



AGENDA

Historic District Commission Meeting

6:00 PM - Tuesday, April 12, 2022

Ypsilanti Senior Center

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1. CALL TO ORDER	
1.1. Public Notice-April 12 2022	3
2. ROLL CALL	
Alex Pettit, Chair James Ratzlaff James Chesnut Stefan Szumko Jeff Muir Ellen Thackery, Staff	
3. APPROVAL OF AGENDA	
4. PUBLIC COMMENT ON AGENDA ITEMS	
5. PUBLIC HEARINGS	
6. BUSINESS SESSION	
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1. Property Monitoring	
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3. Commissioner Comments

7. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

8. HOUSEKEEPING BUSINESS

8.1. Approval of meeting minutes 03/08/2022

201 - 206

[Historic District 3-8-2022 Full Minutes DRAFT](#)

9. ADJOURNMENT



**PUBLIC NOTICE – CHANGE OF LOCATION
CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION MEETING
(IN-PERSON MEETING)**

The Ypsilanti Historic District Commission will hold a **regular meeting** in person on Tuesday, April 12, 2022 at **6 p.m.** at the **Ypsilanti Senior Center**, 1015 North Congress, Ypsilanti, MI 48197. Masks will be required.

The meeting can be attended in person at the Ypsilanti Senior Center.

The public will be able to make comment during *Public Comment* or *Audience Participation*.

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.

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

Andrew Hellenga
City Clerk
Posted: April 8, 2022



HDC Work Permit Staff Review

Property address: 216 N Grove

Property History: 216 N Grove is a brick Queen Anne house that contributes to the National Register and local historic district.

Applicants applied in March for one large picture window in the Fibrex material to fill both window openings in this window, and the application was postponed so that the Commission could further research the Fibrex material and so that applicant could bring a sample of the material.

Applicants amended the application so that the current window configuration will be maintained.

Date of Application: 2/23/22

Date of Review: 4/5/22 (second review after postponement 3/8/22)

Date of Meeting: 4/12/22 (second meeting)

Proposed work: Replace a non-historic, vinyl window with a wood fiber composite window in black. Propose to retain the current window configuration, with one small fixed sash above a larger square fixed sash.

Materials: Fibrex composite material

Staff review:

1. Existing window is non-historic and deteriorated and cannot be repaired.
2. According to the Secretary of the Interior's Standards for Rehabilitation, the removal or alteration of features and spaces that characterize a property shall be avoided, and replacement materials shall match the old in design, color, texture, and other visual qualities. Standard 9 states that new work shall be compatible with the massing, size, scale, and architectural features

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.

- to protect the historic integrity of the property and its environment.
3. The material proposed (the composite with the brand name Fibrex) was researched by the Historic District Commission in 2020, and the City's Historic District Fact Sheet allows for the Commission to consider newer materials on a case-by-case basis, and encourages the applicant to bring a sample of the material along with photos of the material in use. (See attached.)
 4. Staff did some investigation of the Fibrex material and it is made of wood dust and vinyl and the glass portions of the windows are warranted for 20 years, and the non-glass portions are warranted for 10 years, including warranty against peeling, cracking, or fading. It also is reported by the manufacturer to expand and contract less than vinyl.
 5. Queen Anne historic color schemes would have called for window trim in dark colors, like olive, or the terratone, dark bronze, or even black shown on the manufacturer's exterior color options. Homeowners plan to repaint house in a dark gray/blue with dark trim.

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

Recommended Motions:

Move to issue a certificate of appropriateness for the replacement of the front window at 216 N Grove as proposed with two Anderson Fibrex windows in black because, as the applicant provided more information, a sample, a drawing of how the proposed windows will look, and because the original window configuration is now maintained (with one smaller upper sash above one larger square lower sash and with both sashes fixed in place), the proposed work meets the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 2, 5, and 9. It is understood that the Commission will continue to consider this material on a case-by-case basis, and what is compatible here may not be compatible in a different circumstance or property.

Move to deny the application for the replacement of the front window at 216 N Grove as proposed with two Anderson Fibrex windows in black because the proposed window material in this instance does not meet the Secretary of the Interior's Standards 2, 5, and 9. The historic windows would have been wood, and the proposed replacement material (Fibrex) is not compatible with the historic house due to the material's _____ qualities. ["design, color, texture, and other visual qualities"--its profile is not compatible, its reflective qualities are not compatible, the proportions of the glass to the Fibrex are not compatible, etc.]

Prepared by:
Ellen Thackery, Preservation Planner

216 N Grove



Picture taken from street, 2/24/22. First-floor front window is the one that the owners propose to replace.

Ellen Thackery

From: Tobin Fisher <[REDACTED]>
Sent: Tuesday, April 5, 2022 3:55 PM
To: Ellen Thackery
Subject: Re: 216 N Grove St Window Replacement

Attention: This email was sent to the City of Ypsilanti from an external source. Please be extra vigilant when opening attachments or clicking links.

Ellen,

On the feedback of the HDC and for clarification of the proposal, I wish to submit a revised plan.

Description of proposed work: Replacement of the current, unrepairable, double vinyl picture window on front of house. Replacement window will be a Andersen 100 series picture window maintaining the current dimensions of existing window and framing. New aluminum coil trim on exterior. Material is Fibrex by Andersen, a wood composite. Exterior window color black.

Fibrex sample will be presented at HDC meeting for consideration.

Attached is a design layout of the new window showing the sash size, maintaining a similar profile.

Thank you,
Tobin Fisher

*Resending, because I noticed it was sent in back font previously.

On Tue, Apr 5, 2022 at 8:20 AM Tobin Fisher <[REDACTED]> wrote:

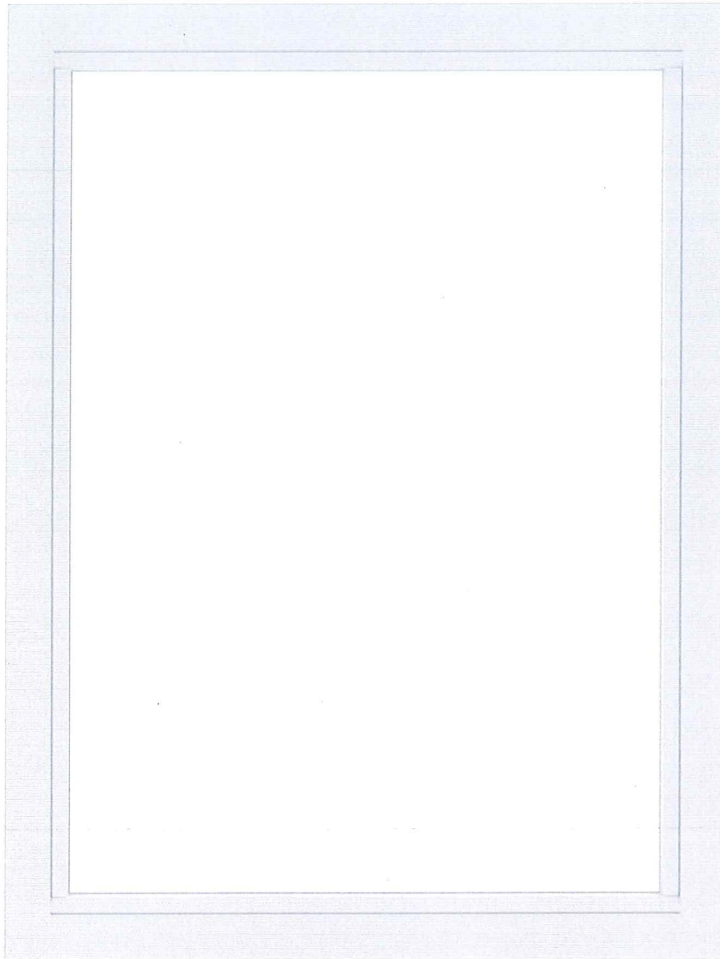
Fibrex sample will be presented at HDC meeting for consideration.

Attached is a design layout of the new window showing the sash size, maintaining a similar profile.

Thank you,
Tobin Fisher



100 Series Picture Window



INTERIOR

EXTERIOR

WHERE TO BUY

GET A QUOTE



RECEIVED
BUILDING DEPARTMENT

FEB 23 2022

**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

PHDC-22-0009

A 29430

Amex

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

216 North Grove Street

Applicant

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

Name

Tobin Fisher + Grant Tillman

Address

216 North Grove Street

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Mike Gottschalk

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Replacement of picture window on front of house. Current glass has cracks in both window panes and old vinyl boarders have gaps on the edges. The current bay window in place at this time is not the original window and not fit to the original brick window framing (top arch removed). The current window is divided into two parts not utilizing original building materials. We would hope to replace this divided window with one large picture window in the same dimensions as it is unknown if this was an original design.

The window would be replaced with an Anderson ~~A~~¹⁰⁰-Series window made from a wood fiber composite material with a black exterior window color.

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

Anderson Window, Fibrex composite material

Exterior color - black - as seen on flyer attached

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:

\$1889

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:

[Redacted Signature]

Date:

2/21/2022

Print Name:

Tobin Fisher

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.

100 SERIES

PRODUCT OPTIONS

100 Series products feature interiors with a premium matte finish for an attractive appearance, and exteriors that never need painting and won't fade, flake, blister or peel, even in extreme cold or heat.

EXTERIOR COLORS



INTERIOR COLORS

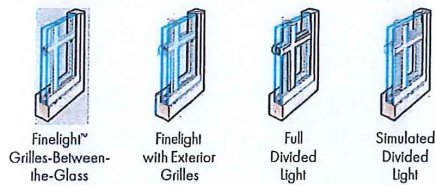


**Products with Sandtone, dark bronze, and black interiors have matching exteriors.

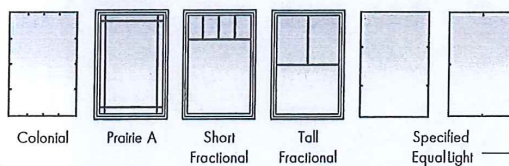
GRILLE OPTIONS

Choose from the following grille types and patterns to complement virtually any style of home. Windows feature 3/4" width grilles and patio doors feature 1" width grilles.

GRILLE TYPES



GRILLE PATTERNS



INSTALLATION ACCESSORIES†

Frame & Sill Extender

Fits in unit accessory kerf to hide the gap between the new unit and the existing frame.
Precut to fit 14° sill slope and can be cut to fit slope or length needed.



Head Expander

Assists in filling the opening when doing an interior installation. Available in white.



Color-Matched Coil

Fits in unit accessory kerf to wrap the existing wood window trim. Cut and form profile needed at the jobsite. 24" x 50' roll



Sealant

Color-matched sealant is specially formulated to adhere to Andersen® products.

Foam Backer Rod

Backer rod helps provide an air seal around the frame. 100' roll

Flat Shims

Flat hanging shims help with a secure installation. Box of 248

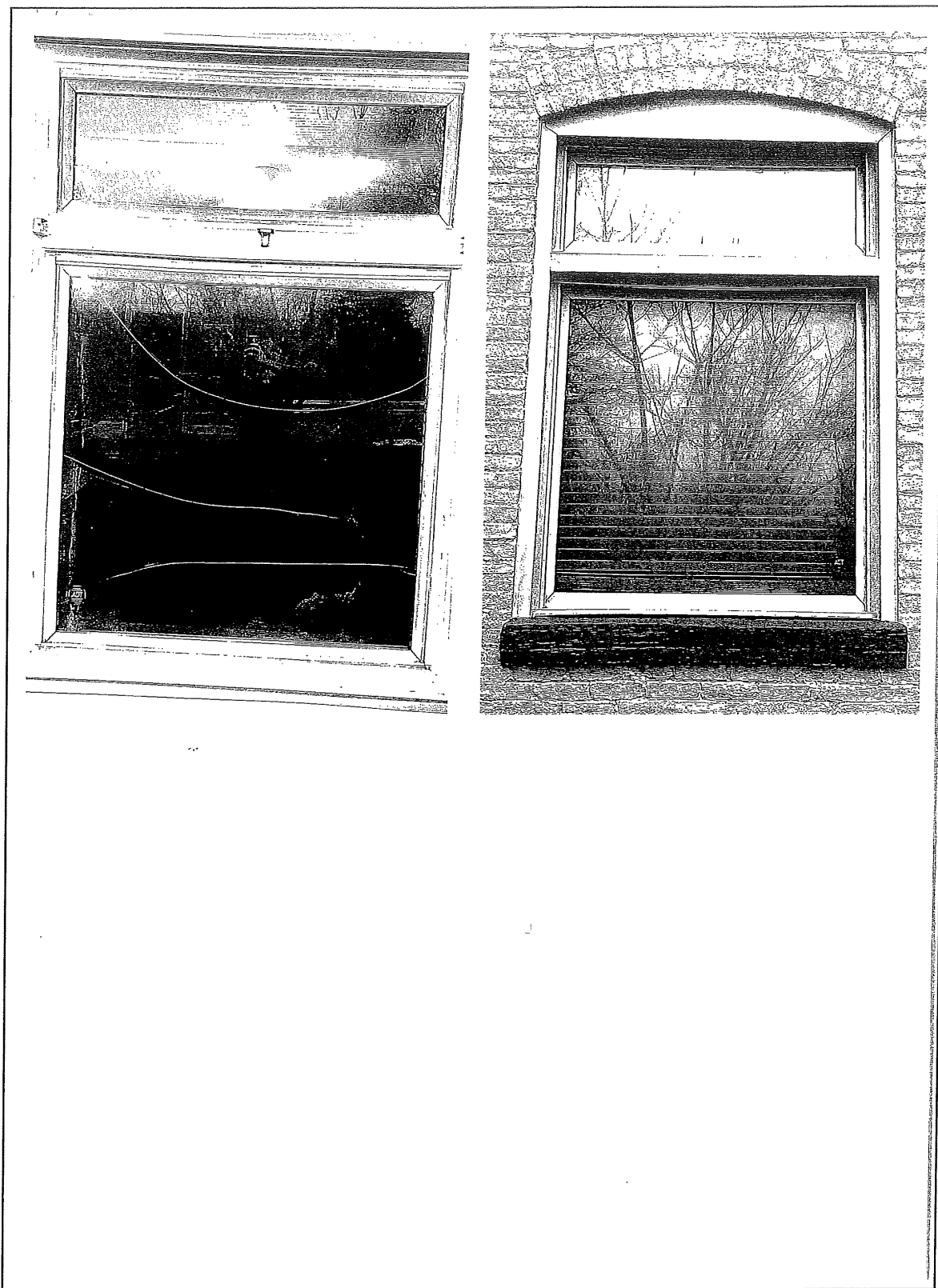
Installation Screws

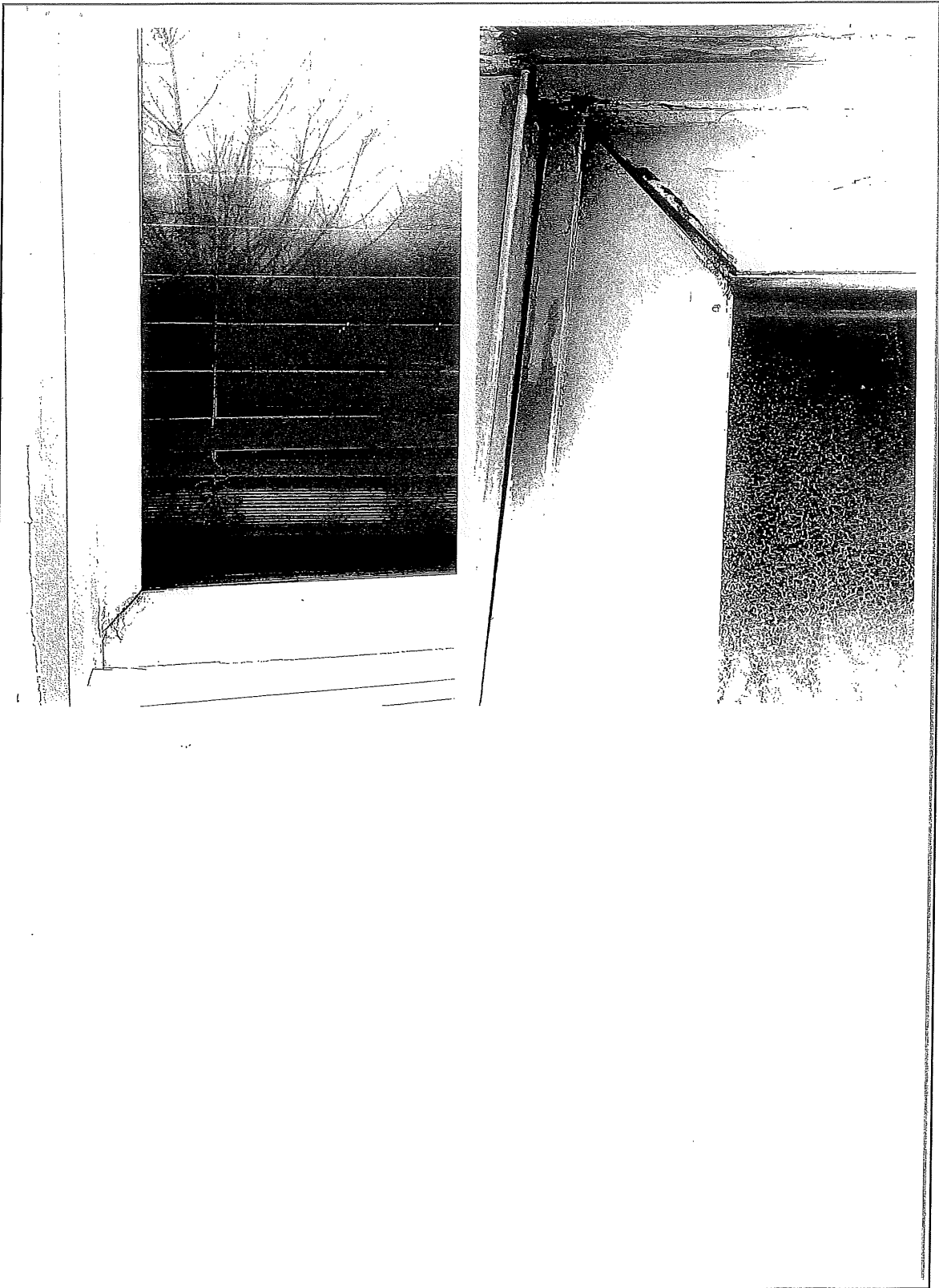
Properly-sized installation screws are provided with each insert unit.



For more information, visit andersenhomedepot.com/series/100-series

*Visit andersenwindows.com/warranty for details. †Sold separately.
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Ellen Thackery

From: Tobin Fisher [REDACTED]
Sent: Tuesday, March 1, 2022 1:50 PM
To: Ellen Thackery
Subject: Re: question about your application for 216 N Grove

Attention: This email was sent to the City of Ypsilanti from an external source. Please be extra vigilant when opening attachments or clicking links.

Hello Ellen,

Correct, the plan is for one large picture window by removing the framing piece between the top 1/3 and bottom 2/3. The upper sash dimensions will be maintained, and have a flat edge in the same position as the current window. We are limited in fitting a window to the exterior brick arch due to prior ceiling modifications. The window would remain fixed and unable to open.

The long term plan is to paint the house a dark gray/blue with a darker trim and a black exterior would better fit this color palette. The hope is for all other windows being replaced next year and have all windows matching.

I hope that helps to clarify. If you have additional questions I would be able to call at a later time. Thank you for your time.

Tobin Fisher

On Tue, Mar 1, 2022 at 12:33 PM Ellen Thackery <ETHackery@cityofypsilanti.onmicrosoft.com> wrote:

Hi, Tobin. I hope you're well. I'm reviewing the applications for the HDC meeting on March 8, and I have a couple questions for you. In your application, you mention wanting to go to one large picture window in that lower front window, and you mention that the current upper sash does not fit the arched opening. Are you thinking of removing the framing piece that separates the top third of the window from the bottom two thirds? And filling the opening with one large piece of glass with an arched top that does not open? Am I understanding your proposal correctly? I also wanted to ask you about how the proposed window fits into your longer-term plans. I notice that you have selected black for the exterior color and I wondered if you are planning a longer-term repainting project, since I think the rest of your windows have a white or cream color on the exterior trim? It's understandable to phase work—I just thought it might help the commission to know about your long-term plans if you have them. I think that was it for my questions. Please feel free to call me to talk if that's easier—734.482.9709. I have a meeting today til 1:30 but should be free after that. I'm in all week too. Thank you very much!

Ellen



City of Ypsilanti

Community & Economic Development Department

Memo

To: Historic District Commission
From: Scott E. Slagor, Preservation Planner
Date: February 25, 2020
Subject: Composite Replacement Windows

- At the January 28, 2020 Historic District Commission (HDC) meeting, the Commission requested that Staff investigate the appropriateness of composite windows, such as Fibrex.
- Staff consulted the article, "Composites: The New Replacement Window" in the Fall 2019 edition of the *Alliance Review*, and advice from fellow professionals via the National Alliance for Preservation Commissions listserv, and the Historic Preservation Professionals facebook group.
- Composite windows are made from a blend of materials including resin, fiberglass, and in some instances wood fiber and thermoplastic polymer. Some of the wood-blend composites have aluminum cladding.
- They are marketed as an alternative to vinyl replacements; said to have greater energy efficiency than aluminum and ability to withstand high temperatures. Additionally, the composite windows are supposed to have an appropriate expansion/contraction rate to avoid seal failure.
- Composite windows are typically more eco-friendly than vinyl as they contain around 60% recycled glass.
- However, the life span of composite windows is not known. They are still too new of a product to see how they age.
- Several historic district commissions have found them appropriate in some cases, including commissions in major cities such as Indianapolis, Jacksonville, Charlotte, and El Paso.
- Some comments and recommendations staff received include:
 - a. Not all composite windows are treated equally. One Preservation Coordinator noted that both Envioguard and Tucker brand windows had been approved. Envioguard was found to have relatively flat muntins once installed. Tucker looked much more appropriate, however they were much more expensive than Envioguard.
 - b. Along the same argument, one Preservation Planner suggested the HDC should consider the warranty of the windows as an indicator to their expected lifespan.
 - c. Another Preservation Planner noted that while the commission had approved composites, they were generally the same cost as wood replacements and so for their commission, it made more sense to stick with wood windows.

- d. Preservation Planners also recommended having applicants investigate made-to-order wood windows from local providers before considering replacement.
- e. Other planners and commissioners reiterated that there have been composite windows that are generally compatible dimensionally.

Recommendation:

Staff recommend that the HDC consider composite windows on a case-by-case basis. The products appear to vary in quality and historic appropriateness from brand to brand. The HDC should ask applicants to first consider repair of historic windows and exploration of acceptable window replacement options- such as replica wood sashes. If the applicant still wishes to explore composite windows, staff recommends the HDC request a sample window to be brought to the meeting for in-depth examination. Based on input from other professionals, composite windows may be best suited for one-over-one configuration and greater scrutiny should be applied to proposals for multi-light composite windows.

Enclosures:

Please find enclosed supplemental research completed by Commissioner James Chesnut regarding specific fiber and composite products.

ALTERNATIVE MATERIALS FOR WINDOWS

Research by Commissioner James Chesnut

General Overview

This is a short study to consider the use of contemporary materials in new construction and/or replacement windows for historic buildings. This is limited to three materials (Fibrex, fiberglass, and vinyl) which are options in three well know window manufacturers.

Fibrex – Andersen Corporation - Extruded Composite

Andersen Fibrex windows are extruded composites, comprised of 40 percent wood and 60 percent thermoplastic polymer by weight. This was developed by Andersen and is used in replacement and new construction models. Below is a portion of the Andersen 100 Series master format specification with some highlights that would be relevant to the aesthetic pros/cons of Fibrex. This material is also used in Renewal by Andersen which is their replacement window line.

ANDERSEN 100 SERIES WINDOWS GUIDE SPECIFICATION 08 54 00 Composite Windows

Fibrex composite material combines the strength and stability of wood with the low-maintenance features of vinyl. With Fibrex material, a special polymer formulation surrounds and coats each wood fiber in the manufacturing process, providing exceptional resistance to rot and fungal growth. Fibrex material is strong so frames can be made narrower than with other framing materials. Narrower frames mean more glass viewing area. Fibrex material has insulating properties on par with wood, vinyl or fiberglass and can be made into nearly any style of window.

A. Material Composition: Extruded composite profile consisting of 40 percent reclaimed pre-consumer wood fiber and 60 percent thermoplastic polymer, by weight.

B. Manufacturer Designation: Fibrex material.

Andersen Corporation employs manufacturing strategies to optimize recycled content. Efficient use of materials reduces overall resource consumption and demand for additional materials. Recycling materials and content in construction and building components help reduce the demand for natural resources. Pre-consumer recycled content varies by product. For more information contact Andersen Corporation, or go to www.Andersenwindows.com.

Black color interior is only available with Black color exterior. Dark Bronze color

interior is only available with Dark Bronze color exterior. Sandstone color interior is only available with Sandtone color exterior. White color interior is available with all exterior color options.

A. Interior Color: [**Black**] [**Dark Bronze**] [**Sandtone**] [**White**].

B. Exterior Color: [**Black**] [**Dark Bronze**] [**Sandtone**] [**Terratone**] [**White**].

AAMA 615 is a voluntary standard applicable to composite profiles. It is comparable to the AAMA 2605 standard which is applicable to aluminum profiles but does not apply to plastics. AAMA 615 contains the same 10 year color retention requirements as AAMA 2605.

C. **Exterior Color Retention:** *Resist fading with a change of no more than 5 Delta E units over 10 years in compliance with color retention provisions of AAMA 615 and ASTM D2244.*

Ultrex – Marvin Windows – Pultruded Fiberglass -

Pultrusion is a process where raw materials (in this case glass fiber reinforcements and resins) are drawn into a profile die by a mechanical pulling force. These fibers are injected with resins while under tension where they are combined and cured. Marvin did not have a MasterSpec that added any valuable information.

Pultruded Fiberglass or Vinyl – Pella – Pella uses a non-trade marked pultruded fiberglass option and vinyl option for their windows. Pella did not have a MasterSpec that added any valuable fiberglass specific information. The AIA MasterSpec did however provide comparable fiberglass windows as listed below

FIBERGLASS WINDOWS

- A. *Basis-of-Design Product: Subject to compliance with requirements, provide Pella Corporation; Pella® Impervia® or a comparable product by one of the following:*
1. Accurate Dorwin.
 2. Alpen High Performance Products.
 3. Inline Fiberglass Ltd.
 4. Milgard Manufacturing, Inc.

Some thoughts....

- Vinyl windows are often considered inappropriate for rehab of historic

buildings. One point here to note is that this is often due to the weak nature of extruded vinyl that requires the profiles of the window construction to be larger than ideal, which reduces the glazing area. Both Fibrex and fiberglass contend that the stronger nature of the material allows for thinner profiles and more glazing area.

- The Fibrex material has a pretty stringent color retention specification which means that it will maintain its look for longer, where vinyl has been known to yellow over time
- Extruded Fiberglass cannot be manufactured in curved form due to the extrusion process.
- It is my understanding that the use of fiberglass in windows and doors is more recent than both Fibrex and vinyl but it does have a long history in other exterior applications.
- There are other pros and cons that speak to the energy efficiency and cost of each type but that is not considered here.
- In my mind, it is best to allow the commission to consider Fibrex and fiberglass in determining what is appropriate in an application request. Our windows cut sheet is currently worded to allow this.



HDC Work Permit Staff Review

Property address: 208 N Hamilton

Property History: 208 N Hamilton is a Queen Anne that retains its original massing and front porch ornamental details, although the existing bricks on the porch were probably an update when the side porch toward the rear was added, likely around 1920.

That side porch toward the rear appears on the 1927 Sanborn map as an open porch, but was enclosed at some point and windows were added. It is not known what materials were used when that porch was enclosed, but the windows that were visible from Google streetview in 2014 were double hung. The City noticed that those windows had been replaced with horizontal sliders and requested that an application be submitted for work that had been completed.

This proposal is to replace the existing windows that had been installed without a permit.

Date of Application: 2/23/22

Date of Review: 3/1/22

Date of Meeting: 3/8/22–4/12/22

Proposed work: Window Replacement

Materials: Marvin aluminum-clad slider in stone white

Staff review:

1. The windows that had been in place in 2014 may or may not have been historic wood windows.
2. The windows that had been in place in 2014 were double hung.
3. The applicant states that these window openings are not of a standard size for double-hung windows and that horizontal sliders would create a bigger opening for a person trying to escape a fire than a double-hung

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.

window would, so he is proposing sliders. The window opening size is not being changed by this proposal.

4. The City's local historic district Fact Sheet for Windows states:
"Approval for replacement windows will be granted on a case by case basis. In all cases, the Commission will require an installation which does not reduce the glass area of any window. Wood replacement windows are preferred. Wood windows clad in aluminum or fiberglass may be approved in some cases.

"...The new window shall be the same configuration as the window it is replacing. For example, three panes over one, one over one, etc. Panes of glass in the replacement must match the size and shape of the original. The exterior trim installed after replacement must match the original. In cases of replacement windows where the glass is not physically divided into panes by muntins, the Commission will require that muntins be permanently adhered to the exterior of the window to replicate the appearance of the original windows."

5. Secretary of the Interior's Standard for Rehabilitation #9 states that "related new construction...shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

Relevant Secretary of the Interior's Standards:
#9

Recommended Motion:

Move to deny the application for the replacement of 2 non-historic windows at 208 N Hamilton as proposed with Marvin Ultimate glider windows in stone white because the proposal does not meet the Secretary of the Interior's Standards, specifically Standard 9, in that the proposed replacement windows are not compatible with the house's architectural features. Most of the windows on this house (and neighboring houses) are one-over-one windows and are not sliders.

Prepared by:
Ellen Thackery, Preservation Planner

PHOC 22.0010



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

208 N Hamilton

Applicant

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

Name

Beal Properties

Address

23 N Washington

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Beal Properties LLC

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Replace 2 current vinly windows 53"W x 40 1/2"H with new HDC approved (Marvin signature insert window, White clad exterior with painted white pine interior, slider window) windows located in apt #7 on first floor wall facing south towards 316 Washtenaw houses parking area, not visable from the road.

Materials (for paint include color chips or samples with application):**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:	Permit fee:
\$2,000	\$45 + 50 = \$95

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: 2-23-22
--	---------------

Print Name:
Geoff Van't Hof

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.

208 n Hamilton
Unit 7
PHDC-22-0010



Ellen Thackery

From: Geoff Van'thof <[REDACTED]>
Sent: Tuesday, March 1, 2022 2:11 PM
To: Ellen Thackery
Subject: RE: More information on HDC application please?

Attention: This email was sent to the City of Ypsilanti from an external source. Please be extra vigilant when opening attachments or clicking links.

Ellen,

Thanks for the picture. The reason why we did not go back with double hung is because the window is so wide that it is not a standard double hung. Also, with a slider you have a larger opening for a person to crawl through in the event of a fire.

Lets stick with the proposed slider.

Thank You,

Geoff Van't Hof
Project Manager/ Estimator
Beal Properties LLC
23 N. Washington St.
Ypsilanti MI 48197
C: [REDACTED]
O: [REDACTED]

www.GoBeal.com

From: Ellen Thackery <ETHackery@cityofypsilanti.onmicrosoft.com>
Sent: Tuesday, March 1, 2022 1:46 PM
To: Geoff Van'thof <[REDACTED]>
Subject: RE: More information on HDC application please?

Geoff, here is the shot from Google streetview from Oct 2014:



If you would like to propose a different window from the application, I'll just need a revised application and the new supplemental materials. For the March 8 meeting, I'll need those items today. Please let me know if you need anything from me. Thank you!

Ellen



Ellen Thackery
Preservation Planner
Community & Economic Development Department
City of Ypsilanti
734-482-9709
www.cityofypsilanti.com
she/her

From: Geoff Van'thof <[REDACTED]>
Sent: Tuesday, March 1, 2022 11:17 AM
To: Ellen Thackery <ETHackery@cityofypsilanti.onmicrosoft.com>
Subject: RE: More information on HDC application please?

Attention: This email was sent to the City of Ypsilanti from an external source. Please be extra vigilant when opening attachments or clicking links.

Ellen,

Do you have a picture showing what they were before we replaced them? if so, can you please share with me? we could not remember what they were like.

Once you send me the picture, I will ask my maintenance guy if there is any reason why we can't go back with the same type and get back to you.

Thank You,

Geoff Van't Hof
Project Manager/ Estimator
Beal Properties LLC
23 N. Washington St.
Ypsilanti MI 48197
C: [REDACTED]

www.GoBeal.com

From: Ellen Thackery <ETHackery@cityofypsilanti.onmicrosoft.com>
Sent: Tuesday, March 1, 2022 11:00 AM
To: Geoff Van'thof <[REDACTED]>
Subject: RE: More information on HDC application please?

Thank you, George. I appreciate this. I see that the windows were one-over-ones before this replacement. Two questions: Why were gliders installed? Could one-over-ones be installed instead? Thanks again!

Ellen



Ellen Thackery
Preservation Planner
Community & Economic Development Department
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From: Geoff Van'thof <[REDACTED]>
Sent: Tuesday, March 1, 2022 10:32 AM
To: Ellen Thackery <ETHackery@cityofypsilanti.onmicrosoft.com>
Subject: RE: More information on HDC application please?

Attention: This email was sent to the City of Ypsilanti from an external source. Please be extra vigilant when opening attachments or clicking links.

Ellen,

Here is a link to the window type. <https://www.marvin.com/products/collections/signature/ultimate/glider>

I have also attached two pictures showing inside and outside.

Thank You,

Geoff Van't Hof
Project Manager/ Estimator
Beal Properties LLC
23 N. Washington St.
Ypsilanti MI 48197
C: [REDACTED]
O: [REDACTED]

www.GoBeal.com

From: Ellen Thackery <ETHackery@cityofypsilanti.onmicrosoft.com>
Sent: Friday, February 25, 2022 1:46 PM
To: [REDACTED]
Subject: More information on HDC application please?

Hello. I am reviewing an application for a window replacement for 208 N Hamilton. I have the photo showing where the work will take place, but can I have photos and/or diagrams for the window being proposed please? I need those in order to consider the application complete and to get your application reviewed at the next HDC meeting 3/8. Thank you.

Ellen



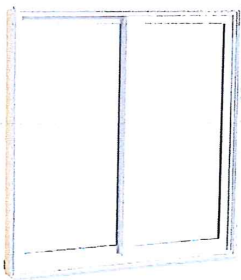
Ellen Thackery
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https://www.marvin.com/products/collections/signature/ultimate/glider

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MARVIN

ProductsSolutionsInspirationWhy Marvin

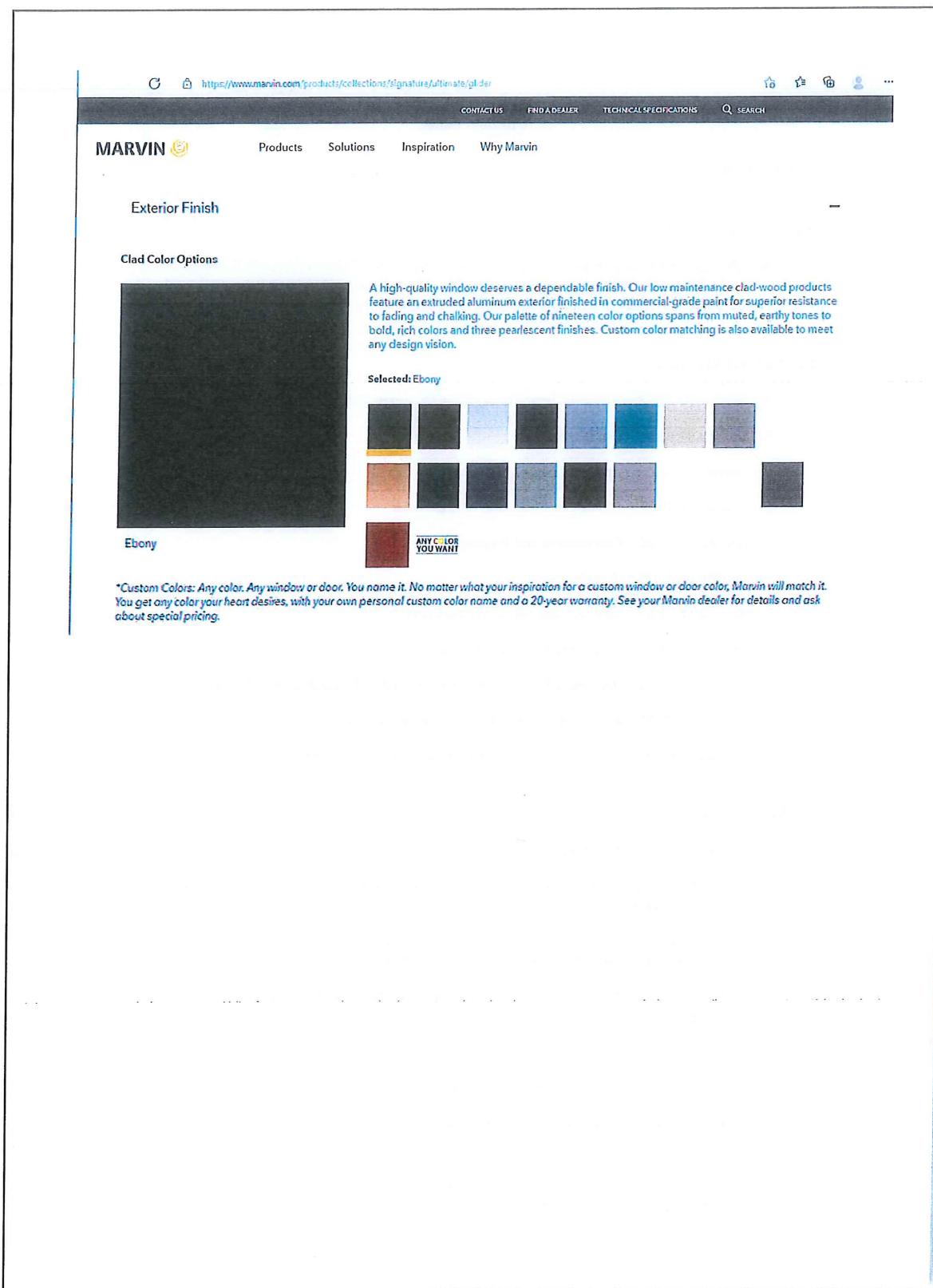


FEATURES OF THE ULTIMATE GLIDER WINDOW

- Available in heights up to 6 feet or widths up to 14 feet
- Choose from dual or triple panels with multiple operating configurations
- Flank two operational panels with stationary panels (OXXO configuration) for maximum width and daylight
- Ergonomic handle and sleek hardware allow effortless gliding with just one hand
- Multi-point locking system ensures a tight seal and security from top to bottom
- Automatic locks engage when the window is closed for added peace of mind
- Full or partial exterior screens to cover operating panels
- Unique wash mode allows access to both sides of glass from indoors
- Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked
- CE certified

INTERIOR

EXTERIOR



**Section 08 52 13
Ultimate Glider**

Part 1 General

1.1 Section Includes

- A. Ultimate Glider Window (and related picture or triple sash units) complete with hardware, glazing, weather strip, insect screen, grilles-between-the-glass, simulated divided lite, jamb extension, and standard or specified anchors, trim and attachments

1.2 Related Sections

- A. Section 01 33 23 – Submittal Procedures; Shop Drawings, Product Data and Samples
- B. Section 01 62 00 – Product Options
- C. Section 01 65 00 – Product Delivery
- D. Section 01 66 00 – Storage and Handling Requirements
- E. Section 01 71 00 – Examination and Preparation
- F. Section 01 73 00 - Execution
- G. Section 01 74 00 – Cleaning and Waste Management
- H. Section 01 76 00 – Protecting Installed Construction
- I. Section 06 22 00 – Millwork: Wood trim other than furnished by window manufacturer
- J. Section 07 92 00 – Joint Sealant: Sill sealant and perimeter caulking
- K. Section 09 90 00 – Painting and Coasting: Paint and stain other than factory-applied finish

1.3 References

- A. American Society for Testing Materials (ASTM):
 - 1. E283: Standard Test method for Rate of Air Leakage through Exterior Windows, Curtain Walls and Doors
 - 2. E330: Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls and Door by Uniform Static Air Pressure Difference
 - 3. E547: Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls and Doors by Cyclic Static Air Pressure Differential
 - 4. E2190: Specification for Sealed Insulated Glass Units
 - 5. C1036: Standard Specification for Flat Glass
 - 6. E 2112: Standard Practice for Installation of Exterior Windows, Doors and Skylights

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7. E2068: Standard Test Method for Determination of Operating Force of Sliding Windows and Doors
8. F 2090-10: Standard Specification for Window Fall Prevention Devices with Emergency Escape (Egress) Release Mechanisms.

B. American Architectural Manufacturer's Association/Window and Door Manufacturer's Association (AAMA/WDMA/CSA):

1. AAMA/WDMA/CSA 101/I.S.2/A440-08, NAFS – North American Fenestration Standard/Specification for windows, doors and skylights
2. AAMA/WDMA/CSA 101/I.S.2/A440-11, North American Fenestration Standard/Specification for windows, doors and skylights

C. WDMA I.S.4: Industry Standard for Water Repellant Preservative Treatment for Millwork

D. Window and Door Manufacturer's Association (WDMA): 101/I.S.2 WDMA Hallmark Certification Program

E. Sealed Insulating Glass Manufacturer's Association/Insulating Glass Certification Council (SIGMA/IGCC)

F. American Architectural Manufacturer's Association (AAMA): 2605: Voluntary Specification for High Performance Organic Coatings on Architectural Extrusions and Panels

G. National Fenestration Rating Council (NFRC):

1. 101: Procedure for Determining Fenestration Product thermal Properties
2. 200: Procedure for Determining Solar Heat Gain Coefficients at Normal Incidence

1.4 System Description

A. Design and Performance Requirement:

Product	Air Tested to psf	Water Tested to psf	Structural Tested to psf	Certification Rating	Design Pressure (DP)	Max Overall Width	Max Overall Height
Ultimate Glider 6050 XO, OX	1.57	7.5	75	LC-PG50-HS	50	71 1/2"	59 1/2"
Ultimate Glider 6060 XO, OX	1.57	7.5	60	LC-PG40-HS	40	71 1/2"	71 1/2"
Ultimate Glider 6046 XX	1.57	7.5	75	LC-PG50-HS	50	71 1/2"	53 1/2"
Ultimate Glider 6060 XX	1.57	5.25	52.5	LC-PG35-HS	35	71 1/2"	71 1/2"
Ultimate Glider 6060 (O)	1.57	7.5	60	LC-PG40-FW	40	71 1/2"	71 1/2"
Ultimate Glider (XOX)	1.57	5.25	52.5	LC-PG35-HS	35	119 1/2"	71 1/2"
Ultimate Glider (OXXO)	1.57	5.25	52.5	LC-PG35-HS	35	143 1/2"	59 1/2"

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1.5 Submittals

- A. Shop Drawings: Submit shop drawings under provision of Section 01 33 23
- B. Product Data: Submit catalog data under provision of Section 01 33 23
- C. Samples:
 - 1. Submit corner section under provision of section 01 33 23
 - 2. Include glazing system, quality of construction and specified finish
- D. Quality Control Submittals: Certificates: submit manufacturer's certification indicating compliance with specified performance and design requirement under provision of section 01 33 23

1.6 Quality Assurance

- A. Requirements: consult local code for IBC [International Building Code] and IRC [International Residential Code] adoption year and pertinent revisions for information on:
 - 1. Egress, emergency escape and rescue requirements
 - 2. Basement window requirements
 - 3. Windows fall prevention and/or window opening control device requirements

1.7 Delivery

- A. Comply with provisions of Section 01 65 00
- B. Deliver in original packaging and protect from weather

1.8 Storage and Handling

- A. Prime and seal wood surfaces, including to be concealed by wall construction, if more than thirty (30) days will expire between delivery and installation
- B. Store window units in an upright position in a clean and dry storage area above ground to protect from weather under provision of Section 01 66 00

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1.9 Warranty

Complete and current warranty information is available at marvin.com/warranty. The following summary is subject to the terms, condition, limitations and exclusions set forth in the Marvin Limited Warranty and Products in Coastal Environments Limited Warranty Supplement:

- A. Clear insulating glass with stainless steel spacers is warranted against seal failure caused by manufacturing defects and resulting in visible obstruction through the glass for twenty (20) years from the original date of purchase. Glass is warranted against stress cracks caused by manufacturing defects from ten (10) years from the original date of purchase.
- B. Standard exterior aluminum cladding finish is warranted against manufacturing defects resulting in chalk, fade and loss of adhesion (peel) per the American Architectural Manufacturer's Association (AAMA) Specification 2605-11 Section 8.4 and 8.9 for twenty (20) years from the original date of purchase.
- C. Factory applied interior finish is warranted to be free from finish defects for a period of five (5) years from the original date of purchase.
- D. Hardware and other non-glass components are warranted to be free from manufacturing defects for ten (10) years from the original date of purchase.

Part 2 Products

2.1 Manufactured Units

- A. Description: Factory-assembled Ultimate Glider (operating and stationary) horizontally sliding window manufactured by Marvin, Warroad, Minnesota.

2.2 Frame Description

- A. Interior: Non Finger-Jointed Pine or finger-jointed core with non finger-jointed Pine veneer; optional non finger-jointed Douglas Fir or finger-jointed core with non finger-jointed Douglas Fir veneer; optional non finger-jointed White Oak or finger-jointed with non finger-jointed Oak veneer; non finger-jointed Cherry or finger-jointed core with Cherry veneer; non finger-jointed Mahogany or finger-jointed core with non finger-jointed Mahogany veneer; non finger-jointed Vertical Grain Douglas Fir or finger-jointed with non finger-jointed Vertical Grain Douglas Fir veneer
 - 1. Kiln-dried to moisture content no greater than 12 percent at the time of fabrication
 - 2. Water repellant, preservative treated in accordance with ANSI/WDMA I.S.4.
- B. Frame exterior aluminum clad with 0.050" (1.3mm) thick extruded aluminum
- C. Frame thickness: 1 21/32" (42mm)
- D. Frame depth: The overall frame depth is 5 21/32" (144mm). The depth from the inside of nailing fin to inside face of jamb is 4 9/16" (116mm)
- E. Sill: 1 7/16" (37mm)

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F. Available configurations: CUGL (XO, OX, XX, OXXO), CUGLTS (XOX), CUGLP (O)

1. With an XX operation, there is a beige or white vinyl sash track exposed on exterior sill

2.3 Sash Description

A. Interior: Non Finger-Jointed Pine or finger-jointed core with non finger-jointed Pine veneer; optional non finger-jointed Douglas Fir or finger-jointed core with non finger-jointed Douglas Fir veneer; optional non finger-jointed White Oak or finger-jointed with non finger-jointed Oak veneer; non finger-jointed Cherry or finger-jointed core with Cherry veneer; non finger-jointed Mahogany or finger-jointed core with non finger-jointed Mahogany veneer; non finger-jointed Vertical Grain Douglas Fir or finger-jointed with non finger-jointed Vertical Grain Douglas Fir veneer

1. Kiln-dried to moisture content no greater than twelve (12) percent at the time of fabrication
2. Water repellant preservative treated with accordance with WDMA I.S.4.

B. Sash exterior aluminum clad with 0.050" (1.3mm) thick extruded aluminum

C. Sash thickness: 1 9/16" (40mm)

D. Operable sash tilt to interior for cleaning or removal

E. Sash Options: Unequal Sash and/or tall bottom rail, unique lite cuts for each sash or different glazing in each sash

F. Interior Sash Sticking

1. Standard Is: Ogee
2. Optional Interior Square sticking

G. XO and OX configurations contain a stationary sash and operating sash that moves horizontally

H. XX configuration contains two operating sash that both move horizontally

I. XOX configuration contain an operator sash to each side of a stationary center sash

J. OXXO configuration contains two operating sash in the center of the unit with two stationary sash to the outside of the unit. (OXXO units available in 1/4", 1/4", 1/4", 1/4" sash ratios)

K. O configuration contains a single inoperable sash

2.4 Glazing

- A. Select quality complying with ASTM C1036. Insulating glass SIGMA/IGCC certified to performance level CBA when tested in accordance with ASTM E2190.
- B. Glazing method: Insulating glass
- C. Glazing seal: Silicone bedding at interior and tap glazing on exterior
- D. Insulating glass will be altitude adjusted with capillary tubes for higher elevations. Argon gas is not available for elevations that require capillary tubes
- E. Glass Type: Clear; Bronze, Gray, Reflective Bronze, Tempered; Obscure; Laminated; Low E2 with or w/out argon; Low E3 with or w/out argon; Low E1 with or w/out argon, Low E2/ERS Argon or air, Low E3/ERS Argon or air,

2.5 Finish

- A. Exterior: Aluminum clad. Fluoropolymer modified acrylic topcoat applied over primer. Meets AAMA 2605 requirements.
 - 1. Aluminum clad color options: Bahama Brown, Bronze, Cadet Gray, Cascade Blue, Cashmere, Clay, Coconut Cream, Ebony, Evergreen, Gunmetal, Hampton Sage, Pebble Gray, Sierra White, Stone White, Suede, Wineberry, Bright Silver (pearlescent), Copper (pearlescent), Liberty Bronze (pearlescent)
 - 2. Custom colors: Contact your Marvin representative
- B. Interior Finish options:
 - 1. Prime: Factory-applied enamel primer. Available on Pine product only. Meets WDMA TM-11 requirements.
 - 2. Painted Interior Finish. Available on Pine product only. Available in White or Designer Black. Meets WDMA TM-14 requirements.
 - 3. Factory-applied water-borne acrylic enamel clear coat. Applied in two separate coats with light sanding between coats. Available on Pine, Mahogany, Mixed Grain Douglas Fir, Vertical Grain Douglas Fir, Cherry, White Oak. Meets WDMA TM-14 requirements.
 - 4. Factory-applied water-borne urethane stain. Stain applied over a wood (stain) conditioner. A water-borne acrylic enamel clear coat applied in two separate coats, with light sanding between coats, applied over the stain. Available on Pine, Mahogany, Mixed Grain Douglas Fir, Vertical Grain Douglas Fir, Cherry, White Oak. Colors available: Wheat, Honey, Hazelnut, Leather, Cabernet, and Espresso. Meets WDMA TM-14 requirements.

2.6 Hardware

- A. One die cast zinc handle activates one or two latches, depending on the unit height, into one or two keepers on the secondary sash. The bottom of the lock handle is inset approximately 5" (127mm) from the bottom of the sill into the meeting stile of primary sash and is used to feature a secondary handle field applied on secondary sash to assist in operation.
- B. A single handle actuation multi-point lock system and sash retainer bar for tilting or removing the sash to the interior
- C. The lock handle is inset into the meeting stile and is made of die cast zinc
 - 1. Default finish: Satin Taupe
 - 2. Optional finishes: White, Bronze, Matte Black, Brass, Antique Brass, Polished Chrome, Satin Chrome, Oil Rubbed Bronze, and Satin Nickel
- D. Factory-applied Window Opening Control Device (WOCD) is a sash limiter that prevents the window opening more than 4". It meets ASTM F2090-10 specifications for window fall prevention standards. The system consists of a device that allows for egress (when applied to an egress size window) by bypassing the 4" stop feature.
 - 1. Available on all sizes of XO, OX, XX and XOX configured Ultimate Glider Windows
 - 2. Default color: Satin Taupe
 - 3. Optional finishes: White, Bronze, Matte Black, Brass, Antique Brass, Polished Chrome, Satin Chrome, Oil Rubbed Bronze, and Satin Nickel
- E. Factory installed Sash limiter device is available on operating units. XO, OX and XOX. XO and OX require 1 limiter per window, XOX requires 2 limiters per window. Opening is specified at 4" (102) Net Clear Opening per sash, on an XOX configuration each sash would open 4" (102). Color default: Beige Headliner/Sill track = Beige sash limiter and White Headliner/Sill track = White sash limiter. There is no option to pick a color.

2.7 Weather Strip

- A. All weather strip is an easily removed bulb type available in 3 colors; White, Beige, and Black. The color is the weather strip will depend on the aluminum cladding color or interior color selection.
 - 1. Sill track: Determined by interior color selection (white or beige)
 - 2. Jamb: Determined by interior color selection (white or beige)
 - 3. Sill cover, head jamb cover, jamb cover: Determined by aluminum clad color
 - 4. Head Jamb: Determined by interior color selection (white or beige)

2.8 Jamb Extension

- A. Jamb extensions are available for various wall thickness factory-applied up to a 12" (305mm) wide
- B. Finish: Match interior frame finish

2.9 Insect Screen

- A. Material: the surround is made of roll formed aluminum and the default screen material is Charcoal Fiberglass (Exception: OXXO screen is extruded aluminum)
 - 1. Optional Screening Material: High Transparency, Charcoal Aluminum, Black Aluminum, Bright Aluminum, Bright Bronze Aluminum
 - 2. Screen to match exterior frame aluminum clad color
- B. Screen Configurations
 - 1. Window units operating OX or XO will have a screen that covers the active sash opening. The screen sits in the track which allows it to slide across the stationary sash
 - 2. Window units operating XX will have a double screen that will cover the entire sash opening. This screen will be made of 2 screens sitting in the same track that allows the screen to slide when one of the screens are removed.
 - 3. Window units operating XOX (1/4-1/2-1/4) will have screen similar to the XO/OX
 - 4. Window units operating OXXO (1/4-1/4-1/4-1/4) will have screens that cover the active sash openings as standard. No full unit screen configuration is available. The screens sit in a track to the exterior of the sash.

2.10 Combination Storm Sash and Screen

- A. Frame: Exterior extruded aluminum 0.045" (1.1mm) thick
- B. Finish: Fluoropolymer modified acrylic topcoat applied over Fluoropolymer primer. Meets AAMA 2605 requirements.
 - 1. Finish: Stone White, Bahama Brown, Bronze, Evergreen, Pebble Gray
- C. Hardware: Spring loaded locking pins to hold movable storm panel in position. Heavy metal clips to lock upper and lower storm panels together.
- D. Weather strip: Dual durometer weather strip on center cross rail seals against operating panel in closed position
- E. Storm panel: Select quality glass in aluminum frame
 - 1. Frame finish: Stone White, Bahama Brown, Bronze, Evergreen, Pebble Gray
- F. Insect screen panel:

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1. Extruded aluminum surround, screen cloth, 18 by 16 mesh: Charcoal fiberglass, charcoal aluminum wire, Black aluminum wire, Bright aluminum wire, Bright bronze wire, Hi-Tran fiberglass mesh
 2. Aluminum frame finish: Bronze, White
- G. Combinations not available with OXXO configuration.

2.11 Simulated Divided Lites (SDL)

- A. 5/8" (16mm) wide, 7/8" (22mm) wide, 1 1/8" (29mm), 1 15/16" (49mm), 2 13/32" (61mm) wide with or w/out internal spacer bar
- B. Exterior muntins: 0.055" (1.4mm) thick extruded aluminum
- C. Interior muntins: Pine, Mixed Grain Douglas Fir, White Oak, Cherry, Mahogany, Vertical Grain Douglas Fir
- D. Muntins adhere to glass with closed-cell copolymer acrylic foam tape
- E. Sticking:
 1. Standard: Ogee
 2. Optional: Square
- F. Patterns: rectangular, diamond, custom lite cut
- G. Finish – exterior matched exterior aluminum clad colors, interior matches' interior wood species and color

2.12 Grilles-Between-the-Glass (GBG)

- A. 23/32" (18mm) contoured aluminum bar
 1. Exterior Colors: exterior matches exterior aluminum clad colors. The exterior GBG color is designed to best match the Marvin aluminum clad color when used with Low E glass. The use of different types of glazing may alter the exterior GBG color appearance
 2. Interior Colors: White is the default color. Optional colors: Bronze, Pebble Gray, Sierra, White, Ebony (only available with Ebony exterior)
- B. Optional flat aluminum spacer bar. Contact your Marvin representative.
- C. Pattern: Rectangular, cottage, custom lite layout

2.13 Accessories and Trim

- A. Installation Accessories:
 1. Factory-installed vinyl nailing/drip cap

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2. Installation brackets: 6 3/8" (162mm), 9 3/8" (283mm), 15 3/8" (390mm)

3. Masonry brackets: 6" (152mm), 10" (254mm)

B. Aluminum Extrusions:

1. Casing Profile: Brick Mould Casing (BMC), Flat Casing, Columbus Casing, Grayson Casing, Ridgeland Casing, Stratton Casing, Thorton Casing, Potter Casing

2. Aluminum clad Extrusion: Frame Expander, Jamb Extender, Mullion Cover, Mullion Expander, Subsill, Subsill End Cap and Lineal Cap

3. Finish: Fluoropolymer modified acrylic topcoat applied over primer. Meets AAMA 2605 requirements

4. Available in all exterior aluminum clad colors

2.14 Lock Status Sensor (Optional)

A. Lock Status Sensor

1. Unit is factory-prepared for an integrated lock status sensor system. Sensor and Magnet mounted inside the boundaries of the overall frame size. Refer to **Lock Status Sensor Installation Instructions**.
2. Available configurations: OX (1 sensor), XO (1 sensor), XOX (2 sensors). Not available on XX (both sash active) configurations.
3. Lock Status Sensor may be wired or wireless.
 - a. For wired option, check with local codes on potential contractor requirements for low voltage networking connections.
 - b. Wireless option available. Requires purchase of secondary transmitter for operation. Marvin will prep for this option.
4. For Glider products, the sensor will always be located behind the top-most keeper on the stationary sash.
5. **Actuator** (magnet) for the sensor will be integrated into the locking hardware of the operating sash.

B. Lock Status Sensor Option Includes:

1. Sensor - Reed
2. Actuator – Neodymium Magnet

Part 3 Execution

3.1 Examination

- A. Verification of Condition: Before installation, verify openings are plumb, square and of proper dimensions as required in Section 01 71 00. Report frame defects or unsuitable conditions to the General contractor before proceeding.
- B. Acceptance of Condition: Beginning on installation confirms acceptance of existing conditions.

3.2 Installation

- A. Comply with Section 01 73 00.
- B. Assemble and install window/door unit(s) according to manufacturer's instruction and reviewed shop drawing.
- C. Install sealant and related backing materials at perimeter of unit or assembly in accordance with Section 07 92 00 Joint Sealants. Do not use expansive foam sealant.
- D. Install accessory items as required.
- E. Use finish nails to apply wood trim and mouldings.

3.3 Field Quality Control

- A. Remove visible labels and adhesive residue according to manufacturer's instruction.
- B. Unless otherwise specified, air leakage resistance tests shall be conducted at a uniform static pressure of 75 Pa (~1.57 psf). The maximum allowable rate of air leakage shall not exceed 2.3 L/sm² (~0.45 cfm/ft²).
- C. Unless otherwise specified, water penetration resistance testing shall be conducted per AAMA 502 and ASTM E1105 at 2/3 of the fenestration products design pressure (DP) rating using "Procedure B" – cyclic static air pressure difference. Water penetration shall be defined in accordance with the test method(s) applied.

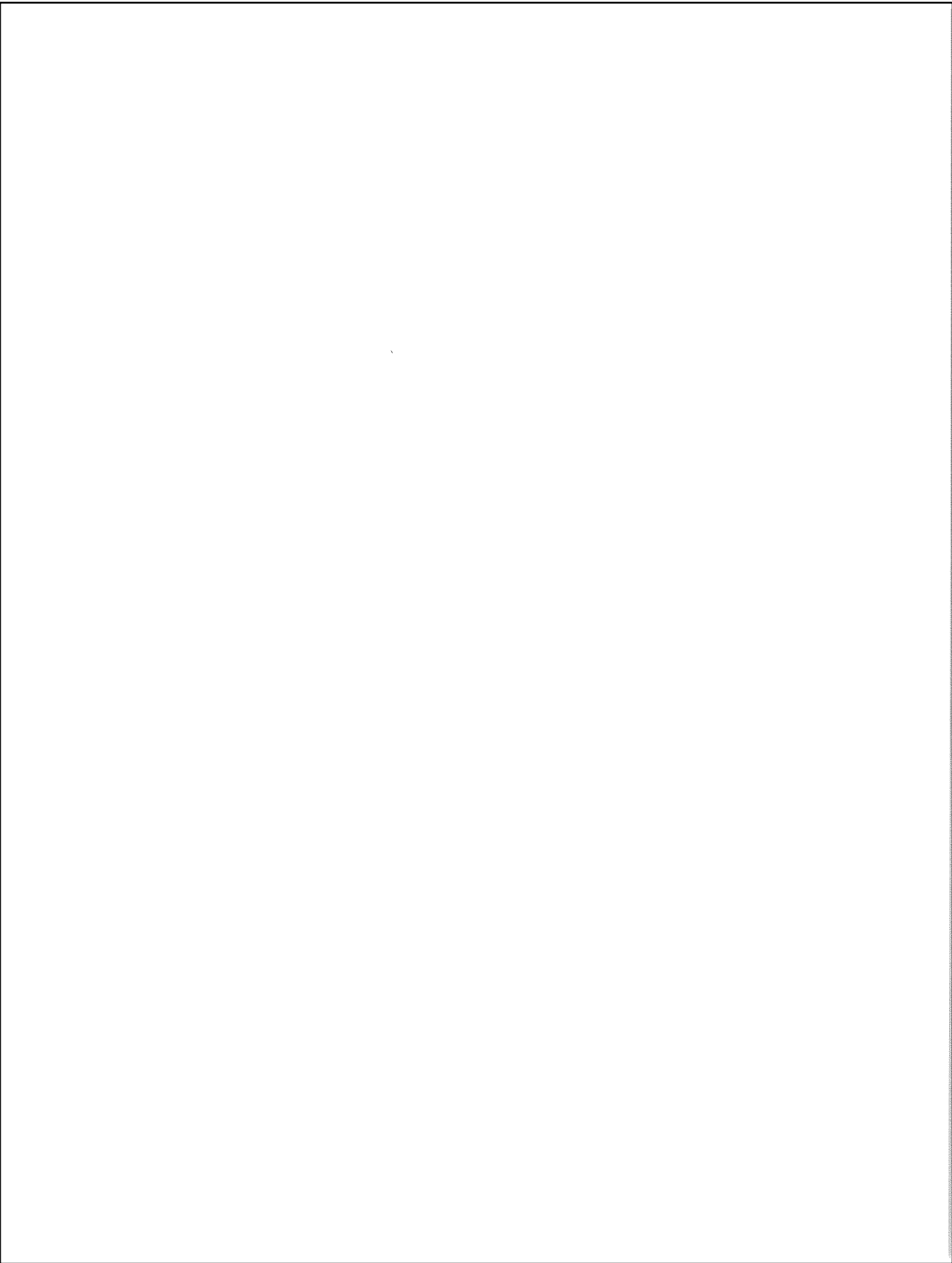
3.4 Cleaning

- A. Remove visible labels and adhesive residue according to manufacturer's instruction.
- B. Leave windows and glass in a clean condition. Final cleaning as required in Section 01 74 00.

3.5 Protecting Installed Construction

- A. Comply with Section 07 76 00.
- B. Protecting windows from damage by chemicals, solvents, paint or other construction operations that may cause damage.

End of Section





HDC Work Permit Staff Review

Property address: 333 Oak

Property History: This is a Craftsman-style bungalow that contributes to the National Register and local historic districts.

Date of Application: March 4, 2022

Date of Review: March 29, 2022

Date of Meeting: April 12, 2022

Proposed work: A new greenhouse and shed in the backyard

Materials:

8' x 8' Shed: Galvanized steel joists as foundation, wood floor, engineered wood siding that will be painted, 2" x 4" wall framing 16" on center, steel-reinforced wood door, 3-tab asphalt shingle roof (weathered gray) with a steel drip edge.

6' x 4' Greenhouse: no floor, rust-resistant galvanized steel base, rust-resistant powder-coated gray aluminum frame with polycarbonate panels and a ventilation window.

Staff review:

1. The proposed outbuildings will be erected at the rear of the property and behind the house.
2. The outbuildings will not have foundations.
3. Before proceeding with work, applicant must submit a zoning review application and complete that process. Outbuildings below 200 square feet do not require building permits.

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

Recommended Motion:

Move to approve and issue a certificate of appropriateness for the erection of a shed and a greenhouse at 333 Oak as

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.

proposed in the application received March 4, 2022. [Cite relevant Standards.]

Prepared by:

Ellen Thackery, Preservation Planner



RECEIVED

MAR 04 2022

CITY OF YPSILANTI
BUILDING DEPARTMENT

PHDC 22-0013
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.29510
#10518

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

333 Oak st

Applicant

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

Name

Judy Lucchetti

Address

333 Oak st

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Judy Lucchetti

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

I want to put up a 8 x8 shed at the back of the property 1 1/2 -2ft from the back alley and 3 ft from my neighbor. Shed is made of LP smartside engineered wood siding treated to resist insect and moisture damage. Door will face the east alley not the back of the house. roof is weathered grey 3-tab shingle.

6x4 greenhouse to be added to the shed on the south side. brand of greenhouse is palram , style is canopia.
~~pictures are in email~~

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

color of the shed will be the yellow of the house (concord buff)by sherwin williams) with white trim. roof color is weathered grey. the shed will come a yellow and will need a second coat (painted by me) which will be concord buff as is the house with white trim

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:

3000.00

Permit fee:

\$45 + 0 = 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:

3/4/22

Print Name:

Judith Lucchetti

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.

333 Oak St

PHOC-22-0013



5
YEAR LIMITED
WARRANTY

THE SUNDANCE SERIES® TR-700

Our most popular model, the TR-700 offers a foot more sidewall height than the SR-600, allowing for endwall or sidewall door placement. Shown here with paint upgrade.

- 2x6 Galvanized Steel Foundation
- 4'x6'2" Steel Reinforced Tuff Shed® Door
- Endwall or Sidewall Door Placement
- 6'8" Clear Interior Wall Height
- 16" On Center 2x4 Wall Framing
- 4" Block Sidewall Eave

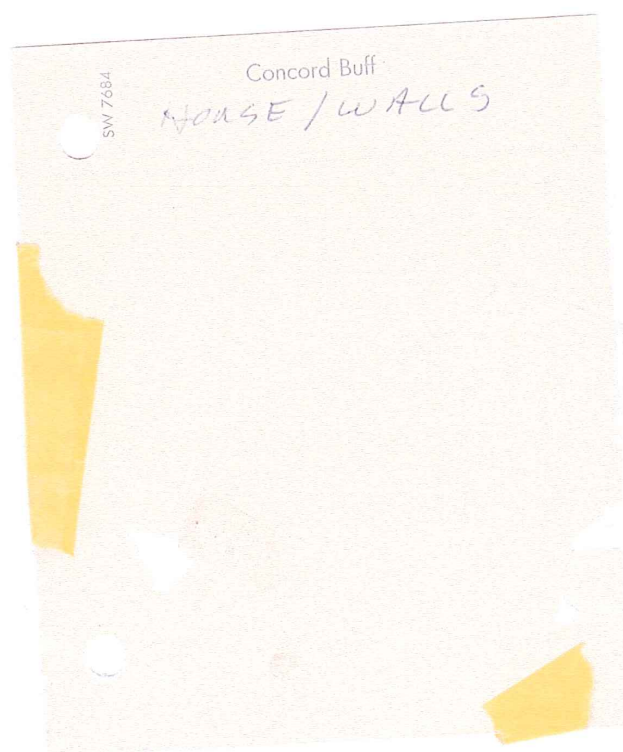


6 ft. x 4 ft. Silver/Clear DIY Greenhouse Kit-70



CANOPIA by PALRAM
Harmony 6 ft. x 4 ft.
Gray/Clear DIY Greenhouse...

★★★★★ (448)





Quote Number	2467981
Base Building	SR-600
Size	8ft x 8ft
Roof Type	Standard
Roof Color	Weathered Gray
Siding Type	Siding
Siding Color	Southern Breeze
Trim Color	Delicate White
Accent Color	None
Current Promotion:	Buy More Save More, None

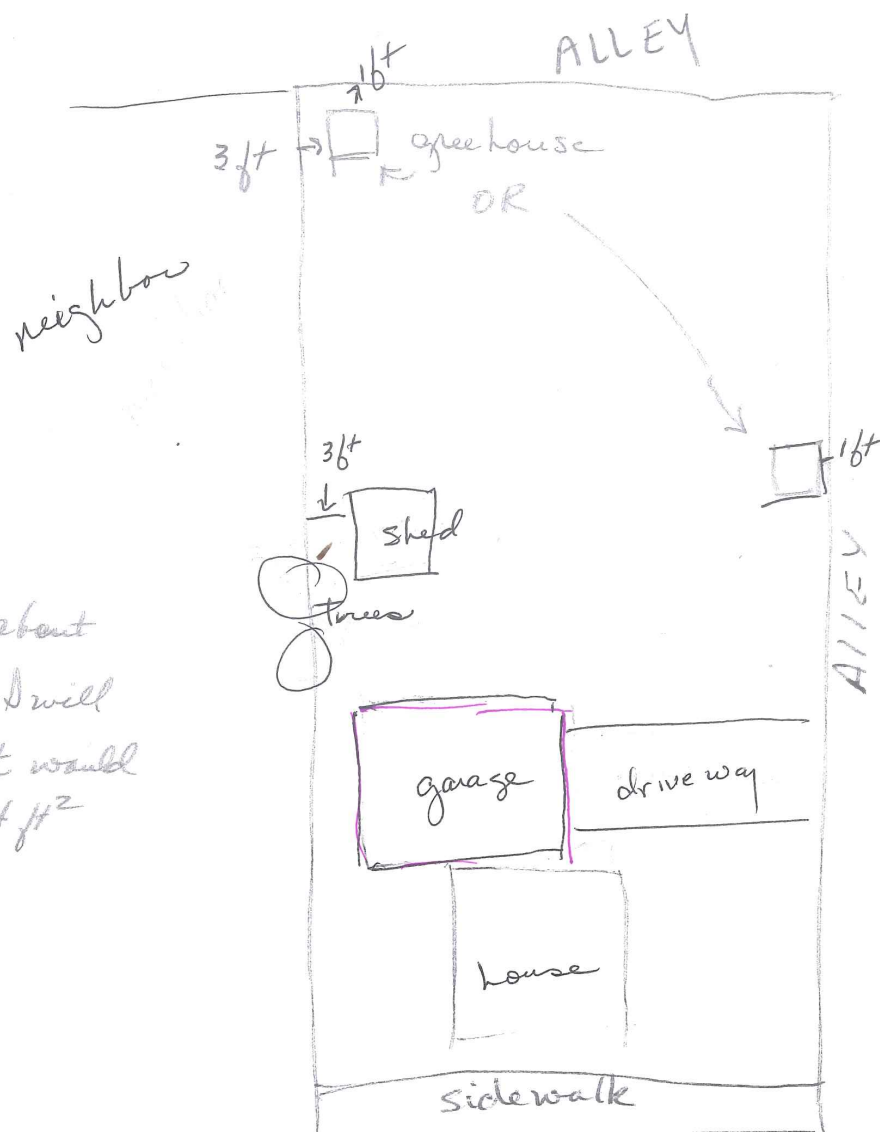
Configured Building Base Price	\$2,466.00
Selected Upgrades and Services	\$163.00
Promotional Discounts	(\$100.00)
Subtotal	\$2,629.00

[VIEW ONLINE BUILDING CONFIGURATION](#)

Questions/Comments? Email homedepotsales@tuffshed.com.

1777 S. Harrison St. Suite #600, Denver, CO 80210 © 2018 Tuff Shed, Inc.

I am still deciding about
the greenhouse, if I will
get it or not, but would
only be $6 \times 4 = 24 \text{ ft}^2$



AMENDED SKETCH RECEIVED 4/5/22

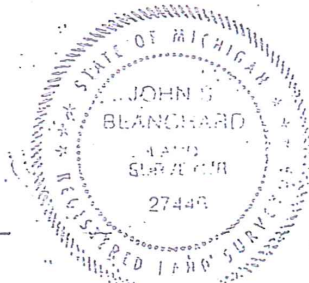
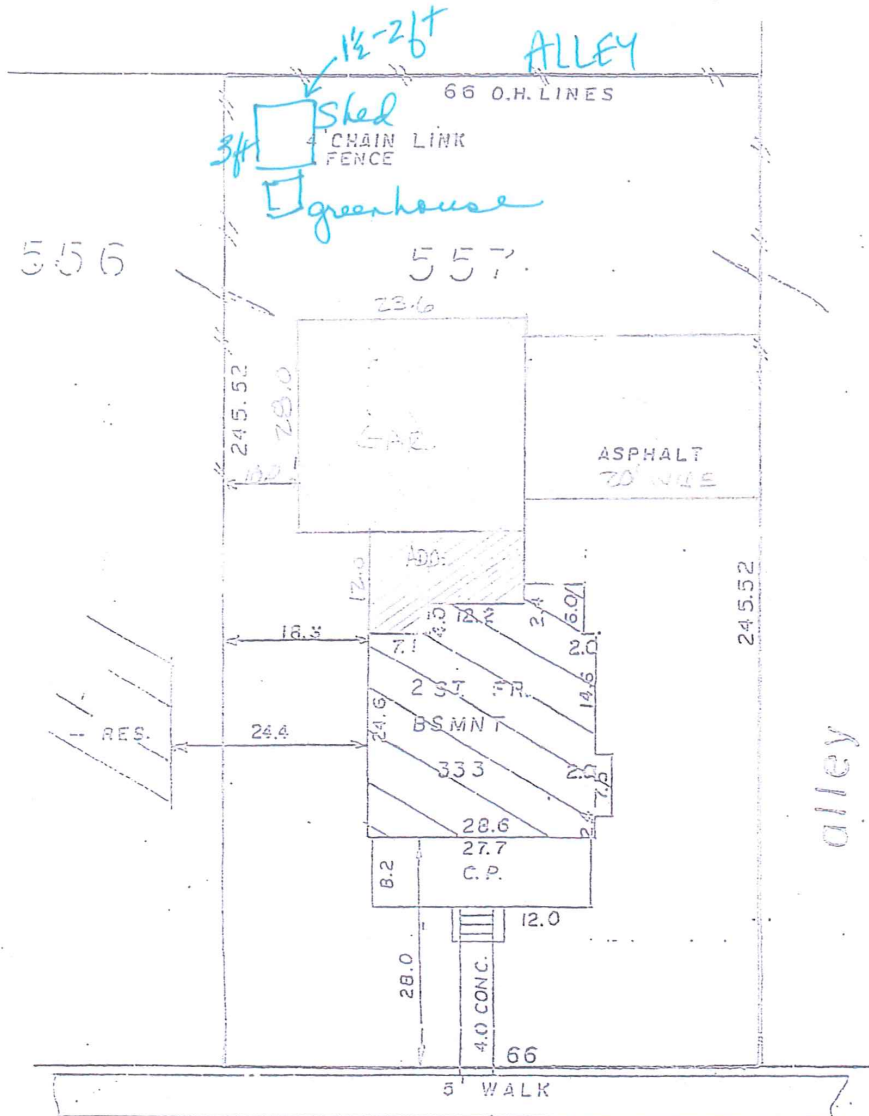
333 Oak St Judy Lucchetti

MORTGAGE REPORT FOR

Stephen C. & Judith M. Lucchetti

DESCRIPTION OF PROPERTY

Lot 557 "Norris, Follet, Joslin & Skinner's Addition" as recorded in Liber 33 Page 37, Washtenaw County Records, also known as 333 Oak, Ypsilanti, Michigan.



OAK ST. 66' wd.

WE CERTIFY TO FIRST FEDERAL OF MICHIGAN

and Assigns that we have surveyed the Property herein described; that there is located thereon the improvements as shown and that there are no existing encroachments on said property except as noted.

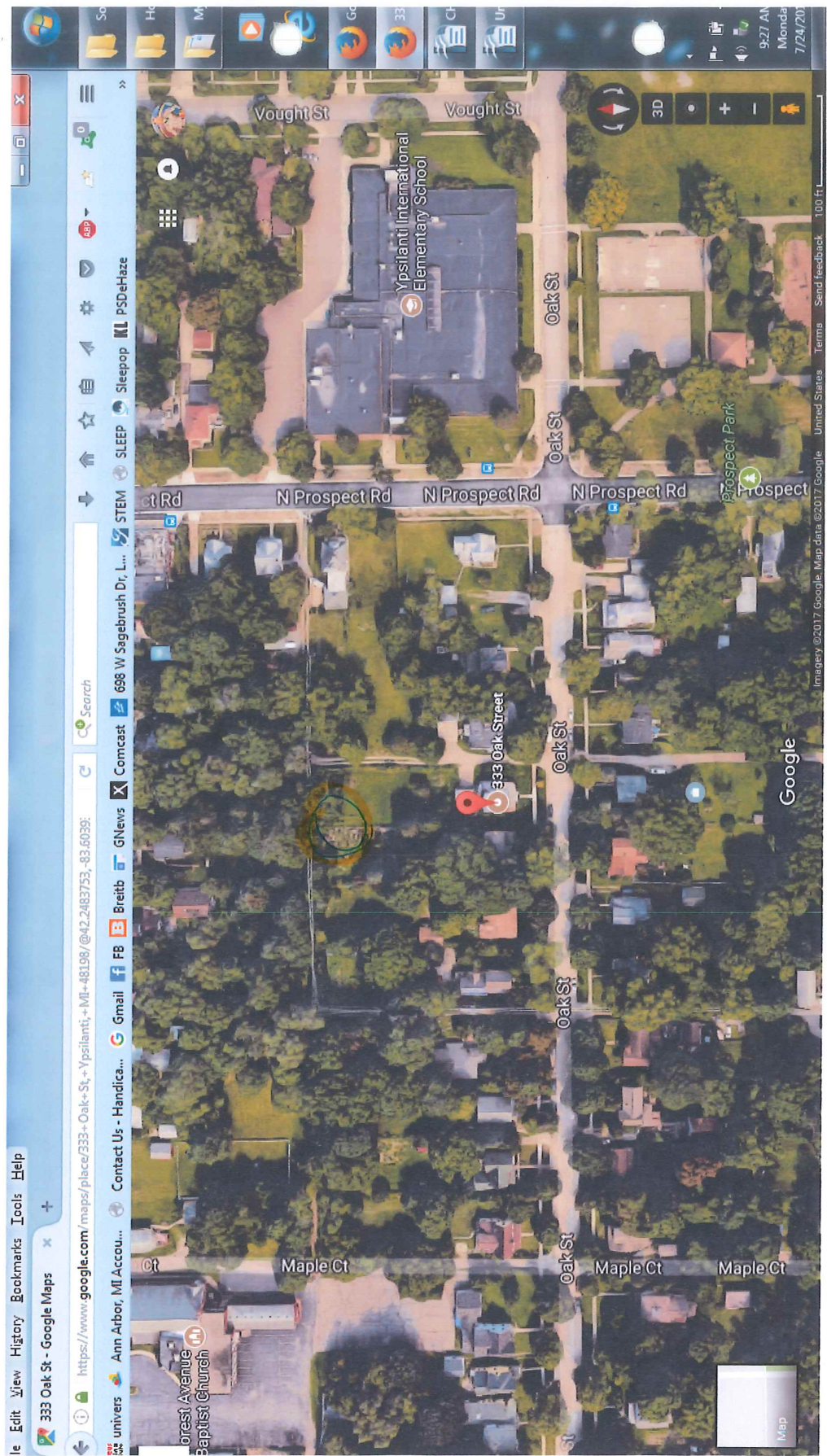
This survey is for mortgage purposes only, no stakes were set, and is not to be used for the erection of fences or any type of construction.

DATE- 10/23/85 JOB # 4656

SCALE- 1"=20'

E. P. KUBISKE & ASSOCIATES, INC.
40 Ypsi Court
YPSILANTI, MICHIGAN 48197
(313) 481-3322

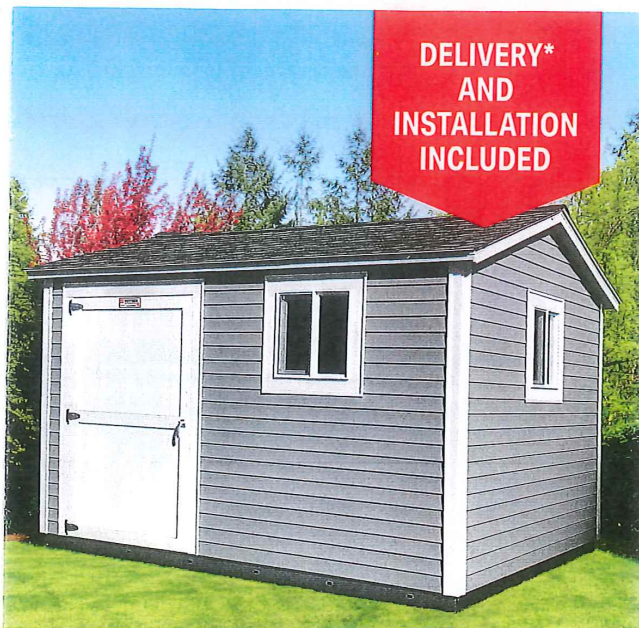
CHECKLIST – 1.A Lucchetti (333 Oak St, Ypsilanti) 50' Structures and Vegetation



WASHTENAW CO.
JUL 3 1 2017
WATER RESOURCES



BUILDING SPECS & INFORMATION



**DELIVERY*
AND
INSTALLATION
INCLUDED**

Hi, I'm your local Tuff Shed® Area Sales Manager.
I can help you with your building questions and orders.

John Lopetrone 734-245-5554
jlopetrone@tuffshed.com



Hold device over QR code with
camera. When the link appears
on your screen - click link for
available sizes and current prices.

Find building specs and prices and configure
your building online at homedepot.com/tuffshed

5
YEAR LIMITED
WARRANTY

THE SUNDANCE SERIES® TR-700

Our most popular model, the TR-700 offers a foot more sidewall height than the SR-600, allowing for endwall or sidewall door placement. Shown here with paint upgrade.

- 2x6 Galvanized Steel Foundation
- 4'x6'2" Steel Reinforced Tuff Shed® Door
- Endwall or Sidewall Door Placement
- 6'8" Clear Interior Wall Height
- 16" On Center 2x4 Wall Framing
- 4" Block Sidewall Eave



5
YEAR LIMITED
WARRANTY

SUNDANCE SERIES TB-700

The TB-700 features 7' tall sidewalls, allowing for more overhead room and door placement options. Shown here with paint upgrade.

- 2x6 Galvanized Steel Foundation
- 4'x6'2" Steel Reinforced Tuff Shed® Door
- Endwall or Sidewall Door Placement
- 6'8" Clear Interior Sidewall Height
- 16" On Center 2x4 Wall Framing
- 3" Flat Sidewall Eave



GARAGES

5
YEAR LIMITED
WARRANTY

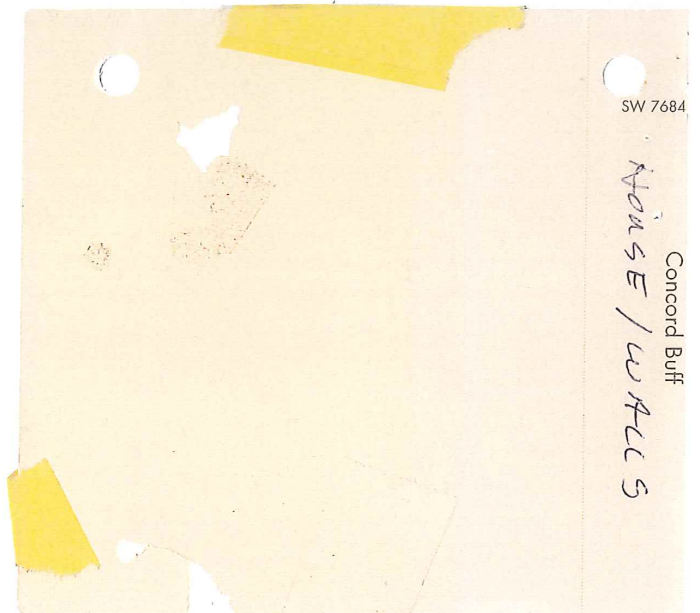
THE SUNDANCE SERIES® RANCH GARAGE

Standard and custom sizes and designs to match the architecture of your home. Includes standard overhead door up to 16' wide and a 6-panel 3'x6'8" residential door. Shown here with paint upgrade. Concrete work **not included** in price.

- 3'x6'8" 6 Panel Residential Door
- Standard Overhead Door (up to 16'w & 7'h)
- 8'1" Clear Interior Wall Height
- 16" On Center 2x4 Wall Framing
- 12" Soffited Sidewall Eaves (Optional on Endwalls)



Concrete
Foundation
Required





HDC Work Permit Staff Review

Property address: 615 N Prospect

Property History: This house is a 1.5-story wood frame house.

Date of Application: March 7, 2022

Date of Review: March 29, 2022

Date of Meeting: April 12, 2022

Proposed work: Demolish lower portion of porch and build new. Demo will include porch posts, railing, floor, steps, and handrail. Rebuild these items using treated porch framing, treated porch columns wrapped in painted 1x6" wood boards, painted cedar baluster railing, and Azek floor. The steps and handrail will likely be replaced per contractor. Risers and finish stringers will be painted wood, probably white. If a handrail is added, it will match the guardrail on the porch, low profile top and bottom rail, and square balusters. MDO (medium-density overlay) plywood will be used for the solid skirting, and the MDO panels will be "framed" with 1x4 pieces. New porch will match current porch dimensions.

Staff review:

1. Porch is likely not historic. Staff found no existing historic photos.
2. Current porch floor appears to be made of wood.
3. The house does not have significant historic features or details that require preservation.
4. The proposed work will not have a large impact on this house, neighboring properties, or the larger district.
5. Applicant will need to obtain all necessary building permits.

Relevant Secretary of the Interior's Standards:
#3 and 9

Recommended Motions:

Move to approve the application received March 7, 2022 as submitted and issue a certificate of appropriateness for porch rebuilding work at 615 N Prospect to install new wrapped porch

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

posts, new porch floor, new skirting, and a new handrail. [Conditions re any of the materials including Azek could be included if desired.] [Cite relevant Standards.]

Prepared by:

Ellen Thackery, Preservation Planner



**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

B.29517
Visa

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

615 North Prospect

Applicant

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

Name

Ypsilanti Restoration L.L.C.

Address

313 Maple St.

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

same as applicant

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Demolish and rebuild lower portion of front porch. New porch will be same dimension as existing. Treated porch framing, tongue and groove Azek/Timbertech porch flooring in Dark Hickory. painted cedar baluster railing. Solid skirting (1x4 framed MDO panels) Replace existing treated 4x4 columns with 3 new columns wrapped with 1x6 and painted.

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

treated framing, Dark Hickory Azek decking, Windsor One finished pine trim, cedar railing.

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:

15,300

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:

3/7/22

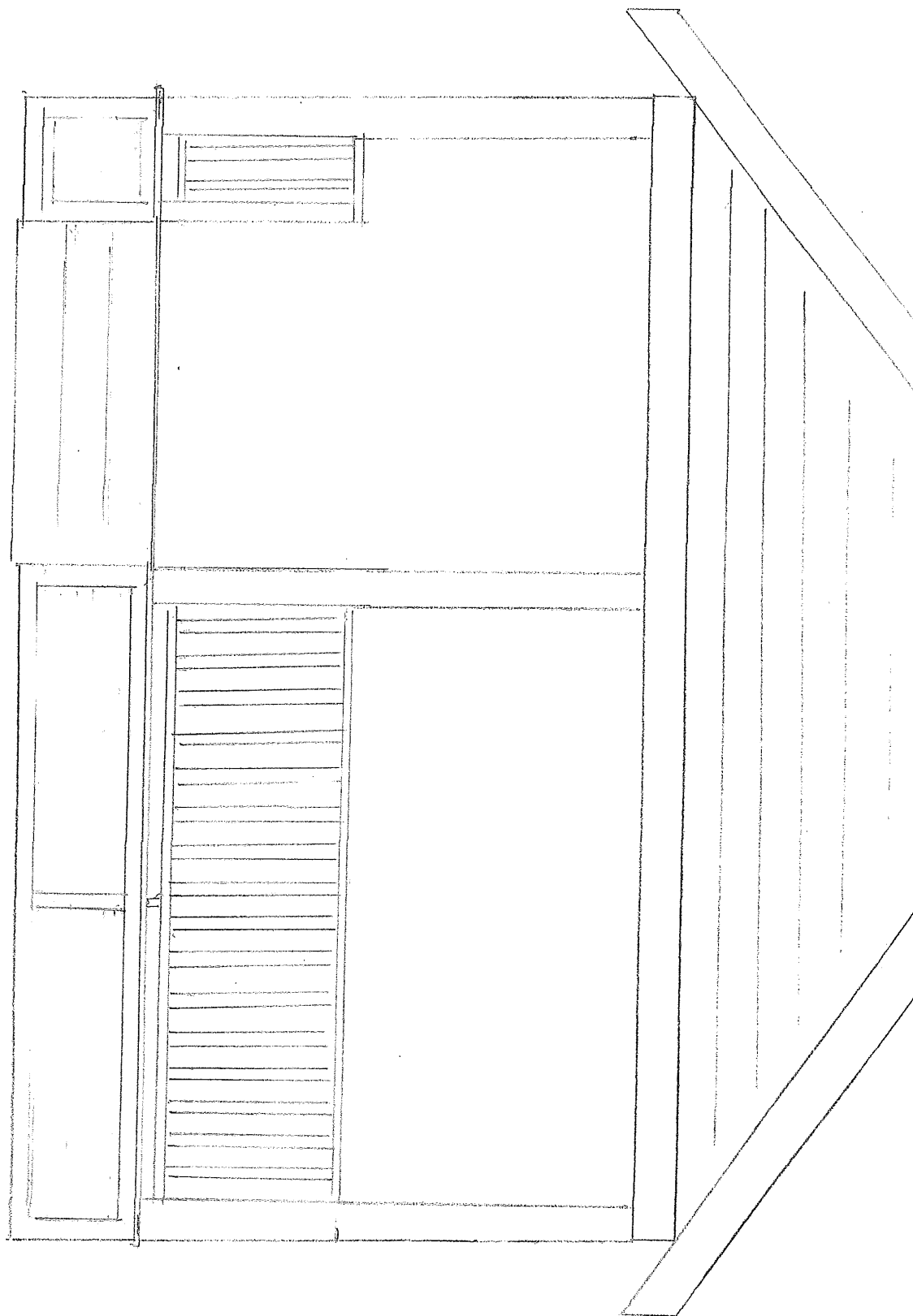
Print Name:

Michael F Condon

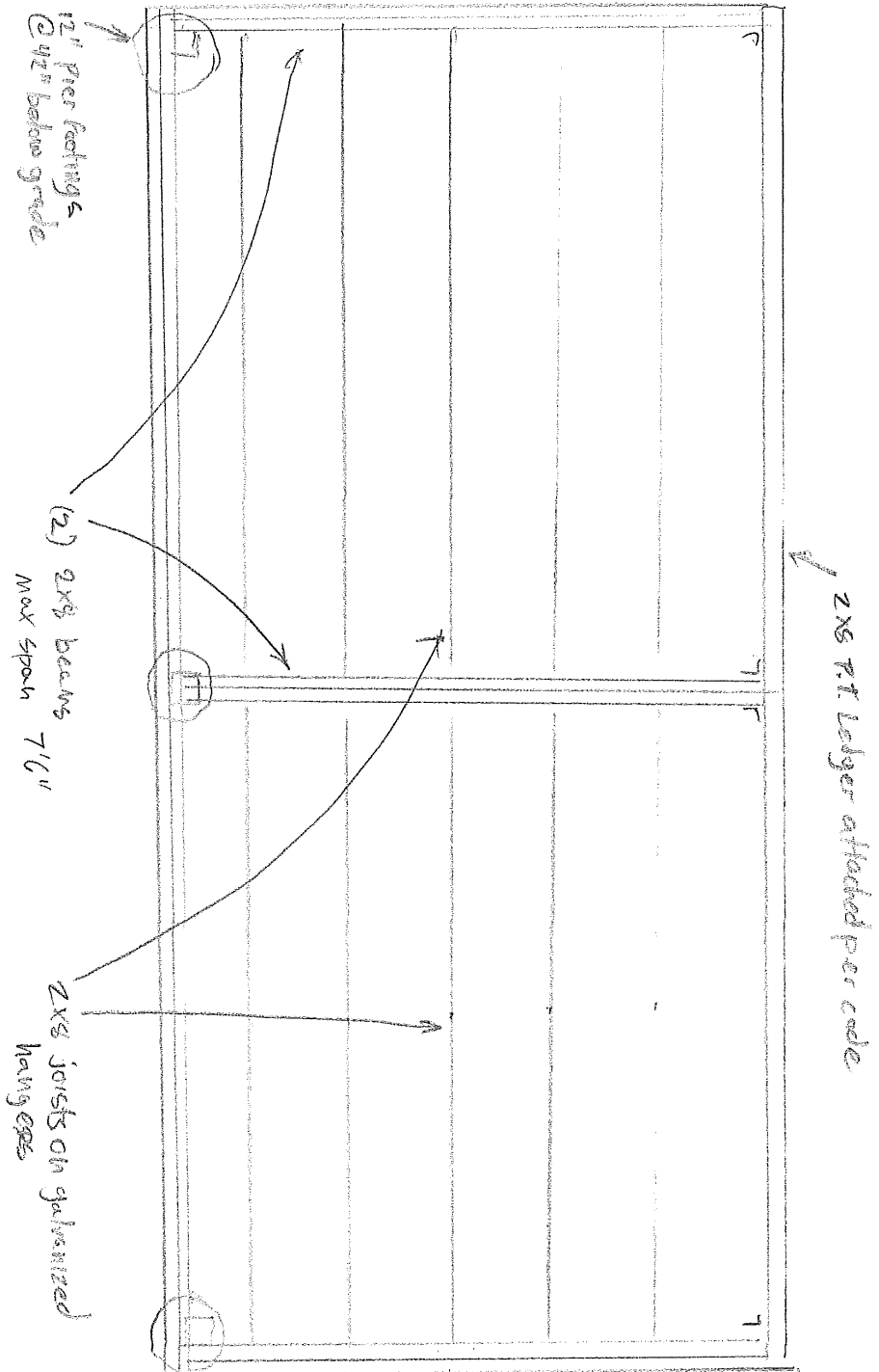
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

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

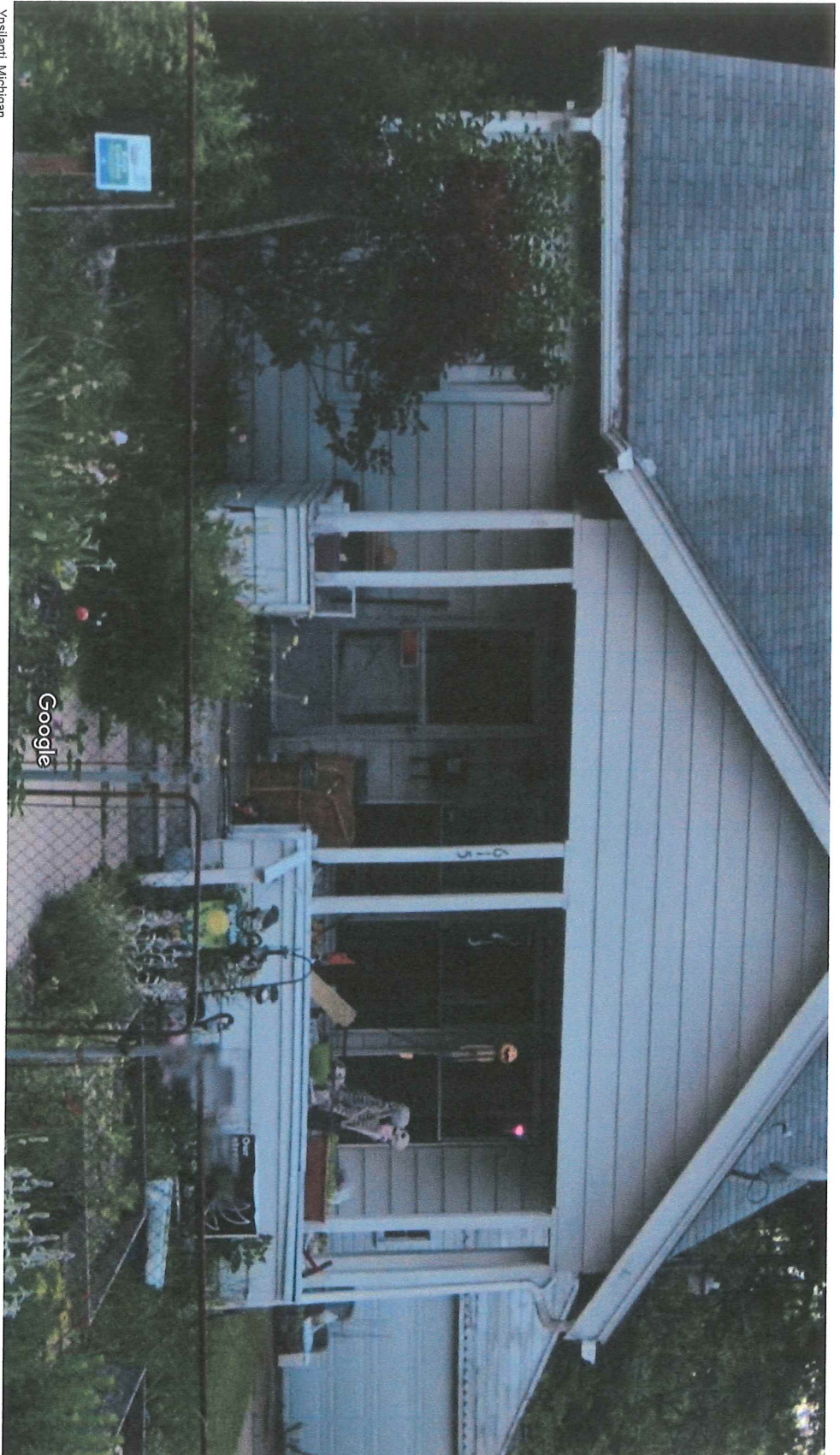
square baluster railing & MPO skirting



615 N. Prospect Rock Rebuild



Scale: 20



Ypsilanti, Michigan

Google

Street View - Jun 2021



HDC Work Permit Staff Review

Property address: 316 N Grove

Property History: This house is a two-story frame Queen Anne with a cross-gable roof and tower and ornate detailing on the front gable. It contributes to the local and National Register historic districts.

Date of Application: March 10, 2022

Date of Review: March 28, 2022

Date of Meeting: April 12, 2022

Proposed work: Modify the roof to build a gabled roof addition just south of the tower to help drain water from the roof more efficiently.

Materials: Lumber, felt underlayment, waterproof underlayment, round gutters and hangers, 4" painted aluminum downspout, elbows, hangers, drip edge, asphalt shingles to match existing, ridge vent and flashing, 2 soffit vents, 100' heat tape

Staff review:

1. Applicant brought this item to the Commission as a study item in March, 2022.
2. Commission receptive to idea because it would help preserve the historic building for the long term.
3. Commission wanted to be sure that the new design can handle all of the water that would now be directed at it.
4. The measured drawings and detailed plan have not been completed yet because applicant still needs to be able to get on the roof and take those measurements.
5. Before proceeding with work, applicant must seek the appropriate building department permits.

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

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.

Recommended Motions:

Move to postpone the application for work received March 10, 2022 at 316 N Grove until the applicant has been able to complete measured drawings and can share construction drawings that will show how the new gable would appear from the street, and the commission chair and the applicant are to sign a formal extension for a new decision deadline for this application; the new deadline for a decision on this application will be [June 30, 2022], as long as both parties agree and sign the extension.

Move to approve the application and issue a certificate of appropriateness for work described in the application received March 10, 2022 for a new modified gable roof installed just south of the historic tower as at 316 N Grove. [Any conditions can be inserted here.]

Prepared by:

Ellen Thackery, Preservation Planner



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

29529
15217

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

316 N. Grove Street 48198

Applicant

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

Name

Hugh Kennedy and Dory Ulanoff (husband and wife)

Address

316 N. Grove St.

City

Ypsilanti

State

Michigan

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Not selected at this time

Type of work

- ☒ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

See Attached

Roof augmentation

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

See Attached

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:

\$18,000

Permit fee:

\$45 + *\$25* = *\$70*

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

[Redacted Signature]

Date:

3.10.22

Print Name:

Hugh Kennedy Dory Ulanoff

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.

PROPOSAL TO AUGMENT EXISTING ROOF PROFILE TO
ELIMINATE AN EXISTING DEAD VALLEY

@

316 N. GROVE STREET

March 2022

HISTORY

Our house was built in 1896 by William Cordary. He was Ypsilanti's first Travel Agent. We know he had a daughter named Mary who graduated from Ypsilanti High School in the early 1900's. It originally had gas lights and a coal fired furnace. The house was electrified in the early 1900's as well.

My wife Dory and I have lived at this address since September of 1983. We are the third family to own this house. In the years since we moved in, we have made significant improvements to our beautiful Victorian home. In or around 1990 we stripped the asbestos siding off of the body of the house.

We found a number of things:

1. The siding for the most part was totally pristine.
2. The small window caps, the water table board and a fish scale hood over the transom window in the front had all been removed to accommodate the installation of the siding.
3. Pilasters against the front wall that were part of the existing wooden front porch.
4. An enclosure that had been built around the back porch enclosed a beautiful Victorian wooden porch.

From this we proceeded to:

1. Remove the enclosure (mud room) from the back porch and restore the components.
2. Have new window caps and water table board fabricated at Fingerle Lumber and we then installed them and reconstructed the fish scale hood.
3. Remove the wrought iron from the front porch and reconstructed the wooded posts and rails etc. The posts we had fabricated from a pattern I created from the original pilasters.
4. Heat gun the whole house (removing 4 coats of paint down to the bare clapboard).
5. Repaint the house in its current palette.
6. Insulate the house and had modern storm windows installed.
7. Reroof the house approximately 16 years ago.
8. Recently we added central air conditioning and a new high efficiency furnace.
9. Additionally, we painted, reroofed and have maintained as close to the original our wonderful carriage house.

As a result of the efforts restoring the outside of the house, we have received historic markers. We have 1 on our house and 2 on our carriage house (for some reason).

CURRENT ISSUE

A dead valley exists along the south side and east side of the Tower on the NW corner of the house (see photograph). Even since the reroofing, water has accumulated in that dead valley and caused over \$2,000 worth of damage to our interior. We have tried to control this to no avail. After much analysis and discussion with various contractors and an architect it appears the best solution is to completely eliminate the dead valley.

That is the reason we are before you now. We love our historic house. We hope, with your help, we can do what is necessary to keep it in the best condition possible for the next 126 years.

CURRENT PROPOSED WORK

We propose to construct a gabled roof addition between the north facing side of the main roof of the house and the south facing side of the Tower roof (see model and diagrams attached). This creates 2 positive draining valleys from east to west along the south side of the Tower and a positive draining valley along the east side of the Tower.

There are variables in arriving at the best solution for solving the above referenced problem that I will present here:

1. Success of the augmentation in eliminating the water problem.
2. Maintaining the structural integrity of the house and the additional structure.
3. Maintaining compatibility with the historic character of the house.
4. Maintaining aesthetics from the street.
5. Cost.
6. Ability to complete the project as planned is based on the following:
 - a. financial resources,
 - b. material availability,
 - c. Manpower availability
 - d. Weather,
 - e. Jurisdictional approval.

PROJECT DETAILS

The following is a breakdown of the project and a reasonable schedule for completion.

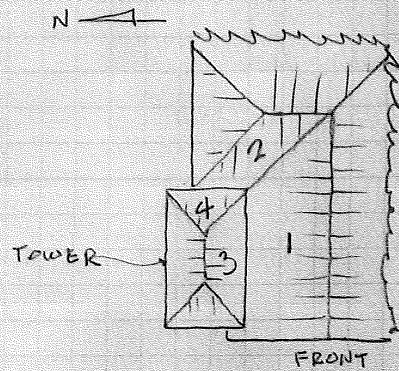
Materials Required

1. Lumber:
 - a. 6- 12' Premium grade 2" x 6"
 - b. 10-20' Premium grade 2" x 4"
 - c. 6-4' x 8' x 3/4" plywood sheathing
2. 600 SF of felt underlayment
3. 400 SF of single ply waterproof underlayment
4. 50 LF aluminum valley
5. 20 LF painted aluminum 1/3 round gutter and hangers
6. 4" painted alum. downspout, elbows, and hangers
7. 20' alum drip edge
8. 5 Squares of shingles to match existing
9. Ridge vent and flashing
10. 2- soffit vents
11. 100 LF heat tape

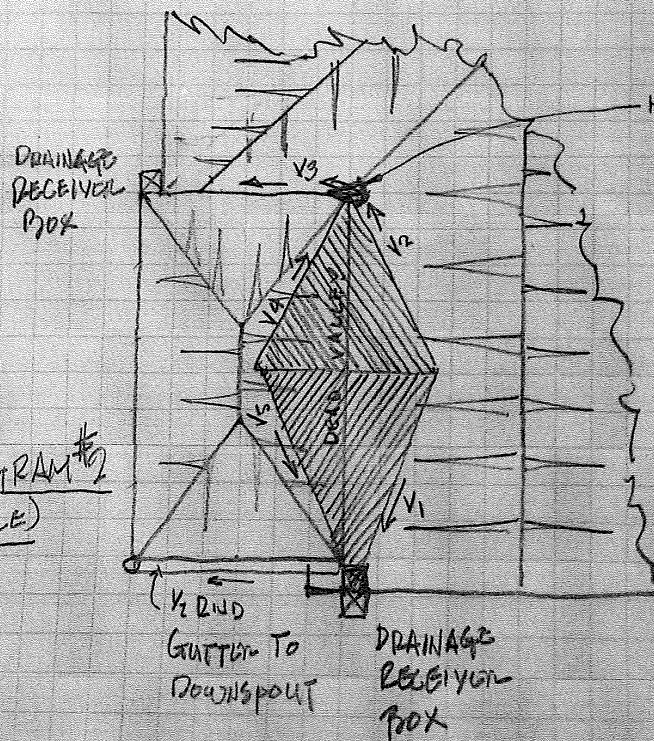
Schedule For Completion

1. Prepare for and submit to HDC as study item
2. Prepare for and submit to HDC for approval
3. Submit for and obtain building permit
4. Order all materials and schedule crane
5. Prepare for and conduct preconstruction meeting
6. Take delivery on all materials
7. Initiate demolition based on diagram No. 1
8. Take accurate measurements for the construction of the added gable
9. Construct gable and hoist in place
10. Install felt underlayment, all valley material and water proof underlayment completely
11. Complete installation of roofing including ridge vents
12. Enclose soffits on north and west ends, including all trim and soffit vents
13. Paint as necessary
14. Clean up

316 N GROVE ST
ROOF PROJECT
HKEWADY



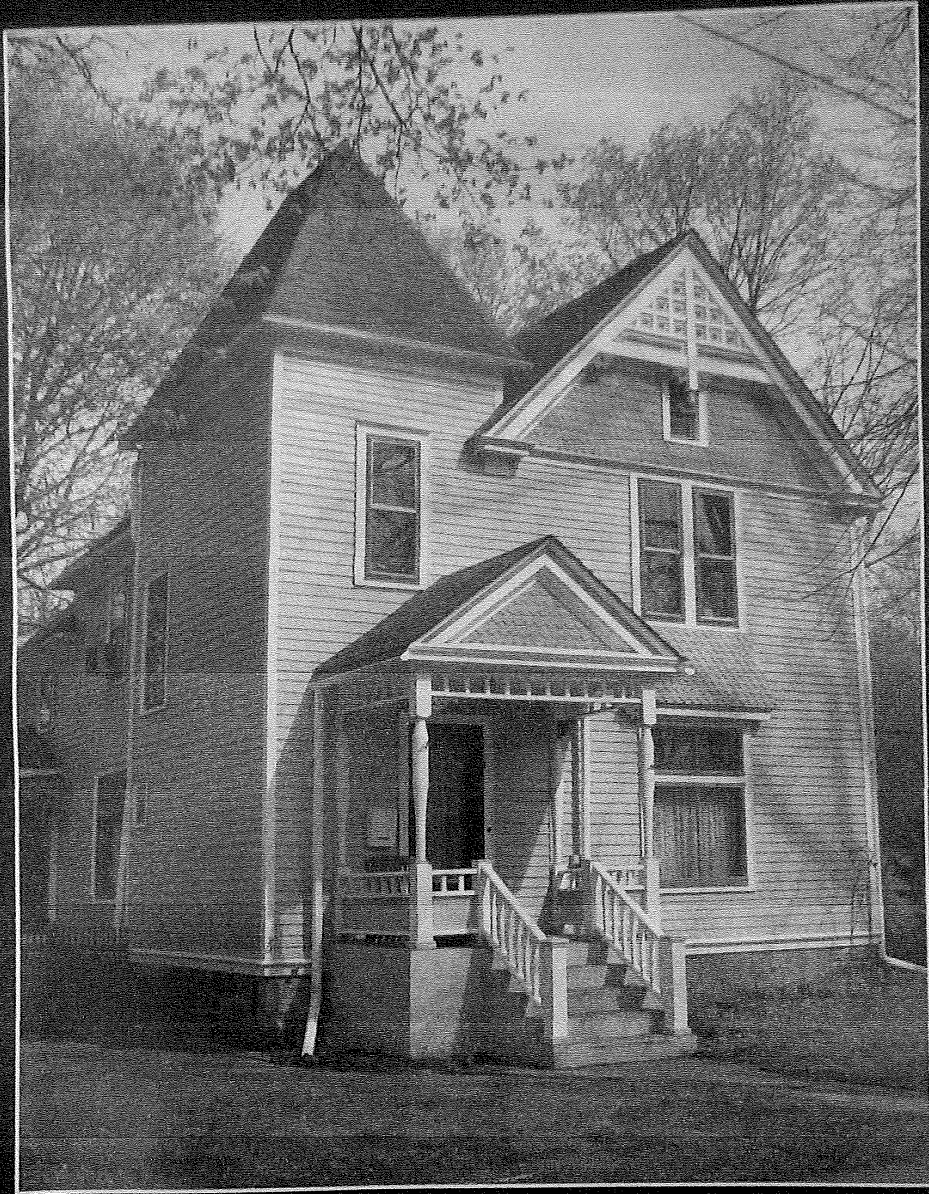
ROOF DIAGRAM #1
(NO SCALE)



ROOF DIAGRAM #2
(NO SCALE)

NOTE: BUILD
UP VALLEY
INVERT AT
THIS POINT
TO INCREASE
PITCH OF
VALLEY 3 (V₃)

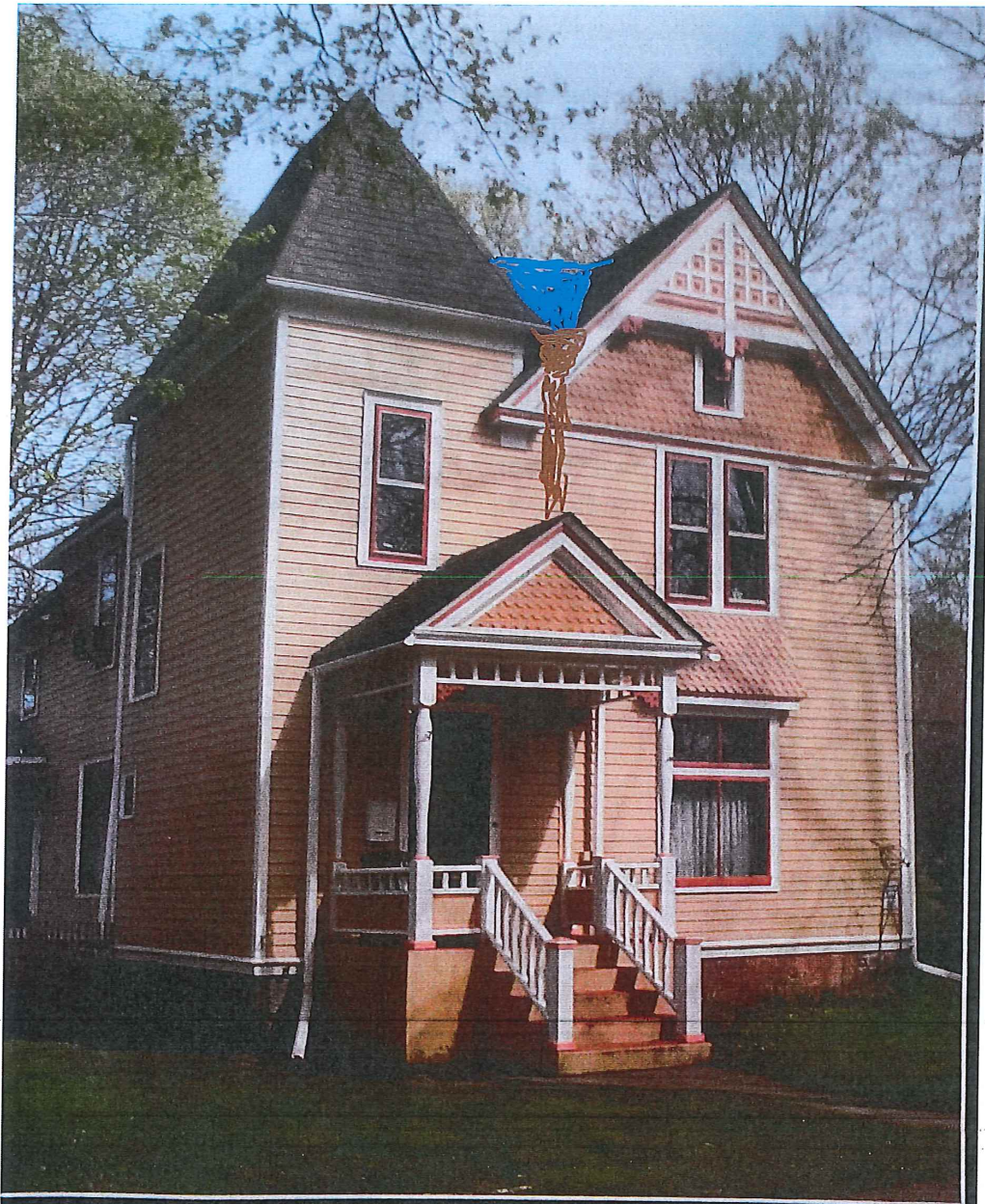
HEAT TAPE
TO BE
APPLIED
TO ALL
VALLEY
1-5



Ypsilanti Heritage Foundation
HISTORIC HOME TOUR
June 2016

2/27/22, 10:12 AM

20220227_100637.jpg



Ypsilanti Heritage Foundation
HISTORIC HOME TOUR
June 2016

<https://mail.google.com/mail/u/0/#inbox?projector=1>

1/1



HDC Work Permit Staff Review

Property address: 211 N Washington

Property History: According to photos on file, a 2.5-story Colonial Revival house with a modest pedimented entry porch and with a large rear addition stood on this lot. It had a hipped roof and dormers on the front and sides. Then, it appears by an undated photo (1920s-1930s?) that the hipped roof was removed and a full third story was added, a canopy replaced the entry porch, and it became an apartment building. Then, it appears that during the 1960s, new front picture windows and a new brick façade were added to “modernize” the building.

Date of Application: March 24, 2022

Date of Review: March 30, 2022

Date of Meeting: April 12, 2022

Proposed work: Reroofing and new gutters

Materials: Remove existing roofing, replace decking as necessary, install insulation, install an EPDM adhered roof system (synthetic rubber roofing membrane), properly manage all roof penetrations per proposal, and install new metal copings, flashings, gutters, and downspouts (all metal in hunter green).

Staff review:

1. The building in its pre-1960s form would have definitely contributed to the local historic district today. The midcentury modern changes to the front elevation may have acquired significance in their own right at this point, and so it might be argued that the building also contributes to the district today. More research would be needed to make that determination of significance.
2. In any case, the re-roofing work proposed would not be visible from the ground or even from some distance away, and would not negatively impact the building and any historic features it retains on the older portions.

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.

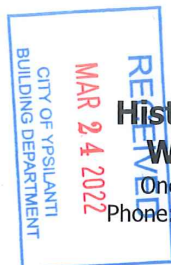
3. The new gutters and downspouts that reach the ground all the way around the building will help drain water from the building and help to preserve it.
4. Before proceeding with work, applicant must obtain the appropriate building department permits.

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

Recommended Motions:

Move to approve the work as proposed in the application received March 24, 2022 and issue a certificate of appropriateness for reroofing the entire building with an EPDM adhered roof system, and installing new metal copings, flashing, gutters, and downspouts all in hunter green.

Prepared by:
Ellen Thackery, Preservation Planner



PHDC-22-0017

R 29575
CH# 2735

**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

211 N. Washington St.

Applicant

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

Name

Beal Properties LLC / management company

Address

23 N. Washington St.

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Lutz Roofing 4721 22 Mile Rd., Shelby Twp MI 48317

Type of work

- ☒ Roofing + Gutters
☐ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

See attached Project Proposal from Lutz.
Replace roof & gutters.

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

See attached. We are not going to
change color and will go with ~~dark~~ green.
Hunter

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:

approx. \$83,000

Permit fee:

\$45 + 133 = \$178

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:

[Redacted Signature]

Date:

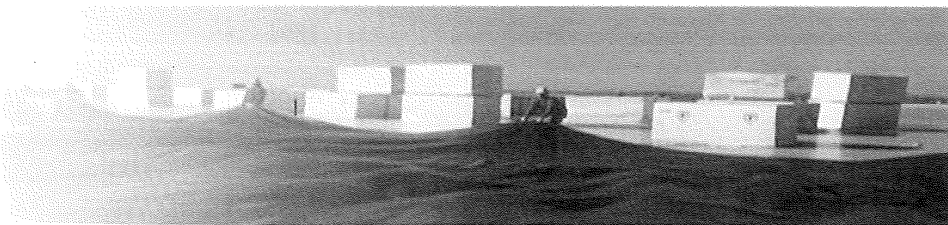
3.9.22

Print Name:

Colleen Kennedy

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.



4721 22 Mile Road | Shelby Township MI 48317-1515
| (P) 586-739-1148 | (F) 586-739-7678
service@lutzroofing.com | www.lutzroofing.com

Date: 12/30/2021

Project Proposal: Q-18574

Account: Beal Properties, LLC
23 North Washington
Ypsilanti, MI 48197

Facility: Washington Apartment (11702)
211 North Washington
Ypsilanti MI 48197

Contact Name: Colleen Kennedy

Roof Square Footage: ~3900 + Canopies

Lutz Roofing Specifications:

- Remove the existing roofing down to the wood deck and properly dispose. The decking will then be inspected for soundness before any new roofing is installed. If the decking is deteriorated, our firm will install a compatible replacement material at a unit cost of \$5.00 per square foot. No decking will be replaced without your prior approval.
- All abandoned mechanical curbs will be removed, and the resulting hole(s) will be properly covered with 20 gauge plating and / or 22 gauge metal decking.
- Over the existing substrate, our tradesmen will install one layer of 3.5" insulation. Insulation to be installed free of gaps and voids that are within industry standards to ensure thermal integrity.
- Over the insulation substrate, we intend on installing an EPDM adhered system using 60-mil membrane. The roof system will be installed in strict accordance with the manufacturers recommended installation procedures.
- All seams will be carefully assembled with seam tape in accordance with the manufacturer guidelines. A synthetic rubber polymer based primer will be installed prior to the seaming material.
- Prefabricated boots will be used to flash plumbing stacks.
- Pitch pans will be installed at irregular roof penetrations and sealed with pourable sealer.
- The mechanical equipment will receive metal slip-flashing as required per manufacturer requirements.
- All roof caulking will be completed per manufacturer requirements.
- Our company will install rain collars on roof stacks that are damaged or missing.
- This quote includes installation of new metal coping and flashings using 24- gauge pre-finished sheet metal, and the color shall be selected by owner from manufacturer's standard colors.
- This quote includes new metal gutters and downspouts, using 24-gauge pre-finished sheet metal.
- The gutter joints will be double sealed with caulking and EPDM material.
- This quote will be backed by a Lutz Roofing FIVE (5) year warranty on labor and material, and supplemented by a manufacturer's twenty (20) year warranty.
- Our roofing operations will be insured with a \$ 5,000,000.00 General Liability Policy, and Workers Compensation Insurance Policy.
- Wall tarps will be installed at the dumpster areas, as necessary, to protect the building.
- The ground and the roof will be cleaned up from all debris of our roofing work.



For questions regarding this document please call
(586) 739-1148.

ADDITIONAL LUTZ COVENANTS

- A pre-construction meeting between our company and all applicable parties will be orchestrated between our firms, prior to our first day of work.
- We will not perform any extra work without your approval. Should an extra cost occur, the respective costs will be submitted daily for your review.
- Our crews are MIOSHA trained and will perform work in a safe and professional manner.
- When our crew completes your project, a certified Lutz quality control individual will then inspect all of the workmanship including seams, vertical flashings, roof drains, sheet metal, and ground clean-up.
- Lutz Roofing will maintain a comprehensive communication process which will help your company understand the re-roofing process, from start to finish. Lutz Roofing will have 24/7 availability throughout the entire re-roofing process.
- Our company will treat your building as if it was our own, and we are confident that if you were to contact any third party roofing consultants in Michigan, that they would attest to our professionalism, skill, and commitment to being the best roofing contractor in our state.

WE HAVE THE FOLLOWING PROJECT CONCERNS AND CONSIDERATIONS:

1: Commercial roofing projects do not require licensure in Michigan, and traditionally most municipalities have not required a permit to be pulled. In these challenging economic times however, more and more cities are requesting permits for commercial roofing jobs as a source of additional revenue. Most are accessing a fee of 1%-1 ½%. Our quote does not include a permit fee. If a permit is required, the actual cost of the permit will have to be added to our base contract.

2: A roofing demolition project can be noisy, dusty, and disruptive to the building occupant. Dust can be a factor when the interior contents are dust sensitive, and there is no drop ceiling. Our cost does not provide an allowance for interior protection. Upon acceptance of our quote, our company will hold a pre-construction meeting to discuss logistics and potential disruptions. If it is determined, that interior protection is considered necessary in some areas, a plan will have to be established beyond this contract.

3: This quote does not include any electrician costs for disturbed conduits installed directly beneath the metal roof decking.

4: If detailed site plan, structural engineer inspection/report, or stamped architectural drawings or specs. are required for obtaining building permit, our

5: The setup/staging area(s) are surrounded by landscaping. Lutz has included the use of heavy duty "Dura Base" traffic pads on this project, in an attempt to minimize disruption to these areas that surround your building. However, if grass is disturbed after our work is completed, Lutz will not be held responsible for damage.

NOTE: There have been industry wide raw material shortages over the past year and several materials have lead times of 6+ months. Due to the shortages and volatility in raw material costs, the below price is only valid for 30 days.

UNIT COSTS:

Wood Deck Replacement..... \$6.00 sq ft
Metal Deck Replacement \$12.00 sq ft
Drain Replacement.....\$1250.00 each

Base Bid Items:

Item	Description	Qty	Unit	Cost
QT Project	Reroofing	1	Each	\$82,640.00

Proposal Terms & Conditions:

Lutz Roofing is licensed in The State of Michigan under license # 2104184929. Lutz Roofing Company, Inc. shall not be liable for any claims regarding the disruption or disposal of asbestos that may be inherent in the roof system. It is the owner's responsibility to test for asbestos in the roof system, prior to the commencement of the project. Lutz Roofing Company, Inc. assumes no structural liability for any changes in the dead load that may be a result of the new roof system. Roof warranty is subject to terms and conditions on the actual warranty form. Warranty does not cover consequential damages. In the event of failure of a customer to make timely payment, Lutz Roofing is entitled to recover any collection cost, including 18% annual interest, and attorney fees. The owner and owner's agents shall hold Lutz Roofing harmless and indemnify Lutz Roofing from all claims, actions and causes of action related to mold, and/or fumes or odors that are emitted during the roofing process. It is the owner's obligation to inform the building occupants of the consequences associated with a roofing process, including the emission of fumes from the various roofing products used for this project. Owner and Owner's agent's obligation to hold Lutz Roofing harmless does not apply when liability is solely attributable to the negligence of Lutz Roofing.

Please sign and return this agreement to our office prior to the start of the project. Upon its receipt, Lutz Roofing will schedule the above work to be performed by our maintenance staff. The undersigned party, representing the owner's interest, agrees to the estimated cost and insures payment will be made 30 days from completion.

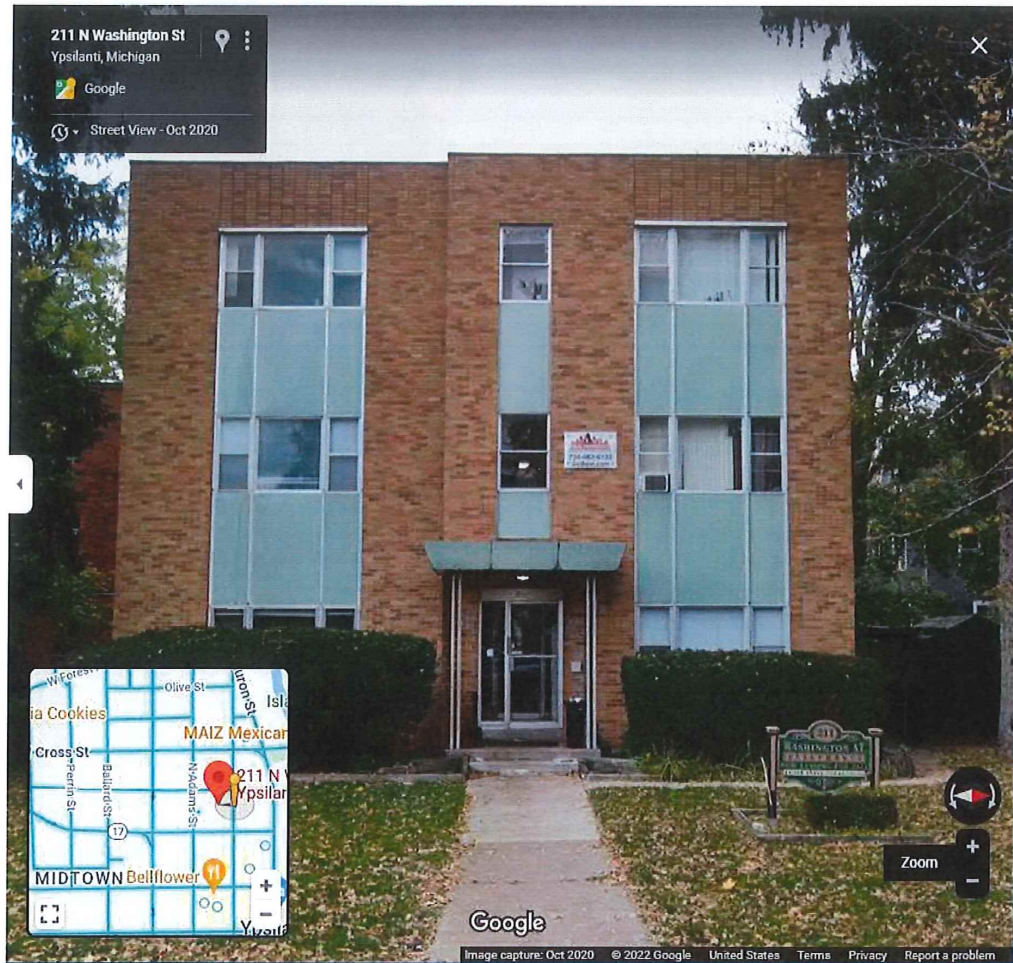
Customer Signature and Date:

_____ / / _____

Lutz Roofing Company
Brandon Tomayko

Brandon Tomayko 8/26/2021

211 N Washington

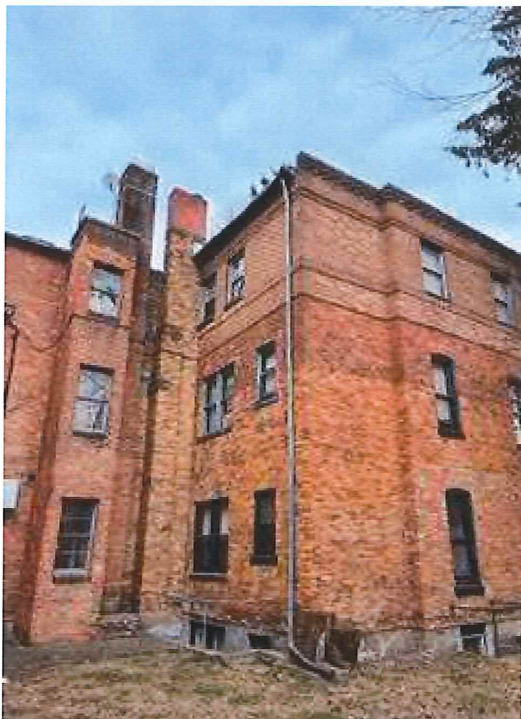
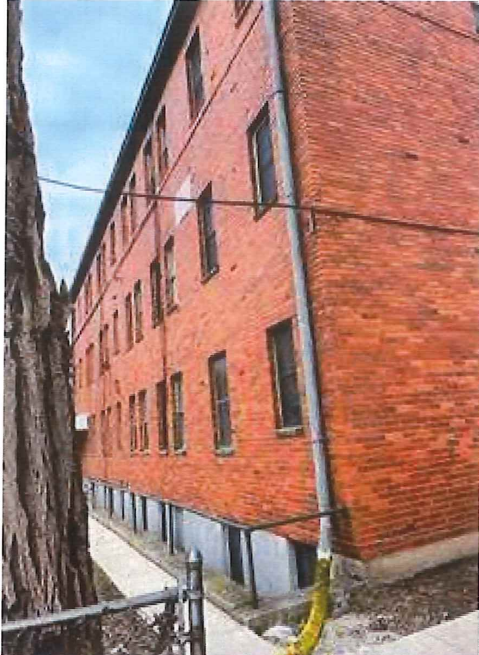


Front elevation from Google maps, October 2020.

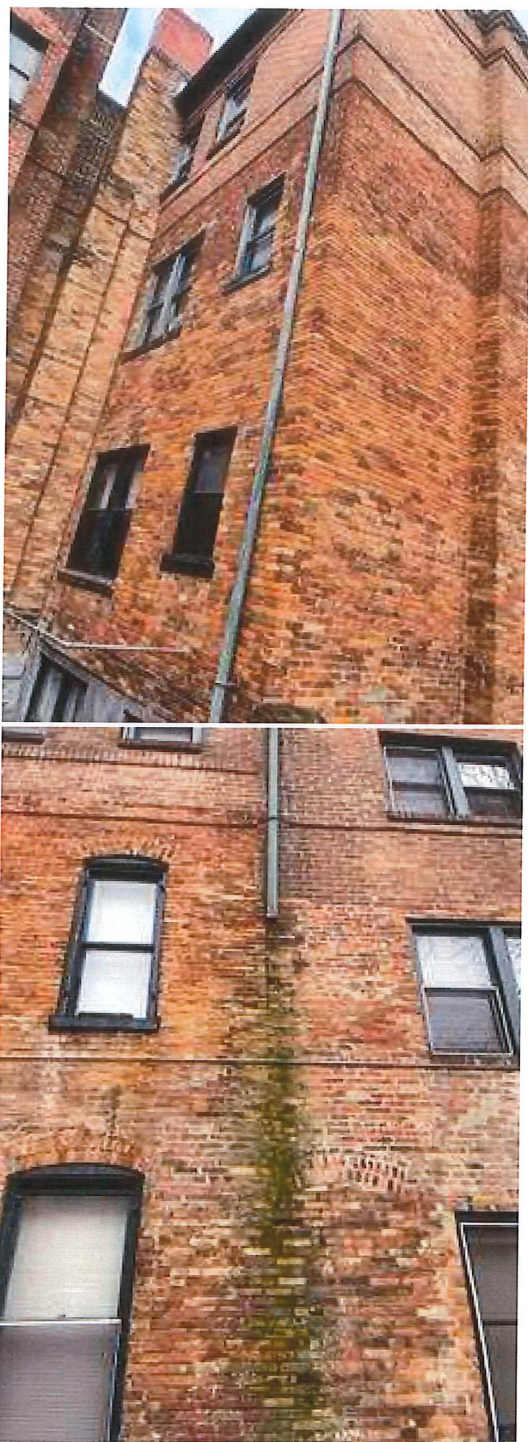


Shots showing rear additions, 2019.

Images submitted by applicant in February, 2022 with study item submission



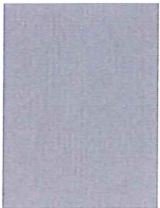








Premium Colors

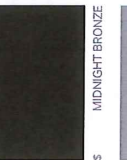
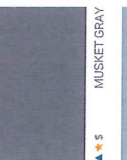
	ANODIC CLEAR ●▲★\$
	SILVERSMITH ●▲★\$
	SILVER ●▲★\$
	CHAMPAGNE ●▲★\$
	ZINC ●▲★\$
	WEATHERED ZINC ●▲★\$
	COPPER PENNY ●▲★\$
	AGED COPPER ●▲★\$
	WEATHERED STEEL ●▲★\$
	WEATHERED COPPER ●▲★\$

Kynar 500® or Hylar 5000® pre-finished steel and aluminum for roofing, curtainwall and storefront applications.

 ENERGY STAR® Colors \$Pricing
 Cool Colors
 Premium Colors

See back for color availability chart.

Standard Colors

	PATINA GREEN ▲★\$
	HEMLOCK GREEN ▲★\$
	TEAL ▲★\$
	FOREST GREEN \$
	HARTFORD GREEN \$
	EVERGREEN ▲★\$
	ARCADIA GREEN ▲★\$
	HUNTER GREEN ▲★\$
	MILITARY BLUE ▲★\$
	BERKSHIRE BLUE \$
	GRAPHITE ▲\$
	INTERSTATE BLUE \$
	CHARCOAL ▲★\$
	SLATE BLUE ▲★\$
	AWARD BLUE \$
	MATTIE BLACK \$
	BURNISHED SLATE ▲\$
	DARK BRONZE ▲★\$
	AGED BRONZE ▲\$
	MEDIUM BRONZE ▲★\$
	MANSARD BROWN ▲★\$
	TERRA COTTA ▲★\$
	BURGUNDY \$
	CARDINAL RED ▲★\$
	COLONIAL RED ▲★\$
	MIDNIGHT BRONZE \$
	SIERRA TAN ▲★\$
	MUSKET GRAY ▲★\$
	SANDSTONE ▲★\$
	ALMOND ▲★\$
	SLATE GRAY ▲★\$
	CITYSCAPE ▲★\$
	GRANITE ▲★\$
	STONE WHITE ▲★\$
	BONE WHITE ▲★\$



HQ: 800 PAC CLAD TX: 800 441 9661 MD: 800 344 1400
 AZ: 833 750 1935 GA: 800 272 4482 MN: 877 571 2025

PAC-CLAD.COM

PAC-CLAD® Color Availability

PAC-CLAD STANDARD COLORS	REFLECTIVITY	EMISSIVITY	3 YEAR EXPOSURE	SRI	STEEL		ALUMINUM				ENERGY STAR
					24 GA.	22 GA.	.032	.040	.050	.063	
AGED BRONZE	0.28	0.86	N/A	27	✓						
ALMOND	0.53	0.87	0.52	62	✓	✓	✓	✓	✓		★
ARCADIA GREEN	0.30	0.88	0.30	31	✓		✓				★
AWARD BLUE	0.21	0.86	0.20	18	✓		✓		✓		
BERKSHIRE BLUE*	0.26	0.87	0.25	25	✓						
BLACK ALUMINUM**	0.20	0.86	0.19	17			✓	✓	✓	✓	
MATTE BLACK STEEL**	0.23	0.87	0.22	21	✓	✓					
BONE WHITE	0.65	0.86	0.64	78	✓	✓	✓	✓	✓	✓	★
BURGUNDY	0.23	0.87	0.22	21	✓		✓		✓		
BURNISHED SLATE	0.29	0.85	N/A	28	✓						
CARDINAL RED	0.36	0.86	0.36	38	✓		✓		✓		★
CHARCOAL	0.26	0.87	0.26	25	✓		✓		✓		★
CITYSCAPE	0.43	0.87	0.43	48	✓	✓	✓	✓	✓		★
COLONIAL RED	0.32	0.88	0.32	34	✓		✓	✓	✓		★
DARK BRONZE	0.26	0.88	0.26	26	✓	✓	✓	✓	✓	✓	★
EVERGREEN	0.25	0.86	0.23	24	✓		✓				★
FOREST GREEN	0.10	0.87	0.10	5	✓	✓	✓	✓	✓		
GRANITE*	0.36	0.87	0.36	39	✓	✓	✓	✓	✓		★
GRAPHITE	0.27	0.86	N/A	26	✓						
HARTFORD GREEN	0.09	0.88	0.09	4	✓		✓	✓	✓		
HEMLOCK GREEN	0.30	0.85	0.31	30	✓		✓		✓		★
HUNTER GREEN	0.26	0.86	0.25	25	✓		✓				★
INTERSTATE BLUE	0.13	0.87	0.12	8	✓		✓		✓		
MANSARD BROWN	0.28	0.85	0.28	27	✓	✓	✓	✓	✓		★
MEDIUM BRONZE	0.25	0.88	0.24	24	✓	✓	✓	✓	✓	✓	★
MIDNIGHT BRONZE	0.06	0.88	N/A	0	✓			✓			
MILITARY BLUE	0.29	0.87	0.28	30	✓		✓				★
MUSKET GRAY	0.28	0.87	0.27	28	✓	✓	✓		✓		★
PATINA GREEN	0.34	0.86	0.33	35	✓		✓				★
SANDSTONE	0.46	0.87	0.46	52	✓	✓	✓	✓	✓	✓	★
SIERRA TAN	0.31	0.87	0.31	32	✓	✓	✓	✓	✓		★
SLATE BLUE	0.23	0.87	0.22	21	✓		✓				★
SLATE GRAY	0.35	0.88	0.34	38	✓	✓	✓	✓	✓		★
STONE WHITE	0.67	0.85	0.65	80	✓	✓	✓	✓	✓	✓	★
TEAL	0.26	0.87	0.26	25	✓		✓				★
TERRA COTTA	0.36	0.88	0.35	39	✓		✓		✓		★
PAC-CLAD PREMIUM COLORS											
AGED COPPER	0.25	0.87	0.24	24	✓		✓		✓		★
ANODIC CLEAR	0.55	0.80	N/A	62				✓			
CHAMPAGNE	0.40	0.82	0.36	42	✓		✓	✓	✓		★
COPPER PENNY	0.45	0.87	0.44	51	✓		✓	✓	✓		★
SILVER	0.48	0.81	0.46	53	✓	✓	✓	✓	✓		★
SILVERSMITH	0.52	0.81	N/A	58				✓			
WEATHERED COPPER	0.45	0.88	N/A	51	✓						
WEATHERED STEEL	0.32	0.89	N/A	34	✓						
WEATHERED ZINC	0.25	0.82	0.24	22	✓	✓	✓		✓		★
ZINC	0.30	0.88	0.29	31	✓		✓	✓	✓		★
CLEAR-COAT ACRYLIC FINISH (NON-KYNAR)											
GALVALUME PLUS	0.68	0.14	0.55	57	✓	✓					★

PAC-CLAD Premium finishes are available from stock at a moderate extra cost. PAC-CLAD Copper Penny is a Non-Weathering finish. Solar Reflectance Index calculated according to ASTM E-1980.

*Low Gloss/Low Sheen, 70% PVDF finish ** Appearance differs for Black Aluminum and Matte Black Steel

ENERGY STAR PERFORMANCE CRITERIA:

Emissivity uses ASTM C1371 Reflectivity uses ASTM C1549.

TECHNICAL DATA FOR KYNAR 500/HYLAR 5000 COATING:

- South Florida Exposure: Color (ASTM D 2244) – No more than 5ΔE Hunter units at 20 years; Chalk (ASTM D 4214) – Rating no less than 8 at 20 years; Film integrity – 20 years.
- Accelerated Weathering (ASTM D 4587, ASTM G 154): 5000 Hours; Chalk, per ASTM D 4214, rating of 6 or better; Color, per ASTM D 2244, < 5ΔE (Hunter Units) color change.

- Humidity Resistance (ASTM D 2247): Galvalume or HDG, 100% RH, 2000 hours – No field blisters; Aluminum, 100% RH, 3000 hours – No field blisters
- Salt Spray Resistance (ASTM B 117): Aluminum, 3000 hours, Galvalume or HDG, 1000 hours – Creep from scribe no more than 1/16", no field blisters
- Chemical/Acid Pollution Resistance (ASTM D 1309): Pass
- T-Bend (ASTM D 4145): 1T – 3T with no loss of adhesion
- Pencil hardness (ASTM D 3363): HB – 2H
- Specular Gloss (ASTM D 523) @ 60 degrees: Typical – 20 – 35

- Abrasion Resistance (ASTM D 968): 67 +/- 10 liters
- Cross Hatch Adhesion (ASTM D 3359): No loss of adhesion
- Reverse Impact (ASTM D 2794): Galvalume or HDG, 2x metal thickness inch-pounds, no loss of adhesion; Aluminum, 1.5x metal thickness inch-pounds, no loss of adhesion
- Flame Test (ASTM E 84): Class A Coating

PAC-CLAD is a registered trademark of Petersen Aluminum Corp. Kynar 500 is a registered trademark of Arkema Inc. Hylar 5000 is a registered trademark of Solvay Solexis. 12/2018



HDC Work Permit Staff Review

Property address: 301 S Huron

Property History: The property includes Tudor Revival-style house designed by Ypsilanti architect, R. S. Gerganoff for D. M. Silkworth. The plans were completed on August 6, 1935, and according to assessing records, the house was built 1937.ⁱ Silkworth owned numerous filling stations and auto supply stores and had commissioned many designs from Gerganoff. Over 30 of his businesses were designed by Gerganoff, and two of his houses, including 301 S Huron and 925 Pleasant Drive.ⁱⁱ

Date Complete Revised Application Received: March 28, 2022

Date of Review: March 28, 2022

Date of Meeting: April 12, 2022

Proposed work: Porch guardrail, steps

Materials: Aluminum railing and stone porch steps

Staff review:

Background:

This complete application was originally submitted in June 2021 and approved in July 2021. The homeowner/applicant would like to substitute the materials that had been approved for the steps to the deck and for the handrail on the steps.

Metal grate steps had been approved, but homeowner has not been able to obtain these, and the homeowner had originally mixed aluminum railing on the porch and metal railing for the steps. Homeowner is now proposing simple black aluminum for both porch railing and step handrail and stone steps.

The storm door that had been approved has since been installed.

Porch

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

1. The north porch is essentially an open deck. For safety and better access to the porch, the applicant would like to install a guardrail and steps.
2. Staff requested archival records from the Bentley Library (thanks to the suggestions of Commissioner Ratzlaff) to determine if there was an original design intent for the porch guardrail and steps.
 - a. Surprisingly, the architect did not include a guardrail and porch steps in the original plans.
3. Staff advised that because there is no historic precedent, it would be best to select a simple design to avoid creating a false sense of history.
4. The proposed guardrail is a simple aluminum black railing and balustrade, and the steps are ~~matching black metal stone~~.
5. A simple black handrail will be placed at the steps.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 301 S Huron as submitted in the revised description of proposed work received March 28, 2022, for installation of an aluminum guardrail and handrail and stone steps on the north porch as specified.

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

Prepared by:
Scott E. Slagor and Ellen Thackery, Preservation Planners

ⁱ Ypsilanti. D.M. Silkworth (residence), Huron and Race Street (Job No. 426) 1935, Folder 22, Z. T. Gerganoff architectural firm records, Bentley Historical Library, University of Michigan.

ⁱⁱ No Author, R.S. Garganoff Biography, Water Street Files, Ypsilanti City Planning Department.

RECEIVED 3/28/22

Revised Detailed Description of Proposed Work

I was approved last year for a storm door, railing and steps on my side patio. I haven't been able to get the metal steps as proposed, so this proposal is for different steps. I am proposing the 4' wide Stone step project from Menards. The stone matches the stone work on my house on the same side (and on the front) of the house. The storm door and patio railing are still in process as planned and approved. Also included in this proposal is railing for the steps. Last year I inadvertently proposed aluminum railing for patio and metal railing for steps. The aluminum railing for steps proposed here matches the patio railing approved by HDC last year.

Last year's wording: The cement porch on the north side of my house, along Catherine St., needs a railing and stairs. The current storm door is outdated, ineffective and needs replacing. My proposal is for a simple black metal railing on the cement porch, with a set of black metal see-through steps. I also need a separate black metal railing on one side of the steps. A new brown storm door with retractable screen is proposed to replace the current old grey aluminum door at its same elevation.

Four Step Landscape Block Stairs Project Material List

Approximately 4' W x 4'8-1/4"D x 2'4" H

Model Number: 1981813 | Menards * SKU: 1981813



Railing to match patio railing approved last year.





City of Ypsilanti

Community and Economic Development

July 14, 2021

HIMMELSPACH KAREN J, TRUST
301 S HURON
YPSILANTI, MI 48197

CERTIFICATE OF APPROPRIATENESS

RE: HDC Work Permit Application (PHDC-21-0042) for 301 S HURON

Dear HIMMELSPACH KAREN J, TRUST,

On Tuesday, July 13, 2021 the Historic District Commission (HDC) reviewed your request for work at 301 S HURON. Your application was **approved** to include:

The work as submitted the application on June 30, 2021, for installation an aluminum guardrail and steps on the north porch as specified; and a replacement aluminum storm door at the location specified.

In the commission's decision, the following Secretary of the Interior Standards were cited:

- #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.

Approval by the Historic District Commission does not guarantee approval by the zoning, building and/or other necessary departments. Before proceeding with the project it is the responsibility of the applicant to have obtained all approvals necessary. You must start work or apply for and receive all applicable permits within six months of this date for your HDC approval to remain valid. **Any change in the work listed above needs to be reviewed by the HDC using an amended application.**

Please contact me at 734-483-9646 or sslagor@cityofypsilanti.com with any questions.

Sincerely,

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

CC: Property Owner - HIMMELSPACH KAREN J, TRUST 301 S HURON YPSILANTI MI 48197
File
Building Department

One South Huron Street
Ypsilanti, MI 48197

Tel: (734) 483-9646
Fax: (734) 483-7260

www.cityofypsilanti.com



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-27934
C-228

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

301 S Huron 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

Karen Himmelspace

Address

301 S Huron St

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

[REDACTED]

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

Dave Gustafson [REDACTED]

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

The cement porch on the north side of my house, along Catherine St., needs a railing and stairs. The current storm door is outdated, ineffective and needs replacing. My proposal is for a simple black metal railing on the cement porch, with a set of black metal see-through steps. I also need a separate black metal railing on one side of the steps. A new brown storm door with retractable screen is proposed to replace the current old grey aluminum door at its same elevation.

See attachment

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

Railing, Storm door, steps

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:	Permit fee:
\$2,000	\$45 + _____ = \$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: 6.28.21
Print Name: Karen Himmelspach	

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.

PHOC 21-0042

Karen Himmelsbach
301 S Huron, Ypsi
[REDACTED]

Project
Storm Door
Stairs
Porch Railing

Façade



Patio to receive
Storm door, stairs
and railing



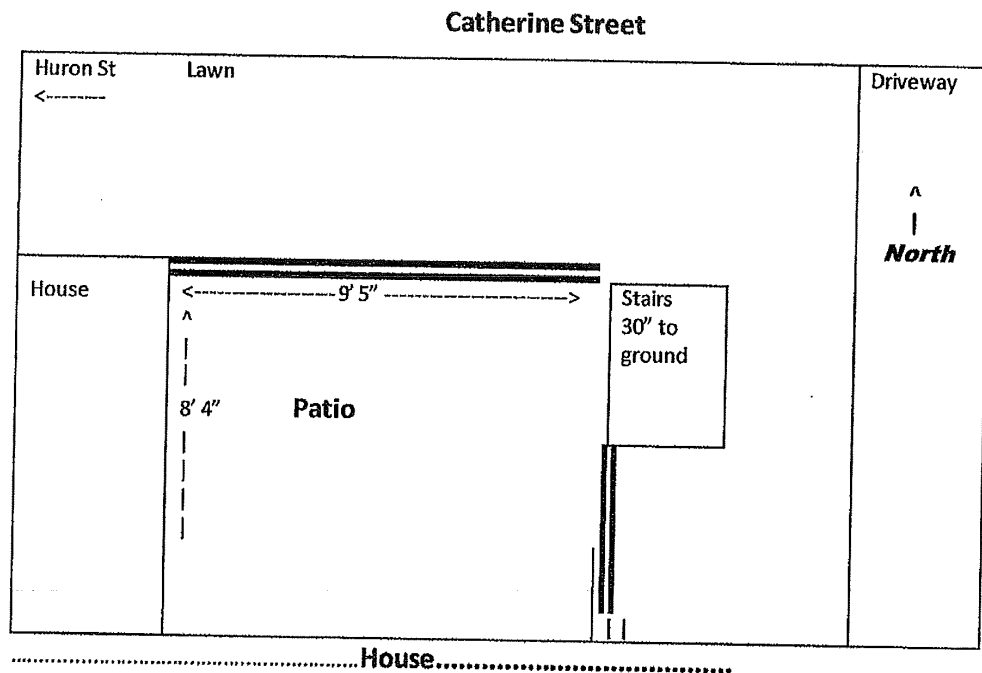
Detailed Description of Proposed Work

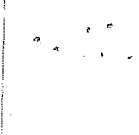
The cement porch on the north side of my house, along Catherine St., needs a railing and stairs. The current storm door is outdated, ineffective and needs replacing. My proposal is for a simple black metal railing on the cement porch, with a set of black metal see-through steps. I also need a separate black metal railing on one side of the steps. A new brown storm door with retractable screen is proposed to replace the current old grey aluminum door at its same elevation.

Needs

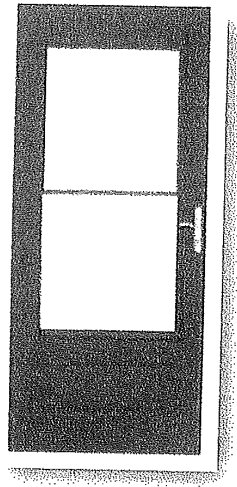
1. Storm door
2. Metal Stairs
3. Railings for porch and steps

Diagram with Measurements - Double bolded lines are new railing





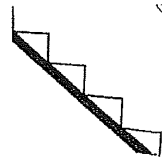
1. Storm Door



2. Stairs

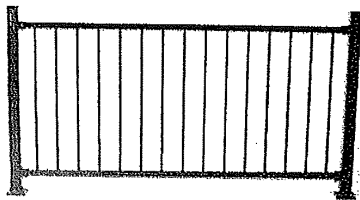


Handl Treads 2 1/2 in. x 30 in. x 1 1/2 in. Non-Slip Aluminum Keras, Black



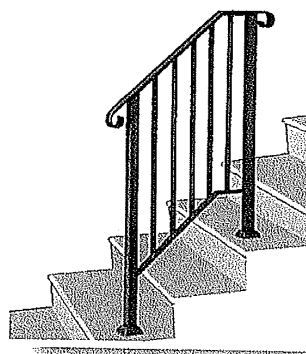
Pylex 4 Steps Steel Stair Railing Black 7 1/2 in. x 10 1/4 in. (Includes 1 Step Riser)

2. Railing pieces



AVANT 36" Preassembled Aluminum Panel

Metal Transitional Handrail Stair Railing Fits Level Surface fit 1 to 3 Steps





HDC Work Permit Staff Review

Property address: 411 N Huron

Property History: The National Register nomination describes 411 N Huron as a "two-story, lavishly detailed, L-shaped Italianate." The property contributes to both the National Register and local historic districts, and the property would likely be eligible for individual nomination to the National Register.

Date of Application: April 4, 2022

Date of Review: April 7, 2022

Date of Meeting: April 12, 2022

Proposed work: Remove existing roof and install new mesh layer for condensation drainage, fully adhered ice and water shield, flashings, drip edge, new vents, new roof, and gutter brackets.

Materials: McElroy Metals Maxima Standing Seam Metal Roof system in 16" striated panels with 1.5-inch high 180-degree, double-locked standing seam in 24-gauge Galvalume material in Dark Bronze with flashings and drip edge to match. Metal gutter brackets.

Staff review:

1. House contributes to the district and is likely individually eligible for the National Register.
2. Current asphalt and EPDM roof are not historic materials.
3. Metal roofs were identified by A.J. Downing in 1850 in *The Architecture of Country Houses* as picturesque.
4. Proposed roof will not damage any of the house's character-defining features.
5. This is the same work that had been studied and discussed by the Commission March 8, but the gutters will be installed at a later time.
6. Before proceeding with work, applicant must seek and obtain the appropriate building department permits.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

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

Recommended Motions:

Move to issue a certificate of appropriateness for the work proposed April 4, 2022 for the removal of all current roofing material and the installation of a new mesh air layer, a fully adhered ice and water shield, new ventilation vents, flashings and drip edge as described in application, a new McElroy Metals Maxima Standing Seam Metal Roof in Dark Bronze, and new gutter brackets installed to the roof decking.

Prepared by:
Ellen Thackery, Preservation Planner



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

411 North Huron Street

Applicant

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

Name

Joshua and Hannah McCready

Address

411 North Huron Street

City

Ypsilanti

State

MI

Zip

48197

E-Mail

Contractor

Contractor Name & Contact Info

Alexandria Home Solutions, (248)-970-9935, johnny@alexandriawd.com

Type of work

- ☒ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Complete removal and replacement of current, deteriorating asphalt shingle and EPDM roofing systems with McElroy Metals Maxima Standing Seam Metal Roof system in 16" striated panels with 1.5" high 180 degree/double-locked standing seam in 24-gauge Galvalume material. This includes replacement of flashing and drip edge systems.

Roofing system "sandwich" is to include Drytech mesh air layer for condensation drainage and fully adhered ice and water shield applied to the entire roof decking. This project will also include replacement of two PVC vents to restore ventilation fans in the bathrooms on the 1st and 2nd levels of the home to address inadequate/non-existing ventilation of condensation. An additional vent is to be added through the narrow roof above the 1st level kitchen for purposes of adding a range hood to properly ventilate the kitchen.

In addition to the new roofing system, gutter brackets will be installed directly to the roof decking in preparation of adding gutters to the home. Brackets are being installed in this manner to avoid interrupting or potentially damaging the characteristic cornice on the upper floors of the home.

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

McElroy Metals Maxima Standing Seam Roofing System in 16" striated panels with 1.5" high 180 degree/double-locked standing seam in 24-gauge Galvalume material with PVDF kynar resin coating in Dark Bronze.

Flashings/drip edge are to be in the same Dark Bronze color from McElroy metals.

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: \$58,328.00	Permit fee: \$45 + \$93.00 = \$138.00
-----------------------------------	--

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.

Sign: 	Date: 3-29-2022
---	--------------------

Print Name:
Joshua and Hannah McCready

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.



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

**Is your application complete?!
Do you have the following?**

For painting projects:

- ✓ A detailed description of what you will be painting (trim, siding, deck, etc.)
- ✓ A list of all the materials you plan to use (paint brands, color names, etc.)
- ✓ Color chips or samples of the proposed paint colors
- ✓ Photographs of the property
- ✓ A description of how you plan to prep your surfaces for new paint (the HDC does not allow power washing or sand blasting)

For roofing projects:

- ✓ A detailed description of the proposed roof work (Removing existing shingles? Replacing entire roof or portions?)
- ✓ Information about your plans for venting (can vents are generally not permitted in the district)
- ✓ Plans for the flashing and drip edge—what color will they be?
- ✓ Brand name and style of proposed new roofing—include a cut sheet, catalogue sheet, or print-out with details about proposed shingles
- ✓ Color of the new shingles

For fencing projects:

- ✓ Site plan or drawing of lot showing placement of fence in relation to buildings/property
- ✓ Proposed fencing material and style
- ✓ Color chip or sample of proposed paint or stain (wood must be finished with an opaque stain or paint)

For window projects:

- ✓ A detailed description of your plans for the windows—are you replacing them entirely? Just the sash kits?
- ✓ A cut sheet, catalogue sheet, or print-out with a photo of the proposed window, its dimensions and its materials (vinyl windows are generally not permitted in the district)
- ✓ Photographs of the existing windows showing their deterioration or lack of functionality

For all other projects:

- ✓ A detailed description of the proposed work
- ✓ A list of all materials to be used in proposed work
- ✓ Samples or chips of any paint or stain
- ✓ A site plan for any application involving the installation of something on the site (fencing, out buildings, major landscaping, etc.)
- ✓ Cut-sheets, catalogue sheets, or print-outs with details on any materials you are using (like composite wood materials, solar panels, siding, shingles, alternative materials, or anything with specific dimensions)

Without this required information, your application will be considered incomplete and will not be added to the agenda until the necessary information is received.

Roof Alteration Application

411 N. Huron St.
Hannah and Joshua McCready
Alexandria Home Solutions - Southfield MI

Background - Roof Present conditions

- The existing roof has a hipped area on the second story and some gabled roof portions on the first story and lower portions of the second story roof
- An existing asphalt shingle and epdm/rubber roof system is present today.
 - The age of this roof system is not known, we found no records in BS&A online and the previous owner did not know when it was installed
 - The epdm/rubber has failed in several areas - possibly due to damage from tree branches (these trees have been removed)
 - The shingled portions are damaged in some areas
 - There are past leaks and present leaks resulting from heavy rain or from ice dams forming
 - These leaky areas were tarped in Nov. '21 to reduce leaking which helped.
- An alteration to the roof system is being considered to mitigate these issues

Ice dams and flat roof damage



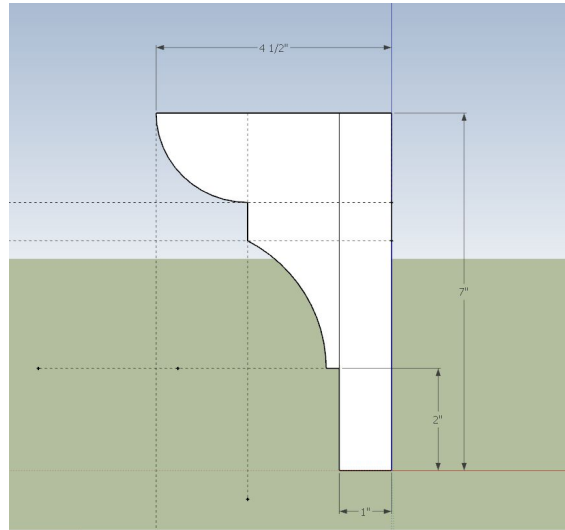
Roof System Homeowner “Must” Statements

- The roofing system must eliminate or greatly reduce ice damming
- The roofing system(s) must last a long time (>40 years)
- The roof must be replaced in total, no partial replacement/repair, no roofing over shingles
- The new roof system must improve the conditions present in the attic space to achieve adequate venting
- The roofing material/systems choice must qualify for Michigan Saves Financing
- The roof system(s) must have a fully adhered ice/water shield underlayment, and air gap layer for condensation to drain under the roofing material, a reflective material to trap heat from escaping and reject heat from the sun, and a standing seam metal panel coated in a long lasting/fade resistant paint system
 - If this is not suggested the solution proposed must perform as well as the kind of system outlined above
- The roof system(s) must be suitable for the various roof pitches
- The ridge caps, various flashings, and valley components must be high quality and long lasting

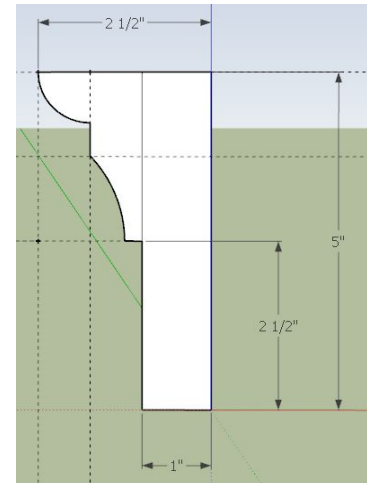
Roof System Homeowner “Should” Statements

- The new roof should be sensitive to the original appeal of the Italianate architectural style (standing seam is preferred in a neutral dark/gray color)
- Fastener penetrations of the roof should be reduced/eliminated
- The new roof should support the addition of solar panels to the south facing portions with no additional penetrations (standing seam)
- We prefer a double lock mechanical seam over a snap lock panel system, but are open to seeing the performance differences
- The flat roof portions of our roof should be converted to a metal roof that could support a low pitch $\sim < 1:12$ with minor structural changes if required. One solution might be to use a rigid insulation on the flat roof areas to achieve a needed pitch for a metal roofing system that can support a low pitch.

Cornice Molding Profiles

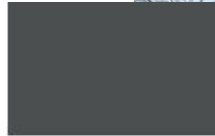


A. 2nd Story Cornice Molding



B. 1st Story Cornice Molding

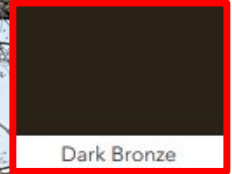
Roof Color Swatches - North



Charcoal Gray



Matte Black



Dark Bronze



Slate Gray



Aged Zinc*



Roof Color Summary

- A.J. Downing's publications* and suggested a galvanized iron or zinc roof, with a dark painted color. We selected several colors of interest which were in grayscale/darker. The present shingle roof/flat roof are dark gray or black.
 - A weathered zinc color reference was included, but is not available.
 - A slate color is available.
- Among the options, "Dark Bronze" seemed to fit best with the present color scheme, especially because it seems to compliment the exterior sash and corbel detailing which is dark brown.

A.J. Downing Publications*

THE ARCHITECTURE OF COUNTRY HOUSES, A.J. Downing. I have the Dover edition, a reproduction of the 1850 publication. On p.289, "The roofs of Italian buildings having but little pitch, are usually covered with tiles or metal. If heavy ribs of wood are introduced before laying on the galvanized iron or zinc, the picturesqueness will be increased, and the effect produced which is shown in the elevation".

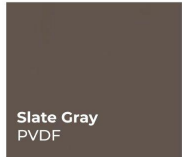
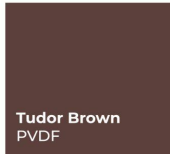
A reprint of an 1873 edition of one of his books, Dover publications VICTORIAN COTTAGE RESIDENCES, has on p 145 another reference to Italian style roofs and the traditional use of tiles."When these are not at hand, the effect may be easily imitated by a covering of tin or zinc put on in the ridge manner, the ribs being made bold and heavy. this in not only a handsome, but an equally economical and a much more secure mode than the common one of soldering the whole surface, generally practiced.The roof of a house in this style is made sufficiently steep to render the latter unnecessary. In painting it, either a dark brown or slate color should be chosen."

- Shamelessly stolen from a message board

Standing Seam PVDF color options



AVAILABLE COLORS

 Regal White PVDF	 Surrey Beige PVDF	 Sandstone PVDF
 Light Stone PVDF	 Clay PVDF	 Buckskin PVDF
 Ivory PVDF	 Ash Gray PVDF	 Slate Gray PVDF
 Charcoal PVDF	 Matte Black PVDF	 Terratone PVDF
 Medium Bronze PVDF	 Dark Bronze PVDF	 Patina Green PVDF
 Evergreen PVDF	 Roman Blue PVDF	 Patrician Bronze PVDF
 Tudor Brown PVDF	 Autumn Red PVDF	 Colonial Red PVDF

Maxima Standing Seam Roof panel specs

Specifications & Details

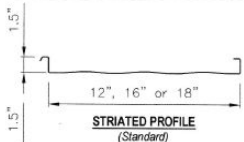
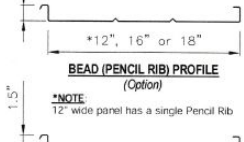
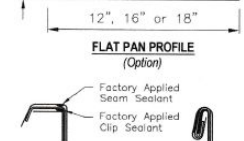
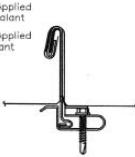
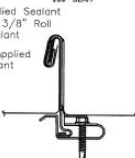
Details	Testing	Panel Options
Profile	Fire Rating	Seam Height
Mechanically seamed	Class A	1.5", 2" & 3"
Sealant	Uplift Test	Seam Style
Factory applied (on non-curved panels only)	UL580 Class 90, FM 4471 (2" only) (1-90 Rated), ASTM E1592 (1.5", 2" & 3")	2" and 3" - 90 Degree Seam 1.5" and ADV - 180 Degree Seam
2" factory-formed eave notch	Air Infiltration	Panel Width
Upon request	ASTM E1680	- Maxima 1.5", 2" & ADV: 12", 16", 18" - Maxima 3": 18", 24"
Minimum slope for 1.5"	Water Infiltration	Panel Configurations
1:12	ASTM E1646	- Maxima 1.5", 2" & ADV: Flat, Striated, Pencil Ribs, Minor ribs (3" only) - Maxima 1.5" and ADV can be curved
Minimum slope (for 2")	Class 4 Impact Resistance	Coating
1/2:12	UL 2218	Kynar 500® (PVDF)
Minimum slope (for 3")	Florida State Approval	Substrate
1/4:12	1747.3, 1832.4 (2" & 3")	- Standard 24 GA Galvalume® - Options 22 GA Galvalume - Optional .032 and .040 aluminum
Installation	Fire Resistance	
Can be installed over solid deck or open framing	UL263	
Thermal Movement	Miami-Dade Approval	
Floating clips allow for 3 1/8"	(2-16 Only) NOA #17-0320.04	
Note	ICC-ES Approval	
Maxima 2" and ADV also available jobsite formed for long lengths	ESL-1082	
Manufacturing Facilities	Note	
Maxima 1.5": Peachtree City, GA, Houston, TX	All testing conducted with Galvalume® substrate. No testing available with aluminum.	
Maxima 2": Clinton, IL; Peachtree City, GA; Adelanto, CA; Sunnyvale, TX; Houston, TX	Testing Data	
Maxima 3": Peachtree City, GA	For available Test Data, Section Properties or Load Tables, please visit our downloads section .	
Aluminum - Sunnyvale, TX only		
Note		
Oil canning is a natural occurrence in metal panels and is not a cause for panel rejection.		

Panel Detail



McELROY METAL, INC

www.mcelroymetal.com

Maxima 1.5" Panel	Product Data
 STRIATED PROFILE (Standard)  BEAD (PENCIL RIB) PROFILE (Option) *NOTE 12" wide panel has a single Pencil Rib  FLAT PAN PROFILE (Option)  BEFORE SEAMING  AFTER SEAMING 180° SEAM  BEFORE SEAMING  AFTER SEAMING 180° SEAM	Applications Mechanically Seamed roof/wall panel used on slopes down to 1:12. Continuous length up to 80'. Convex curving only - 12ft minimum radius. Substrates Plywood, Metal Deck, Rigid Insulation/Metal Deck or Open Framing. Material Standard - 24 GA. ASTM A792 (50 ksi steel) AZ55 - Bare AZ50 - Painted Optional - 22 GA. ASTM A792 (50 ksi steel) AZ55 - Bare AZ50 - Painted - 0.032" Aluminum Manufacturing Roll formed in factory. (Peachtree City Plant only) Finishes Acrylic Coated Galvalume® Fluoropolymer (Kynar 500® PVDF resin-based) Panel Conditions Striated or Flat Oil canning is inherent in all metal panels and is not cause for panel rejection. A signed oil canning acknowledgement will be required for all orders prior to production. Testing * Uplift: ASTM E1592 (16" panel only), UL 580 Class 90 Air & Water Infiltration: ASTM E1660, ASTM E1646 Fire Resistance: UL 263 & UL 790 Class A Impact Testing: UL 2218 Class 4 Florida Product Approval: FL 8051.2 *Testing and Approvals are product specific. Please inquire for details.* NOTE: All data represented on this sheet may not be applicable to all widths and gauges. Please contact McElroy Metal for more information. NOTE: Factory applied seam sealant can only be ordered on panels that will NOT be curved. If curving these panels, the installer must field apply 3/32" x 3/8" Roll Tape Butyl Sealant.  MECHANICAL SEAMER Order through Developmental Industries at www.mcelroyseamers.com (865) 343-0436

REVISION DATE: 7/25/18

MM1.5 PAGE 1 of 2
p. 6

Pitches - more or less accurate, might be a slight pitch on the flat parts



Cornice Molding Profile Locations - otherwise flat





HDC Work Permit Staff Review

Property address: 417 Maple

Property History: 417 Maple is a side-gable frame house with siding. The small second-story windows on the front may indicate a Greek Revival-style house with friezeband windows, but no historic photos have yet been located. A 1982 photo was located, and that front porch looks like it has the same dimensions as the current porch, but it was open and the materials and proportions do not look historic. The house now has an enclosed front porch with an additional wood stoop built in front of the enclosed front porch.

Date of Application: April 5, 2022

Date of Review: April 7, 2022

Date of Meeting: April 12, 2022

Proposed work:

- Remove the front, wood stoop and reveal the concrete stairs that lead to the enclosed porch.
- Additional porch work with cinder blocks to support or elevate the steps is also proposed.
- Install wood handrails to match other porch's existing handrail. Paint handrail white.
- Paint black the decks of the two wooden porches, exterior window frames, gutters, and visible foundation material (stone and cinderblock).
- Remove concrete path to front steps and replace it with pavers.
- Remove concrete path on house's southeast side and install pavers to match other pavers.
- Add a new paver path on west side of house.
- Remove gravel drive. Replace with a concrete drive bordered with pavers.

Materials:

Cinderblocks, wood railing, white paint, black paint, pavers, concrete.

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.

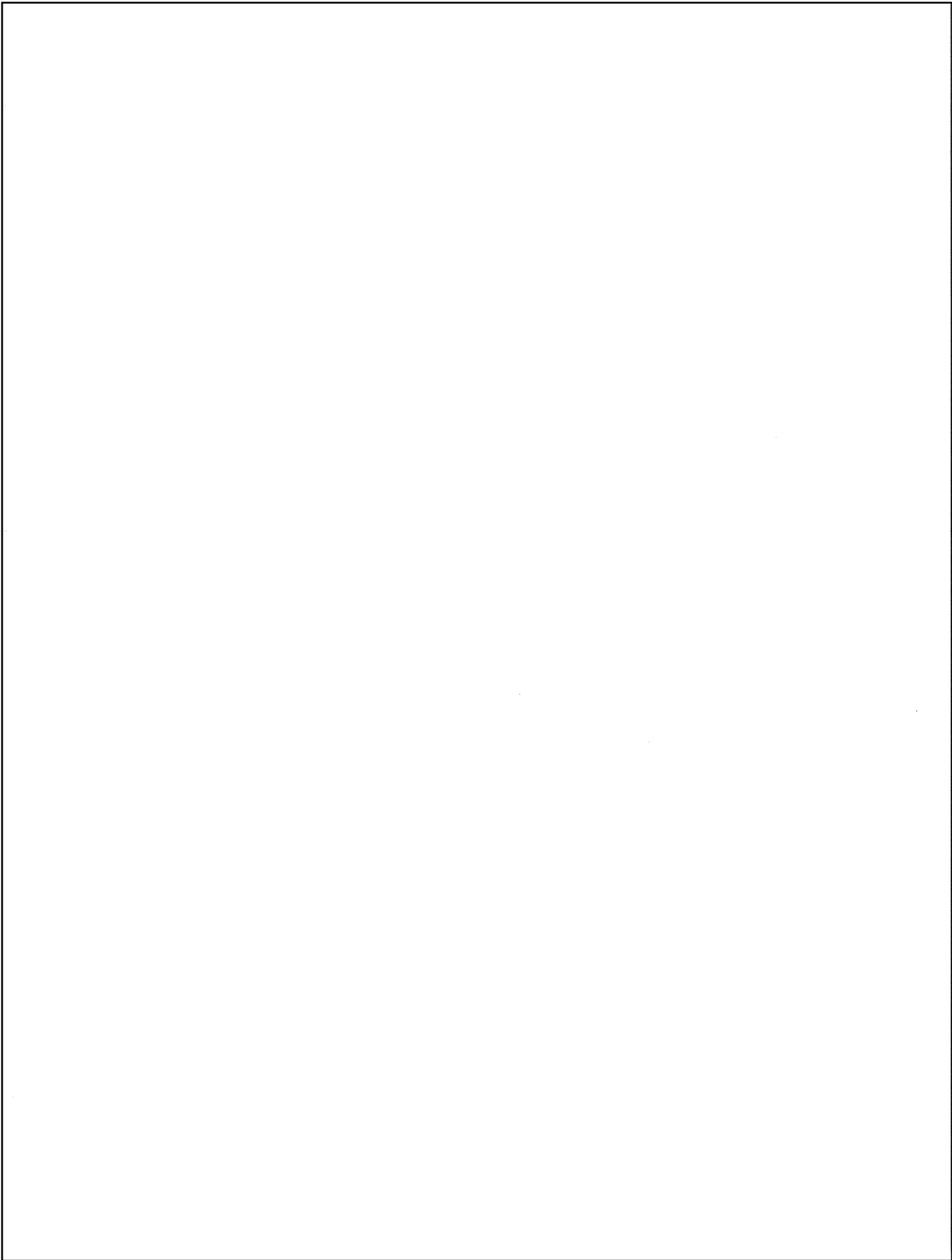
6. Repair, don't replace. Replacements shall match original.

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.



Staff review:

1. This house has undergone changes with the enclosed porch and additions to the rear, but its original footprint and character are still visible.
2. Even though there has been work in the past (before the district was designated) that wouldn't meet the Secretary of the Interior's Standards for Rehabilitation, the current proposed work does not negatively impact the property or that past work, with the exception of painting the masonry foundation.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

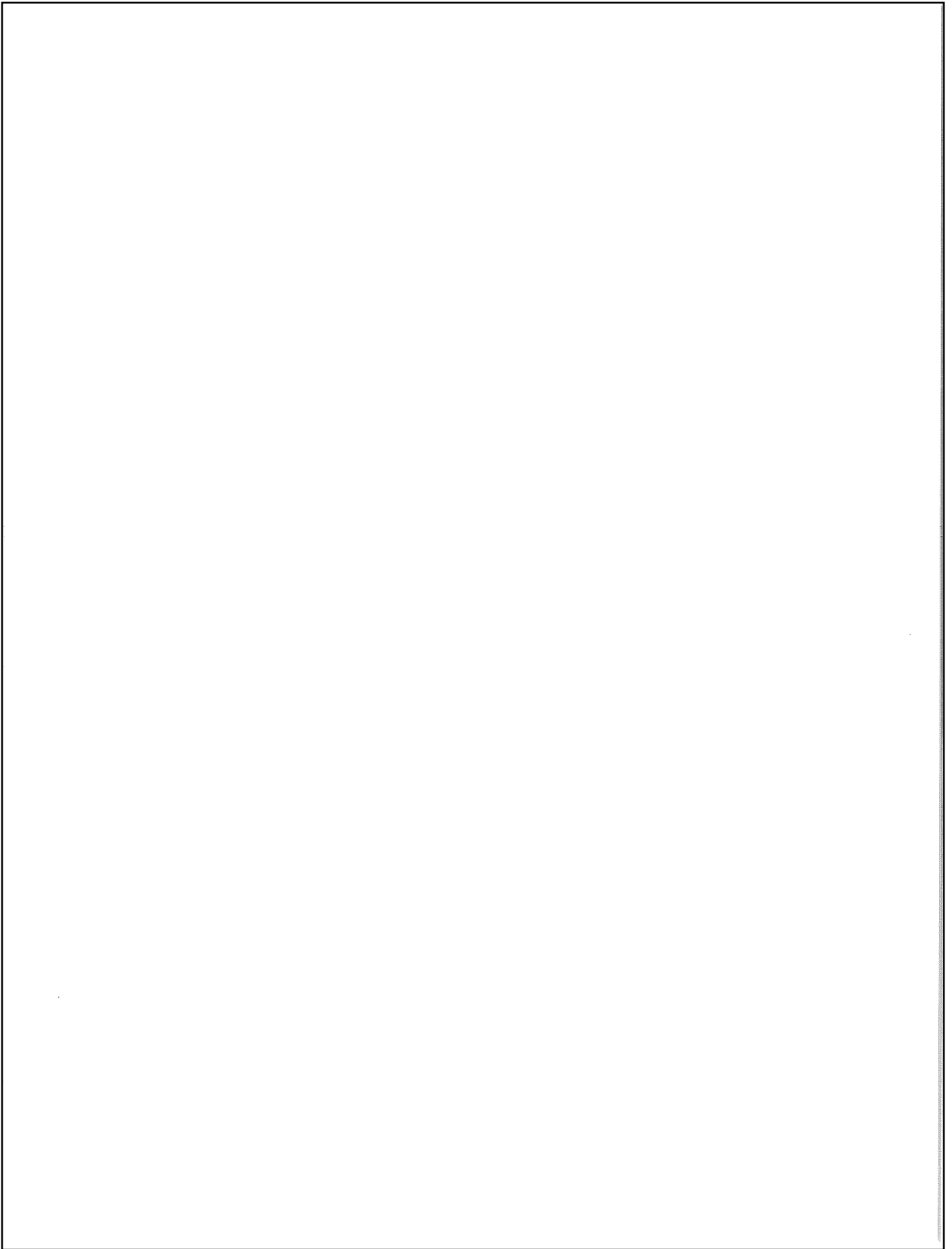
Relevant Secretary of the Interior's Standards:
#9, 10

Recommended Motions:

Move to approve the application and issue a certificate of appropriateness for the work as proposed April 4, 2022 to remove the existing wood steps and stoop, restore and shore up the revealed older concrete steps, install a white-painted, wood handrail to match the other porch's handrail, properly prep with gentle sanding the two wood porch floorboards and paint them, paint the exterior window frames, and gutters, remove the concrete paths to front porch and on southeast side and replace them with pavers, install a new paver path, and remove the gravel driveway and replace it with a concrete drive bordered with pavers.

Further, I move to deny the proposed foundation painting as proposed on April 4, 2022 because the Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings does not recommend applying paint or other coatings to masonry that has been unpainted.

Prepared by:
Ellen Thackery, Preservation Planner





PBLDG-22-0019

R.29609
#102

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

417 Maple Street

Applicant

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

Name

Michelle Marin / Robert Wiszowaty

Address

417 Maple Street

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

[REDACTED]

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

Homeowner

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

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

- ☐ Painting
- ☐ Other
- ☐ Application Amendment

Complete Description of Proposed Work:

Front porch:

1a. Remove the front, wooden porch that leads to the 3-season room on the Maple side of the street. In its place, restore the currently covered 3 concrete steps that lead to the 3-season room by using cinder blocks to elevate to 4-step staircase. Place wooden handrails (painted white) to match other decks on house (see photos).

1b. Extend the current walkway in this area 4 feet -- using pavers that match the existing path around the house -- to account for the removed wooden porch and to connect the cinderblock steps to the sidewalk.

Paint: paint prep work to be completed using circular sander in compliance with HDC guidelines.

2a. Change the color of the 2 wooden porch floors (on the east and west sides of house) from blue to black.

2b. Paint the exterior window frames to the same color black.

2c. Paint gutters black to match window frames and deck/steps.

2d. Paint the stone facade and cinderblocks of visible basement exterior (roughly 2 ft tall, perimeter of building below ground floor) black.

Ground works:

3a. Add a new path to the apartment on the west side of the building. The path will use pavers to match an existing pathway that circles half of the building.

3b. Replace the current concrete pathway on the southeast side of building to pavers consistent with other pavers.

3c. On existing gravel driveway area, install concrete driveway with paver border to match pathways.

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

Paint, concrete, cinderblocks, stone pavers, wooden railing.

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:

\$6,000

Permit fee:

\$45 + 5 = \$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:

April 4, 2022

Print Name:

Michelle Marin

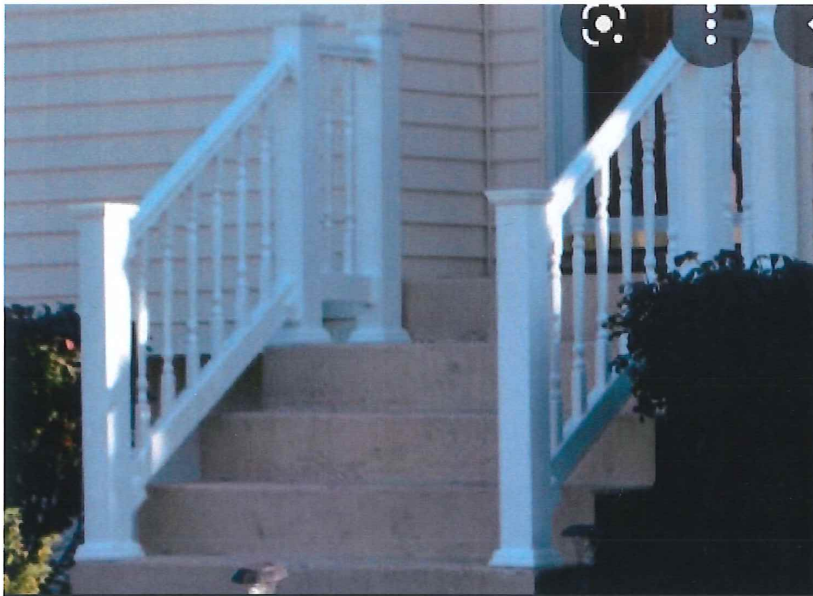
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

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

417 Maple St, Ypsilanti MI
Historic District Commission Application

April 4, 2022

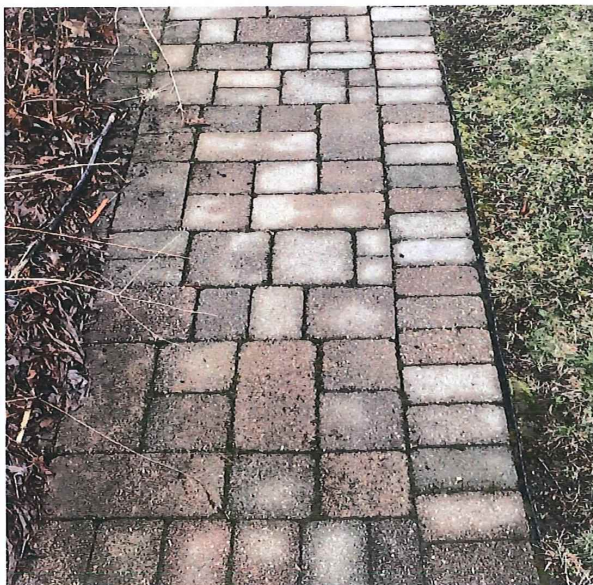
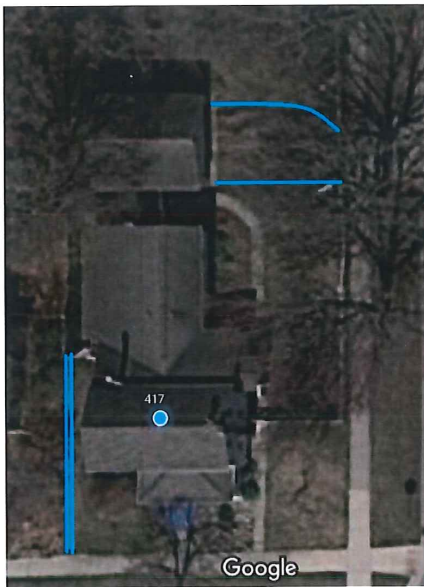
1a. Deck and stairs proposed for removal. Concrete pathway to be removed and replaced by pavers. Repair concrete steps (currently under wooden deck) and add wooden handrails (painted white, see swatch) to match handrails on other decks of house. Concrete steps + wood handrail pairing will look like the second photo here.



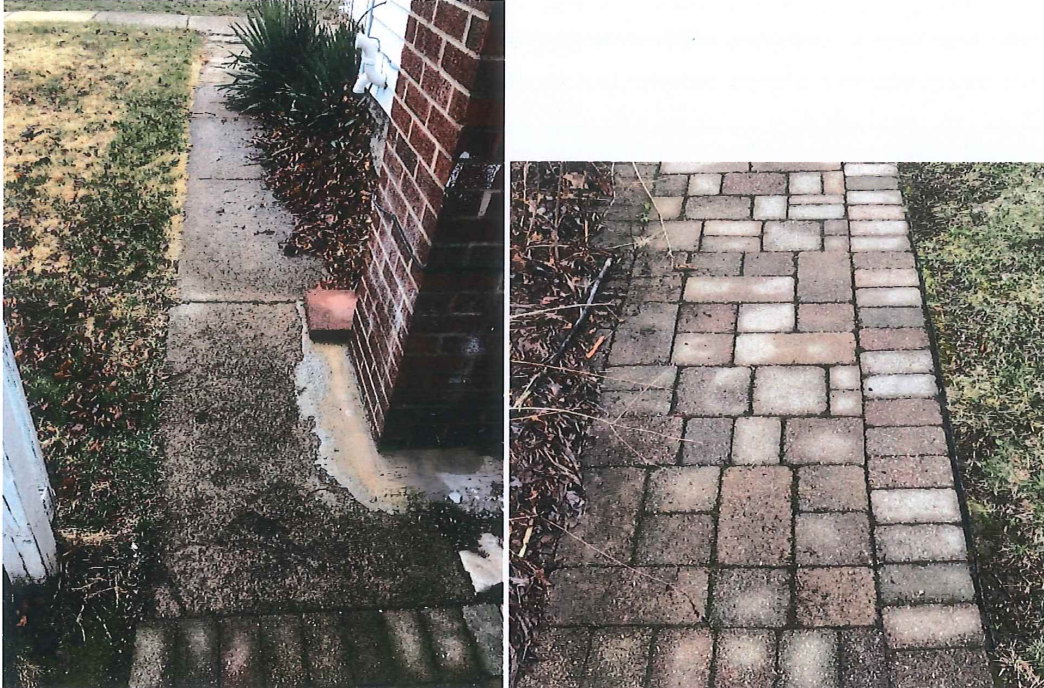
2. Blue paint on decks and stairs to be changed to black. Exterior window frames and window trim to be painted black. Gutters to be painted black. Black paint swatch included.



3a. New pathway (indicated on drawing, lower left) with pavers to match existing pathway (second photo). Note: Path of proposed walkway already used for apartment dweller to access building. Note: no mortgage survey available.



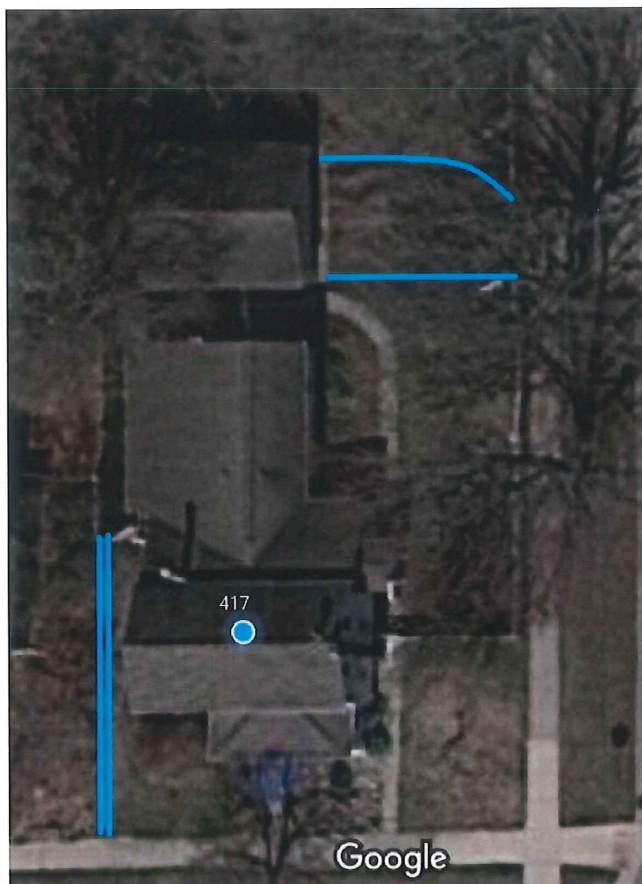
3b. Concrete path replaced with pavers.



3c. Existing gravel driveway: site of proposed concrete driveway with paver border, similar in style to second photo.

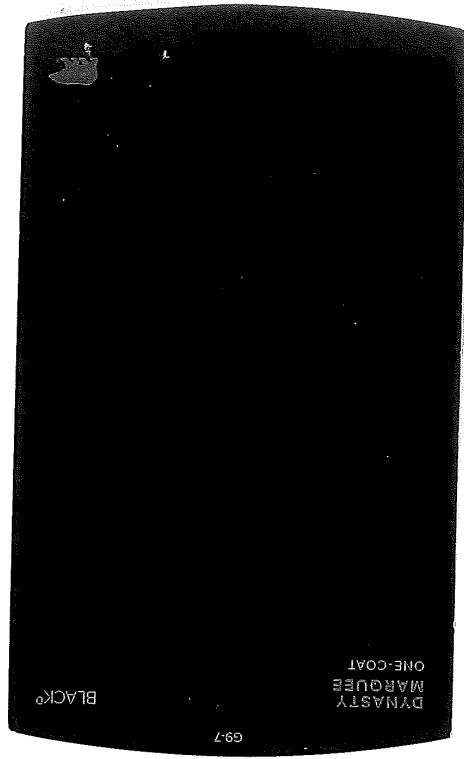


3c. Drawing of proposed concrete driveway (upper right).



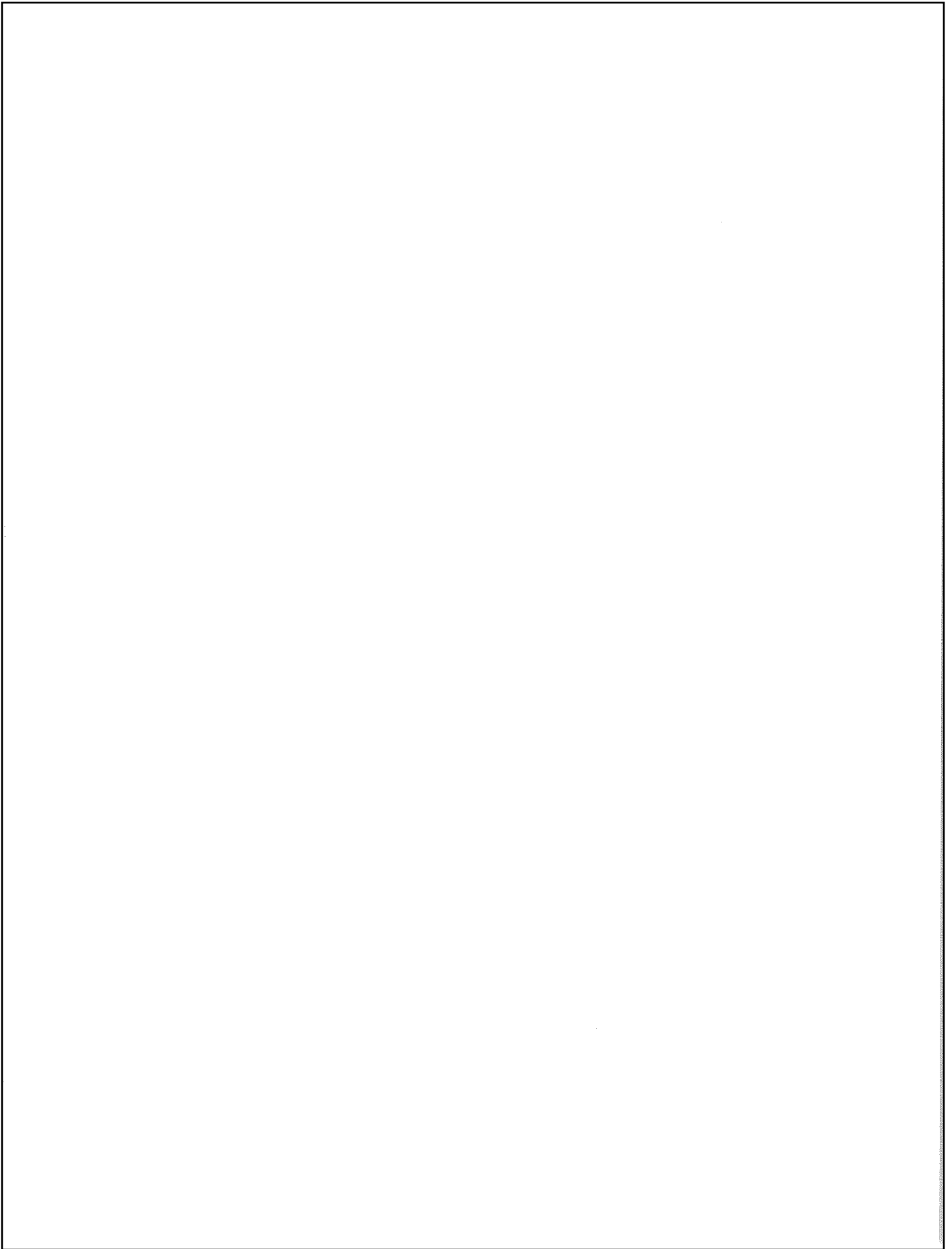
Inspiration:





White Moderne
PPU24-14u

W9-4

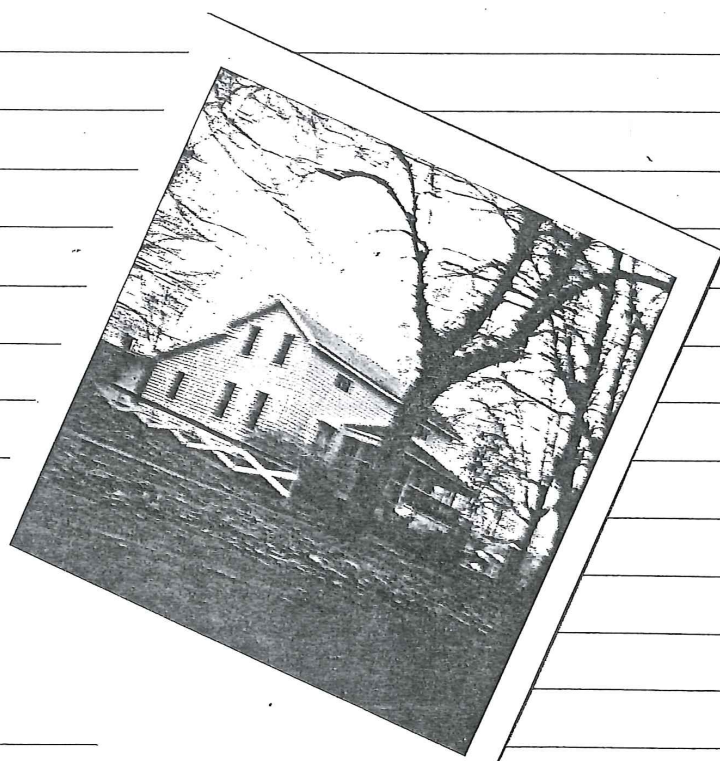


4100 Morgan Rd
48197
411 Maple St
971-5800
Builder's License No.
10000
Owner of
see

INSTALL A SETTLER R-19 OF CELLULOSE

INSTALL 15 FEET RIDGE VENT

INSTALL 7 STANDARD 405 ROOF VENTS



1982



HDC Work Permit Staff Review

Property address: 220 N Huron

Property History: The Asa Dow House, a brick Italianate from 1860, is a contributor to the National Register and local historic districts, and is likely individually eligible for the Register on its own. It currently serves as the Ypsilanti Historical Society.

Date of Application: April 5, 2022

Date of Review: April 7, 2022

Date of Meeting: April 12, 2022

Proposed work: new steps and ADA-accessible ramp on south side of building toward the rear, replaces existing.

Materials: concrete steps and ramp, painted black metal balusters and handrail (may be aluminum or steel depending on supplies). There will also be an additional metal pipe handrail along the steps and along the ramp.

Staff review:

1. This ramp and steps replace an existing wood ramp and steps in the same location.
2. This location is unobtrusive and secondary to the historic house.
3. The steps and ramp access an addition to the historic house.
4. The pipe handrail appears to be painted brown on the drawings, but staff spoke to architect Todd Ballou and he described those as likely being painted black to match the other components.
5. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#2, 3, 5, 9, and 10

Recommended Motion:

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.

Move to issue a certificate of appropriateness for the work as proposed April 5, 2022 to remove the existing wood steps and wood ramp and install a new concrete ramp with black metal balusters, handrail, and an additional black metal pipe handrail. The proposed work meets the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 2, 3, 5, 9, and 10, because the work does not impact the historic structure, access is to a non-historic addition, the design is compatible but differentiated, and the work is reversible.

Prepared by:

Ellen Thackery, Preservation Planner

PBLD-22-0021

R 2 7612

7461



**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

220 N Huron

Applicant

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

Name

Bill Nickels, Ypsilanti Historical Society

Address

220 N Huron

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Rathburn Contracting

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

Concrete construction of handicap ramp and sidewalk providing handicap access to apartments. ADA compliant handrails will be installed, a contractor has not been decided.

Materials (for paint include color chips or samples with application):**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:	Permit fee:
\$26,865.00	\$45 + \$40 = \$95

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: April 4, 2022
--	---------------------

Print Name: Bill Nickels

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.



CONTRACT NO. 2008-0000
PAID TO: YPSILANTI HIST. SOC.

NOT FOR
CONSTRUCTION
30 JAN 2008

focus / design
Todd Ballou, Registered Architect
(734) 276-2110
www.focusdesign.us
focusa_gn@comcast.net
3300 Berry Rd, Ypsilanti, MI 48198

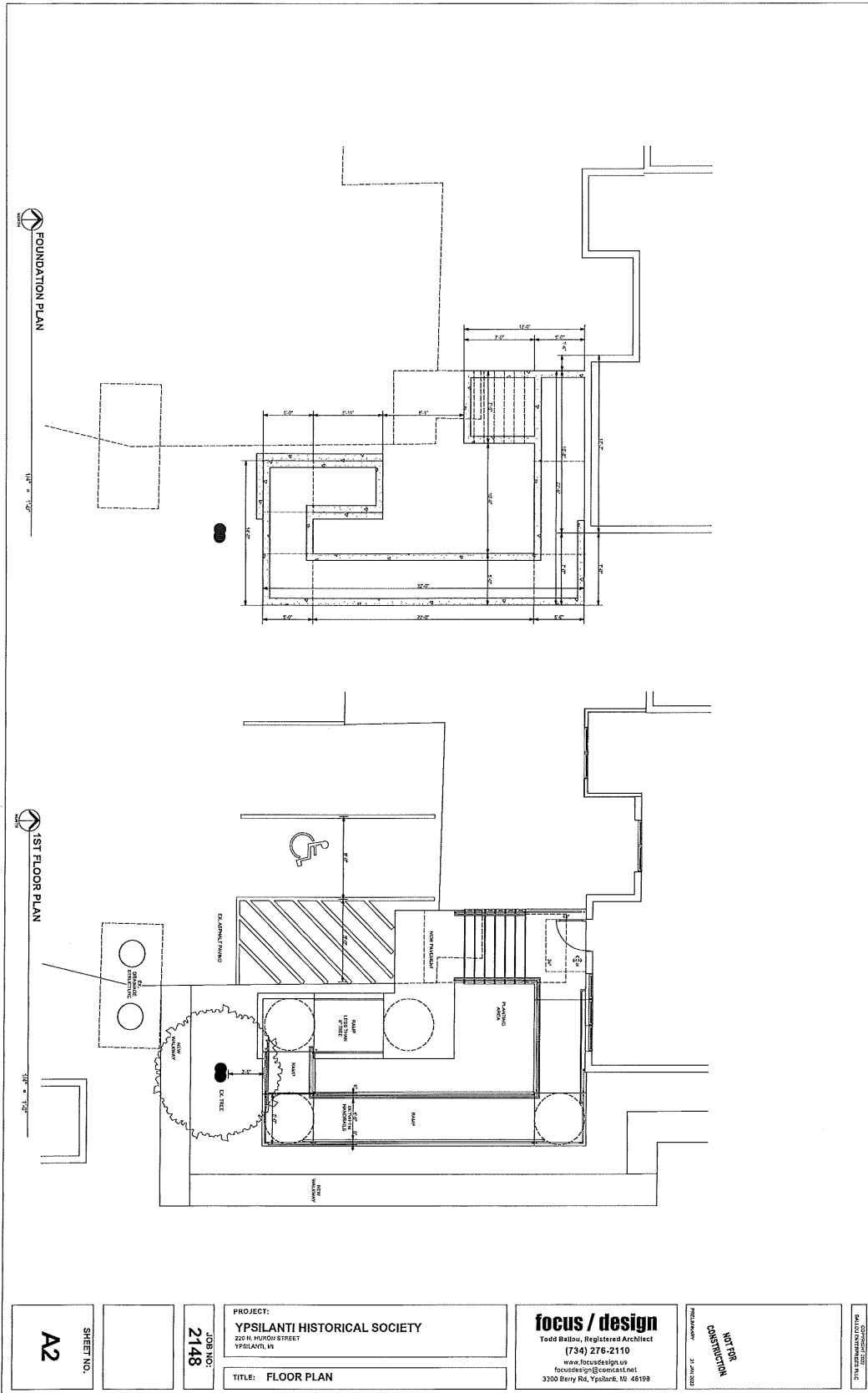
PROJECT:
YPSILANTI HISTORICAL SOCIETY
220 N. HURON STREET
YPSILANTI, MI

TITLE: **RENDERINGS**

JOB NO.
2148

SHEET NO.

A4





HDC Work Permit Staff Review

Property address: 215 N Adams

Property History: This property contributes to both the National Register district and the local historic district. It is a 1920s, two-story, side gable, brick English cottage.

At the December 14, 2021 meeting of the historic district commission, the applicants applied for replacement French doors to the patio/deck. The commission denied that application because the doors were vinyl clad.

Date of Application: April 5, 2022

Date of Review: April 8, 2022

Date of Meeting: April 12, 2022

Proposed work: Pour a concrete patio at the rear of the house

Materials: Poured concrete

Staff review:

1. Applicant removed a deteriorating wood deck.
2. The old concrete steps leading down into the yard from the French doors were then exposed.
3. Applicant proposes to restore those steps and pour a concrete patio.
4. This proposed work is on the rear of the house, not visible from the view of the front façade.
5. As long as the patio is poured independent from the house (not poured directly against the house and with an expansion joint), staff believes the proposed work meets Secretary of the Interior's Standards 9 and 10.
6. Before proceeding with work, applicant must seek and obtain the appropriate building department permits.

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

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.

Recommended Motion:

Move to issue a certificate of appropriateness for the proposed work at 215 N Adams to pour a concrete patio behind the house with the condition that the concrete slab will be installed with an expansion joint so that the new concrete will not be in direct contact with the house and foundation.

Prepared by:

Ellen Thackery, Preservation Planner



**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).
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 - 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

215 N Adams St

Applicant

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

Name

Maxwell Landreville & Erin Berger

Address

215 N Adams St

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Homeowners

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

Pour a 17' x 19' concrete patio off of the back of the house and restore the existing concrete stairs that are outside of the back patio doors. See attached front & back yard photos, plot diagram, and example photo for details.

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

Concrete

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:

\$2,000

Permit fee:

0

\$45 + _____ = \$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:

3/31/2022

Print Name:

Maxwell Landreville & Erin Berger

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.

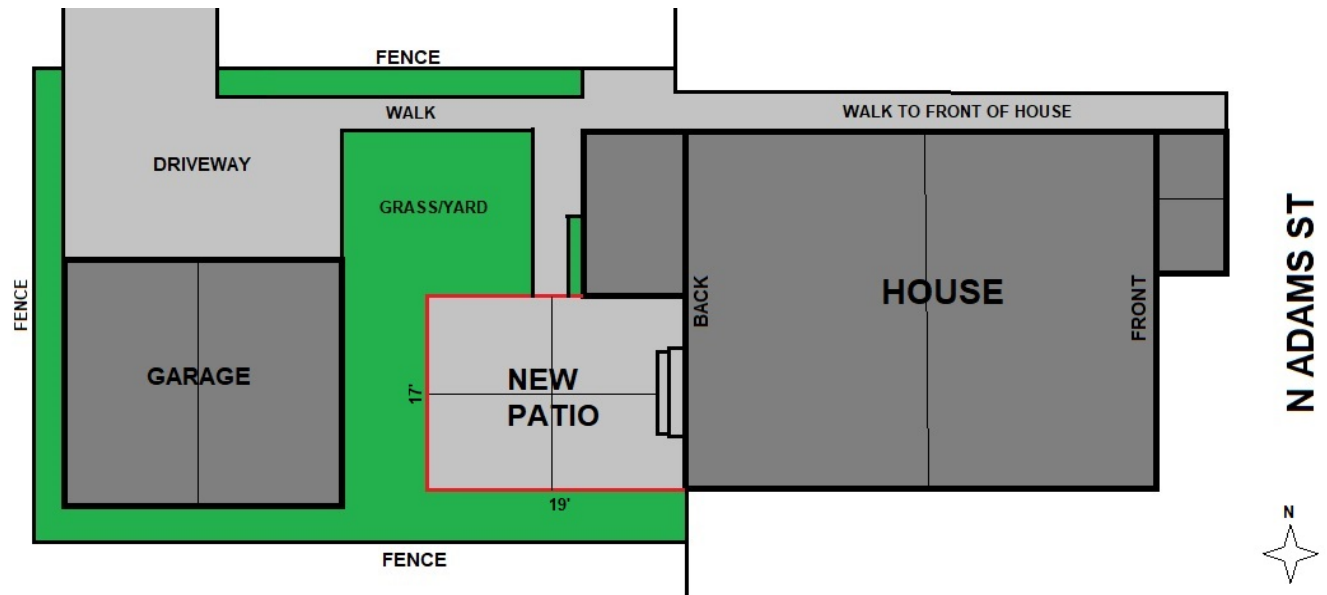
Front view of 215 N Adams:



Back yard view (patio area outlined in red):



Diagram of 215 N Adams and proposed patio:



Example of the style of patio (without the corner notch):

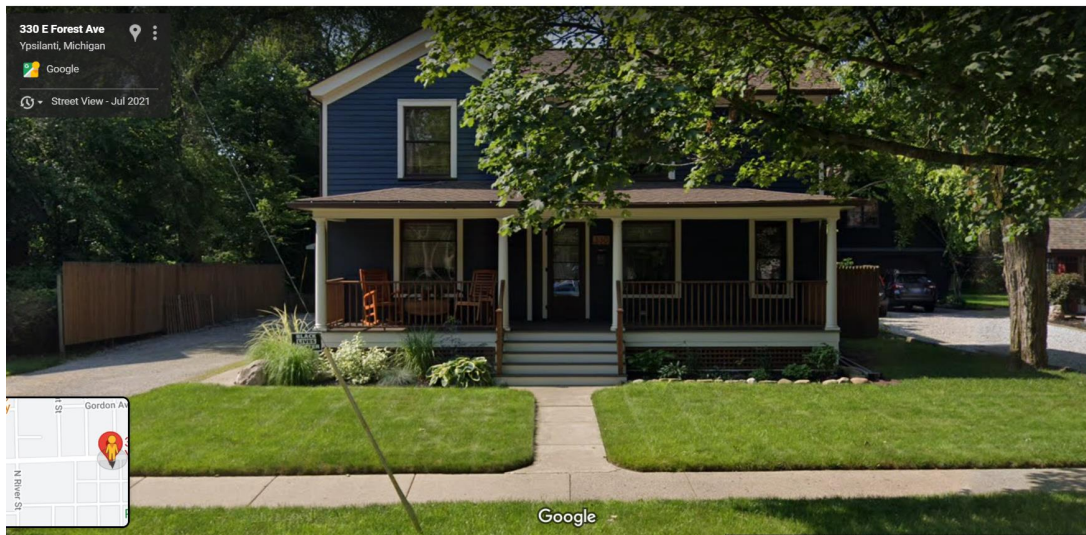




Historic District Commission

Study Item and Materials

330 E Forest Ave



330 E Forest Ave from Google Streetview, July 2021

Materials from homeowner follow...

330 E. Forest Ave.-Current Fence to be replaced





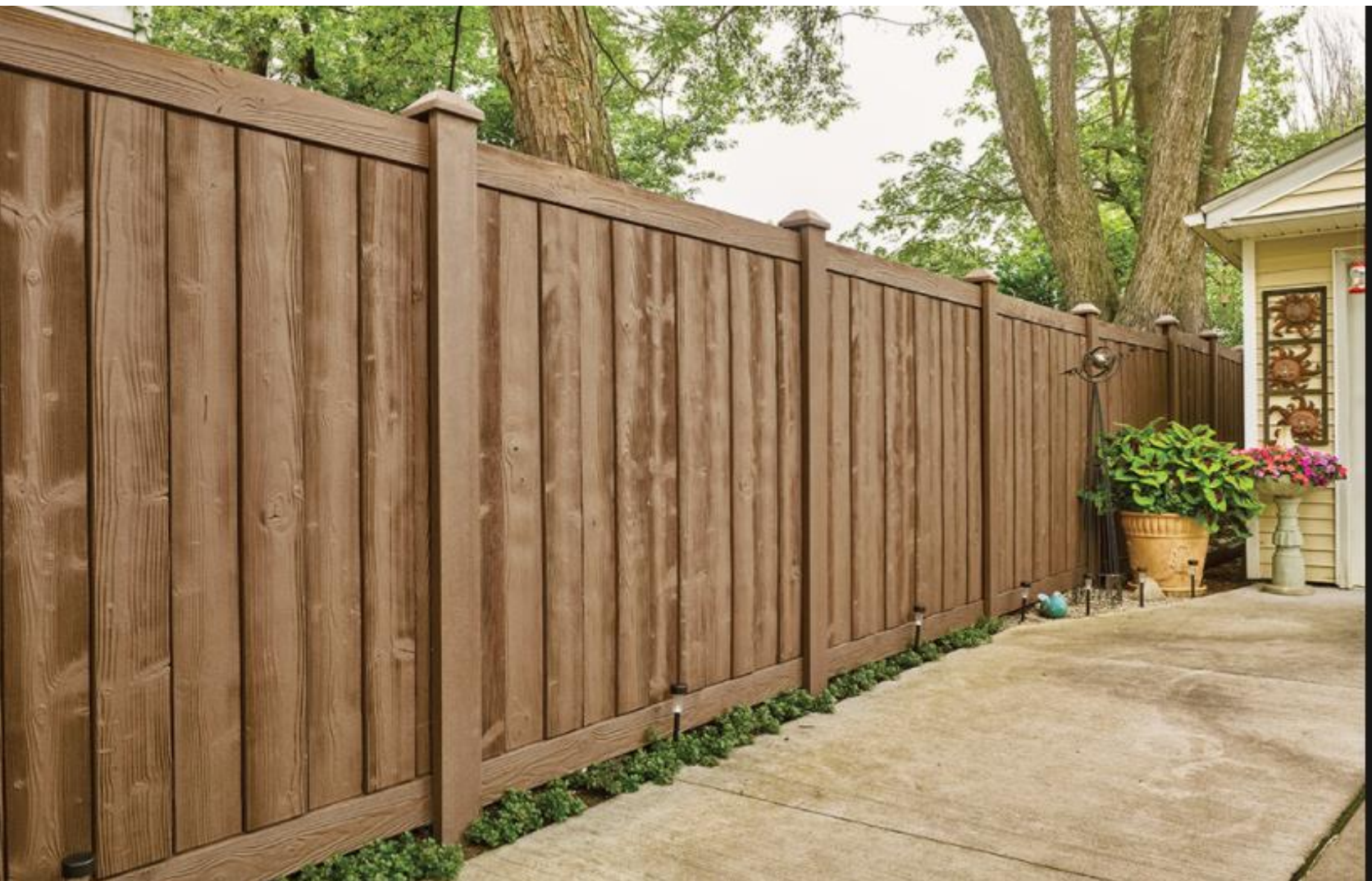
Simtek Ashland Fence Images













Historic District Commission

Study Item and Materials

304 E Forest Ave

Two study items for 304 E Forest Ave

1. Wood burning stove

In our detached garage (detached)

Or

Home (304 E Forest Ave)

Chimney on the roof in the side middle-back of the house

Or

Chimney in the back middle of the garage.

2. larger windows on the back of the garage and/or side facing the empty plot (left, by the white fence), so add more light for day-time natural light. (Not facing either of the streets)











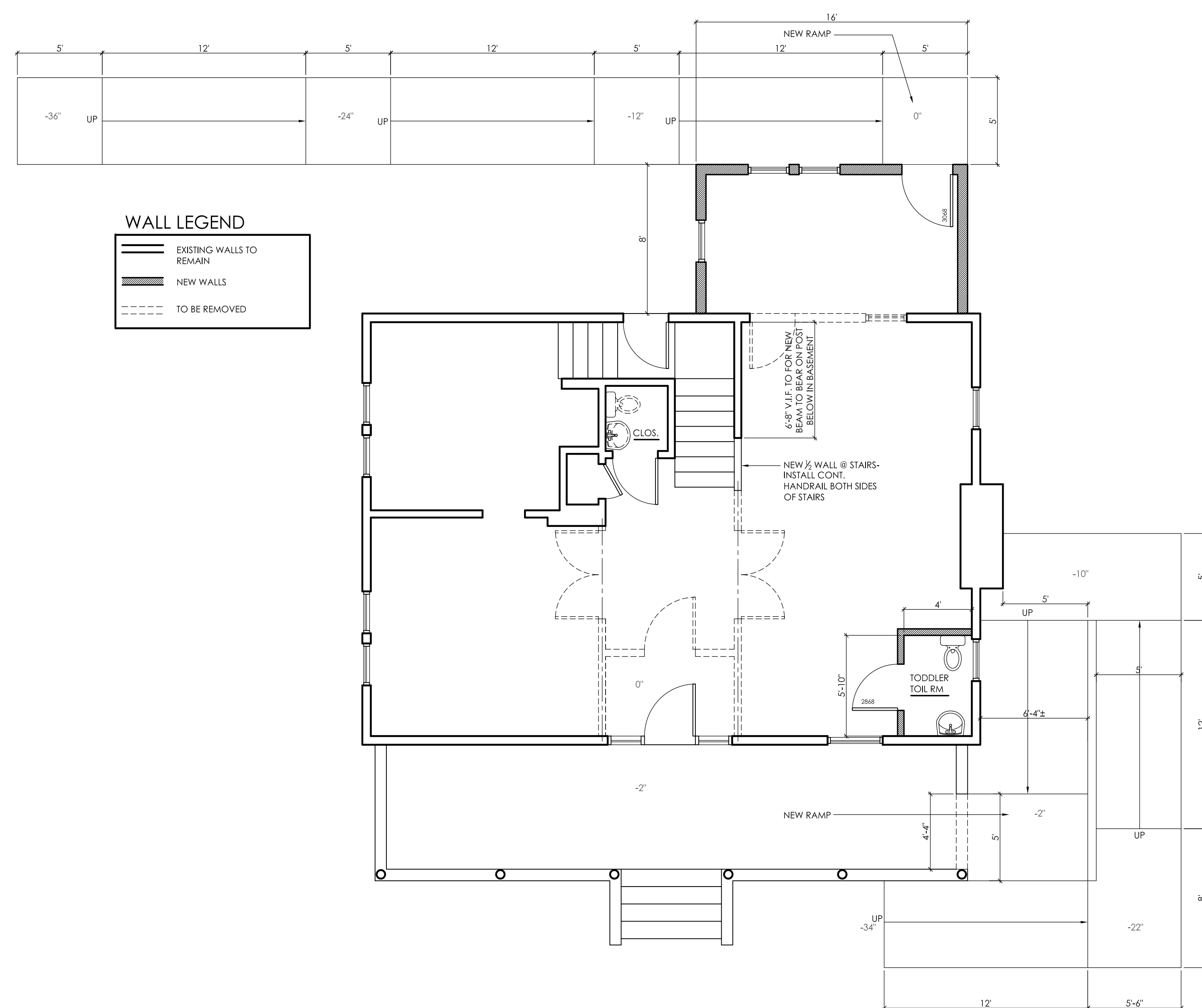
Historic District Commission

Study Item and Materials

202 E Forest Ave



EXISTING HOUSE PHOTOS



PROJECT
GRETCHEN'S HOUSE
202 E. Forest
Ypsilanti, MI

DATE
APRIL 4, 2022

SHEET TITLE
FLOOR PLAN

SHEET NO.
A1.0



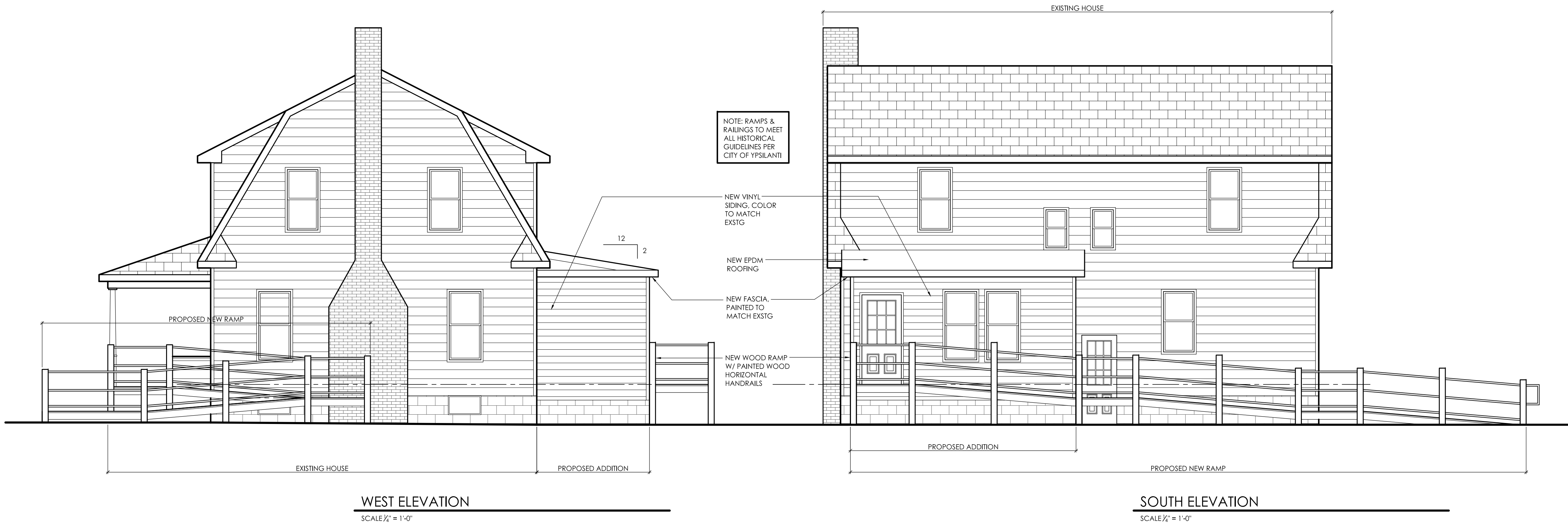
9861 clinton macon rd
tecumseh, michigan 49286
p - 517 423 5280
alanearchitecturepllc.com

PROJECT
GRETCHEN'S HOUSE
202 E. Forest
Ypsilanti, MI

DATE
APRIL 4, 2022

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NO.
A2.0



TOP RAIL TO BE PRESSURE TREATED 2X6
WITH EASED EDGE TO BE PAINTED WHITE 12
MONTHS AFTER INSTALLATION TO ENSURE
PROPER CURING OF WOOD PRODUCT

MID RAIL TO BE PRESSURE TREATED 2X6 PAINTED
WHITE 12 MONTHS AFTER INSTALLATION TO ENSURE
PROPER CURING OF WOOD PRODUCT

DECKING TO BE PRESSURE
TREATED 5/4X6 PAINTED WHITE
12 MONTHS AFTER
INSTALLATION TO ENSURE
PROPER CURING OF WOOD



METAL
HANDRAIL
EXTENSION TO
BE PAINTED
WHITE

EZ-ACCESS TRANSITIONS
MODULAR ALUMINUM
ENTRY RAMP
TO BE REMAIN SILVER

BOTTOM RAIL TO BE PRESSURE TREATED 1X10 PAINTED
WHITE 12 MONTHS AFTER INSTALLATION TO ENSURE PROPER
CURING OF WOOD PRODUCT

COLUMNS TO BE PRESSURE TREATED 4X4 PAINTED
WHITE 12 MONTHS AFTER INSTALLATION TO
ENSURE PROPER CURING OF WOOD PRODUCT





Historic District Commission

Study Item and Materials

206-210 N Washington



To: Ypsilanti Historic District Commission
From: Avalon Housing, Inc.
Re: 206/210 N. Washington St.
Date: April 5, 2022

We appreciate the opportunity to discuss our plans for the redevelopment of 206/210 N. Washington St. We have been working with City staff to evaluate current conditions and design a building that is consistent with the City's RFP, contributes to the Historic District and provides valuable affordable housing stock, while addressing a blighted property.

As you likely know, the property reverted to the City due to unpaid taxes by a previous developer. After a significant fire compromised the structure and greatly complicated renovation, that developer lost the property and, rather than leave such a critical resource to the unknowns of private development, the City took ownership.

The City then issued an RFP seeking a developer willing to redevelop the site and provide affordable housing. Avalon was chosen based on our response to the RFP.

Our first due diligence efforts involved evaluating the existing conditions and the potential for rehabilitation. We worked with our design/construction team of Phoenix Contractors and our architect, David Esau of Cornerstone Design, with whom Avalon has worked closely over many years. To gain more specific information on the status of the existing structure, we also brought in a structural engineer, Adam Wagner, of Wagner Engineering.

What we learned has brought us to you with the intention to request approval for demolition and new construction, which we recognize is not the preferred outcome in the Historic District. We will use this memo to outline why we have come to this conclusion and we hope to have a discussion with you about our conviction that the current conditions provide the necessary

justification for this conclusion using the grounds for demolition found in your ordinance.

As the January 24, 2022 Structural Evaluation (attached) concludes: “In my (engineer’s) opinion, the 3-story tower is not a good candidate for structural rehabilitation given the extent of damage and repairs that would be required” (pg. 9).

We would add to this consideration, that the existing building envelope would further limit the design of a rehabilitation strategy. The historic use of space has been compromised by the fire and new layouts would be limited as to accessibility, amenities, efficiency of space, etc. We could produce fewer units that would be less desirable and less accessible.

We have also looked into the financing of affordable housing consistent with the City’s desired outcomes as found in the RFP and Avalon’s response. We estimate the rehab costs for this building could easily reach \$175/square foot—comparable to new construction. There are also the added risks described in the Structural Evaluation, the limitations of the existing footprint and complications of preserving existing elements while doing selective demolition of other compromised elements. It is Avalon’s estimation that the cost of rehabilitation, particularly with the risks that need to be mitigated with significant construction reserves, may well exceed the appetite of key public funders on both in terms of a per unit cost, and the overall efficiency of production.

We have also provided you with an initial site plan for new construction and an elevation that shows what the new building could look like. We hope to use this to have a conversation with you about design and materials. We realize a new structure is rarely the preferred outcome in a Historic District. But we would still like to work with you to honor and contribute to the district. We have some ideas about this and look forward to hearing from you as well.

Please note that we will retain the two out-structures behind the building which have already been identified as having historic significance. We will

rehab these structures making them secure from the elements, including roofs and wall repairs. We are happy to work with the Historic District Commission, and others, to identify and finance ways to highlight these out-buildings.

More specifically, we are requesting permission to demolish consistent with two of the grounds indicated in your ordinance:

- Deterrent to major improvement program: As we mentioned earlier, Avalon is working to redevelop this building in response to an RFP issued by the City of Ypsilanti, consistent with the City's plans and public priorities. We are excited to contribute to housing affordability in Ypsilanti which, like most of Washtenaw County, is experiencing significant housing cost increases that threaten to displace community residents. Avalon is able to provide the housing requested in the RFP and indicated in our response based on the redevelopment strategy described in this memo.
- Financial hardship: In order to provide affordable housing, Avalon finances its developments using a range of public and private resources including Low Income Housing Tax Credits, HOME funds, Brownfield funds and other sources that are typically allocated by the County, the State and private investors. These funds bring a number of specific requirements with them, including prevailing wages for construction labor, Section 3 outreach efforts to local businesses as well as environmental and design standards. As a result of these requirements, and the complications of rehabilitating a severely blighted structure with inconsistent and poorly integrated existing construction elements, we believe the rehab costs are easily \$175/square foot. As the existing building also limits the design and number of units, we could easily find our construction costs at or above \$260,000/unit. This exceeds the financing standards of some of our funders, and is, in any case, a very high cost requiring a great deal of subsidy. Because new construction allows us to provide more units (and better designed units) we believe the new construction option is more realistic to finance, as well.

We know this is not the outcome you desire. We too hoped to avoid demolition. Although we understand that your District standards do not specifically identify contributing and non-contributing structures, we are certainly comfortable agreeing to the preservation of the outbuildings. We are also open to adding signage or other elements to our development that preserve the history of the site and its changing use over the years.

We look forward to meeting you on April 12 and discussing this development with you.

8/13/2020

204 N Washington St - Google Maps



204 N Washington St

206, 210 N. Washington. Ypsilanti



Image capture: Jul 2019 © 2020 Google

Ypsilanti, Michigan



Street View

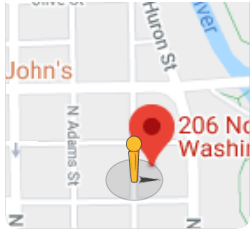


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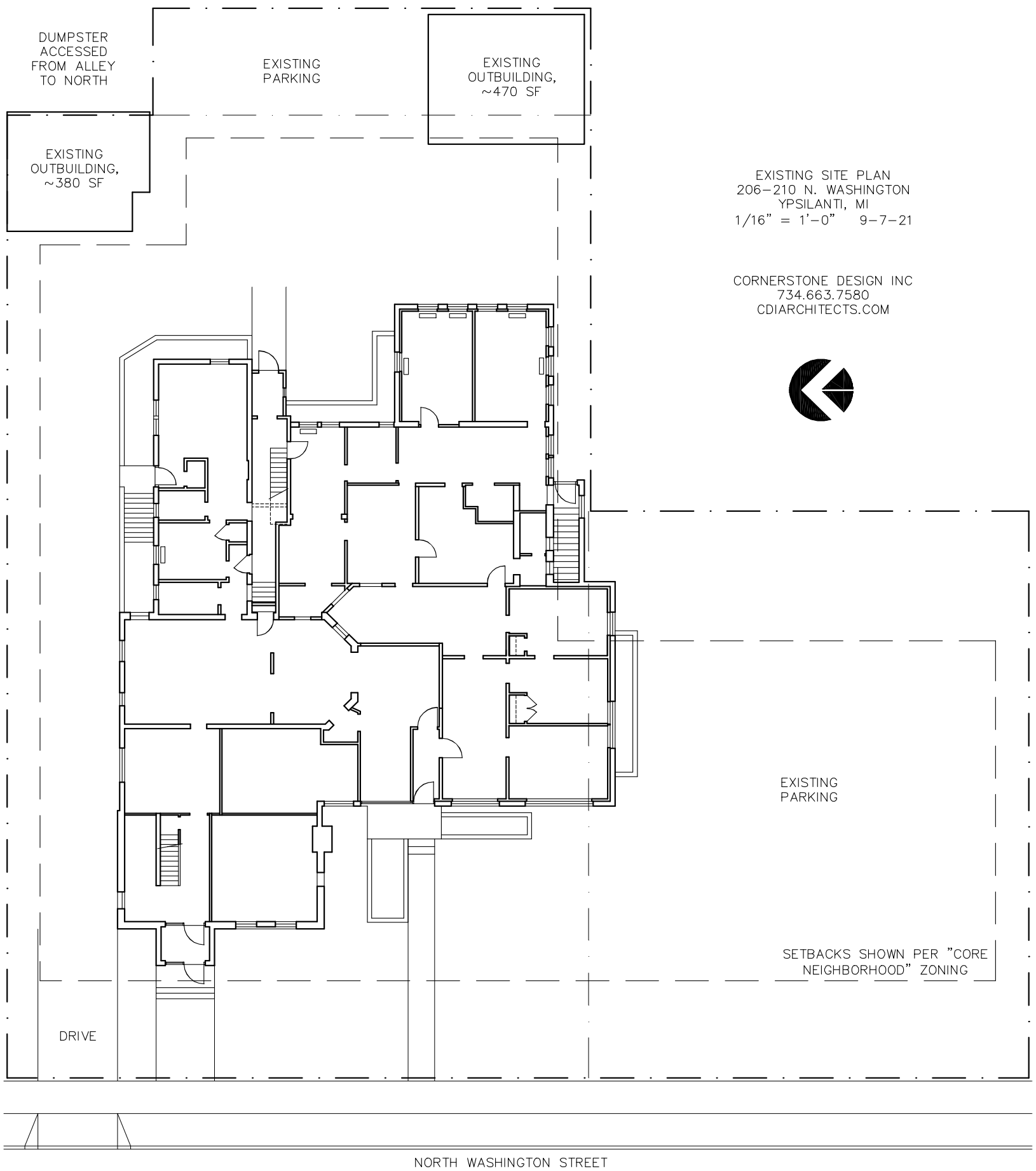
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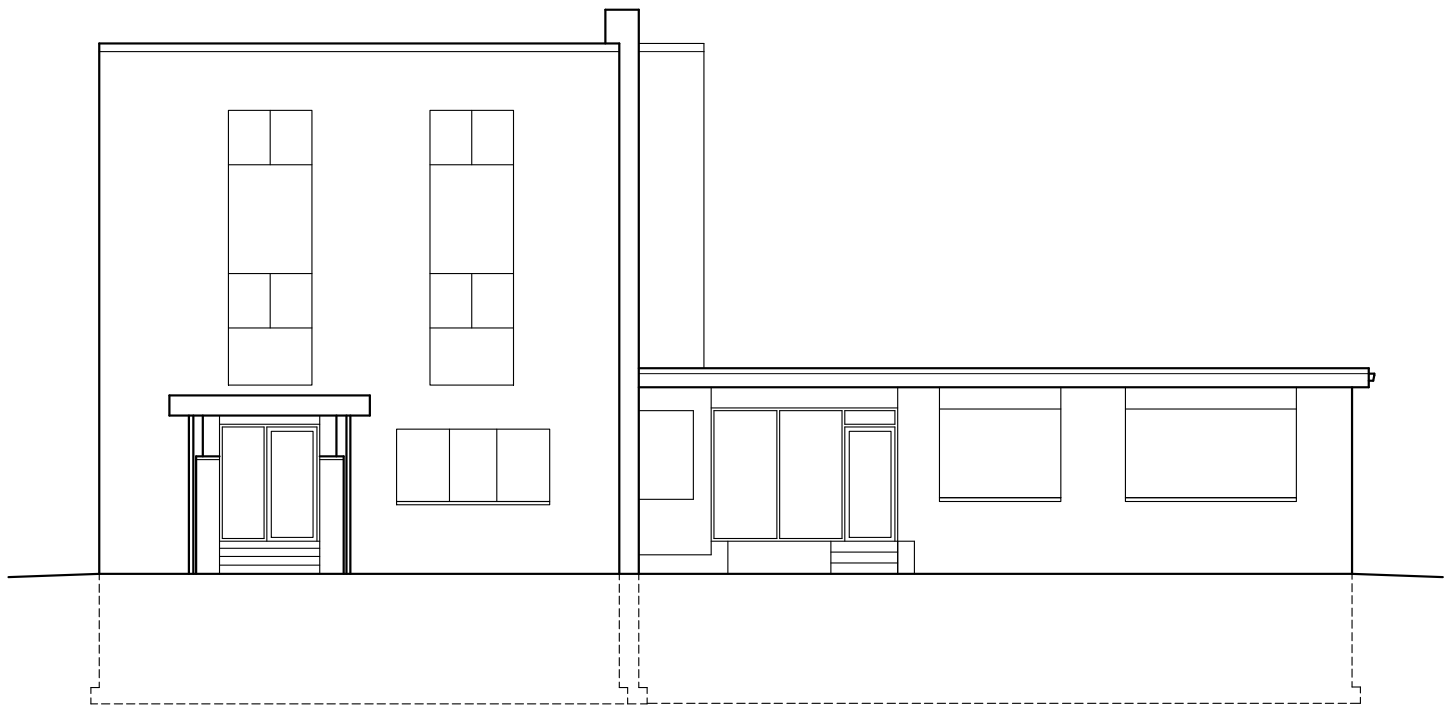
204 N Washington St - Google Maps





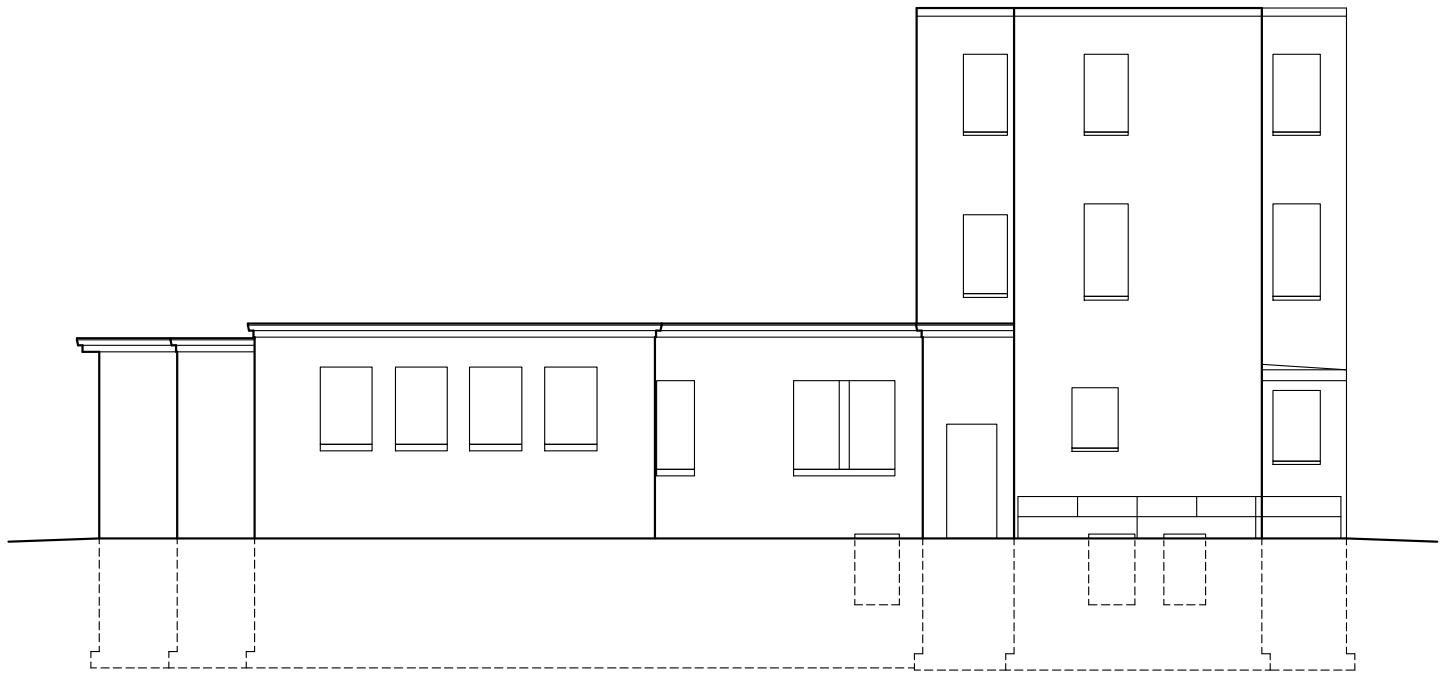






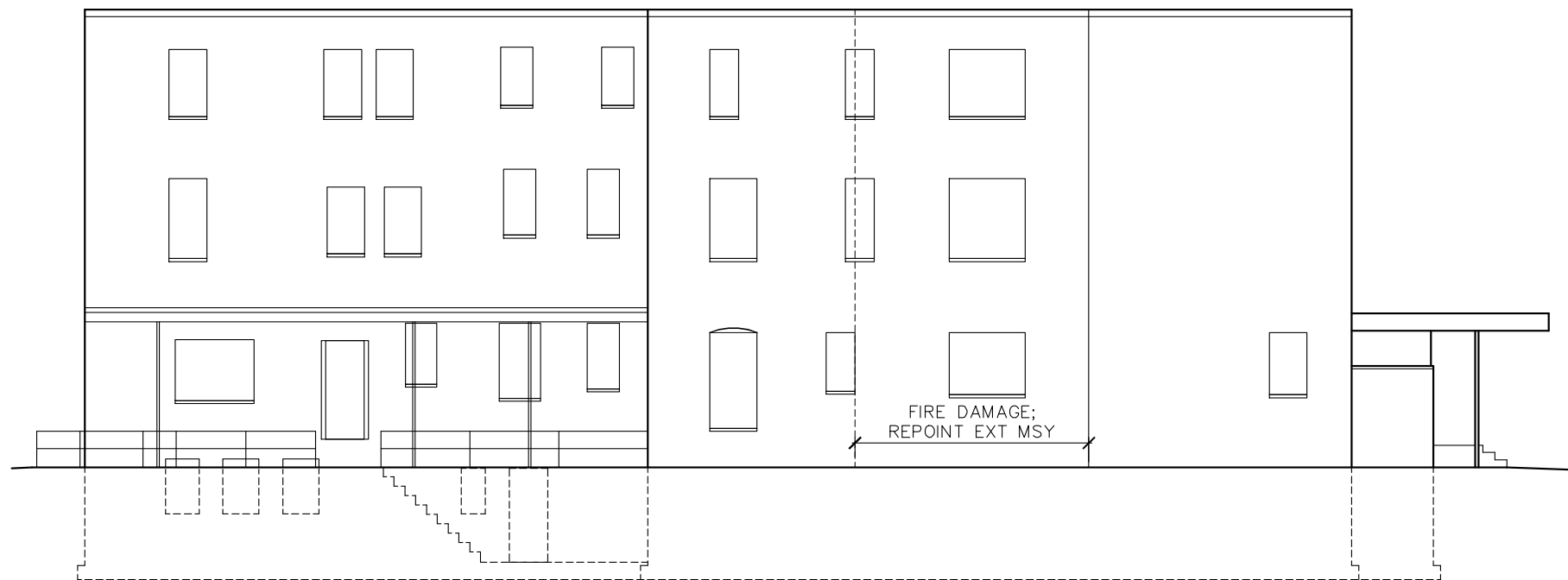
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WEST ELEVATION
 206-210 N. WASHINGTON
 YPSILANTI, MI
 1" = 10'-0" 9-7-21



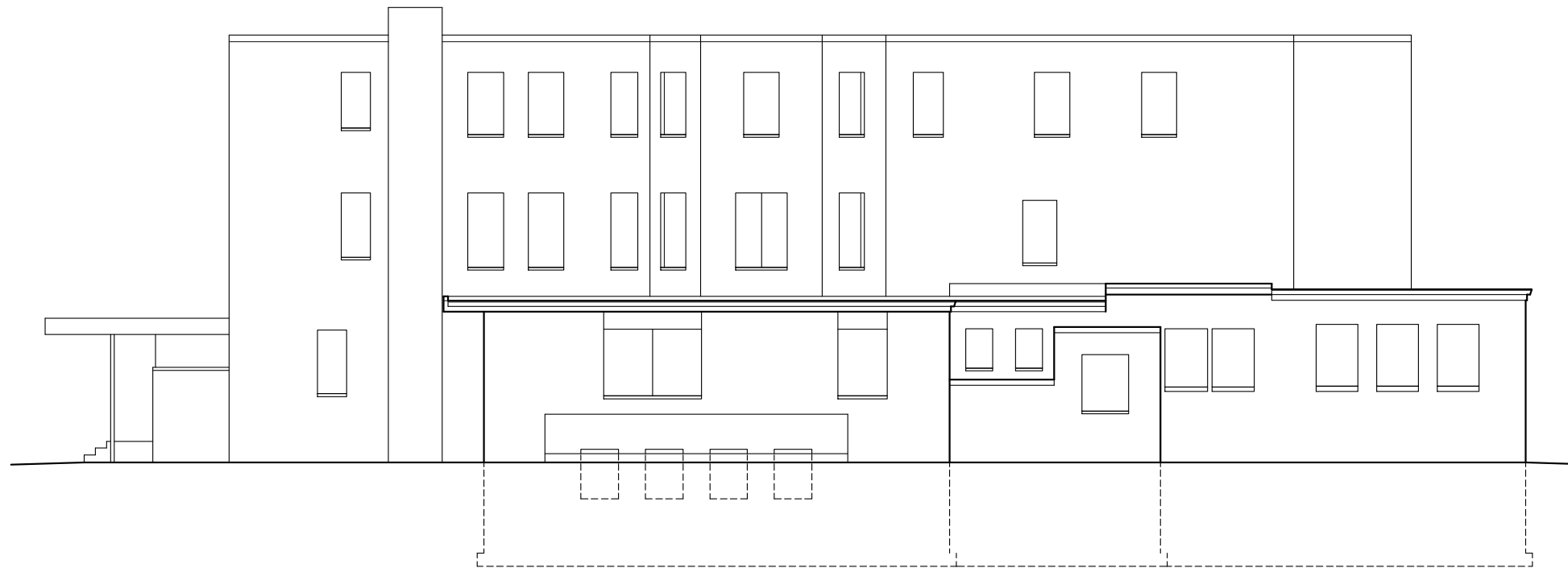
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EAST ELEVATION
 206-210 N. WASHINGTON
 YPSILANTI, MI
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NORTH ELEVATION
206-210 N. WASHINGTON
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206-210 N. WASHINGTON
YPSILANTI, MI
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Structural Evaluation

206 – 210 N. Washington Street
Ypsilanti, MI 48197



Prepared For:
Avalon Housing

Date: 24 January 2022

Prepared By: Adam Wagner, P.E.
Wagner Engineering, LLC
Order Number: 2022-001

Order Number: 2022-001
Client: Avalon Housing
Project Location: 206 – 210 N Washington St, Ypsilanti, MI 48197

1.0 Introduction and Scope of Evaluation

I conducted a structural assessment on January 13th, 2022 of the abandoned apartment building located at 206-210 North Washington Street in Ypsilanti. This assessment was done at the request of David Esau at Cornerstone Design. The purpose of this structural assessment is to provide my opinion on the feasibility of reusing the existing interior framing to redevelop the building as a multifamily apartment in support of Avalon's housing mission.

The scope of this evaluation is limited to evaluating the existing conditions and the major structural items that would need to be addressed in order to redevelop the building as is. Additionally, as the structure is currently vacant and portions are open to the elements, this assessment is limited to the current site conditions assuming no further deterioration occurs.

2.0 Existing Structure Description and History

The existing lot is approximately 20,000 square feet and contains several structures, paved walkways, driveways, and parking areas. The main structure on the property is single story structure with basement that is attached to three story building referred to as the "Tower". There are also two outbuildings on the property. The three-story tower is the only structure evaluated as part of the assessment; the two outbuildings and the single-story structure were not evaluated and are outside the scope of this assessment.

The three-story tower originally was a much smaller structure both in terms height and footprint. The exact age and extent of the original structure is not known. Multiple additions have been added onto the original structure adding new floors and expanding the footprint to the east and west. The precise age, sequence, and history of these additions is not known, but the additions occurred incrementally over several decades. The construction methods and material types vary with each addition.

The three-story tower has approximately 2,330 square feet of gross area per floor and a full basement. The tower was subdivided into apartments until a significant fire in 2017 resulted in the property becoming vacant. At some point the majority of the interior finishes were removed within the tower and temporary shoring was added as the initial steps to renovating the property. However, the property was ultimately taken over by Washtenaw County as part of a foreclosure process, and the City of Ypsilanti is now the current owner.

For the purposes of this report and analysis, the tower has been dividing into three zones: Eastern, Central, and Western as shown in Figure 1. The construction methods and materials are relatively uniform within the zones.

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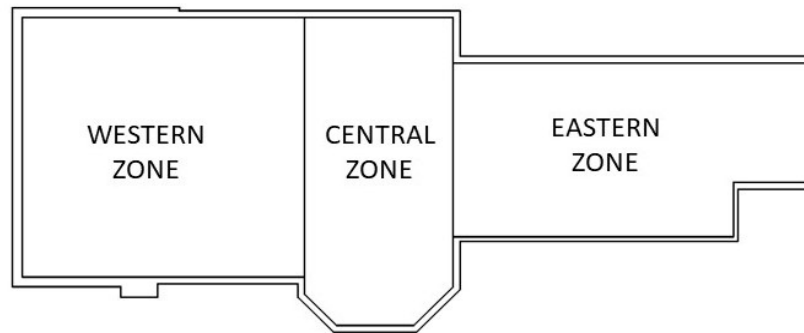


Figure 1: Building Zones

3.0 Analysis Assumptions

The following analysis is based on the existing layout as documented by Cornerstone Design, and the existing structure. Obviously, any future development would likely change the interior layout and that may necessitate redesign of the structural members and load paths. No proposed layout concepts were available at the time of this analysis; therefore, no specific future layouts were analyzed as part of this evaluation.

The 2015 Michigan Building code prescribes the following minimum live loads for multifamily residences:

Roof Live Load = 20 Pounds per Square Foot
Private Rooms and Corridors Serving Them = 40 Pounds per Square Foot
Public Rooms and Corridors Serving Them = 100 Pounds per Square Foot

It is assumed that any redevelopment of the property would include key-limited access at the building entry points, and that no portion of the building layout would be publicly accessible. Therefore, the 100 pounds per square foot (PSF) live load was not included in the analysis of the floor structure.

Floor dead loads were assumed to 15 PSF. This loading would include typical flooring types such as wood strip flooring or carpet, and also added drywall on ceilings that may be required for fire protection between living units. Tiled floor areas require a higher dead load than 15 PSF; however, this value varies depending on the tile type and assembly. Tile floors also generally have more restrictive deflection requirements than other flooring types. It is assumed that tile floors would be limited within the redevelopment and were not included in the analysis.

Snow loads were based on a snow ground load of 20 PSF, the minimum amount for the City of Ypsilanti.

A cursory wind loading analysis was done as a full analysis is outside the scope of the evaluation. Given the height of the structure and the length to width ratio the building footprint, one or both of the walls

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that divide the Central Zone from the Eastern and Western Zones would most likely need to be converted to shear walls to provide the structure the necessary stiffness against required wind loads.

Structural member deflection requirements follow the 2015 Michigan Building code, and vary depending on what the structural element is supporting and the load type involved.

As noted, the structure has been modified several times throughout its life. This presents a challenge since the structural properties of old lumber can vary from modern lumber. Lumber from the nineteenth and early twentieth century was generally from old growth forests. This lumber has better strength properties than modern plantation raised lumber. Although there are no standard publications that specify the strength properties of old growth lumber for all species, it is a common practice to assume a grade higher when evaluating old growth lumber using modern material properties tables.

Additionally, the standard dimension of lumber has varied over time. The structure contains lumber that is full dimensions as well as a mix of nominal framing dimensions. This assessment considers the actual dimension of all framing lumber evaluated.

4.0 Eastern Zone Framing

4.1 Description

The Eastern Zone appears to be the most recently constructed portion of the building. The upper walls are 2x4 framing spaced at 16" on center with exterior 1x sheathing. A brick veneer is the finished exterior surface. There is a separate staircase that serves this portion of the building.

The floor/roofing framing is oriented north/south and varies between 2x10 and 2x8's spaced 16" on center. There is an interior bearing wall running the length of the zone in the east/west direction. The floor/ceiling joists run perpendicular to the bearing wall and the joists are spliced over the bearing wall. Window and door headers vary, but many are double 2x4's laid flat.

4.2 Analysis

The Eastern zone has the least amount of fire and water damage. There are a few areas, specifically at stairwell and at the northwest corner of the zone that abuts the Central Zone, where fire damage would necessitate the framing be replaced.

There are a number of load path discontinuities with the exterior wall framing around windows and other openings where the stud lines are interrupted and not appropriately supported by headers, such as in Figure 2.

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Figure 2: Example of Wall Framing Discontinuity

The floor framing is a mix of 2x8's, 2x10, and 2x10's joists notched to match 2x8 depth and varies between floors. The third floor is 2x8 and the second floor and first floor are 2x10's. The joists are space 16" on center across all levels. The roof and third floor joists are spliced over the interior bearing wall. The roof, third and first floor framing is appropriately sized for their spans and the required loading with the current layout.

The interior bearing wall on the second and third floors is offset from the foundation by nearly two feet. This creates a situation where the second floor joists are carrying the full loading from the bearing walls above as shown in Figure 3. At the current span, the 2nd floor joists would be overloaded and not meet the minimum deflection requirements.

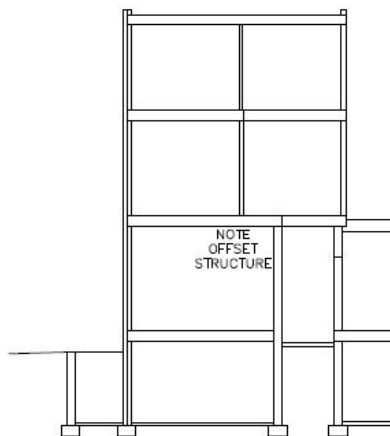


Figure 3: Eastern Zone Building Cross Section (Courtesy CDI Architects)

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The window and door headers vary in size, but generally are appropriately sized for the current openings and joist spans.

4.3 Conclusions

The Eastern Zone framing is in best condition structurally, and the existing framing is generally sound. The framed walls could be rehabilitated by replacing the burnt/water damaged studs, and either replacing or adding appropriately sized headers over the discontinuous studs.

Since the joists overlap the load bearing wall on the 2nd and 3rd floors, this limits the ability to economically reconfigure the floor plan without reframing the floor/roof.

The 2nd floor framing would at a minimum need to be doubled to account for the offset bearing wall above. However, this is a less than ideal as localized deflection next to the wall would likely occur. The preferred solutions would be to add a bearing wall that aligns with the bearing wall above, or add a beam below to transfer the loading directly to bearing walls or column. Both options would change the available space on the 1st floor and basement and may limit layouts for these areas.

5.0 Central Zone Framing

5.1 Description

The Central Zone is older construction relative to the Eastern Zone based on the materials and construction methods. The exterior walls are multi wythe clay brick construction. The floor and roof framing is oriented in the east/west direction spanning approximately 16', with a bearing walls dividing the Central Zone from the East and West zones. The bearings walls are either wood framed or masonry, depending on the location and floor level.

The exterior wall window header are 4x4 lumber on the interior face, and there appears to be a steel lintel over the exterior face opening.

5.2 Analysis

The existing 1st and 2nd floor is 2x10's spaced at 16" on center. Modern lumber would require a No 1 grade to reach this span for most species and would be marginal in terms of performance. Older lumber, as noted earlier, can generally be considered to perform a grade higher than its modern equivalent. Most framing lumber is a Number 2 grade or better. Additionally, the floor joists on the first and second floor are full dimensional 2x10's (vs nominal 2x10), and therefore have a larger cross-sectional area than a modern nominal 2x10. That said, the structure has seen fire and moisture damaged, and areas are exposed to the elements. Therefore, the service conditions likely have degraded the lumber and I would not consider the properties to be better than modern lumber.

The third-floor framing is 2x8's and does not meet prescriptive loading for the current span. In addition, the floor framing has many notches and penetrations that do not meet the prescriptive code requirements in terms of hole size and/or location on the joist.

The 3rd floor ceiling framing in the hallway and some adjacent areas to the hallway within the zone is fire damaged and should be replaced.

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Figure 4: Failing Bearing Wall

The western bearing wall on the 2nd floor is failing as shown in Figure 4. This was likely caused by fire damage to the wood lintel. Additionally, the wall is not laterally supported on the hallway side. The wall will need to be completely rebuilt either with masonry or wood framed construction.

The wood window headers supporting masonry are generally sized appropriately. In general, it is not the best practice to use wood to support masonry as the wood dimensionally changes throughout the year at a different rate than the masonry will. Additionally, the wood has the tendency to wick any moisture that is present in the masonry leading to decay. The headers appear to be in sound condition; however, the cross section could not be visually inspected to verify this.

5.3 Summary

Overall, the Central Zone has significant issues that would need to be addressed regarding the floor framing and the bearing walls. The floor framing for all stories would need to be redone to meet the current span of 16 feet.

The eastern and western bearing walls likely would need to be retrofitted or reconstructed to act as shear walls. This work may necessitate reframing the floor even if the floor framing did not require replacement.

6.0 Western Zone Framing

6.1 Description

The Western Zone is the street facing section of the building, and it is in the worst structural condition of all the zones. The central stair case was badly damaged by the fire, and the northeastern quadrant of the zone was exposed to water infiltrating the roof and dripping down through all the floors.

The exterior walls are mostly multi wythe clay brick, except for the northwestern section that is CMU construction. The CMU portion is an addition likely added to give the front elevation symmetry.

The floors are framed in the north/south orientation, with some joists bearing directly on the masonry walls and other floor the joists are bearing on interior wood framed wall immediately adjacent to the exterior masonry walls. Floor sheathing is entirely missing on the first floor, and is damaged in the central hallway on the upper floors. The first-floor framing is supported at midspan by a timber beam with steel columns in the basement. Upper floors are supported by interior load bear walls, however many of those wall segments are not aligned over the basement beam.

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6.2 Analysis

The Western Zone has numerous significant structural issues. First, the framing around the central stairway is fire damaged and must be replaced. In addition, the floor system around the stairway was not properly supported with appropriately sized headers in the floor framing. Or, the posts that supported the floor framing have been removed.



Figure 5: Masonry Connection

The CMU to original brick exterior wall vertical joint is not properly connected nor is it designed as an expansion joint. There is a significant gap between the two masonry surfaces as shown in Figure 5, but it appears the brick veneer is continuous across this joint. As a result, the two walls may move independently in and out of plane, but the veneer brick is likely bonded to both walls. This may be the cause of the large crack that has formed above the third-floor window on the front face of the tower.

Along the south western corner of the third floor the original clay brick exterior wall has been removed, and wood framing was added. It not clear if this wood framing was fastened to the masonry below it, and, therefore, likely is not providing any uplift resistance to internal pressures created by wind gusts.

The roof is supported by the interior wood wall furring, which is supported by the floor joists. This framing is not directly supported by the masonry exterior wall, which is causing a load path discontinuity.

The first-floor framing is nearly completely rotten beyond salvage.

The floor load path for interior walls is offset along many wall segments, and are not bearing directly over the main carrying beam to the basement. The existing interior load bearing walls therefore would need to either be reframed to form a continuous path to the foundation, or headers/beams added to properly support the loading from above.

6.3 Summary

The structural issues with the Western Zone are numerous. Overall, the interior framing for all floors must be replaced due to the fire and water damage, load path offsets, and poor connections between new and old work. It does not appear the interior framing of this zone is salvageable.

7.0 Roof

The original roof framing was visible from below. At some point after the fire an additional pitched roof was framed over the existing roof. The framing for this second roof was visible only in few areas, and appears to be 2x8's framed with a ridge board. A ridge board is not a structural element; it is used to help align the rafters. Therefore, it does not need to be directly supported from below. The rafters form a triangle in conjunction with the existing horizontal roof, and therefore the assembly is self-

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supporting. However, this is predicated on the strength of the connection between the rafter ends and the existing roof, and for very shallow slope roofs this connection becomes impractical to achieve with typical fastening methods. This connection was not directly visible and it is not clear how this connection was made. Although this framing appears to be adequate to support its own weight, it's not clear what additional loading it could support as is. It obviously was done as a temporary measure and likely not intended as a durable solution. The roof would need further investigation to confirm its load bearing capacity.

It is not clear if the original roof had any pitch for drainage or how that drainage was handled. The second roof presents a problem in terms of fire protection in that it creates an inaccessible interstitial space where a fire could spread unnoticed throughout the structure.

8.0 Foundation

The foundation of the 3-story tower is mix of various types include rubble, brick, CMU, and concrete. Many areas are parged such that the foundation is not directly visible for inspection. That said, the majority of the exterior walls above grade are clay brick. Any differential settlement or movement would be obvious in cracking in the brick walls or by evident recent repairs. With the exception of the northwest corner of the building, all the brick appears to be in good shape. The northern western corner has a large crack above the third story window. As discussed earlier, this may be related to the CMU to brick connection and is probably not related to settlement.

10.0 Exterior Façade

Overall, the exterior brick façade is in good condition and is serviceable. Several areas will need repointing due to water damage, namely over the shed roof adjacent to the north side of the Eastern Zone. Additionally, there is damage to the interior surface of the north side of the Western Zone from fire and water damage. This area likely needs to be repointed with some brick replacement.

11.0 Summary of Structural Changes Necessary

The following is a summary, by zone, of the major structural changes that would be required, at a minimum, to rehabilitate the structure.

Eastern Zone

- Reframe the fire and water damaged wall framing on the south side by the stair case
- Reframe any exterior wall studs that are interrupted and not properly supported.
- Address the offset load bearing wall by either shoring the floor framing, installing a beam, or constructing a bearing wall with necessary footing and basement support.

Central Zone

- Reframe all floor joists.
- Replace joists that do not meet current guidelines for penetrations.
- Rebuild the eastern and western interior bearing walls as shear walls.

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Project Location: 206 – 210 N Washington St, Ypsilanti, MI 48197

Western Zone

- Completely reframe all floor and roof assemblies
- Reframe the central staircase opening on all floors
- Address the exterior wall load path discontinuity by either reframing the joists to bear directly on the exterior wall masonry or by adding a ledger system.
- Engineer and address the discontinuity between the CMU wall and the original clay brick exterior wall.
- Repair the masonry on the exterior wall portions that have been replaced with wood framing

12.0 Conclusion

Ultimately, the redevelopment of a property such as this is dictated by the economics specific to project situation. Virtually any structure can be salvaged and rehabilitated with enough resources. In most cases, rehabilitation is dictated by external requirements such as historical preservation and not by financial considerations.

In this case, the 3-story tower foundation and the exterior brick work of the structure is performing adequately and is salvageable in most areas, with the exception of the CMU to original brick connection noted earlier. Beyond that, the extent of interior reframing required to make the current building layout meet minimum loading requirements is over 50% by floor area. This does not take into account future layout changes or additional loading beyond the code stated minimums. Significant changes to the current layout to meet future needs would likely necessitate reframing the majority of the structure.

The building is segmented in the three zones which are structurally independent, and it may be possible salvage one or more zones and demolish the remaining zones. It is also possible to reuse the existing foundation and exterior and frame new floor and walls within the confines of brick exterior walls. However, these approaches require temporary shoring, construction phasing, and site access limitations that generally increase the cost of construction.

Finally, the structural components that are in good condition now will not stay that way indefinitely given the current state of the structure. At the time of inspection, water was infiltrating the roof over the western zone, and water was making its way through every floor down to the basement. Temporary shoring in the basement consisted of Laminated Veneer (LVL) beams. These beams are generally rated for temporary exposure to water, but are not rated for continuous wet service. Additionally, there are other portions of the building exposed to the elements through window openings or other penetrations in the building envelope. In other words, given the typical timeframe for development of a property such as this, it is likely additional deterioration will occur.

In my opinion, the 3-story tower is not a good candidate for structural rehabilitation given the extent of damage and repairs that would be required.

If you have any questions, please feel free to contact me directly at 734-392-7034 or Adam@WagnerEngineer.com.

DUMPSTER
ACCESSED
FROM ALLEY
TO NORTH

EXISTING
OUTBUILDING,
~380 SF

PARKING,
3 SPACES

VAN
ACCESSIBLE
PARKING
SPACE

EXISTING
OUTBUILDING,
~470 SF

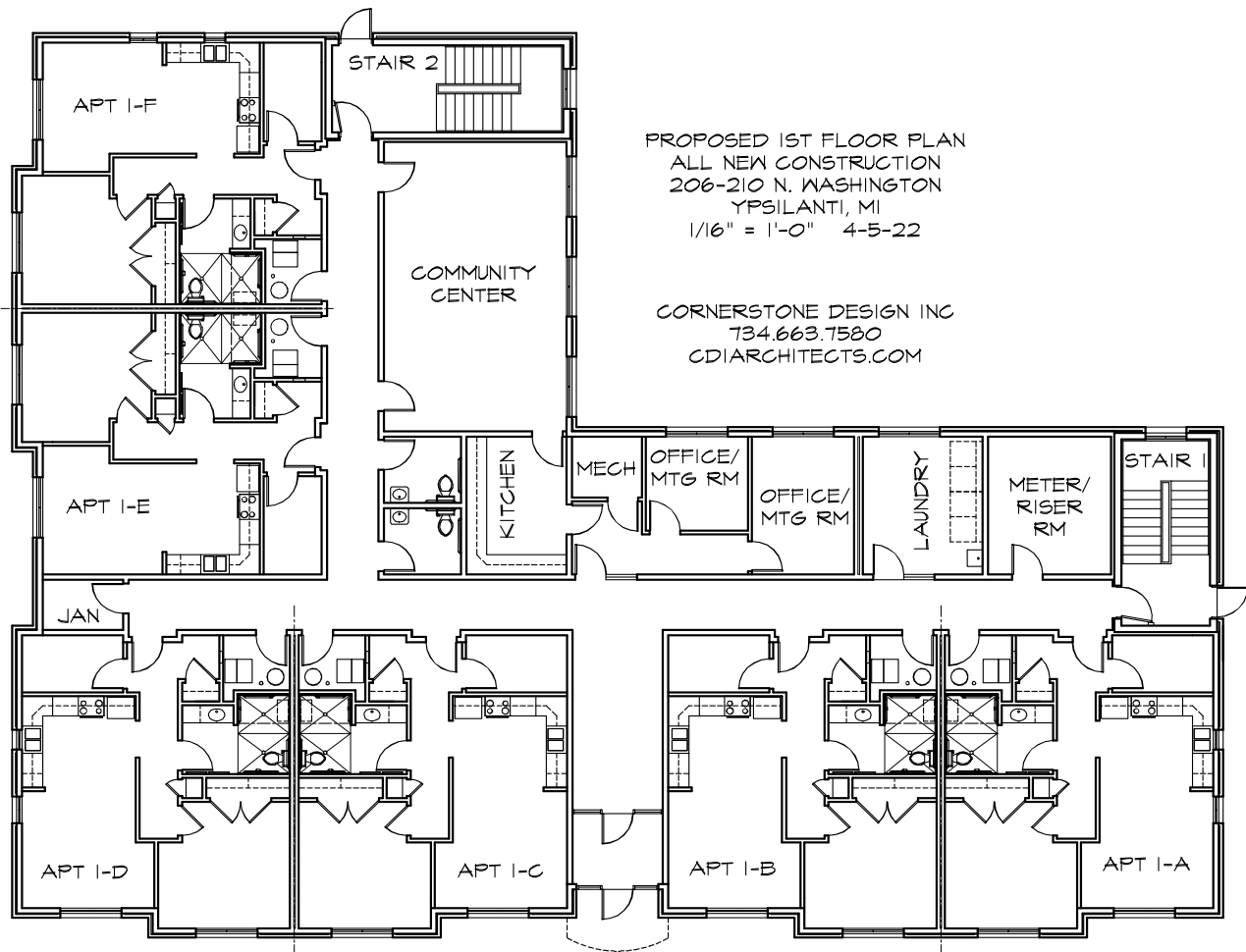
PROPOSED SITE PLAN
ALL NEW CONSTRUCTION
206-210 N. WASHINGTON
YPSILANTI, MI
1" = 20'-0" 4-5-22

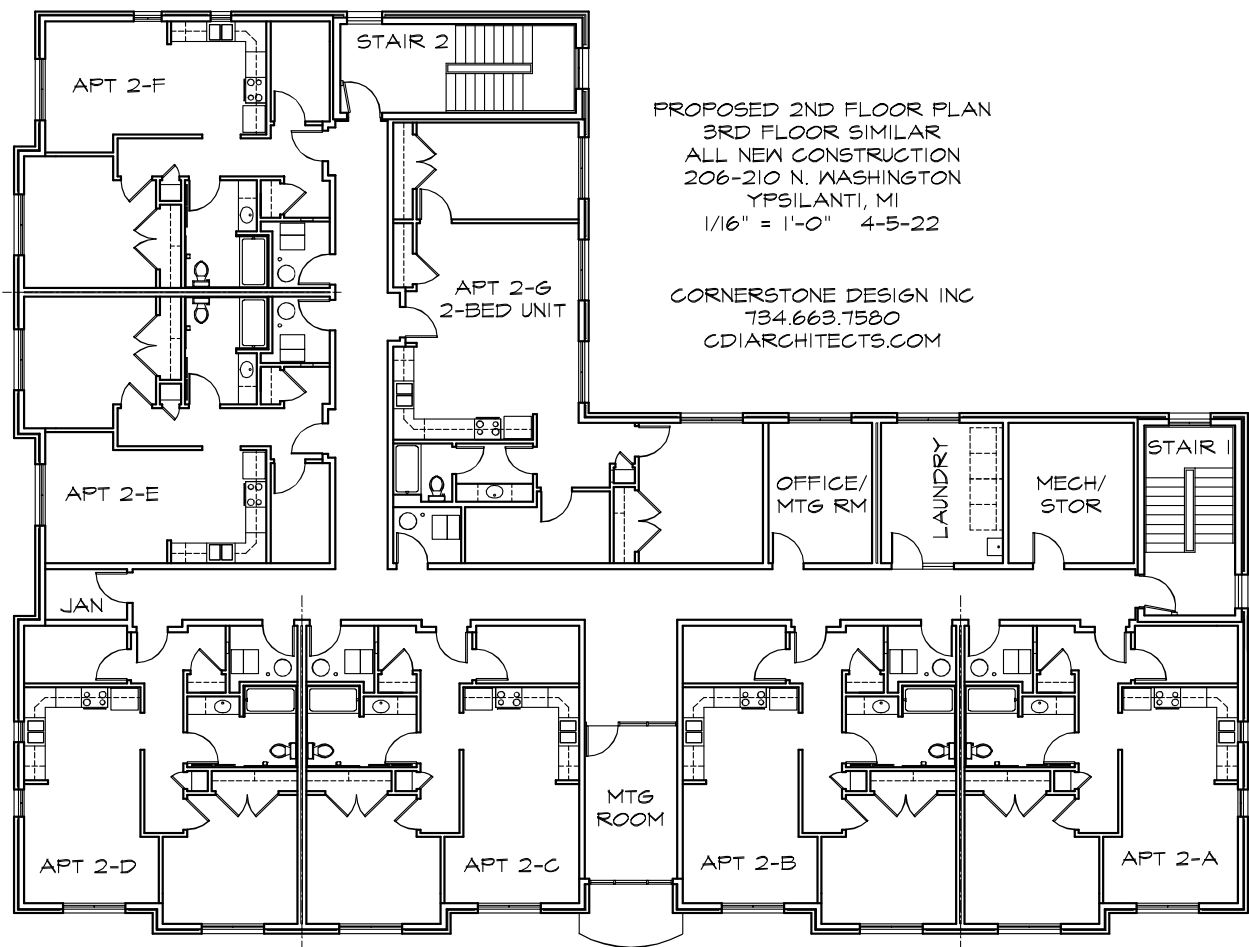
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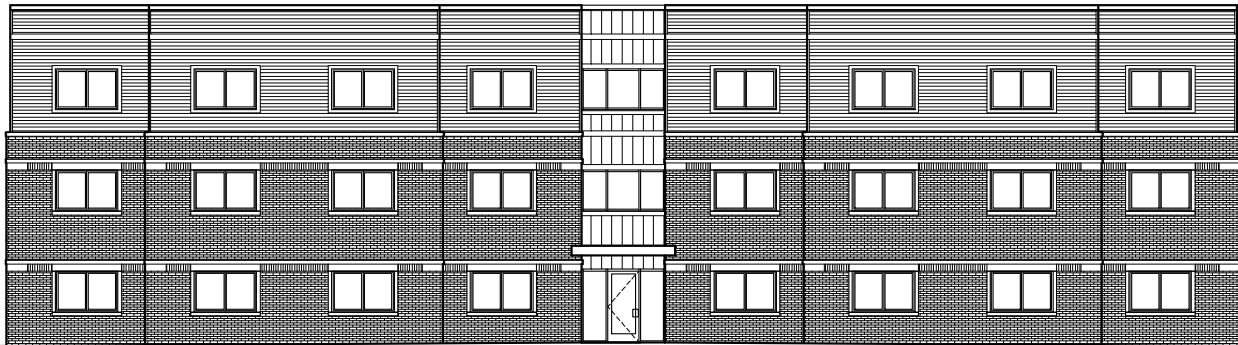


DRIVE

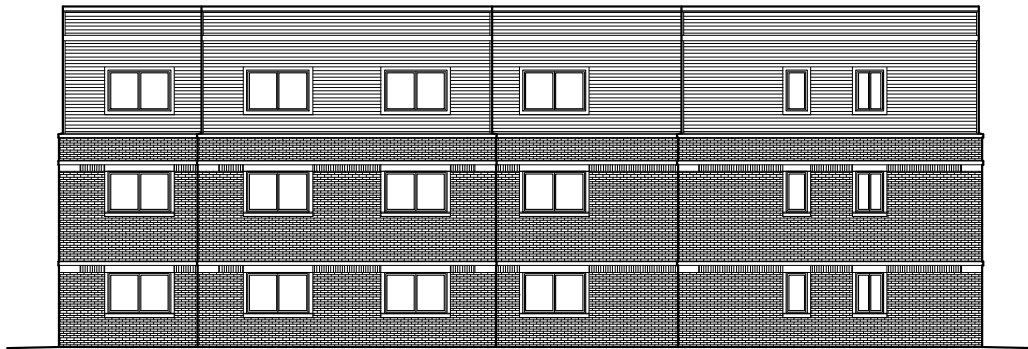
NORTH WASHINGTON STREET



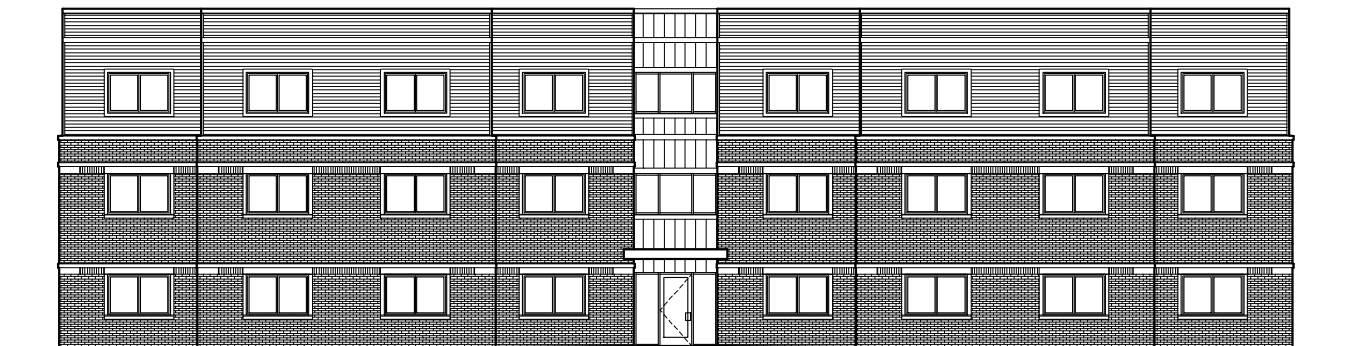




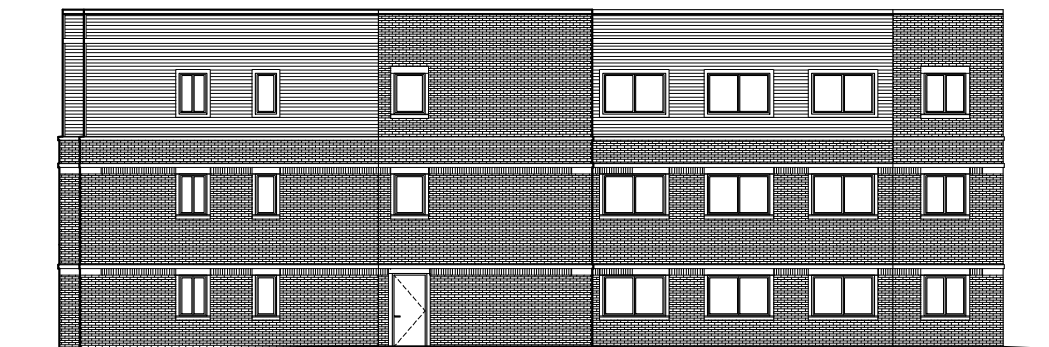
PRELIMINARY FRONT (WEST) ELEVATION
ALL NEW CONSTRUCTION
206-210 N. WASHINGTON
YPSILANTI, MI
1/16" = 1'-0" 4-5-22



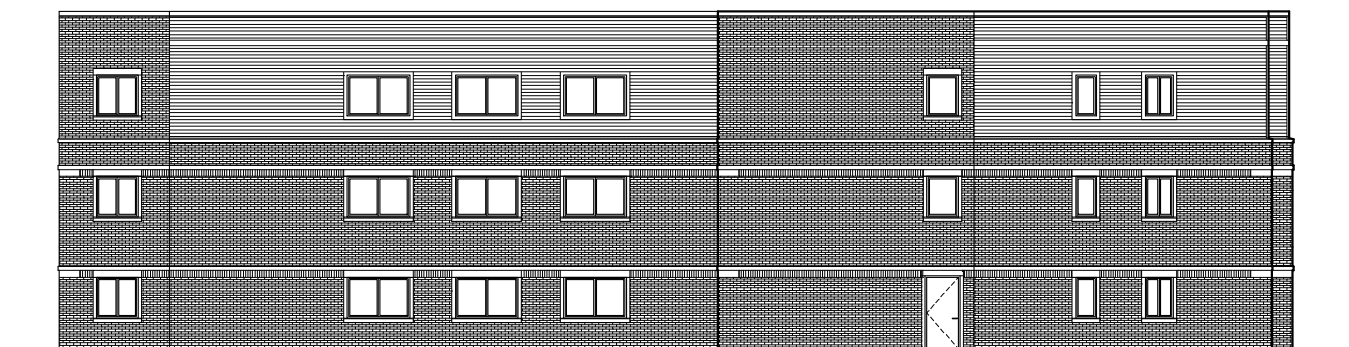
NORTH SIDE ELEVATION



FRONT (WEST) ELEVATION



SOUTH SIDE ELEVATION



REAR (EAST) ELEVATION

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PRELIMINARY ELEVATIONS
ALL NEW CONSTRUCTION
206-210 N. WASHINGTON
YPSILANTI, MI
1/16" = 1'-0" 4-5-22



MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION
Meeting held in person in City Council Chambers and
virtually via Zoom

Tuesday, March 8, 2022
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Meeting Called to Order 7:00 pm

Christopher Jacobs Gave Zoom and telephone usage instructions to attendees
Community Development Manager

Commissioners Present: James Chesnut – Washtenaw County, City of Ypsilanti
 James Ratzlaff – Washtenaw County, City of Ypsilanti
 Stefan Szumko - Washtenaw County, City of Ypsilanti
 Jeff Muir – Washtenaw County, City of Ypsilanti
 Alex Pettit – Washtenaw County, City of Ypsilanti, ill and attending by Zoom

Commissioners Absent: Amy Swift – Washtenaw County, City of Ypsilanti

Staff Present: Ellen Thackery, Preservation Planner
 Christopher Jacobs, Community Development Manager

ELECTION OF CHAIR FOR THIS MEETING

Motion: Ratzlaff (second: Szumko) moved to nominate James Chesnut to chair for this meeting.

Approval: Unanimous. Motion carried.

APPROVAL OF AGENDA

Motion: Szumko (second: Muir) moved to approve the agenda as submitted.

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

325 E Cross

**Storm Windows*

Applicant: Marc Arthur, homeowner – present

Discussion: Chesnut requested a description of proposal from applicant. Applicant provided a summary of the proposed plans—storm windows will be made of wood and glass in a one-over-one style for the majority of the windows. The exceptions are non-operable windows, and they will not get a one-over-one style storm—instead, they will get non-operable single panes of glass in a wood frame. All wood will be painted to match the house's trim.

Motion: Ratzlaff (second: Szumko) moved to approve and issue a certificate of appropriateness for the installation of 8 exterior storm windows as proposed in the application dated February 21, 2022. The storm windows will help to preserve the house's historic materials and features and are removable.

Relevant Secretary of the Interior's Standards:
#2, #5, #10

Approval: Unanimous. Motion carried.

216 N Grove

**Window replacement*

Applicant: Tobin Fisher, owner - not present

Discussion: Staff provided a review citing the following information -- the agenda states that this is a retroactive application, but that is not correct. It is not a retroactive application and this will be corrected in the minutes. The application is for the replacement of vinyl windows in the arched, first-floor window opening at the front of the house. The applicant proposes to use a rectangular single-pane, non-operable window to fill the entire opening (but not rounded for the arch) like a picture window. The window they propose is Fibrex.

Motion: Ratzlaff (seconded by Szumko) moved to postpone the application for the replacement of the front window at 216 N Grove proposed with one Anderson Fibrex window in black for the applicant to provide more information, samples, and a rendering of how the proposed window would look in the historic opening as proposed, and/or for the HDC to further research this new material.

Approval: Unanimous. Motion carried.

It was noted that this postponement is for the next HDC meeting, April 12, 2022.

208 N Hamilton

**Window replacement (retroactive application)*

Applicant: Beal Properties, Stewart Beal present on Zoom

Discussion: Commissioner Muir indicated that he would need to recuse himself from this vote, acknowledging that that will affect quorum on this item. Commission agreed that there would not be quorum with Muir's recusal. Agenda item is bumped automatically to the next regular meeting April 12.

Commissioners thanked Beal for attending. Staff will send him notice for the April 12 meeting.

18 Washington

**Window installation*

Applicant: Mike Eller, property owner, represented by contractor Gary Turner, present

Discussion: Chesnut asked applicant for a summary of the proposed work. Gary Turner described that the building owner approached him to ask what could be done to make the installed second-story windows acceptable to the Commission. (The vinyl double-hung windows were installed without a permit.) Turner proposed half-round windows added above the double-hung vinyl windows that had been installed without a permit in the hope that these half-rounds above would make the vinyl windows acceptable to the Commission.

Chesnut reviewed the status of this application—the application to install the vinyl windows was submitted retroactively for the December meeting. The application was denied in December because of the material—vinyl is not an acceptable material for new windows in the local historic district. Turner described that he understands the concerns about the vinyl, but that he views these windows as a higher quality vinyl window and that he believes that it is difficult to tell that these are vinyl from the sidewalk. A commissioner explained that the expansion and contraction of vinyl in a historic building is one issue. Turner explained that these windows were installed to manufacturer's specifications and have appropriate shimmed gaps around the perimeter and there is adequate space between the vinyl and the brick for expansion and contraction. A commissioner also expressed that many plastics are hydroscopic and suck up water and that adds to the expansion and contraction issue. Turner stated that the manufacturer's specs allow adequately for changes in temperature and humidity.

A commissioner wanted to clarify that this was revisiting an old application—that wood windows existed in this building, those were removed without coming to this board, that retroactive application was submitted and denied in December, and now the applicant wants to install half-round wood windows? Applicant confirmed.

A commissioner recalled that the previous December application showed what existed in the window openings before the vinyl installation. A commissioner asked whether the windows that were here before the vinyl installation were indeed wood double-hungs? This application seeks to

make the condition better by proposing an appropriate half-round window over a vinyl double-hung window, but the issue remains that the double-hung vinyl windows are inappropriate. Commission recalled that there were inappropriate windows a long time ago, then someone installed wood double-hungs so they were appropriate, and then those were recently removed and we're back to inappropriate windows again. A commissioner stated that these vinyl double-hung windows took this façade back a step and does the proposal of the half-rounds do enough to make these vinyl windows approvable by the Commission? Turner stated that he believes that these windows could be good enough right now and then the next time a window replacement is needed, windows that are more appropriate to the district could be installed at that time. A commissioner stated that the alternative to that would be to install what's appropriate now. It's understood that that isn't what the applicant wants to hear, but that is what the Commission is struggling with. A commissioner summarized that the wood transoms being proposed are appropriate and would be approvable, but if the double-hung vinyl windows are a part of this application, the double-hung vinyl windows are not an approvable window.

Motion: Ratzlaff (seconded by Muir) moved to deny the application as submitted for the installation of the half-round wood windows at this time because the application is incomplete. The applicant can submit a revised, complete application for work that includes both the already-installed vinyl windows and the newly proposed wood half-round windows in the complete description of proposed work. Relevant Secretary of the Interior's Standards include Standards 2, 5, 6, and 9.

Secretary of the Interior's 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, replacement shall match the original.

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

Approval: Unanimous.
Motion carried.

12 E Forest

**Façade work*

Applicant: Ypsilanti Warehouse, LLC, representative Steve Dumont present.
Owner is Michigan Ladder Properties, LLC (not present), but the buyer (Ypsilanti Warehouse, LLC) received permission from the owner to propose this application.

Discussion: Steve Dumont presented project, described that they want to replace the deteriorated rubber membrane roof currently in place, described that they have selected an aluminum commercial window in keeping with the industrial character, seeking to unify the various buildings that make up the complex—repair existing stucco and tint it where possible but may have to replace it with similar, metal cap flashing, grille on the outside of the window (not inside), grille is 1" by ½" thick, new gutters will help drainage, replacing wood fence with a 6' aluminum fence, changing shape of façade a little to help drainage, commissioner suggested that the stucco not come all the way down to touch the sidewalk because then you may have material deterioration, clarified that the gables will be removed because none of the angles of it work together, and the installation of the windows is standard and even though the installation details are lacking, commissioner clarified how the

installation will be and that it will be appropriate, and applicant clarified that some siding will be horizontal and some will be vertical.

Motion: Szumko (second: Ratzlaff) moved to approve and issue a Certificate of Appropriateness for the work as proposed at 12 E Forest, citing Standards 2 (preserve original character and materials), 3 (don't imitate earlier styles), 5 (preserve distinctive features), 6 (repair, don't replace), and 9 (contemporary designs shall be compatible and shall not destroy significant original materials).

Secretary of the Interior Standards:

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

#3- Do not imitate earlier styles.

#5-Preserve distinctive features.

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

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

Approval: Unanimous
Motion carried.

STUDY ITEMS

316 N Grove

**Altering roof because roof on tower and roof on main front gable meet and dump water on front of house*

Homeowner and retired civil engineer Hugh Kennedy outlined the challenge that ever since a reroofing 16 years ago, the roof has leaked and damaged the plaster upstairs, and so they need to eliminate that dead valley on the roof they have now. Commissioners asked questions and encouraged homeowner to make sure that with all of that water dumping in one place after the alterations, the roof system can manage it all. Homeowner will make sure that all of the slopes and drainage receiver boxes are adequate. Commission encouraged homeowner to submit a Work Permit Application.

411 N Huron

**Roof and gutters*

Homeowners Hannah and Joshua McCready described their current roof condition and drainage challenges and outlined the metal standing seam roof and gutters they would like to propose. Commission was receptive to the proposal, homeowners are paying special attention to the highly decorative cornice and brackets they have, and they will be thinking more about adequate and appropriate venting.

516 N River

**Potential proposed addition at house's rear*

Homeowner could not attend but staff described what homeowner has stated that they are considering. Staff also mentioned that the homeowner is working with an architect and that that architect is working with the City's planner regarding setbacks for the addition. Staff described that homeowner seeks to consider a kitchen addition and would like to remove the enclosed porch that had been built around 1988 (1988 is when the permit was approved) and replace it with a kitchen addition that will go back a little further than the enclosed porch does, still being mindful of the side and rear setback requirements. Commission discussed how the Standards apply to new construction and looks forward to seeing the proposal.

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

1. Property Monitoring

Commissioners/Staff discussed property concerns.

2. Updates from Staff—none

3. Commissioner Comments--none

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the 2021 Annual Report and CLG Report

Motion: Szumko (second: Muir) moved to approve the 2021 HDC Report and the CLG report, as submitted.

Approval: Unanimous
Motion carried.

Approval of the Minutes of February 22, 2022

Motion: Szumko (second: Muir) moved to approve the minutes of February 22, 2022, as submitted.

Approval: Unanimous
Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:58 p.m.