

1. NOTICE HDC Meeting Location Change May 28, 2019

Documents:

[MEETING LOCATION CHANGE YHS-PUBLIC NOTICE.PDF](#)

1.I. 7:00 PM HDC Agenda May 28, 2019

Documents:

[HDC MAY 28, 2019 AGENDA.PDF](#)

1.I.I. 7:00 PM HDC Meeting Packet May 28, 2019

Documents:

[HDC MAY 28, 2019 FULL PACKET.PDF](#)



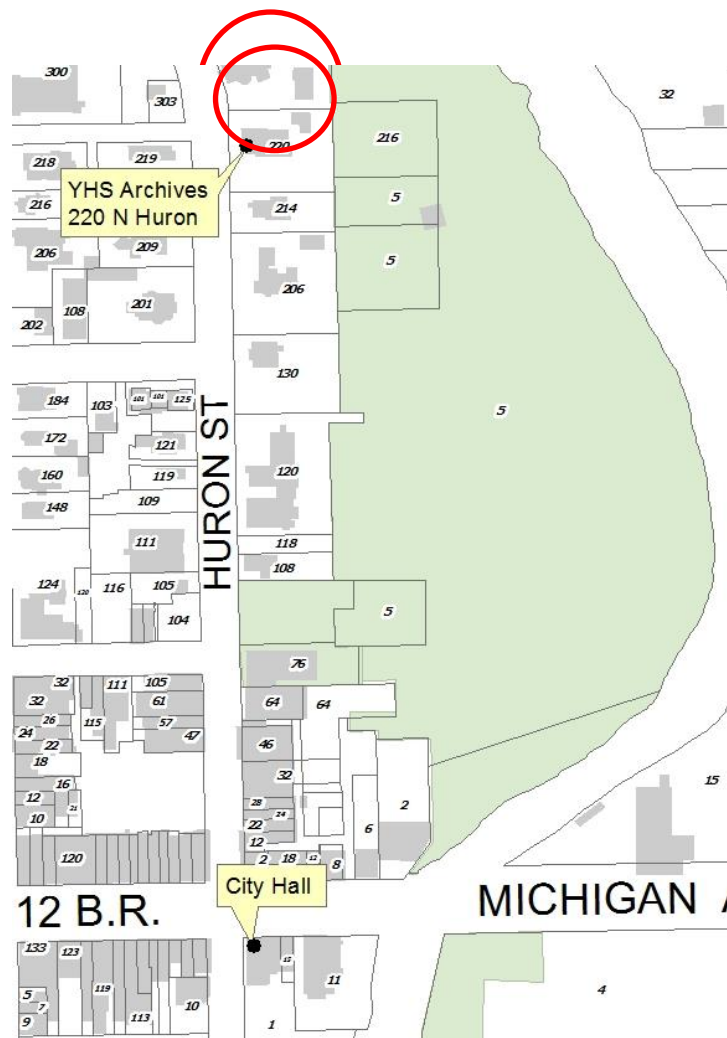
PUBLIC NOTICE City of Ypsilanti

Historic District Commission Meeting Location Change

The Ypsilanti Historic District Commission meeting scheduled for **Tuesday, May 28, 2019** at 7:00 p.m. has been **RELOCATED** to the Ypsilanti Historical Society Archives, 220 N. Huron, Ypsilanti, MI 48197.

Andrew Hellenga
City Clerk

Posted: May 23, 2019



CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, May 28, 2019 - 7:00 p.m.
Ypsilanti Historical Society, 220 N Huron St.
Ypsilanti, MI 48197

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

Mike Davis, Jr., Chair	P	A
Alex Pettit, Vice-Chair	P	A
Erika Lindsay	P	A
Hank Prebys	P	A
Ron Rupert	P	A
Jane Schmiedeke	P	A
Anne Stevenson	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING—none

V. BUSINESS SESSION

A. OLD BUSINESS

1. 302 E Cross Foundation repair/roof update

B. NEW BUSINESS

1. 317 N Washington Sign face replacement
2. 215 S Washington Windows, siding, and lampposts
3. 322 E Cross Rear porch demolition and replacement
4. 30-36 N Washington/121 Pearl Awning replacement

C. STUDY ITEMS—none

1. 14 S Washington Masonry/structural repairs

D. ADMINISTRATIVE APPROVALS

1. 36 E Cross Air conditioning unit installation
2. 119 N Huron Window repair and repaint

E. OTHER BUSINESS

1. Property monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

8. Approval of the minutes of May 14, 2019

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.

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Ypsilanti, MI 48197

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City of Ypsilanti

Community and Economic Development

May 15, 2019

MAXWELL ZIEBARTH
[REDACTED]
[REDACTED]

RE: Demolition by Neglect Repair Timeline for 302 E Cross -Approved

Dear MR. ZIEBARTH,

On Tuesday, May 14, 2019, the Historic District Commission (HDC) approved the proposed timeline for repair for the property listed above. The timeline stipulates:

The approved roof replacement will be completed by the HDC meeting scheduled for May 28, 2019; the HDC will also receive an update on the condition of the foundation at the May 28 meeting with foundation work to be complete by June 8, 2019; porch repair to be submitted as a study item at the June 11 or June 25, 2019 meeting; repair of windows, doors, and siding to be submitted as a study item at the July 9 or July 25, 2019 meeting. All proposed repairs to be completed by October 1, 2019.

All HDC study items must be subsequently submitted with official applications as action items in order to be approved.

The timeline and proposed work may be amended to accommodate for unforeseen circumstances. Once work is completed, the property will no longer be considered a case of Demolition by Neglect.

In the event you fail to adhere to the above timeline, the City may take legal action against you and the property in order to achieve compliance.

Applications and further information about the Historic District Commission are available online at www.cityofypsilanti.com/hdc. Please contact me at (734) 483-9646 or via email at sslagor@cityofypsilanti.com with any questions.

Sincerely,
[REDACTED]

Scott E. Slagor, Preservation Planner
Community & Economic Development Department

CC: File
Building Department



HDC Work Permit Staff Review

Property address: 317 N Washington

Property History: The property includes a gas station erected in 1958 that is non-contributing to the historic district.

Date of Application: May 14, 2019

Date of Review: May 24, 2019

Date of Meeting: May 28, 2019

Proposed work: Replacing an existing sign face rebrand the gas station.

Materials: Unknown.

Staff review:

1. The applicant proposes refacing an existing backlit sign with panels to rebrand the gas station.
2. The current sign was approved in 2012 with the condition that the areas outside the logo and lettering be opaque on the interior so as to minimize the light emitted.

Recommended Motions:

Move to issue a certificate of appropriateness for work at 317 N Washington as submitted in the application dated May 14, 2019 for the refacing of a backlit sign with the condition that the blue parts of the sign be opaque so that light may only be emitted through the logo and lettering.

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

Prepared by:

Scott E. Slagor, Preservation Planner

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

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

10. New work shall be removable.

RECEIVED

MAY 14 2019

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 one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA**Property**

Address

317 N. Washington

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

Name

Aver Sign Co.

Address

359 Livernois St.

City

Ferndale

State

MI

Zip

48220

Phone / Fax

(248) 542-0678

E-Mail

jennifer@aversign.com

Contractor

Contractor Name & Contact Info

Terrance E Welch II (see above)

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Reface/Rebrand existing City MID sign (pole) to Sunoco.
reducing square footage of sign.

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. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

8000.00

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:

Date:

5/6/19

Print Name:

Jennifer Glover

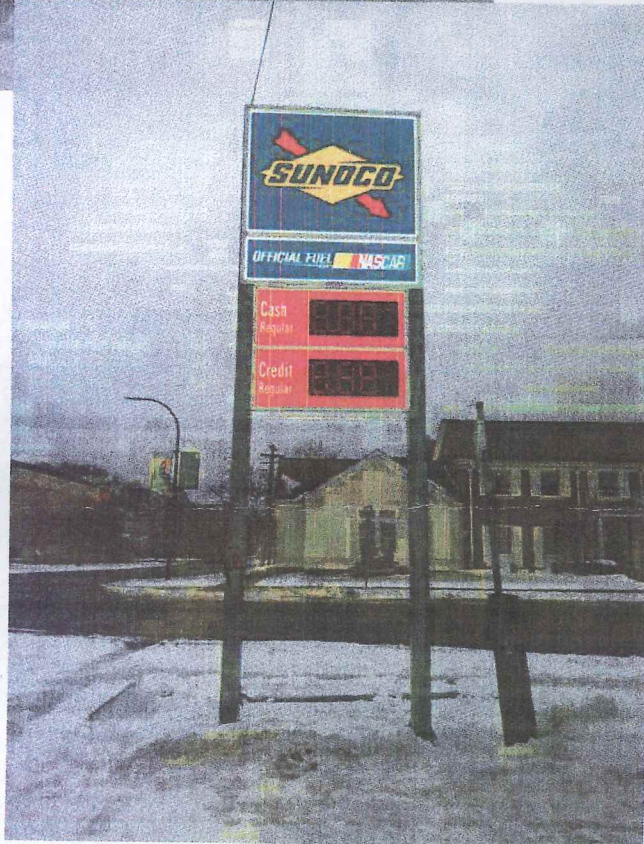
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

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

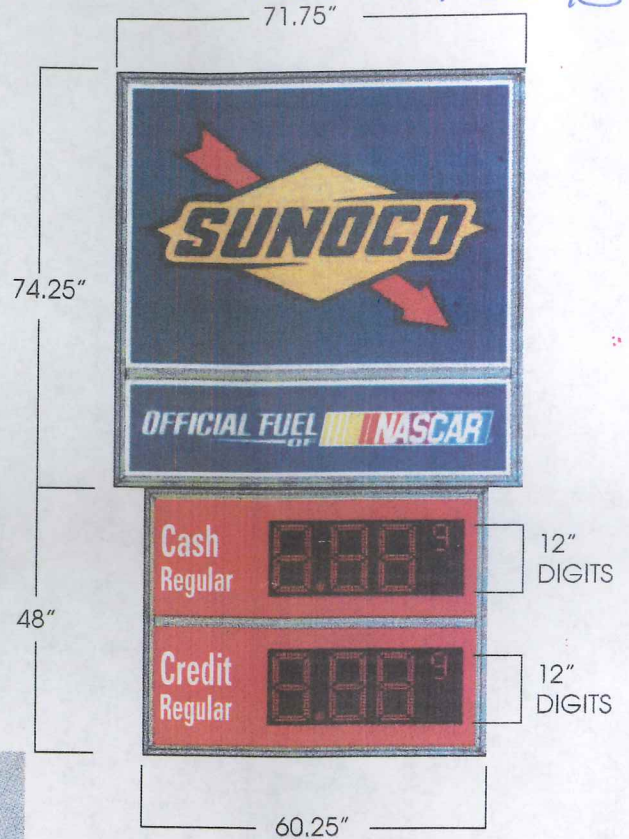
317 n Washington
PHD-19-0008



Before



After



Everbrite

DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC. Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

Customer: Sunoco

Project No: 405682-1

Date: 4/17/19

Location & Site No: 317 N. Washington St.
Ypsilanti, MI Site: SUN317

Scale: 3/8"=1'-0"

Drawn By: RB

Description:

Face Replacements, Retro Fit

Revised: 4/25/19

Revised:

Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.

CUSTOMER SIGNATURE

DATE

LANDLORD SIGNATURE

DATE

SERVICE CREW: _____
DATE: _____
ORDER #: _____

OVH 242 1/2

① LAB W 71 3/4 H 74 1/4

~~INSIDE RETAINER OF LAB~~

W ~~22 1/2~~

FACE

W 71 3/4 H 74 1/4

TRIM 3/4

V.O. ~~7 1/2~~

② LAB W 60 1/4 H 48

~~INSIDE RETAINER~~

W 60 H 47 3/4

FACE

W 72 3/4 H 48

TRIM 3/4

V.O. ~~2 1/2~~

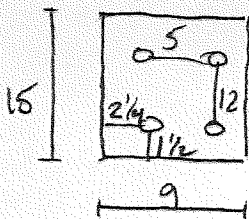
③ W 35 H 16 1/4

D SIZE 12

POLE

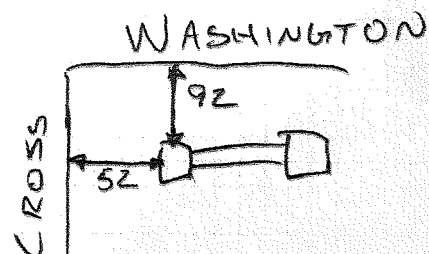
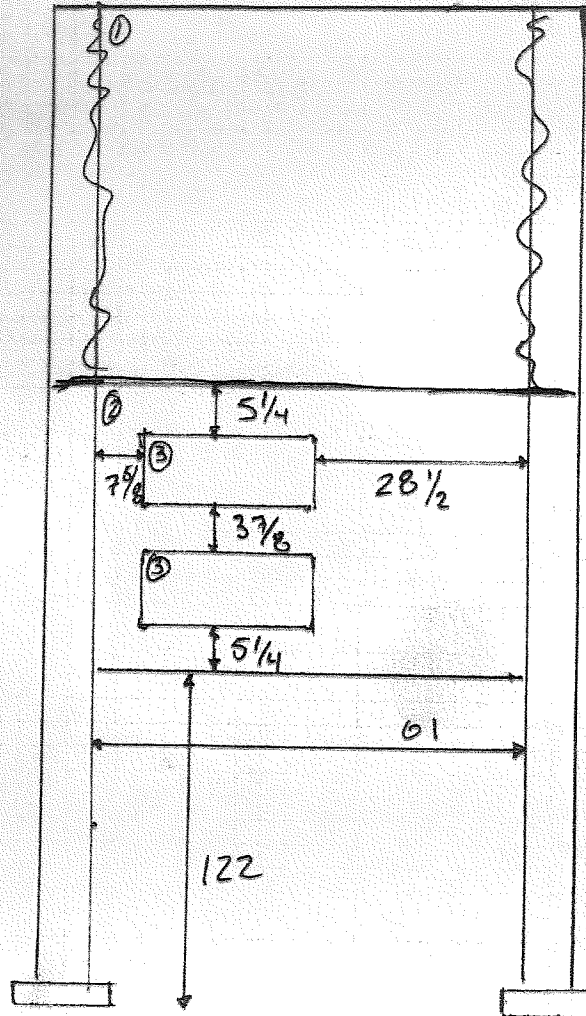
W 6 D 8

H 148



P THICKNESS
1 1/4

BOLT SIZE
7/8



Letter of Consent

To the city of Ypsilanti,

As the owner of the Office located at 317 N. Washington Ypsilanti, I
authorize Aver Sign Company to apply for sign permits for the rebrand
of my station to Sunoco.

Name: Sam Alakhrass

Signature: [Handwritten Signature]

Date: 05/06/19



[Handwritten Signature]

Staff Photo: 317 N Washington, May 23, 2019. Facing southwest from intersection of N Washington and W Cross showing property overview.





HDC Work Permit Staff Review

Property address: 215 S Washington

Property History: The property includes a Queen Anne-style house erected in 1893 that is contributing to the historic district. It was at one time owned by the Kishalr family, who had a large dry goods store downtown.

Date of Application: May 21, 2019

Date of Review: May 23, 2019

Date of Meeting: May 28, 2019

Proposed work: Siding replacement, window replacement, and lamppost installation.

Materials: LP SmartSide fiber-cement shingles, Pella Proline 450 Series wood windows, and two prefabricated lampposts.

Staff review:

1. The applicant proposes recladding part of the building that was formerly covered by aluminum siding with LP SmartSide fiber-cement board to look like wood shingles.
 - a. Shingles will be painted "Curio Gray" to match the house.
 - b. The applicant did not specify where the new siding would go, but based on the minutes from 5/14/2019, it will be on a former enclosed porch on the rear of the building.
 - c. The porch was enclosed in the 1950s and therefore does not have historic siding underneath the removed aluminum.
2. The applicant has already replaced the windows on the same former porch with one-over-one Pella Proline 450 Series wood windows.
 - a. These three windows replace non-historic windows that dated to the 1950s.
 - b. Two are visible from the right-of-way.
 - c. This work was completed without a permit.

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.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

3. The applicant also proposes installing two lampposts; one near the front walkway, and the other on the south side of the house.
 - a. The applicant has not provided a drawing to show the exact location.
 - b. The lampposts proposed are a brass color and include three, possibly four, light fixtures atop a singular pole.
 - c. The lampposts are highly ornamental with decorative etchings, finials, and coming in the glass lanterns.
4. The lampposts appear to meet the HDC lighting standards in that they are shielded from emitting light upward.
5. As presented, the lampposts appear conspicuous because of their ornament and multiple light fixtures.
 - a. A modest design would be more appropriate for this property as to not distract from the integrity of the historic building, and to avoid creating a false sense of history with lampposts that echo an earlier design.
 - b. Staff recommended the applicant bring alternative designs to the meeting.
6. However, lampposts are removable objects that are detached from the house. Although they can impact the historic setting, their effect on the overall integrity of the property would be minimal.
 - a. The HDC may exercise discretion in determining the appropriateness of the lampposts.

Recommended Motions:

Move to issue a certificate of appropriateness for work at 215 S Washington as submitted in the application dated May 17, 2019, including recladding the former rear porch with LP SmartSide shingles in Curio Gray, and installation of two lampposts at the west and south sides of the property.

And:

Move to issue a Notice to Proceed for the work already completed at 215 S Washington for the replacement of three windows on the rear former porch with Pella Proline 450 series wood windows.

Relevant Secretary of the Interior's Standards:

#6, #9, #10

Move to table the application for work at 215 S Washington so that the applicant may present a lamppost design that is compatible with the property.

Relevant Secretary of the Interior's Standards:

#3, #9, #10

Move to amend the application and issue a certificate of appropriateness for the recladding of the rear porch in LP SmartSide shingles in Curio Gray; and issue a notice to proceed for the three Pella Proline 450 series wood windows already installed on the rear porch.

Relevant Secretary of the Interior's Standards:
#6, #9, #10

Prepared by:
Scott E. Slagor, Preservation Planner



RECEIVED

MAY 21 2019

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:

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INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA**Property**

Address

215 S. WASHINGTON 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

PACE & CHANTREL NIELSON

Address

[REDACTED]

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

E-Mail

[REDACTED]

[REDACTED]

Contractor

Contractor Name & Contact Info

SELF

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

Complete Description of Proposed Work:

REPLACE ALUMINUM SIDING WITH FIBER CEMENT LAP SIDING.
REPLACE 3 NON-ORIGINAL WINDOWS WITH SAME SIZE.
PAINT SIDING TO MATCH 1ST FLOOR (SW CURIO GRAY).
INSTALL 2 POST LIGHTS, ONE BY FRONT WALK AND
ANOTHER ON SIDE OF HOUSE TO SOUTH.

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. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$1500

Permit fee:

\$35 + _____ = \$35

Signature

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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:

5/21/19

Print Name:

PALE NIELSON

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Shakes require a finish coat like the one shown.

LP

BUILDING PRODUCTS

SMARTSIDE®

TRIM & SIDING

SW 0024
Curio Gray

- A truly Reversible shake offers superior design flexibility. The same panel can be used as a staggered edge or a straight edge.
- Fewer pieces per square than fiber cement shakes = less labor and easier to install
- A 5-year, 100% labor and replacement feature and a 50-year prorated, limited warranty on the substrate
- Durable - Made of treated engineered wood, LP SmartSide® products can withstand almost anything Mother Nature throws at them.
- Treated with our proprietary SmartGuard® process to help prevent fungal decay and termite damage
- Pre-primed for exceptional paint adhesion

LP SMARTSIDE

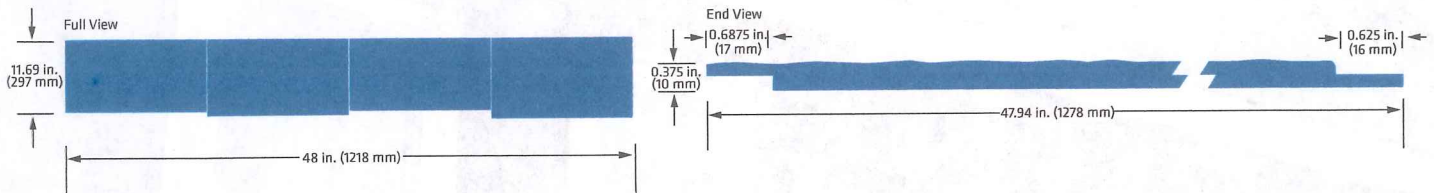
5/50 YEAR
LIMITED
WARRANTY



SMARTSIDE®

TRIM & SIDING

CEDAR SHAKES SPECS



TEXTURE	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS
TEXTURED	47.94 IN. (1218 MM)	11.69 IN. (297 MM)	0.375 IN. (10 MM)

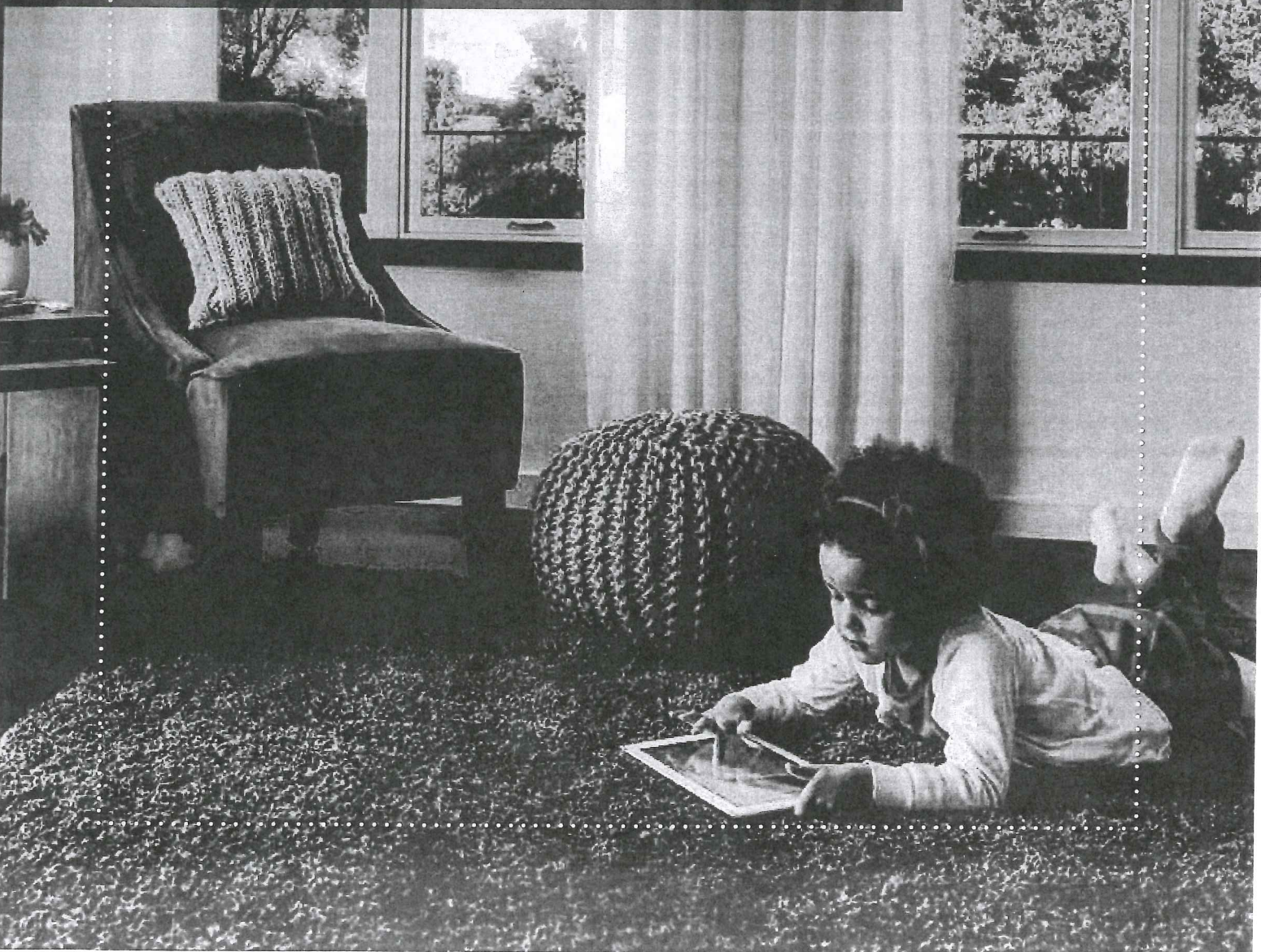




PELLA®

ProLine 450 Series

WOOD WINDOWS AND PATIO DOORS
AT A COMPETITIVE PRICE



Style for less.

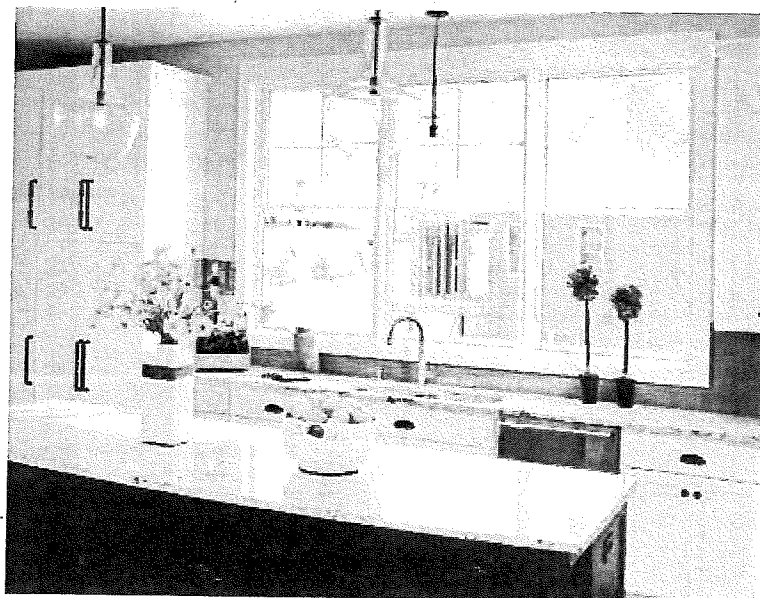


Pella® ProLine 450 Series products offer our most popular features, including the natural beauty of wood with low-maintenance aluminum-clad exteriors. With the availability of factory-assembled window combinations, you can make a truly unique design statement that's so beautiful, they'll think you hired an architect.



**Pella quality for
your home.**

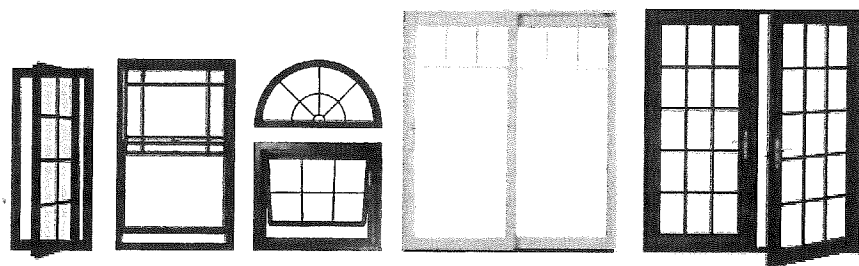
There's a Pella ProLine 450 Series product to fit most any window or door opening at a competitive price.



**A custom look at a
competitive price.**

Pella ProLine 450 Series windows and doors offer many of the features found on Pella's premium wood lines and cost less. You get beautiful wood interiors, low-maintenance EnduraClad® exteriors, and a wide range of standard and special sizes, shapes and styles.

Beauty of wood.



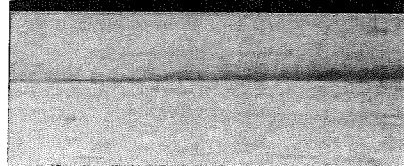
Our most popular features start here.

Choose from Pella's most requested styles, and add character to your home with the right sizes, colors and grille patterns.

EnduraGuard® wood protection offers advanced protection against the effects of moisture, decay, stains from mold and mildew – as well as termite damage. This proven immersion-treatment method will help ensure that Pella® wood windows and patio doors look and perform beautifully for years.



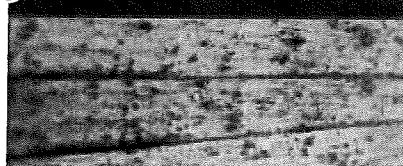
Pella EnduraGuard wood protection.



Pella's casement window after 7 months of exposure to moisture.*



Competitor's pressure-treated wood.



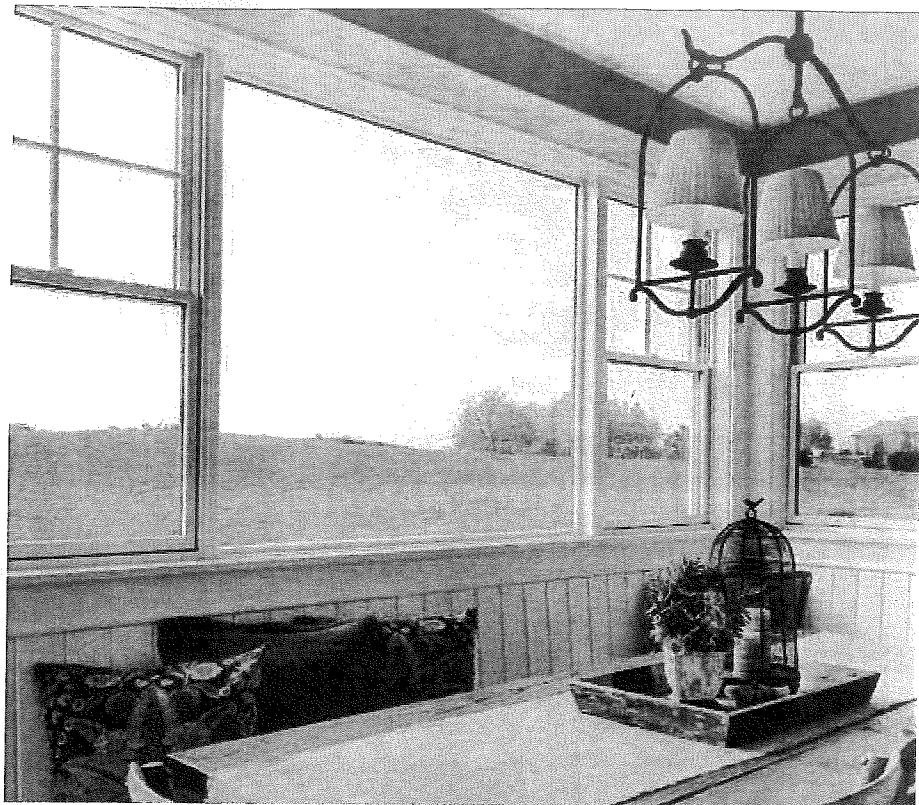
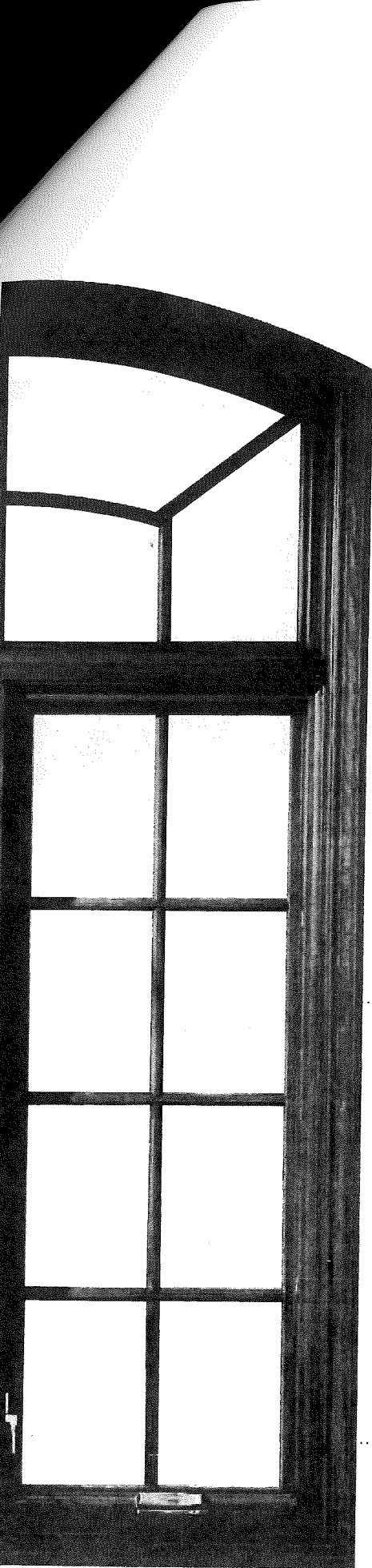
Stain mold present after 7 months of field-testing a competitor's pressure-treated wood.*

* For testing purposes, the seal between the bottom rail and the glass was compromised in both casement units tested.

Factory-prefinished pine interiors. Pella wood products can arrive factory-prefinished in your choice of eight beautiful stain colors, as well as primed, or with White, Bright White or Linen White paint. You get a professional, high-quality finish – eliminating drips, runs and harmful odors.

EnduraGuard®
Wood Protection



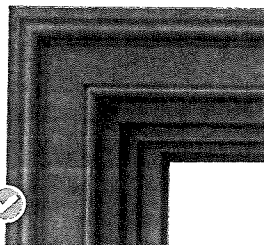


One of the best warranties in the industry.

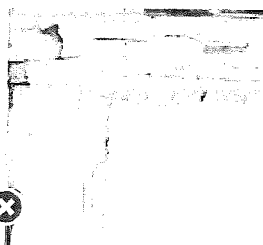
Pella® ProLine 450 Series products are backed by the Pella 20/10 Limited Warranty. See written warranty for complete details at pella.com/warranty.



EnduraClad® low-maintenance exterior finish helps keep the exterior of your window or patio door protected from the elements and is fade-resistant. So your windows and patio doors will look great for years.



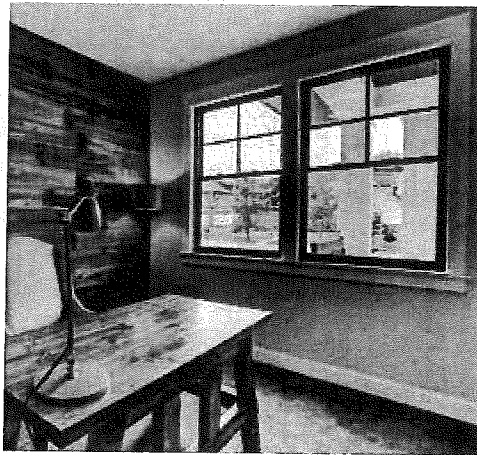
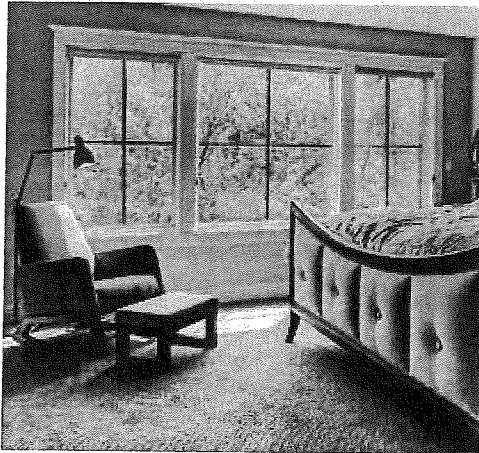
Pella's aluminum-clad exterior.



Old wood exterior.

A wood product that's just right for you.

WINDOWS



Casement and Awning Windows

Smooth openings and closings.
Stainless steel operating arms and hinges resist rust and corrosion.

Simple to operate.
Unison Lock System secures the window in two places with one easy-to-reach handle.

More convenient handle design.
Fold-away handle won't get in the way of roomside window treatments.

Easier cleaning.
Easy-clean wash feature makes it simple to clean the exterior glass from inside your home.

Double-Hung Windows

Easy operation.
Our Advanced Balance System helps ensure that your window will open and close easily for years to come.

Strong protection against the weather.

Pella's cam-action locks pull the sashes tight against the weatherstripping.

Easier cleaning.
Opening sash tilts in – making it easy to clean the exterior glass from inside your home.

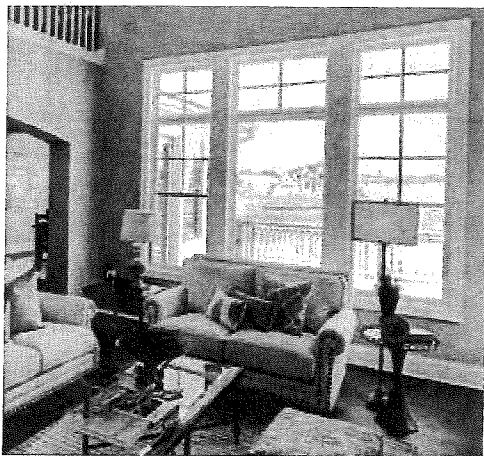
Bay and Bow Windows

Added character and space.
Bay windows feature high-quality stain-grade birch headboards and seatboards.

More light and view.
Combine a fixed window with windows that open and close to expand your view outdoors.

A stunning focal point.
Factory-assembled window combinations allow you to create a look that's all your own.

PATIO DOORS



Combination, Fixed, Special Shape Windows

Curves and angles.

Special Shape windows add architectural interest and natural light.

A quality, seamless look.

Grille options are available to match other Pella® products.

More ways to express your style.

Virtually limitless combinations allow you to create a stunning focal point in your home.



Sliding Patio Doors

Easy operation.

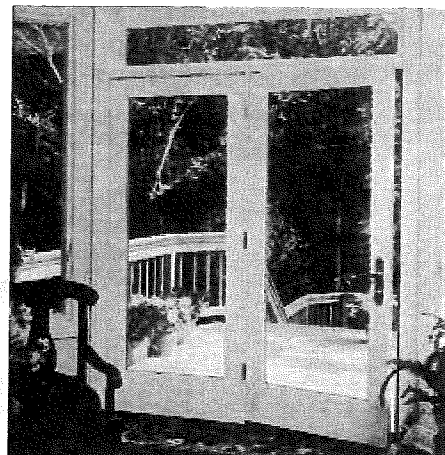
Convenient thumb lock allows you to open and close the door with one hand.

Better draft protection.

Pella's unique design puts the sliding panel on the outside. So when the wind blows against it, it creates a tighter seal.

More light and a clearer view.

Optional top-hung sliding screen* door is made with Pella's high-transparency InView™ screen.



Hinged Patio Doors

Stunning design and functionality.

Choose from two movable doors that swing open from the center, one movable door with one fixed door, or the simple elegance of a single door.

Added peace of mind.

Advanced multipoint locking system secures the door at the top, middle and bottom for added security.

More fresh air.

Optional hinged screen doors are available to match your patio door's EnduraClad® exterior finish color and feature Pella's high-transparency InView screen.

* ⚠ WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

For more information on Pella's window and door offering, see your local Pella sales representative or visit:

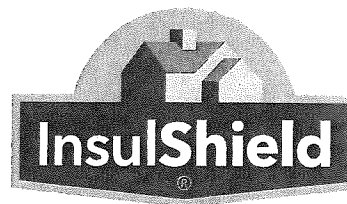
CHOOSEPELLA.COM/OFFERING

Comfort in. Weather out.

Pella® products offer exceptional energy-efficient performance wherever you live.

Glass at a glance.

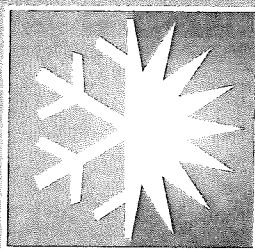
Pella's InsulShield® Low-E Glass Collection¹ features our most innovative and energy-saving choices, designed for your specific needs.



For many U.S. climates.

GLASS TYPE: Advanced
Low-E Insulating Glass with Argon²

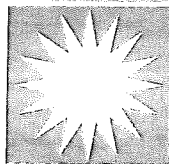
Unique Low-E technology delivers balanced insulation for cold winters and hot summers.



For very hot, sunny climates

GLASS TYPE: SunDefense™
Low-E Insulating Glass with Argon²

Allows in visible light and provides a clear view, while helping to block the heat of the sun.



Hawaii

¹ Glass options can be upgraded to offer the benefits of our InsulShield Low-E Glass Collection. Glass options may vary per product. See specific product information for availability.

² Optional high-altitude Low-E insulating glass does not contain argon in most products. Please see your local Pella sales representative for more information.

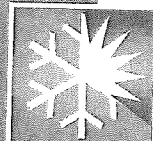
³ Some Pella products may not meet ENERGY STAR® certification in Canada. For more information, contact your local Pella sales representative or go to nrcan.gc.ca/energy/products/categories/fenestration/13739.

⁴ Ranges are based on the average savings among homes in modeled cities. Actual savings will vary based on local climate conditions, utility rates and individual home characteristics. For more information on the benefits of ENERGY STAR certified windows and doors, go to energystar.gov/products/building_products/residential_windows_doors_and_skylights/benefits.

For cold climates – like northern U.S. and Canada.

GLASS TYPE: NaturalSun
Low-E Insulating Glass with Argon¹

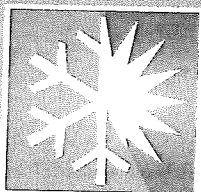
Allows the sun's heat to flow in and warm your home, while providing excellent insulation from the cold.



For northern U.S. climates.

GLASS TYPE: AdvancedComfort
Low-E Insulating Glass with Argon¹

Unique Low-E technology delivers balanced insulation for colder winters and moderate summers.



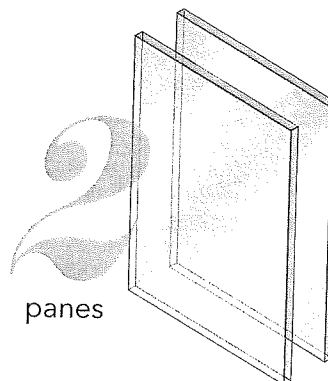
Helping you save on heating and cooling costs.

Installing ENERGY STAR[®] certified windows and doors can lower energy costs.³ With more efficient windows, you can also use less energy, which reduces greenhouse gas emissions from power plants.

For a typical home, when replacing single-pane windows with ENERGY STAR certified windows, you can save on average:

\$101 to **\$583** per year

And 1,006 to 6,205 pounds of carbon dioxide (CO₂), which is equivalent to 51 to 317 gallons of gasoline a year.⁴



Available on ALL Pella[®] products.

More panes, more gains. Many older homes have single-pane windows, which can lead to higher heating and cooling costs and drafty interiors. Multiple panes of glass create an air chamber that can dramatically increase energy efficiency and comfort.

Glass for a wide range of needs.

In addition to exceptional energy efficiency, you'll find great glass options that help with privacy, glare and noise control.

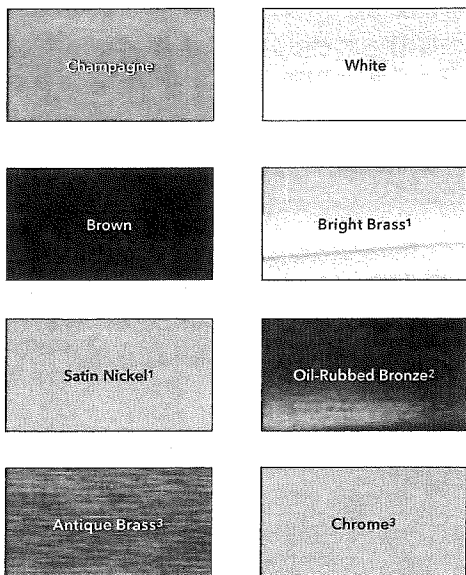
For more information on glass, see your local Pella sales representative or visit:

CHOOSEPELLA.COM/GLASS

Features and options.

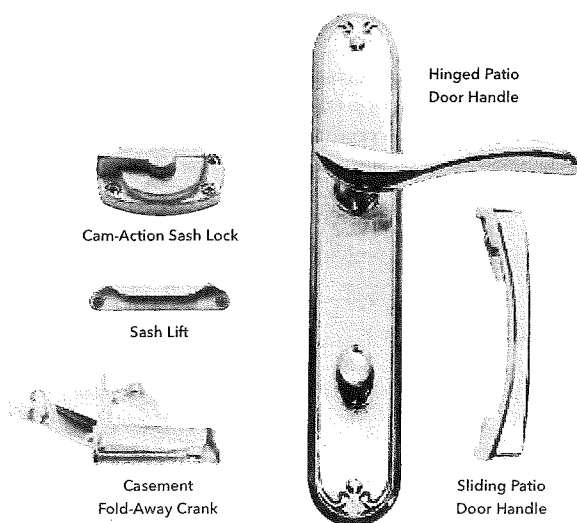
HARDWARE FINISHES

Choose from today's most popular decorative finishes to coordinate with other finishes in your home.



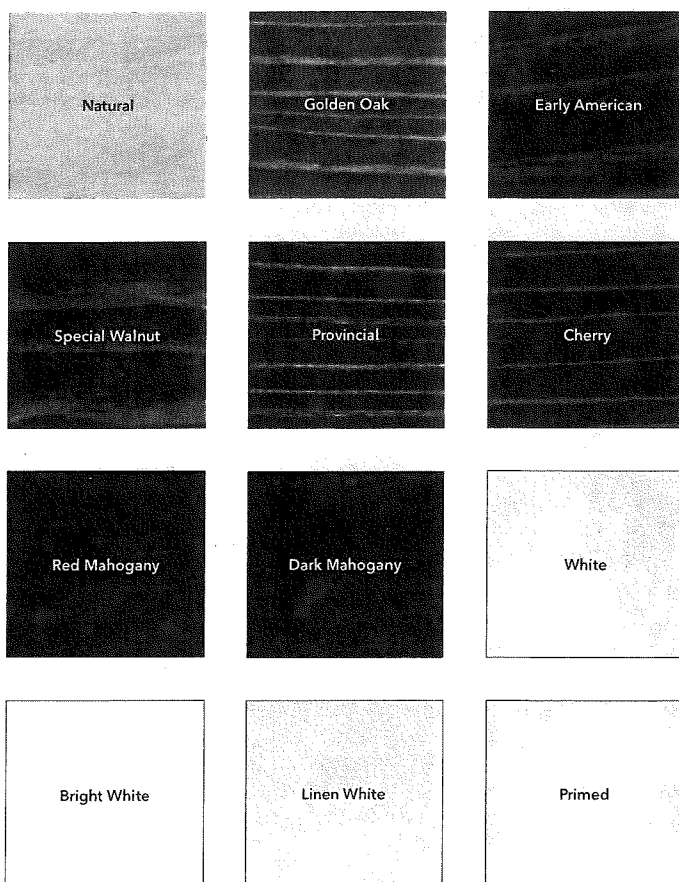
HARDWARE STYLES

Find beauty and function in Pella's innovative, easy-to-operate hardware styles.



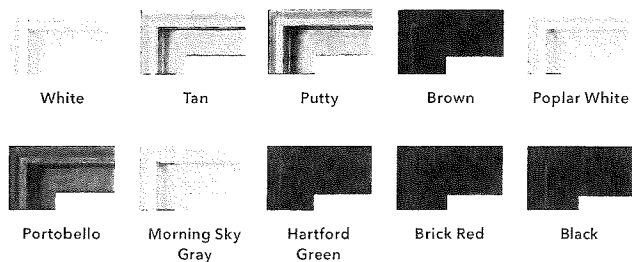
PREFINISHED PINE INTERIORS

The interiors of all Pella® Pine windows and patio doors can arrive prefinished in your choice of eight stain colors to complement your home. Three prefinished paint colors or primed, ready-to-paint interiors are also available.



ALUMINUM-CLAD EXTERIORS

Beautifully durable, Pella's low-maintenance EnduraClad® exterior finish resists fading and helps protect your windows and patio doors for years.

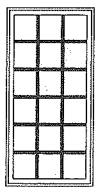


GRILLE PATTERNS⁴

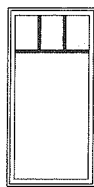
A variety of grille patterns for the traditional look of divided light. Custom patterns are also available.



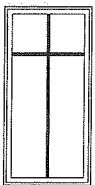
9-Lite Prairie



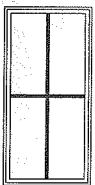
Traditional



Top Row



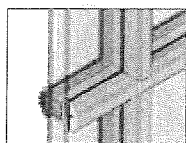
Cross



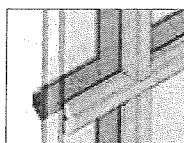
Custom (equally divided)

GRILLES

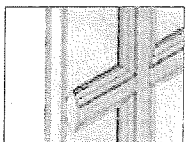
Choose the look of true divided light, or add grilles-between-the-glass that make cleaning the glass easier.



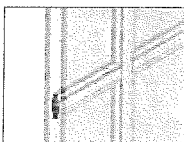
7/8" Simulated-Divided-Light with Spacer



7/8" Simulated-Divided-Light Without Spacer



2", 1-1/4" and 3/4" Roomside Removable



3/4" Aluminum Grilles-Between-the-Glass



White



Ivory



Tan⁵



Putty⁵



Brown⁵



Harvest



Brickstone



Cordovan

Aluminum grilles-between-the-glass feature the option of the interior grille colors shown above. The exterior will match the EnduraClad[®] color you choose.⁶

wood window and patio door DESIGN GUIDE

WINDOWS
PATIO DOORS

GLASS

INSULSHIELD[®] LOW-E GLASS COLLECTION¹



Advanced Low-E insulating glass with argon	S	S
AdvancedComfort Low-E insulating double-pane glass with argon	O	O
NaturalSun Low-E insulating glass with argon	O	O
SunDefense [™] Low-E insulating glass with argon	O	O

ADDITIONAL GLASS OPTIONS^{*}

Tempered glass	O	O
Laminated (non-impact-resistant), tinted and obscure glass available on select products	O	O

^{*} See glass information on pages 8 - 9 for details.

INTERIORS

WOOD TYPES

Pine	S	S
------	---	---

INTERIOR FINISHES

Unfinished	S	S
Primed, ready to finish [*]	O	O
Prefinished stain or paint [*]	O	O

INTERIOR TRIM

Primed, ready to finish [*]	O	O
Prefinished stain or paint [*]	O	O

^{*} See page 10 for finishes.

EXTERIORS^{*}

EXTERIOR FINISHES

Aluminum-clad with EnduraClad [®] protective finish	S	S
--	---	---

EXTERIOR TRIM

EnduraClad factory-applied trim	S	S
---------------------------------	---	---

^{*} See page 10 for finishes.

HARDWARE¹

FINISHES¹

Champagne, White, Brown, Bright Brass, Satin Nickel, Oil-Rubbed Bronze ² , Antique Brass ³ and Chrome ²	O	O
--	---	---

¹ See hardware finish colors and styles on page 10.

² Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.

³ Available on hinged patio doors only.

GRILLES^{*}

PERMANENT GRILLES

Simulated-Divided-Light grilles with or without spacer	O	O
Aluminum grilles-between-the-glass	O	O

REMOVABLE GRILLES

Roomside interior wood grilles	O	O
--------------------------------	---	---

^{*} See left for grille finish colors and styles.

SCREENS^{*}

InView [™] screen	S	S
Vivid View [™] high-transparency screen	O	-

^{*} **WARNING:** Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

WARRANTY



Pella 20/10 Limited Warranty [*]	S	S
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^{*} See written warranty for complete details at pella.com/warranty.

(S) Standard (O) Optional (-) Unavailable

See a Pella professional for specific details and additional options available.

Some features are part of our standard offering; not all options are available on all product styles.

¹ On hinged patio doors, Endura Hardware Collection offers a 10-year warranty.

See written warranty for complete details at pella.com/warranty.

² Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.

³ Hinged patio doors only.

⁴ Grille patterns offered may vary per product. See specific product information for availability.

⁵ Only available with matching interior and exterior colors.

⁶ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.



VIED TO BE THE BEST.®

Want to learn more about Pella® windows and doors? Call us at 866-209-4260 or visit pella.com.



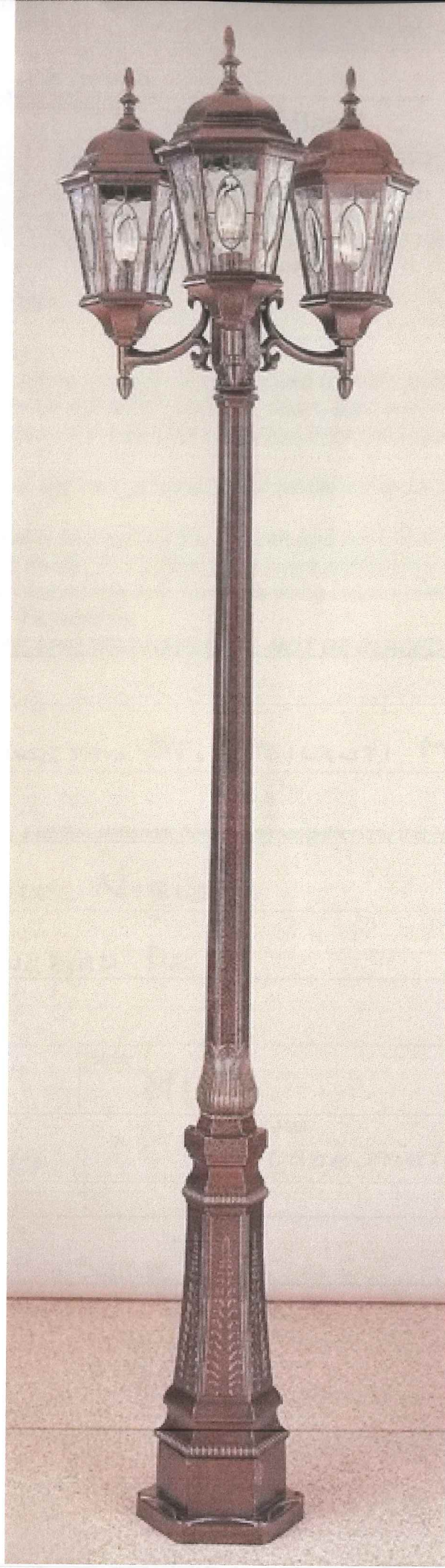
Always read the Pella limited warranties before purchasing or installing Pella products. See written warranties for complete details at pella.com/warranty.



Pella Corporation is a proud volunteer partner in the U.S. Environmental Protection Agency and the Department of Energy's ENERGY STAR® program to promote the use of high-efficiency products.



Connect with Pella:



Staff photos: 215 S Washington, May 23, 2019.



Facing southeast to facade and north elevation.



Facing southeast to facade and north elevation



Facing northeast to facade and south elevation



Facing northeast to replacement windows on south elevation.



HDC Work Permit Staff Review

Property address: 322 E Cross

Property History: The property includes a Craftsman-style residence, erected in 1924, that is contributing to the historic district.

Date of Application: May 21, 2019

Date of Review: May 23, 2019

Date of Meeting: May 28, 2019

Proposed work: Demolition of rear two-story porch and construction of a new porch and replacement of rear second story door with a window.

Materials: Porch composite decking, cement fiber board siding on the porch knee wall, wood trim, rubber roofing, and a new window with an aluminum-framed screen.

Staff review:

1. The applicant proposes demolition a rear two-story porch that was added in 1992. The house originally had a small one-story entry porch at the back door (see attached photos).
2. The Historical Preservation ordinance is somewhat vague on whether replacement of a non-historic porch requires a demolition application, however the applicant has provided one (Sec. 54-31).
3. Usually, demolition of a resource must follow a public hearing process, however that can be eliminated by a unanimous vote by the HDC if the structure is determined to be of minimal historic or architectural significance (see Section E, page 6 of Demolition and Moving Guidelines).
 - a. Staff recommends that the current porch is not historic and therefore a public hearing is not necessary.
4. The proposed new porch will be a one-story wood-framed structure that extends the full length of the south elevation. The porch shall be divided into three

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.

bays on the south elevation and two bays on the east and west elevation. The entrance will be centered on the south elevation and accessed by a run of wood stairs with a balustrade railing. The porch shall have knee-walls clad in cement board lap siding in order to distinguish it from the historic fabric of the house. Modest wood posts will support the rubber-sheathed nearly-flat roof. Porch openings are to be infilled by white aluminum-framed screens.

5. Additionally, a second story door that accessed the roof of the former porch shall be removed and replaced by a one-over-one Andersen 200 Series window.
 - a. The HDC recently had an application for 200 Series windows and deemed them inappropriate because of their exterior vinyl cladding; however Andersen 400 Series Woodwright (wood window with Fiberex composite cladding), A-Series (wood window with fiberglass and Fiberex composite cladding), and E-Series have been approved (wood window with aluminum exterior). Staff recommends that the HDC may also consider the Andersen 100 Series, an entirely Fiberex composite window.
6. Stucco will infill the remaining door space, and be painted to match the main body of the house.
7. Porch trim will be painted white to match the rest of the trim on the house and the knee walls will be painted a complimentary color.

Recommended Motions:

Move to issue a certificate of appropriateness for work at 322 E Cross as submitted in the application dated May 21, 2019 for demolition of the porch on the south elevation and construction of a new one-story screened porch; and replacement of a second story door with a window. The new porch shall match the dimension and material specified in the submitted drawings. Porch trim shall be painted white and the knee walls painted in a complimentary color. The new window shall, be a one-over-one unit and may be an Anderson 400 Series Woodwright, A-Series, E-Series; or another all wood and fiberglass or aluminum-clad brand. The remainder of the door opening shall be infilled with stucco and painted to match the main body of the house.

Relevant Secretary of the Interior's Standards:

#3, #9, #10

Prepared by:

Scott E. Slagor, Preservation Planner



RECEIVED

MAY 21 2019

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 one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

322 East Cross Street, Ypsilanti, MI 48198

Applicant

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

Name

Joseph Bertoletti

Address

322 E. Cross Street

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Tessera Construction & Remodeling, 2910 Stommel Road, Superior Township, MI 48198, 734.660.3674

Type of work

- ☒ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Removal of existing 2-level porch and deck on the rear of 322 E. Cross street. Replace 2nd story door to deck with a window that matches size and design of existing rear windows. Build new single story screened in porch with knee wall. The roof design will be similar to the front porch roof. See sketches for dimensions and further details.

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

composite decking, color to compliment house. cement board siding at knee wall, color to compliment house (match brick color from front of house). wood trim to be painted white to match house trim. new window to be white to match existing windows. screen frames to be white aluminum to match house trim and windows. rubber roofing due to low slope to stay below existing window sills.

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. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$40,000

Permit fee:

\$35 + \$62 = \$97

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:

5/10/2019

Print Name:

joseph bertoletti

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

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



RECEIVED
MAY 21 2019
CITY OF YPSILANTI
BUILDING DEPARTMENT

Ypsilanti Historic District
Demolition Permit Application

Date Filed 5/20/2019 for HDC meeting date 5/28/2019

Property Address 322 E. Cross Street, Ypsilanti, MI 48198

Applicant: Name Joseph Bertoletti

Address 322 E. Cross Street

City Ypsilanti State MI Zip Code 48198

Phone 734-855-9221

Fax _____

Email bertoletti.joe@gmail.com

If applicant is not owner:

Owner's name _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Signature of Owner _____

Who will perform the work?

Contractor's name Tessera Group - Construction & Remodeling

Address and phone 2910 Stommel Road, Superior Township, MI 48198, 734.660.3674

Cost of proposed work \$40,000

Permit Application Fee \$92

The permit fee is \$30 plus \$5 for each (or any portion of) \$3000 of construction cost and is due with the application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permits.

To complete this application:

1. Fill in all necessary information on both sides of this application
2. The following additional items must be submitted with the application in order for an application to be considered complete:
 - Information sufficient to justify the grounds upon which the applicant has chosen to base the application.
 - Written evidence that alternatives to demolition or moving have been evaluated (including, but not limited to rehabilitation, sale, adaptive reuse) and both architectural and financial data to support a conclusion that demolition is the only feasible option. The evidence shall show that the property was offered for sale, the price asked, the period of time during which the property was offered for sale, and how it was advertised.
 - Written evidence of advice sought by applicant from a professional experienced in historic preservation work.
 - It is the applicant's burden to show that the application complies with the Guidelines. If the application does not meet the burden, the application shall be denied.

Incomplete Applications will not be considered

Date filed 5/20/2019 for meeting date 5/28/2019

Property Address 322 E. Cross Street, Ypsilanti, MI 48198

Applicant Joseph Bertolotti

Grounds upon Which an Application May be Based

Please check appropriate box and provide as many as possible of the materials listed under each of the grounds in the "Guidelines for the Consideration of Applications for the Demolition or Moving of Structures within the Ypsilanti Historic District" which is attached to this form.

- ☒ The structure constitutes a hazard to the safety of the public or the occupants
- ☐ The structure is a deterrent to a major improvement program that will be of substantial benefit to the community, and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances.
- ☐ Retaining the structure will cause undue financial hardship (as defined on p.10 of the Guidelines) to the owner when a governmental action, an act of God, or other event beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at it's fair market value, or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
- ☐ Retaining the structure is not in the interest of the majority of the community.

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.


My Signature

5/21/2019
Date

For additional information visit our website www.cityofypsilanti.com, or contact the City of Ypsilanti Planning and Development Department, 734.483.9646.

Site Sketch

SCALE: 1" = 20'-0"

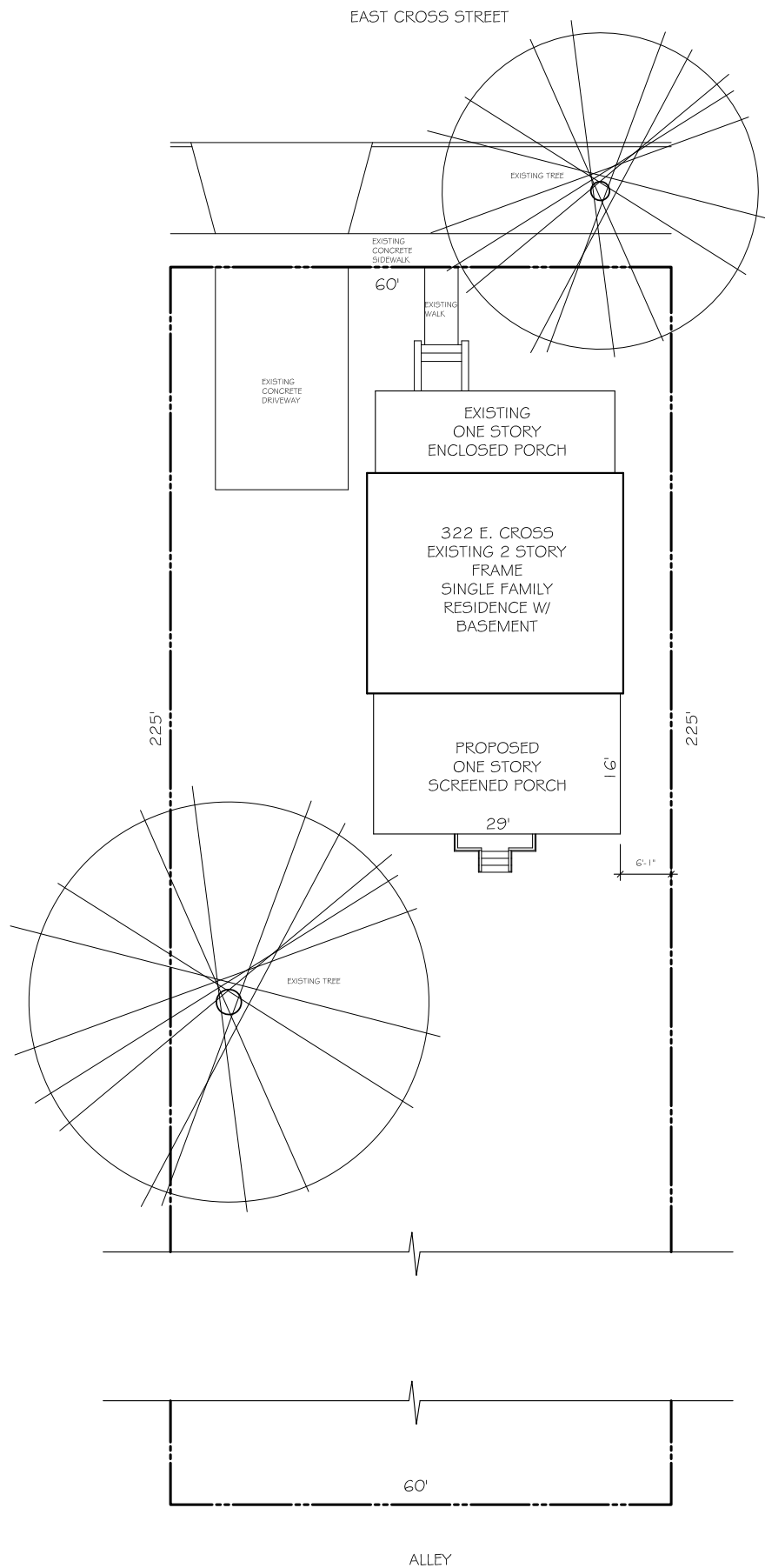
NORTH |

322 E. Cross St.

ad| ROOM architecture + design

734.646.5934

5/21/19 - HDC Submittal



Proposed Floor Plan

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

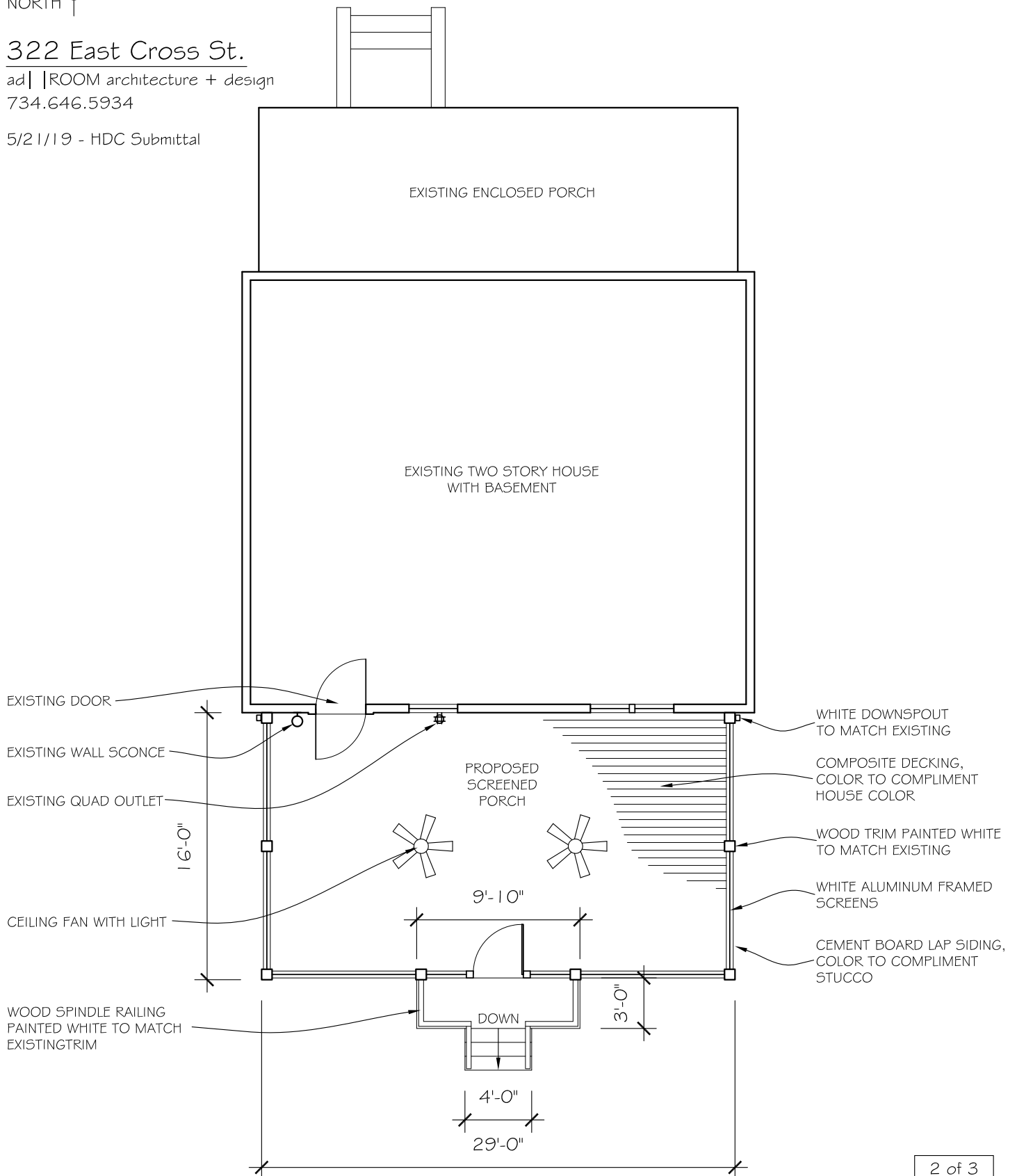
NORTH ↑

322 East Cross St.

ad| ROOM architecture + design

734.646.5934

5/21/19 - HDC Submittal



Proposed Elevations

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

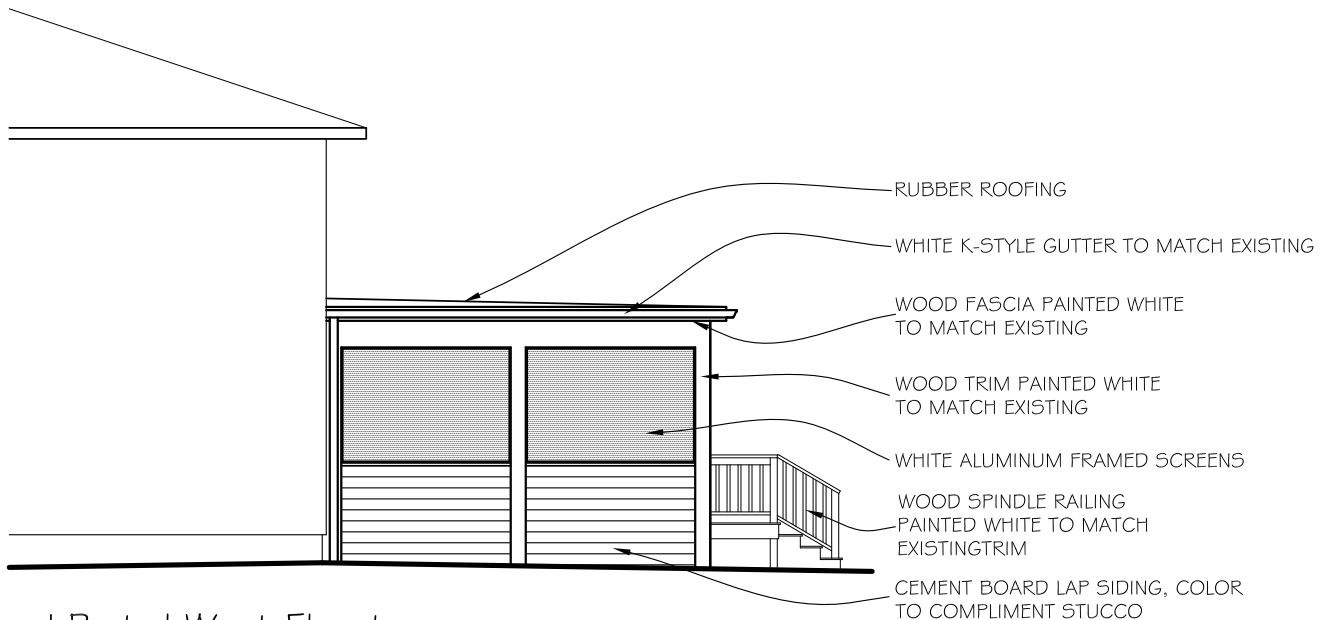
NORTH ↑

322 East Cross St.

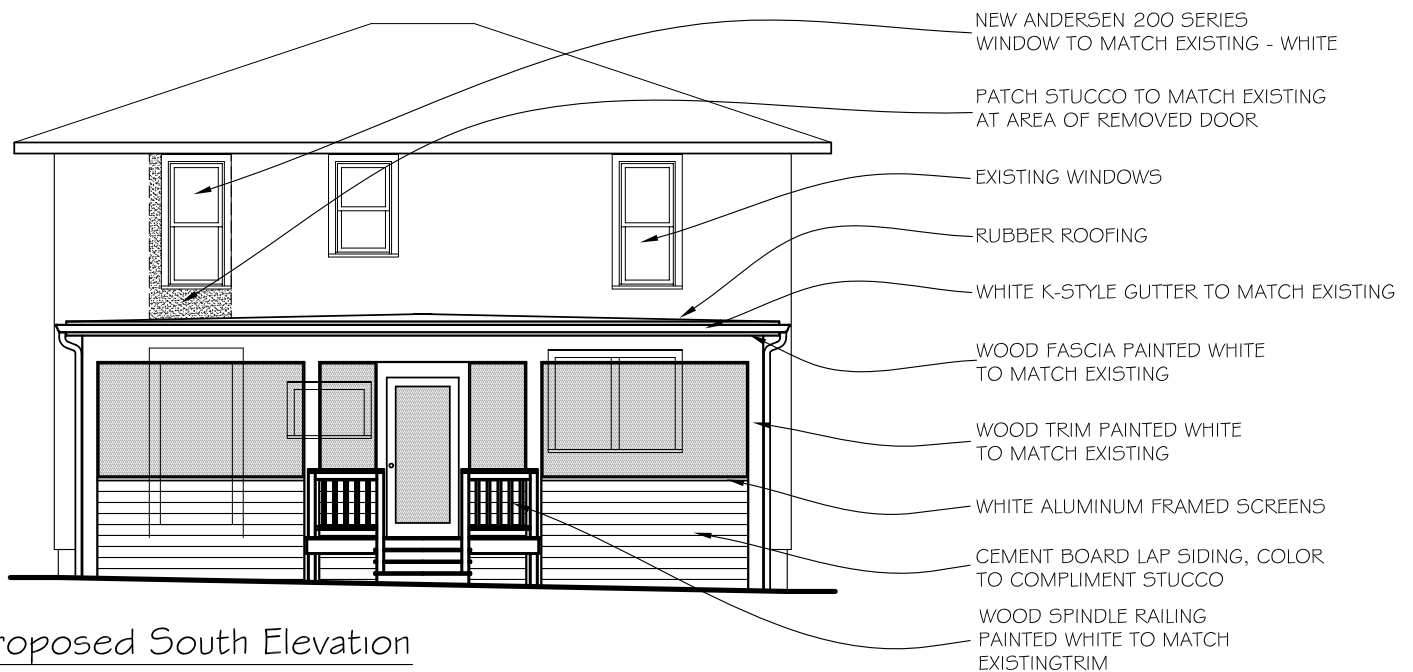
ad| ROOM architecture + design

734.646.5934

5/21/19 - HDC Submittal



Proposed Partial West Elevation



Proposed South Elevation



TILT-WASH DOUBLE-HUNG WINDOWS

Andersen® 200 Series tilt-wash double-hung windows feature a tilt-in sash for easy cleaning. They have low-maintenance Perma-Shield® exteriors along with clear pine interiors to bring the warmth of natural wood into your home. Or, if you prefer, choose a factory-painted white interior with an ultra-smooth low-maintenance finish. Either way, they come in our most popular sizes and give you our most requested options, along with our renowned Owner-2-Owner® warranty.

DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode*
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Wood sash members are treated with a water-repellent preservative and coated on the exterior with a Flexacron® finish
- The frame members are covered with seamless rigid vinyl cover to eliminate corner joints/welds that adds rigidity and provides an attractive appearance

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- A variety of Low-E glass options are available to control heating and cooling costs in any climate
- Many 200 Series tilt-wash double-hung windows have options that achieve ENERGY STAR® version 6.0 certifications in all 50 states**



BEAUTIFUL

- Two exterior color options
- Natural pine or white interiors
- Add style with grilles, exterior trim or patterned glass

EXTERIOR COLORS



White

Sandtone



*Visit andersenwindows.com/warranty for details.

**Visit andersenwindows.com to verify that the product and glass type are ENERGY STAR certified in your area. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

200 SERIES TILT-WASH DOUBLE-HUNG WINDOWS

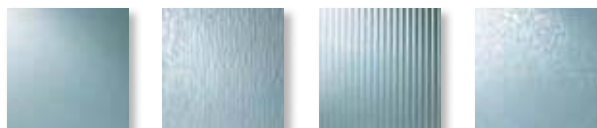
GLASS OPTIONS

LOW-E GLASS

- Low-E glass
- Low-E glass with HeatLock™ technology
- Low-E SmartSun™ glass
- Low-E SmartSun™ glass with HeatLock™ technology
- Tempered glass and other glass options are available. Contact your Andersen dealer.

PATTERNED GLASS

Ideal for letting light into the home while obscuring vision. Available in four attractive patterns.



Obscure

Cascade

Reed

Fern

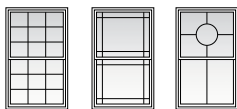
EXTERIOR TRIM



Available in 11 colors to complement your exterior.

GRILLES

Choose from dozens of popular designs or work with Andersen to create custom patterns.



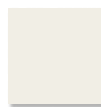
ADDITIONAL FEATURES

- Tilting sash allows for easy cleaning

INTERIOR OPTIONS



Pine



White

Naturally occurring variations in grain, color and texture of wood make each window one-of-a-kind.

All wood interiors are unfinished unless prefinished White is specified.

HARDWARE FINISHES



Antique Brass



Black



Bright Brass



Oil Rubbed Bronze



Gold Dust



Satin Nickel



Stone



White

HARDWARE

Stone finish is standard with wood interior units. White finish comes with prefinished interiors.

Lock & Keeper



Antique Brass | Black | Bright Brass
Gold Dust | Oil Rubbed Bronze
Satin Nickel | **Stone** | White

Classic Series™ Lift**



Stone | **White**

** Hardware sold separately.

Printing limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples.

"Flexicon" is a registered trademark of PPG Industries, Inc.

"Andersen" and all other marks where denoted are trademarks of Andersen Corporation.

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WINDOWS • DOORS
Andersen® 

For more information visit andersenwindows.com/200series

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit andersenwindows.com.

[Home](#) [Doors & Windows](#) [Screen & Storm Repair](#) [Porch Enclosures](#) [Measuring Tips](#) [Helpful Info](#)



The Founders: Duncan and Bruce Robertson

SALES - INSTALLATION - SERVICE

Quality Storm and Screen Windows and Doors (for almost any need)

Porch Enclosures: Screens or Three Season (custom built)

Expert & Experienced Repair Service

Mon - Fri 9:00 - 5:30

(Closed Sat' & Sun')

Visit Our Showroom (directions below)

585 South Maple Road

Ann Arbor, MI. 48103

(734) 663-4916

e mail: Jay@screensandstorms.com

Just North of Liberty/ A block West of Stadium Blvd.

Exit 172 (Jackson Ave) from I94

(click on the map below)



Item #
F523-WHF

Product Family Name:
Aluma

Category:
EXTERIOR FAN

Certification
E75795

Patents:

Notes:

UPC Code:
706411045554

Finish:
White

Category Type:
Ceiling Fan



Image File Name: **F523-WHF.jpg**



MEASUREMENTS

Blade Finish:

Blade Material:
ABS Construction

Blade Sweep: **52"**

Downrod 1: **6**

Ceiling to Lowest Point: (Dim A) **14.0**

No. of Blades: **4**

Downrod 1 Outside Dia: **0.75**

Ceiling to Blade (Dim B) **10.75**

Blade Pitch: **12**

Downroad 2: **19.18**

Downrod 2 Outside Dia:

Reversible Blades: **No**

Slope: **No**

Hanging Weight: **19.18**

Lead Wire: **80**

Motor Size: **153*20 mm**

	Low	Low/Med.	Medium	Med/High	High
RPM:	73		103		163
Amps:	0.28		0.37		0.47
Watts:	12.9		25.3		51.5
CFM:	2091.8		3232.6		4834.74
CFM/Watts:	162.16		127.77		93.88



FAN CONTROLS

Pull Chain Control: **No**

Reversible: **Yes**

Works with Remote Control: **Yes**

Included Remote Control: **RCS213**

Compatible Remote Control(s):

Works with Wall Control: **Yes**

Included Wall Control:

Compatible Wall Control(s): **WCS213**



**Wet
Location**

LAMPING

No. of Bulbs: **1**

Max Bulb Wattage: **100**

Light Kit: **Yes**

Bulb/LED Included: **Yes**

Light Type: **E11 100W Halogen**

Socket: **E11, Mini Candelabra**

Dimmable: **Yes**

Ballast:

Rated Life Hours:

Uplight: **No**

Initial Lumens: **Delivered Lumens:**

GLASS

Description: **Etched Opal**

Part No.: **GF523-1**

Width:

Height:

Material: **Glass**

Quantity: **1**

Length:



SHIPPING

Carton Width: **11.88**

Carton Weight: **22.02**

Master Pack Width:

Master Pack Weight:

Carton Height: **10.25**

Carton Cubic Feet: **1.691**

Master Pack Height:

Master Cubic Feet:

Carton Length: **24.0**

Small Package Shippable: **Yes**

Master Pack Length:

Multi-Pack: **1**

Master Pack:



UL Listed

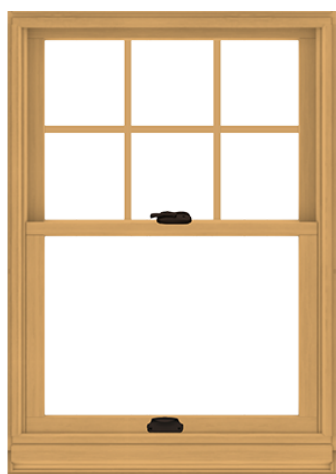


WARNING: Handling this product can expose you to chemicals including lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Wash hands with soap and water after installing, handling, cleaning or otherwise touching this product. For more information go to: www.P65Warnings.ca.gov.

For additional information, please contact Customer Care: 1-800-221-7977 | Product depicted on this spec sheet is protected by United States Federal and/or State laws including US Patent, Trademark and/or Copyright and unfair competition laws. Unauthorized reproduction or use carries severe legal penalties.

Single-Hung & Double-Hung Windows

Double-Hung windows have two operating sash that move up and down allowing for ventilation on the top, bottom or both. **Single-Hung** windows allow ventilation through a single operable lower sash. Both offer easy cleaning from inside your home and remain flush with the wall, making them ideal for patios or walkways.



BEST SELLING

400 Series

DOUBLE-HUNG WINDOW

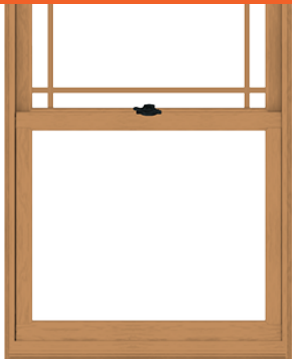
\$\$\$ \$ \$

- Our best-selling double-hung
- Unfinished pine or prefinished White, Dark Bronze or Black interior protected by vinyl exterior
- Extremely energy-efficient, durable and time-tested

[DESIGN THIS WINDOW](#)

[VIEW DETAILS](#)

Feedback



GREAT FOR REPLACEMENT

400 Series Woodwright®

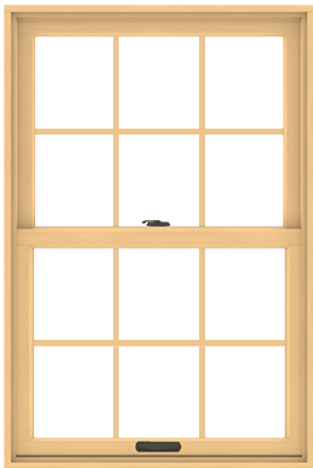
DOUBLE-HUNG WINDOW

\$\$\$\$\$

- Natural wood sash interiors in pine, maple, oak or prefinished White, protected by Fibrex® composite exterior
- Helps replicate the look of traditional architecture

DESIGN THIS WINDOW

VIEW DETAILS



DOUBLE-HUNG WINDOW

\$\$\$

- Tilt-wash design makes it easy to clean
- Unfinished pine or prefinished White interior
- Exterior vinyl frame in White or Sandtone

[DESIGN THIS WINDOW](#)[VIEW DETAILS](#)

ECO FRIENDLY

100 Series

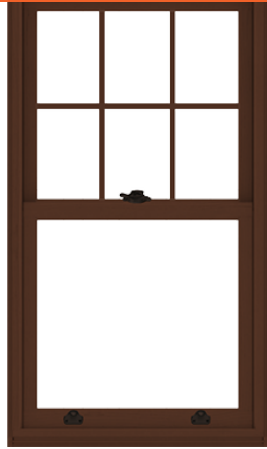
SINGLE-HUNG WINDOW

\$

- Made with Andersen-exclusive **Fibrex[®]** composite material
- **Warranted** not to flake, rust, blister, peel, crack, pit or corrode
- Movable lower sash allows ventilation

[DESIGN THIS WINDOW](#)[VIEW DETAILS](#)

Feedback



MOST EFFICIENT

A-Series

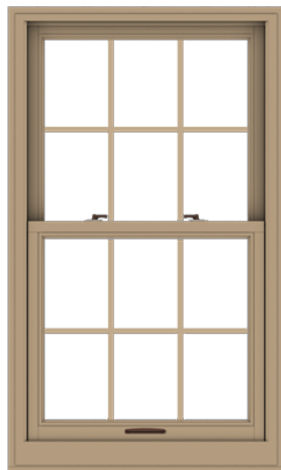
DOUBLE-HUNG WINDOW

\$\$\$\$\$

- Our best-performing double-hung
- Wood protected by fiberglass and Fibrex[®] composite material
- Stained and painted wood interiors offer architectural authenticity

[DESIGN THIS WINDOW](#)

[VIEW DETAILS](#)



Feedback



MOST CUSTOMIZABLE

E-Series

DOUBLE-HUNG WINDOW

\$\$\$\$\$

- Custom colors, range of interior woods and stains available
- Wood protected by durable aluminum exterior
- Sleek design with innovative locking system for discreet functionality

[DESIGN THIS WINDOW](#)[VIEW DETAILS](#)

The Andersen[®] Difference

Find out what makes Andersen[®] double-hung windows different and better than the competition.

[PLAY VIDEO](#)

More Options

Applicant photos: 322 E Cross



Facing southeast to Facade and west elevation- porch to be removed is on the rear of the house.



Facing northeast to west and south elevations, showing porch to be removed.



Facing northwest to south and east elevations.



Facing northeast to south and west elevations.



322 E Cross, August 1983, showing original south elevation



HDC Work Permit Staff Review

Property address: 30-36 N Washington/121 Pearl

Property History: The property includes the Dansen Building, a 1917 Colonial Revival commercial block that is contributing to the historic district.

Date of Application: May 21, 2019

Date of Review: May 24, 2019

Date of Meeting: May 28, 2019

Proposed work: Replacement of awnings on the three exposed sides of the building, facing to Washington, Pearl, and the alley.

Materials: Vinyl awnings by Marygrove.

Staff review:

1. The applicant is seeking HDC approval for this project as part of a DDA Façade Grant application.
2. These awnings are proposed to replace those currently on the building.
3. The new awnings meet the HDC awnings standards specified in the Fact Sheet for signs and awnings.

Recommended Motions:

Move to issue a certificate of appropriateness for work at 30-36 N Washington/121 Pearl for the replacement of awnings with Marygrove vinyl awnings as specified in the application dated as submitted in the application dated May 21, 2019.

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

Prepared by:

Scott E. Slagor, Preservation Planner

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



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

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

30/32/34/36/N. Washington 121 Pearl [The Dansen Building]

Applicant

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

Name

Darryl Daniels

Address

121 Pearl st

City

Ypsilanti

State

Mich

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

to be determined when approved

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

Complete Description of Proposed Work:

Drawings, on the 3 exposed sides of the building on the South East corner of Washington and Pearl, to have new, identical fabric installed.
Washington St side Pearl st side and Alleyway entry areas.

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

Vinyl

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. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$12,000.00

Permit fee:

\$35 + ~~\$20.00~~ 15 = \$55.00 50

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:

21 may 2019

Print Name:

Darryl Daniels

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

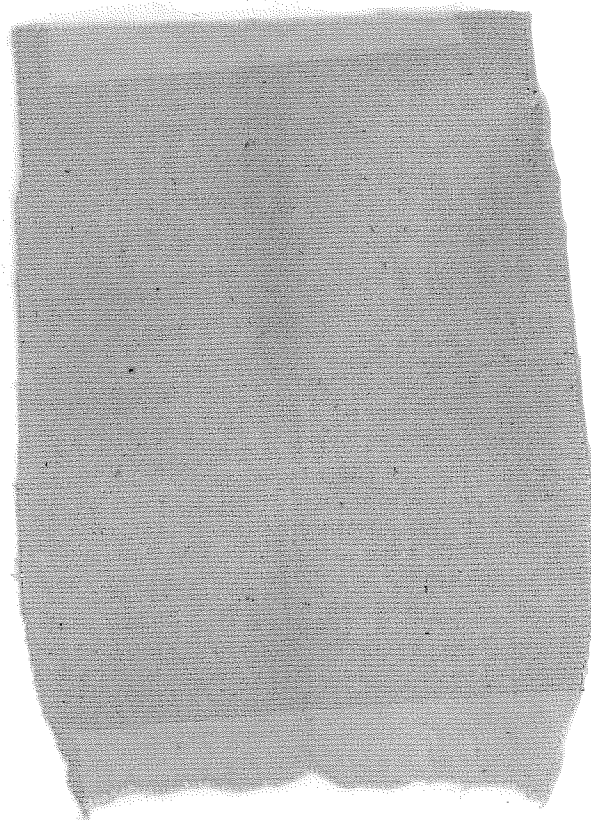
All other necessary approvals and permits must be acquired before beginning work.

AWNINGS DANISEN

FRONT



BACK





Approve Quote 1

Print this quote

12700 Merriman Rd., Livonia, MI 48150 - (800) 44-AWNING - FAX (734) 422-3225

SALES PROPOSAL

Billing Information

Name: Pat Lubomski
Company: Dansen LLC
Address: 32 N. Washington
Ypsilanti, MI, 48197
Email: patrick.lubomski@jacobsdaniels.com
Phone1: 734-260-1158

Job Site Contact Information

Company or Name: Dansen LLC
Contact: Pat Lubomski
Address: 32 N. Washington
Ypsilanti, MI 48197
Phone: 734-260-1158 Cell

Proposal Date:	May 21, 19
Cust No.	DA1158-0
Order No.	PRO-DA1158-0-1
Salesperson:	dbache
Payment Info	
Method:	
Check No:	
Amount Pd:	\$0.00
Balance:	\$11,115.00
Terms:	COD

Order Specifications

Type	Width	Height	Proj	Price
1 Traditional Awning Fabric: Ferrari Satin 502V2-8056C Tennis Green Awning recover over front door 32.	4 ft 6 in	3 ft 6 in	3 ft 0 in	600.00
1 Traditional Awning Fabric: Ferrari Satin 502V2-8056C Tennis Green Awning recover over front door 34	18 ft 6 in	3 ft 6 in	3 ft 0 in	1,800.00
1 Traditional Awning Fabric: Ferrari Satin 502V2-8056C Tennis Green Awning recover over front door 36	20 ft 3 in	3 ft 6 in	3 ft 0 in	1,950.00
1 Traditional Awning Fabric: Ferrari Satin 502V2-8056C Tennis Green Awning recover over front door 36	5 ft 9 in	3 ft 6 in	3 ft 0 in	665.00
1 Traditional Awning Fabric: Ferrari Satin 502V2-8056C Tennis Green Awning recover over front door 121	11 ft 0 in	3 ft 6 in	3 ft 0 in	1,075.00
1 Traditional Awning Fabric: Ferrari Satin 502V2-8056C Tennis Green Awning recover over front door 121.	28 ft 0 in	3 ft 6 in	3 ft 0 in	2,625.00
4 Traditional Awning Fabric: Ferrari Satin 502V2-8056C Tennis Green Five rear door awning recovers installed.	4 ft 6 in	3 ft 6 in	3 ft 0 in	2,400.00

12 Traditional awning recovers installed with a painted line on the valance to match the existing line.

Deposit of 1/2 down or a PO with your signed proposal are needed to start production.

\$150 to apply for permit plus cost of permit extra if required. Any additional required endorsements or changes to Marygrove's current liability insurance certificate may be subject to additional costs. Extra charge for sealed drawings, if required.

PHDC-19-0045



30-36 N Washington/121 Pearl Application Photos- Facing east-northeast to Washington Street Facadade



Staff photos: Dansen Building, May 23-24, 2019



Facing southeast to Washington Street (west) facade and Pearl Street (north) facade



Facing northwest to alley entrance on east elevation

Scott Slagor

From: Deborah White [REDACTED]
Sent: Monday, May 20, 2019 3:45 PM
To: Scott Slagor
Cc: Kalyn Sterzik; Nancy Good
Subject: Re: Request for approval for work being done at Ypsilanti Thrift Shop
Attachments: southwest corner A.png; southwest corner B.png

Hi Scott,

1. Exterior update is as follows:

Crack stitching, southeast corner of building exterior:

Remove mortar from existing bed joints at 2 foot intervals vertically

where structural crack is present, approximately 12 locations.

Install stainless steel tie bars into resulting joint with epoxy. Install

new mortar over crack stitching system and into existing crack.

Caulk crack at interior of wall. Clean work site and remove all

debris.

There will be no brick replacement--there are currently 2 color brick from last repair. This is the southeast corner of the front of the building. I have attached 2 photos, one a close up the second of the entire side. Let me know if this requires the application?

2. So we can proceed with interior without HDC app?

3. 2nd floor windows have been replaced a few years ago--facing west.

Thanks

Debie White

On Monday, May 20, 2019, 1:33:26 PM EDT, Scott Slagor <sslagor@cityofypsilanti.com> wrote:

Hi Debbie,

1. Minor masonry repair, such as tuck pointing and replacement of deteriorated bricks, is considered "ordinary maintenance," and therefore is allowed without an HDC Work Permit so long as the replacement brick matches the color and texture of the historic brick, and a lime-based mortar is used. Please see the attached HDC Fact Sheet on masonry repairs.

2. If the problem is structural based and a larger effort is necessary to reconstruct the wall, then the project would need HDC approval.
3. I do not understand what you are asking about the interior of the building. The HDC does not regulate interior repairs unless they result in an exterior change; such as a furnace that would need a new chimney stack.
4. Can you explain more about the second floor window repairs? Are you asking to repair them, or stating that there are problems from previous repairs?

Thank you!

Scott Slagor

Preservation Planner

City of Ypsilanti

734.483.9646 Office

sslagor@cityofypsilanti.com

www.cityofypsilanti.com

From: Deborah White [mailto: [REDACTED]]
Sent: Monday, May 20, 2019 12:27 PM
To: Scott Slagor <sslagor@cityofypsilanti.com>
Subject: Request for approval for work being done at Ypsilanti Thrift Shop

Hi Scott,

Thanks for returning my call this morning. What we are trying to determine is if an application is needed at this point to make our repairs as follows

Exterior Southwest Corner -- crack to normal wear and tear and deterioration due to previous repair with different color brick.

Interior --at junction of new and old building. Previously above this repairs done to 2nd floor windows.

As I said we are pursuing a grant through YDDA and that application is due June 3rd; our grant writer has asked that we request a "no objection" letter or letter of support from the HDC as we apply for this grant from YDDA.

Please let me know if this is possible.

If you do need the application, will you be in the office tomorrow between 1 and 4 so I can drop off and have you do a quick review?

Thanks

Debie White

Ypsilanti Thrift Shop

14 S Washington, detail of crack to be repaired on south elevation.



14 S Washington, facing northwest to facade and south elevation.





BowTie HD is a long stainless steel retrofit helical tie used for stabilizing bowing / bulging walls, without any external plates, by securing and anchoring them to internal floor and ceiling joists.

BowTie HDs are recommended when installing into joist sides.

The BowTie HD range can be used as a wall-diaphragm anchorage in seismic upgrades. Download the [Design Guide](#) for more information.

Components

- Drill bit for clearance hole
 - BowTies
- Power support tool
 - HD Driver
- Hand support tool

BowTie HD

6. Fit the sleeve over the tie and push it to the back of the hole in the masonry with the BowTie Injection Tube.

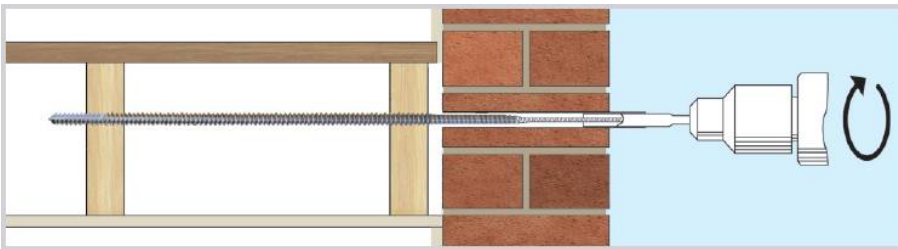
7. Inject Helifix HeliBond grout into the hole to fill it completely.

8. Allow the grout to gel (normally 15 to 20 minutes).

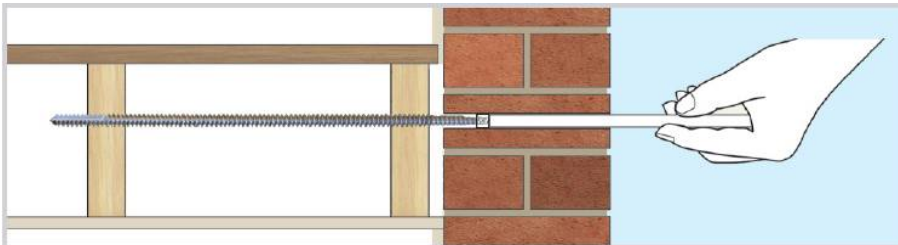
9. Make good all holes at the surface with brick dust or matching mortar or leave ready for any decoration.



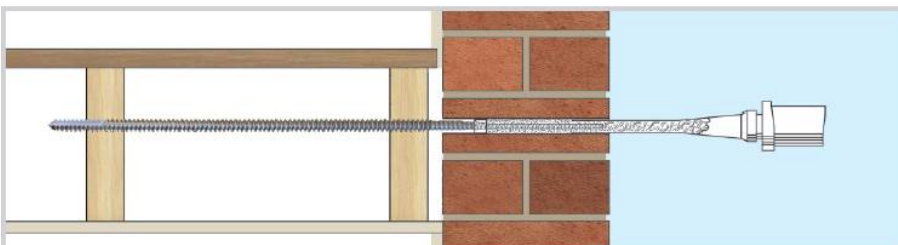
1. Mark the position of the joist centre on the external wall and drill a clearance hole (normally 5/8") through the wall. Clean out hole.



2. Fit the BowTie HD Support Tool to an SDS rotary hammer drill, insert the BowTie HD and drive it (off hammer) into, and through, the first and second joists.



3. Fit the plastic sleeve over the BowTie HD and use the support tool to push it to the back of the hole in the wall (outer wythe in a cavity wall).



4. Inject HeliBond grout to fill the hole and bond the BowTie HD to the masonry, allow the resin to gel and then make good.

[Contact Us](#)

- Provides stiffness without the need to install noggins or additional bracing



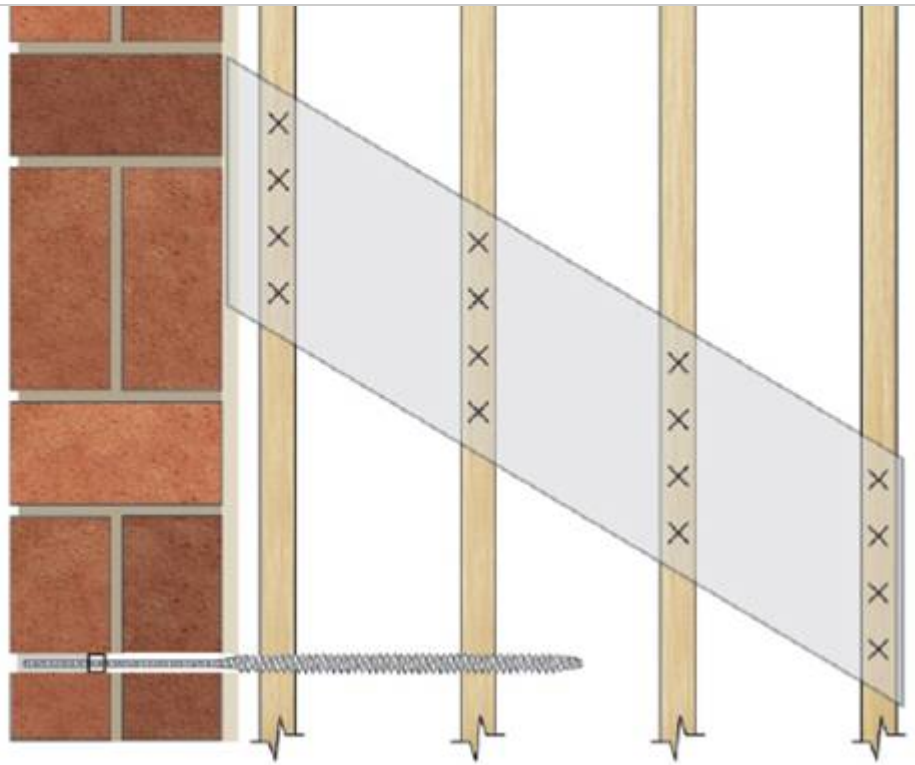
BowTie HD into parallel joists through a solid wall



BowTie HD into parallel joists through a cavity wall

[Contact Us](#)

BowTie HDs into roof space joists through a solid wall



- One-piece grade 304 or 316 stainless steel tie
- Unique, one-piece, self-tapping design – no splitting of wood
 - Quick, easy, non-disruptive external installation
 - Easily tested for security of anchoring
 - Accommodates normal building movement
 - Effective in all common wall materials
- Fully concealed – no unsightly external plates
 - Suitable for hardwood use
- Very effective and economical solution
 - Minimal inconvenience to occupants

Submit an Inquiry

NAME

EMAIL ADDRESS

R. 25414
#4339



RECEIVED

MAY 14 2019

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 one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

36 E. CROSS ST. YPSILANTI MI 48198

Applicant

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

Name

JASON BRANHAM

Address

[REDACTED]

City

SALINE
YPSILANTI

State

MI

Zip

48198 48176

Phone / Fax

[REDACTED]

E-Mail

Contractor

Contractor Name & Contact Info

WESTSIDE HEATING & COOLING

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☒ Other A/C
☐ Application Amendment

Complete Description of Proposed Work:

ADDITION OF A/C CONDENSING
UNIT ON CEMENT.
PAD. LINES WILL
RUN THROUGH EXISTING HOLES
FROM OIL FILTRATION SYSTEM
NO LONGER IN USE.

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. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

7,000

Permit fee:

\$35 + 10 = 45

Signature

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

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

Signature:

Date:

5-13-19

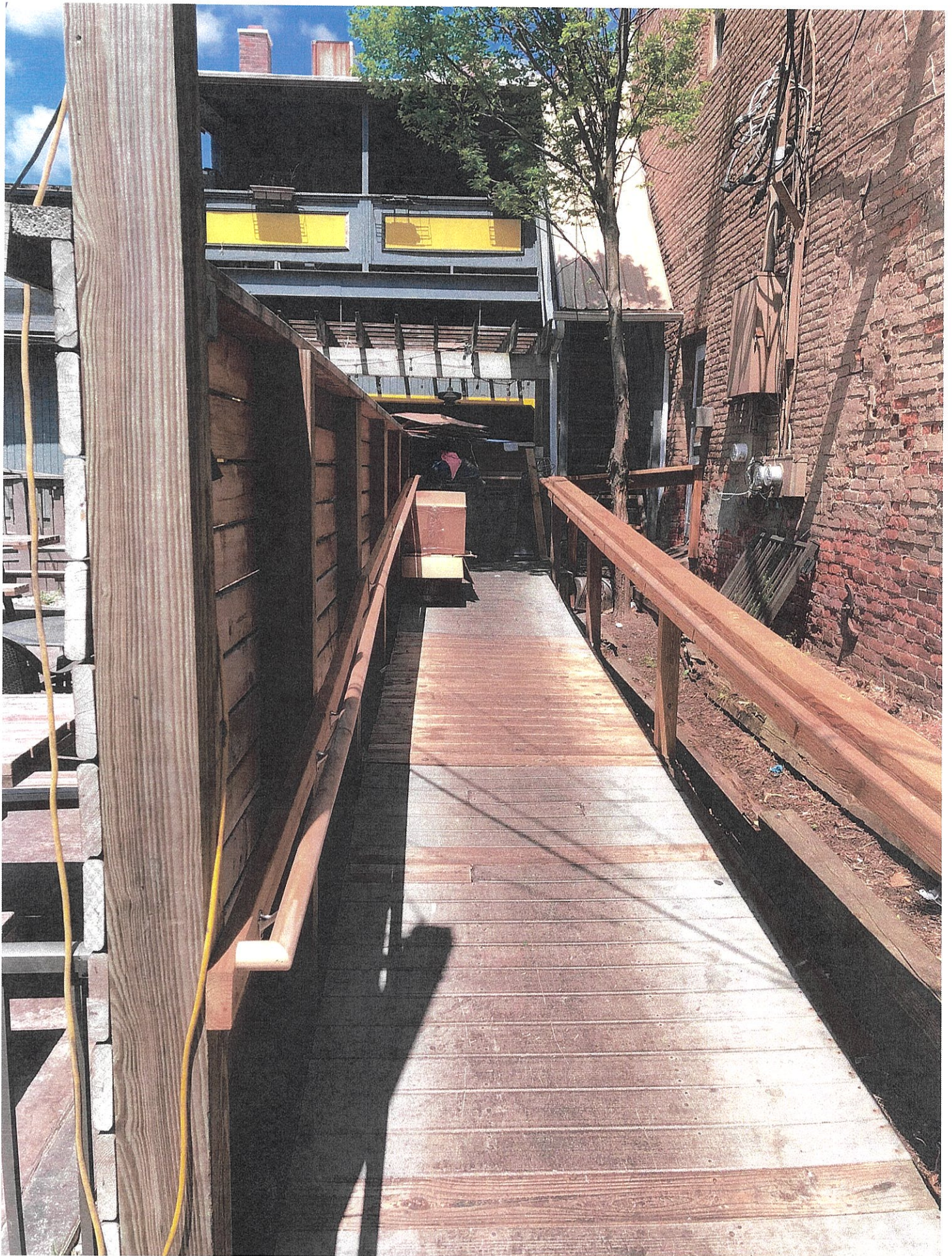
Print Name:

JASON BRANHAM

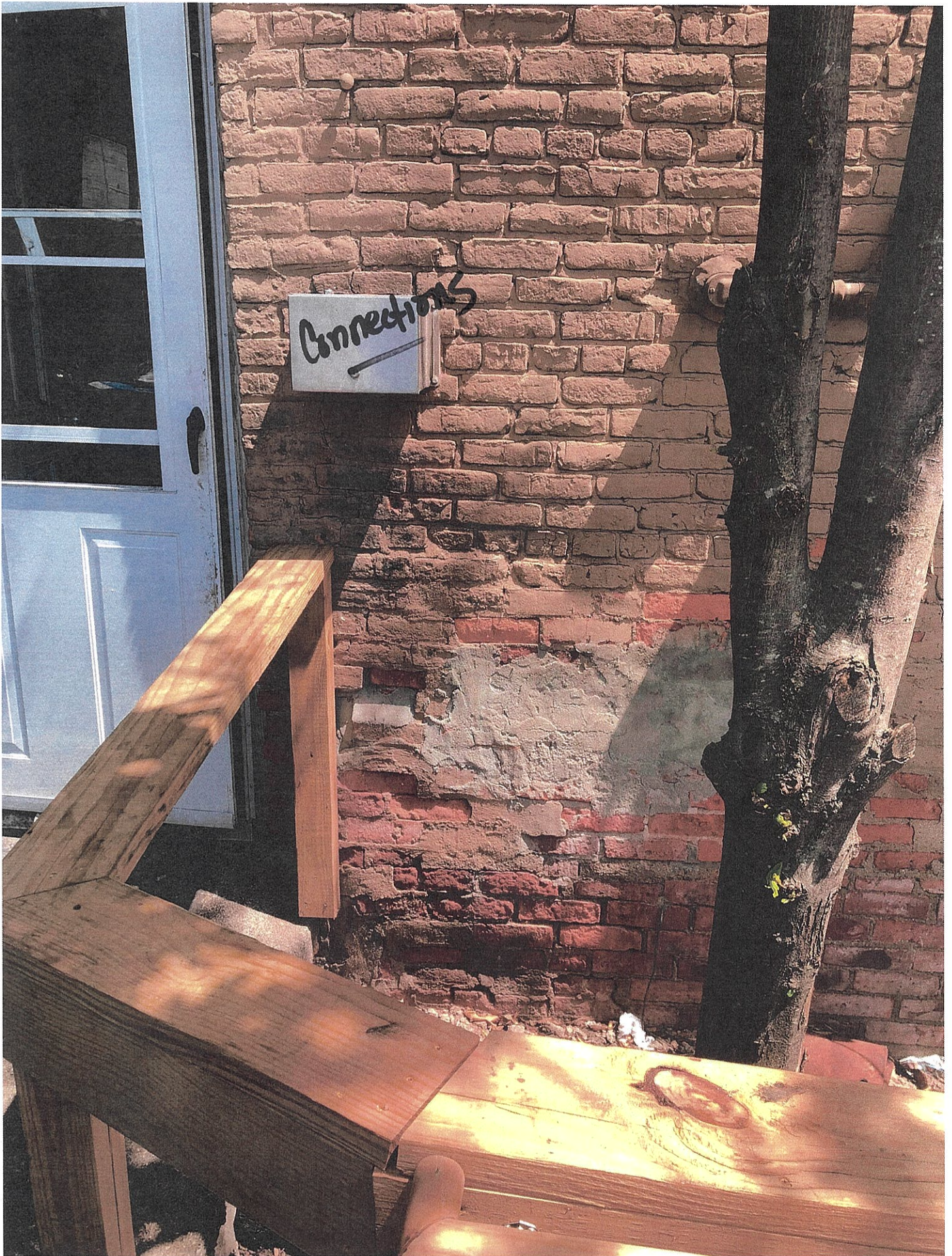
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

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













RECEIVED

MAY 17 2019

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.comR.25422 #2457
PHDC-19-0042**OFFICE USE ONLY**

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA**Property**

Address

119 N. Huron St.

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

Name

John Bredem

Address

119 N. Huron St.

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Michael Newberry, Materials Unlimited.

Type of work

- ☐
- Roofing
-
- ☐
- Window/Door
-
- Replacement

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

- ☒
- Painting
-
- ☐
- Other
-
- ☐
- Application Amendment

Complete Description of Proposed Work:

Materials Unlimited will remove the double hung sashes from each South Facing window opening, 1 unit at a time, a plug will be set in place ~~until~~ temporarily, and each sash will be stripped of paint, sanded, repainted, reglazed (as needed) and broken glass replaced w/ matching as needed.

Colors to match existing

I authorize Michael Newberry to speak and act on my behalf.

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

Paint color: Roycroft Copper Red SW2839
oil based wood primer ; latex exterior paint Sherwin Williams (Emerald line)

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. There is a flat fee of \$35 for painting only. An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost:

\$ 3000 -

Permit fee:

\$35 + 5 = \$ 40

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:

4/23/19

Print Name:

John Bredeh

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

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



Facing southwest to facade and north elevation (for reference).



Facing northwest to south elevation. Windows to be repainted/repaired.



MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION MEETING
One South Huron Street
Ypsilanti, Michigan 48197

Tuesday, May 14, 2019
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Mike Davis, Jr. Chair 7:04 PM

Commissioners Present: Mike Davis, Jr., Hank Prebys, Alex Pettit, Erika Lindsay, Jane Schmiedeke, Ron Rupert

Commissioners Absent: Anne Stevenson

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

APPROVAL OF AGENDA

Discussion: 323 Maple and 215 S Washington were added to the agenda as study items by request of the property owners.

Motion: Prebys (second: Rupert) moved to approve the agenda as amended.

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS

Re: 58 E Forest

Comment: Jeremy Kennedy, Esq. - Pear, Sperling, Eggan & Daniels
Stated an objection, on behalf of Kathleen Talley, property owner at 56 E Forest, to the administrative approval of the fence extension for the property at 58 E Forest, which is next door. Stated that there is a back door running from the basement out to the back of 56 E Forest. Stated that the proposed fence essentially runs from the retaining wall across the southern property line between Ms. Talley's and Ms. Herzog's property. Stated that the current design of the proposed fence extension will block Ms. Talley in to her house preventing her from getting to the basement of her house. Stated that litigation occurred with Ms. Herzog over the use of that particular strip of land in the Washtenaw Circuit Court. Stated that Judge Timothy Connors granted Ms. Talley an easement to get in and out of the basement through that back door.

Stated that the addition of the fence will prevent Ms. Talley from using that easement. Stated that it is also possibly a fire hazard because the only way out would be to go up from the basement around through the fence to the front yard next to a potentially burning building. Stated that in Ms. Herzog's initial application, a picket fence and a privacy fence were proposed. Stated that the picket fence was to run north and south between the two properties along the property line and the privacy fence would run east and west at the southern end of the picket fence. Stated that Ms. Herzog built a privacy fence along the entire property line running north/south and then it ran a 90-degree jog where it goes about another six feet. Stated that it exceeds the initial approval and should not be allowed to be extended.

Response: Commissioner Davis: Explained that the Commission allows staff to administratively review certain applications under certain guidelines. Stated that the Commission will review the application separately from the other administrative approvals.

Comment: Kathleen Talley, 56 E Forest - Property Owner
[Provided background information and reiterated Attorney Kennedy's comments]

PUBLIC HEARING—none

OLD BUSINESS

401 E Forest

**Application for Demolition by Neglect Timeline for Repair was moved to the end of the agenda as the applicant was not present.*

302 E Cross

**Demolition by Neglect Timeline for Repair*

Applicant: Maxwell Ziebarth, owner- present

Discussion: Davis: Stated that the Commission approved the roof replacement in February 26, 2019. Stated that the Planning and Building Department staff were able to tour and look at the property with the owner in April, 2019. Asked applicant to discuss the timeline for the repair.

Ziebarth: *[Updated the Commission re: roofing and foundation issues, and progress]*

Davis: Asked when the roof would be done.

Ziebarth: Stated in the next week or two.

Davis: Asked if there is an application for the foundation.

Slagor: Confirmed. Stated that it is on the agenda under New Business.
[Discussed the Demolition by Neglect process]

Davis: Asked the Commission about any particular items of concern beyond the timeline.

Prebys: Asked about the trees that have been removed. *[Discussion ensued]*

Davis: Asked about the timing for the foundation repair.

Ziebarth: Stated that applicant has been currently working on the property. Stated that the plan is to have the foundation and roof done near the end of May.

Schmiedeke: Asked to have an actual date set for the foundation and roof repair.
[Discussion ensued to clarify a date for follow up and completion of repairs]

Davis: Stated that the Commission would request that applicant return in two weeks to confirm that the roof is completed, to give a report on the foundation and then a timeline for that repair.

Ziebarth: Acknowledged.

Davis: Asked for a timeline for repairs of the damaged/missing siding, damaged windows and doors, and deterioration of the porches on the façade and west elevation.

Ziebarth: Stated that the timeline for completion of the three items would be late summer.
[Discussion re: repair plans and proposed types of materials]

Lindsay: Asked for an actual timeline date for the damaged/missing siding, damaged windows and doors, and deterioration of the porches on the façade and west elevation.
[Discussion ensued to clarify a date for completion of repairs]

Davis: Asked if October 1st would seem reasonable for a completion date for all the identified items.

Ziebarth: Confirmed.

Lindsay: Stated that there can be discussion to adjust dates, as time goes on, if necessary.

Prebys: Stated that dates could be set up for the applicant to return and discuss proposed plans as study items.

Davis: Requested that applicant return to discuss the porch repair as a study item at the first June meeting and to return to discuss windows, doors and siding at the first August meeting.

Lindsay: Asked applicant to bring in any cut sheets, drawings and ideas he may have.

Davis: Stated that the goal is to complete the identified repairs by October 1, 2019.

Ziebarth: Acknowledged.

Motion: Lindsay (second: Prebys) moved to accept the property owner's proposed timeline for repairs of the house at 302 E Cross, as presented at the Historic District Commission on May 14, 2019; the approved roof replacement to be complete by the HDC meeting scheduled for May 28, 2019; the

HDC will also receive an update on the condition of the foundation at the May 28 meeting, with foundation work to be complete by June 8, 2019; porch repair to be submitted as a study item at the June 11 or June 25, 2019 meeting; repair of windows, doors, and siding to be submitted as a study item at the July 9 or July 25, 2019 meeting. All proposed repairs to be completed by October 1, 2019.

Approval: Unanimous. Motion carried

NEW BUSINESS

302 E Cross Street

**Foundation repair.*

Applicant: Maxwell Ziebarth, owner -present.

Discussion: Davis: Stated that the repair of the three elevations on the south elevation of the house that were damaged by the old cistern had been discussed. Stated that the Commission needing to know the full extent of the work had also been discussed. Stated that per the Staff Review, the work proposed includes deconstructing the existing foundation on the aforementioned elevations, constructing a new footing, building new foundation walls of concrete block and veneering the foundation with brick above-grade to match the rest of the house. Stated that the Staff Review also indicates that the proposed foundation reconstruction is on elevations that are largely not visible from the street right-of-way and could be obscured by garden plantings in the future.

Ziebarth: Acknowledged. *[Discussed proposed repairs in further detail]*

Davis: Stated that per the agreed upon timeline, a foundation update from applicant will occur in two weeks, on May 28.

Ziebarth: Confirmed.

Motion: Prebys (second: Rupert) moved to issue a certificate of appropriateness for the work at 302 E Cross as submitted in the application dated April 19, 2019 for repair and replacement of the foundation walls of the rear ell and south elevation. The new foundation walls shall be brick veneered above-grade to match the foundation on the rest of the house.

Secretary of the Interior Standards:

#9 – Contemporary designs shall be compatible and shall not destroy significant original materials.

Approval: Unanimous. Motion carried

112 S Washington

**Application for fence installation was moved to the end of the agenda as the applicant was not present.*

40-44 E Cross

**Application for removal of chimney was moved to the end of the agenda as the applicant was not present.*

216 S Washington

**Window replacement.*

Applicant: Dustin Santini, owner- present
Brett Mahaffey and Larry Jones, representatives for Renewal by Andersen- present

Discussion: Davis: Asked applicant to walk the Commission through the application.

Mahaffey: Stated that the homeowner wishes to replace fifteen wood windows on the house.
[Discussed condition of windows]

Prebys: Asked about the proposed window type.

Mahaffey: Stated that the Renewal by Andersen windows are a composite material window.

Davis: Asked if they are the Fibrex.

Mahaffey: Confirmed.

Davis: Asked if the proposed windows are aluminum clad.

Mahaffey: Stated that a coating is put on the window at the factory.

Prebys: Asked if it is double pane glass.

Mahaffey: Confirmed.

[Discussion continued outlining a description of the muntins/appropriateness re: grille patterns and types/sash replacement]

Rupert: Asked if it is an insert rather than a complete window unit replacement.

Jones: Stated that that is an option that can be done.

Rupert: Indicated that that option would not be appropriate.

Jones: Stated that the other option is that when the weights and pockets are taken out, it could be set up as a split jam but then we are cutting back into the face of the exterior where the cedar is because all the front cedar that can be seen *[reference materials]*, the one-by-six, is connected to the wall and the existing jam.

[Further discussion re: installation, sizing and appearance considerations]

Davis: Stated that, to clarify, there appear to be twelve windows from the street *[reference materials]*, with fifteen windows total. Asked if it is all the windows on the front, plus three other windows.

Mahaffey: Stated that except for these four in the center *[reference materials]*.

Lindsay: Stated that these appear to be designed to be casement windows *[reference materials]*.

Mahaffey: Stated that the owner wanted the windows to match. Stated that since everything is double hung, then the owner would want double hung there. Stated that these really are not casement windows *[reference materials]*. Stated that they do not crank. Stated that they are just on hinges.

Lindsay: Asked if repair of the existing windows was considered. Stated that especially on the front elevation, the Commission would like to know about other avenues that may have been pursued.

Santini: Stated that window repair had been pursued. Stated that the cost would be approximately one thousand dollars per window with no guarantee that it would be any more energy efficient. Stated that it seemed that going with new windows would help with the energy efficiency and the draftiness of the home. Stated that the paint is peeling on the front windows.

Lindsay: Stated that those type of things can be repaired. Stated that the larger issue when looking at the upfront elevation of the home, is that when you think about two inches all around, it will drastically change the appearance of the home.

Davis: Stated that it is important for the Commission to maintain the façade. Stated that it does not appear from the photos that there is anything about the sills that is so unique to the house to hinder any architectural integrity that might need to be sacrificed from being done on the inside instead of the outside.

[Discussion ensued re: exterior vs interior installation options]

Lindsay: Stated that it would be helpful for applicant to provide multiple options. Stated that a large concern is that there is currently a cohesive façade on the front elevation. Stated that aluminum cladding is going to look quite different than the cedar around the edge. Stated that unless the cedar is replaced with aluminum, it is not going to match and it will not look cohesive in the way that it currently looks.

Jones: Asked if the Commission had previously indicated there was not a problem with something being done with a couple of windows on the side of the house.

Lindsay: Stated that those windows are not original.

Jones: Asked if Renewal could be allowed to do a couple of the windows on the side of the house. Stated that the exterior trim would be left on, if possible. Stated that the Commission could then come out and evaluate it at that point.

Davis: Stated that the Staff Review note indicates that there are a string of four casement windows on the first story of the north elevation that is proposed to be changed to a single horizontal sliding window without grilles; that this appears to be ca.1950 and are inconsistent

with the window type on the rest of the house. Stated that that would be one that could be change that might be appropriate. Stated that the Staff Review note also indicates that there is a single ca. 1950 casement window on the north elevation that is proposed to change to a double-hung window with no grilles.

Jones: Stated that with the window on the side *[reference materials]*, he believes he could mimic what he would do on the front of the house and leave the integrity of the outside.

[Discussion continued as to installation options]

Davis: Stated that more information would be helpful; i.e., an actual mock-up of exactly what is being proposed. Stated that if it can be done with a window which is already appropriate for replacement and that is not the front elevation, that may be a good start.

[Further discussion re: installation]

Santini: Stated that applicant was hoping to have more glass because the kitchen is dark. Stated that those are four individual crank-out windows. Stated that a slider would bring in more light.

[Discussion continued re: installation/materials options]

[Discussion re: most efficient way to proceed – table application vs amendment]

Slagor: Recommended amending the application, returning as a study item with a new proposal and then submitting a new application for the façade windows if replacement is proposed.

[Discussion clarifying installation in re: to amendment of application]

Davis: In moving forward, recommended that the privacy screen be left off, initially, to allow time for the Commission to come out and look at the window; that applicant provide more details of the proposed work on the façade on the front, and installation; see if what was mentioned with sliding in from the side is possible; and possibly do some research on the sash packs that were discussed.

Motion: Lindsay (second: Prebys) moved to amend and issue a certificate of appropriateness for the application for window replacement work at 216 S Washington to allow for the north elevation replacement of four individual casement windows with either two horizontal sliding or one full horizontal sliding window, and to replace the single casement window on the same elevation with a one-over-one double-hung window. New windows are to be Renewal by Andersen in Red Rock as submitted in the application on May 3, 2019. The new windows are to retain the current glass area and are to include privacy screens.

Secretary of the Interior Standards:

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

#5 – Preserve distinctive features.

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

Rupert: Asked, regarding the single kitchen window, if that will be done as was suggested, when you take out the pulleys and slide it in.

Mahaffey: Stated that it is a casement window right now.

Jones: Stated that before it goes that far, he will go there to see how much can be pulled back. Stated that at this point, it should be brick mold still on the outside with a three-quarter buck around it. Stated that he would go there with one of the measure techs and would drill in and see if there is enough room that will give the extra inch and a half that will hide the frame and give the most glass available. *[Further discussed installation details]*

Approval: Unanimous. Motion carried

224 N River

**Repaint and replace trim.*

Applicant: Judy Weinburger, owner- present

Discussion: Davis: Stated that the application is for repainting and replacing trim.

Prebys: Stated that there was previous discussion as a study item in April.

Weinburger: Stated that those are the original chips from Benjamin Moore Paint *[reference materials]*. Stated that applicant's house is not historic but it is in the Historic neighborhood. Stated that applicant proposes to repaint the exterior in a different color scheme and to replace the cedar trim with fiberboard due to a carpenter bee infestation. *[Discussion re: issue with bees]*

Motion: Prebys (second: Pettit) moved to issue a certificate of appropriateness for work at 224 N River as submitted in the application dated May 7, 2019, for replacing the cedar trim with fiberboard and repainting the house in a base of Dragonfly, vertical trim in Everglade, and window trim in Chambour.

Secretary of the Interior Standards:

#9 – Contemporary designs shall be compatible and shall not destroy significant original materials.

Approval: Unanimous. Motion carried

STUDY ITEMS—

323 Maple

Applicant: Michael Kozura

Discussion: Kozura: Stated that the house has a front porch and a bay window. Stated that the middle of the porch sags slightly and has dropped probably about an inch or two. Stated that there is a secondary pillar that is holding up most of the porch. Stated that the plan would be to replace the pillars with a cypress or something that will be historically accurate and remake the

pillars like how they should be. Stated that the roof on both have an internal gutter and the plan is to come up with a better way of drainage.

[Discussed background history, thoughts re: drainage improvement, porch repair, appropriate pillar replacement]

[Staff discussed steps for applicant to request placement of items on the agenda]

215 S Washington

Applicant: Pace Nielson

Discussion: Stated that there was previous discussion with the Commission regarding the three windows and what was originally a porch that was enclosed back in the fifties. Stated that the plan is to replace the three windows with the Pella 450 which was previously discussed. Stated that they are wood windows, aluminum clad, same glass. Stated that the plan is to do a hardy board "Smart Side" *[reference pamphlet]* on the addition to replace the aluminum siding.

[Discussion re: the house elevation, painting, lighting requirements and appropriateness of different lighting styles]

36 E Cross

Applicant: Jason Branham

Discussion: Branham: Discussed a proposal to install a small air conditioner on the ground behind the fence on the patio.

Davis: Asked if it would be central air.

Branham: Confirmed.

Davis: Asked if it would be behind the fence and not visible.

Branham: Confirmed.

[Discussion as to air conditioning unit and installation details]

Slagor: Indicated that an administrative approval could be done.

ADMINISTRATIVE APPROVALS

58 E Forest

**Amendment to expired fence application*

Applicant: Pamela Herzog, owner –present

Discussion: Davis: Indicated that although the Commission normally accepts administrative approvals, they retain the right not to accept. Indicated that the review of the administrative approval for 58 E Forest will be reviewed separately.

Slagor: Stated that the property owner called and indicated to Staff that the application was previously approved, that the work was never completed and asked if she would have to refile. Stated that Staff advised applicant that it was necessary for her to refile, that permits expire after one year. Stated that owner indicated she was keeping the same style of fence and the same location that was previously approved but the plan would be to add a gate so the neighbor could access and go out the back door. Stated that after discussion with supervision, since it was essentially a continuation of something that was already approved in the same style, that Staff did an administrative approval.

Davis: Stated that per the Public Comment heard earlier in the meeting, that there was mention of some possible Circuit Court decisions about easements.

Slagor: Explained that from the HDC perspective, whether or not there is an easement is really between the two property owners. Stated that the HDC reviews the style of the fence and whether it contributes to or detracts from the historic significance of the property.

Davis: Asked if it goes through the Building Department for approval.

Slagor: Stated that per speaking with the Building Department, they confirmed there is a fence permit. Stated that Staff can look into when the permit expires.

Davis: Asked if a new application is needed.

Slagor: Stated that a new application was submitted. Stated that Staff administratively approved it because it was essentially an amendment to something that was earlier approved.

Davis: Stated that since he was not on the Commission in 2015 and had not reviewed the information, that he is unable to vote for administrative approval.

[Further discussion re: consideration differences between the Historic District Commission and the Building and Zoning Departments]

Lindsay: Asked if the amendment is just to add the gate.

Slagor: Confirmed. Stated that the way it was presented in the application and to Staff is that it will be located in the same place that was approved in 2015 — just that a gate will be added in the same style of fence.

Herzog: Acknowledged that she would like to continue the same style with the addition of the gate.

Motion: Rupert (second: Schmiedeke) moved to accept the administrative approval of the amended fence application for 58 E Forest.

Approval: Rupert, Pettit, Schmiedeke, Prebys, and Lindsay: support. Davis: opposed.
Motion carried.

224 N Grove

**Roof replacement*

101 S Huron

**Roof replacement*

40-44 E Cross

**Roof replacement*

211-215 W Michigan

**Roof replacement*

216 S Washington

**Garage roof replacement*

330 Maple

**Roof replacement on two garages*

38 E Cross

**Stair replacement and chimney repair*

Motion: Schmiedeke (second: Prebys) moved for acceptance of the administrative approvals for 224 N Grove, 101 S Huron, 40-44 E Cross, 211-215 W Michigan – each for roof replacement; 216 S. Washington for garage roof replacement; 330 Maple for roof replacement on two garages; and 38 E Cross for stair replacement and chimney repair.

Approval: Unanimous. Motion carried.

OLD BUSINESS

**Returned to Old Business after hearing all other business items for those in attendance.*

401 E Forest

**Demolition by Neglect Timeline for Repair*

Applicant: Curtis L. Mullins and Kay F. Morgan, owners –not present

Discussion: Slagor: Stated that per Staff discussion with the City Attorney, that since the timeline is negotiated between the HDC and the property owner, that if the owner is not present, the matter should be tabled. Stated that the owner is allowed an additional chance to appear before transfer to Circuit Court.

Motion: Rupert (second: Prebys) moved to table discussion of the demolition by neglect timeline for repair of 401 E Forest, as the owner was not present at the meeting.

Approval: Unanimous. Motion carried.

NEW BUSINESS

**Returned to New Business after hearing all other business items for those in attendance.*

40-44 E Cross

**Removal of chimney.*

Applicant: Johnny Ell Beverly, contractor- not present

Discussion: Rupert: Stated that the work has already been completed.

Schmiedeke: Stated that per the Staff Review notes, the owners indicated that it was an emergency repair.

Slagor: Stated that the Building Department identified the repair as being done without a permit. Stated that it was repaired with in-kind brick.

[Discussion re: reference materials]

Motion: Lindsay (second: Prebys) moved to issue a notice to proceed for the work already completed at 40-44 E Cross for the removal of the chimney on the south elevation with the condition that the newly bricked surface shall be painted to match the wall and flashing in-place.

Secretary of the Interior Standards:

#9 – Contemporary designs shall be compatible and shall not destroy significant original materials.

Approval: Unanimous. Motion carried

112 S Washington

**Fence installation.*

Applicant: Mary Jentzen, owner- not present.

Discussion: Lindsay: Indicated that the owner was before the Commission as a study item on April 23, 2019.

Motion: Schmiedeke (second: Rupert) moved to issue a certificate of appropriateness for the work at 112 S Washington for installation of a 4' tall Bella Vista Classic Aluminum Fence, in black as specified in the application dated April 23, 2019.

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 carried

OTHER BUSINESS

Property Monitoring

215 S Washington

Slagor: Indicated that two windows were replaced and siding was removed. Stated that Staff mailed a letter to owner.

109 Maple

Slagor: Indicated that siding came off. Stated that Staff mailed a letter to owner.

208 E Cross

Slagor: Indicated that an application has not yet been submitted for the driveway and siding.

206 N Huron

Schmiedeke: Stated that the fence approved by the Commission has been installed but is not painted.

Davis: Asked Staff to mail a reminder letter for the fence to be painted.

208 Emmet

Rupert: Inquired about the proposed solar panel installation.

Slagor: Stated that Staff visited with Amy Strutz with the solar company and looked at her sample panel. Stated that Ms. Strutz indicated that the owners would appear before the Commission for approval if they decide to move forward with solar for the home.

101 W Michigan

Rupert: Indicated that work on the windows has begun.

218 N Washington

Rupert: Stated that the back porch of the Ladies' Literary Club has been redone with composite tongue and groove and composite plank boards and the work is now completed.

116-118 W Michigan

Davis: Inquired about the elevator shaft constructed. *[Discussion ensued]*

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

None.

HOUSEKEEPING BUSINESS**Approval of the minutes of April 23, 2019**

Motion: Prebys (second: Schmiedeke) moved to approve the minutes as submitted.

Approval: Unanimous. Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 9:25 p.m.



Shakes require a finish coat like the one shown.



SMARTSIDE®

TRIM & SIDING

- A truly Reversible shake offers superior design flexibility. The same panel can be used as a staggered edge or a straight edge.
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- A 5-year, 100% labor and replacement feature and a 50-year prorated, limited warranty on the substrate
- Durable - Made of treated engineered wood, LP SmartSide® products can withstand almost anything Mother Nature throws at them.
- Treated with our proprietary SmartGuard® process to help prevent fungal decay and termite damage
- Pre-primed for exceptional paint adhesion



215 S. Washington

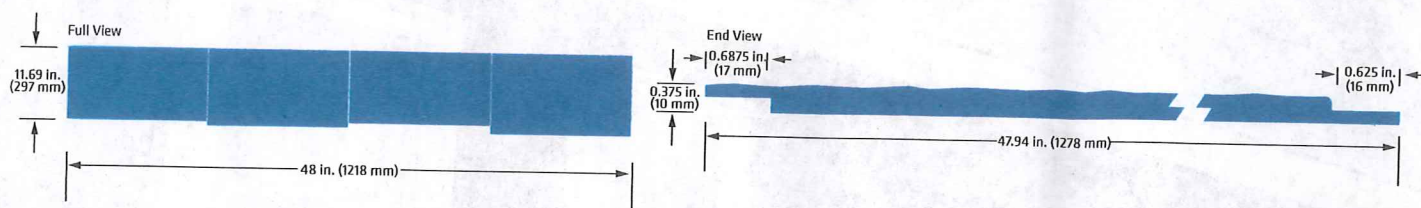
Study Item 5/14/2019



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TRIM & SIDING

CEDAR SHAKES SPECS



TEXTURE	LENGTH	ACTUAL WIDTH	ACTUAL THICKNESS
TEXTURED	47.94 IN. (1218 MM)	11.69 IN. (297 MM)	0.375 IN. (10 MM)

