



AGENDA

Historic District Commission Meeting

7:00 PM - Tuesday, April 26, 2022

Council Chambers

Page

1. CALL TO ORDER

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

6.1. OLD BUSINESS

3 - 42

[1 208 N Hamilton agenda item](#)

[2 211 N Washington agenda item](#)

6.2. NEW BUSINESS

43 - 109

[3 421 N Adams agenda item](#)

[4 410 W Cross agenda item](#)

[5 330 E Forest agenda item](#)

[6 18 N Washington agenda item](#)

6.3. STUDY ITEMS

6.4. ADMINISTRATIVE APPROVALS

6.5. OTHER BUSINESS

1. Property Monitoring

2. Updates from Staff

3. Commissioner Comments

7. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

8. HOUSEKEEPING BUSINESS

8.1. Approval of meeting minutes 04/12/2022

111 - 121

[Historic District 4-12-2022 Full Minutes DRAFT](#)

9. ADJOURNMENT



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: 4/26/22 (postponed to 4/26 because of lack of quorum with a recusal; procedural denial issued 4/20)

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."

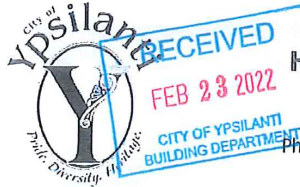
Relevant Secretary of the Interior's Standards:
#9

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: \$2,000	Permit fee: \$45 + 50 = \$95
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Signature

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

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

Signature: 	Date: 2-23-22
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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



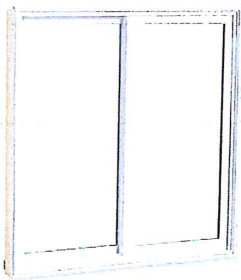
Ellen Thackery
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https://www.marvin.com/products/collections/signature/ultimate/glider

CONTACT USFIND A DEALERTECHNICAL SPECIFICATIONSSEARCH

MARVIN

ProductsSolutionsInspirationWhy Marvin

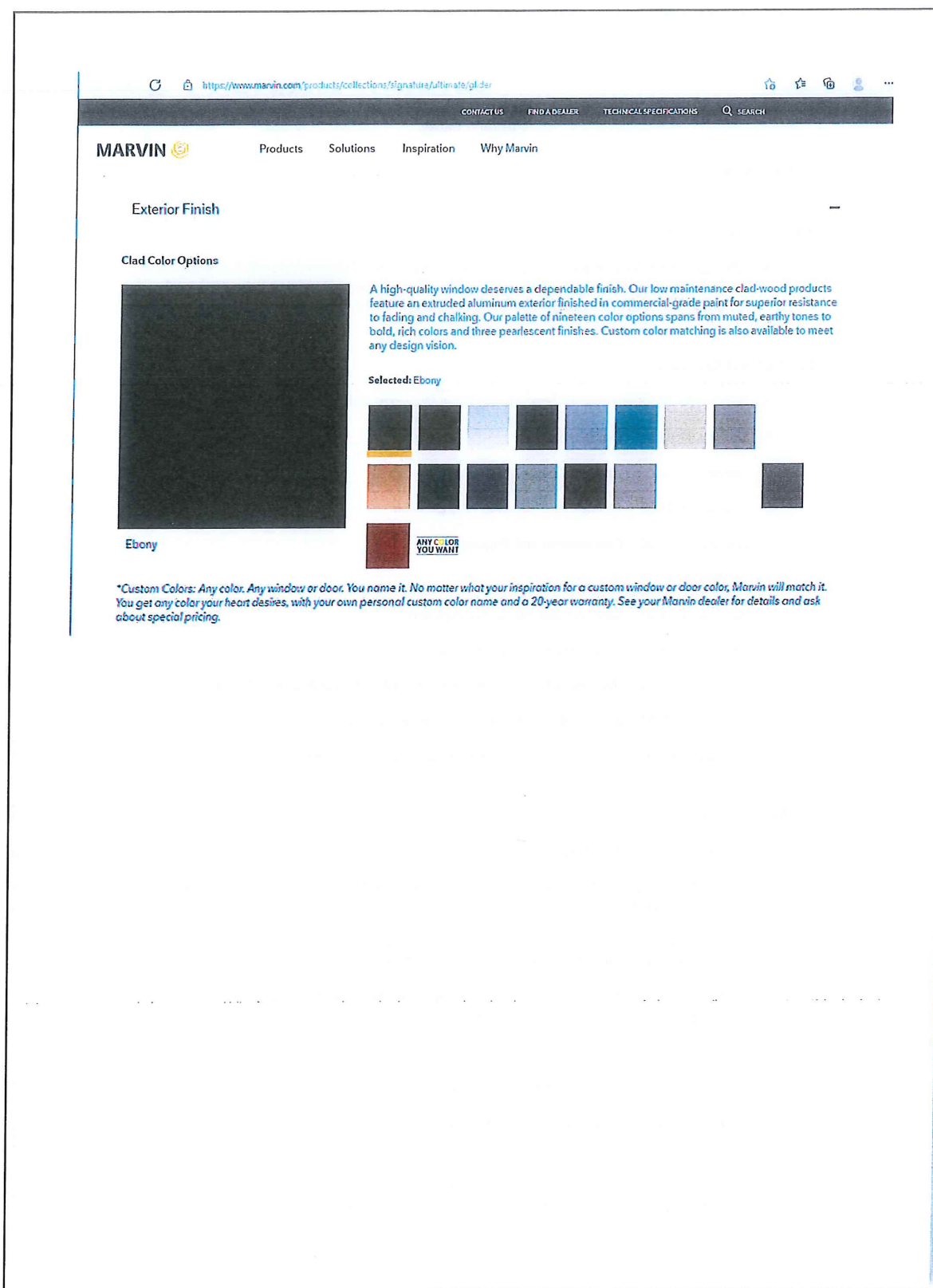


FEATURES OF THE ULTIMATE GLIDER WINDOW

- 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

Doc. 4902 Rev. 7/29/19 Section 08 52 13 ~ 1 ~ Ultimate Glider
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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"

Doc.4902 Rev. 7/29/19 Section 08 52 13 ~ 2 ~ Ultimate Glider
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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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 CHECK MARVIN ONLINE DOCS FOR LATEST VERSION Printed on: 3/3/2022 1:29 PM

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: 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~~ postponed to 4/26 (because of lack of quorum due to a recusal)

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

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.

away, and would not negatively impact the building and any historic features it retains on the older portions.

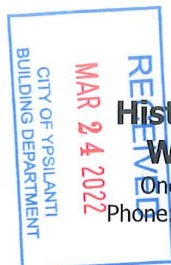
3. The new gutters and downspouts that reach the ground all the way around the building will help drain water from the building and help to preserve it.
4. Before proceeding with work, applicant must obtain the appropriate building department permits.

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:

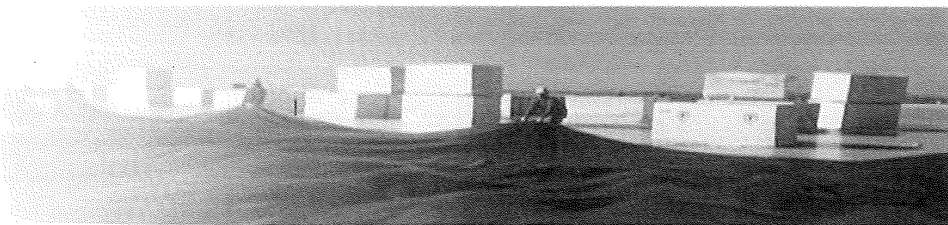
3.9.22

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.

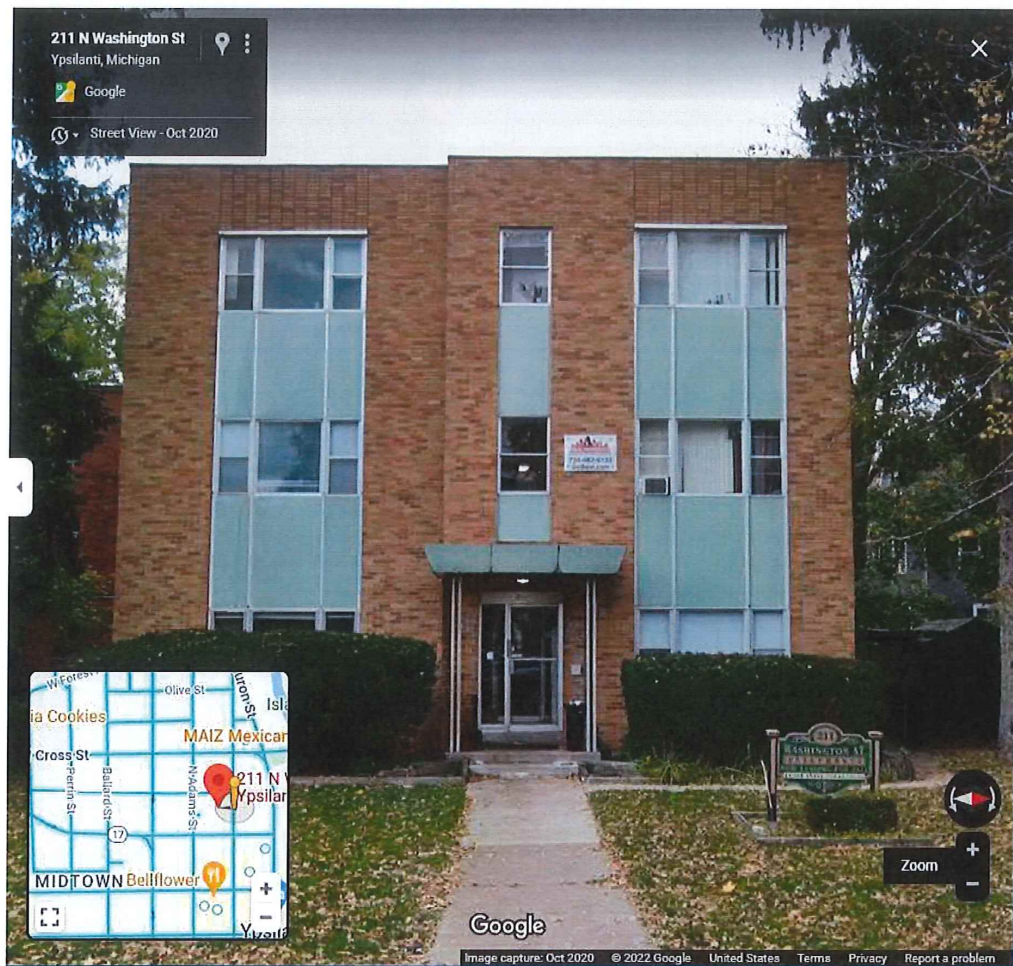
Customer Signature and Date:

_____ / / _____

Lutz Roofing Company
Brandon Tomayko

Brandon Tomayko 8/26/2021

211 N Washington

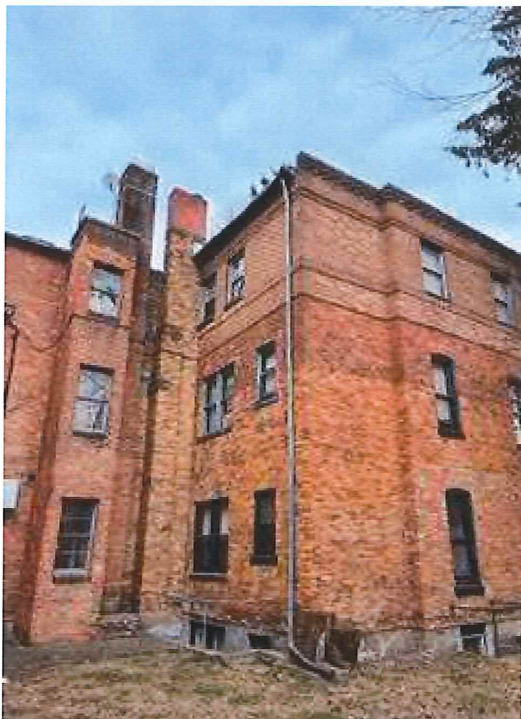
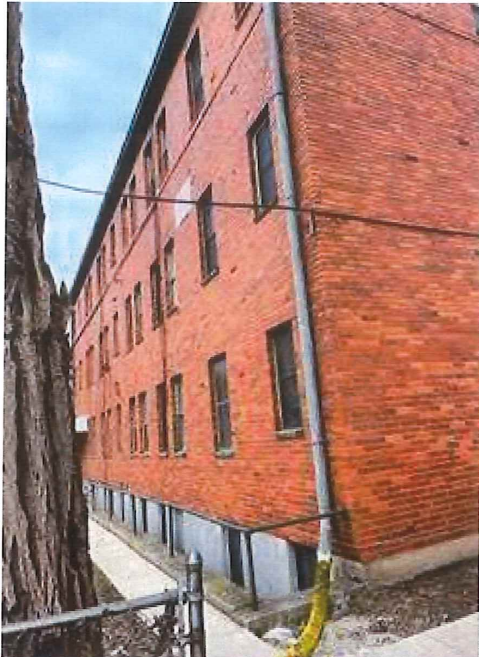


Front elevation from Google maps, October 2020.

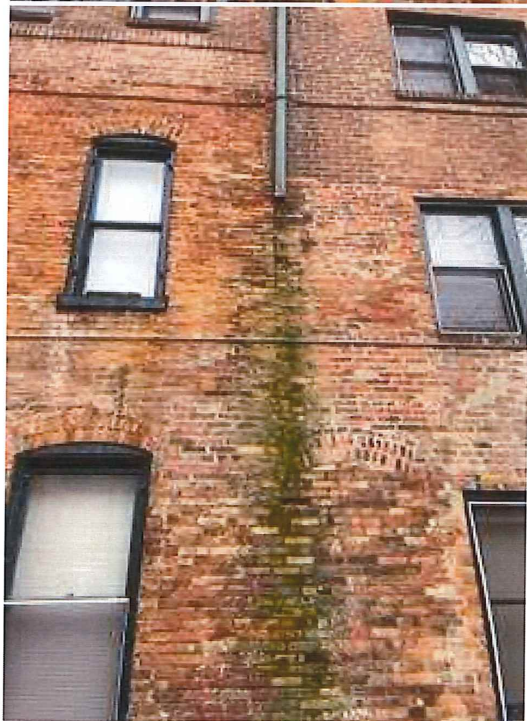
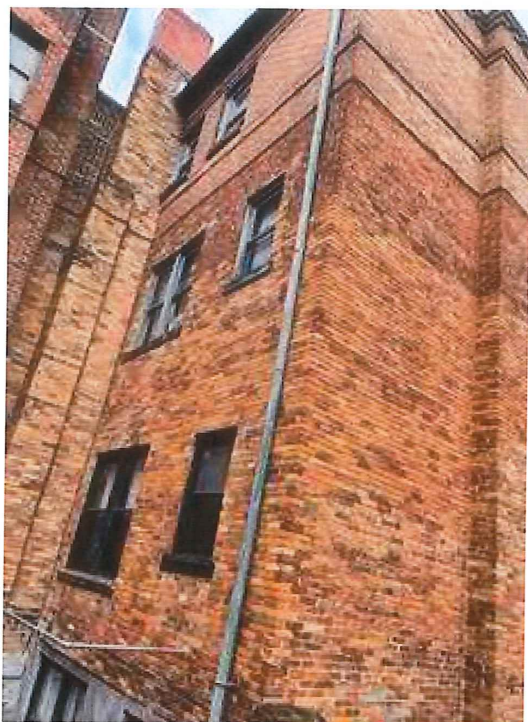


Shots showing rear additions, 2019.

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



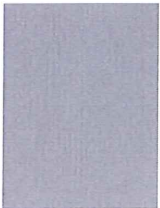








Premium Colors

	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.


 ● Metallic Colors ★ 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 \$
	MATTE 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 ▲★\$


 PAC-CLAD
 P E T E R S E N

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 1308): 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: 421 N Adams

Property History: 421 N Adams contributes to the National Register and local historic districts. It has changed very little from its file photo dated 1981 (included here on page 3). The National Register nomination describes the house as a "Very compact 2-story end gable early 20th-century house with Colonial front porch." The house is a front-gable, two-story house with a shed-style front porch with historic columns and the house is covered in asphalt siding with an asphalt shingle roof.

Date of Application: 4/13/22

Date of Review: 4/20/22

Date of Meeting: 4/26/22

Proposed work: Install a skylight

Materials: Velux electric skylight. Exterior is dark gray aluminum that can be spray-painted again with a Velux-supplied paint if the finish should get chipped or damaged. The flashing and trim would match the asphalt shingles. The glass is laminated.

Staff review:

1. Applicant proposes installing a Velux electric skylight on north side of house toward the rear.
2. The proposed window would be approximately 38" x 21" and will project about 2.5" from the roof shingles. The flashing and trim would match the asphalt shingles.
3. The asphalt shingle roof is not historic.
4. The *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Rehabilitating... Historic Buildings* states, "Not Recommended: Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished."

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.

5. Staff understands this guideline, and understands that a dormer or skylight on a sloped roof of the primary elevation would have a negative impact on a historic house, its character, and its environment.
6. In this case, however, the proposed skylight would be on a secondary elevation and toward the rear of the house (see the picture on page 4), and, again, the roof material is not historic.
7. Staff does not think that the installation of a skylight in this location would harm any exterior historic material or diminish the house's historic character.
8. Before proceeding with work, applicant must seek the appropriate building department permits.

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

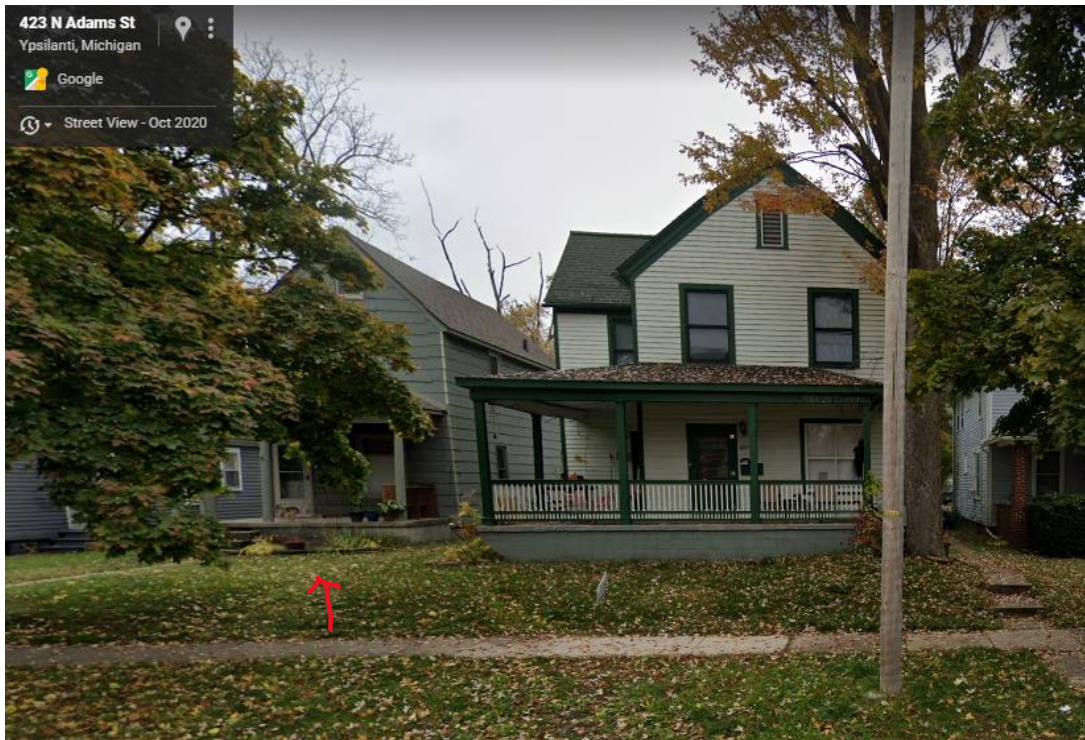
Recommended Motions:

Move to approve the application received April 13, 2022 and issue a certificate of appropriateness for the proposed work at 421 N Adams for the installation of a Velux skylight on the house's north side toward the rear. The proposed work meets the Secretary of the Interior's Standards, specifically Standards 2 and 9, because it will not remove or destroy original features or character and it is compatible.

Prepared by:
Ellen Thackery, Preservation Planner



Photo by R.A. Schweitzer, 1981. Property file.



The red arrow marks 421 N Adams and this photo shows the side of the roof where the skylight would be installed, toward the rear.



This photo shows 421 N Adams a little better (red arrow), along with its neighbor to the south. The skylight would not be installed on this side of the roof.



**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 29656
217

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

421 NORTH ADAMS

Applicant

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

Name

ANDREW RODRIGUEZ

Address

421 NORTH ADAMS

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

[REDACTED]

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

Type of work

- ☐ Roofing
☒ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

INSTALLATION OF VELUX SKY LIGHT ON SECOND
STORY ROOF ON NORTH SIDE BACK OF THE HOUSE
WINDOW DIMENSIONS 38-3/8" H X 21-1/2" W X 2-1/2" T
FLASH AND TRIM WITH MATCHING ASPHALT
SHINGLES.

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: \$1,500.00

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:

4/12/2022

Print Name:

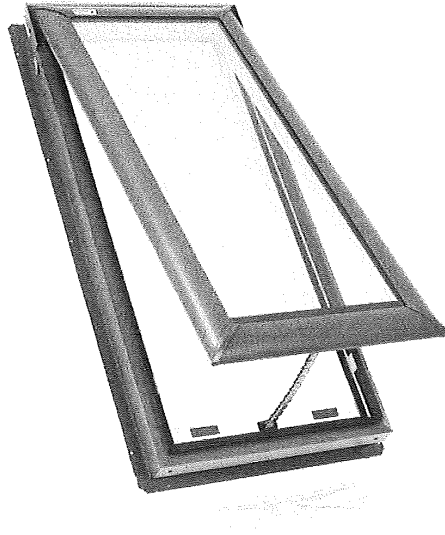
ANDREW D. RODRIGUEZ

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.

Velux® 21" W x 38" H Electric Vented Deck Mount Skylight with Laminated Glass

Model Number: VSEC042004



EVERYDAY LOW PRICE

\$1,283.00

11% MAIL-IN REBATE Good Through 4/16/22

\$141.13

FINAL PRICE

\$1,141⁸⁷
each

You Save \$141.13 with Mail-In Rebate

Rough Opening: 21"W x 37-7/8"H 

* Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.



Ship To Store - Free!

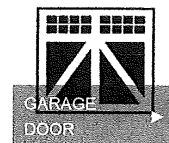
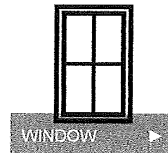
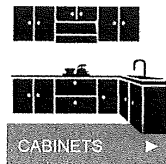
Available for Special Order at
BELLEVILLE
Get it as soon as 04/21/2022



Delivery

Available

Shop Our Design & Buy™ Tools! 



Brand Name: Velux



Product Features:

- Clean, quiet, and safe laminated glass with a 10-year hail breakage warranty
- Low-E3 coating to control heat gain in summer and help keep heat in during winter

Specifications

Product Type	Electric Vented Skylights	Interior Frame Color	White Wood
Exterior Frame Color	Gray	Frame Width	21-1/2 inches
Frame Height	38-3/8 inches	Projection	2-1/2 inches
Roof Pitch	60 to 85 Degrees (20:12 to 137:12 Pitch), 55 to 60 Degrees (17:12 to 20:12 Pitch), 15 to 35 Degrees (3:12 to 8:12 Pitch), 35 to 55 Degrees (8:12 to 17:12 Pitch)	Rough Opening Dimensions	21" x 37-7/8"
Energy Star Zones	Zone 1 (Canada), South-Central, Northern, Zone 2 (Canada), Southern, Zone 3 (Canada), North-Central	Listing Agency Standards	Energy Star, TDI, WDMA, AAMA, NFRC
Material	Pre-painted white wood interior, aluminum exterior	Includes	Screen, Mounting Hardware, Argon, Low-E
Mounting Method	Deck Mount	Daylight Area	3.5 square foot
Air Leakage (AL) Rating	0.03 CFM	Glazing Type	Low-E366, Double Pane, Laminated
Solar Heat Gain Coefficient	0.23	U-Value	0.42
Manufacturer Warranty	10-year "No Leak" installation warranty when installed with VELUX EDL flashing kit, 20 Year for Glass Seal Failure, 10 Year for Factory Defects	Shipping Dimensions	6.75 H x 27.75 W x 42.25 D
Shipping Weight	53.8 lbs	Return Policy	Special Order Merchandise [view Return Policy]

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.rebateinternational.com

421 N. ADAMS

SIDE WALK



PROPERTY LINE

PROPERTY LINE
148.5'

2 STORY
HOUSE

8'-8"

PORCH

2 STORY

PROPOSED
SKYLIGHT

1 STORY

16'-0"

22'-0"

28'-3"

27'-6"

11'-6"



HDC Work Permit Staff Review

Property address: 410 W Cross

Property History: St John the Baptist Catholic Church is an Italian Romanesque building built in 1932 of brick with extensive clay tile roofs. The building contributes to both the National Register and the local historic districts.

Date of Application: April 14, 2022

Date of Review: April 20, 2022

Date of Meeting: April 26, 2022

Proposed work: Reroof the church and rectory and install copper half-round gutters and round downspouts.

Materials:

Galvanized steel sub-flashing and self-adhering ice and water shield.

Ludowici Spanish 13 1/4" clay tile in Standard red, copper nails, 30-lb felt, 2" tongue-and-groove wood decking on steep-slope areas.

Flat lock-seam copper, copper cleats with nails, 30-lb felt and rosin paper, and 2" tongue-and-groove wood decking on low-slope areas.

Brass gutter hangers, stainless steel angles, copper ledge flashing, ice barrier membrane, copper gutter straps, 20-ounce copper half-round gutters.

Lead flashing boot on plumbing vent pipes.

16-ounce round copper downspouts.

Staff review:

1. Applicant lists a complete tear-off replacement. The materials have been in place since the 1930s and are due to be replaced, especially the underlayment under the clay tiles and the flat lock-seam copper roofs. Reusable clay tiles will be salvaged and/or reinstalled. Copper will be salvaged as well.
2. The original tile roof is a historic tile. Ludowici tiles were manufactured in Italy for generations and then a

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.

descendant of the family moved the tile roof-making operations to Chicago. It was a popular clay roof tile in the early 1900s and used on many churches and university buildings.

3. The replacement tile is a matched clay tile from Ludowici.
4. This is a like-for-like roof, gutter, and downspout replacement with all the necessary safeguards so that the work should last another 100 years.

Relevant Secretary of the Interior's Standards:

#2, #5, #6

Recommended Motions:

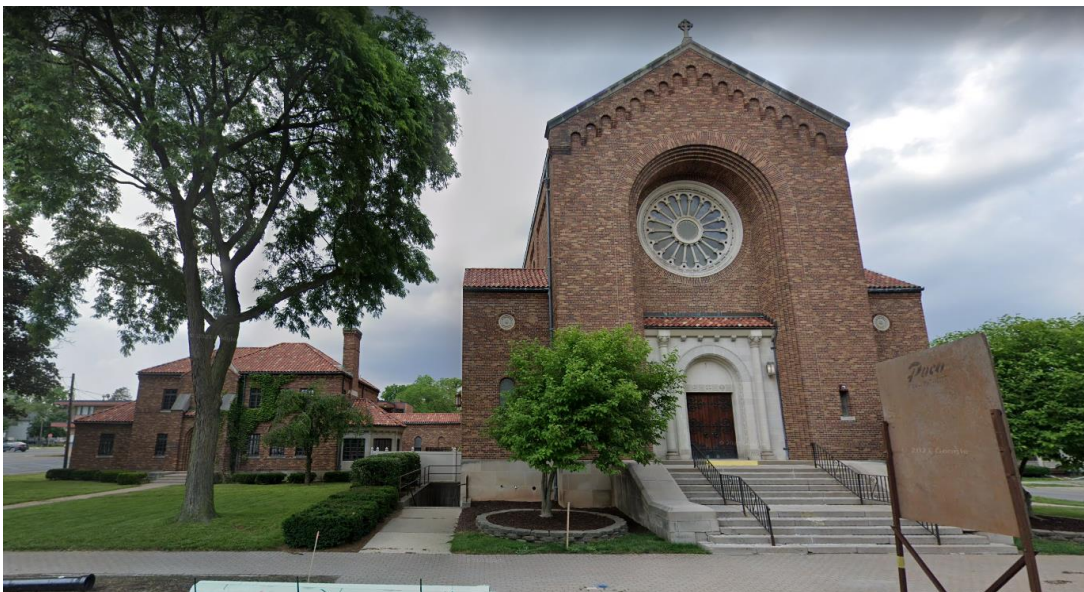
Move to approve the application for work at 410 W Cross, submitted April 14, 2022, and issue a certificate of appropriateness for the roof tear-off and replacement as specified of the clay tile roof on the church and rectory using replacement clay tiles in the same size, material, and profile, and the replacement of copper gutters and downspouts with copper in the same size and shape as the historic materials. The work is appropriate because it meets the Secretary of the Interior's Standards, including Standards 2, 5, and 6.

Prepared by:

Ellen Thackery, Preservation Planner



St John the Baptist at the corner of Hamilton and Cross, from Google, June 2021.



St John the Baptist from Cross Street from Google, June 2021.



APR 14 2022

PHDC-22-0024
RECEIVED

A 29643
51002

**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

410 West Cross Street, Ypsilanti, MI 48197

Applicant

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

Name

St. John the Baptist Catholic Church (c/o John Recznik, Business Manager)

Address

411 Florence Street (office & correspondence address)

City

Ypsilanti

State

Michigan

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Bruttell Roofing, Inc., 10821 Capital Street Oak Park, MI 48237 PHONE: (248) 543-3040

Type of work

☒ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Our project includes the replacement of all roof tiles, underlayments, and copper gutters, downspouts, flat roofs, and flashings in original materials. That is, we will be replacing Ludowici Spanish tiles and copper wherever it is currently in use.

This application is for both the church and the rectory, which are located immediately adjacent to one another at the same address.

Great care has been taken by our consultant, SME-USA, to ensure identical materials have been included in our bids and will be installed during the project.

We would like to begin on May 16, 2022 and hope to finish before winter weather sets in.

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

Documents containing all the details of the project accompany this application.

Please reach out to me via email at JohnR@ypsicatholic.org if you would like to receive a digital copy of our plans.

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:
\$978,000

Permit fee:
\$45 + 1,625.00 = 1,670.00

Signature

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

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

Signature:

Date:

4.13.2022

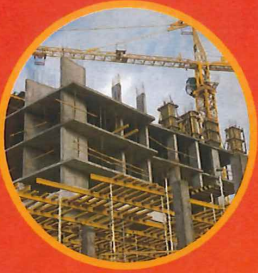
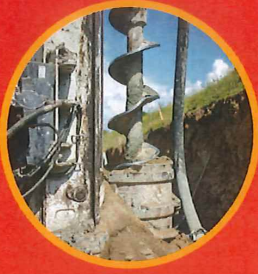
Print Name:

John L. Recznik

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

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

PHDC-22-0024



ST. JOHN THE BAPTIST - ROOFING REPLACEMENT SCOPE-OF-WORK

**411 FLORENCE STREET
YPSILANTI, MICHIGAN 48197**

SME Project No. 087790.00

FEBRUARY 1, 2022 – ISSUED FOR BID



APR 14 2022

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St. John the Baptist Roofing Replacement Scope-of-Work
Ypsilanti, Michigan

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- 05 Summary of Work
- 06 Manufacturer's Installation and Product Information Website Links
- 07 Project Site Plan
- 08 Roof Plans and Flashing Details (11 x 17)

END OF SECTION

**Roofing Replacement Project Summary
St. John the Baptist Roofing Replacement Scope-of-Work
Ypsilanti, Michigan**

ROOFING REPLACEMENT PROJECT SUMMARY

St. John the Baptist Church received an addition to its north end in 1999. This project does not include this portion of the building. When referring to the "Church" in this document, we are referring to the original portion of the Church. This project includes the roofing on the Church and Rectory.

The Church and Rectory have classical Italianate architecture and roofing system design. The roof structures feature hipped or gabled geometry with numerous levels and slope plane changes that provide excellent visual interest. It appeared that both the Church and Rectory were constructed with identical materials and installed in a similar time period. Both have two types of roofing; clay tiles on the steep-sloped areas, and flat lock-seam copper panels on the low sloped areas.

The underlayment beneath the clay tile roof systems, as well as the flat lock-seam copper roofs are in poor condition and in need of replacement. This project includes the removal of all roofing and underlayment down to the structural deck, removal and salvage the clay-tiles on all areas, removal and salvage the copper shell from the lined gutters on the upper roof areas, install the specified underlayments, install 20-ounce flat lock-seam copper on the low-sloped areas, and reinstall the salvaged clay tiles on the steep-slope areas.

By our accounts, the clay tile areas are approximately 14,000-square feet (SF) [10,500 SF on the Church, 3,500 SF on the Rectory], and the three (3) flat lock-seam copper roofs total less than 400 SF combined. The contractor is required to field verify roof sizes and slopes.

The clay tile roofing on the main portion of the roof was opened up to review the underlayment beneath. The following was observed:

STEEP-SLOPE AREAS

1. Roof Type

- Clay Tile: Ludowici® Spanish 13 ¼" Tile
- Color: Standard red
- Attachment: Copper nails, 1-3/4"

2. Underlayment: 30 lb. felt

3. Roof Deck: 2-inch tongue & groove wood decking

SME did not perform test openings on the flat lock-seam copper roofs, but based on the original building drawings, we presume the following:

LOW-SLOPE AREAS

1. Roof Type

- Copper Panel: 16-ounce flat lock-seam copper
- Attachment: Copper cleats with 1-3/4" nails

2. Underlayment: 30 lb. felt and red rosin paper

**Roofing Replacement Project Summary
St. John the Baptist Roofing Replacement Scope-of-Work
Ypsilanti, Michigan**

3. Roof Deck: 2-inch tongue & groove wood decking

This information is provided for your convenience. The contractor is responsible for verifying actual conditions in the field.

The Parish wishes to secure bidding for roof removal and replacement with a base bid, and bid alternate as follows:

BASE BID

1. Remove and salvage the clay tiles. Replace the steep-sloped areas per this project document with the salvaged clay tiles. The installation includes:
 - a. New Copper gutters, valleys, flashings, and downspouts.
 - b. Salvaging and reusing copper downspout conductor heads and gutter fascia/shell from the lined gutters.
2. Remove the low-sloped roofing areas down to the structural roof deck and replace per this project document with soldered flatlock-seam copper roof system.

ALTERNATE BID

1. Remove and dispose the clay tiles. Replace the steep-sloped areas per this project document with new Ludowici Spanish 13 ¼" clay tiles. The installation includes:
 - a. New Copper gutters, valleys, flashings, and downspouts.
 - b. Salvaging and reusing copper downspout conductor heads and gutter fascia/shell from the lined gutters.

The Bid Form has been structured to provide a base and alternate bids. We have also included a table to identify unit prices for work outside the scope of this document.

Based on the bids received and available funds, the Parish may choose to reduce the number of roofs, or the scope-of-work included in this project.

The Parish expects that the work included in this document be completed by October 14, 2022.

END OF SECTION

**Instructions to Bidders
St. John the Baptist Roofing Replacement Scope-of-Work
Ypsilanti, Michigan**

INSTRUCTIONS TO BIDDERS

A pre-bid meeting for invited contractors only will be held at the Church on Wednesday, February 9, 2022 at 1:30 PM.

Sealed Bids will be received by St. John the Baptist Parish, for Roofing Replacement in Ypsilanti, Michigan. Submit Bids on forms provided by the Owner in this document.

Provide Work in accordance with the scope-of-work documents prepared by SME, 43980 Plymouth Oaks Blvd., Plymouth, Michigan 48170.

The Bids must be received by 3:00 PM on Wednesday, March 4, 2022, to be considered

Email, mail, or deliver Bids to:

Mr. John Recznik
johnrecznik@gmail.com
St. John the Baptist Catholic Church
411 Florence Street
Ypsilanti, Michigan 48197

Address all inquiries or requests for clarification to:

Mr. Lloyd Dubisky, RLA
lloyd.dubisky@sme-usa.com
SME
43980 Plymouth Oaks Blvd.
Plymouth, Michigan 48170
(734) 454-9900

Provide Bids that are in full conformity with the scope-of-work documents.

Bids are to be firm and cannot be withdrawn for a period of 30 calendar days after opening.

Bids submitted by telephone or facsimile will not be accepted.

The Owner reserves the right to reject any and all bids, to award the Contract to other than the low bidder based on contractor qualifications, and to waive irregularities or formalities.

Instructions to Bidders
St. John the Baptist Roofing Replacement Scope-of-Work
Ypsilanti, Michigan

PREVIOUS EXPERIENCE AND REFERENCES

Provide proof that your company has been in business for more than 15 years. Provide a list of references, including contact names and telephone numbers, for projects performed for similar sized churches over the past 5 years.

BIDS

State Bid price in both figures and writing, signed personally by the bidder and by a partner or a duly authorized officer for the corporation, and listing the bidder's business address and telephone number. Provide bids based only on the materials, construction and equipment named or described in the scope-of-work document. Voluntary alternate bids for work other than that specified or shown will not be considered.

TAXES

Bids for original contract work, and for other work thereunder, shall include applicable taxes, including social security, unemployment or use taxes, and any other taxes specifically levied on the work or on wages by local, city, state or federal government, except real property taxes on the site. Bids shall also include premiums, assessments, and other like payments, charges, and costs incidental to the work covered by the scope-of-work document.

BUILDING AND MISCELLANEOUS PERMITS

Bids for original contract work, and for other work thereunder, shall include application and costs to procure applicable building permit(s) required by the local, city, or state government.

Contractor responsible for securing permits or permission for temporary sidewalk and lane closures as required by the local, city, or state government.

CONTRACT

The Contract will be deemed as having been awarded when formal notice has been duly served upon the intended awardee by an officer or agent of the Owner duly authorized to give such notice.

TIME OF COMPLETION / SEQUENCING

The Bidder agrees, if awarded a Contract, to start Work after May 1st, and complete the Work on or before October 14, 2022.

The Bidder agrees to start and complete the Church roof first.

TEMPORARY PROTECTION OF EXISTING FACILITIES

Protect existing vegetation, equipment, structures, utilities, and other improvements at Project site and on adjacent properties, except those indicated to be removed or altered. Repair of damage to existing facilities including; parking lots, sidewalks, lawns, landscaping, etc. to be completed and paid for by the Contractor.

**Instructions to Bidders
St. John the Baptist Roofing Replacement Scope-of-Work
Ypsilanti, Michigan**

UTILITIES AND FACILITIES

The Contractor to provide their own portable toilet(s) and generators for electricity. The Owner will allow the Contractor access to water via outdoor spigots.

BIDDING DOCUMENTS

The bidder will receive one set of bid documents, consisting of bidding requirements, drawings and specifications. The Bidding Documents will be provided electronically (PDF). Hard copy sets, if ordered by the bidder, will be furnished upon payment of \$100.00 each for reproduction costs.

EXPLANATION TO BIDDERS BY ADDENDUM

Neither the Owner nor the Owner's Representative will give verbal answers to inquires regarding the meaning of the drawings or specifications, or give verbal instructions previous to award of the contract. Any verbal statements regarding same by any person, previous to award, are unauthorized.

Explanations desired by bidders can be requested of the Owner's Representative in writing, and if explanations are necessary, a reply will be made in the form of an addendum, an electronic copy of which will be forwarded to each bidder. Addenda issued to bidders prior to date of receipt of bids will become part of the scope-of-work document, and bids must include the work described in the addenda. No inquiry received within three (3) days of the date fixed as the bid date will be given consideration.

SUBMITTALS

The contractor awarded the project shall submit samples of the following materials:

1. Copper nails: (10) nails each; 1 ½" and 2" nails.
2. Screws: (10) #10 x 2 ½" ceramic coated.
3. Grace Ice & Watershield HT: 12" x 12" sample.
4. #30 asphalt felt: 12" x 12" sample.
5. TileSeal Corrugated Alum. Flashing Tape: 12" x 12" sample.
6. Flexim Roof Mortar: 3" x 3" x 3" sample.
7. Stainless steel angle: ¾" x ¾" x 12" sample.
8. Downspouts: 12" length of copper, 12" length of galv. Steel.
9. Gutter outlet strainer: (1) heavy duty SS wire strainer by KM Sheetmetal.
10. Tile adhesive: (1) tube OSI RT 600.

Do not submit shop drawings unless presenting an alternate flashing detail for consideration.

END OF SECTION

Bid Form
St. John the Baptist Roofing Replacement Scope-of-Work
Ypsilanti, Michigan

BID FORM

NAME OF BIDDER: _____

STREET ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

TELEPHONE NUMBER: _____ FAX NUMBER: _____

TO: Mr. John Recznik
St. John the Baptist Catholic Church
411 Florence Street
Ypsilanti, Michigan 48197

PROPOSAL

Base Bid

The undersigned, being cognizant of the conditions governing the Work and the requirements of the authorities having jurisdiction, and having read and examined the St. John the Baptist Roofing Replacement Scope-of-Work prepared by SME, Inc. agrees to submit a Bid for the roofing replacement and other work associated with this project. The undersigned proposes to furnish all labor, material, equipment and means of construction to perform and complete all work for the **Firm Lump Sum Price** of:

Church Roof – Remove and Salvage Clay Tiles. Replace Steep-Sloped Areas per Project Document with Salvaged Clay Tiles. Install Copper Gutters, Valleys, Flashings, Downspouts, and soldered Flat Lock-Seam Copper Roofs on the low-slope areas per Project Documents.

_____ Dollars (\$ _____)
Written Numerical

Rectory Roof – Remove and Salvage Clay Tiles. Replace Steep-Sloped Areas per Project Document with Salvaged Clay Tiles. Install Copper Gutters, Valleys, Flashings, Downspouts, and soldered Flat Lock-Seam Copper Roofs on the low-slope areas per Project Documents.

_____ Dollars (\$ _____)
Written Numerical

BASE BID: Price for Both the Church and Rectory Roofs listed above

_____ Dollars (\$ _____)
Written Numerical

Will be called the Base Bid.

Said sum shall be subject to all terms of the Contract. The Base Bid sum must not be greater than the sum of the individual base bids of the Project.

Bid Form
St. John the Baptist Roofing Replacement Scope-of-Work
Ypsilanti, Michigan

Proposed Start Date: _____
Estimated Completion Date: _____

Alternate Bid #1

The undersigned, being cognizant of the conditions governing the Work and the requirements of the authorities having jurisdiction, and having read and examined the St. John the Baptist Roofing Replacement Scope-of-Work prepared by SME, Inc. agrees to submit a Bid for the roofing replacement and other work associated with this project. The undersigned proposes to furnish all labor, material, equipment and means of construction to perform and complete all work for the **Firm Lump Sum Price** of:

Church Roof – Remove and Dispose of Clay Tiles. Replace Steep-Sloped Areas per Project Document with Ludowici Spanish clay tiles. Install Copper Gutters, Valleys, Flashings, Downspouts, and soldered Flat Lock-Seam Copper Roofs on the low-slope areas per Project Documents.

_____ Dollars (\$ _____)
Written Numerical

Rectory Roof – Remove and Dispose of Clay Tiles. Replace Steep-Sloped Areas per Project Document with Ludowici Spanish clay tiles. Install Copper Gutters, Valleys, Flashings, Downspouts, and soldered Flat Lock-Seam Copper Roofs on the low-slope areas per Project Documents.

_____ Dollars (\$ _____)
Written Numerical

ALTERNATE BID #1: Price for Both the Church and Rectory Roofs listed above

_____ Dollars (\$ _____)
Written Numerical

Will be called Alternate Bid #1.

Said sum shall be subject to all terms of the Contract. Alternate Bid #1 sum must not be greater than the sum of the individual base bids of the Project.

Proposed Start Date: _____
Estimated Completion Date: _____

Bid Form
St. John the Baptist Roofing Replacement Scope-of-Work
Ypsilanti, Michigan

ADDENDA

The following addenda covering changes in the work have been received during the bidding period. The Work described herein has been included in this proposal:

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

UNIT PRICES

The undersigned proposes the following unit prices for authorized changes in the Work. Unit prices must include installation, delivery and charges for incidental expenses, supervision, insurance, taxes, overhead, and profit.

The Owner retains the right to accept or reject the following unit prices.

ITEM	UNIT PRICE	UNIT
Replace of deteriorated T&G (2x) roof decking	\$	sq. ft.
Repair of deteriorated T&G (2x) roof decking	\$	Per Man Hour
Replace deteriorated 2 x 6 wood blocking	\$	lin. ft.
Replace deteriorated 2 x 8 wood blocking	\$	lin. ft.
Replace deteriorated 2 x 10 wood blocking	\$	ln. ft.
Replace damaged conductor head with 16-ounce copper (Including hardware)	\$	each
Replace damaged gutter shell with 16-ounce copper	\$	ln. ft
Installed Ludowici® Lanai Standard Red Hip Starter	\$	each
Installed Ludowici® Lanai Standard Red Hip	\$	each
Installed Ludowici® Lanai Standard Red Under Eave	\$	each

Bid Form
St. John the Baptist Roofing Replacement Scope-of-Work
Ypsilanti, Michigan

PROPOSAL BREAKDOWNS PER BID

List the required price information below:

Base Bid	Amount
General Conditions	\$
Remove, salvage, stack, wrap, and store clay tiles on site	\$
Demolition and disposal of roofing and related items (underlayment, gutters, valleys, flashings, and downspouts)	\$
Furnish and install underlayment	\$
Reinstall tile roofing	\$
Furnish, fabricate and install copper gutters, valleys, flashings and downspouts	\$
Soldered flat lock-seam copper roof system materials and installation	\$
Lift rentals and scaffolding	\$
Contractor's Standard 5-Year Warranty	\$
Total	\$

Bid Form
St. John the Baptist Roofing Replacement Scope-of-Work
Ypsilanti, Michigan

Alternate Bid #1	Amount
General Conditions	\$
Demolition and disposal of roofing and related items (tile and flat lock-seam copper)	\$
Furnish and install underlayment	\$
New Ludowici® Spanish 13 ¼" Tile materials	\$
New Ludowici® Spanish 13 ¼" Tile installation	\$
Furnish, fabricate and install copper gutters, valleys, flashings and downspouts	\$
Soldered flat lock-seam copper roof system materials	\$
Soldered flat lock-seam copper roof system installation	\$
Lift rentals and scaffolding	\$
Contractor's Standard 5-Year Warranty	\$
Total	\$

Bid Form
St. John the Baptist Roofing Replacement Scope-of-Work
Ypsilanti, Michigan

ACCEPTANCE OF PROPOSAL

The undersigned agrees to execute a Contract providing they are notified of acceptance within 30 calendar days after the time set for receipt of proposals.

The undersigned has carefully examined the bidding and scope-of-work documents, including the Instructions to Bidders, Specifications, Drawings, and all addenda issued, and agrees to be bound by the requirements thereof in the submission of this proposal, and in the performance of the Contract if awarded to them on this proposal.

The undersigned bidder does hereby declare that the bidder has the legal status checked below:

_____ Individual
_____ Co-Partnership
_____ Corporation incorporated in the state of _____
_____ Joint business under an assumed name.

The names and addresses of all persons indicated as partners in this proposal are as follows:

NAME	ADDRESS
_____	_____

NAME	ADDRESS
_____	_____

This proposal is submitted in the name of:

(Name of Contractor)

By: **(Signature)** _____ **(Title)** _____

Signed and sealed this _____ day of _____, 20____

Instructions: Submit per the Instructions to Bidders.

END OF SECTION

**Summary of Work
St. John the Baptist Roofing Replacement Scope-of-Work
Ypsilanti, Michigan**

SUMMARY of WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. The Drawings and the general provisions of the Contract apply to each section of this Project's specifications. This is a single-prime contract.

1.2 PROJECT DESCRIPTION

- A. It is not the intent of this summary to include all items required to accomplish the Work. Take whatever steps necessary to assure that required work which is not described herein, but shown on the Project Drawings, specified in other sections of these Project Documents, or required for a complete Work product, will be completed at no additional cost to the Owner.
- B. Base Bid Work: The base bid work includes labor, materials, equipment, taxes, overhead, profit, and administration necessary to:

1. ROOFING and UNDERLAYMENT REMOVAL

- a) The contractor agrees to start and complete the Church roof first. Remove approximately 14,000 square feet of clay tile roofing, 400 square feet of soldered flatlock-seam copper roofs, underlayment, flashings, and associated components down to the wood deck.
- b) Salvage intact clay tiles, and stack neatly on wooden pallets and store for reinstallation. Dispose broken or damaged tiles.
- c) Salvage copper gutter fascia/shell, and downspout conductor heads. Mark the location of the individual sections with permanent marker on the interior of the fascia/shells and conductor heads and store in a safe place for reuse. Conductor heads may be left in place if the securing conductor/downspout hangers are securely fastened to the masonry.
- d) Remove the copper flashings, valley, and gutter systems and salvage for recycling/scrap value. Contractor to recycle-/scrap the copper and use the recycled value of the copper as partial compensation for the replacement project.
- e) Remove nails and fasteners from the roof surfaces.

2. DETERIORATED ROOF DECK REMOVAL AND REPLACEMENT

- a) After removal of the roofing and underlayment, inspect the roof deck for deterioration, damage, or deflection.
 - 1) Remove and replace damaged roof decking with 2-inch nominal tongue and groove wood decking to match existing. Replacement wood products to be kiln dried No.2, southern yellow pine or equivalent. Do NOT use preservative treated lumber products.

Summary of Work
St. John the Baptist Roofing Replacement Scope of Work
Ypsilanti, Michigan

- 2) Damage to roof decking or structural members must be brought to the attention of the Owners Representative for review and analysis prior to repair. Repair of either may be an option to removal and replacement.

3. GUTTER INSTALLATION

a) Supported Lined Gutters

- 1) Review masonry walls and notify Owners Representative of any distress or defect.
- 2) Fabricate and install 16-ounce copper ledge flashing. Fasten 24-inches-on-center with masonry nails or anchors. Extend the self-adhering underlayment ice barrier membrane (IBM) (Grace Ice and Water Shield HT™) from the sloped roof down the face of the wall to completely cover the ledge flashing.
- 3) Fabricate brass gutter hangers to accept the stainless steel angle and accept the salvaged supported gutter fascia/shell. Install brass gutter hangers 36-inches-on-center. Reuse of existing brass gutter hangers is acceptable if they can be fabricated to accept the stainless steel angle.
- 4) Install 1x dimensional lumber on top of the hangers as support for the new gutter liner.
- 5) Install ¾-inch x ¾-inch continuous stainless steel angle fastened to the gutter hangers with #12 x ¾-inch stainless steel or brass panhead machine screws.
- 6) Reinstall copper fascia/shell. Fasten the lower portion of the fascia/shell to the ledge flashing with copper or brass rivets 18-inches-on-center.
- 7) Install red rosin paper in the gutter area extending up onto the sloped roof 6-inches only at areas where in-place soldering will occur.
- 8) Fabricate new 20-ounce copper gutter liners to fit in the gutter hangers and engage with the salvaged fascia/shell.
 - (1) Fabricate with minimum 6-inch apron onto the sloped roof with formed cant, and fasten apron to the sloped roof with 1 1/2-inch copper nails 3-inches-on-center in a stagger pattern.
 - (2) Fabricate with formed lock to wrap over the vertical leg of the stainless steel angle.
 - (3) Overlap the joints of the liner minimum 1-inch, and rivet together with rivets spaced a minimum of 2-inches-on-center in a staggered pattern. Lap shingle-style toward the downspout outlets. Fully solder the gutter liner laps.
 - (4) Install and solder outlets and as many laps as possible on the ground before lifting into place.
 - (5) Provide expansion joints with covers where indicated on Project Drawings

Summary of Work
St. John the Baptist Roofing Replacement Scope of Work
Ypsilanti, Michigan

- (6) Solder laps in place where necessary. Solder shall extend completely through the lap.
- 9) Fabricate new copper gutter straps to match the profile of existing straps and install at 36-inches on center. Fabricate with a 180-degree twist with the twist centered over the gutter. Salvage and reinstall straps that are in good condition.
 - (1) Fasten each strap to the wood deck with (2) 2-inch copper or stainless steel screws. Cover the area of the strap receiving screws with a 4" x 6" piece of self-adhering underlayment IBM (Grace Ice and Water Shield HT™).
 - (2) Secure strap to the front of the gutter with angled brass strap. Fastened angle to strap with a #12 x 1-inch brass slot head machine screw.
- 10) Cover the apron area with a 10-inch wide strip of self-adhering underlayment IBM (Grace Ice and Water Shield HT™)
- 11) Reinstall salvaged clay tiles. Replace damaged tiles with new stock, randomly placing new tiles amongst the salvaged tiles taking care not to install new tiles adjacent to each other.
- b) Half Round Gutters
 - 1) Review masonry walls and notify Owners Representative of any distress or defect.
 - 2) Fabricate and install 20-ounce copper with minimum 5-inch apron and ½"-inch single bead rolled edge.
 - 3) Fabricate 3/16-inch x 1 ¼-inch copper gutter hangers with minimum 2-inch leg up roof slope and 3/8-inch hook to engage the gutter rolled edge.
 - 4) Install 20-ounce half-round gutters as specified on Project Drawings.
 - (1) Install gutter hangers at 24-inches on center. Whenever possible, install in line with the roof rafters.
 - (2) Overlap the gutter joints minimum 1-inch, and rivet together with rivets spaced 2-inches-on-center. Lap shingle-style toward the downspout outlets.
 - (3) Install and solder outlets and as many laps as possible on the ground before lifting into place.
 - (4) Provide expansion joints with covers where indicated on Project Drawings.
 - (5) Solder laps in place where necessary.

Summary of Work
St. John the Baptist Roofing Replacement Scope of Work
Ypsilanti, Michigan

- 5) Reinstall salvaged clay tiles. Replace damaged tiles with new stock, randomly placing new tiles amongst the salvaged tiles taking care not to install new tiles adjacent to each other.

4. VALLEY LINER INSTALLATION

- a) After areas of deck deterioration have been repaired, install a 20-inch wide, 20 gauge galvanized steel sub-flashing at the valley centerline.
 - 1) Form to match the valley angle.
 - 2) Start at the eave edge and install up the valley in tile-fashion, end lapping a minimum of 6-inches.
 - 3) Fasten to the deck 8-inches-on-center along the perimeter with 1 ½-inch galvanized shingle nails.
 - 4) Install self-adhering underlayment IBM (Grace Ice and Water Shield HT™) over sub-flashing, overlapping 12-inches each side of the valley to create 2-plys of self-adhering underlayment at the centerline of the valley.

5. VALLEY FLASHING INSTALLATION

- a) Provide 36-inch wide 20-ounce copper valleys with 2-inch height inverted "V" water diverter in the center. Form the edges of the valley with a hook edge to accept cleats.
 - 1) Lap the valley sections 8-inches in the direction of flow. Start with a full, 10-foot long section of valley at the eave/gutter edge.
 - 2) Secure the valley with copper cleats 24-inches OC.
 - 3) Provide a full width roll of self-adhering underlayment IBM over the cleated edges of the copper valley. Hold back the underlayment 10-inches from the centerline of the valley so the copper is visible at the valley center.
 - 4) Keep the tiles back 8-inches from the valley centerline to maintain the open portion of the valley. Cut 2-inch diagonal corner off the upper corner of the trimmed tile in the valley (Dog-Ear).

6. UNDERLAYMENT INSTALLATION

- a) Cover church and rectory roofs with (2) layers of 30-pound asphalt impregnated felt underlayment. Install succeeding rows of felt above the first lapping 3-inches over the first. Overlap 6-inches minimum on end laps. All areas to receive (2) layers of 30-pound asphalt impregnated felt, except as follows:
 - 1) Valleys: Install self-adhering underlayment IBM (Grace Ice and Water Shield HT™) in the valley area as follows:
 - (1) Install the Grace Ice and Water Shield HT™ over the valley liner subflashing as described above.

Summary of Work
St. John the Baptist Roofing Replacement Scope of Work
Ypsilanti, Michigan

- (2) Install the copper valley flashing as described above and install Grace Ice and Water Shield HT™ as described in the valley flashing section.
 - 2) Eaves: Install two (2) rows of self-adhering underlayment IBM (Grace Ice and Water Shield HT™) at the eave as detailed on Project Drawings.
 - (1) Install succeeding rows of underlayment above the first lapping 3-inches over the first. Overlap 6-inches minimum on end laps. First row to be parallel to the eave.
 - (2) Extend over the eave edges a minimum of 3-inches into the gutter apron. At gutter locations, extend as indicated in the representative flashing detail.
 - 3) Ridges and Hips: Install underlayment as follows:
 - (1) Install (2) layers of 30-pound asphalt impregnated felt up to the 2x ridge/hip stringer.
 - (2) Install a full width (36-inches) of Grace Ice and Water Shield HT™ centered on the stringer. Extend the membrane each way carefully rubbing to ensure adhesion and minimize voids. At hips, begin installation at the eave and proceed up slope in shingle fashion.
 - 4) Walls: Extend Grace Ice and Water Shield HT™ up the wall a minimum of 6-inches. Fasten with 1-inch steel masonry cap nails. Seal the top of the membrane with polyurethane sealant and tool to shed water.
 - 5) Penetrations: Install underlayment as shown on Project Drawings.
 - 6) Soldered Flatlock-Seam Copper Roofs: Install one (1) layer of Grace Ice and Water Shield HT™ and one (1) layer of red rosin paper underlayment in areas with soldered flatlock-seam copper roofs as shown on the Project Drawings.
 - (1) Install succeeding rows of underlayment above the first lapping 3-inches over the first. Overlap 6-inches minimum on end laps. Stagger end laps a minimum of 12-inches.
 - b) Grace Ice and Water Shield HT™ underlayment shall not be exposed to UV for more than sixty (60) consecutive days.
 - c) 30-pound asphalt impregnated underlayment shall not be exposed to UV for more than fourteen (14) consecutive days.
7. ROOFING TILE INSTALLATION
- a) Install salvaged Ludowici® Spanish 13 ¼" Tiles per the manufacturer's requirements.
 - 1) Color: Standard Red (existing color).
 - 2) Breakage / Replacement: Some breakage is typical and expected when salvaging tiles. The contractor is to include in the base bid, purchasing and providing 10% of each type of tile used in a complete Ludowici® Spanish 13 ¼" Tile system. Tiles used on this type of system include: field, short course

Summary of Work
St. John the Baptist Roofing Replacement Scope of Work
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cover, closed valley, ridge, closed ridge end, hip, hip starter, hip terminal, eave closure, top fixture, rolled rake, and detached rake.

- 3) Use chalk lines to align the tiles horizontally and vertically. Failure to provide both horizontal and vertical chalk lines may result in the tiles not properly nesting together. Installed areas that are not properly nested together will be rejected. Tiles in rejected areas will be removed by the contractor, a new layer of underlayment installed, and the tiles replaced at the contractor's expense.
- 4) Fasten tiles with 11-gauge minimum copper roofing nails with 3/8 to 7/16-inch diameter heads. Length to be:
 - (1) Field Tiles: 1 ½-inch, (2) nails per tile.
 - (2) Hips: 2-inch length nails.
 - (3) Ridges: 2 1/2-inch length nails.
- 5) Provide nails long enough to penetrate the decking by at least 3/4 of an inch.
- 6) Drive fasteners perpendicular to the roof deck and seated flush, but not tight with the tile surface.
- 7) Apply tiles as required by the tile manufacturer with a 3-inch minimum head lap.
 - (1) Note the existing exposure lengths of the different roof slopes prior to roofing removal. Reinstall salvaged tiles with the same exposures.
 - (2) Individual tiles have subtle color variations; some lighter, some darker. The contractor is responsible for evaluating the color variations and blending the shades of color randomly to achieve a harmonious color roof without blotches, hotspots, or patterns.
 - (3) Align hip cap tiles with the field tile rows for proper fit.
- 8) Valleys:
 - (1) Install valleys on the main roof area with an "Open Valley" installation.
 - (a) Do **not** nail valley tile through the copper valley flashing. Wire small tiles to nails driven upslope from the copper valley.
 - (b) Use a small spot of OSI® RT600 Sealant (tile sealant) on small tiles to prevent movement.
- 9) Ridges:
 - (1) Install additional blocking to receive top fixture tile.
 - (2) Install a full width (36-inches) of Grace Ice and Water Shield HT™ centered on the stringer, down and over the blocking and onto the roof slope.

Summary of Work
St. John the Baptist Roofing Replacement Scope of Work
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- (3) Install field and top fixture tile, then install TileSeal® corrugated aluminum flashing tape (color: red) over the stringer, extending onto the top fixture tiles. Do not extend past the ridge caps.

10) Hips:

- (1) Install a full width (36-inches) of Grace Ice and Water Shield HT™ centered on the stringer onto the roof slope.
- (2) Install field tiles, then install Flexim® Roof Mortar (color to be chosen by Owner, but presumed to be Terra Cotta). Immediately imbed hip cap into the roof mortar, nail the cap, and trowel the mortar smooth even with the edges of the hip cap.

- 11) Provide 2 ½-pound lead flashing boot at the plumbing vent pipes.

- 12) Provide accessory sheet metal flashings as indicated in the Details.

8. SOLDERED FLAT LOCK-SEAM COPPER INSTALLATION

- a) Remove low-slope copper roofing, flashings and underlayment and dispose off-site.
- b) Review wood deck and supporting structure and repair as necessary. Review masonry walls and notify Owner and Consultant of any distress or defect. Do not install permanent roofing repairs over damaged masonry. Provide temporary waterproofing over areas that cannot be repaired the same day. Owner will coordinate masonry repair by others.
- c) Install self-adhering underlayment (Grace Ice and Water Shield HT™) over exposed roof deck lapping the underlayment as indicated in the low-slope copper roof details. Install red rosin paper over the entire area before installing copper panels.
- d) Install copper roofing and related flashings at the perimeters as indicated below and in the details.
 - 1) Copper pans: 20-ounce.
 - 2) Pan Size: 20-inches x 24-inches (or smaller in the same ratio).
 - (1) Pre-tin all edges minimum 1 ½-inches.
 - (2) Minimum 5/8-inch locks.
 - (3) Secure with copper cleats and nails; (2) on long side, (1) on short side.
 - (4) Fully solder seams.

1. DOWNSPOUTS

- a) Provide prefabricated 16-ounce round copper downspouts, elbows and accessories to match existing. New downspouts are to be installed in the same location as the existing ones.

Summary of Work
St. John the Baptist Roofing Replacement Scope of Work
Ypsilanti, Michigan

- b) Existing conductor heads are to be left in place and reused unless damaged.
- c) Transition copper downspouts to 10-foot 26-gauge galvanized steel downspouts at ground level. Provide galvanized elbows as necessary and connect to the existing storm risers unless otherwise indicated on the Roof Replacement Plan.
- d) Where indicated on the Roof Replacement Plan, provide galvanized elbow and 5-foot section of downspout to a high-density polyethylene splash block as shown on the respective detail.

1.3 QUALITY CONTROL

A. SOLDER-SMITH TESTING AND CERTIFICATION

1. Summary: Submit samples of soldered joints prepared by the craft persons who will be performing the fabrication and installation of certain components to be incorporated into the clay tile roofing system. Typically, the prequalification procedure for soldered seams follows the criteria outlined in Appendix K of the SMACNA Architectural Sheet Metal Manual, Seventh Edition; 2012. The modified four-part procedure for this project is described below.
 - a) Candidates: The contractor is responsible for fabrication and installation of the copper gutters and flatlocked seam roofing. Contractor shall provide a list of craft persons assigned to perform soldering work to the Owner's Representative prior to qualification testing.
 - b) Materials: Materials used for the testing and qualifying of the craft persons shall comply with the project documents and requirements. Solder to be composed of a standard 50:50 tin to lead mixture.
 - c) Testing: Testing shall be performed either at the project site or other facility as determined by the Project Manager.
 - 1) A representative for the testing agency will be present during testing.
 - 2) The contractor shall be responsible for providing all materials, tools and equipment necessary for the solder testing.
 - 3) Each craftsperson shall prepare at least two (2) test samples of an over lapped riveted soldered seam, and two (2) test samples of a flat locked soldered seam using the means and methods to be employed in the final work product (sample to be generally the same shape and configuration as the final work product. If the project has lapped seam gutters, the lapped seam sample shall have a vertical leg, which shall be soldered in a vertical position).
 - 4) Prepared samples shall be cleaned in accordance with ASTM A380 as specified in the project documents.
 - 5) Each soldered sample submitted for assessment shall be numbered, signed and dated by the craftsperson before being submitted to the testing agency for assessment.

Summary of Work
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- d) Assessment and Certification: Each test sample will be assessed by the testing agency following the criteria outlined in the SMACNA Manual, Appendix K, section K2.2.
- 1) Results from the testing agency's observations will be recorded on a test coupon log and returned to the contractor along with the test coupons.
 - 2) Craft persons who meet the SMACNA qualification criteria shall qualify for soldering metal roofing seams for the project.
 - 3) Retesting of the contractor's craft persons shall be at the discretion of the Owner's Representative.

1.4 WARRANTY

- A. Contractor's Standard 5-year Warranty: Contractor agrees to inspect, locate, and make emergency repairs to defects and leaks in the roof system within 24-hours of receipt of notice from the Owner. Thereafter, as soon as weather permits, the Contractor agrees to permanently repair the affected areas by restoring them to the standard of the Contract, with no cost to the Owner
1. Warranty Period: 5-years from the date of Substantial Completion.

1.5 WORK SEQUENCE

- A. Work Sequence: Conduct the Project in a manner that will not disrupt the normal usage of the buildings, parking areas, and walkways on site. Coordinate with the Owner's Representative for the Contractor's parking and use of the site for mobilization, salvaged material storage and performing the Work.
- B. Cooperate with Owner, other contractors, and the facility users to minimize possible conflicts.
- C. Coordinate roofing closely with sheet metal work and other construction to ensure each day's work is watertight at the end of the workday.
- D. Make temporary tie-ins watertight each time a tie-in is created. The Contractor is responsible for costs to repair water damage to the building and replace damaged furnishings and equipment caused by unsealed or failed temporary roof tie-ins.

1.6 WORK TO BE COORDINATED WITH OWNER

- A. Coordinate shutdown and restoration of utilities, including plumbing, fire protection, HVAC, electrical, fire alarm, or other services that may require temporary discontinuation and later restoration, with Owner's maintenance staff.
1. Contractors are not authorized to shut off or reduce utility services without written authorizations and advance coordination and scheduling.
 2. Contractor to anticipate service interruption and restoration based on the pre-bid walk through and include pricing for electrical or HVAC subcontractors to disconnect and reconnect affected units. Do not rely on the Owner's electricians and HVAC mechanics unless expressly indicated by the Owner.
- B. Coordinate flexible work schedule for Church Mass schedule and funerals.
1. Masses require "quiet time" where the crew can perform work on-site, but must refrain from activities that produce loud noises including; pounding/hammering on the roof,

Summary of Work
St. John the Baptist Roofing Replacement Scope of Work
Ypsilanti, Michigan

shouting, using equipment with loud motors or back-up signals, etc. The Mass schedule is:

- a) Tuesday 6:00pm – 6:45pm
- b) Wednesday 8:00am – 8:45am
- c) Thursday 8:00am – 8:45am
- d) Friday 12:15pm – 1:00pm
- e) Saturday 8:00am – 8:45am, and 5:00pm – 6:00pm
- f) Sunday NO WORK ALLOWED ON SUNDAY

2. Funerals – Funerals also require quiet time.

- a) Funerals have historically occurred two or three times per month and will require a quiet window of approximately 2 hours in length. Funerals generally begin around 10 am and end by 12:30 pm.
- b) Typically, the roofing contractor can be given a 2-3 day notice before a funeral occurs so the contractor has an opportunity to reschedule crewmembers if desired.

PART 2 - PRODUCTS

(NOT APPLICABLE)

PART 3 – EXECUTION

(NOT APPLICABLE)

END OF SECTION

Website Links
St. John the Baptist Roofing Replacement Scope-of-Work
Ypsilanti, Michigan

MANUFACTURERS INSTALLATION AND PRODUCT INFORMATION WEBSITE LINKS

Grace Ice and Water Shield HT

<https://gcpat.com/en/solutions/products/grace-ice-water-shield-roofing-underlayment/grace-ice-water-shield-ht-us-version>

Ludowici® Interlocking Tile Installation Manual

<http://www.ludowici.com/wp-content/uploads/LRT-436-Ludowici-Interlocking-Tile-Installation-Manual-0617.pdf>

Ludowici® Spanish 13 Product Sheet

<https://ludowici.com/product/spanish13/>

OSI RT 600 Roof Tile Adhesive

<https://dm.henkel-dam.com/is/content/henkel/tds-us-osi-construction-adhesive-rt600-voc-adhesive-2014-07-31>

TileSeal Corrugated Aluminum Flashing Tape

<https://trasnowandsun.com/wp-content/uploads/2013/05/Flashing-TileSeal-Aluminum-PDS.pdf>

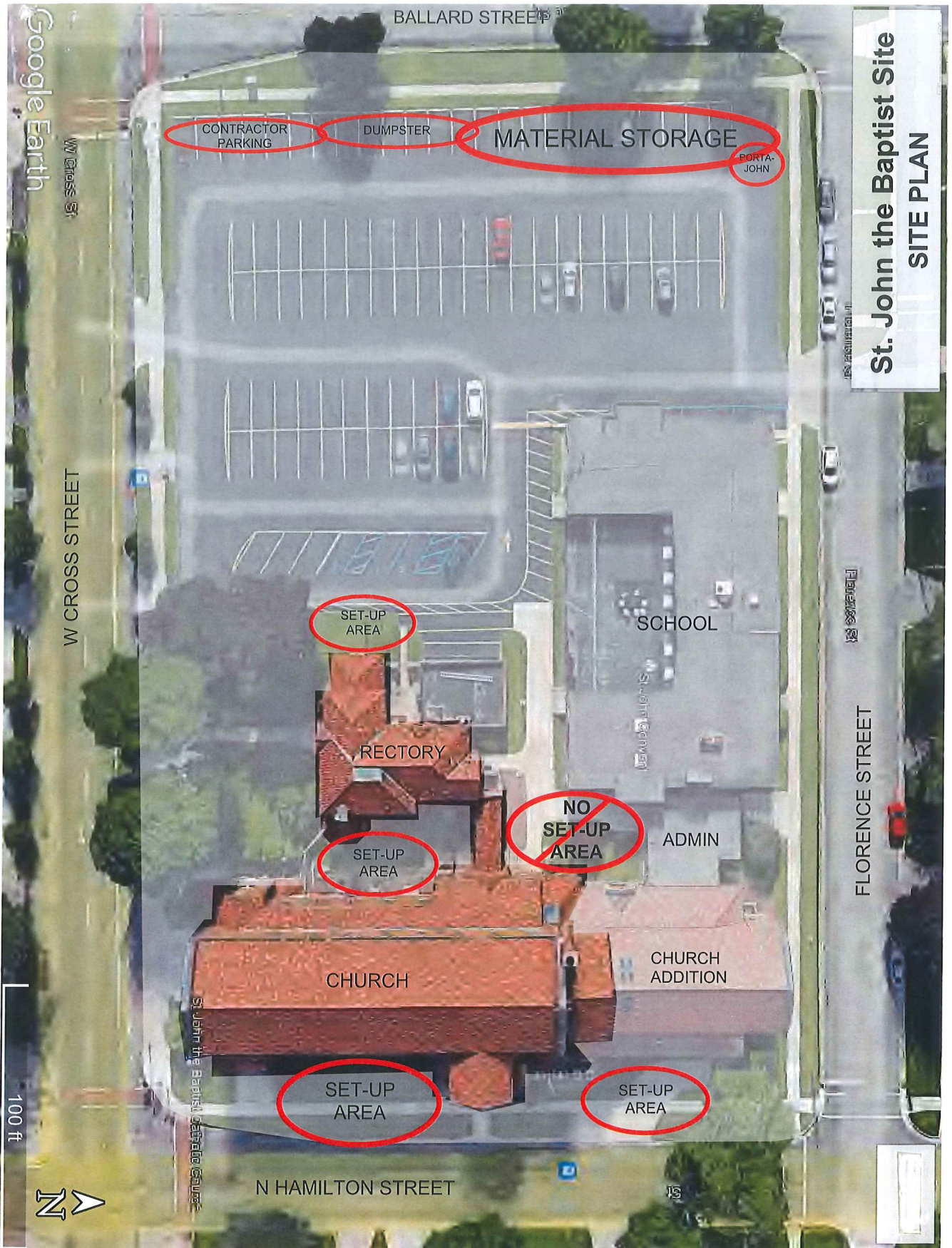
Flexim Roof Mortar

<https://ludowici.com/wp-content/uploads/LRT-TG-Flexible-Flashing-Datasheets.pdf>

Heavy Duty Stainless Steel Wire Strainer Gutter Outlet (kmsheetmetal.com)

<https://www.kmsheetmetal.com/shop/Stainless-Steel-Heavy-Duty-Downspout-Wire-Strainer-p161382935>

END OF SECTION





HDC Work Permit Staff Review

Property address: 330 E Forest

Property History: This house contributes to both the National Register and the local historic districts. In the National Register nomination, the house is described as "two-story, L-shaped, gable-roof 19th-century with raking cornices without returns."

Date of Application: April 18, 2022

Date of Review: April 21, 2022

Date of Meeting: April 26, 2022

Proposed work: New patio with step, new drive and approach

Materials: Stamped and colored concrete for the patio and steps, colored concrete for the driveway, standard white concrete for the approach.

Staff review:

1. Applicant proposes a stamped and colored concrete patio with a step, a smooth colored concrete driveway, and a smooth uncolored concrete approach.
2. The Secretary of the Interior's Standard for Rehabilitation that would most directly apply, it seems to staff, is Standard 9, "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible...to protect the property and its environment."
3. Staff can find no direct examples or mentions of stamped concrete in the Guidelines for Rehabilitating Historic Buildings that accompany the Standards. Site changes mentioned in the Guidelines focus on protecting the historic resource and any significant site features and not negatively impacting those, while also not creating a false sense of history.

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.

- a. In the Guidelines, not recommended is "Introducing a new site feature that is out of scale or of an otherwise inappropriate design."
 - b. Also not recommended in the Guidelines is "Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color, and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features."
- 4. The city ordinance for historic preservation (Chapter 54) lists design criteria that will guide commission decisions in addition to the Secretary of the Interior's Standards.
 - a. Criterion 14 listed in Sec. 54-82 states, "The proposed paving (i.e. brick, block, concrete, slate, etc.) should be of the same types as those already heavily used around existing adjacent resources."
- 5. Staff does not find anything about the proposed designs or materials that is necessarily inappropriate or incompatible.
 - a. Staff does not find the scale or design inappropriate.
 - b. Staff does not necessarily find that the proposed patio is visually incompatible in terms of design, color, or texture.
 - c. It is not clear to staff whether stamped concrete as a patio material is in heavy use at adjacent properties.

Relevant Secretary of the Interior's Standards: 9

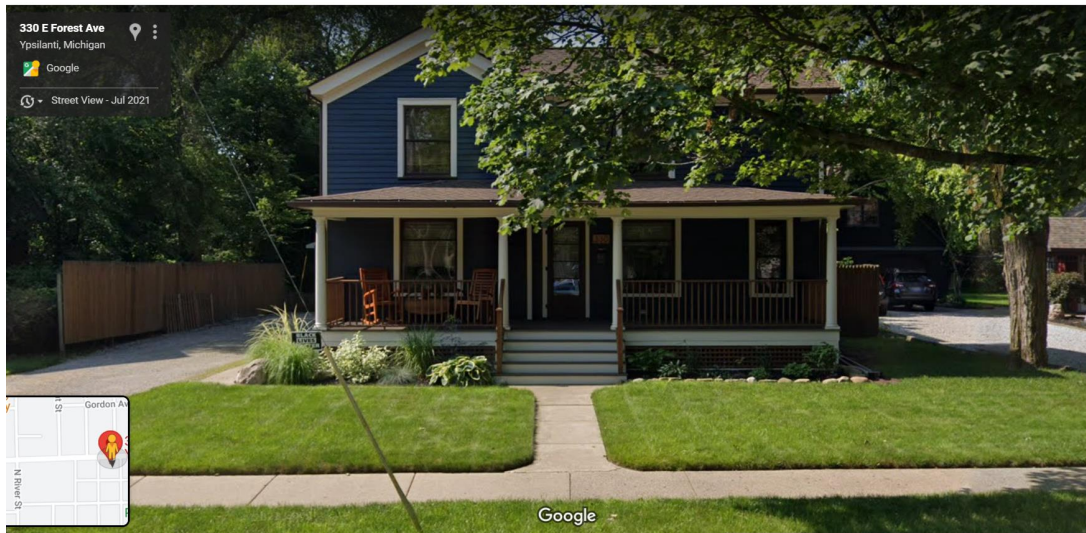
Recommended Motions:

Move to approve the application received April 18, 2022 and issue a certificate of appropriateness for the work proposed at 330 E Forest to include a stamped and colored concrete patio behind the house with a stamped concrete step, a colored concrete smooth driveway, and a standard concrete approach as proposed because, as long as proper expansion joints keep the concrete from touching the historic house and its foundation, the proposed work meets the Secretary of the Interior's Standards, specifically Standard 9.

Move to approve the application received April 18, 2022 and issue a certificate of appropriateness for the work proposed at 330 E Forest to include a stamped and colored concrete patio behind the house with a stamped concrete step, a colored concrete smooth driveway, and a standard concrete approach as proposed, with the condition that _____[visually incompatible with the house and the district in terms of size, scale, design, materials, color, and texture], because, with that condition incorporated, the proposed work now meets the Secretary of the Interior's Standards, specifically Standard 9, and Guidelines for Rehabilitating Historic Buildings.

Prepared by:

Ellen Thackery, Preservation Planner



330 E Forest Ave from Google Streetview, July 2021.



**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

27673

Discarded

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

330 E. Forest Ave. Ypsilanti, MI 48198

Applicant

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

Name

Wendee Wegenek and Elizabeth Perry

Address

330 E. Forest Ave.

City

Ypsilanti

State

Michigan

Zip

48198

Phone / Fax

[REDACTED]

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

Rolland Cement-Greg Rolland

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

Install a 1298 Sf stamped and colored patio per drawing dimensions.

Install a 3' radius step off rear door with a 12" radius step surrounding top step, (stamped and colored)

Cost for stamped patio and steps above-\$18,475.00

Stamp pattern-random stone

Color-Concrete in Coronado 125 with Accent Color in Desert Tan 114

Install a 1540 Sf driveway from city walk to garage, with a 22' trench drain in front of garage door with 30' of Drain tile to route water past edge of patio.

Driveway cost in color shade one-\$16,310, Add \$400 per each shade darker.

Color-306 Toffee

Remove and replace existing approach at street 12'x11' @ 6" thick, cost in standard white concrete-\$1584.00.

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

Coronado 125



Desert Tan 114



306 Toffee



Pattern: Random Stone

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:

\$39,000.00

Permit fee:

\$45 + 60 = 105.00

Signature

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

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

Signature:

Date:

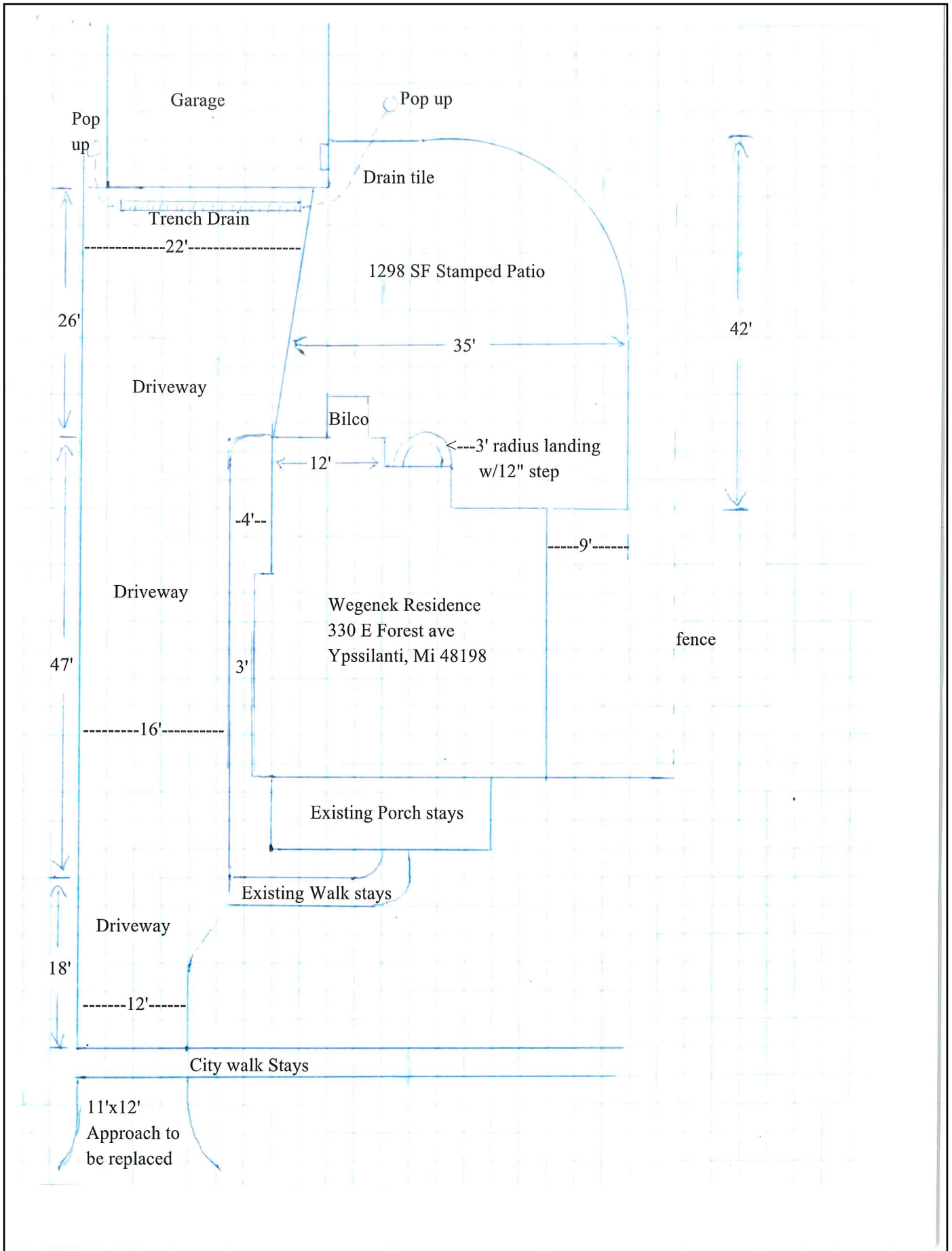
19 Apr 2022

Print Name:

Wendee Wegenek

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.



License # 2104161857

Phone: (734) 777-5515

Fax: (734) 961-8531

Family Owned Since 2001

ROLLAND CEMENT



"Excellence Through Experience"

767 Arboretum
Saline, MI 48176

Please visit our website:
www.RollandCement.com

Proposal / Estimate

PROPOSAL SUBMITTED TO • Wendee/ Libbey Wegenek	TELEPHONE [REDACTED]	DATE 2/17/2022
STREET 330 E Forest Ave	FAX #	
CITY, STATE, ZIP Ypsilanti, Mi 48198	E-MAIL ADDRESS [REDACTED]	

ROLLAND CEMENT INC. will adhere to the following specifications:

* 6 - Bag mix of Cement, rated @ 4,000 PSI	* 4" thick standard
* 21 AA Stone compacted base	* 6" thick, approaches and right-of-way sidewalk slabs
* Saw cut or scored	* Rubber Expansion
* Sealer _____	Fibermesh Included

Install a 1298 Sf stamped and colored patio per drawing dimensions.
Install a 3' radius step off rear door with a 12" radius step surrounding top step, (stamped and colored)
Cost for stamped patio and steps above-\$18,475.00
Install a 1540 Sf driveway from city walk to garage, with a 22' trench drain in front of garage door with 30' of Drintile to route water past edge of patio.
Driveway cost in Standard white concrete-\$14,000 color shade one-\$16,310, Add \$400 per each shade darker.
Remove and replace existing approach at street 12'x11' @ 6" thick, cost in standard white concrete-\$1584.00.
Cost for approach in colored concrete shade one-\$1881, Add \$100 per shade darker.
All items above include all labor and material involved!
Permit cost will be added after applied for!

We propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of: **Dollars \$** _____
+ Permit Cost \$ _____
Total \$ _____

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. Any landscaping that is to be re-used must be removed by homeowner prior to **ROLLAND CEMENT** beginning project. **ROLLAND CEMENT** will take precautions to not damage landscaping, but will not be responsible for reasonable damage to grass, sod or other landscaping materials. **ROLLAND CEMENT** is not responsible for any delays resulting from, but not limited to strikes, accidents and acts of nature. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Respectfully submitted _____

NOTE: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal
The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made upon completion.

Signature _____
Date of Acceptance: _____ Signature _____

COUNTRY PRINTING • (734) 782-404



HDC Work Permit Staff Review

Property address: 18 N Washington

Property History: Commercial Italianate building that contributes to both the National Register and local historic districts. The owner replaced all of the upper windows without Historic District Commission (HDC) approval. Application was reviewed and denied at the December 2021 meeting.

In March, applicant submitted an application to install half-round windows above the double-hung windows, liked fixed transom windows, in place of existing wood boards. The scope of work did not mention the double-hungs that had been installed without a permit, but the intention was to install the half-rounds in order to make the vinyl windows meet the Secretary of the Interior's Standards for Rehabilitation. Because the scope of work didn't match the intention of the application, the application was denied because it was found to be incomplete.

For the April 26 meeting, applicant has submitted an application that seeks approval for the vinyl windows installed without a permit and seeks approval for the half-round, fixed transom windows. The scope of work on this application includes both the vinyl windows and the wood half-round transoms.

Date of Application: 4/19/22

Date of Review: 4/22/22

Date of Meeting: 4/26/22

Proposed work: Install wood half-round windows in place of existing boards. Already completed installation of vinyl double-hung windows on the second floor.

Materials:

Transoms: Custom wood (pine) half-round window frame with clear glass.

Double-hungs: vinyl frames, vinyl sashes, glass.

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. The windows that were in place in 2019 had tall, thin proportions and were arched to fit the window openings. (See the detail below on page 4.)
2. The sashes that have been installed without a permit have thicker, squarer proportions than the windows that had been there. Currently, boards cover where the rounded upper sash was.
3. The Secretary of the Interior's Standards for Rehabilitation state:
 - a. (Standard 2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
 - b. (Standard 6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
 - c. (Standard 9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.
4. The old windows are gone so their condition and repairability cannot be evaluated. The replacement windows that were installed do not fit the window openings and do not match the old in design, color, or materials.
 - a. The current stiles (the vertical pieces of the sash) are much thicker than the old were, so the proportion of glass to vinyl in the new windows is very different from the proportions of glass to wood on the old windows.
 - b. The old windows had a different design than the current windows—the old windows had a thin, central muntin that emphasized the vertical. The current windows lack that muntin detail altogether, so their sense of proportion is different—they are much squarer instead of tall and arching.
 - c. The proposed addition of new, fixed-in-place half-round transoms would put windows into the arched opening instead of boards, but with the horizontal line at the top of the current sash and then the horizontal line forming the bottom of the transom window, there will still be much more emphasis on horizontal lines than there was.
 - d. The new windows have changed the features, spaces, and spatial relationships that characterize this property.
5. Local historic districts are in place so that as property owners want to make changes, there is a set of Standards that is applied to ensure that the changes will be positive for historic properties and the district.
6. When unpermitted changes are made that do not meet the Standards, the building and the district are negatively impacted, and can be impacted for many years.

Relevant Secretary of the Interior's Standards:

#2, #6, #9

Recommended Motion:

Move to deny the application for the retroactive installation of Pella 250 vinyl double-hung windows at 18 N Washington as submitted April 19, 2022 because the proposed windows do not meet the Secretary of the Interior's Standards, specifically Standards 2, 6, and 9. The proposed half-round transoms are also denied because the primary windows would need approval before these secondary windows could be approved or installed.

Move to approve the application received April 19, 2022 and issue a Certificate of Appropriateness for the installation of Pella 250 double-hung vinyl windows and the installation of fixed, wood half-round transom windows above the double-hung windows as proposed at 18 N. Washington because, with the addition of... [insert conditions here], the proposed work will meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standards

_____.

Prepared by:

Ellen Thackery, Preservation Planner



18-20 N Washington second-story windows, July, 2019 (Google).



Detail of second-story window, July 2019, 18-20 N Washington (Google).



18 N Washington second-story windows November, 2021 and current. (City property file).

PHDC-22-0027

29694

visa



**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

18 N WASHINGTON ST.

Applicant

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

Name

MIKE ELLER

Address

708 CARYER ST.

City

YPSILANTI

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

GARY TURNER

Type of work

- ☐ Roofing
☒ Window/Door
Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

This application is intended to get approval of (6) existing vinyl windows that were installed without permits and to get approval of (6) new painted wood half round windows to be installed above the vinyl widows with mull as one unified window infilling existing brick openings.

The vinyl windows already installed are factory finished black exterior sashes and screens (see Pella 250 series double hung window specs attached) and new half round windows to be JenWeld custom direct set wood painted to match. The mulled units will fit within the existing painted wood trim within the existing brick openings.

The attached specs also reveal how the proportions of the sashes, and relationship to the frame are very similar to turn of the century double hung wood sashes and frames. Also please note that these windows though on the front of the building are on the second floor, and from the exterior look very similar to historic proportions. The Pella 250 series vinyl has anti fading properties and non-warping construction for longevity. Sun exposure is limited to a few hours of direct exposure in the mid-afternoon only and will further limit fading over time.

Existing vinyl windows were inspected by a licensed builder and certified to be installed according to the manufacturers specifications for clearances needed for expansion and contraction within the existing rough openings.

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

SEE ATTACHED DRAWINGS, SPECIFICATIONS, AND PHOTOS.

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:

\$6,800.00

Permit fee:

\$45 + 15 = 60.00

Signature

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

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

Signature:

Date:

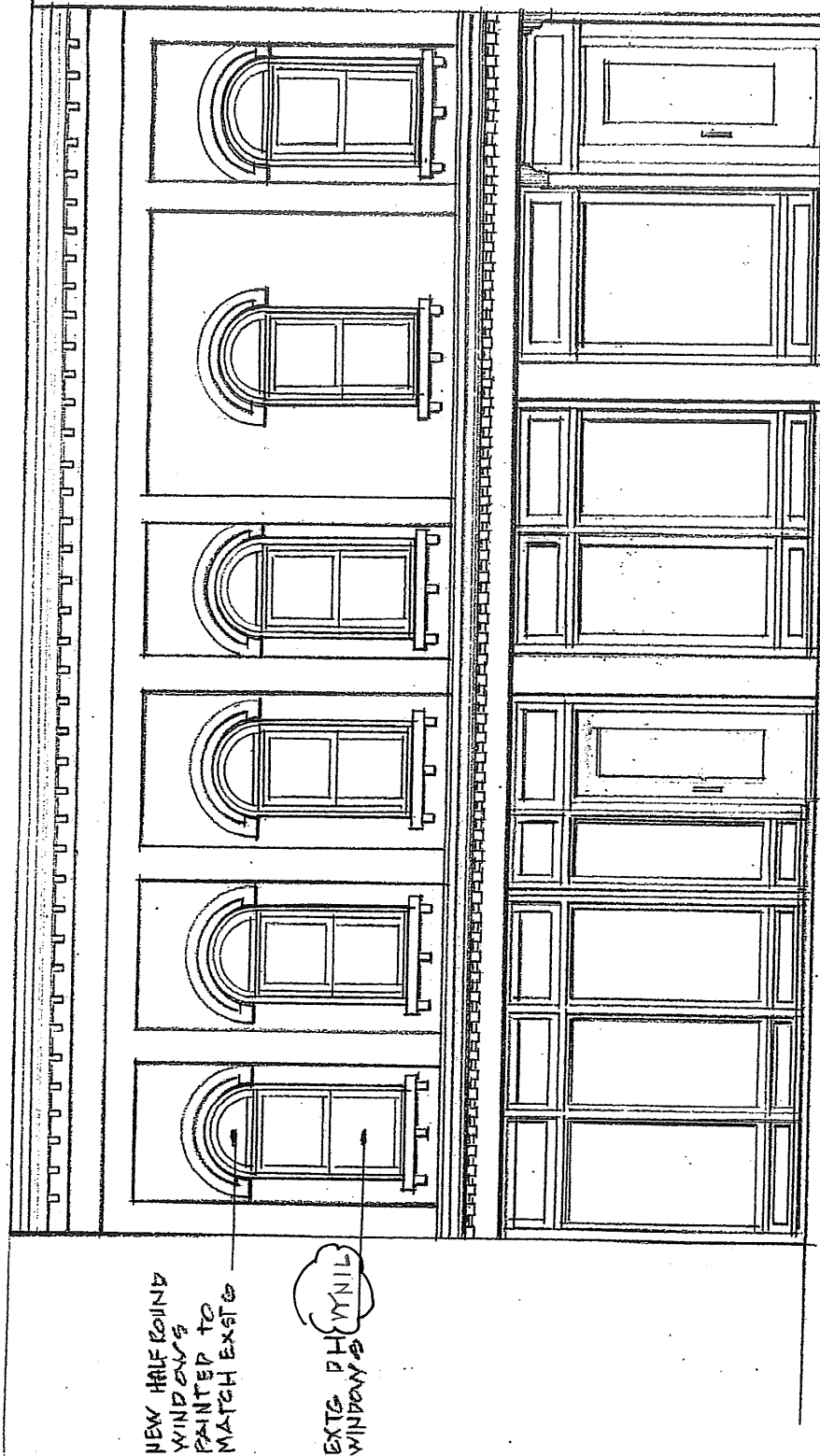
4/10/22

Print Name:

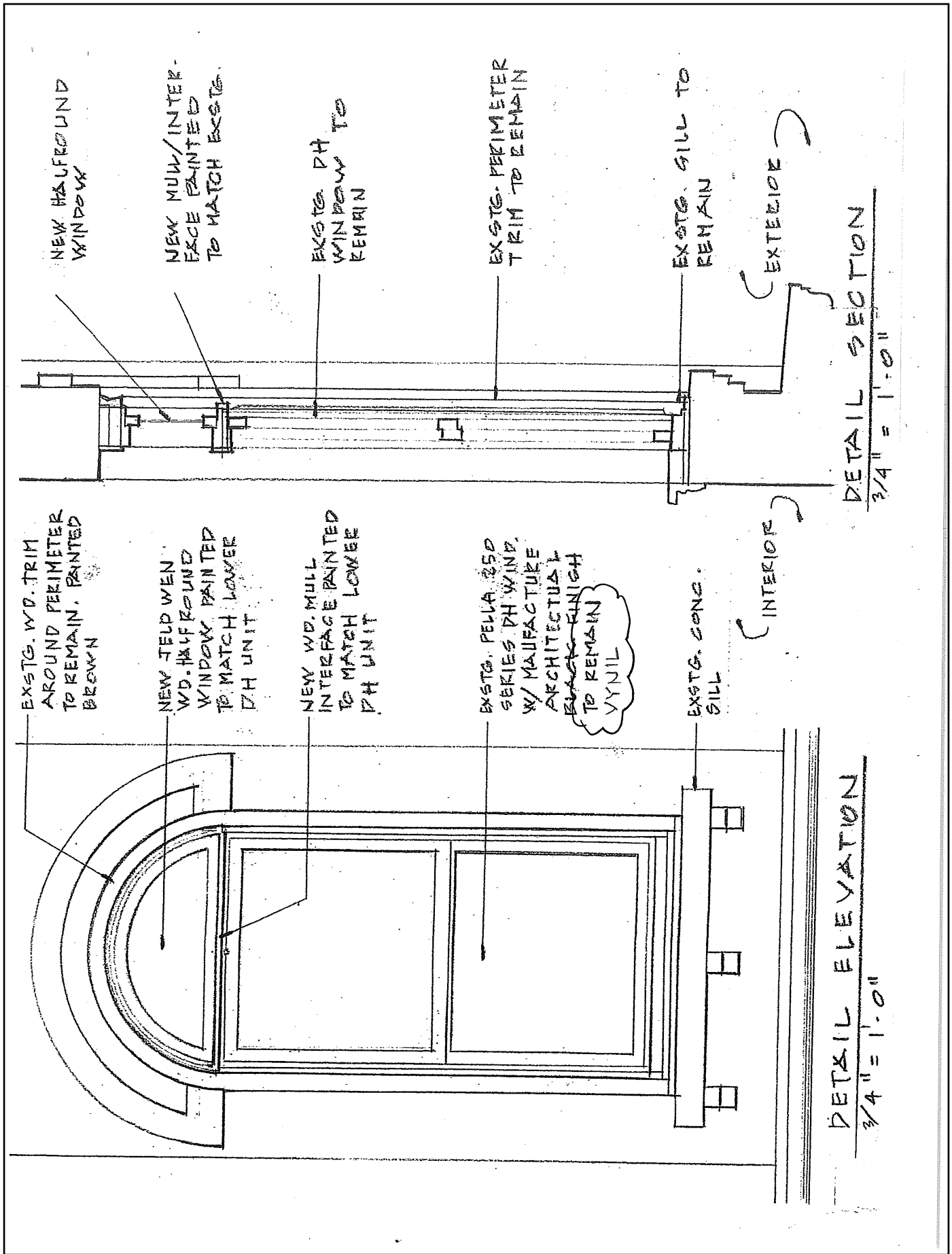
GARY D. TURNER

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.



WEST ELEVATION
3/16" = 1' - 0"
- 18 NORTH WASHINGTON -

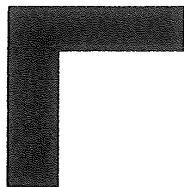


Solid-color frames feature White, Almond or Fossil color on both the interior and exterior. Dual-color frames have White on the interior with Brown or Black on the exterior.

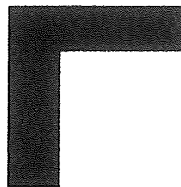
Solid Color Frames

Dual-Color Frames

Dual-Color Frames



Brown

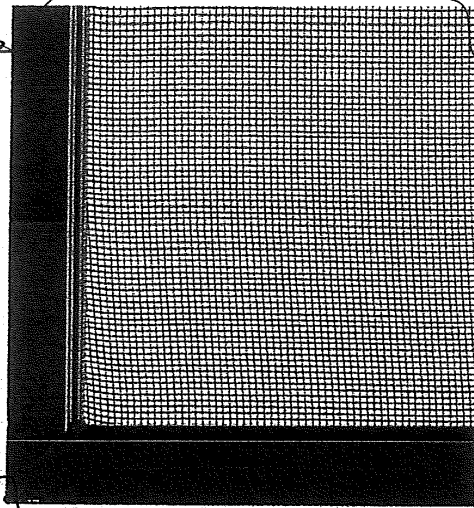


Black

Window and door screens play an important role in your home's light, ventilation and view. Our conventional fiberglass screens allow in light and the breeze and are durable to stay looking great for years. [Learn more about screens.](#)

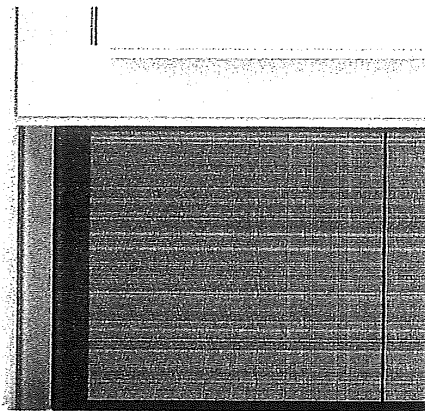
ALUMINUM FRAME/
BLACK

Screens



Conventional Screens

Window and door screens play an important role in your home's light, ventilation and view. Our conventional fiberglass screens allow in light and the breeze and are durable to stay looking great for years.



Hidden Screen

The easy-to-use Hidden Screen appears when you open a single-hung, double-hung or sliding window and folds away when the window is closed. It's a screen like no other - providing easy and convenient access to fresh air and natural light without compromising your view.

Pella® Vinyl Windows and Doors

Pella 250 Series Double-Hung

Detailed Product Descriptions

Frame

- Overall frame depth: 3-1/4" on all frame types.
- Frame members are mitered and heat fused to provide a fully welded corner assembly. Sill is fitted with weeps.
- Frame: [1-1/8" setback nail fin for 2-1/8" wall depth] [Block frame for 3-1/4" wall depth] [Integral 5/8" flange for 3" wall depth].
- Interior and exterior frame surfaces are extruded rigid uPVC.

Sash

- Sash members are extruded, rigid uPVC [with optional foam insulation₁].
- Sash members are mitered and heat-fused to provide a fully welded corner assembly.
- Includes an integral extruded sash lift as standard.
- Contains sealed insulating glass.

Weatherstripping

- Sash is weather-stripped around the sash perimeter with a fin-type, pile weather stripping and vinyl wrapped foam weatherstrip.

Glazing System

- Quality float glass complying with ASTM C 1036.
- Exterior face-glazed sealed insulating glass.
- Dual-Pane insulating glass [[annealed] [tempered]] [[Advanced] [NaturalSun] [SunDefense™] [Bronze, Advanced] Low-E coated [, with Argon]] [Obscure₂] [High Altitude₂].

-or-

- 1" Triple-Pane [[annealed] [tempered]] [[Advanced] [NaturalSun] Low-E coated [, with Argon]] [Obscure₂] [High Altitude₂].

Interior / Exterior

- Window frame and sash members are [[White] [Almond] [Fossil] with integral color extruded throughout the profiles] [[Brown] [Black] [Brick Red] [Hartford Green] [Morning Sky Gray] [Poplar White] [Portobello] [Tan] [Fossil] exterior, consisting of a solar reflective coating exceeding AAMA 613 test requirements, with White integral color extruded throughout the profiles on the interior].
- All exposed PVC surfaces are smooth, glossy and uniform in appearance.

Hardware

- Constant force balances connected to sash with stainless steel spring and concealed within the frame.
- Upper and lower sashes are fully operable for ventilation.
- All fasteners are corrosion-resistant material compatible with PVC.
- Locks are factory-installed, zinc die cast, self-aligning, [cam action locks] [AutoLock] located on the check rail. Two sash locks are installed on units with 29-1/2" or greater frame width.
- Tilt latches are factory installed, [zinc die cast (advanced performance)] [nylon 6 (standard)] and are located on the check rail of the lower sash and the top rail of the upper sash.
- Hardware finish is [White] [Almond] [Fossil].

Screens

- [Full-size] [Half-screen] Set in aluminum frame and fitted to exterior of window.
- Screen frame finish is baked enamel, color to match exterior
- Screens for windows with frame width >39" or frame height > 53-1/2" have a screen spreader bar.
- Conventional Black Fiberglass
 - Black vinyl coated 18/16 mesh fiberglass screen cloth complying with ASTM D 3656 and SMA 1201.

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Optional Products

Grilles

- Grilles-Between-the-Glass

- (Dual-Pane Insulating glass contains [(3/4") [1"] contoured] [5/8" flat] aluminum grilles permanently installed between two panes of glass] [Triple-Pane Insulating glass contains 3/4" contoured aluminum grilles permanently installed between three panes of glass].
- Patterns are [Traditional] [6-Lite Prairie] [9-Lite Prairie] [Top Row].
- Interior grille color matches interior frame.
- Exterior grille color [3/4" Grille is [White] [Almond₄] [Fossil₄] [Brown] [Black] [Brick Red] [Hartford Green] [Morning Sky Gray] [Poplar White] [Portobello] [Tan]] [1" Grille is [White] [Almond₄] [Fossil₄]] [5/8" Grille is [White] [Almond₄] [Fossil₄]].

-Or-

- Simulated-Divided-Light grilles without spacer

- 7/8" grilles permanently bonded to the interior and exterior of glass.
- Patterns are [Traditional] [6-Lite Prairie] [9-Lite Prairie] [Top Row].
- Grilles match color of interior and exterior frame
- Available only on units glazed with dual-pane insulated glass.

Hardware

- Optional limited opening hardware available for vent units in [White] [Almond] [Fossil] extruded vinyl to match the unit; nominal 3-3/4" opening.
- Optional window opening control device available for factory or field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

(1) Not available with performance upgrade.

(2) Dual-Pane IG High Altitude glazings are available with or without Argon. Triple-Pane IG High Altitude glazings are only available without Argon.

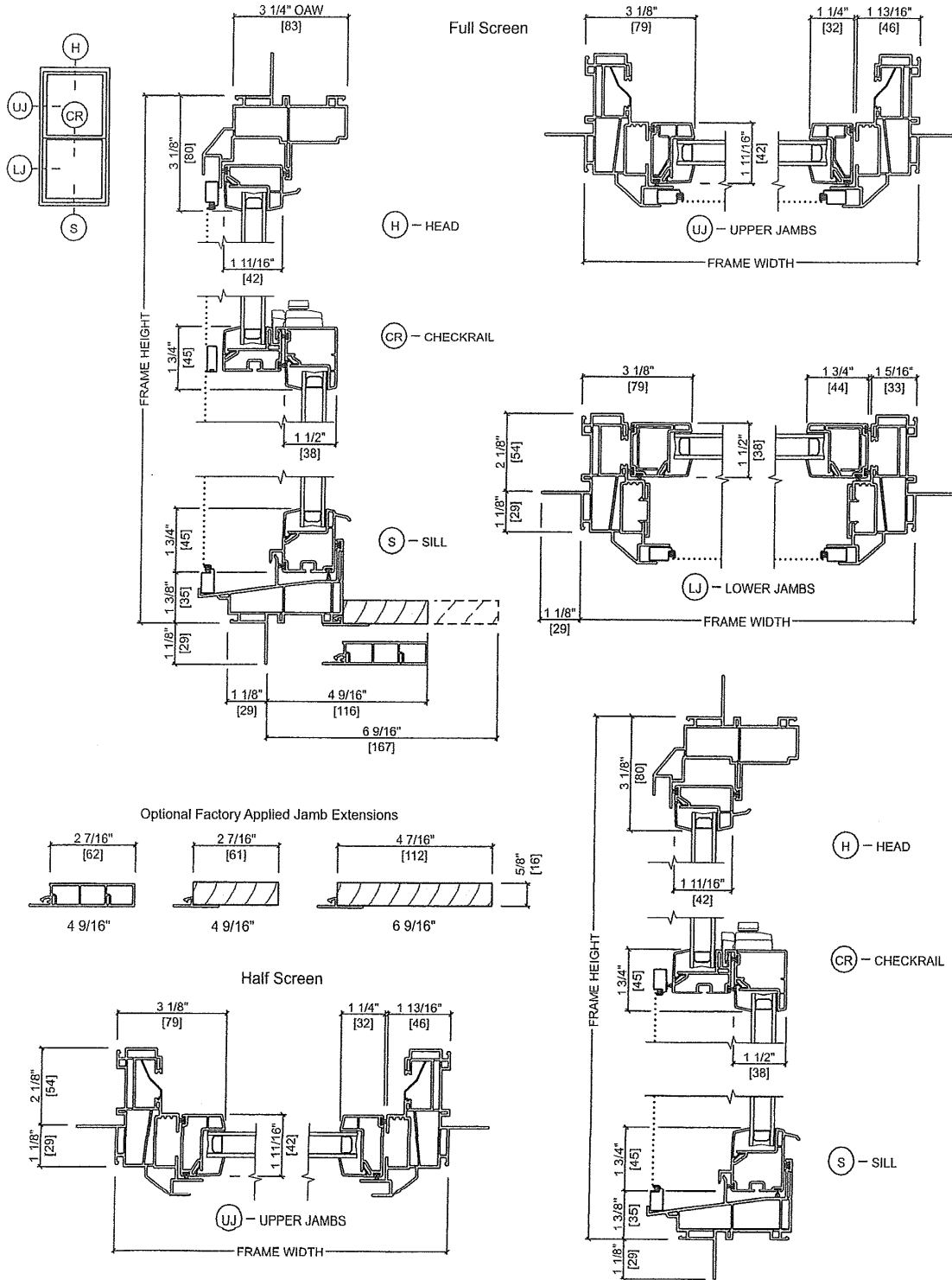
(3) Obscure glass not available with Bronze Advanced Low-E.

(4) Almond grilles only available on almond units. Almond units with grilles will have an almond grille color, Fossil extruded color units with grilles have a Fossil grille color.



250 Series Double-Hung

Unit Sections - Nail Fin



Scale 3" = 1' 0"
All dimensions are approximate.

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W250 DU 22



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QUOTE # : JW220200AD7 - Version 0

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Phone : (734) 547-3533

PO# :

PROJECT NAME: HALF ROUND WOOD
EXTERIOR

REFERENCE : COMMUNITY BUILDERS

Ship Via : Ground

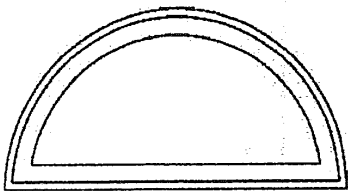
U-Factor Weighted Average: 0.21

SHGC Weighted Average: 0.23

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line 1

RO Size : 34 1/4 X 18 1/2



Viewed from Exterior. Scale: 1/2" = 1'

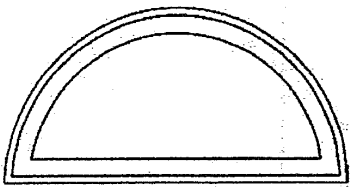
Frame Size : 33 1/2 X 16 3/4, RAD= 16 3/4
Custom Wood Geometric, Auralast Pine, Direct Set Half Round
Primed Exterior,
Natural Interior,
Brickmould, Standard Sill Nosing,
4 9/16 Jamb, 5/4 JE - 5/4 Reveal Thick,
Jamb alignment to match Casement/Awning ,
US National-WDMA/ASTM, PG 35,
Insulated SunResist with HeatSave Annealed Glass, Neat, Protective Film,
Black Spacer, Argon Filled,
Traditional Screen Stop
IGThick=0.756(1/8 / 1/8),
U-Factor: 0.21, SHGC: 0.23, VLT: 0.54, Energy Rating: 27.00, CPD: JEL-N-
679-03694-00001
PEV 2021.4.0.3663/PDV 6.546 (12/13/21)PW

33 1/2

\$1,382.81 1 \$1,382.81 +TAY

Line 2

RO Size : 34 1/8 X 18 7/16



Viewed from Exterior. Scale: 1/2" = 1'

CWD33HRDS
Frame Size : 33 3/8 X 16 11/16, RAD= 16 11/16
Custom Wood Geometric, Auralast Pine, Direct Set Half Round
Primed Exterior,
Natural Interior,
Brickmould, Standard Sill Nosing,
4 9/16 Jamb, 5/4 JE - 5/4 Reveal Thick,
Jamb alignment to match Casement/Awning ,
US National-WDMA/ASTM, PG 35,
Insulated SunResist with HeatSave Annealed Glass, Neat, Protective Film,
Black Spacer, Argon Filled,
Traditional Screen Stop
IGThick=0.756(1/8 / 1/8),
U-Factor: 0.21, SHGC: 0.23, VLT: 0.54, Energy Rating: 27.00, CPD: JEL-N-
679-03694-00001
PEV 2021.4.0.3663/PDV 6.546 (12/13/21)PW

33 3/8

\$839.60 1 \$839.60 +TAY

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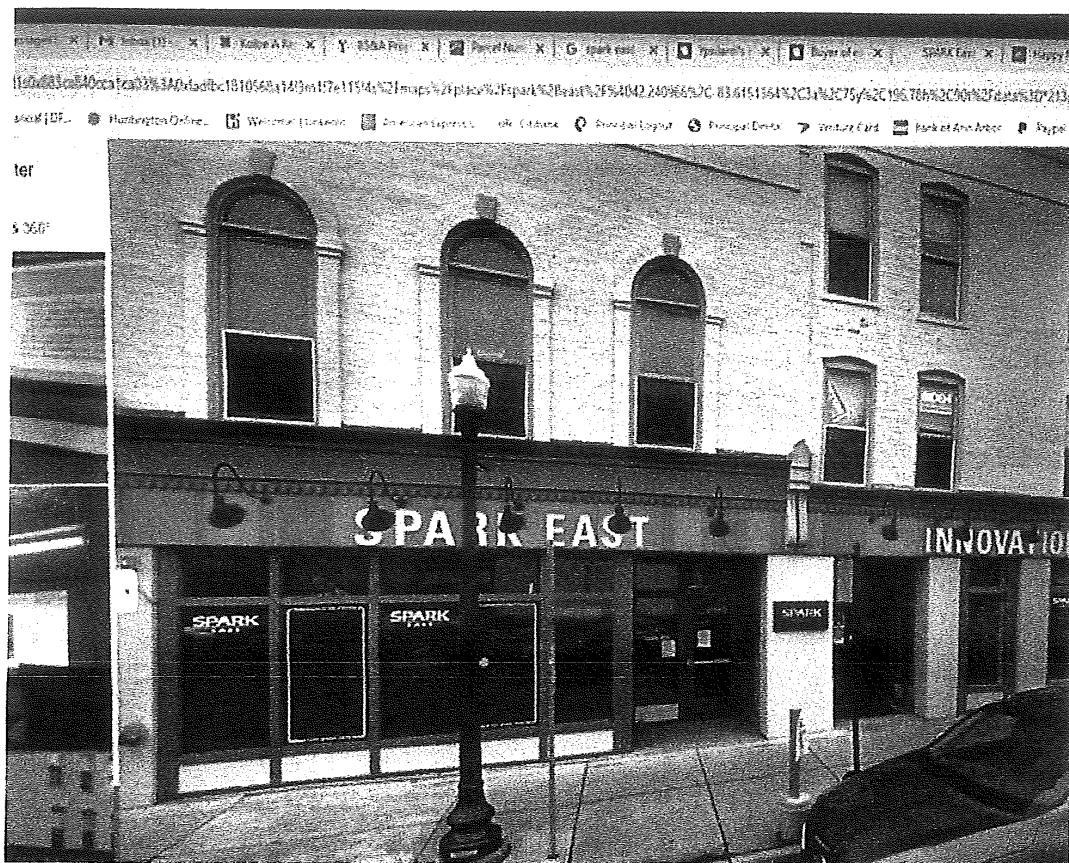
Page 1 of 2 (Prices are subject to change;) JW220200AD7 (Ver:0) 02/08/2022 5:18 PM

Quote Date: 02/08/2022

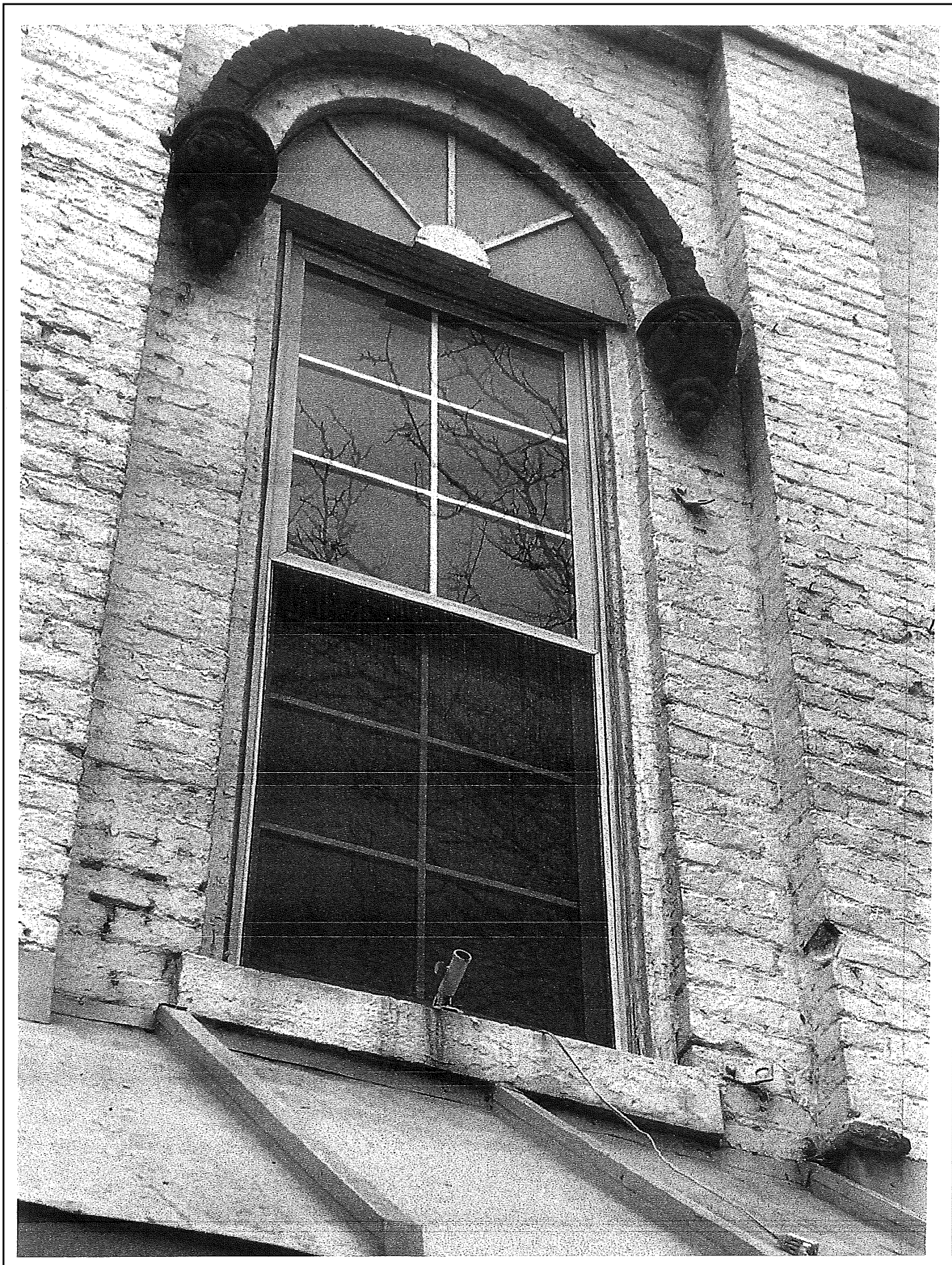
Drawings are for visual reference only and may not be to exact scale.
All orders are subject to review by JELD-WEN

Last Modified: 02/08/2022











MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION
Meeting held in person at Ypsilanti Senior Center

Tuesday, April 12, 2022
6:00 P.M.

CALL TO ORDER AND ROLL CALL

Meeting Called to Order 6:12 pm

Chair Alex Pettit welcomed everyone, told public when they would have an opportunity to address commission

Commissioners Present:

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

Commissioners Absent: James Chesnut – Washtenaw County, City of Ypsilanti

Commissioners recently resigned: Amy Swift – Washtenaw County, City of Ypsilanti

Staff Present: Ellen Thackery, Preservation Planner

AMENDMENT TO AGENDA

Chair added one item to New Business and called it "Discuss Commission Meeting Schedule."

APPROVAL OF AGENDA

Motion: Szumko (second: Ratzlaff) moved to approve the agenda as amended.

Approval: Roll call vote. Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS

216 N Grove

**Window Replacement*

Staff Report: Staff indicated that this agenda item had been heard at the last meeting and postponed for lack of information. House contributes to the National Register and local historic districts, front window has two parts—both fixed sashes—and is currently vinyl. Last month, proposal was to install one picture window in the window opening and remove the separation between the two fixed sashes. Revised proposal is to keep the current window configuration and install two fixed sashes separated, as it is now, in the black Fibrex material.

Applicant: Nothing really to add, brought a sample of product, proportion of window rails/stiles to glass will be unchanged from current.

Discussion: Vinyl is currently in place and that is not a desirable product, and this is a composite material that includes some wood sawdust. There is some hesitation about new materials, but the composite windows might be more in line with the Standards and can perhaps allow them in place of the vinyl to see how they perform and look. Confirmed that the glass will be the same size as it is now.

Motion: Szumko moved (seconded by Muir) 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.

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

Approval: Roll call, unanimous. Motion carried.

208 N Hamilton

**Window Replacement (retroactive)*

Commissioner Muir recused himself from this discussion and vote.

Staff Report: Staff indicated that it was understood that Commissioner Muir would have to recuse himself and so staff spoke to Mr. Beal, the applicant, and he has given staff permission to re-submit this application as it stands for the meeting 4/26. In the meantime, staff will send a procedural denial because this application will reach its 60-day deadline for automatic approval 4/24.

NEW BUSINESS

333 Oak

**Shed and Greenhouse*

Staff Report:

Applicant: Judy Lucchetti, homeowner – present. Clarified that she has submitted a revised site plan/sketch to show that the shed placement has changed more to the center of the yard instead of along the very rear.

Discussion: Clarified that the siding is wood on the shed. Commissioner asked how the greenhouse would be anchored to the ground. Applicant explained that she is still researching that but that the shed was her higher priority.

Motion: Szumko (second: Ratzlaff) moved to approve and issue a certificate of appropriateness for the erection of a shed and a greenhouse at 333 Oak as proposed in the application received March 4, 2022. Relevant Secretary of the Interior's Standards include Standards 9—Contemporary designs shall be compatible and shall not destroy significant original material—and 10—New work shall be removable.

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

Approval: Roll call. Unanimous. Motion carried.

615 N Prospect

**Porch Rebuild*

Staff Report: This house is a wood frame house just inside the district. The lower portion of the porch is being proposed to be removed and rebuilt as shown in the application. Roof will remain, but there will be new porch columns, floor, skirting, handrail, and maybe steps. The house does not have significant character-defining features on the front facade that we are protecting.

Applicant: Mike Condon of Ypsilanti Restoration didn't have anything more to add, and is happy to answer questions.

Discussion: What color will the new work be painted? Likely white, but possibly brown—hasn't confirmed that detail yet, but the rest of the front of the house is white. All construction will be painted wood except for the tongue-and-groove flooring, which will be dark hickory Azek. If the stairs will be done, they will be done using the 5.5" Azek on the treads and 3.5"-wide tongue-and-groove Azek boards on the porch floor.

Motion: Ratzlaff (seconded by Szumko) moved 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 wood-wrapped porch posts, new porch floor, new skirting, and a new handrail, and wood must be opaquely painted. The relevant Secretary of the Interior's Standards include #3 and #9.

Approval: Roll call. Unanimous. Motion carried.

316 N Grove

**Roof modification to help with drainage*

Staff: House contributes to both the local and National Register Districts, proposed work to amend the house's roof is the same work the commission saw last month as a study item.

Applicant: Need to manage water better, move the water. Has been working with a contractor and he does know now that they can build what he had been proposing. The measured drawings came back within two to three inches of what he planned.

Discussion: One commissioner mentioned that he does think this proposed work will be a significant change to the historic house, but that it is a good change because it will help preserve the historic house for the long term.

Motion: Szumko moved (Muir seconded) 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. Relevant Standards include Standards #2, #5, and #9.

Approval: Roll call. Unanimous. Motion carried.

211 N Washington

**Roof and gutter work*

Commissioner Muir recused himself from this discussion and vote.

Staff Report: Staff indicated that it was understood that Commissioner Muir would have to recuse himself and so staff spoke to Ms. Kennedy, the applicant, and she understands that this application will be heard at the next historic district commission meeting 4/26. This application will not reach its 60-day deadline for action until June 10, 2022.

301 S Huron

**Change in materials to previously approved application*

Staff Report: This is an amended application from last summer. Commission approved the application in July 2021, and the homeowner would like to make two amendments to what was approved. She would like to make the handrails on the steps aluminum like the guardrail around the porch, and she'd like to use stone steps instead of metal grate.

Applicant: Not present.

Discussion: Commissioners agree that there isn't much of a difference between what was proposed originally and this proposal, but one commissioner did note one difference: the weight of the two

products. Stone will be much heavier than the metal grate stairs that had been proposed and will require concrete footing below the frost line. The metal grate steps would readily shed water, whereas the stone steps will retain water.

Motion: Ratzlaff (seconded by Szumko) moved 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 porch steps, with proper footing on north steps, as specified. Relevant Secretary of the Interior's Standards include Standards 3, 9, and 10.

Secretary of the Interior's Standards:

#3- Do not imitate earlier styles.

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

#10- New work shall be removable.

Approval: Roll call. Unanimous.
Motion carried.

411 N Huron

**Tear off existing roof. Replace with new standing seam metal roof.*

Staff Report: 411 N Huron contributes to the National Register and local historic districts and the proposed work was introduced last month to the commission as a study item. This proposal is for the standing seam metal roof, but the gutters are not before the commission right now.

Applicant: Clarified that the reasons the gutters are not being ordered yet are because of both cost and supply chain issues, and also explained that the gutter brackets will be installed directly into the roof decking to protect the ornate cornices.

Discussion: Commissioners urged homeowners to get the gutters as soon as possible because they protect the house and its foundation.

Motion: Szumko (seconded by Ratzlaff) moved to issue a certificate of appropriateness for the work at 411 N Huron 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 into the roof decking.

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.

Approval: Roll call. Unanimous.
Motion carried.

417 Maple

**Uncover older steps, remove concrete paths, install pavers, new driveway, paint accents on the house black*

Staff Report: This house might be considered non-contributing at this time, only because staff thinks some of its character-defining features are concealed by the current siding. The original footprint of the historic house is clearly visible, and staff wonders if the small windows upstairs on the front of the house indicate old small friezeband windows from the Greek Revival style. The hunt for historic photos will continue. Proposed work includes keeping enclosed front porch but revealing the older steps that lead to that enclosed porch, installing painted white wood handrail to match other porch's existing handrail, painting wood porch decks black, painting window sashes, gutters, and visible foundation black, removing concrete paths at front and on southeast side and replacing those with pavers, installing a new paver path on house's west side, and installing a new concrete driveway accented with pavers.

Applicant: Have decided not to paint the masonry foundation.

Discussion: Commissioners encouraged concrete footers under steps and adding drainage under drive. Commissioners encouraged making sure that drainage is added and that concrete is leveled to help with drainage issues.

Motion: Ratzlaff moved to approve the application and issue a certificate of appropriateness for the work as proposed at 417 Maple on 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, Ratzlaff moved 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.

Both motions were seconded by seconded by Szumko.

Secretary of the Interior's Standards:

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

#10- New work shall be removable.

Approval: Roll call. Unanimous.
Motion carried.

220 N Huron

**Replace existing steps and ADA-accessible ramp with new on non-historic addition.*

Staff Report: 220 N Huron is likely individually eligible for the National Register, and it contributes to both the National Register and local historic districts. The proposal is to remove the wood stairs and ramp that lead to a Historic District Commission

April 12, 2022

6

non-contributing addition and replace it with new concrete stairs and a concrete ramp. The proposed work does not impact the historic structure and is to the side and rear of the historic house.

Applicant: In January or so, we discussed poured concrete and there were no objections at that time. An ADA-compliant steel pipe handrail will be installed on both the stairs and ramp. Also, there is a tree right at the base of the ramp. The foundation of the ramp will cut into the root system, and the tree itself is not significant. It probably started growing when the last ramp was installed and likely was not planned/planted.

Discussion: Commissioners agree that the tree likely is not a historically significant feature on the landscape and was not in great condition in 2021, and that it can be removed as part of this work as necessary.

Motion: Szumko (seconded by Muir) moved to issue a certificate of appropriateness for the work at 220 N Huron 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.

Secretary of the Interior's 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.

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

#10- New work shall be removable.

Approval: Roll call. Unanimous.
Motion carried.

215 N Adams

**New concrete patio*

Staff Report: 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.

Proposal is to remove existing wood, non-historic deck and replace it with a concrete patio.

Applicant: For the doors, we are looking for someone who can repair them.

Discussion: What are the standards the Commission applies here? Was poured concrete used historically? Poured concrete itself was in use in the early 1920s, but patios were not usually made of it. That doesn't mean, however, that you could never add it. That said, commissioners look at the

texture of the proposed patio to make sure it's not trying to look like something else. The applicant is thinking of adding a color to the concrete, and the commission doesn't worry so much about color but instead wants to try to be sure the concrete doesn't look like something else in its texture. If a patio is historic, we'd try to preserve it, but this deck is not historic. Expansion joints will be needed, but the patio itself will not be stamped to look like brick or something else. Homeowners will be running a trench with gravel and drainage from the house under the patio toward the street. Plan to put footing under steps. If steps turn out to be not re-usable, they'll re-create them from concrete.

Motion: Ratzlaff (seconded by Szumko) moved 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. Relevant Secretary of the Interior's Standards are 9 and 10.

Secretary of the Interior's Standards:

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

#10- New work shall be removable.

Approval: Roll call. Unanimous.
Motion carried.

STUDY ITEMS

330 E Forest

**Would like to replace existing wood fence with a non-wood fencing product*

Homeowners want to gauge HDC's openness to this material. This material is 100% polyethylene. It has a plastic-y feel and texture and likely wouldn't be approved by the Commission. There are other materials like Azek that are smooth but there is none of that product available and no one installs it, according to the applicant. Supplies are low now. With wood fences, one issue is that the vertical pieces need to be far enough apart that they can fully dry out. And an opaque paint or stain applied once the wood is dry helps protect the fence from moisture and UV damage. With fences, one issue is that this fence is trying to look like wood, but it doesn't truly look like wood, either. Commission encouraged homeowners to bring another material back if they can find one—they have approved synthetic materials in the past that are smoother and look less like rough wood, but don't think they could approve this one. Homeowners think they'll likely end up with wood because other materials are so hard to get.

202 E Forest Ave

**Wheelchair ramps for childcare center for High Scope*

Looking to install two ADA ramps, one on rear and one on front. Looking to use wood and once it dries out, looking to paint. Has used Douglas fir in the past, but because of the budget constraints they are proposing pressure-treated wood to be painted once it cures. One issue that does come up with ramps is that the Commission does prefer a skirting under the ramp, almost like a porch. Commissioner notes that for young children, choose materials that will wear well for kids. Commission would definitely be open to other designs and materials—horizontal metal pipe rails are durable and tend to disappear. Lots of vertical balusters tend to

draw the eye and almost create a wall effect as the ramp switches back and forth. Metal handrail for children might be better—no slivers. Maybe consider something that will not need to be painted. Could consider a composite deck board that appears smooth—not with the simulated wood grain.

Commissioner notes that an addition to the house appears on the drawing. For additions, commission would be looking for harmony with the historic structure, but also differentiation between the historic building and the addition. HDC has approved composite siding for additions, like a Hardi-plank-type of siding. It might be fine if the reveal on the house is different than the reveal on the addition because it differentiates historic from new.

206-210 N Washington

**Potential demolition with new infill construction*

Avalon Housing's Michael Appel: Thanks for talking with us about this project. We are excited to have the chance to redevelop this property. We arrived here by way of our response to the City of Ypsilanti's request for proposals for this site for affordable housing. There are two outbuildings behind the main building, and those will be preserved. Also distributed to the commission are photos of the current condition of the interior. The original historic house has been added to many times, and then a major event defined the space--a fire. Fire damage alone might be fixable. The other issue, however, is that framing throughout is irregular and insufficient. Reframing the entire structure would be required, and more and more issues would become apparent as you demolish and work. Add to that the water damage the building has sustained and it becomes even more difficult to reuse the structure.

Commission notes that any wood undamaged by the fire and water would be valuable for salvage or reuse.

Commission and attendees looked at historic photos of the building when it was a home.

One commissioner stated that it is becoming apparent to him that there is not much of the original structure available to preserve. The commission is charged with preserving the community's historic buildings, but in this case, there may not be much of the historic material left to preserve. The pathway to demolishing within the historic district is narrow and prescribed. One component of that decision-making process will be what will be built on the site instead.

Avalon has looked at a few options, especially at the outset of the project. The current configuration allowed for some reuse, but the units have fewer windows (especially in bedrooms) and so the quality of life they'd offer isn't what Avalon would want. Avalon needs to get a certain number of units built to support the cost of the common areas. Looking at reducing the parking and building a three-story building. Haven't gone through City's site plan review, so a long road ahead, but with proximity to bus stations and stops, Avalon thinks there would be support for reduced parking here. Mostly one- some two-bedroom apartments. Commissioner notes that infill within a historic district is tricky and rare. What we need to do is figure out how the new proposed building will be harmonious with the neighborhood. Commissioner would like to see shots/drawings/renderings of the new proposed building IN the neighborhood context. Show the neighboring buildings when you show the new proposed building. It will help the commission visualize the proposal.

Avalon wants to clarify: Avalon is not the current owner. The City can say no to Avalon in two ways—one through these formal processes like HDC and Planning Commission review, but also through the fact that they're the seller and can just say no to Avalon for no reason whatsoever. Avalon plans to talk with preservation planner more and then also plans to talk again with City Council again to say, "We spoke with the historic

district commission and here's what we're hearing" and then discuss with Council Avalon's ideas to make sure they're on the right path.

Discussion about the four criteria for demolition—applicant needs to make a case for one of those. Chair asks preservation staff to send to the commissioners the process to review for demolition within a historic district. Avalon highlighted the two criteria they think best supports demolition. Commissioner expressed that one criterion that they thought resonated was the significant community benefit the redevelopment would offer.

Avalon seeks the reassurance that Avalon's reasons for suggesting demolition would likely satisfy the commission. It seems they got that here. The next piece would be showing in detail what is proposed for the new build, and Avalon thinks it is likely that they will seek assurance from Council that they are on the right path before submitting serious drawings/elevations/plans to the HDC. Want to hear from the Commission what would be desirable in the new design. Staff will provide some feedback and resources if that's helpful. If the only thing the commission would approve is a small project with some townhouses, that's worth knowing. The commission states that the two outbuildings that really do contribute to the fabric of the neighborhood, and those two outbuildings are significant. Commission will likely require any applicant to preserve and maintain those two outbuildings. This neighborhood could be considered a transition area and that could afford opportunities for more dense usage than just single-family. There is a lot of diversity of uses in the immediate area—autobody shop, multifamily, single family, a funeral home. Thank you for bringing the proposal forward—this is a big undertaking. Looking at styles in the area, the Kresge building (the old Huron Hotel) has kind of a similar look—red and orange brick, downtown is all brick. Think about how your proposed materials will fit into the texture of the neighborhood. Is there an aftermarket on bricks and the old wood? Yes, it would be great to offer those materials.

Avalon asks how the relationship will work with SHPO—looking at federal funding and how the demolition in the historic district will ramp up SHPO's oversight. Thinking about how to navigate the local, county, state questions with the federal funds—HOME funds for sure, and maybe others.

304 E Forest Ave

**Potential wood-burning stove and potential new garage windows*

Homeowner could not attend but staff described that homeowner has stated that they are considering a wood-burning stove either in the garage or the house, which necessitates a conversation about appropriate chimneys, and they are also considering adding windows to the non-historic garage. Commission is open to this and is open to looking at the type of chimney that comes with the stove, but the chimney needs to be long enough to keep the tar ash from the building. Also, it was noted that our district's roofing fact sheet calls for not leaving a mill finish on metal. Metal that penetrates a roof should be a color similar to the roof shingle. Commissioners are open to the chimney looking modern because it differentiates between what's historic and what is new. When it comes to the secondary, non-historic outbuilding and new windows, commissioners were open to this possibility and would just need more details about the proposed windows. Commission stated that the Standards don't really allow vinyl. They would encourage the homeowner to come back to the commission with a study item once more details are proposed for the new windows. Alternatively of course, the homeowner could just complete an application and pay the permit fee—the choice is theirs.

ADMINISTRATIVE APPROVALS—one administrative paint approval at 318 E Cross. Letter mailed to homeowner April 12.

OTHER BUSINESS

1. Property Monitoring

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

2. Updates from Staff

- a. Update on potential new historic district commissioners: City Council is scheduled to nominate and potentially vote on the new commissioners on 4/19.

3. Commissioner Comments

- a. **Meeting schedule:** back in December, commission agreed to meet twice a month in the construction season, and agreed to revisit this schedule in April. Does commission want to consider a change in that meeting-every-two-weeks rhythm? Consensus: defer a decision about changing that every-two-weeks schedule until there are new commissioners on board.
- b. **Vice chair:** currently don't have one and let's revisit this once new commissioners are on board.
- c. **New commissioner orientation:** yes, and all commissioners will be invited as well. Orientation to the Standards themselves. Good topic: New infill, elements of design, and how to review. Think about a public meeting so that the public can hear the info about alternative materials. Infill is really good too because the new neighborhood on Park is coming also. Staff will start to line up a training on the infill piece and then hopefully commission can count on the statewide training May 14 for an alternative materials component.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the Minutes of March 8, 2022

Motion: Szumko (second: Muir) moved to approve the minutes of March 8, 2022, as submitted.

Approval: Roll call. Unanimous
Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 9:00 p.m.