2011

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA; \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ HDC NTP; \_\_\_\_\_ Staff COA

Comments: \_\_\_\_\_

# CONTRACT

(2) (1)

Johns, Elaine window repair.txt.txt  
Johns, Elaine WIndows 417 Detroit St, East wall

plans to scale  
signature from owner  
pics of each window  
explanation  
brick sample  
Mortar sample  
sill detail  
DIMensions  
100.0 for meeting  
By 5 pm tommorrow

All Point Builders  
Martindale, William  
746 Forest Ct  
Ypsilanti, Mi 48198  
& AnnArbor  
734-665-9122  
mobile 734-644-2825  
downy@earthlink.net  
Builders license # 2101119274  
Liberty Mutual Policy num WC5-34S-356771-013

Mobile 734-644-2825  
1/27/2011  
Contract num 1-27-11--1

To: Elaine Johns  
TREASURE MART:  
DETROIT ST. Ann Arbor, MI 48105  
Phone: Day: (734) 662-9887  
Email: info@treasuremart.com

We do hereby propose to supply all labor and materials for:

Window repairs on East wall, sills are too low and at same hieght as flat roof grade, causing rotting

Shorten window and install 12 inch wall in front of window,

1.
  - a. Remove sill and bottom window frame as needed, install temporary plywood over window
  - b. Install brick across bottom of window area and up 12 inches to allow flat roof to be attached to wall properly. As it is now the window sill is at roof level and making a sealed junction to roof very difficult
  - c. Install limestone sill to terminate newly installed 12 inch wall  
( Brick to match as close as possible to original )

1. Window repairs on East wall, shorten lower frame of window

2. Remove bottom window frame and shorten hieght by 12 inches as needed. ( window frame bottom now rests in a puddle when it rains and is almost level with the flat roof grade and rotting
  - a. Take apart window frame
  - b. Reassemble window, shorting hieght 12 inches, ( new sash will be milled

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Johns, Elaine window repair.txt.txt  
to match old sash as close as possible to original)

- c. Install window glass, and install proper Glazing
- d. Prime and paint window to match existing as close as possible to original paint
- e. Reinstall window frame in window
- f. Install new window sill to match as close as possible to original,  
sloping sill to shed water
- g. Haul debris

Cost \$5775.00

Payments 1/2 down upon beginning, 1/2 when completed  
Sincerely, Bill Martindale, Owner and President  
Contract num 1-11-11--3

x. \_\_\_\_\_

mat - 1

historacal plans require 3-24-11.txt

All Point Builders  
Martindale, William  
746 Forest Ct  
Ypsilanti, Mi 48198  
mobile 734-644-2825  
downy@earthlink.net

historacal plans require ..

material list

sill: pressure treated 2 x 10''

brick for knee wall under window , matching pancake short commons

mortar : to match with plenty of Lime to keep light as it is now

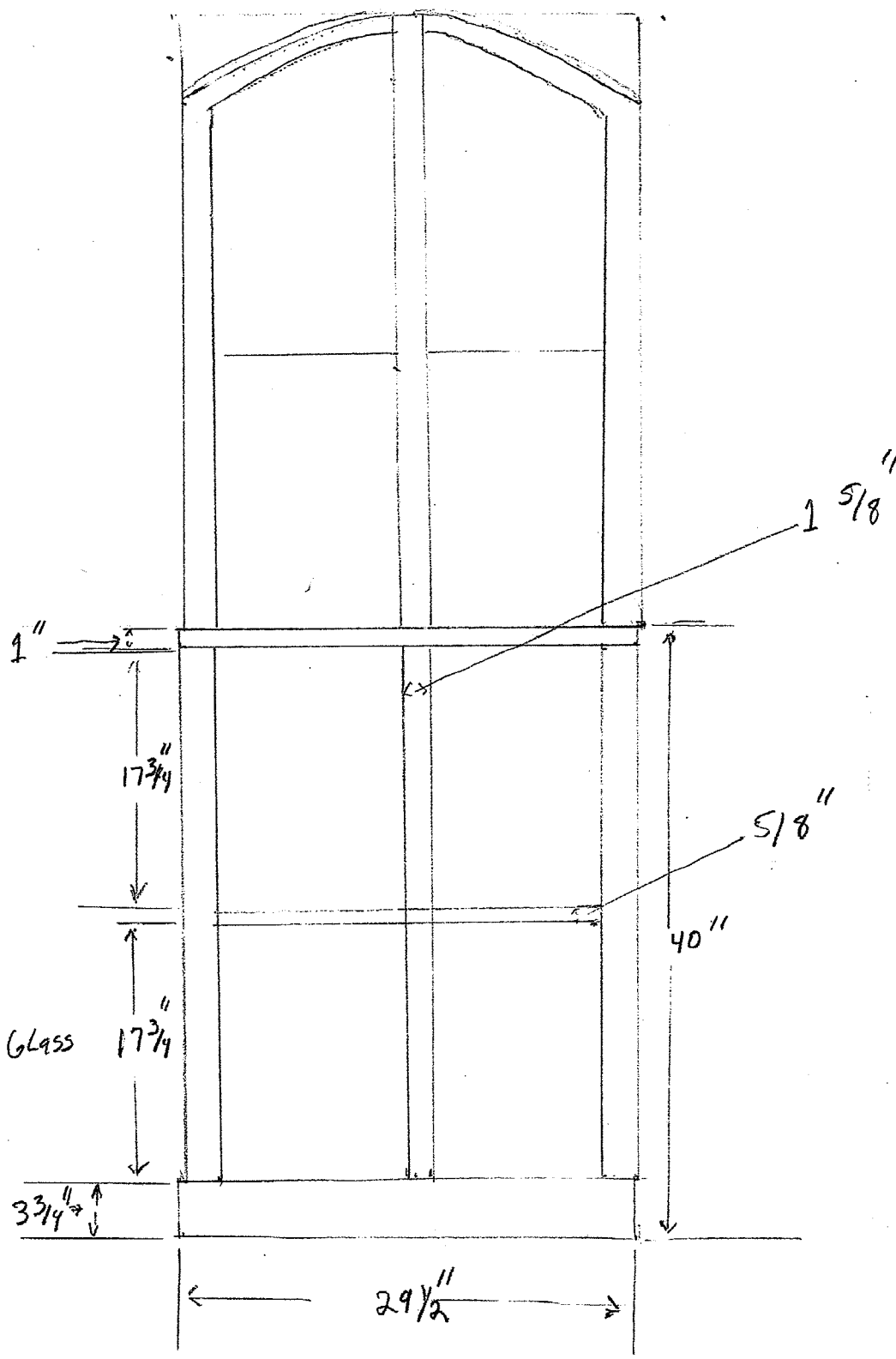
Paint: latex

Roofing :Flat roofing, torch down rubber as is existing

Glass: We will try to cut old glass, if it wont cut we will use new glass,  
the original glass is not very special

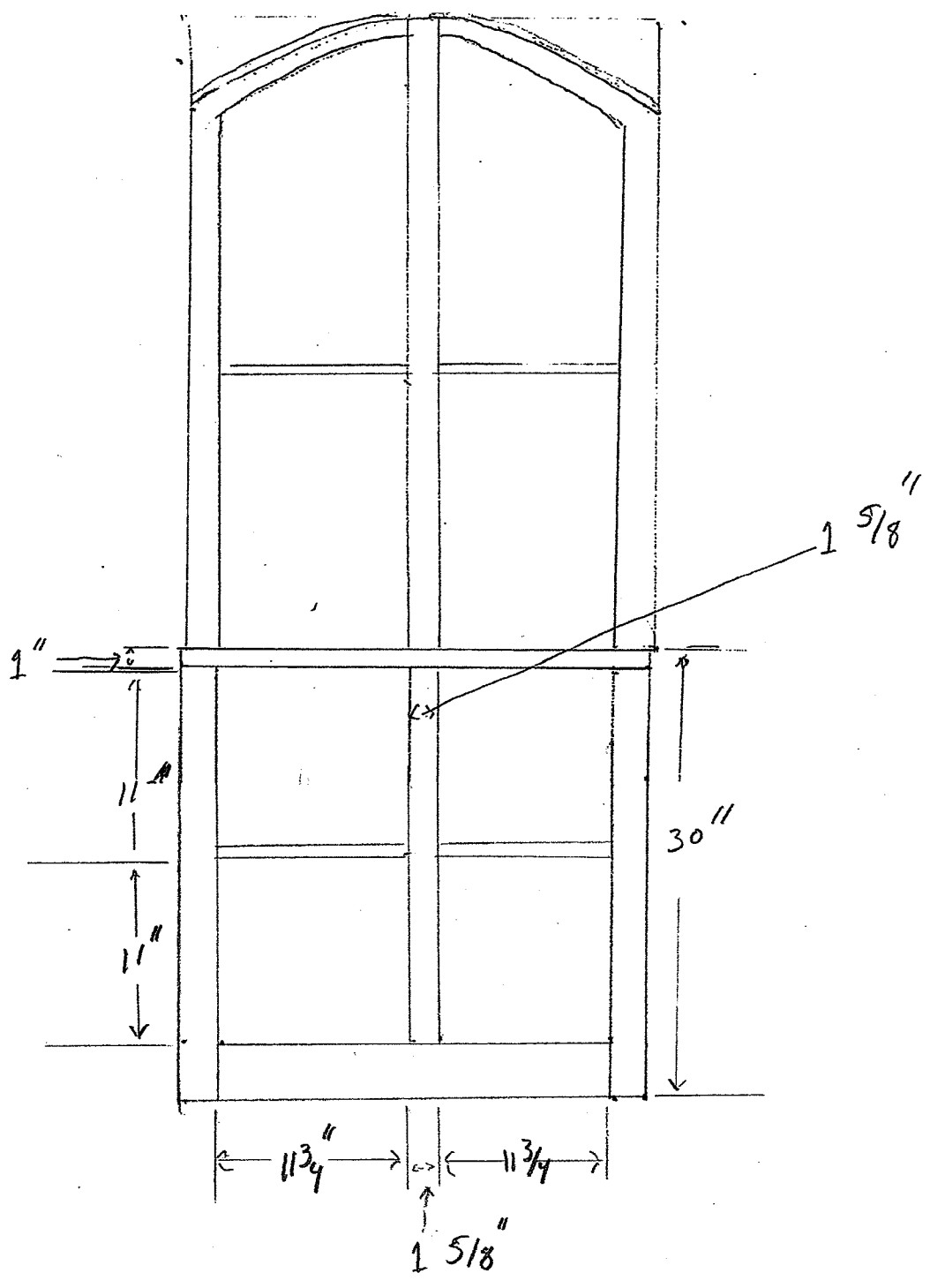
ALL POINT BUILDERS  
RE: 2ND FLOOR WINDOW "EXISTING"  
419 DETROIT ST AA, MI

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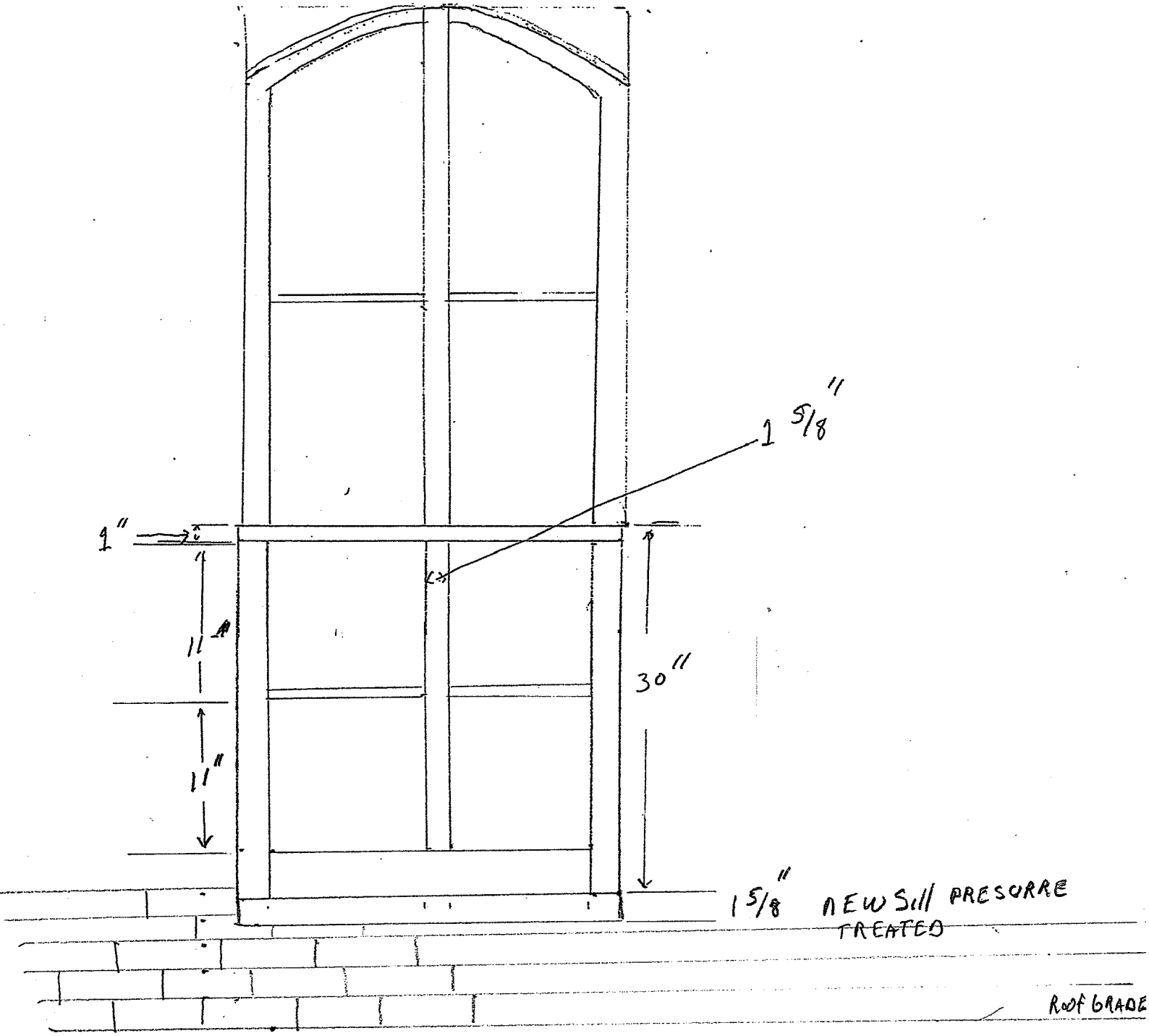
ALL POINT BUILDERS  
NEW DESIGN PROPOSED

(2)



ALL POINT BUILDINGS  
NEW DESIGN PROPOSED

3

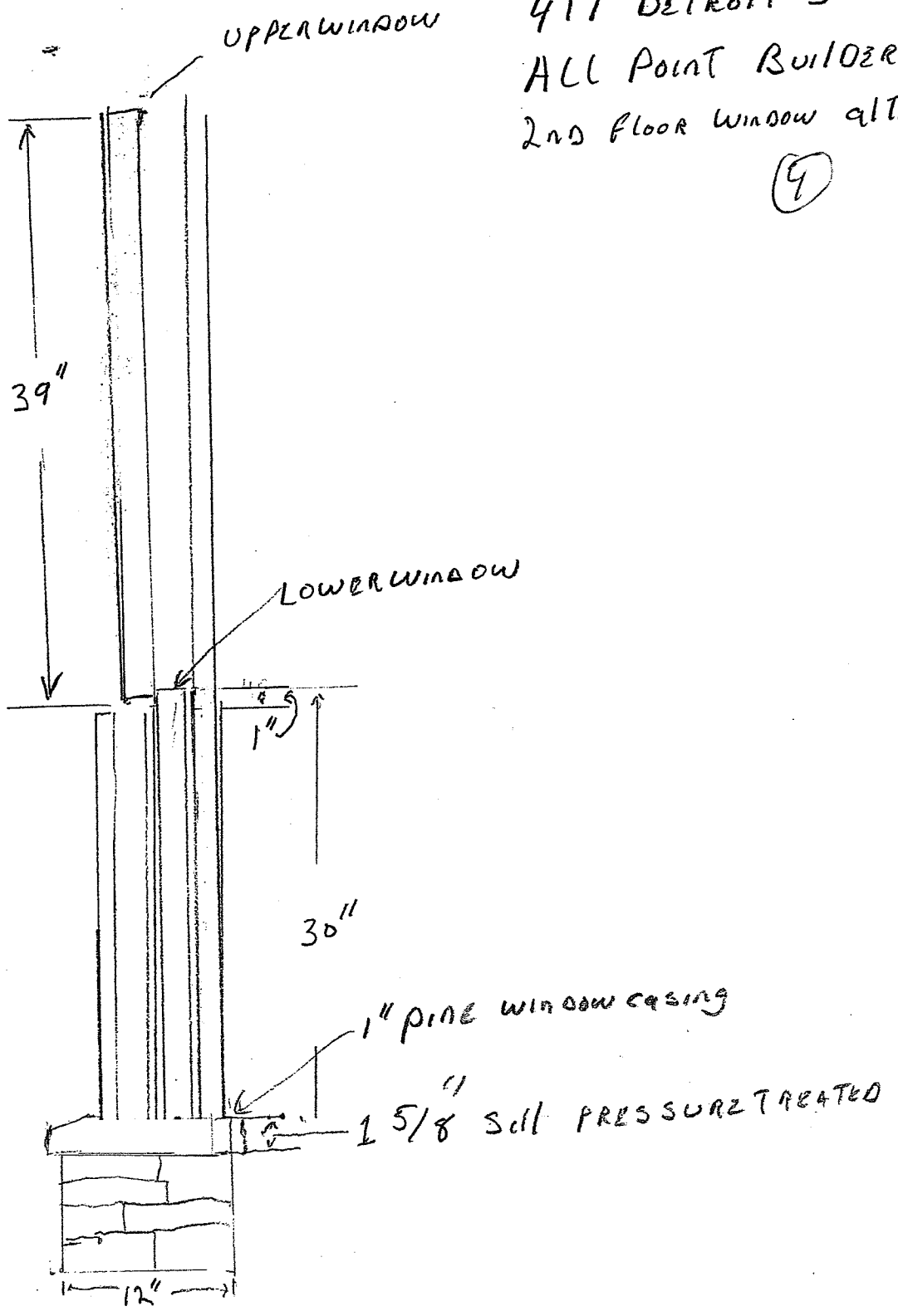


OUTSIDE FRONT VIEW



417 DETROIT ST  
ALL POINT BUILDER  
2ND FLOOR WINDOW ALT.

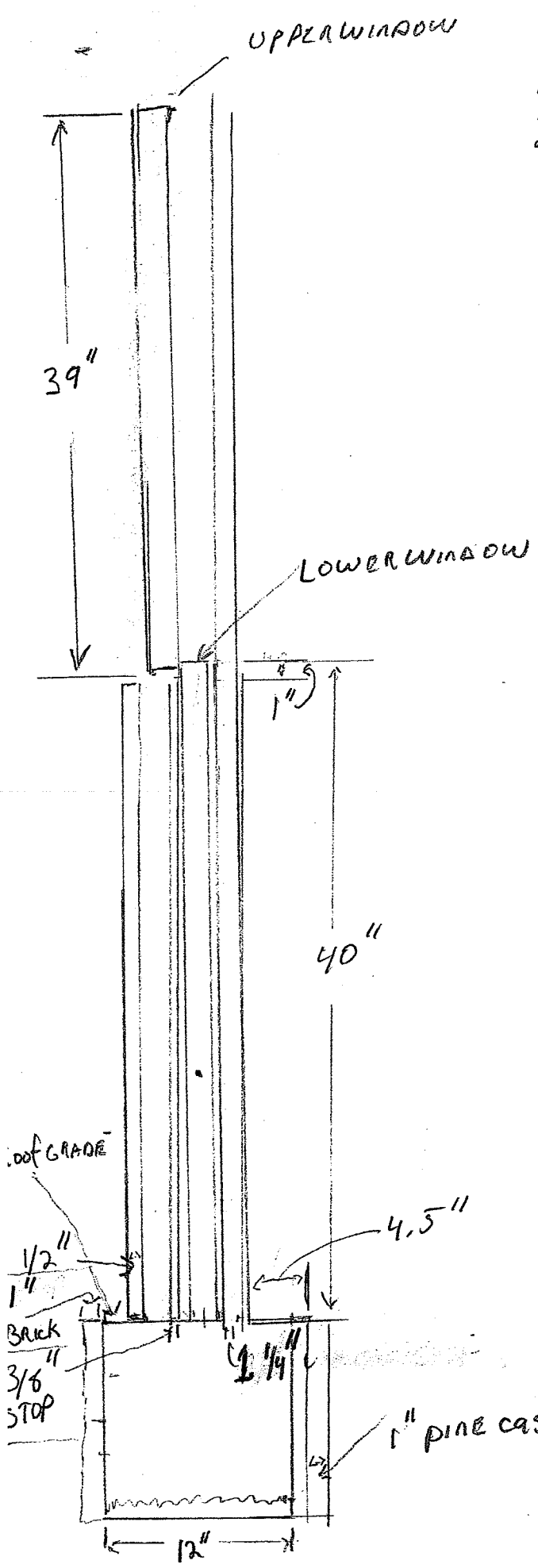
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SIDE VIEW

417 DETROIT ST  
 ALL POINT BUILDERS  
 2ND FLOOR WINDOW ALTERATION

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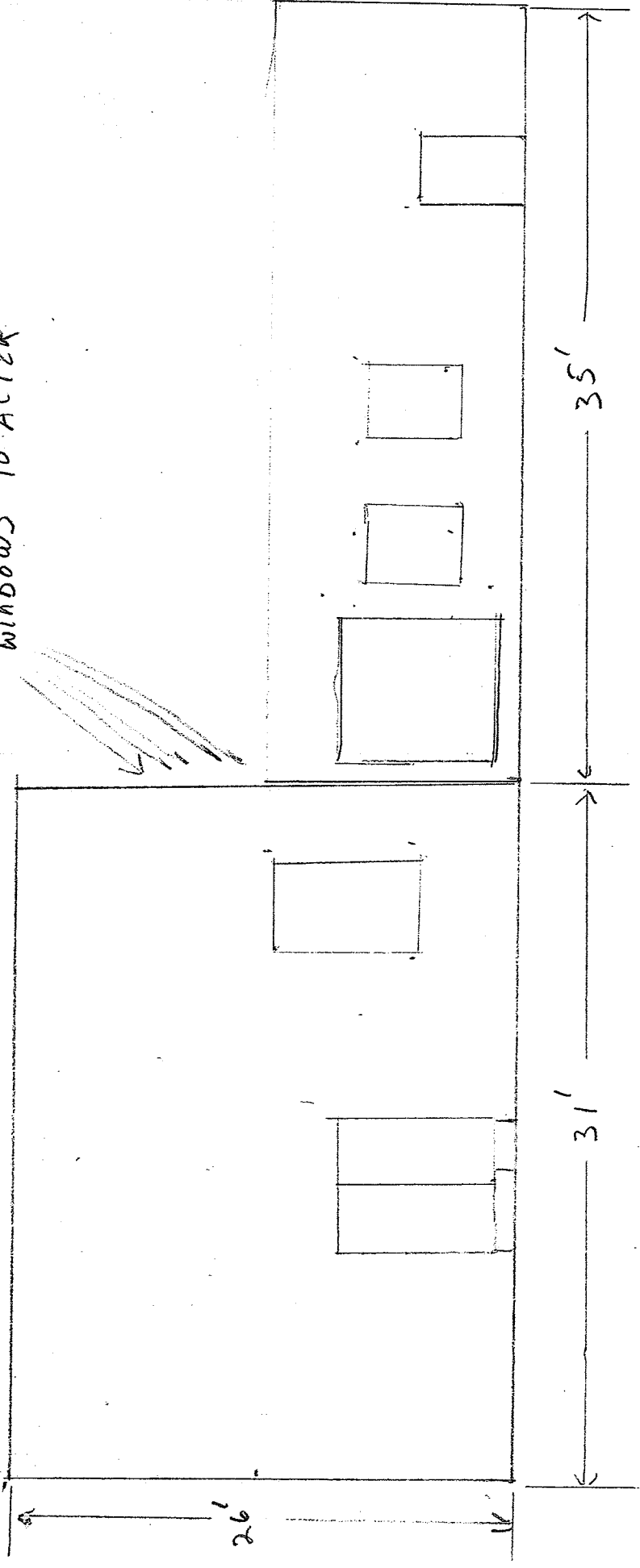
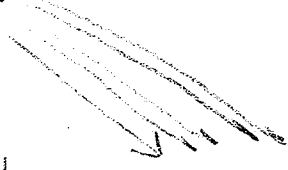
1" = 3/32" SIDE VIEW

ALL POINT BUILDERS

north

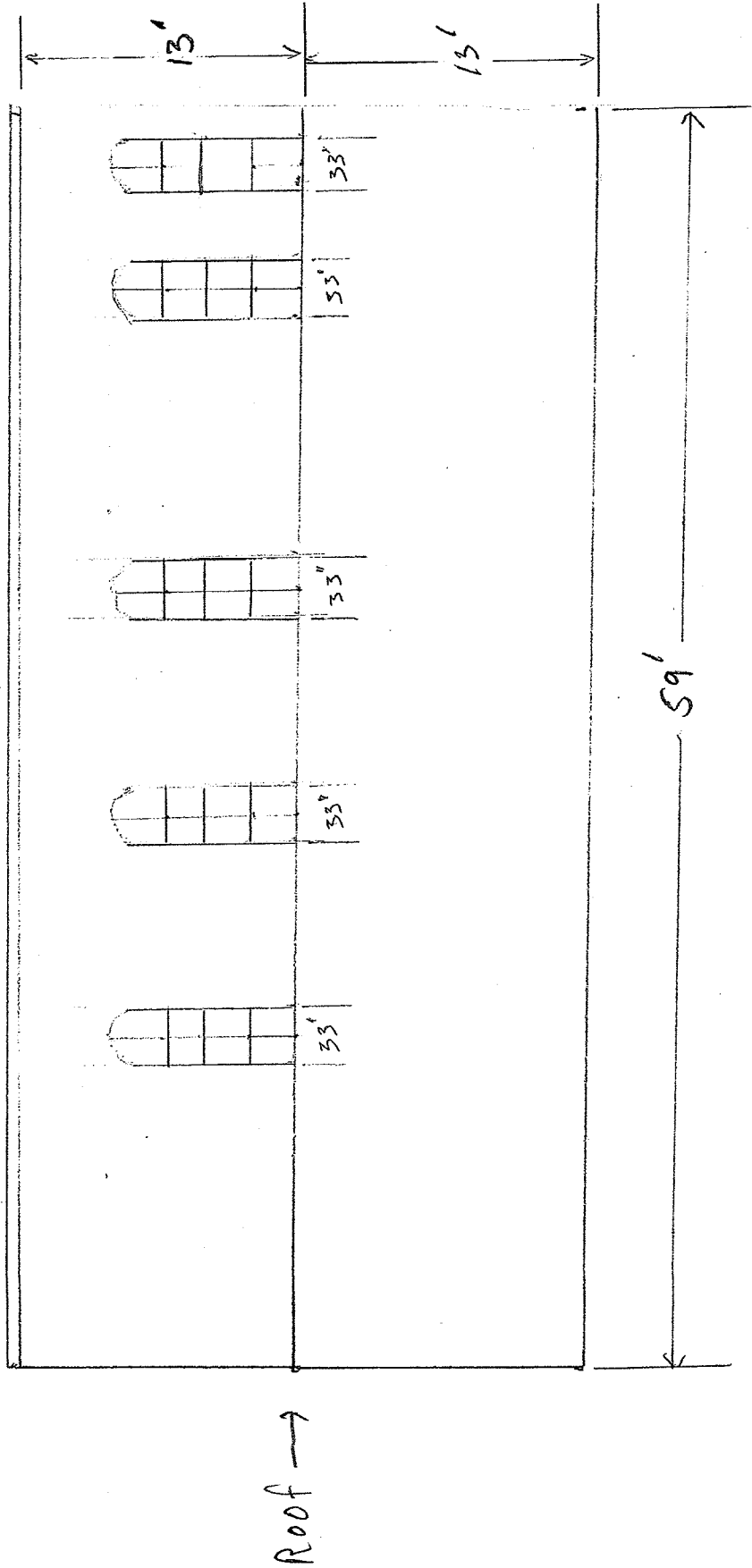


WINDOWS TO ALTER



417 DETROIT ST

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FRONT VIEW  
417 DETROIT ST  
1/8" PRACT SCALE