



AGENDA

Historic District Commission Meeting

7:00 PM - Tuesday, July 27, 2021

Virtual Meeting - See Public Notice

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1. CALL TO ORDER	
1.1. Virtual Meeting Notice	3
2. ROLL CALL	
Alex Pettit, Chair	
Anne Stevenson, Vice Chair	
Erika Lindsay	
James Ratzlaff	
Amy Swift	
James Chesnut	
Stefan Szumko	
Scott Slagor, Staff	
3. APPROVAL OF AGENDA	
3.1. HDC Agenda July 27, 2021	5 - 6
4. PUBLIC COMMENT ON AGENDA ITEMS	
5. PUBLIC HEARINGS	
6. BUSINESS SESSION	
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11 E Cross Packet	
6.2. NEW BUSINESS	11 - 21
413 Maple Packet	
6.3. STUDY ITEMS	23 - 30
332 Oak St - Study Item Brochure for Re-roofing Detached Garage	
6.4. ADMINISTRATIVE APPROVALS	
6.5. OTHER BUSINESS	
1. Property Monitoring	
2. Updates from Staff	
3. Commissioner Comments	
7. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS	
8. HOUSEKEEPING BUSINESS	
8.1. Approval of meeting minutes July 13, 2021	31 - 35
Draft Minutes July 13, 2021	
9. ADJOURNMENT	



**PUBLIC NOTICE
CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION – VIRTUAL MEETING**

The Ypsilanti Historic District Commission (HDC) will hold A Virtual Meeting on Tuesday, July 27, 2021 at 7 p.m.

The Regular HDC Meeting is being held virtual in order to prevent the spread of COVID 19.

The meeting can be attended through the below link, or through the below toll-free numbers.

July 27, 2021, HDC Regular Meeting Virtual Access Link

<https://us02web.zoom.us/j/82053784265>

When prompted, enter **Meeting ID:** 820 5378 4265

July 27, 2021, HDC Regular Meeting Toll Free Phone Number Access

888 475 4499 US Toll-free
877 853 5257 US Toll-free

When prompted, enter the **Meeting ID:** 820 5378 4265, followed by the #, press # again to be connected.

Members of the public will be able to make comment during the designated time for public comment. To address the HDC, meeting participants will need to "raise their hand" to indicate they want to speak.

To raise your hand while participating online, click the "Raise Hand" icon at the bottom of the Zoom Screen or press *9 via phone. After you raise your hand you will be informed when it is your turn to speak, and your microphone will be unmuted at that time. Your microphone will be muted again when you have finished your comments or when your speaking time has expired.

Instructions for Persons with Disabilities

Persons with disabilities who need accommodations to effectively participate in the meeting should contact the City Clerk, Andrew Hellenga at ahellenga@cityofypsilanti.com by 5:00 p.m. on the day before the meeting to request assistance. Closed Captions will be provided during the meeting.

City Clerk's Office
One South Huron Street
Ypsilanti, Michigan 48197
(734) 483-1100

Andrew Hellenga
City Clerk
Posted: July 23, 2021

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, July 27- 7:00 p.m.
Remote Meeting via Zoom

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

Alex Pettit, Chair	P	A
Anne Stevenson, Vice Chair	P	A
Erika Lindsay	P	A
Amy Swift	P	A
James Chesnut	P	A
James Ratzlaff	P	A
Stefan Szumko	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING—none

V. BUSINESS SESSION—none

A. OLD BUSINESS

1. 11 E Cross Sign

B. NEW BUSINESS

1. 413 Maple Porch

C. STUDY ITEMS

1. 407 E Cross Windows

2. 332 Oak Roof

D. ADMINISTRATIVE APPROVALS

1. 9-11 S Washington Extension

E. OTHER BUSINESS

1. Property monitoring

2. Updates from staff

3. Commissioner comments

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

1. Approval of meeting minutes July 13, 2021

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 the Design Criteria and HDC Fact Sheets as part of its decision-making process.

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

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

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

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

3. Do not imitate earlier styles.

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

4. Preserve significant changes acquired over time.

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

5. Preserve distinctive features.

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

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

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

7. Clean building gently—no sandblasting.

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

8. Preserve archaeological resources.

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

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

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

10. New work shall be removable.

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



HDC Work Permit Staff Review

Property address: 11 E Cross

Property History: The property includes a former automotive facility that was erected in 1925 and has been altered multiple times. The building was listed as non-contributing in the National Register listing.

Date Complete Application Received: July 2, 2021

Date of Review: July 2, 2021

Date of Meeting: July 13, 2021

Proposed work: Sign.

Materials: Aluminum sign panel.

Staff review:

1. The applicant proposes to install a 1'9"x22'7" aluminum sign panel above the storefront.
2. The sign panel will be anchored to the mortar joints wherever possible.
3. No lighting is proposed as part of this project.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 11 E Cross as submitted the application on July 2, 2021, for installation an aluminum sign panel as specified. The sign shall be mounted to the mortar joints to the greatest extent possible. This project does not include illumination.

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.

RECEIVED

JUL 02 2021



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

R. 27939
#54419
PHDC 21-0044

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

11 E Cross St.

Applicant

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

Name

Johnson Sign Co

Address

663 S Mansfield St

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Kevin Short, Senior Sales Executive

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Installing a non lit 1'-9" x 22'-7" aluminum sign panel on the masonry wall over the store front with concrete anchor studs in the masonry joints only as needed

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

aluminum

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

1,500.00

Permit fee:

\$ 45 + _____ = 45.00

Signature

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

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

Signature:

Date:

7/30/2021

Print Name:

Kevin Short, Senior Sales Executive

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

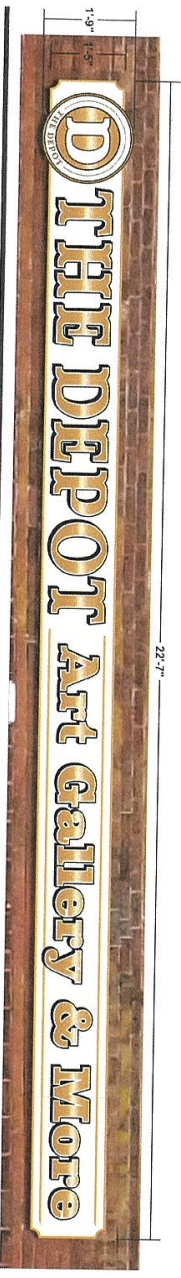
All other necessary approvals and permits must be acquired before beginning work.

PHDC-31-0044

New Wall Panel with Digital Print Graphics



SCALE 1/8" = 1'



39.52 SQFT

SCALE 1/2" = 1'

NEW STUD MOUNTED ALUMINUM PANEL, WALL SIGN WITH 1" STAND-OFF SPACERS. SIGN FEATURES A ROUND LOGO PANEL & FULL COLOR UV LAMINATED DIGITAL PRINT GRAPHICS. DUE TO THE LENGTH OF THE PANEL, IT WILL REQUIRE (2) HAIRLINE SEAMS.

Click Here!
www.johnsonsign.com

# OF SETS	1	RETURN DEPTH	N.A.	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	DIGITAL PRINT	TYPE OF INSTALL	STAND-OFF STUD	TRANSFORMER	N.A.	DATE	06/28/21
RETURN COLOR	N.A.	TYPE OF FACE	ALUMINUM	BALAST	N.A.	JOB NO.	
RETAINER COLOR	N.A.	RACEWAY D.	H. L N.A.	COMMENTS:		JOB NAME	T-DEPOT-062821-2
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	11 E CROSS ST YPSILANTI, MI

APPROVED BY: _____
DATE: _____



2240 Lansing Ave, Jackson, MI 49202
1800 S. Cedar St, Lansing, MI 48910
663 S. Mainfield, Ypsilanti, MI 48198
517.784.3720 | www.johnsonsign.com

JOB NAME: _____
NAME: _____



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HDC Work Permit Staff Review

Property address: 413 Maple

Property History: Single-family home

Date Complete Application Received: July 19, 2021

Date of Review: July 23, 2021

Date of Meeting: July 27, 2021

Proposed work: Rear porch rail and spindle replacement, and rear porch spandrel removal.

Materials: Cedar rails and spindles.

Staff review:

1. The applicant proposes to replace spindles and rails on the rear porch as the applicant believes them to be poorly installed with inappropriate materials and historically inappropriate.
2. The spindles and rails are to match those currently installed on the front and side porches that the HDC approved as new construction in 2005 and 2007.
3. The applicant attests that the rear porch is an addition to the house, built in the "late 20th century." Therefore the rear porch is not contributing to the historical significance of the house. Note: City staff could not confirm, via building permit records dating back to 1984, when the rear porch addition was indeed constructed. Staff is continuing to research this point.
4. The applicant also proposes to remove spandrels on rear porch as the applicant believes they are historically inappropriate to the house.
5. The applicant proposes that all rails and spindles will be painted to match current house colors.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 413 Maple as submitted the application on July 19, 2021, for replacement of spindles and rails on rear porch to match those on front and side porches, and for removal of spandrels on rear porch.

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

Prepared by:

Jada Tillison - Love, Community Development Fellow
Andy Aamodt, City 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

RC 8524
714

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
413 Maple Street

Applicant

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

Name
Richard Nation & Deborah Whelan

Address
413 Maple Street

City
Ypsilanti

State
MI

Zip
48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

We propose two modifications to the back porch, which was added to the house in the late 20th century:

One, we propose to replace the spindles and rails on the back porch to match those currently installed (and HDC approved) on our front and side porches. The current rails and spindles are poorly installed, with inappropriate materials, and we believe them to be historically inappropriate.

Second, we would like to remove the spandrels, the upper decorative element on the back porch, believing they, too, are historically inappropriate to the house.

All will be painted to match current house colors.

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

cedar rails and spindles

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost: \$125

Permit fee:

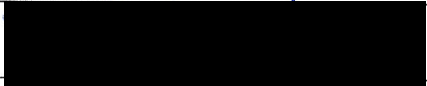
\$45 + _____ =

Signature

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

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

Signature:



Date:

19 July 2024

Print Name:

Richard F. Nethin

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.

413 Maple













Front and side porches





ENERGY STAR® IS FOR ROOFS TOO

Similar to the energy-efficient appliances in your home, roofing products can provide energy-saving qualities. Owens Corning™ ENERGY STAR® rated shingles can help reduce your energy bills when installed properly. These shingles reflect solar energy, decreasing the amount of heat transferred to a home's interior—and the amount of air conditioning needed to keep it comfortable. Actual savings will vary based on geographic location and individual building characteristics. Call 1-800-GET-PINK® or 1-888-STAR-YES for more information.

Product Attributes

Warranty Length*	Limited Lifetime**
Wind Resistance Limited Warranty*	130 MPH
Algae Resistance Limited Warranty*	10 Years
Tru PROtection® Non-Prorated Limited Warranty* Period	10 Years

TruDefinition™ Duration® Shingles Product Specifications

Nominal Size	13 1/4" x 39 3/8"
Exposure	5 5/8"
Shingles per Square	64
Bundles per Square	3
Coverage per Square	98.4 sq. ft.

Applicable Standards and Codes

ASTM E 108, Class A Fire	ASTM D 3462
ASTM D 3161, Class F Wind	ASTM D 228
ASTM D 7158, Class H Wind	UL 790, Class A
ASTM D 3018, Type 1	CSA 123.5*

* See actual warranty for complete details, limitations and requirements.
** Based on 2011 Roofing Brand Awareness Survey by Owens Corning Roofing & Asphalt, LLC.
† Owens Corning strives to accurately reproduce photographs of shingles. Due to manufacturing variances, the limitations of the printing process and the variations in natural lighting, actual shingle colors and granule blends may vary from the photo. The pitch of your roof can also impact how a shingle looks on your home. We suggest that you view a roofing display or several shingles to get a better idea of the actual color. To accurately judge your shingle and color choice, we recommend that you view it on an actual roof with a pitch similar to your own roof prior to making your final selection. Color availability subject to change without notice. Ask your professional roofing contractor for samples of colors available in your area.
‡ This illustration depicts Triple Layer Protection and the amount of Triple Layer Protection may vary on a shingle-to-shingle basis.
§ Tru-Bond is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing & Asphalt, LLC.
‡‡ 40-Year Limited Warranty on commercial projects.
§ Color not available in Quebec.
Where allowed by code.
* Applicable in Brookville, Kearny, Medina and Minneapolis Service Areas only. Preferred Contractors are independent contractors and are neither affiliates nor agents of Owens Corning Roofing & Asphalt, LLC, or its affiliated companies. SureNail Technology U.S. Patent 7,836,654 and other patents pending. ENERGY STAR and the ENERGY STAR mark are registered trademarks of the U.S. Environmental Protection Agency.



HOME SWEET HOME

Your home is your sanctuary. It's the place where you want to feel the most comfortable. Safe. Protected. But no matter how much you love your house, it seems the work is never completely done. And if purchasing a new roof is on your to-do list, it may seem like a daunting task—especially if your roof is already damaged or leaking. Since a roof plays such an important role in protecting you and your family from the elements, you realize that you can't let the damage get out of hand.

Don't worry, we know that a roof replacement project is a big, important decision. You can feel confident about choosing our roofing products—Owens Corning has been a recognized leader in the building industry for over 70 years. In fact, we're America's #1 roofing brand.** Not only can we help you choose the right shingle and roofing system components, we can also help you select the right contractor for the job. An Owens Corning™ Preferred Contractor.

Together we can make this a positive experience—an opportunity, really. This is your chance to choose a roof that not only has outstanding performance, but also has exceptional beauty. So for years to come, you'll feel great every time you pull in the driveway.

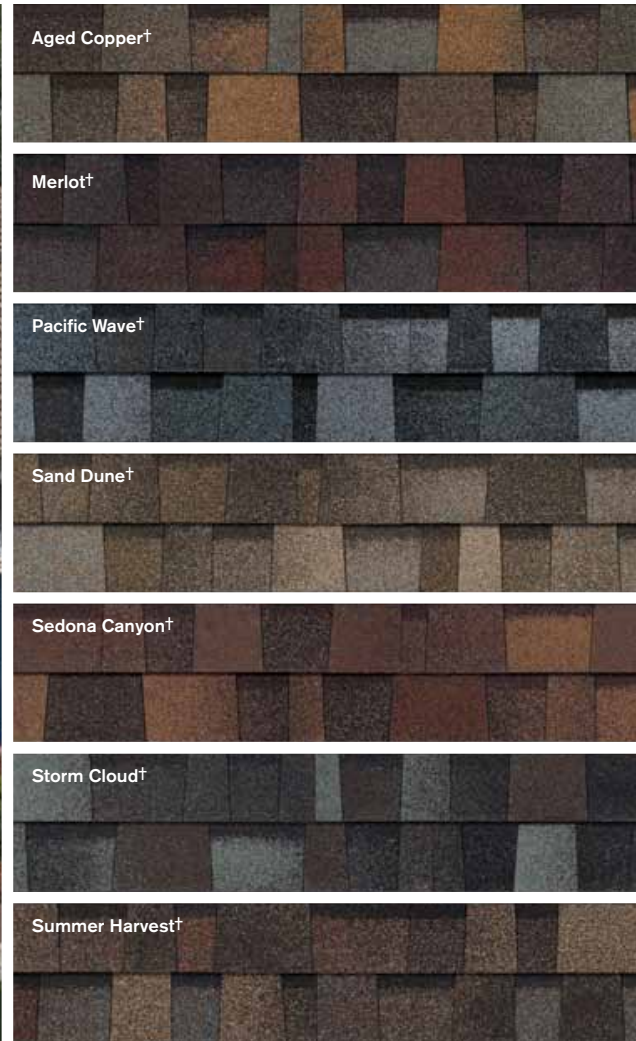
Safe. Protected. Home.



WANT TO TURN UP THE COLOR ON YOUR ROOF?

Update it with our TruDefinition™ Duration® Designer Colors Collection Shingles. They offer the same exceptional performance—in seven unique colors you won't find elsewhere.

To see how they can transform the look of your home, just ask your contractor or visit www.roofing.owenscorning.com.



Want to know more about Owens Corning™ products or find an Owens Corning™ Preferred Contractor in your area? It's easy to reach us: **1-800-GET-PINK® | www.roofing.owenscorning.com**



OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OHIO, USA 43659
1-800-GET-PINK
www.roofing.owenscorning.com

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(Brookville, Kearny, Medina, Minneapolis, Summit)



TruDefinition™
DURATION® SHINGLES
with SureNail® Technology



Colonial Slate†

TruDefinition™
DURATION® SHINGLES
with SureNail® Technology

Bold contrast. Deep dimension. TruDefinition™

TruDefinition™ Duration® Shingles are specially formulated to provide greater contrast and dimension to any roof. Through the use of multiple granule colors and shadowing, *TruDefinition Duration* Shingles offer a truly unique and dramatic effect. This exclusive combination of color and depth is what makes *TruDefinition Duration* Shingles like no other.

TruDefinition Duration Shingles are available in popular colors with bold, lively contrast and complementing shadow lines for greater dimension. They feature a Limited Lifetime Warranty,*†‡ 130-MPH Wind Resistance Limited Warranty* and an Algae Resistance Limited Warranty.* Beyond the outstanding curb appeal and impressive warranty coverage, they also come with the advanced performance of patented SureNail® Technology.

 **The SureNail® Difference—**
A technological breakthrough
in roofing. The innovative features of Owens Corning™ *TruDefinition Duration* Shingles with patented *SureNail* Technology offer the following:

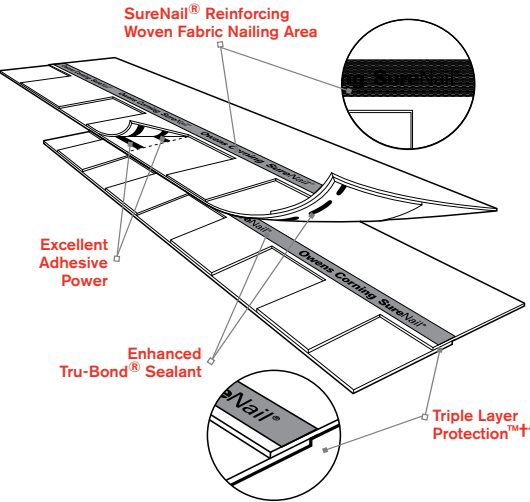
Breakthrough Design. Featuring a tough, woven engineered reinforcing fabric to deliver consistent fastening during installation.

Triple Layer Protection™ A unique "triple layer" of reinforcement occurs when the fabric overlays the common bond of the shingle laminate layers that offers excellent fastener holding power.

Superior Adhesion. Our enhanced Tru-Bond®‡ sealant grips tightly to the engineered fabric nailing strip on the shingle below.

Excellent Adhesive Power. Specially formulated, wide adhesive bands help keep shingle layers laminated together.

Exceptional Wind Resistance. The industry's first asphalt roofing shingle engineered to deliver 130-MPH* wind warranty performance with only 4 nails. 33% fewer nails are required for maximum warranty protection,* which can mean fewer deck penetrations.



COLORS AVAILABLE IN ALL SERVICE AREAS—see map below



Amber†



Desert Tan†



Brownwood†



Teak†



Driftwood†



Onyx Black†



Estate Gray†



Slatestone Gray†
Not available in Service Areas 4, 5, 7, 9.



Quarry Gray†



Sierra Gray†



Shasta White^{1/5}



Colonial Slate†



Harbor Blue†

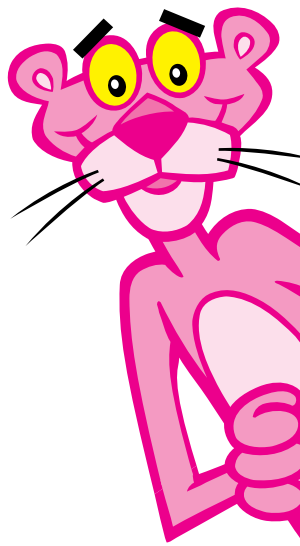
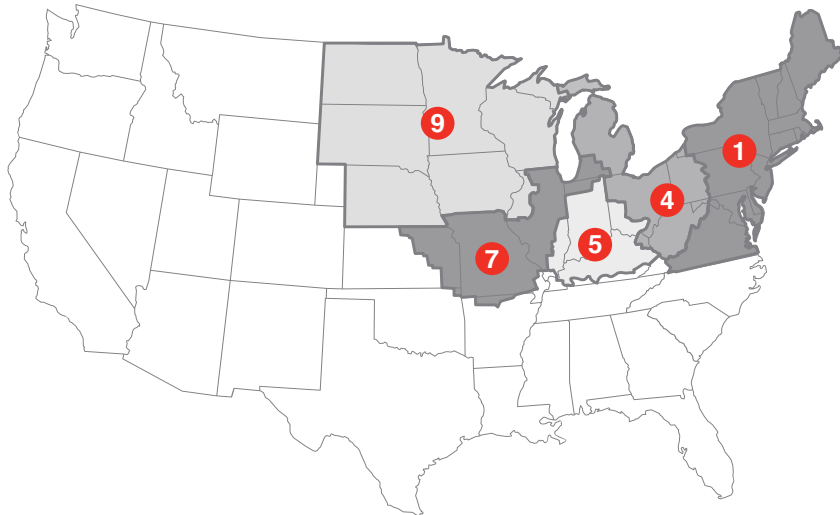


Chateau Green†



Terra Cotta†

COLOR AVAILABILITY MAP



TruDefinition™
DURATION® SHINGLES
with SureNail® Technology

Bold contrast. Deep dimension. TruDefinition™

TruDefinition™ Duration® Shingles are specially formulated to provide greater contrast and dimension to any roof. Through the use of multiple granule colors and shadowing, *TruDefinition Duration* Shingles offer a truly unique and dramatic effect. This exclusive combination of color and depth is what makes *TruDefinition Duration* Shingles like no other.

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A technological breakthrough
in roofing. The innovative features of Owens Corning™ *TruDefinition Duration* Shingles with patented *SureNail* Technology offer the following:

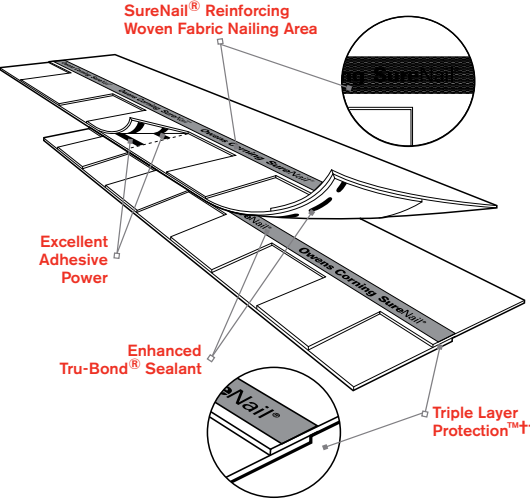
Breakthrough Design. Featuring a tough, woven engineered reinforcing fabric to deliver consistent fastening during installation.

Triple Layer Protection™ A unique "triple layer" of reinforcement occurs when the fabric overlays the common bond of the shingle laminate layers that offers excellent fastener holding power.

Superior Adhesion. Our enhanced Tru-Bond®‡ sealant grips tightly to the engineered fabric nailing strip on the shingle below.

Excellent Adhesive Power. Specially formulated, wide adhesive bands help keep shingle layers laminated together.

Exceptional Wind Resistance. The industry's first asphalt roofing shingle engineered to deliver 130-MPH* wind warranty performance with only 4 nails. 33% fewer nails are required for maximum warranty protection,* which can mean fewer deck penetrations.



COLORS AVAILABLE IN ALL SERVICE AREAS—see map below



Amber†



Desert Tan†



Brownwood†



Teak†



Driftwood†



Onyx Black†



Estate Gray†



Slatestone Gray†
Not available in Service Areas 4, 5, 7, 9.



Quarry Gray†



Sierra Gray†



Shasta White†/§



Colonial Slate†



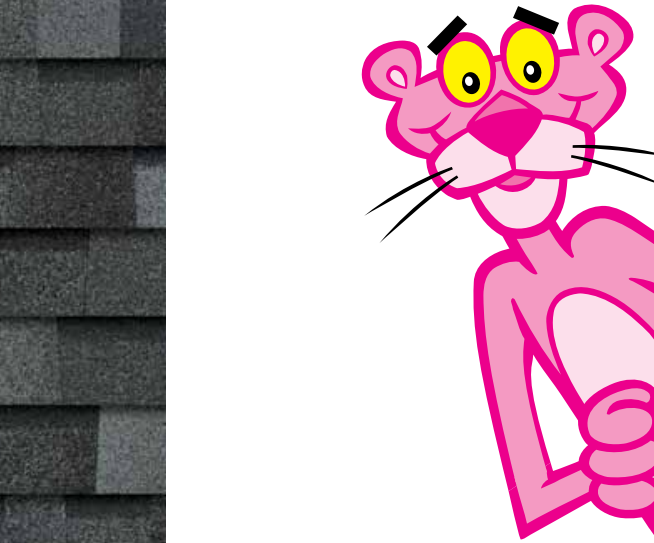
Harbor Blue†



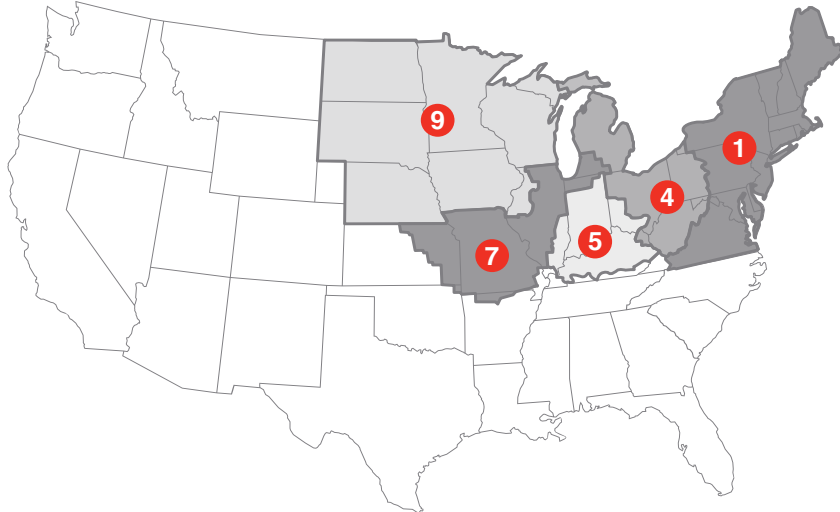
Chateau Green†



Terra Cotta†



COLOR AVAILABILITY MAP



TruDefinition™
DURATION® SHINGLES
with SureNail® Technology

Bold contrast. Deep dimension. TruDefinition™

TruDefinition™ Duration® Shingles are specially formulated to provide greater contrast and dimension to any roof. Through the use of multiple granule colors and shadowing, *TruDefinition Duration* Shingles offer a truly unique and dramatic effect. This exclusive combination of color and depth is what makes *TruDefinition Duration* Shingles like no other.

TruDefinition Duration Shingles are available in popular colors with bold, lively contrast and complementing shadow lines for greater dimension. They feature a Limited Lifetime Warranty,*†‡ 130-MPH Wind Resistance Limited Warranty* and an Algae Resistance Limited Warranty.* Beyond the outstanding curb appeal and impressive warranty coverage, they also come with the advanced performance of patented SureNail® Technology.

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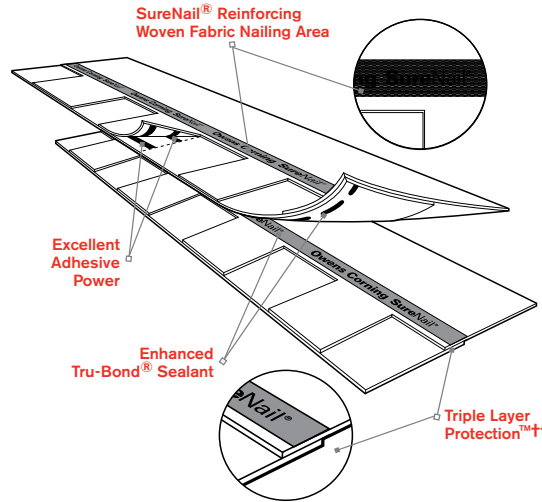
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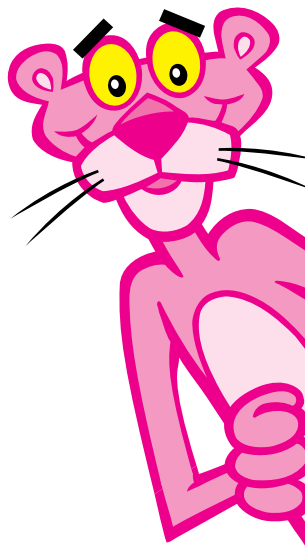
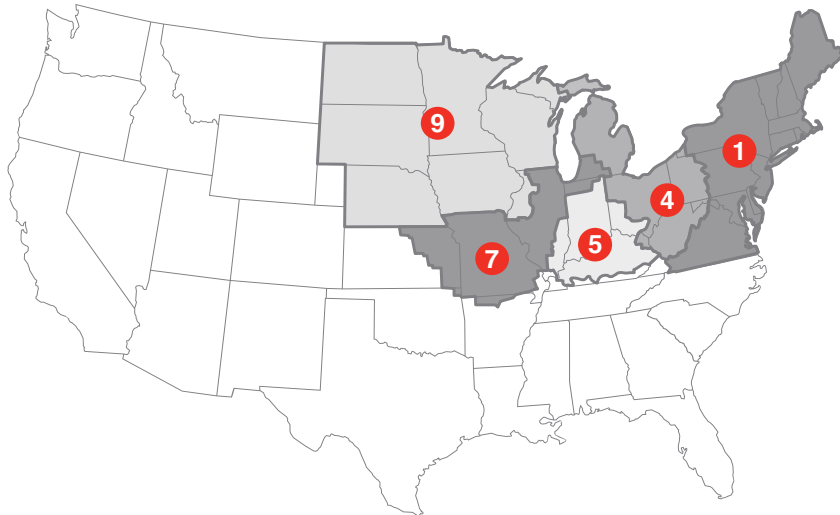


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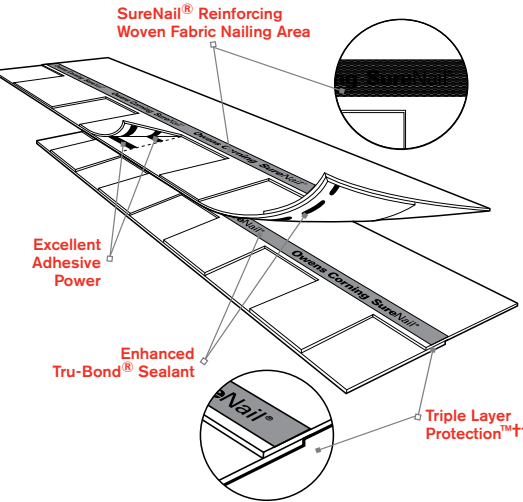
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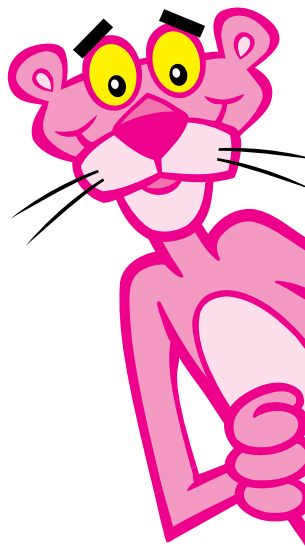
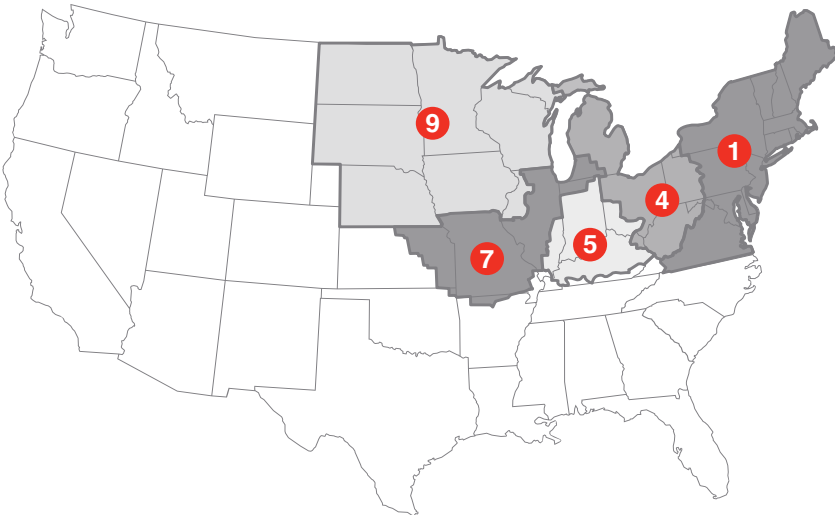


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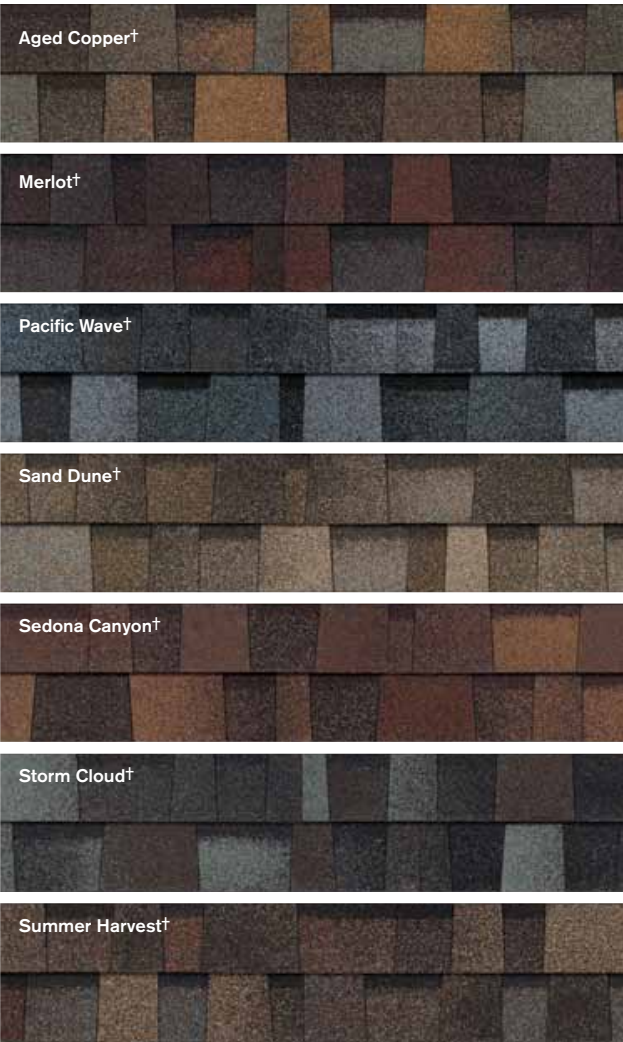
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Colonial Slate†

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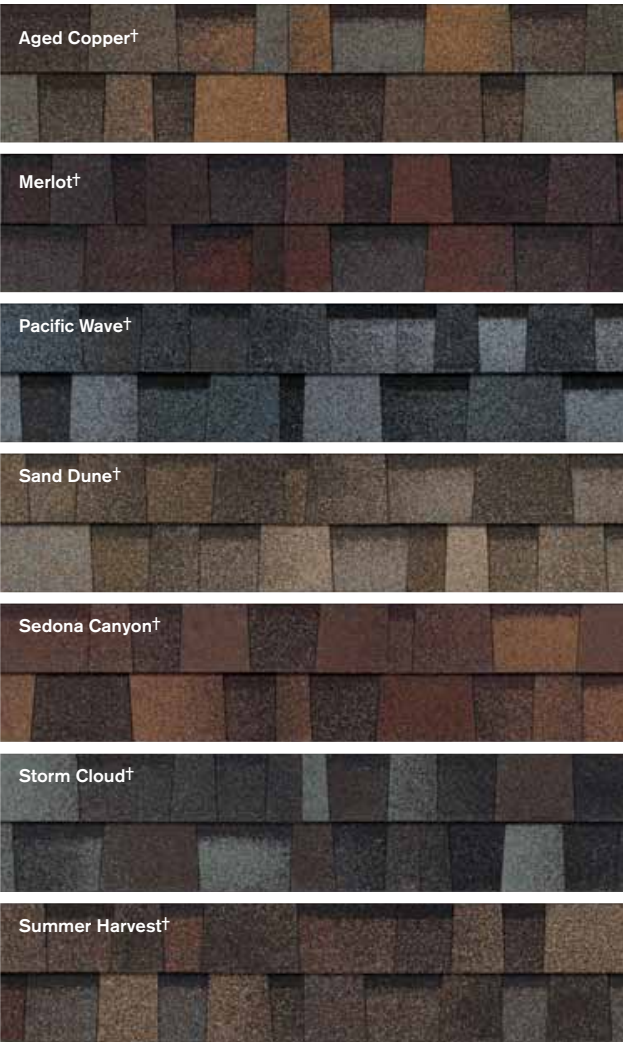
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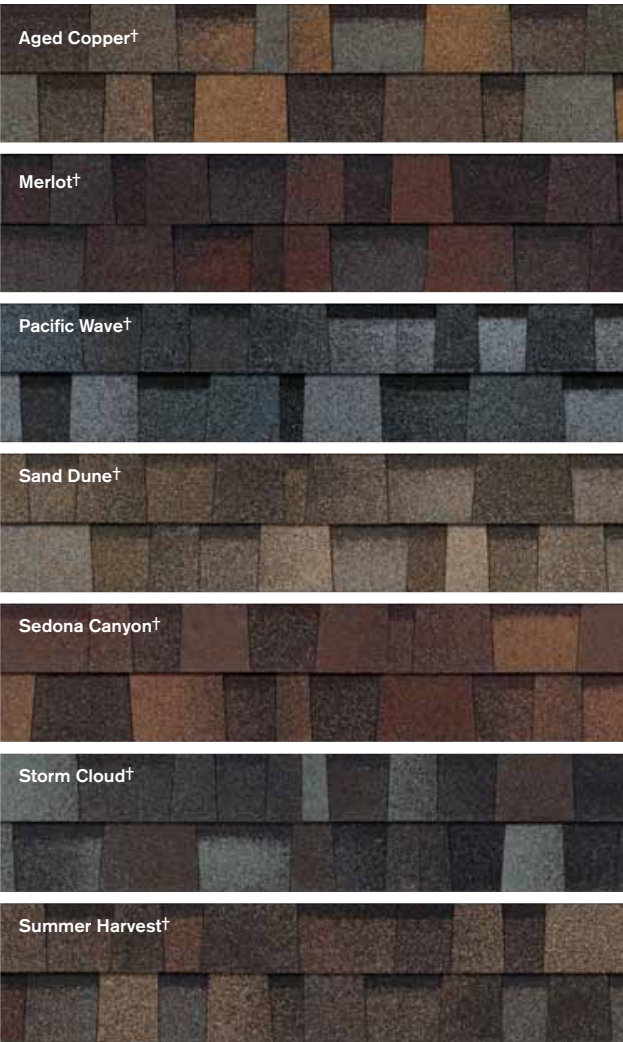
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MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION Virtual Meeting held via Zoom

Tuesday, July 13, 2021
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Chairperson Pettit Video/telephone usage instructions given for potential attendees
Meeting called to order at 7:05pm

Commissioners Present: Alex Pettit – Washtenaw County, City of Ypsilanti
Erika Lindsay - Washtenaw County, City of Ypsilanti
Amy Swift – Washtenaw County, City of Ypsilanti
James Chesnut – Washtenaw County, City of Ypsilanti
James Ratzlaff – Washtenaw County, City of Ypsilanti
Stefan Szumko - Washtenaw County, City of Ypsilanti

Commissioners Absent: Anne Stevenson

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

APPROVAL OF AGENDA

Discussion: Staff noted that the applicant for 301 S Huron would not be in attendance and proposed moving discussion to the end of New Business.

Motion: Swift (second: Lindsay) moved to approve the agenda as amended.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut, Ratzlaff, Szumko
Nays: None
Absent: Commissioner Stevenson
Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

421 N Adams

**Gutter and Rain Chain.*

Applicant: Andrew Rodriguez, owner - present

Discussion: Pettit: Asked applicant to walk the Commission through what is proposed.

Rodriguez: Indicated that the plan is to install a half-round gutter with a rain chain on the front of the porch instead of a downspout. Stated that it will be painted to match the existing trim that was previously HDC-approved.

Szumko: Asked for clarification on the means for fastening it to the roof.

Rodriguez: Indicated that it would be fastened to the front fascia of the front of the porch with attachments purchased from Menard's.

Pettit: Stated that the preferred type of hanger attachment would be the hidden type. *[Clarifying discussion followed]*

Rodriguez: Confirmed that he does not plan to attach to the top of the roof or into the shingles.

Ratzlaff: Initiated discussion re: the absence of a gutter and reasons for the decision. Initiated discussion re: the proposed rain chain – as to plans for a water guidance system to support water movement away from building foundation.

Motion: Lindsay (second: Chesnut) moved to approve and issue a Certificate of Appropriateness for the work at 421 N Adams as submitted in the application on June 25, 2021, for installation of a half-round gutter and rain chain on the front porch as specified.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut, Ratzlaff, Szumko

Nays: None

Absent: Commissioner Stevenson

Motion carried.

11 E Cross

**Sign.*

Applicants: Jordan Philips, business owner – present
Kevin Short, Johnson Sign Company – not present

Discussion: Pettit: Asked applicant to walk the Commission through what is proposed.

Philips: Indicated that the new business is commissioning through Huron Sign to install a sign to help direct traffic and provide a bit of background on what is being offered in the space.

Pettit: Initiated discussion confirming installation plans in relation to information contained in packet materials.

Lindsay: Indicated an opinion that after reviewing the application materials, she would not support the proposed sign being placed over the historic (ghost) painted sign *[reference photo materials]*.

Swift: Raised question as to how the sign would be attached and how minimal the disturbance to the brick and substrate would be.

[Discussion ensued as to sign placement concerns/possible remedies; sign attachment considerations; background information as to past building history] [Applicant provided further comment re: commissioner discussion]

Pettit: Summarized that commissioner concerns seem to mostly circle around the visibility of the "ghost" sign and how that is treated either proportionally or visually; e.g., can the sign be read, can it be understood that the sign is there, etc.

[Procedural discussion]

Motion: Swift (second: Ratzlaff) moved to table action for the proposed work at 11 E Cross as submitted in the application on July 2, 2021 for installation of an aluminum sign panel as specified. Some guidelines for design proposal that the Commission would like to see are the following: if the sign is to be put over the "ghost" sign, the Commission would want some of the proportions to be relatable to the "ghost" sign -- for instance, the height of the sign and perhaps individual letters, although that seems cost prohibitive. Other options could be to move the sign to other locations on the façade where the "ghost" sign is not present, either over the garage door or over the man-door. Also, to consider cleaning up some of the design language within the typography of the sign, and possible simplification of the overall design of the sign in order to be compatible.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut, Ratzlaff, Szumko
Nays: None
Absent: Commissioner Stevenson
Motion carried.

301 S Huron

**Porch guardrail, steps and storm door.*

Applicant: Karen Himmelspace, owner - not present

Discussion: Pettit: Confirmed that applicant/representative was not present. Stated that the application is for railing, stair and storm door work.

[Commission reviewed and discussed packet materials]

Motion: Ratzlaff (second: Szumko) moved to approve and issue a Certificate of Appropriateness for the work at 301 S Huron as submitted in the application on June 30, 2021, for installation of an aluminum guardrail and steps on the north porch as specified; and a replacement aluminum storm door at the location specified.

Secretary of the Interior Standards:

#3- Do not imitate earlier styles.

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

#10- New work shall be removable.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut, Ratzlaff, Szumko

Nays: None

Absent: Commissioner Stevenson

Motion carried.

STUDY ITEMS—none

ADMINISTRATIVE APPROVAL

318 W Cross Roof

Motion: Lindsay (second: Szumko) moved to accept the administrative approval cited above and submitted by Staff.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut, Ratzlaff, Szumko

Nays: None

Absent: Commissioner Stevenson

Motion carried.

OTHER BUSINESS

1. Demolition by Neglect Discussion with City Attorney

City Attorney John Barr addressed issues with and legalities as to demolition by neglect properties within the City. Commissioner and staff query and discussion followed.

2. Property Monitoring

Commissioners/Staff discussed property concerns and property issues under review.

3. Updates from Staff

Provided updated information re: status of a property previously reviewed.

4. Commissioner Comments

Commissioners, who wished, shared additional comments.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS**Approval of the minutes of June 22, 2021**

Motion: Chesnut (second: Ratzlaff) moved to approve the minutes of June 22, 2021, as submitted.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut, Ratzlaff, Szumko

Nays: None

Absent: Commissioner Stevenson

Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 9:47 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson