



AGENDA

Historic District Commission Meeting

7:00 PM - Tuesday, June 14, 2022

Council Chambers

Page

1. CALL TO ORDER
2. ROLL CALL

Alex Pettit, Chair
DelRhea Byrge
Jimmy Huffman
James Ratzlaff
Jeff Muir
James Chesnut
Stefan Szumko
Ellen Thackery, Staff

3. APPROVAL OF AGENDA
4. PUBLIC COMMENT ON AGENDA ITEMS
5. PUBLIC HEARINGS
6. BUSINESS SESSION

First agenda item, before business: a presentation on new infill construction and the elements of design,
J. Michael Kirk, AIA LEED AP BD+C, recently retired from Neumann/ Smith, 7:00-7:20 or 7:30 PM

- 6.1. OLD BUSINESS 3 - 78
[1 210 Oak agenda item](#)

- 6.2. NEW BUSINESS 79 - 126
[2 6 12 S Washington agenda item](#)
[3 411 N Huron agenda item](#)
[4 9 S Adams agenda item](#)

- 6.3. STUDY ITEMS

- 6.4. ADMINISTRATIVE APPROVALS

314 S Washington--roof, like-for-like gutters, and black vent for bathroom exhaust fan
302 S Huron--paint
421 N Adams--stain fence
114 S Huron--paint
316 N Grove--amended application that commission approved for roof modification on the Queen Anne; all that staff approved was the complete reroofing of house and carriage house as part of the project now
411 E Forest--reroof

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 5/24/22

127 - 136

[Historic District 5-24-2022 Full Minutes DRAFT](#)

9. ADJOURNMENT



HDC Work Permit Staff Review

Property address: 210 Oak

Property History (updated): 210 Oak is described in the National Register nomination as a "cubical, 19th-century house." Staff located the house on a c. 1868 map and it looks much as it does today: a hipped-roof two-story house with a gable-roofed, one-story rear addition. On the map, it looks to staff as if the addition's roof overhangs so that a small porch is created with supporting pillars or posts on the east side of the addition, away from Maple Court. It makes sense to staff that a cubical house standing in 1868 with deep eaves would very likely have had Italianate details like brackets, as the applicant suggests in this revised application, (and the tall cornice above the second-story windows further supports the idea that brackets are missing). Staff hypothesizes that the one-story front porch, or at least its Tuscan columns, were added as early 20th-century updates. Staff thinks it is likely that the Tuscan columns, storm door, and perhaps new entry door, were added all at the same time as part of an early 1900s Colonial Revival update.

The windows that are on the first floor of the house on the front and east side and that have a smaller upper sash and a larger lower sash (windows 101 and 113 on the applicant's supplementary materials) are very similar to many windows featured in Roach & Musser's Sash and Door Co. Complete Catalog from 1905 (available at [Complete catalogue 1905 : Roach & Musser Sash and Door Co. : Free Download, Borrow, and Streaming : Internet Archive](#)). These kinds of windows are also seen on Queen Anne houses from around 1900 as well. This would indicate that these two windows also likely date from the c. 1900s Colonial Revival house update.

Date of Application: Initial application received April 26, 2022, revised application received via email May 10, 2022, and updated application received via email June 7, 2022

Date of Review: June 9, 2022

Date of Meeting: June 14, 2022

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

Proposed work: (updated)

Applicant seeks to remove 20 windows and replace with 20 Anderson Fibrex windows; and remove front wood storm door and front wood door and replace that system with one steel Provia entry door. This revised proposal would leave the historic front window in place.

Materials: Replacement windows would be Fibrex, a composite material of wood and resins, and original wood trim would remain. New entry door would be steel—no storm door is proposed.

Staff review: (updated)

1. **WINDOWS:** There is a variety of window types in the house. Several are wood with sash cords, some are wood with spring operation, and some are vinyl. Homeowner would like to have all windows the same and be energy efficient. Homeowner and staff first spoke in April and staff explained if there are original wood windows, the historic district commission is charged with trying to preserve them. Staff sent a follow-up email with window repair resources. In late April and May, staff emailed with Andersen window permit coordinator Brett Mahaffey. Brett submitted an initial application, staff requested additional information (more detailed conditions information and cut sheets for the proposed windows), and staff explained in an email that it might be advisable to submit a separate application for the vinyl windows and that the commission will likely need more detailed pictures of the individual conditions of the wood windows. Brett explained that the applicant and homeowners wanted to go ahead with the May 24 application.
2. On June 7, applicant updated that application with supplementary materials that show the evolution of the building, and the updated materials are included in this packet for June 14. Applicant inspected foundations and siding for clues as to how the building changed. Their findings roughly match the map findings—the first portion of the rear addition has the same foundation as the original portion, because it is original or very near original as evidenced by the fact that it was built by 1868. The little porch that appears on the east side of that addition on the 1868 map was likely enclosed later, as evidenced by the filled-in cemented basement or crawlspace window shown on page 9 of the new PDF that supplements the updated application, and the different foundation material only where the porch was enclosed. The roof pitch “change” shown on page 8 could well be, it seems to staff, altered when the porch was enclosed.
3. These additions to the supplementary materials do in fact help explain the house’s evolution, but they don’t detail the existing windows or their condition in greater detail than the last application. These updates instead set out to show that all or many of these windows around the house are not original to the house. While it is true that many of these windows, like windows 109 and 110 that enclose the former rear porch, are not original to the 1860s house, any windows that were added in the early 1900s could indeed be considered historically significant in their own right. For example, the two windows that have the smaller upper sash and the bigger lower sash (101 and 113) can be reasonably dated to the early 1900s alterations the house received to give it its

Colonial Revival update, and these two are unique and worthy of preservation, it seems to staff.

4. It is difficult, however, for staff to date the other one-over-one wood replacement windows throughout the house. (Certainly, the vinyl replacement windows have no historic fabric or historic value.) But the wood windows throughout are more difficult. If they, too, could be dated to the early 1900s, are they significant and worth preserving also? Or, because they are simple one-over-ones, are they not as unique or as worthy of preservation? If they are significant, is their condition so deteriorated that replacement is needed? Would it be possible to date them? At the May 24 historic district commission meeting, the homeowner laid out the issues with the wood windows throughout the home—the glass is cold, and the windows are drafty, single-pane, and don't open. Storm windows are on every window, but these issues are still present.
5. The updated supplemental materials show that the wood windows with string operation (sash cord, pulleys, and weights) and the windows with spring operation have the same proportions (2.5" upper and lower rails, 1.5" meeting rails, 2" stiles). Staff did some research on the evolution of double-hung windows and it appears that the windows with sash cords would have been first and then that system could have been replaced on some windows with springs. The windows with zinc tracks have slightly different proportions, and are likely later replacements. Some questions are: approximately how old are these wood windows, are they significant, and, if so, are they beyond repair? Staff believes that a conditions report and estimate from a window repair professional would be helpful to have if it would document which windows (if any) are likely original to the house, which are likely later replacements and their approximate age, and the conditions of all of the wood windows. Homeowner mentioned at the May 24 meeting that she had reached out to two window restorers and one quoted \$12,000 to restore windows 101 and 113 and the other had a 2.5-year waitlist.
6. If the commission finds that none of the wood windows besides windows 101 and 113 are significant, character-defining features, or that they are beyond repair, then their replacement with something that matches the old in design, color, texture, and, where possible, materials, would meet the Standards. Staff notes that the proportions of the proposed new windows are slightly different from the existing windows but the configuration matches the old.
7. DOORS. As stated above, it seems likely that the storm door (and maybe the current front door) were added in the early 20th century, so they've likely been in place now around 100-120 years. This supports the idea that these doors have achieved significance in their own right. Staff understands, however, from the homeowner's statement at the last commission meeting that the proposed steel entry door would be more difficult to kick in and that the current entry door has indeed been kicked in more than once. Because of the security situation in this case and the fact that a new steel entry door that looks very much like the old would provide more security than the historic door can likely provide, staff thinks that the commission could consider in this case issuing a notice to proceed to replace the entry door for the safety of the occupants. Staff would submit that the storm door at least is likely an early 1900s Colonial Revival update and goes with the Tuscan columns and front, updated window

and, as a result, the storm door has acquired significance in its own right and should remain, according to the Standards.

8. Before proceeding with work, applicant must obtain the appropriate building department permits.

Relevant Secretary of the Interior's Standards: 2, 4, 5, 6

Recommended Motion(s):

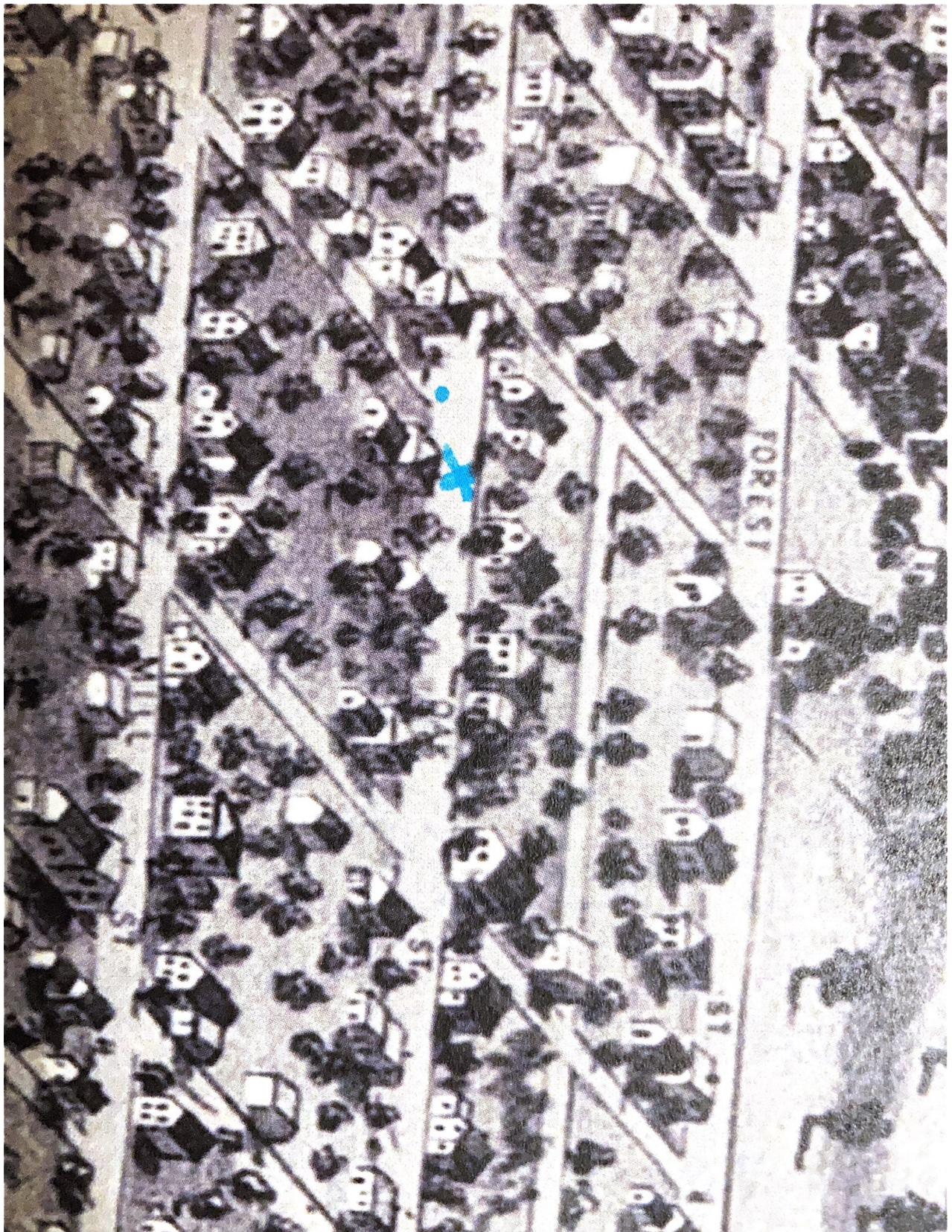
Move to postpone the revised application received June 7, 2022 for work proposed at 210 Oak Street so that a wood window restoration professional could evaluate all of the remaining wood windows, provide approximate dates for them, and provide a conditions assessment and estimate for repair. If no further action is taken on this application, a procedural denial will be issued by August 1, 2022.

Move to approve the application and issue a certificate of appropriateness for the work at 210 Oak Street as proposed June 7, 2022 to replace [20]/ [19] windows with Fibrex double-hung windows [with the condition that the front window with a smaller upper sash be preserved and restored/ with the condition that both the front window and the east-side window with smaller upper sashes on the first floor be preserved and restored]. The proposed work meets the Secretary of the Interior's Standards for Rehabilitation 4 and 6.

In addition, move to issue a notice to proceed for the replacement of the front entry door at 210 Oak Street with a steel Provia Legacy steel entry door as outlined on the application, because the historic door has been kicked in in the past and this new steel door meets the Secretary of the Interior's Standard for Rehabilitation 6 and will be more secure for the residents. The storm door is a character-defining feature and should remain in place.

Prepared by:

Ellen Thackery, Preservation Planner





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

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

210 Oak Street

Applicant

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

Name

Brett Mahaffey

Address

37720 Amrhein

City

Livonia

State

MI

Zip

48150

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Renewal by Andersen

Type of work

- ☐ Roofing
☒ Window/Door
Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

ORIGINAL PROPOSAL: Replacing 21 existing double hung windows and 1 entry door.

NEW PROPOSAL:

Three new proposals in order:

- Replacing 19 existing windows
- Replacing existing entry door
- Replacing 1 existing window on side of house

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

Windows - White - Renewal by Andersen - Fibrex (wood composite material)

Entry Door - Avocado color - Steel - Provia door

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:

53,700

Permit fee:

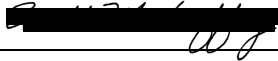
\$45 + 85 = 125

Signature

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

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

Signature:



Date:

6/9/2022

Print Name:

Brett Mahaffey

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.



210 Oak Street

Ypsilanti Historic District

Renewal by Andersen

37720 Amrhein

Livonia, MI 48150

- Homeowners want to replace 21 vinyl, wood, and aluminum windows with Renewal by Andersen windows and replace the front entry door (Provia Door System)
- Existing windows are double hung windows and will be replaced with matching double hung window units
- Exterior color will be white
- No storm windows after replacement
- House was built in 1850
- Renewal by Andersen windows use Fibrex (wood composite) material
- Insert windows will be installed with minimal aluminum on exterior to preserve original exterior wood trim
- Existing windows are not energy efficient, some top sashes slide/fall down when unlocked, a couple windows have cracked glass or broken locks, and four types of windows used throughout the house



Renewal by Andersen

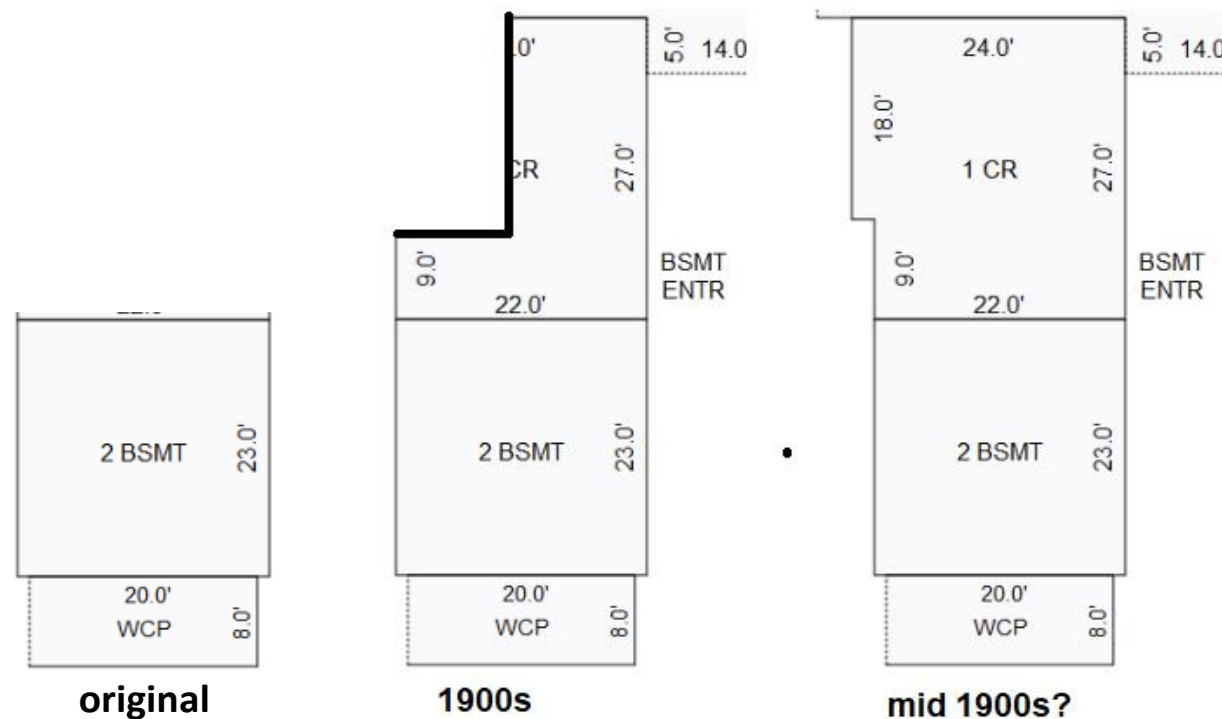
37720 Amrhein

Livonia, MI 48150

- Homeowners are proposing the following changes from previous submission
- Proposal to replace 19 windows not original to the house
 - The two 1:3 style double hung windows are determined by our research and their defining features that they are the only two original windows
- Proposal to replace the front entry door
- Proposal to replace one double hung window on left side of house

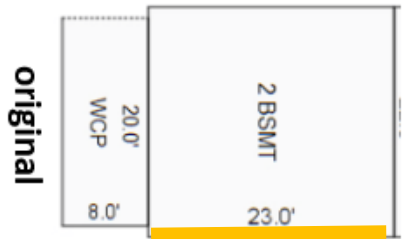


Added



Guessing the time frame between home additions based on material used found foundation and siding “lines”
The 1900s (1st addition) they matched the foundation block to original however the 2nd addition used cinder block
Siding is not original to house as this siding didn’t start until early 1900s (I found 1907)

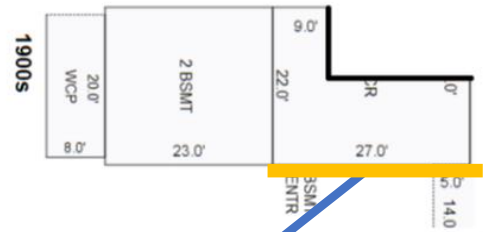
Added



FRONT OF HOUSE



RIGHT SIDE OF HOUSE



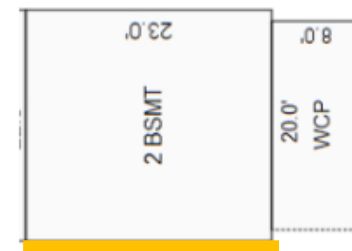
BACK OF HOUSE

Added

BACK OF HOUSE



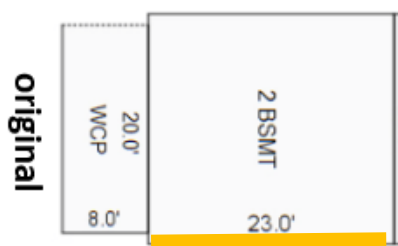
LEFT SIDE OF HOUSE



FRONT OF HOUSE



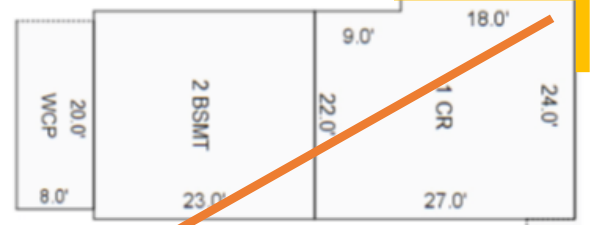
Added



FRONT OF HOUSE



mid 1900s?



BACK OF HOUSE



RIGHT SIDE OF HOUSE

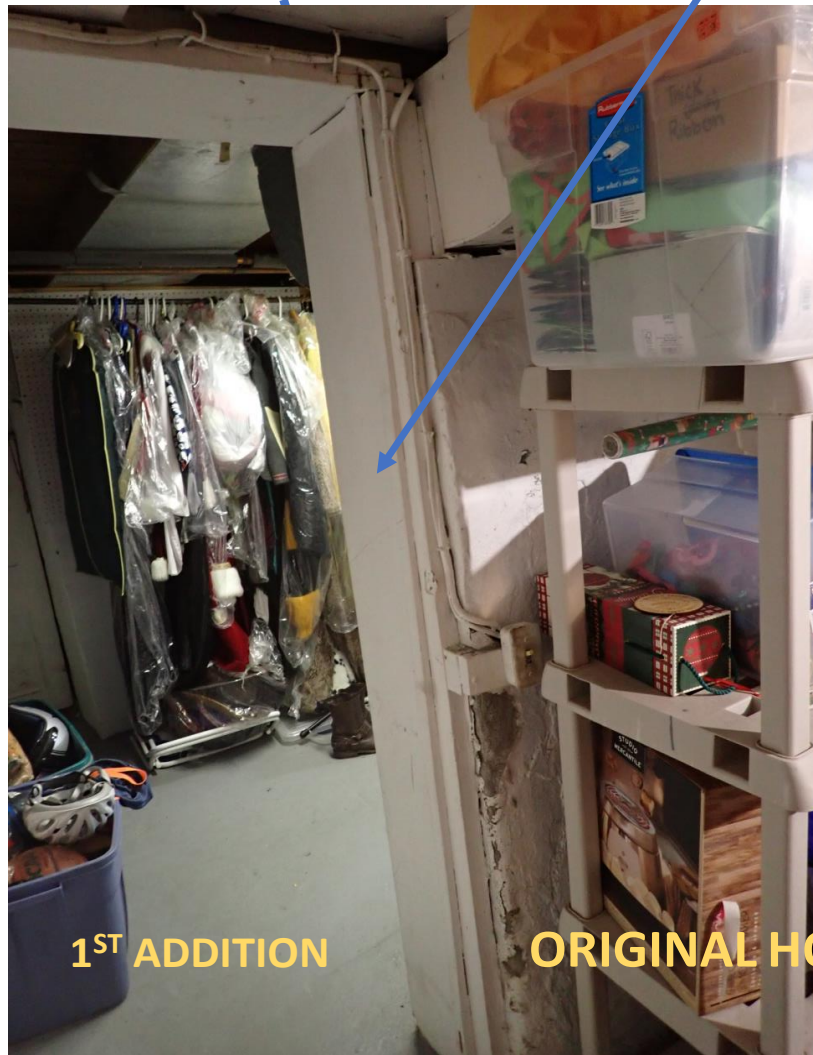
Added



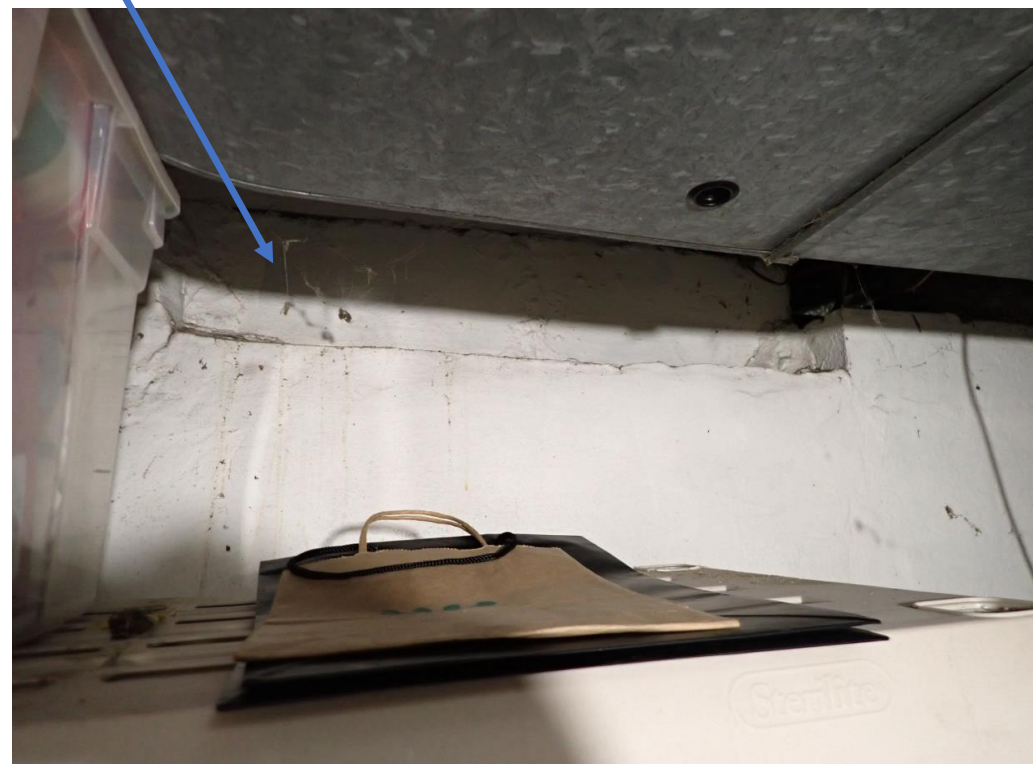
FOUNDATION TYPE CHANGES
HERE AND THERE IS A STRAIGHT
CUT GOING UP THE WALL WHERE
NEW (MATCHING) SIDING IS STARTED –
ALSO THE ROOF PITCH DOES
“CHANGE” OFF CENTER OF ROOF
SLIGHTLY (it’s not the photo)

Added

DOORWAY WAS CUT INTO THE HOMES FOUNDATION AT
SOME POINT BETWEEN THE ORIGINAL AND FIRST ADDITION



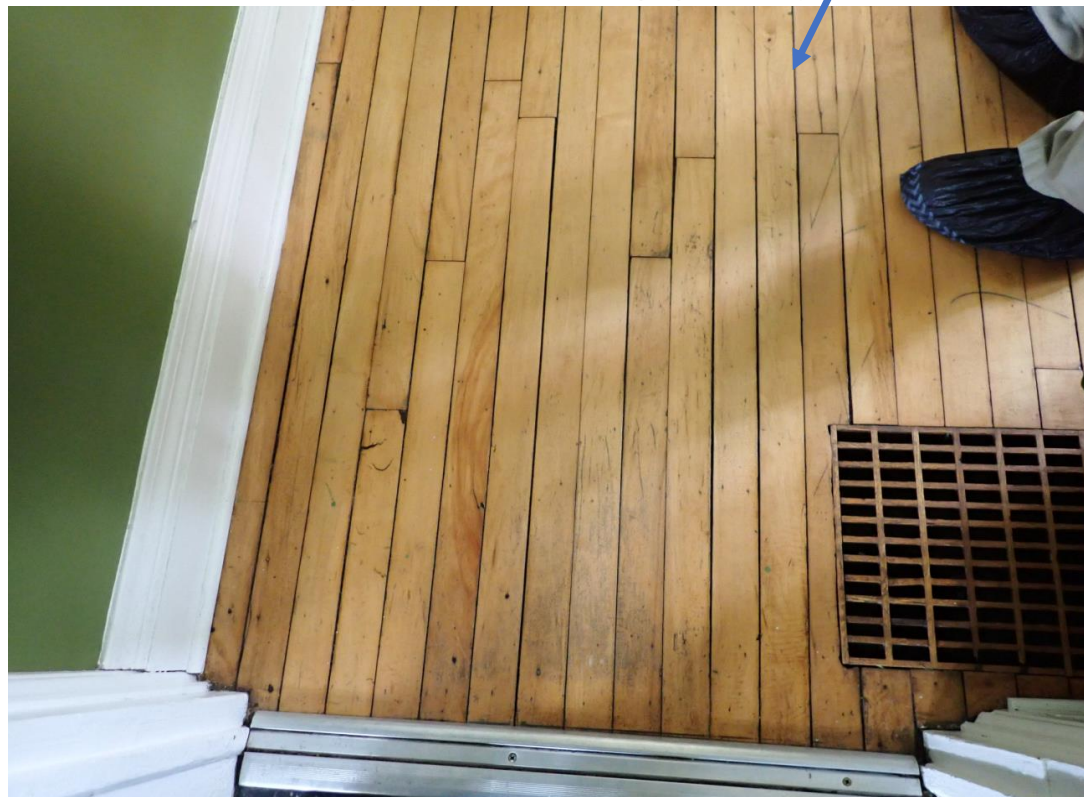
SAME WALL AS DOORWAY TO NEW ADDITION – THE
ORIGINAL CRAWLSPACE WINDOW WAS CEMENTED



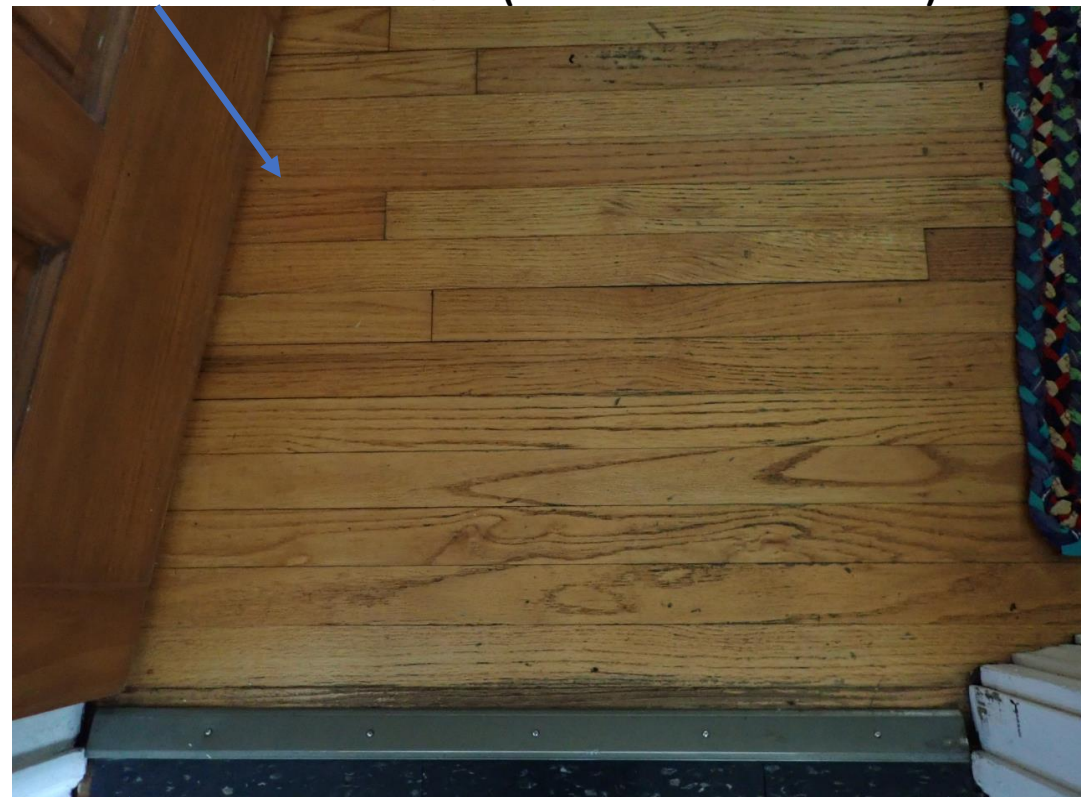
Added

FLOORING INSIDE BETWEEN ORIGINAL
(WOOD), 1st addition (OLD BLACK TILE FLOOR),
AND 2nd addition (NEWER WOOD FLOOR) ARE
ALL DIFFERENT

ORIGINAL FLOORING



2nd ADDITION (back - left side of house)



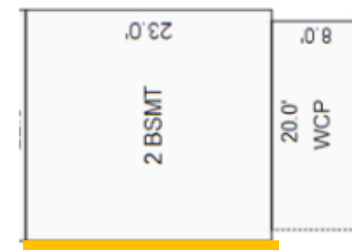
1st ADDITION (back - right side of house)
Black tile flooring

Added

BACK OF HOUSE



LEFT SIDE OF HOUSE



original

FRONT OF HOUSE

Original double
hung window

The original and 1st addition
are one room and make the
dining room.

Added

DINING ROOM DOUBLE HUNG WINDOWS

Wavy glass in original and clear/flat glass (two windows in 1st addition)

The stop molding holding the glass is more “cove” on the original and an “OG Step” pattern on the two in the addition

The original window is a 1:3 style double hung (taller) - the addition windows are 1:1 (shorter)



ENTRY DOOR PROPOSAL



Added

We found two
“similar” style homes
on Oak Street.

This one across the
street might have
started the same as 210
Oak but had an addition
added to the side vs the
back of the house.

The entry door has
small sidelight panels

This is probably the
original wood siding
and the ornamental
roof braces up top



Added

We found two
“similar” style homes
on Oak Street.

This house is located
next door to 210 Oak
Street and looks very
similar in original design
(from google images they look to
have additions on the back as well)

The entry door has
small sidelight panels

This is probably the
original wood siding
and the ornamental
roof braces up top



Added

Glass in transom
isn't original and
is two pieces of
glass butted
together – it
looks like the “1”
is the only thing
covering the gap
between the
glass panes



Added

ENTRY DOOR

We believe that this slab was replaced At some time due to the fitment inside the frame

There is also the possibility that the door is not original to the house as the other two similar style houses on Oak Street have side lights. It is possible that this door at some point was moved

Also possible is the window above this door was shortened as well – which would explain why it doesn't line up like the neighboring house

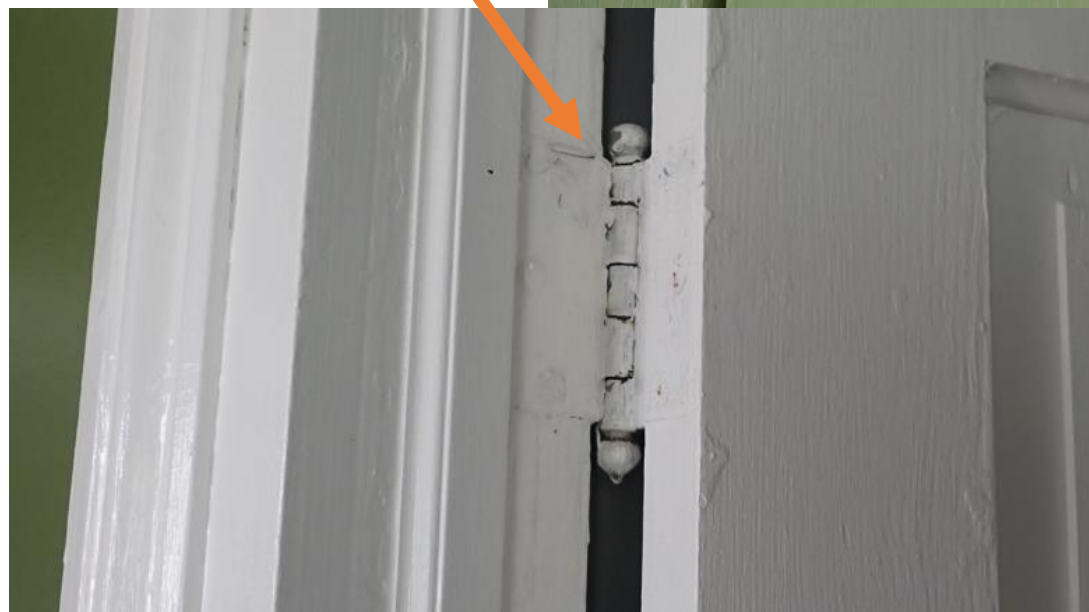
This house has been sided over and probably had wood siding like the other houses at some point



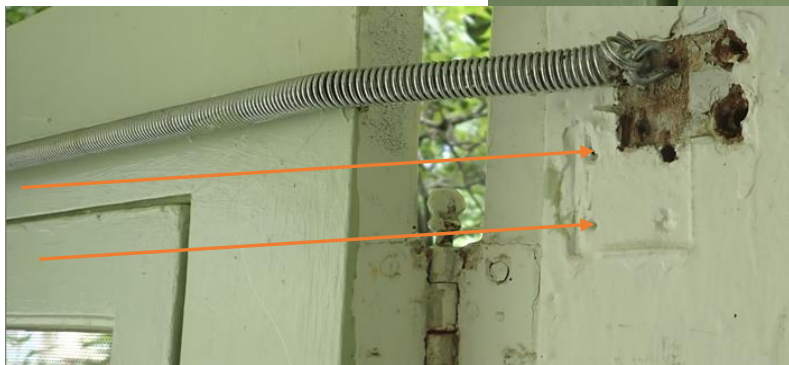
Added

Storm door is not original to the house and uses the same hinges as an interior door that we found.

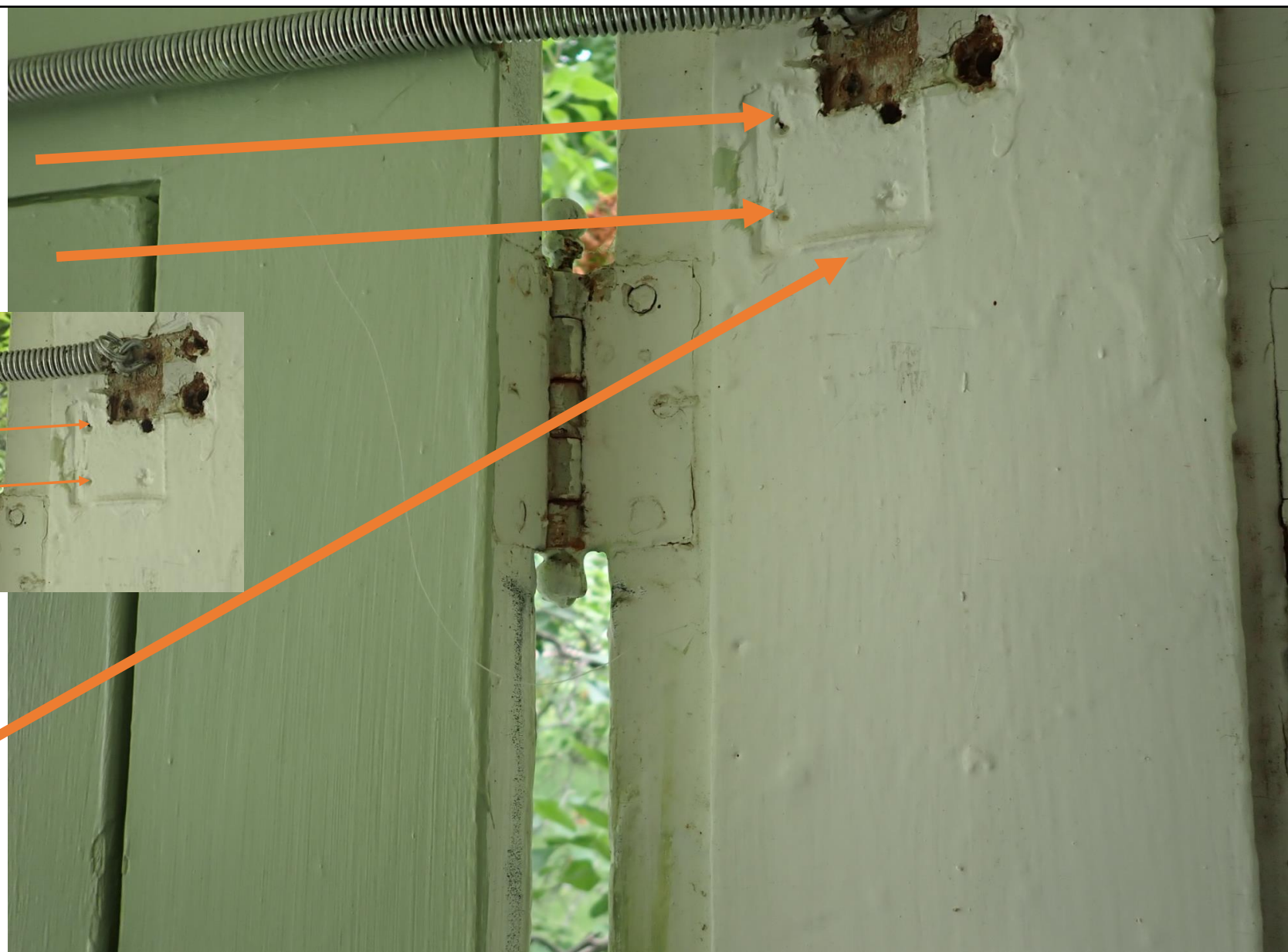
Interior bathroom door



Added



This door closure marking that has been painted over several times does not line up with the current storm door



Added

SIDE WINDOW PROPOSAL



Added

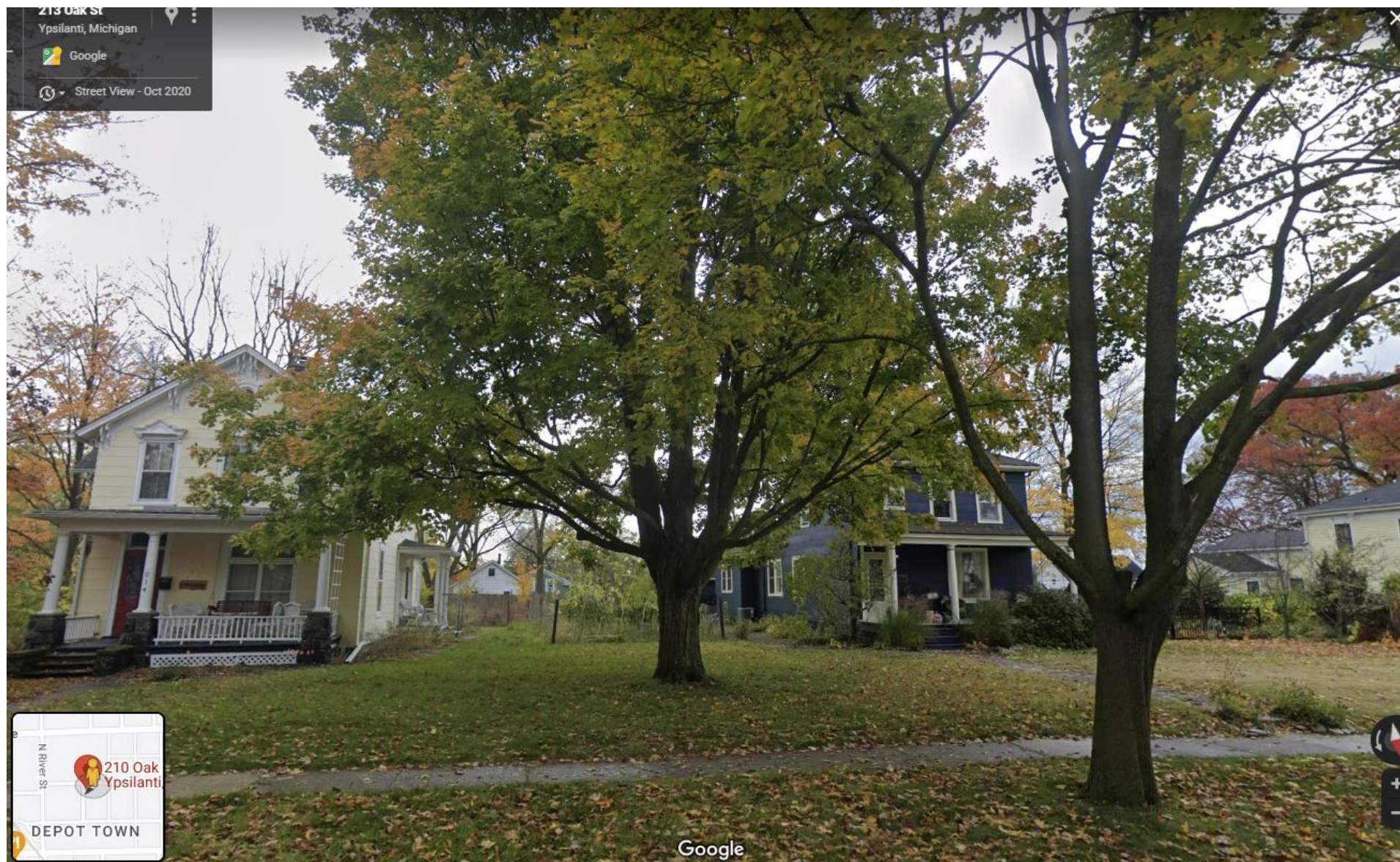
SIDE WINDOW PROPOSAL



Double hung in dining room can not be easily seen from street.

Propose to replace this window with a 1:3 style to match the existing double hung
This would match the other two windows on the same wall in the same room (if they are approved)

Added



THIS IS THE BEGINNING OF THE ORIGINAL PROPOSAL SUBMITTED



Front of house - 201 is framed differently on top compared to 202 and 203



Wood Storm

101, 102, 103, 106, 107
109, 110, 111, 112, 113



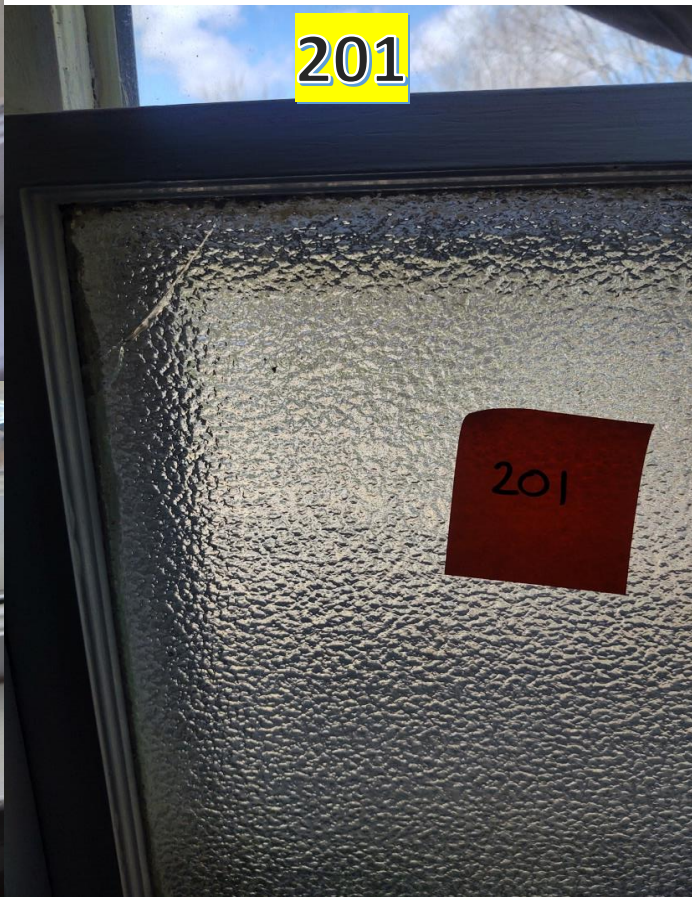
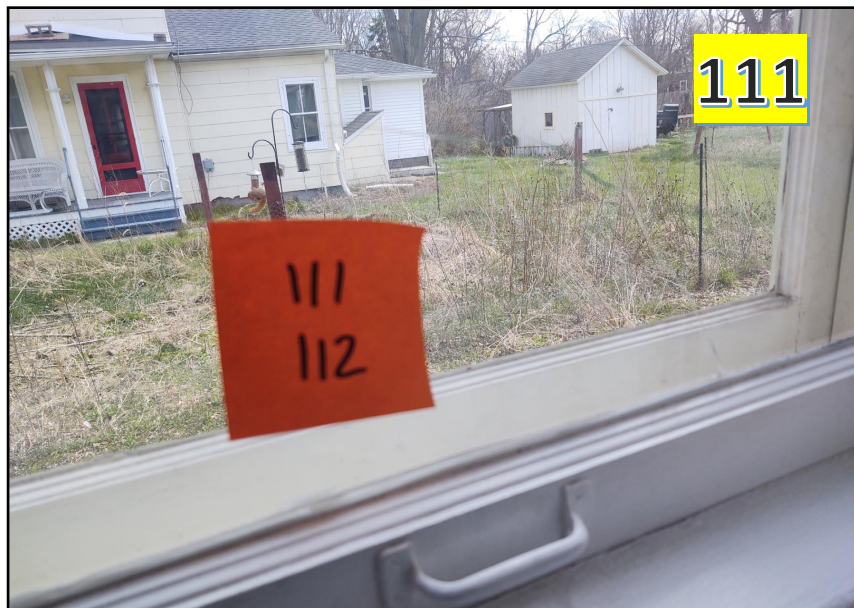
Aluminum Storm

104, 105, 201, 202, 203
204, 205, 206, 208



No Storm

108, 207



101, 111, 201, 204 have cracked glass

Zinc track

Four types of windows in house

Spring operation

String operation

Vinyl Window



FRONT OF HOUSE
21 windows and 1 entry door being replaced

-
- 201, 202, and 203 – Replacing with same style – Double Hung windows
 - 101 – Replacing Double Hung with matching double hung with 1:3 configuration
 - 114 – Replacing Entry door



RIGHT SIDE OF HOUSE
21 windows and 1 entry door being replaced

204, 205, 206 – Replacing with same style – Double Hung windows
102, 103, 104, 105, 106, 107 – Replacing with same style – Double Hung windows



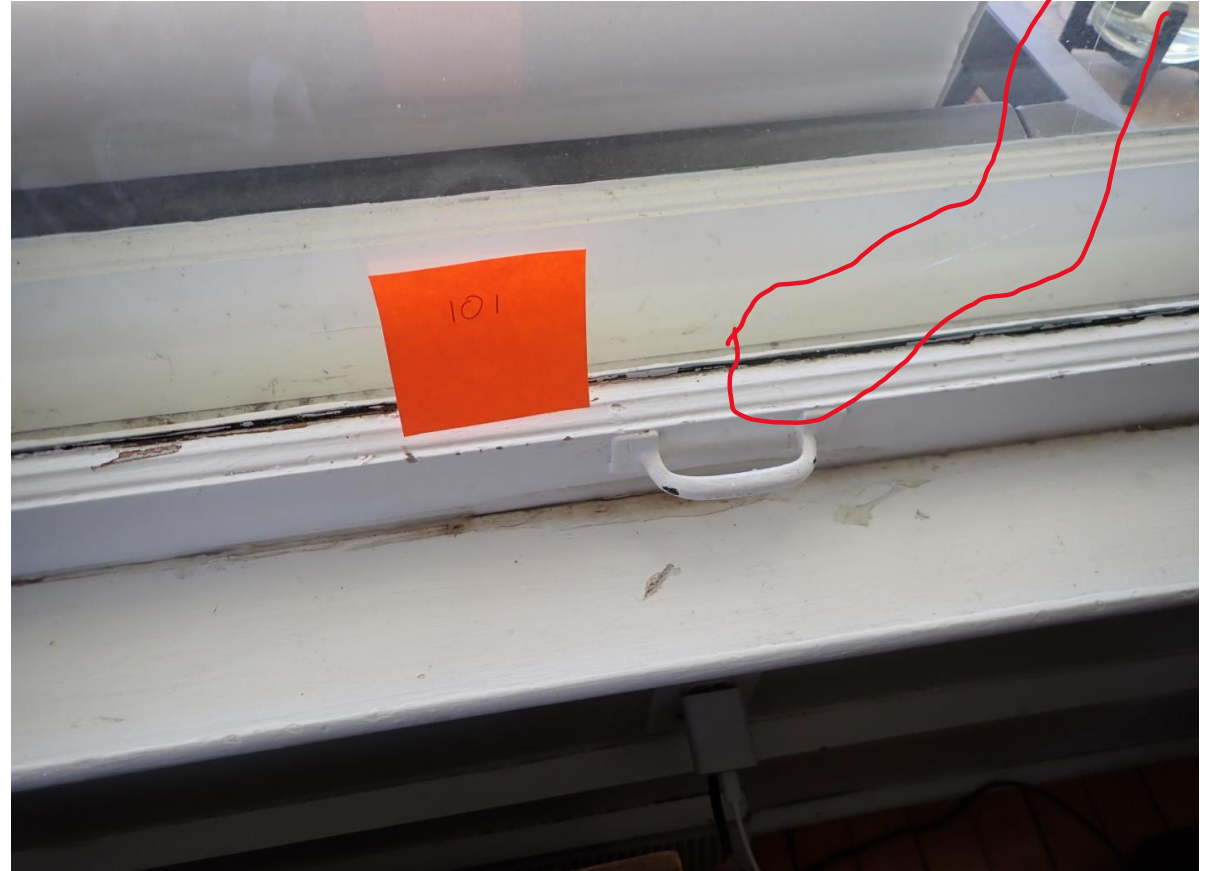
BACK / RIGHT SIDE OF HOUSE
21 windows and 1 entry door being replaced

204, 205, 206, 207 – Replacing with same style – Double Hung windows
102, 103, 104, 105, 106, 107, 108 – Replacing with same style – Double Hung windows



LEFT SIDE OF HOUSE
21 windows and 1 entry door being replaced

208 – Replacing with same style – Double Hung windows
109, 110, 111, 112 – Replacing with same style – Double Hung windows
113 – Replacing with same style Double Hung 1:3 style



210 Oak Street

101 (Living Room) – 1:3 Double Hung – lower window pane is cracked and interior string missing



210 Oak Street

101 (Living Room) – 1:3 Double Hung – lower window pane is cracked and interior string missing

Wood Window – String tyle



210 Oak Street
102 & 103 (Living Room) – Double Hung

Vinyl Window
Wood Storm Windows



210 Oak Street
102 & 103 (Living Room) – Double Hung

Vinyl Window



210 Oak Street
104 (Laundry Room) – Double Hung

Wood Window – Zinc track
Aluminum storm – missing glass



210 Oak Street
104 (Laundry Room) – Double Hung

Wood Window – Zinc track



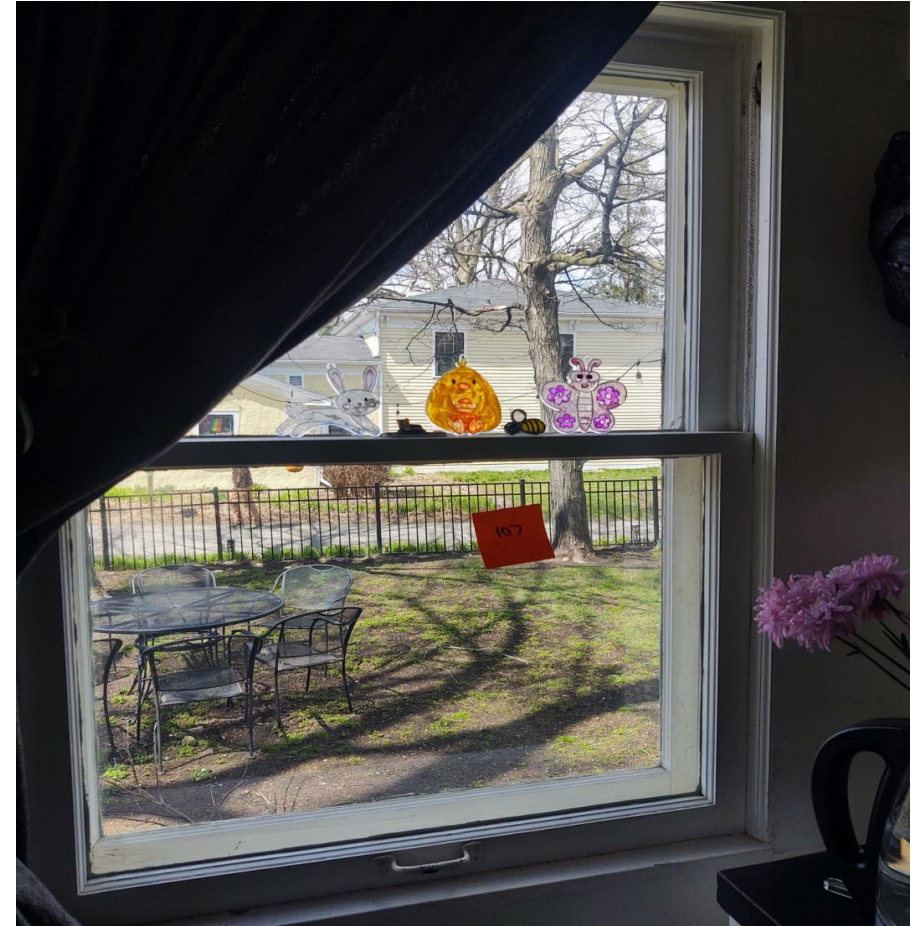
210 Oak Street
105 (Bathroom) – Double Hung – 3w x 2h – upper sash

Wood Window – Zinc track



210 Oak Street
106 and 107 (Kitchen) – Double Hung

Wood Window – 106 spring operation / 107 – string operation



210 Oak Street

106 and 107 (Kitchen) – Double Hung

Wood Window – 106 spring operation / 107 – string operation



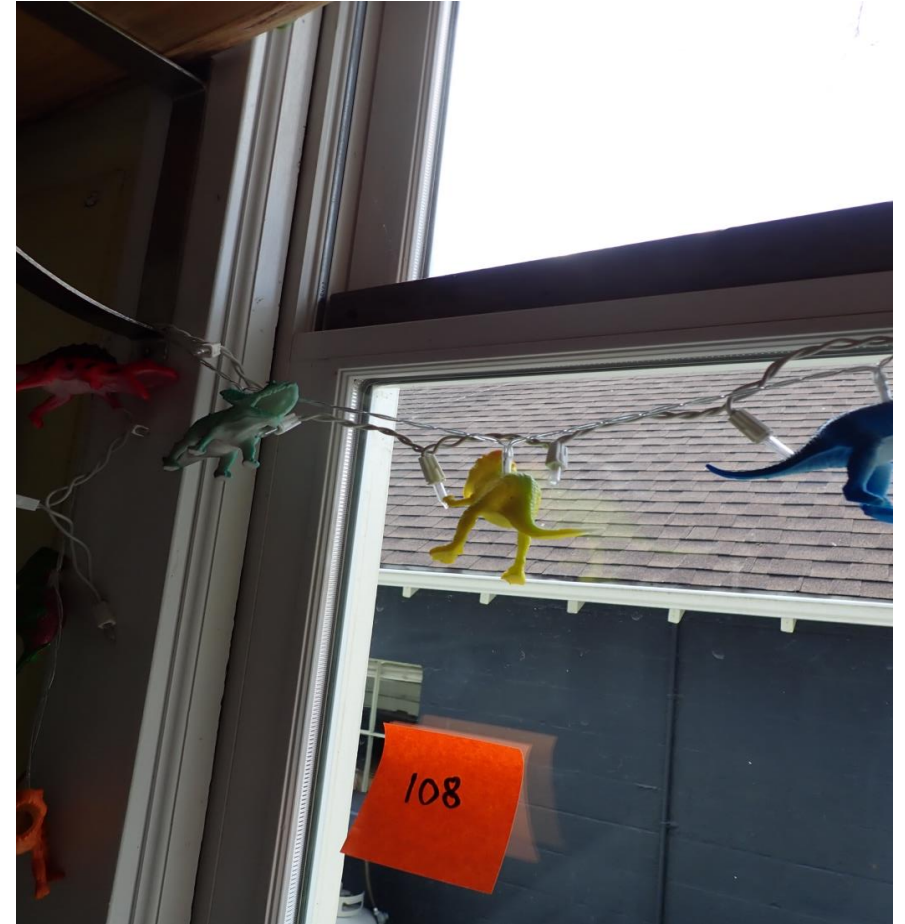
210 Oak Street
106 and 107 (Kitchen) – Double Hung

Wood Window – 106 spring operation / 107 – string operation



210 Oak Street
108 (Kitchen sink) – Double Hung

Vinyl Window



210 Oak Street
108 (Kitchen sink) – Double Hung

Vinyl Window



210 Oak Street
109 & 110 (Bedroom) – Double Hung

Wood Window – String operation



210 Oak Street
109 & 110 (Bedroom) – Double Hung

Wood Window – String operation



210 Oak Street
111, 112 & 113 (Dining Room) – Double Hung

Wood Window – String operation
113 – 1:3 style



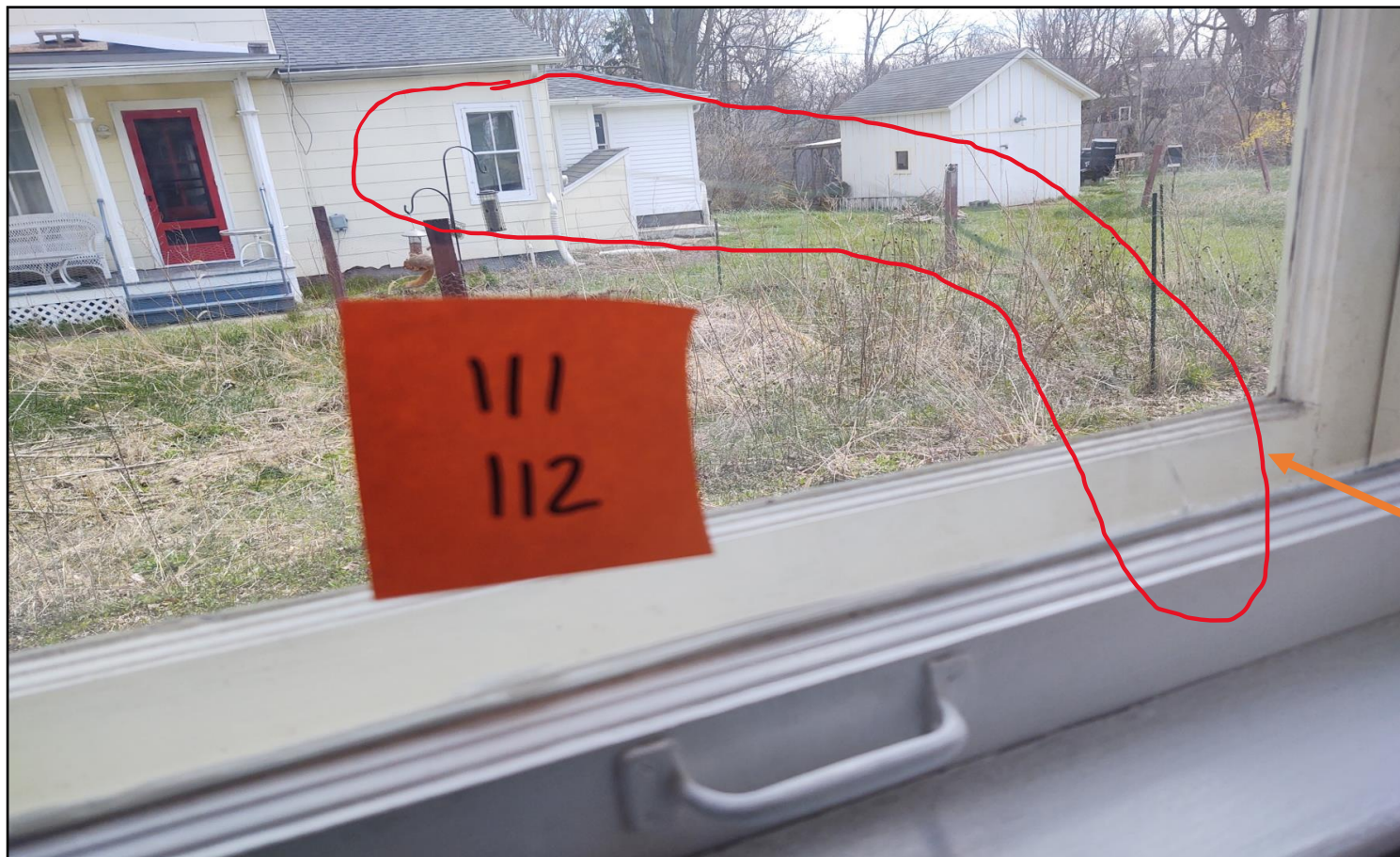
111 112



210 Oak Street

111 & 112 (Dining Room) – Double Hung

Wood Window – String operation



Crack

210 Oak Street
111 & 112 (Dining Room) – Double Hung

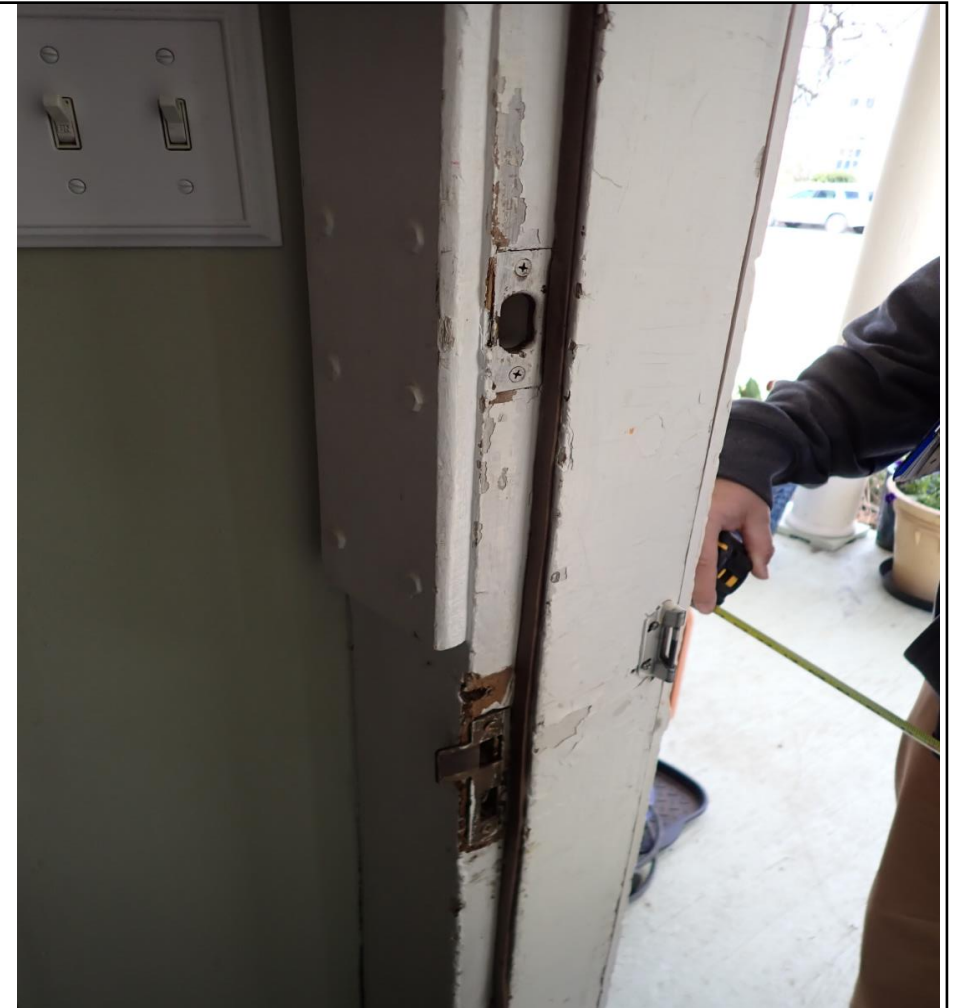
Wood Window – String operation



113

210 Oak Street
111, 112 & 113 (Dining Room) – Double Hung

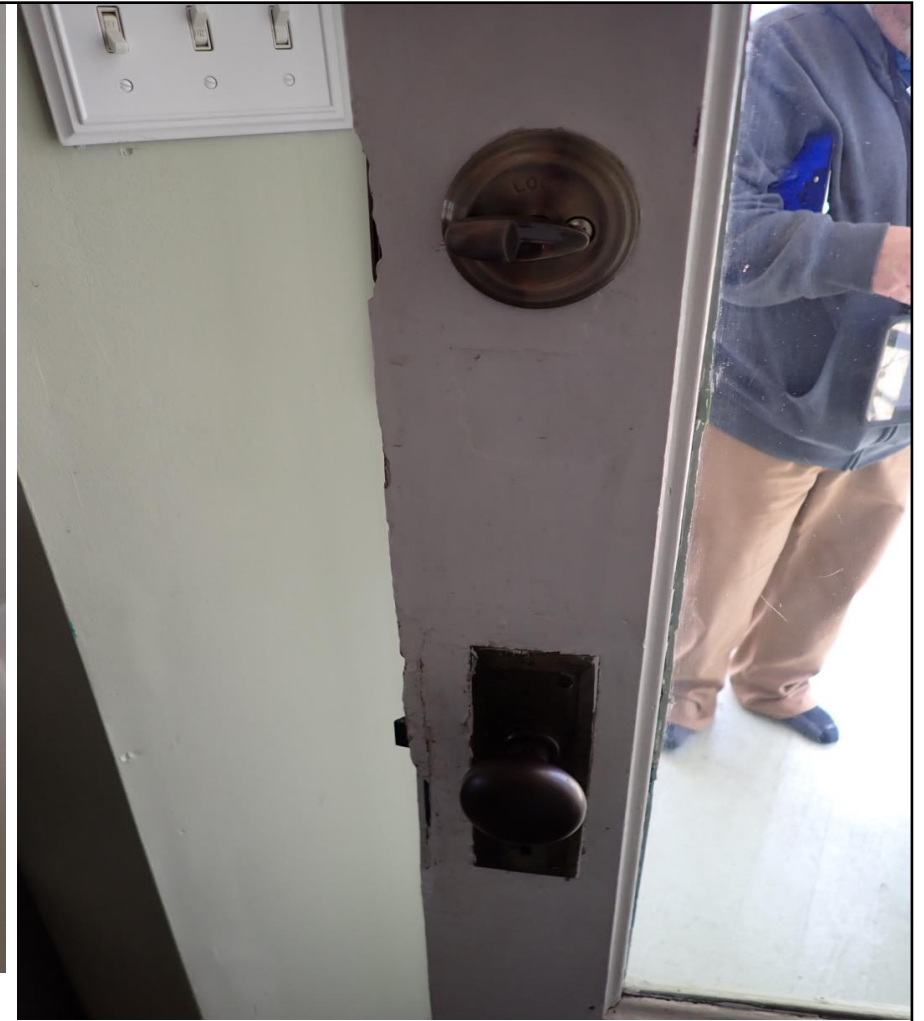
Wood Window – String operation
113 – 1:3 style



210 Oak Street

114 (Front Entrance) – Entry Door

Deadbolt was added on from original – door locks into 1x4 casing – reinforcement board was bolted over deadbolt locking area



210 Oak Street
114 (Front Entrance) – Entry Door



210 Oak Street

114 (Front Entrance) – Entry Door

Deadbolt was added on from original



210 Oak Street

114 (Front Entrance) – Entry Door – No storm on new door

YOUR PROFESSIONAL-CLASS PRODUCT

Legacy 20-Gauge Smooth Steel Entry Door with Clear Glass



OUTSIDE VIEW



INSIDE VIEW

DETAILS

Legacy Single Entry Door in FrameSaver Frame

Left Hand Inswing - Inside Looking Out

Entry Door

2 Panel 440 Style 20-Gauge Smooth Steel Door

ComforTech DLA

Textured Plugless Trim

Sandpiper Beige Inside / Avocado Outside

Rectangular Transom

ComforTech DLA

Hardware

Flat Bronze Westcott Lever Trilennium Handle (2 3/8" Backset)

Frame

Textured Cafe Cream Aluminum Frame Cladding

Sandpiper Beige Inside Frame

FrameSaver Inside Mull Cover - Sandpiper Beige

3 Tubes of Cafe Cream

3 Additional Tubes of Enzian Blue Caulk

Bronze ZAC Auto-Adjusting Threshold

Aged Bronze Ball Bearing Hinges

Security Plate

Poplar Colonial 3 1/2" Casing - Snow Mist White

Oak Quarter Round (1/2" x 3/4") Shoemold - Natural Oak



877.389.0835
2150 State Route 39
Sugar Creek, OH 44681

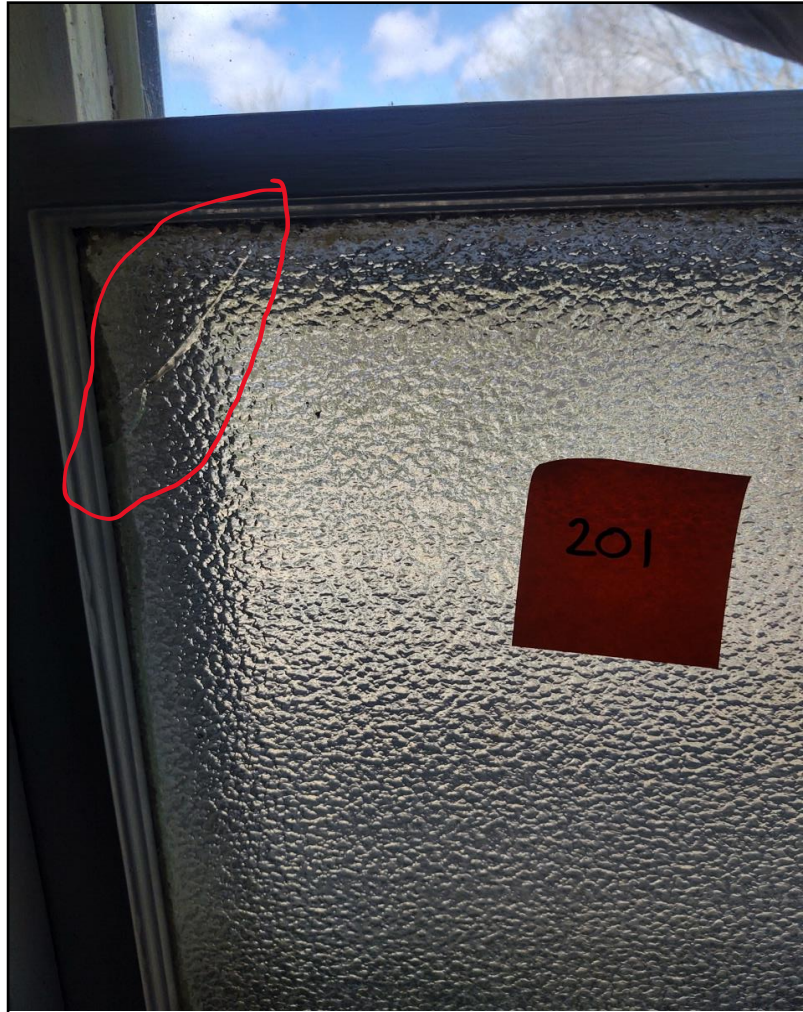
210 Oak Street
114 (Front Entrance) – Entry Door



210 Oak Street
201 (Bathroom) – Double Hung



Wood Window – String operation



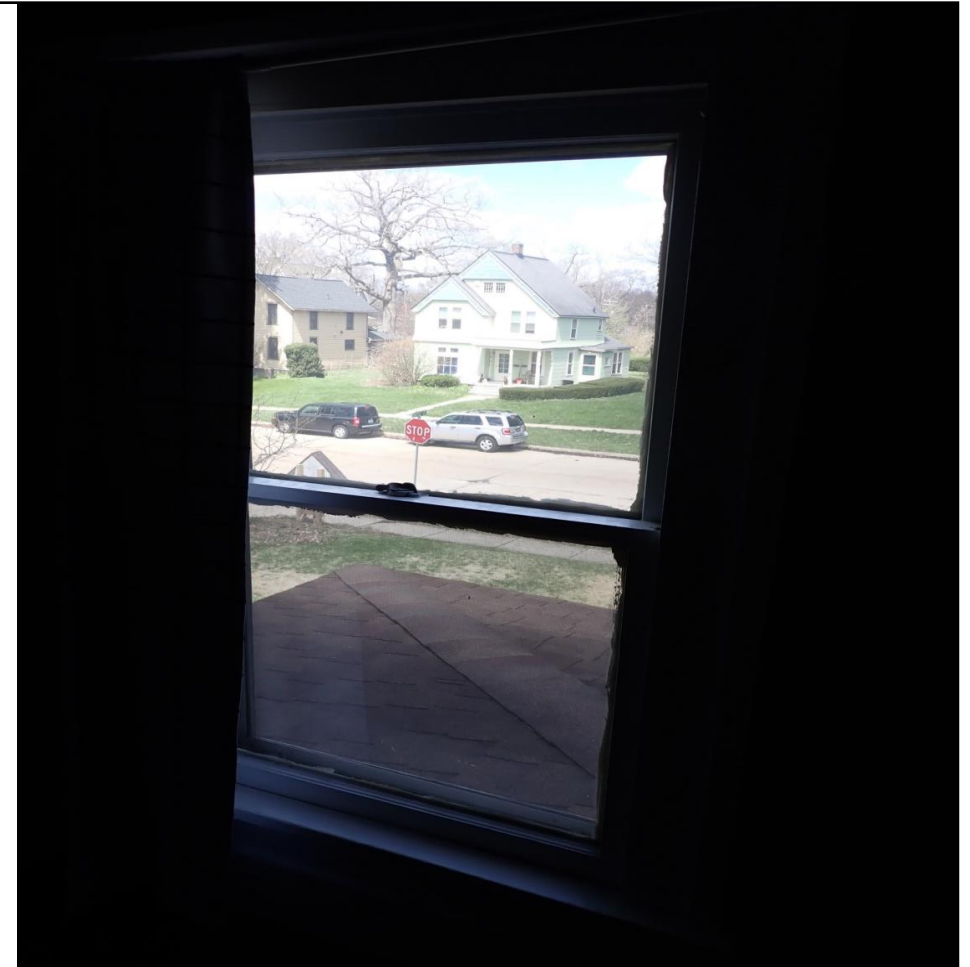
210 Oak Street
201 (Bathroom) – Double Hung

Wood Window – String operation



210 Oak Street
202 (Bedroom2) – Double Hung

Wood Window – Zinc Track



210 Oak Street
203 (Bedroom2) – Double Hung

Wood Window – Zinc Track



210 Oak Street
204 & 205 (Bedroom2) – Double Hung

Wood Window – Zinc Track

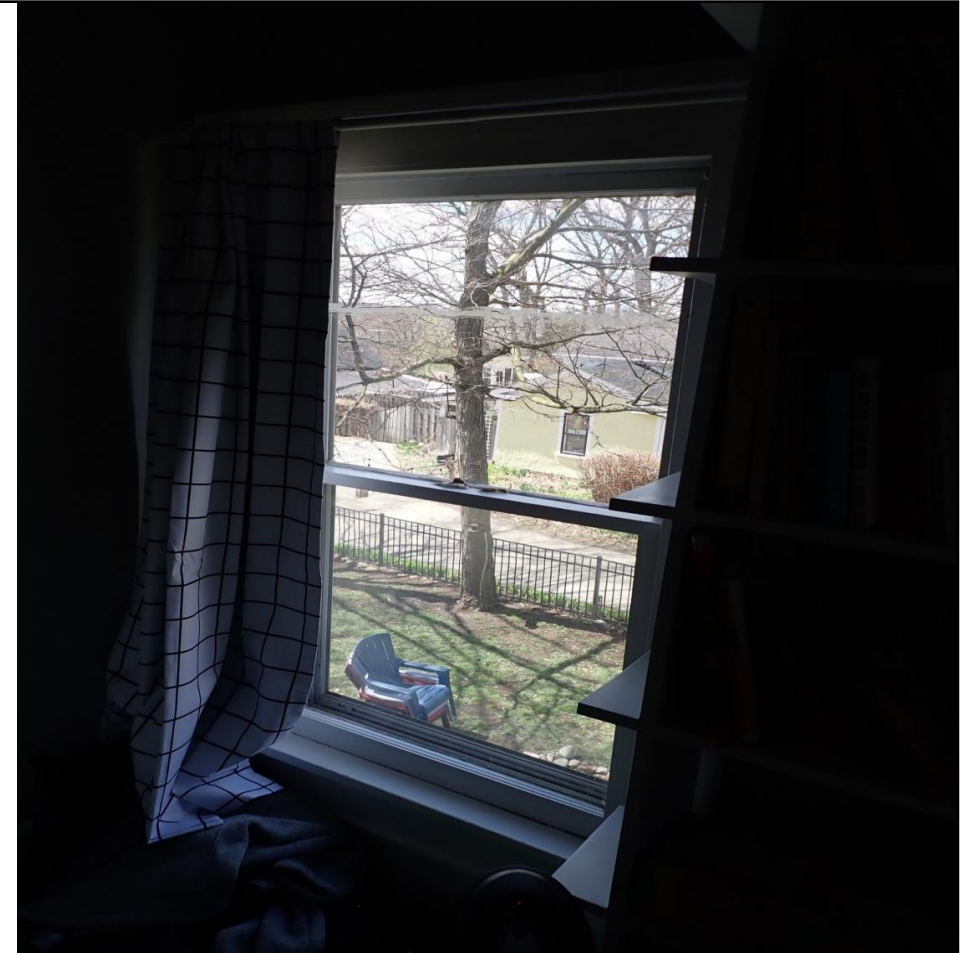


Crack



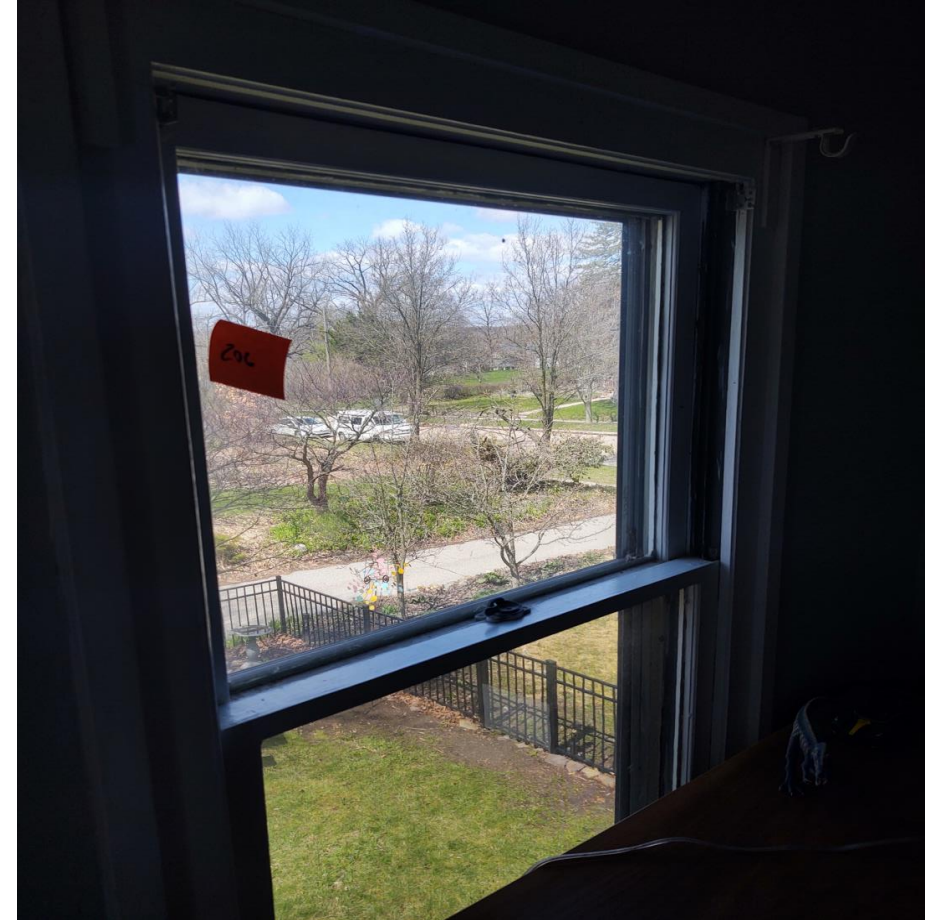
210 Oak Street
204 (Bedroom2) – Double Hung

Wood Window – Zinc Track



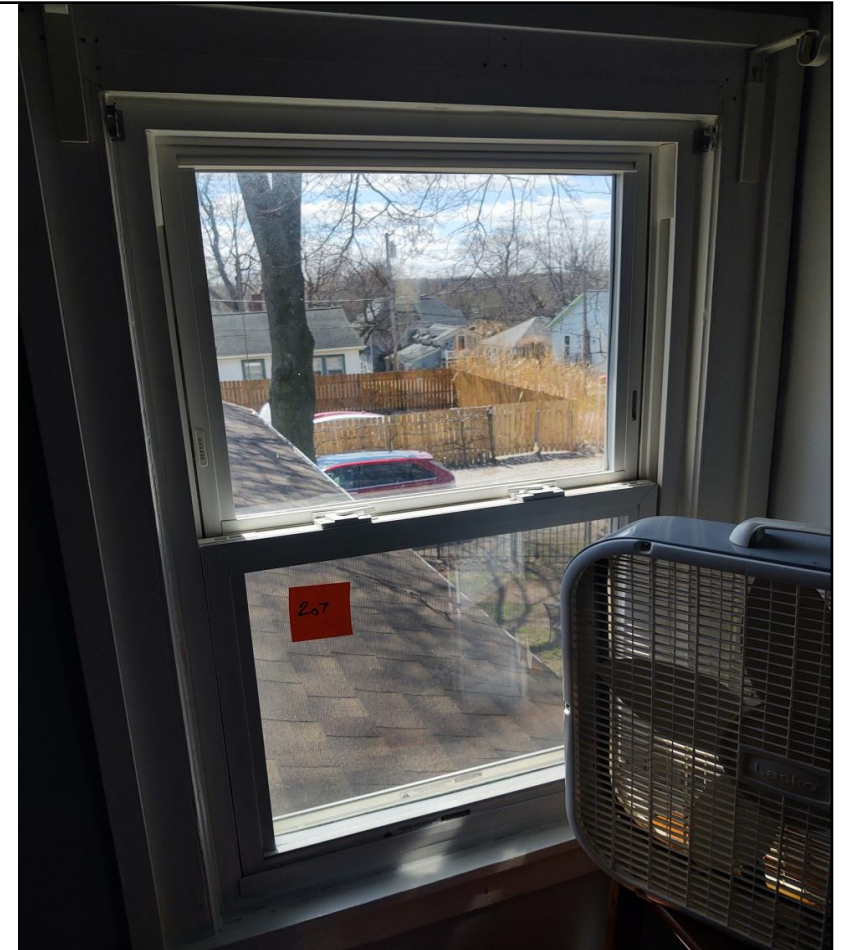
210 Oak Street
205 (Bedroom2) – Double Hung

Wood Window – Zinc Track



210 Oak Street
206 (Bedroom3) – Double Hung

Wood Window – Zinc Track



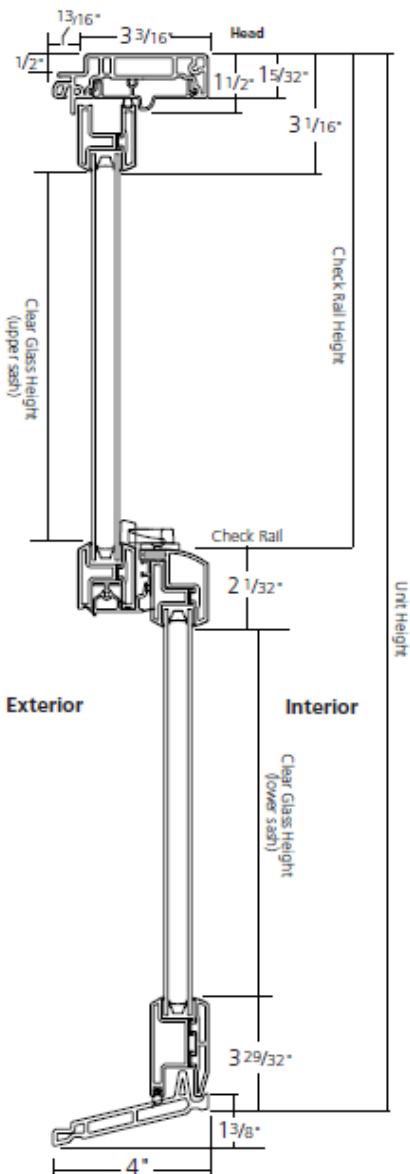
210 Oak Street
207 (Bedroom3) – Double Hung

Vinyl Window



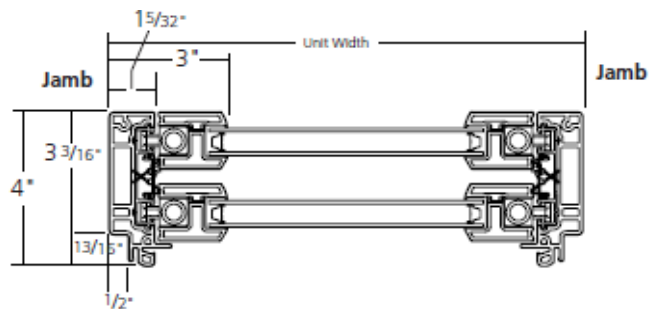
210 Oak Street
208 (Stairway) – Double Hung

Wood Window – Zinc Track



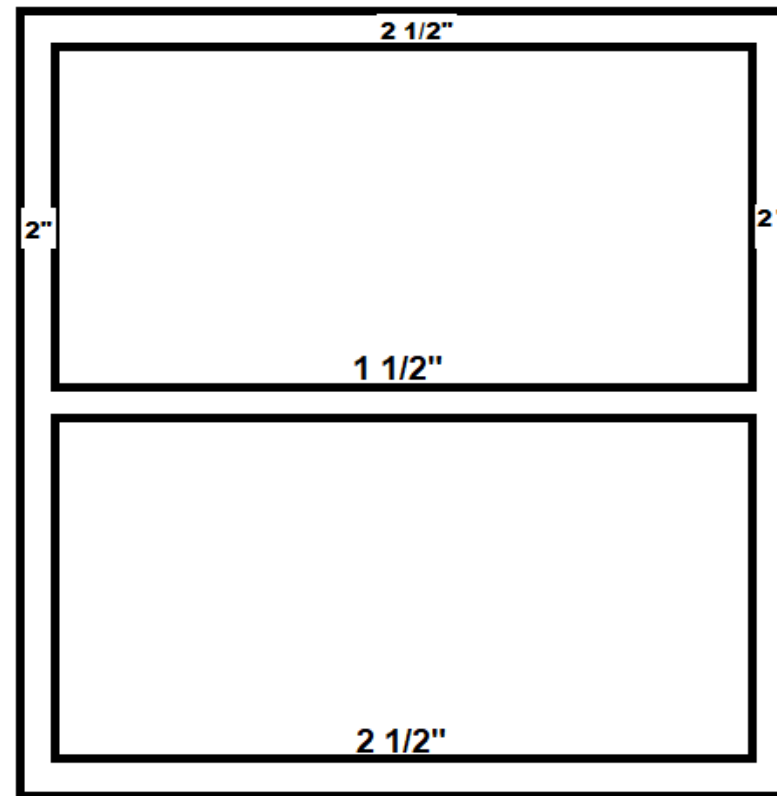
Renewal by Andersen

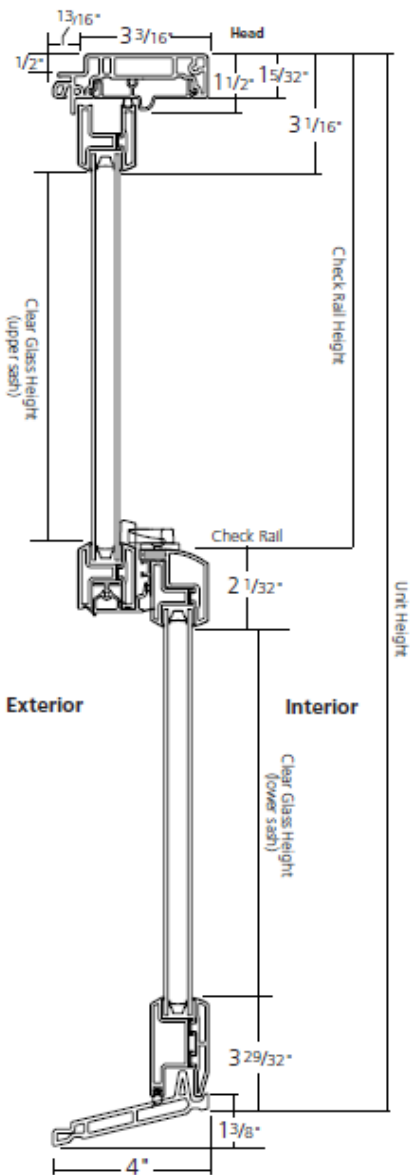
DOUBLE HUNG



Existing Windows

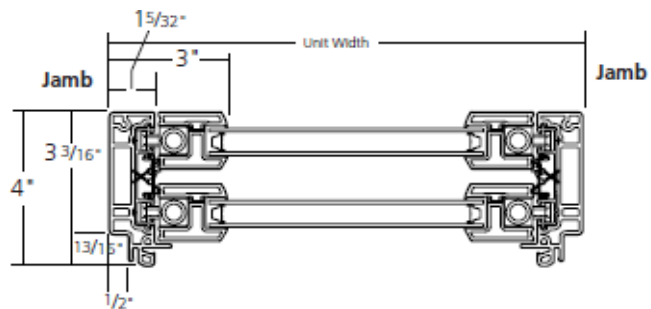
DOUBLE HUNG
WOOD WINDOW – SPRING OPERATION
WOOD WINDOW - STRING OPERATION





Renewal by Andersen

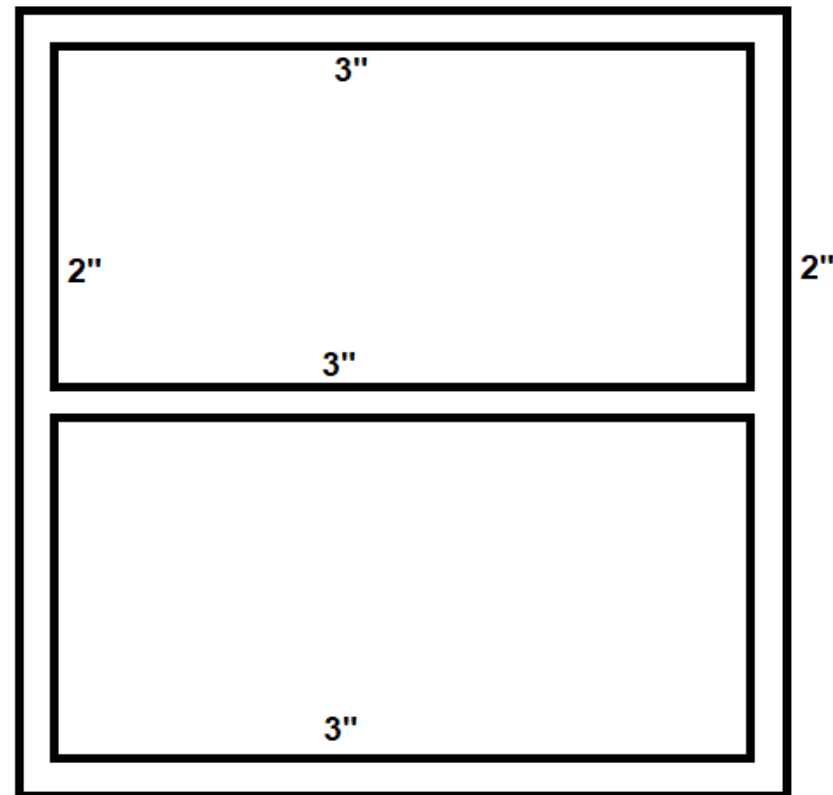
DOUBLE HUNG



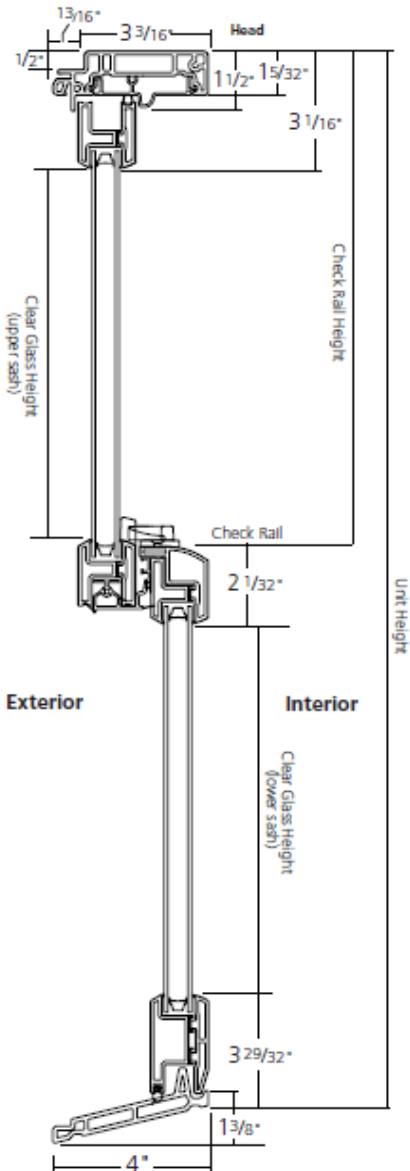
Existing Windows

DOUBLE HUNG

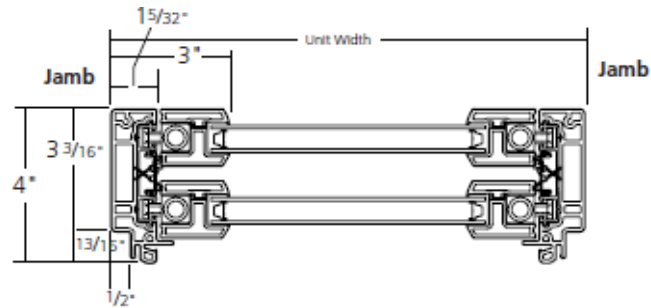
VINYL WINDOWS



3" - Top, Bottom, and Check rail
2" - Sides

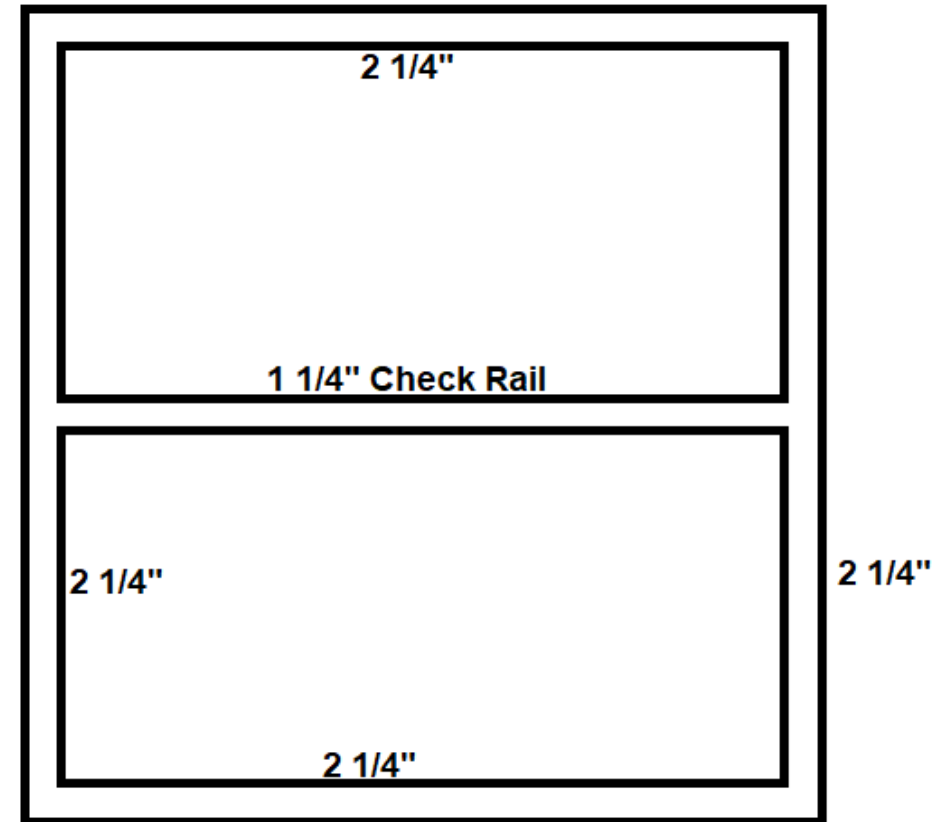


Renewal by Andersen DOUBLE HUNG



Existing Windows DOUBLE HUNG

WOOD WINDOW - ZINC TRACK OPERATING



2 1/4" - Top / Bottom / Sides

Grille on one window is 1/2"

Double-Hung WINDOWS

This classic window style is an excellent choice no matter where you live. Choose gently curved Contemporary or squared Traditional Check Rails.

CONVENIENT

Easy cleaning from the inside.

ELEGANT

Traditional look of mortise-and-tenon styling.

ACCURATE

Appropriate for restoration and renovation projects.



Double-Hung Equal Window



Double-Hung Cottage Style Window



Double-Hung Reverse Cottage Style Window (small)



Check Rail Options



Contemporary



Traditional

Reverse cottage style windows feature a larger upper sash.



Renewal
by Andersen.
WINDOW REPLACEMENT

"My new windows look beautiful and can be opened from the bottom or top."

CAROL P.

Double-Hung Windows / White Interior



FIBREX[®] MATERIAL: A BETTER ALTERNATIVE, A BETTER WINDOW

Reinventing the window

Innovation has been a hallmark of Andersen Corporation since its founding in 1903. From implementing “mass production” techniques in 1904 (nine years before Henry Ford), to producing the first completely assembled window unit in the industry (1926), to becoming the world’s largest specialized window frame factory in 1929, our guiding principle has always been to “make a product that is different and better.” Each step of the way we have incorporated the latest technologies, fine precision, and high standards in our quest to be better.

Introducing Fibrex[®] material

One of our most innovative ideas is Fibrex material. This revolutionary composite combines the strength and stability of wood with the low-maintenance features of vinyl. In fact, you might say it’s an evolutionary product—Andersen scientists developed the first hollow vinyl window in the U.S. in 1959, and engineered composite window materials in the 1960s and 1970s. In 1992, Andersen perfected composite window technology, and patented Fibrex material. Today, Fibrex material is the perfect choice for your new replacement windows.

	Fibrex® Material	Other Materials
Strength	Because Fibrex® material is strong, we can make our sash and frames narrower. Narrower frames mean more glass, more view.	Vinyl frames are known to have a higher expansion/contraction rate and can bow, breaking the glass seal.
Insulation	Fibrex material has superior thermal insulating properties. Combined with Andersen® High-Performance™ Low-E4® glass, this helps your home stay warmer in winter and cooler in summer. You can save money on your energy bills. Your home feels more comfortable.	Aluminum window frames conduct heat and cold. Heat leaks out of your house in the winter and into your house in the summer.
Low Maintenance	Fibrex material never needs scraping or painting. It won't rot, decay or mold.*	Fiberglass frames are painted and may need regular maintenance.
Beauty	Renewal by Andersen replacement windows preserve the architectural beauty of your home. Frame and sash design reflect the shape and lines of your original windows. The unique extruded Fibrex material can be made into any kind of window—including curved specialty windows.	Most replacement windows have square profiles that may look artificial in your home. Vinyl frame material is often thicker, reducing glass area. Fiberglass can only be made into straight lineals.
Environmental Responsibility	40% of the raw material by weight used to make Fibrex material is clean, reclaimed wood fiber. Reclaimed materials in the manufacturing process can also be reground and reused. Renewal by Andersen® windows meet Green Seal's science-based environmental certification standards as well as being ENERGY STAR® qualified for meeting strict energy efficiency criteria set by the U.S. Department of Energy.	Andersen windows are the only windows with Green Seal certification. Fiberglass is a thermoset material and cannot be reformed into new profiles.
Warranty	A window is not just glass and some framing material. It's a precise combination of glass, frame and quality installation. We back it all with a 20/2/10 Limited Warranty* that is one of the best in the business.	More than half of all remodeling firms have been in business less than four years.** Installation is rarely covered in the written warranty.



HDC Work Permit Staff Review

Property address: 6-12 S Washington

Property History: The National Register nomination from 1988 describes 6-12 S Washington as a "2-story Commercial Brick commercial block. Lower story redone in metal panels. More recent vertical boarding below second-story windows." The nomination actually did not consider this building contributing to the district at the time, but the Ypsilanti Historic District Commission has since found that the building at 6 S. Washington is significant under the National Register of Historic Places (NRHP) guidelines criteria A and C.

Under criterion A, the building contributes to part of the downtown commercial fabric of Ypsilanti, and its modified storefront represents the desire for business owners to update their building to attract customers.

Under criterion C, the building is architecturally distinctive as it was remodeled by an important local architect, R. S. Gerganoff in the Mid-Century Art Deco style.

The owners received a permit to rebuild the distinctive canopy reusing components from the original but they did not rebuild as planned and implemented a different design. The Commission did not approve because the new design did not preserve historic materials or features and the new work was incompatible with the building. The City has wanted the property owner to submit an application since 2016.

Owner is now seeking to rebuild the Art Deco-style canopy.

Date of Application: June 7, 2022

Date of Review: June 11, 2022

Date of Meeting: June 14, 2022

Proposed work: Rebuild a canopy to replace the one that had been removed around 2016.

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.

Materials: Satin anodized U-channels that will protrude 12" across the entire storefront. To replace the removed panels behind the canopy, proposed is ¼"-thick 23" x 26" aluminum-faced composite panels etched and painted to match existing beige panels. The detail sketches provided mention stainless steel trim, but staff thought it was to be satin anodized aluminum? Sketches also show single membrane roofing behind the canopy.

Staff review:

1. The rebuilding of this canopy has been the hope of the City and the historic district commission for a long time. The storefront and its canopy are distinctive Art Deco features.
2. The existing panels on the building in red and tan (tan was behind the canopy) appear to staff as enameled steel. Staff wonders why aluminum composite panels were chosen instead of enameled steel panels, and staff wants to confirm that the dimensions of the replacement panels match the dimensions of the existing panels in thickness as well as height and width. Staff also wonders if painted aluminum will be a durable, long-term finish, as the enameled steel has been?
3. Does the Commission require an elevation drawing of the canopy as proposed in place?
4. Will the seams between the tan panels above the canopy look as they did before? How about the seams between the striped sections of the canopy itself? Will the canopy project over the red door and round and then wrap around the edge of the building as it did?

Relevant Secretary of the Interior's Standards:
2, 3, 4, and 6

Recommended Motions:

Move to postpone the application dated June 7, 2022 for work proposed at 6-12 S Washington for the applicant to provide [more information about materials/ an elevation drawing of the new canopy/ etc] . If no action is taken on this application before 8/1/22, the application will receive a procedural denial.

Move to approve the application for the rebuilding of the distinctive Art Deco-style awning at 6-12 S Washington as proposed June 7, 2022 [any conditions could be inserted here], because the work as proposed meets the Secretary of the Interior's Standards for Rehabilitation 4 and 6.

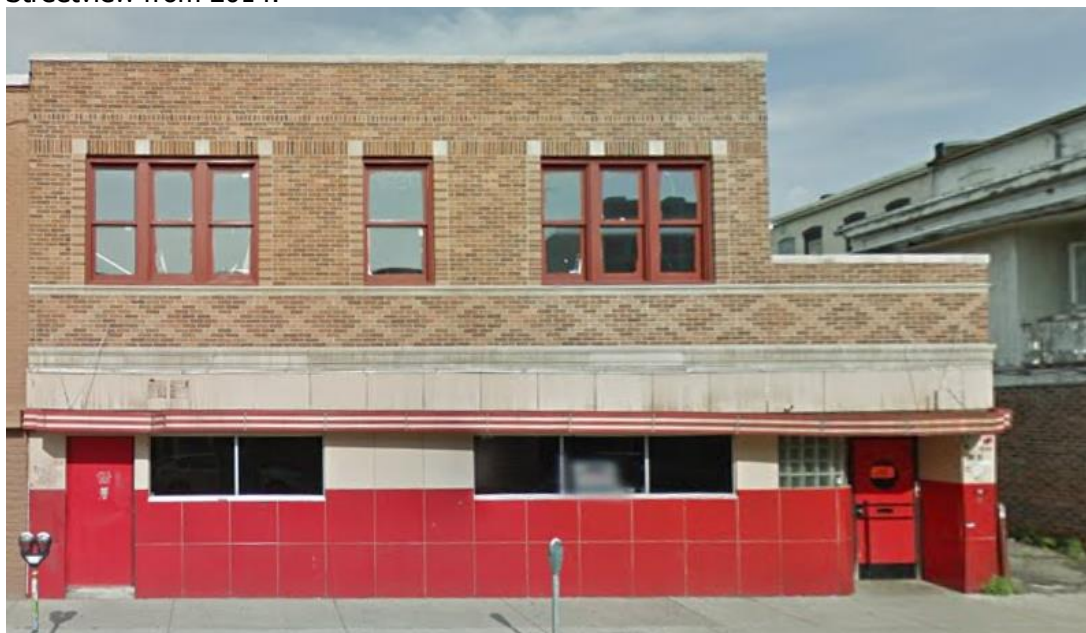
Move to deny the application for the rebuilding of the distinctive Art Deco-style awning at 6-12 S Washington as proposed June 7, 2022 because the work as proposed, specifically [...any materials or construction concerns], does not meet the Secretary of the Interior's Standards for Rehabilitation 4 and 6. The application can be corrected by ...

Prepared by:
Ellen Thackery, Preservation Planner

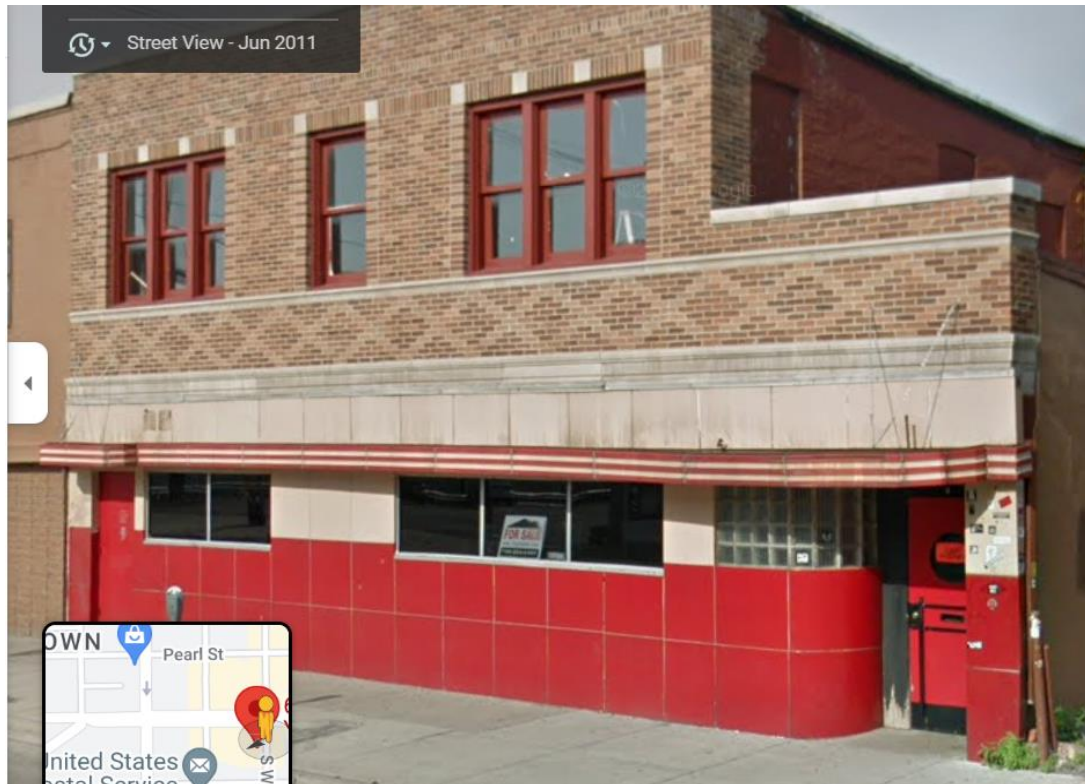
Current streetview:

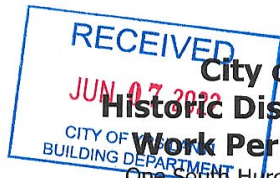


Streetview from 2014:



View showing projection and rounding and then wrapping around edge at alley side:





**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.29932 #1797
PHDC 22.0051

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

6 and 12 S. Washington St., Ypsilanti MI 48197

Applicant

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

Name

Birdscolors LLC- Marcela Rubio-Orozco

Address

4631 Midway Dr.481

City

Ann Arbor

State

MI

Zip

48103

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Stevenson Ramsburgh

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

We will be replacing the the upper portion of the storefront that was previously been removed for safety reasons. We will try to make it more like the original awning. See the attached sketch of the project.

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

Paint: Anderson - Beach House Beige and Heritage Red

To replace the removed canopy we plan to use satin anonized u-channels that will protude 12 inches across the entire storefront.

To replace the removed panels we plan to use 1/4 inch thick 23x36 inch sign panels. See attached cutsheets.

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:

5,000

Permit fee:

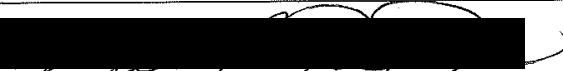
\$45 + 5 _____ = \$50

Signature

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

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

Signature:



Date:

6/5/22

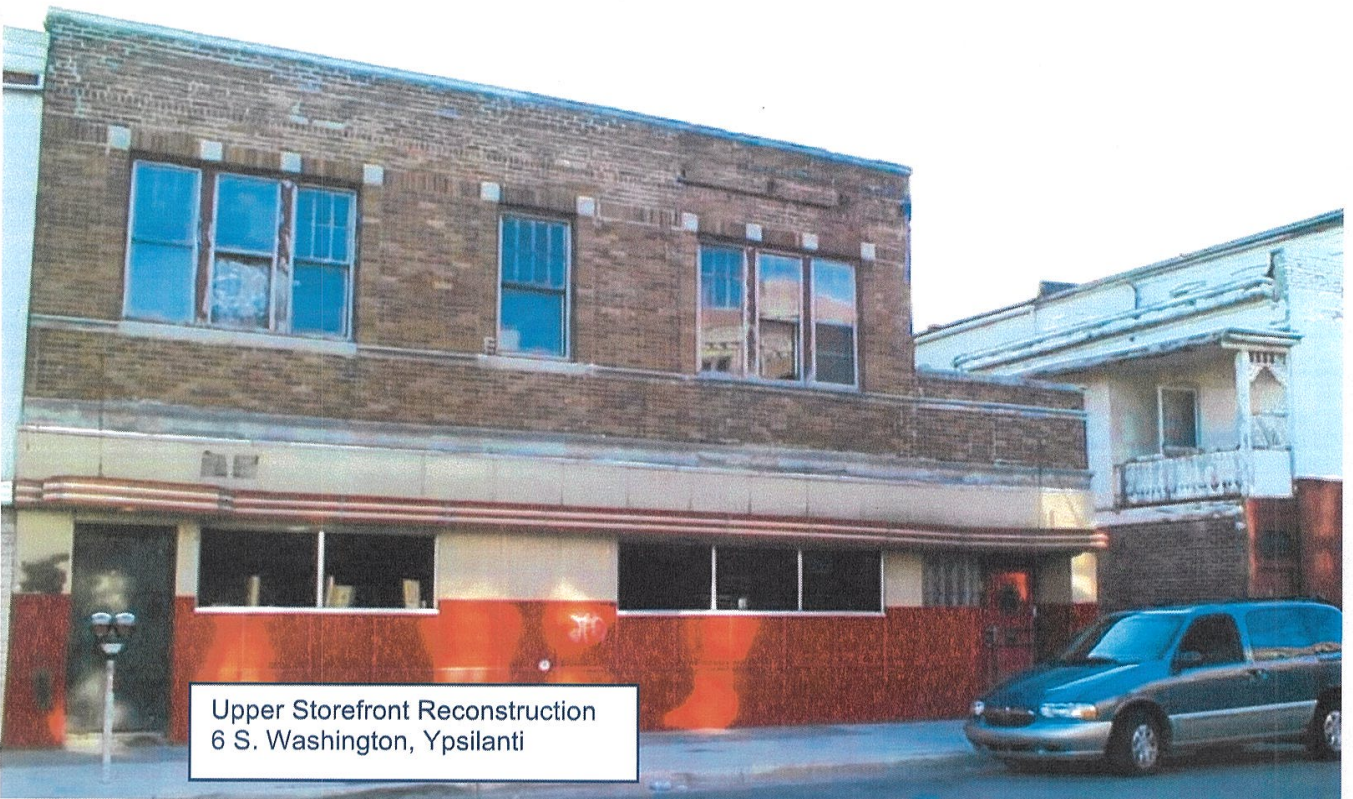
Print Name:

Marcela Rubio-Orozco

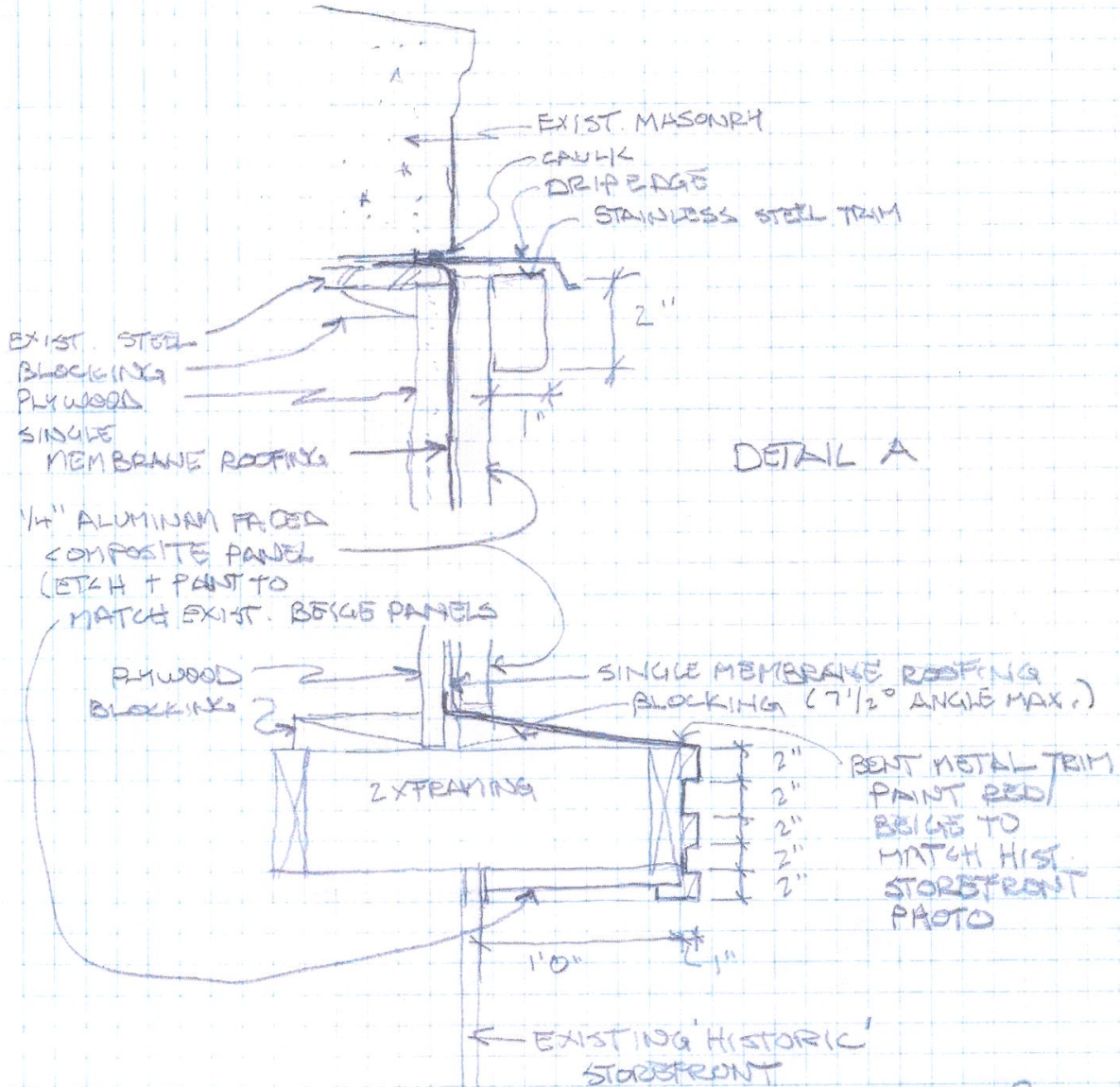
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

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

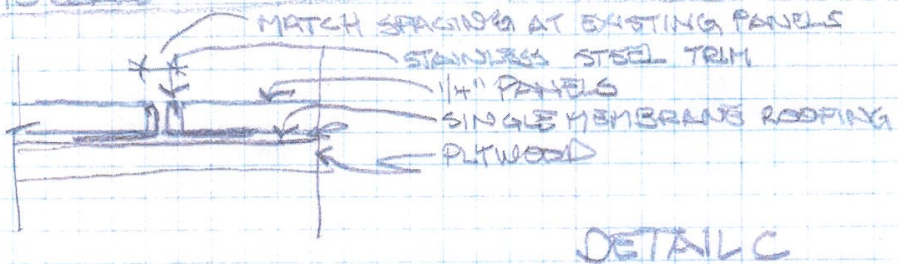
PHDC 22-0051



65 WASHINGTON, YPSILANTI, MI



65 WASHINGTON, YPSILANTI, MI
 UPPER STOREFRONT TRIM DETAILS
 NOT TO SCALE

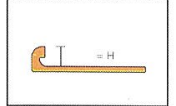




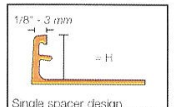
Product Item Numbers



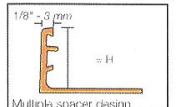
Aluminum, Brass
3/32" - 3/16" (2 - 4.5 mm)



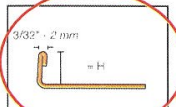
1/4" - 1/2" (6 - 12.5 mm)



17/32" - 1-3/16" (14 - 30 mm)



Stainless steel



3/32" - 2 mm
R = Radius
This product is available in radius

1.1 Schluter®-SCHIENE

H = mm - in.	Item No.					
	Stainless steel 316L (1.4404 = V4A) (E/V4A)	Stainless steel 304 (1.4301 = V2A) (E)	Brushed stainless steel 304 (1.4301 = V2A) (EB)	Solid brass (M)	Aluminum (A)	Satin anodized aluminum (AE)
2 - 3/32	-	E 20	-	-	A 20	AE 20
3 - 1/8	-	E 30	-	M 30	A 30	AE 30
4.5 - 3/16	E 45/V4A	E 45	-	M 45	A 45	AE 45
6 - 1/4	E 60/V4A	E 60	E 60 EB	M 60	A 60	AE 60
7 - 9/32	-	E 70	-	-	A 70	AE 70
8 - 5/16	E 80/V4A	E 80	E 80 EB	M 80	A 80	AE 80
9 - 11/32	-	E 90	-	M 90	A 90	AE 90
10 - 3/8	E 100/V4A	E 100	E 100 EB	M 100	A 100	AE 100
11 - 7/16	-	E 110	E 110 EB	M 110	A 110	AE 110
12.5 - 1/2	E 125/V4A	E 125	E 125 EB	M 125	A 125	AE 125
14 - 17/32	-	E 140	-	-	A 140	AE 140
15 - 9/16	E 150/V4A	E 150	-	M 150	A 150	AE 150
16 - 5/8	-	E 160	-	M 160	A 160	AE 160
17.5 - 11/16	E 175/V4A	E 175	-	M 175	A 175	AE 175
20 - 3/4	E 200/V4A	E 200	-	M 200	A 200	AE 200
21 - 13/16	-	-	-	-	A 210	AE 210
22.5 - 7/8	E 225/V4A	E 225	-	M 225	A 225	AE 225
25 - 1	E 250/V4A	E 250	-	M 250	A 250	AE 250
27.5 - 1-1/16	-	-	-	-	A 275	AE 275
30 - 1-3/16	E 300/V4A	E 300	-	M 300	A 300	AE 300

Length supplied: 8' 2-1/2" - 2.5 m

Use this profile with H= 1/4"

1.1 Schluter®-SCHIENE

Length = 3.05 m - 10'

H = mm - in.	Item No.	
	Stainless steel 304 (1.4301 = V2A) (E)	Satin anodized aluminum (AE)
8 - 5/16	E 80/300	AE 80/300
10 - 3/8	E 100/300	AE 100/300
12.5 - 1/2	E 125/300	AE 125/300

FREE GROUND SHIPPING - CUSTOM CUT - CALL or TEXT (213) 648-9849 - sales@falkenacrylic.com



ACRYLIC PLEXIGLASS

POLYCARBONATE

ACM

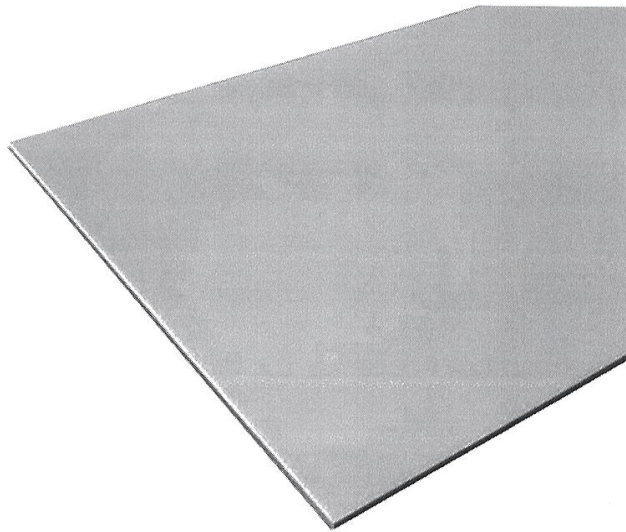
PC MULTIWALL

OTHER PLASTICS ▾

SNEEZE GUARDS

ORDER FOR PICKUP IN LOS ANGELES OR MIAMI PLEASE CLICK HERE

Home > ACM Sheet > ACM Sign Panel - White Matte - 1/4 inch thick



ACM SIGN PANEL - WHITE MATTE - 1/4 INCH THICK

\$54.00

SELECT SIZE

24x36 inch

QUANTITY

- 1 +

CUSTOM CUT

\$3.50 EACH CUT

ADD CUSTOM CUT

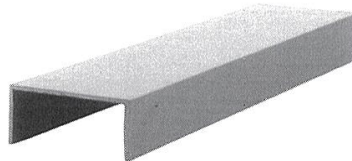
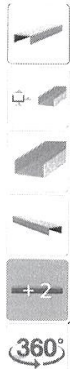
CLEAR ALL

Count:

0

SubTotal

\$0.00



Roll over image to zoom in

CRL D600A Satin Anodized 1-1/16" Single U-Channel - 144" Stock Length

Item #: D600A by CR Laurence

★★★★★ [See reviews](#)

21 people purchased this product in last 7 days

In Stock

\$56.65 /stock length

SAVE UP TO \$.67 [Buying in bulk](#)

QUICK SHIPPING* Usually ships in 1 business day

FINISH: SATIN ANODIZED

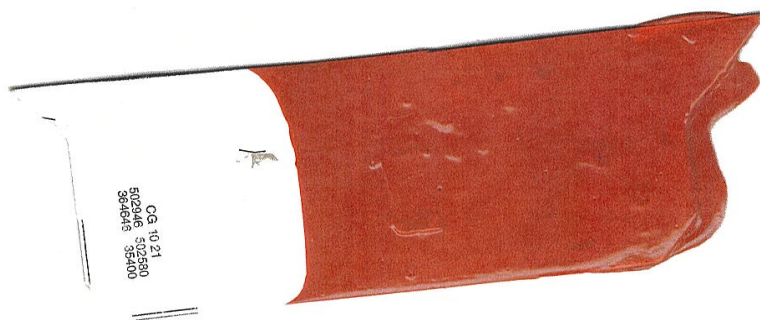
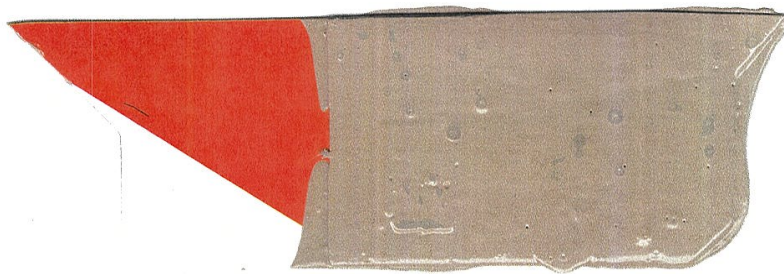


SIZE: 144"

4" Sample	12"	18"	24"	36"	48"
72"	96"	144"			

PACK: 1 STOCK LENGTH





6 + 12 S Washington

FYI: Description of ACM from another supplier, Curbell Plastics.com.

Aluminum Composite Material (ACM)

Low-cost ACM offers good dimensional stability and a metallic look, at half the weight of aluminum

Aluminum composite material (ACM) is a three-layer sandwich panel consisting of two pre-painted aluminum sheets bonded to a polyethylene (PE) core. ACM panels are an excellent material for indoor or outdoor applications that require good dimensional stability, low weight, and a sleek, brilliant look.

Eye-catching, durable, and only half the weight of aluminum, ACM metal panels are both attractive and practical for use in visual merchandising, framing, archiving, commercial interiors and exteriors, construction, and fine art applications.

Adventurous designs demand ACM for its aesthetic qualities combined with rigidity and ease of fabrication. DIBOND® aluminum composite panels are available in a wide range of color combinations, surface finishes, and thicknesses, and are suitable for [printing or graphic mounting](#). Designers and engineers often substitute ACM panels for aluminum sheets or wood in [interior and exterior signage](#), structural signage, architectural cladding, [point-of-purchase \(POP\) displays](#), exhibits, and kiosks.



HDC Work Permit Staff Review

Property address: 411 N Huron

Property History: 411 N Huron is described in the 1988 National Register nomination as a "2-story, lavishly detailed, L-shaped Italianate." It is definitely a contributor to the district.

Date of Application: 6/7/22

Date of Review: 6/11/22

Date of Meeting: 6/14/22

Proposed work: Fascia repair with cedar boards and paint, remove contemporary K-style gutter on rear upstairs bathroom dormer, install copper bar brackets (and roof strap brackets where bar brackets would interfere with decorative fascia boards) and install 6" seamless half-round reverse bead copper gutters and round copper downspouts. Note: Applicants are investigating other suitable brackets to avoid galvanic corrosion.

Materials: Cedar boards, paint, copper brackets, gutters, and downspouts. (see attached supplementary materials.)

Staff review:

1. This is the Italianate house on Huron that recently submitted work to the commission and got approval for a metal roof.
2. The house has ornate brackets along the cornice and the installers and the homeowners will be very careful to take care of those brackets and not interfere with them. The homeowners were looking at other metals for the gutters and downspouts but determined that copper would be the longest-lasting material for their investment.
3. Will the non-functioning stretch of gutter now work and will downspouts still only be at the corners of the building?
4. Before proceeding with work, applicant must seek the appropriate building department permits.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

Relevant Secretary of the Interior's Standards:

#2, #9

Recommended Motions:

Move to approve the application submitted for 411 N Huron June 7, 2022 and issue a certificate of appropriateness for the repair of fascia boards as necessary in cedar and the same profile as existing, paint touch-up along fascia, the installation of copper bar brackets and roof strap brackets as appropriate, and the installation of copper 6" seamless half-round reverse bead gutters and downspouts. The work meets the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 2 and 9.

Prepared by:

Ellen Thackery, Preservation Planner



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

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

411 North Huron Street

Applicant

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

Name

Hannah and Joshua McCready

Address

411 North Huron Street

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

All Season Gutters, Inc.

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

Decorative fascia board repair where damage due to roof condition has occurred . Existing molding profile to be replicated in cedar lumber and primed and painted to match existing paint scheme. (Homeowner)

Touch up of fascia board paint prior to installation of gutters where required. (Homeowner)

Removal of defunct K-style gutter on rear upstairs bathroom dormer. (All Season Gutters)

Addition of 6" seamless half round reverse bead copper gutters and round copper downspouts with cast copper bar brackets and roof strap brackets where bar brackets would interfere with decorative fascia boards. (All Season Gutters).

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

See document sent to Historic District Coordinator

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:

\$10,537

Permit fee:

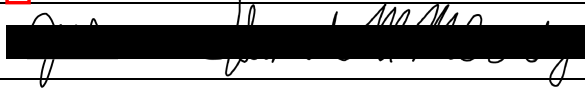
\$45 + 17.50 = \$62.50

Signature

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

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

Signature:



Date:

6/7/2022

Print Name:

Hannah and Joshua McCready

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

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

Gutter Request for Quote

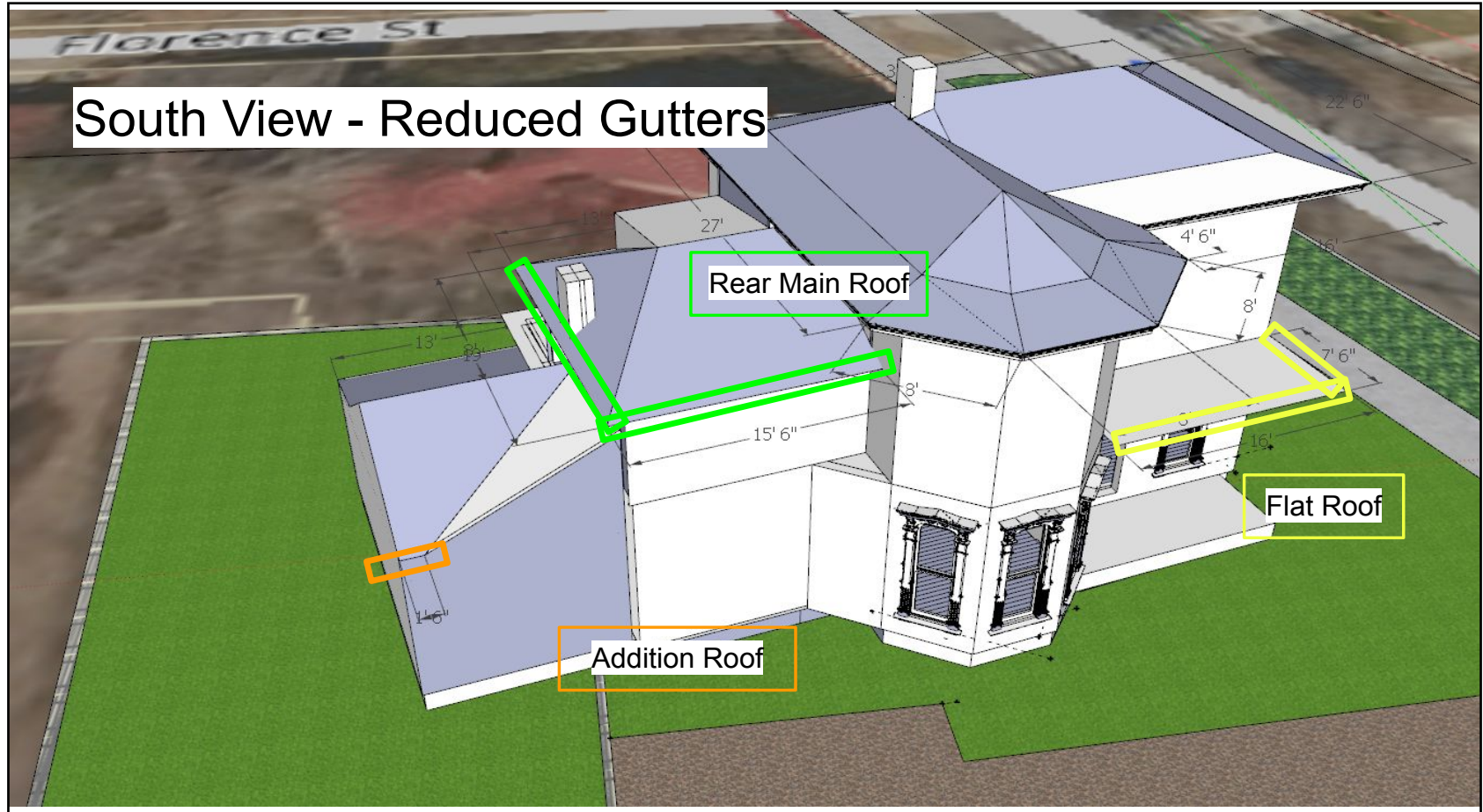
411 N Huron, Ypsilanti MI

Project Scope

- Repair of repainting of fascia board as needed.
- Addition of gutters to the area of our roof which drain higher roofs and or does not have large eaves.
 - The main roof has large overhangs that help to shield the house's clapboard. However these overhangs are reduced towards the back of the house and its addition. This lack of substantial overhangs and the rear roof draining the main roof contributes to increased need for maintenance. The likely benefit of reduced damaged to paint and cornice would help to defray the present high relative costs of gutters.

The details discussed on the following slides.

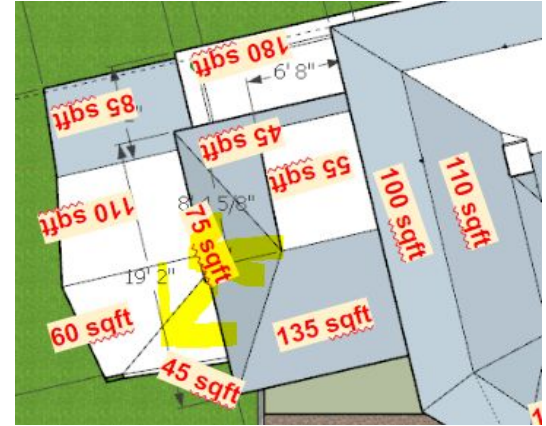
South View - Reduced Gutters



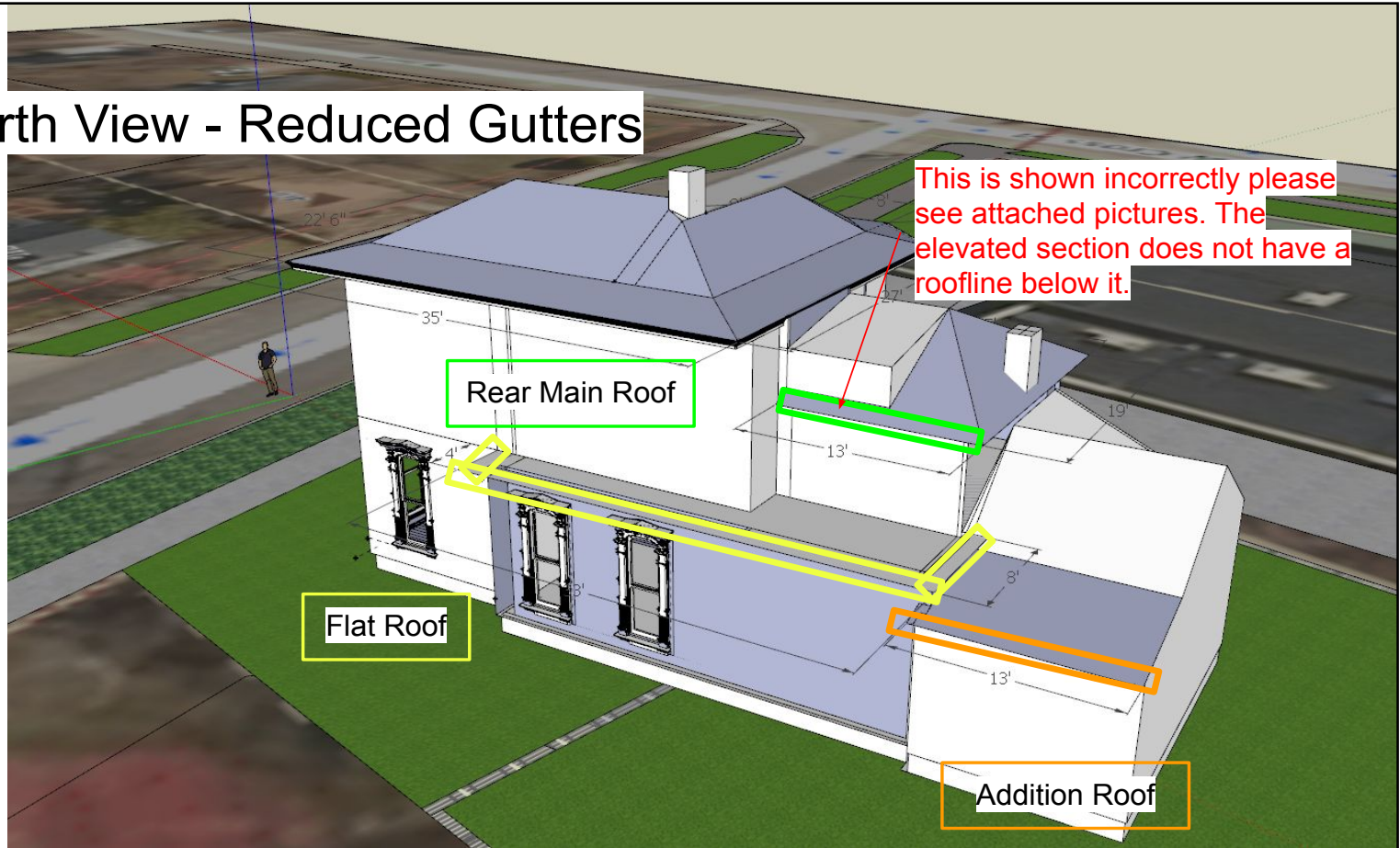
South View - Reduced Gutters - Photos (1 / 2)



South View - Reduced Gutters - Photos (2 / 2)



North View - Reduced Gutters



North View - Reduced Gutters - Photos (1 / 2)



Reduced Perimeter Discussion

Flat Roof: 23.5' (Porch) + 45' (N Flat Roof) = **68.5'**

- Flat Roof Height above ground: 12.5'

Rear Main Roof: 34.5' (South) + 13' (North) = **47.5'**

- Rear Main Roof Height above ground: 20'

Rear Addition: 1.5' (South)* + 13' (North) = **14.5'**

- Rear Main Roof Height above ground: ~12'

-> Proposed Total Roof Perimeter with gutters added: ~130.5'

(Total including main roof with larger eaves is ~250')

Gutter System Discussion

- 6" Half Round gutters to be used, with the following to be determined
 - All gutters but those of the N. portion of the flat roof may be supported by under mounted/fascia board mounted brackets
 - Gutters on the N. portion of the flat roof may need to be supported from the roof decking which may require penetrations through new standing seam metal roof (installed by end of June)
 - If Gutter installation would be around that time, penetrations could be avoided by coordination of work.
 - Alternatively, if wedges could be used for angled fascia the need for roof penetrations could be avoided
 - Penetrations are not desirable due to risk of galvanic corrosion between noble
 - Placement of downspouts, reduce drainage onto 1st story roofs if possible
- Downspout placement should eliminate upper roofs draining onto lower roof (no half height downspouts from upper to lower roof), instead our preference is that they drain down to the ground directly
- Interference of downspouts with ornate corner moldings or windows should be limited

Gutter System Details

Manufactured gutter and downspouts by
Traditional Metal Sales synonymous with All
Season Gutters, Dexter, MI

Seamless Half Round Reverse Bead Gutter,
Copper, 6" (16 oz weight)

Copper Bar Brackets or suitable cast brass
brackets may be used (still being discussed).
Brackets manufactured by Classic Gutters.

Round Downspout, Copper 4" (Smooth, 20 oz)

Connections to be lead soldered



**Reference photo of similar gutter system
from ASG**



Right to left Roof mount bar, standard bar, cast brass

Fascia Board and Cornice Moulding Repair

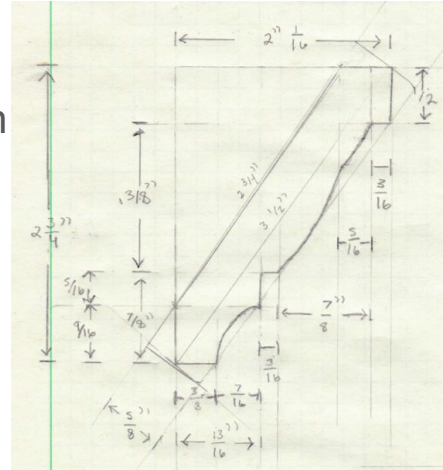
- Prepare, prime (if needed), and paint fascia boards prior to gutter installation
- Replace/Repair rotten moulding on North Flat Roof toward rear of the house
 - Some may be **salvageable** and with repainting and polywood, however some is outright **destroyed** by rot and must be replicated and replaced.
 - Approx. 10 ft is rotten and another 10 ft may be salvageable.



Replicating the Moulding

4x1" cedar to be used. Cedar selected for its resistance to rot and straight grain

- End of the board to be milled using chamfer router bit
- Inside flats to be milled using a dado blade on a table saw
- Rounds and hollows to be milled using round and hollow moulding planes



Tracing of moulding to be replicated

Paint Details

Where Fascia board needs repainting, old paint will be scraped away if integrity is not good

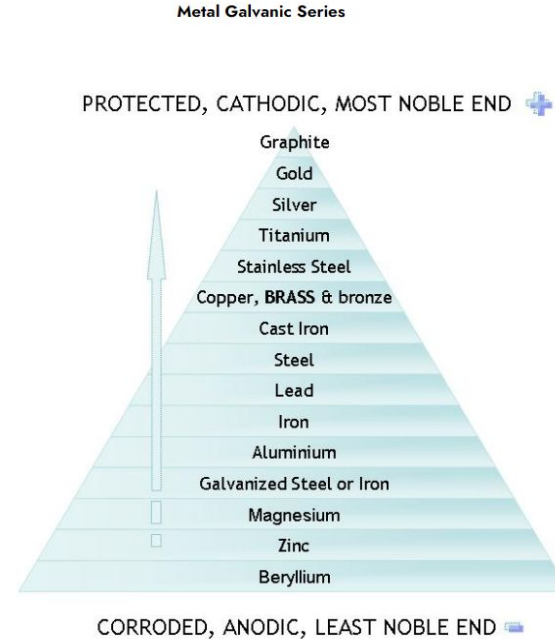
Use Benjamin Moore Deck & Siding Primer where any wood is exposed (acrylic)

Use color/sheen matched Benjamin Moore Regal Select Exterior High Build where needed (acrylic)

Both sides of new moulding will be painted on the ground before installation

Galvanic Metal Scale

Index or galvanic series shows metal nobleness: the more distant they are on the index, the more corrosion it will take place, to happen just to one of the two metals, the less noble one, in a lower position on the following graph:



All Season Gutters, Inc.®

P.O. Box 2285
Ann Arbor, MI 48106
Phone: (734) 426-7960
Fax: (734) 426-7961

Proposal

Date	Estimate #
5/20/2022	023161

Name / Address
McCready, Joshua 411 N Huron St Ypsilanti, MI 48197 313-614-9009

Project Location
411 N Huron St Ypsilanti, MI 48197

P.O. Number	Payment Terms	Rep
	ON-SITE UPON COMPLETION	JM

Description	Cost
Option 1 Bid to provide and install 6" Half Round Reverse Bead Seamless Steel Gutters with 4" Round Smooth Steel Downspouts on full house, except upper main roof area of home, as per Joshua. Mounted with Internal Hardware. Color Almond	7,841.00
Outside Bar Brackets, powder coated to match. Color Almond	1,328.00
Option 2 Bid to provide and install 6" Half Round Reverse Bead Seamless Copper Gutters with 4" Round Smooth Copper Downspouts on full house, except upper main roof area of home, as per Joshua. Mounted with Internal Hardware.	8,960.00
Copper Bar Brackets	1,577.00
Payment is due, onsite, at the time of project completion. Payments may be made via cash, check or charge, but if using a credit card an additional 3.5% will be added to the total. ***NOTE - Due to the current metal market, estimates not accepted within 10 days may be subject to an increase in pricing. All Season Gutters, Inc. stands behind the gutters and downspouts, of the systems they install, with a full 5 Year Warranty. Our warranty covers the entire gutter system against all manufacturing related product defects and installation issues. We do not cover acts of God, such as damage resulting from ice, excessively high winds, wildlife, etc. All Seasons Gutters, Inc. will replace all areas of the gutter system, covered under the terms and conditions of this warranty, at no charge to our customers.	
Thank you for your business.	Proposal total \$19,706.00

Traditional Metal Sales
2117 Bishop Circle East
Dexter, MI 48130

TRADITIONAL METAL SALES

Product Brochure



WELCOME

To the best in the business!

Table of Contents

Gutters	3
Downspouts	4
Elbows	4
Miters	5
Outlets	5
Hangers	6
End caps	6

This brochure does not reflect all materials, products and colors available. Contact us directly for addition products and services (734) 424-1138.

Standard Aluminum Colors

	30° (Low Gloss) White		Musket Brown
	80° (Hi Gloss) White		Dark Bronze
	Amp Linen		Royal Brown
	Almond		Pearl Gray
	Cream		CB Gray
	Herringbone		Terratone Bronze
	Wicker		Tuxedo Gray
	Clay		Grecian Green
	Buckskin		Scotch Red
	Beaver Brown		Black

About Us

Traditional Metals manufactures and distributes *custom, decorative, and historical* seamless gutter and downspout systems and components. We are your source for Half Round gutter, Radius gutter, Box Style gutter, and K Style Gutter. We service **Historical, Residential,** and **Commercial** projects requiring Copper, Aluminum, and/or Galvanized Steel material.

What we do:

- We manufacture Gutters and Downspouts in Copper, Aluminum, Galvanized, Galvalume, and Kynar® Steel.
- We manufacture custom metal components for fascia, cornices, gutters, downspouts, and roofing.
- We manufacture and distribute virtually every gutter and downspout accessory and component.
- We will "run-out" gutters at your site (subject to truck and equipment availability).
- We will custom powder coat to your paint match.
- We deliver throughout the United States!

Traditional Metal Sales

2117 Bishop Circle East
Dexter, MI 48130
Phone: (734) 424-1138 Fax: (734) 424-1139
Email: sales@traditionalmetal.com

www.traditionalmetal.com

**"K" Style Hidden Hangers**

The strongest hanger we offer. Made of snow-grade materials in both traditional and hem back design. We also offer hangers for slanted fascia installations.

Size: 5", 6" and 7"
Material: Aluminum
Copper

**Half Round Reverse Bead Hidden Hangers**

We custom bend our snow-grade hidden hanger to securely fit into the reverse bead half round gutter.

Size: 5" and 6"
Material: Aluminum
Copper
Galvanized (24 ga)

**Half Round Hangers**

We stock a full range of outside hardware for half round gutter. From our custom bar brackets to wrap around straps; we have hangers for every application and style.

Size: 5" and 6"
Material: Aluminum
Copper
Galvanized

**End caps**

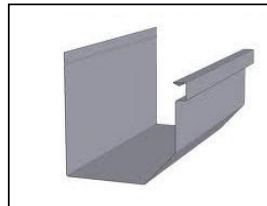
We stock a full range of end caps for both "K" style and half round gutters.

Size: 5" and 6"
Material: Aluminum
Copper
Galvanized

**Traditional "K" Style Gutter**

Our basic "K" Style Gutter is manufactured to your specifications. We offer a variety of colors, materials and sizes.

Size: 5" and 6"
Material: Aluminum (027 and 032)
Copper (16 oz and 20 oz)
Galvanized
Galvalume

**Box Gutter**

Our heavy duty Box Gutter is perfect for commercial and industrial application.

Size: 7"
Material: Aluminum (040)
Copper (20 oz)
Galvanized (24 ga)
Galvalume (24 ga)
Kynar® Steel

**Half Round Traditional Bead Gutter**

Our Traditional Bead Half Round Gutter gives a historic feel to any structure. Perfectly paired with our custom bar brackets.

Size: 5" and 6"
Material: Aluminum (027 and 032)
Copper (16 oz and 20 oz)
Galvanized
Galvalume

**Half Round Reverse Bead Gutter**

Our Reverse Bead Half Round Gutter provides an element of elegance. It is perfect for residential and commercial applications.

Size: 6"
Material: Aluminum (027 and 032)
Copper (16 oz and 20 oz)
Galvanized
Galvalume

**Rectangular Downspout**

We use only high quality materials to manufacture all our downspouts.

Size: 2"X3", 3"X4", 4"X5"
 Material: Aluminum (019 and 024)
 Copper (16 oz and 20 oz)
 Galvanized
 Galvalume
 Kynar® Steel

**Round Downspout (Corrugated and Smooth)**

We stock a full range of round downspouts to satisfy any need or style.

Size: 3", 4", 5" and 6"
 Material: Aluminum (024 and 032)
 Copper (20 oz)
 Galvanized (24 ga)
 Galvalume (24 ga)
 Kynar® Steel

**Rectangular Elbows (A and B)**

Our elbows meet our high standards for quality. We stock almost every size, style and material.

Size: 2"X3", 3"X4", 4"X5"
 Material: Aluminum (019 and 024)
 Copper (16 oz and 20 oz)
 Galvanized
 Galvalume
 Kynar® Steel

**Round Elbows (Corrugated and Smooth)**

We have the largest selection of round elbows in stock. Our manufacturing process ensures quality and satisfaction.

Size: 3", 4", 5" and 6"
 Material: Aluminum (024 and 032)
 Copper (16 oz and 20 oz)
 Galvanized
 Galvalume
 Kynar® Steel

**"K" Style Miters (box, strip, bay)**

We stock "K" Style Miters to match all your installation needs.

Size: 5" and 6"
 Material: Aluminum
 Copper
 Galvanized

**Half Round Miters (box, strip, bay)**

We stock Half Round Miters to match all your installation needs for both historic traditional bead and reverse bead styles.

Size: 5" and 6"
 Material: Aluminum
 Copper
 Galvanized

**"K" Style Outlets**

We offer outlets for a range of "K" Style applications: Hand-cut or pop-in and rectangular or oval.

Size: 2"X3", 3"X4", 2 ³/₈" and 2 ³/₄"
 Material: Aluminum
 Copper
 Galvanized

**Half Round Style Outlets**

We stock Half Round Outlets for 5" and 6" Gutters: Smooth and corrugated downspout.

Size: 3" and 4" (round and oval)
 Material: Aluminum
 Copper
 Galvanized



HDC Work Permit Staff Review

Property address: 9 S Adams

Property History: 9 S Adams is considered a small commercial non-contributing building in the National Register nomination.

Date of Application: June 10, 2022

Date of Review: June 11, 2022

Date of Meeting: June 14, 2022

Proposed work: Remove some rows of bricks along parapet, build back up using original and bricks found to match, repoint with St Mary's Type N mortar colored a charcoal color. They will also remove deteriorated mortar and repoint in scattered areas along the top of the building as needed.

Materials: Brick saved and found, Type N mortar.

Staff review:

1. Growing Hope is seeking a grant from the Downtown Development Authority to do this work. That committee meets June 15. That is why this application was expedited.
2. Staff reviewed the NPS Preservation Brief 2 about Historic Mortar (available at <https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).
3. According to that brief, type N mortar has equal parts cement and lime or lime putty and 5-6 parts sand. Only mortar types S and M are harder, but these masons have worked on this building before and know the brick.
4. Staff notes that the proposal states that the masons will "grind out" deteriorated mortar before repointing. Preservation Brief 2 expresses concerns about grinders, especially on vertical joints where they should never be used. It states:

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.

Using power saws on walls with thin joints, such as most brick walls, almost always will result in damage to the masonry units by breaking the edges and by overcutting on the head, or vertical joints.

However, small pneumatically-powered chisels generally can be used safely and effectively to remove mortar on historic buildings as long as the masons maintain appropriate control over the equipment. Under certain circumstances, thin diamond-bladed grinders may be used to cut out *horizontal* joints only on hard portland cement mortar common to most early-20th century masonry buildings. Usually, automatic tools most successfully remove old mortar without damaging the masonry units when they are used in combination with hand tools in preparation for repointing. Where horizontal joints are uniform and fairly wide, it may be possible to use a power masonry saw to assist the removal of mortar, such as by cutting along the middle of the joint; final mortar removal from the sides of the joints still should be done with a hand chisel and hammer. Caulking cutters with diamond blades can sometimes be used successfully to cut out joints without damaging the masonry. Caulking cutters are slow; they do not rotate, but vibrate at very high speeds, thus minimizing the possibility of damage to masonry units. Although mechanical tools may be safely used in limited circumstances to cut out horizontal joints in preparation for repointing, they should never be used on vertical joints because of the danger of slipping and cutting into the brick above or below the vertical joint.

5. Staff doesn't have any other concerns about the proposal.
6. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Recommended Motions:

Move to approve application for work at 9 S Adams submitted June 9, 2022 and issue a certificate of appropriateness for the work as proposed for the removal of the top 2-3 feet of bricks at the top of the parapet wall along the south side of the building, followed by reconstruction of that section of the wall using salvaged and new matching bricks and matching mortar, and repointing scattered areas (approximately 10-15%) of the bricks along the top of the walls around the building. As long as deteriorated mortar is removed carefully by hand when necessary with a hammer and chisel or carefully using a small pneumatic chisel, and without any harsh cleaning or sandblasting, and as long as power tools are only used on horizontal and not vertical joints and are carefully controlled, the proposed work meets the Secretary of the Interior's Standards for Rehabilitation #2, and #5.

Prepared by:
Ellen Thackery, Preservation Planner



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

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

9 S. Adams St. Ypsilanti, MI 48197

Applicant

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

Name

Growing Hope

Address

922 W. Michigan Ave.

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Dexter Block | 734.424.9420 | dexterblock.com

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☒ Other

☐ Application Amendment

Complete Description of Proposed Work:

The scope of work for this project has been provided by Dexter Block, who has completed necessary work in the building in the past. All of this work is exterior, and needed for the safety of community members and patrons.

This will begin with the removal of the top 24-28' of parapet wall along the south side of the building, starting at the east corner and continuing the full length of the original brick (~46'). Then they will reconstruct the 2'x46' section of the parapet wall with salvaged existing brick in good shape as well as new brick to match. Finally, they will grind out and repoint approximately 10-15% of the joints on the top 30" of the remaining brick walls and clean up all debris.

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

Dexter Block is familiar with Detroit Reclaimed brick work, and has bricks on hand. They receive additional bricks from Sterling Heights, where they reclaim and salvage useable bricks from buildings that are otherwise demolished.

They use St. Mary's Type N, they will color it a charcoal color to match the rest of the building, so it is not a glaring white.

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: \$7,470

Permit fee: \$10 \$55
\$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.

Date: June 09, 2022

Print Name: Julius Buzzard

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.















MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION
Meeting held in person at Ypsilanti Freighthouse

Tuesday, May 24, 2022
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Meeting Called to Order 7:20 pm (Technical/audio trouble and staff had forgotten batteries for the mics at city hall. Staff apologized to the audience and the commission for the delay.)

Motion: Ratzlaff (seconded by Szumko) moved to elect Chesnut as chair for this meeting.

Approval: Roll call vote. Unanimous. Motion carried.

Temporary chair Chesnut welcomed everyone, told public when and how they would have an opportunity to address commission.

Commissioners Present:

James Ratzlaff – Washtenaw County, City of Ypsilanti
Stefan Szumko - Washtenaw County, City of Ypsilanti
James Chesnut – Washtenaw County, City of Ypsilanti
Jeff Muir – Washtenaw County, City of Ypsilanti
Jimmy Huffman – Washtenaw County, City of Ypsilanti

Commissioners Absent:

Alex Pettit – Washtenaw County, City of Ypsilanti, ill, excused
Delrhea Byrge—Washtenaw County, City of Ypsilanti, ill, excused

Staff Present:

Ellen Thackery, Preservation Planner

APPROVAL OF AGENDA

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

Approval: Roll call vote. Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

[109 Maple was an amended application for work from a postponed application May 10. It should have appeared here, but staff considered it a new agenda item instead. In the future, amended applications will be placed under "Old Business."]

NEW BUSINESS

210 Oak

**Removal and replacement of 21 windows and replace with Andersen Fibrex windows.*

**Removal and replacement of storm door and front door. No storm door would be proposed, new proposed door would be steel.*

Staff Report: [Given in writing as part of packet, not verbally.] House contributes to the National Register and local historic districts. Commission will likely need detailed information about current conditions to determine whether materials are beyond repair and replacement is needed.

Applicant: Homeowner Jenn Wenzel and Andersen's permit coordinator Brett Mahaffey attended the meeting in person. Brett provided an overview of the proposal. 21 windows—all the windows in the home—are proposed to be replaced. There is a variety of window types in the house, and all would be replaced in the same configurations as they are now (one-over-ones would remain one-over-ones; one-over-three would remain in that configuration also). Windows would be white on the exterior. Staff report indicated aluminum trim, but Brett stated they don't use aluminum for their exterior trim. They don't cover up the wood trim. If they have to replace wood sills, they replace them with wood sills cut to fit.

Discussion: Commissioners expressed concerns that this document doesn't seem to show that deterioration of doors or windows are beyond repair. They stated that serious deterioration may indeed be present, but this current documentation doesn't really show that. The commission is sensitive to the removal of historic material. The windows that have smaller upper portions than lower portions are likely historic. Applicant expressed that the windows have been recently painted so the condition of the wood is worse than it appears. Homeowner would like functional and energy-efficient windows and front doors and would like the windows to be consistent and trimmed out the same. Front door also has been kicked in, so the steel door is preferable to the homeowner. Homeowner has looked into wood window restoration professionals and one quoted \$12,000 for the two windows believed to be historic and one quoted a 2.5-year waitlist. The commissioners indicated that they'd like a better understanding of which windows are historic, where they are on each elevation, where there is serious deterioration (including on the doors), and they suggested submitting one app for the vinyl and non-historic windows, and one for the historic windows. No re-application fees for amended, more broken-out applications. Staff will research window technology so that the windows can be better understood. Commission explained that they aren't saying no to the whole proposal—they just need more information.

Motion: Muir moved (Ratzliff seconded) to postpone the revised application received May 10, 2022 for work proposed at 210 Oak Street so that the applicant can provide more detailed photos and commentary about the conditions of the exterior front doors and conditions of all of the wood windows that make the materials unrepairable. With the information provided in the current application, the proposed work does not meet the Secretary of the Interior's Standards 2 and 6. Commission also advises applicant that a separate application for the vinyl window replacements

could likely be more readily processed and approved. If no further application is taken on this application, a procedural denial will be issued by July 8, 2022.

Approval: Roll call. Unanimous. Motion carried.

Szumko moved (Muir seconded) to amend the last sentence of that motion to “If no further *action* is taken on this application, a procedural denial will be issued by July 8, 2022.”

Approval: Roll call. Unanimous. Motion carried.

Relevant Secretary of the Interior’s Standards:

2, 6

410 N Hamilton

**Replace porch railing; paint siding and trim; reroof house and porch*

Staff Report: [Given in writing as part of packet, not verbally.] This house is a frame foursquare. It contributes to both the National Register and the local historic districts.

Applicant: Was not in attendance.

Discussion: This is an agenda item where the applicant has installed a taller railing and now seeks the commission’s approval retroactively. Commissioner observed that the original porch guardrail had balusters that were close together. New guardrail has thinner, more spaced-out balusters. What does the commission do with that? Commissioner stated that this question gets to the proportionality of the new design—how does the new railing interact with the historic elements of the house? Commissioner stated that he understands that the long expanse of original front guardrail without a central support post would be difficult to keep stable over the long term and he’d like to hear from applicant about their intention; commissioner states that he’s not sure that the new rail is appropriate for the house, but some of that may come from the added support in the center. One commissioner states that he sees that the post closest to the handrail is lower than the rest of the new railing now, and that indicates to the commissioner that this new rail wasn’t really an intentional design. Commissioner looks at the front of the house and the intent of the original design and this result is far from that, and this is such a public-facing architectural feature. Commissioner would like more information from building code official about whether the applicant could install a new lower porch guardrail plus a booster rail at this point. Or does the applicant need to install a handrail that’s at least 36” but that meets the Secretary of the Interior’s Standards for Rehabilitation? And the handrail likely needs to be addressed—it likely does not meet code as it is and the post there might need a booster.

Motion: Szumko (seconded by Huffman) moved to postpone the application for the replacement of the historic porch rail as proposed May 10, 2022 for 410 N Hamilton because the proposed porch work does not meet the Secretary of the Interior’s Standards for Rehabilitation 5 or 6 or the associated Guidelines for Rehabilitation. A proposed new railing should match the historic railing in design, color, texture, and materials. Staff can approve the proposed roofing and painting administratively.

Relevant Secretary of the Interior's Standards: 5 and 6

Approval: Roll call. Unanimous. Motion carried.

305 E Forest

**Garage:*

Replace two wood garage doors with one new metal overhead garage door.
Remove center post, bolster sagging header.
Install gutter on front of garage with downspout.
Move electrical from overhead line to underground conduit.
Install grounded electrical box inside garage.
Removal of flood light, replace with lights similar to those on house.

**Patio:*

Remove concrete patio, replace with stone pavers and landscaping

Staff: [Given in writing as part of packet, not verbally.] 305 E Forest is a 1.5-story bungalow that is not mentioned by address in the National Register nomination. The boundary of the local historic district includes this north side of E Forest as the boundary of the local historic district. The house was likely built in the 1940s.

Applicant: Property owners were in attendance.

Discussion: Commissioner clarified that the commission and the homeowners have discussed this house and garage previously as recent study items and invited applicant to describe an overview of the proposed work. Applicant outlined proposed work on garage and patio. Commissioner clarified that the new garage door will have a smooth texture; applicants confirmed.

Motion: Ratzlaff moved (seconded by Szumko) to approve the application and issue a Certificate of Appropriateness for the work proposed May 17, 2022 for 305 E Forest Ave, for work including removing a concrete patio and replacing it with pavers, and doing work on the garage to prepare it for new doors and installing new doors. The garage work includes removing the center post, bolstering the sagging header, removing deteriorated wood doors, installing a vertical overhead door, removing and replacing flood lights, installing a gutter and downspout, moving an overhead electrical line and replacing it with an underground conduit, and installing a grounded electrical box inside the garage. The proposed patio work meets Secretary of the Interior's Standards for Rehabilitation 9 and 10. The proposed garage work meets Secretary of the Interior's Standard for Rehabilitation 9.

Relevant Secretary of the Interior's Standards: 9 and 10

Approval: Roll call. Unanimous. Motion carried.

206 N Huron

**wood detached deck, retroactive application*

Staff Report: [Given in writing as part of packet, not verbally.] This historically significant house contributes to both the National Register district and the local historic district. It is a two-story hipped-roof brick cubical Italianate with 2-story brick wings to the sides and rear. The original Italianate house at the center was built in 1863 by Delos Showerman. The addition to the north was built in 1909 by the Daniel Quirk family. More research is needed to determine when the addition to the south side was built.

Applicant: Applicant/homeowner Ian Greenlee attended. Gave overview of the project—he built a freestanding deck in the backyard, 10' x 12', treated lumber. Behind the house. There is a wood fence in the backyard and he stained it black, and his plan is to stain this deck to match once it cures.

Discussion: Commissioner states that the deck doesn't likely match the house or carriage house but likely no deck could match. Commissioner thinks that the stain will help the deck blend into the hillside. Building department will likely need additional railings and lattice around the bottom, but that will come through the permitting process.

Motion: Ratzlaff moved (Szumko seconded) to issue a certificate of appropriateness for the work proposed at 206 N Huron May 18, 2022 to include a freestanding deck of treated lumber, to be stained once it cures. The design is likely incompatible with the historic house, but the deck meets Standard 10 in that it is removable.

Relevant Secretary of the Interior's Standards: 10

Approval: Roll call. Unanimous. Motion carried.

Next up was 109 Maple, but homeowner suggested that he go last because he has study items as well. Chair agreed that they could switch those agenda items and no formal motion was needed.

317 N Washington

**Demolish gas station convenience store and build a new convenience store. Gas pumps remain where they are.*

Staff Report: [Given in writing as part of packet, not verbally.] This gas station is a modern non-contributing building.

Applicant: Todd Ballou, architect, representing the owner of the gas station. Seeks to understand (1) if commission would have any issue demolishing this gas station, and (2) if commission would prefer one placement of the new proposed building over the other potential placement.

Discussion: Staff reminded commissioners that the process for a proposed demolition is that:

- At the first meeting at which a complete (as determined by city staff) application for demolition or moving is considered, the Commission shall follow its usual procedures, allowing for presentation by the applicant and discussion by the Commission.

- The Commission shall determine whether sufficient information has been submitted with the application. The Commission may request any additional information it deems necessary for its determination.
- If the application can be accepted as submitted, the Commission shall vote to accept the application and schedule a public hearing. (The application is considered formally accepted as the date of the vote to accept.)
- If the application cannot be accepted because additional information is needed, the application may be postponed until such time as the additional information becomes available.
- **No action shall be taken by the Commission at this first meeting.**

Staff also reminded commission that this application and process is starting here, but it will have to make its way through Zoning (variances may be required) and Planning. Commissioner wonders if the materiality of the new design is part of this conversation regarding application completeness or not. Staff asked Mr. Ballou how far his design process is. He stated that he has done almost nothing design-wise because if variances are needed, he doesn't imagine this project will go forward and so he has not invested a lot of time in design. The concepts on the application that show new design are very conceptual—very early in the process. Commissioners asked whether this building was ever considered historic. Staff stated that the National Register nomination for the district did not mention this building; surveyors at the time in the late 1970s and early 1980s were documenting historic buildings with integrity as contributing and historic buildings that had lost their integrity over time as non-contributing. Those surveyors were likely not even thinking of this building at all at that time—to them, it was clear that this building was newer and not contributing. The commission wants to be sure that the documentation on this building is thorough so that we don't lose a building that doesn't look historic anymore but actually has historic significance.

Another commissioner stated that, for him, he doesn't have quite enough information in the materials because this issue is not strictly just about demolition—it will also be about what will be built on the site as well—and he doesn't have enough information on that piece. Commission agreed that this project should likely now go to Zoning Board to see if variances are even possible before holding a public hearing on the demolition. Straw poll to see which location commission believes would meet the Standards better. Commission agreed that the non-conforming location for the new build would be preferable for the existing historic resources instead of the new build being to the streetfront on Washington, because of that placement's potential impact on the next-door historic house on Washington.

Motion: Huffman moved (seconded by Szumko) to postpone the application for demolition of the convenience store at 317 N Washington because the historic district commission thinks that the proposal needs to go before the Zoning Board first to determine the location of a new building so that the architect could move into designing the building. Once that information has been reviewed by the Zoning Board of Appeals, the application will be reviewed again by the historic district commission for completeness. Once the application is deemed complete, the commission will accept it and a public hearing will be scheduled.

Approval: Roll call. Unanimous. Motion carried.

315 S Washington

Historic District Commission

May 24, 2022

6

**installing PVC exhaust pipes for high-efficiency hot water tank and furnace*

Staff Report: [Given in writing as part of packet, not verbally.] This house is considered to be non-contributing in the National Register district nomination because of the outside stair that was added for the apartment, in place of a porch, according to the nomination. It is described as a “2-story, late 19th-century cross-gable Queen Anne. Original gable detailing covered and porch removed.”

Applicant: Unable to attend. Staff can give feedback to applicant as needed.

Discussion: Staff stated that she spoke to the applicant about a concern of moisture being directed onto the house’s siding and Ms Pollard stated that they could install straight vents instead of elbowed vents to get the exhaust further away from the siding. Commissioner stated that he thinks one reason they use elbowed exhaust pipes is to avoid contamination with one pipe pulling in the other pipe’s exhaust. He stated as long as the units will be operated safely and exhaust is kept off the siding as much as possible with the units operating safely, he was comfortable with either straight or elbowed pipe.

Motion: Szumko moved (Ratzlaff seconded) to issue a certificate of appropriateness for the work proposed at 315 S Washington May 17, 2022 to include two PVC exhaust pipes to be installed through the siding above the foundation. The proposed work meets Secretary of the Interior’s Standard for Rehabilitation 10.

Relevant Secretary of the Interior’s Standards: 10

Approval: Roll call. Unanimous. Motion carried.

109 Maple

**amended application per commissioners’ suggestions from last meeting when item was postponed: proposal now is two vinyl window replacements and re-approval from last year to remove all aluminum siding and restore wood siding underneath.*

[This was listed on the agenda as a new agenda item, but, because it was technically an amended proposal from the last meeting, it should have appeared on the agenda as an “Old Business” item.]

Staff Report: 109 Maple is a two-story, hipped roof house. The 1988 National Register district nomination for this area describes the house as “early 20th-century” and contributing to the National Register district. The house now has aluminum siding on it and in May 2020, the homeowner received approval to remove this siding to reveal the wood underneath. No historic photos have been located to date, but staff will try to find some. Homeowner would also like to discuss a porch as a study item; it is possible that the wood siding under the current siding will have evidence of a past porch and its location and outline.

This application is a revised application that the commissioners reviewed at the May 10 meeting and postponed action on. That application had 11 windows on it; per a commission recommendation, this application only includes the replacement of two vinyl windows from that total of 11.

Applicant: Matthew Peters, Homeowner/ applicant attending. Described long-term goals for property. Currently, house has shiplap, clapboard, asbestos, and aluminum siding stacked up. Also, 4

layers of roof shingles on top of cedar. He bought it out of foreclosure and there is evidence of water damage in the house, some spots worse than others. He expects there to be water damage when the aluminum siding is removed in places. He is not sure what he will find when he opens the house up. The aluminum boxing is prominent now around the windows because of so many layers of siding—he would like to add old wood trim back once the upper layers of non-historic siding are removed. He might want to replace the wood siding with cementitious siding once he assesses the wood siding's condition. Walked the commission through window condition assessment. For two vinyl windows, applicant is seeking approval for two Pella windows in the same configuration as the originals are, and they are wood with aluminum cladding and this is this specific application. He also would like to blow in insulation. Ideally, he'd pull all siding off, blow in insulation and re-side but he doesn't know yet if that would be possible. Wood siding will have many nails in it from the years of residings on top of it, so it may not be salvageable.

Discussion: Commission discussed that in general, they do not approve materials that try to imitate another material, and they try not to approve a really exaggerated wood grain that is not like actual wood grain. Commissioner seeks to clarify what is in this application specifically and what are the study items.

Motion: Ratzlaff moved (Muir seconded) to approve and issue a certificate of appropriateness for the removal of non-historic aluminum siding as proposed May 17, 2022. The proposed work meets the Secretary of the Interior's Standards, including Standards 2 and 6.

Relevant Secretary of the Interior's Standards: 2, 6

Approval: Roll call. Unanimous. Motion carried.

Motion: Ratzlaff moved (Szumko seconded) to approve and issue a certificate of appropriateness for the removal of two double-hung vinyl windows at 109 Maple and the replacement of them with the Pella Lifestyle Series aluminum-clad wood windows as proposed May 17, 2022. The proposed work meets the Secretary of the Interior's Standards, including Standards 2 and 9.

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

Approval: Roll call. Unanimous. Motion carried.

STUDY ITEMS

109 Maple

**Window repairs and replacements*

Applicant stated that of the 11 windows he has, there is a variety of conditions. Some are not original and some are in bad condition. Likely about three of the windows probably could be repaired. In areas, there will be a lot of water damage. Applicant would rather not keep three windows of 11, but commission explained that we are trying to preserve historic materials in the historic district. That is our job as a commission and we use the Secretary of the Interior's Standards for Rehabilitation to do that, and we try to stick with those and treat everyone the same. Commissioner explained that there may be extenuating individual circumstances for a particular window, and that's where the applicant documents that and brings that to the commission—like a frame is twisted and the sash isn't original, etc etc and the commission can look at those details. The commissioners rely on the applicants to bring the pertinent information and complete documentation to the commission so they can make the most informed decision possible. The commission's goal is to preserve historic material where it exists as much as possible.

Applicant wants a temperature reading from the commission about siding replacement and a front porch. The porch replacement will be a bigger portion of his next application. Applicant wants to understand how to design a front porch when we don't know what was there. Staff suggested that the ghost of the original porch might be hiding under the siding. It's possible that when you get some siding off, you will be able to see the original porch's pilasters or columns and roofline. That could provide good documentation for restoring the feature. The Secretary of the Interior's Standards for Rehabilitation ask that if we don't know what was there, we don't want to design a porch that looks like it was always there and borrow a design from another historic house. We don't want to confuse the historic record. So if you can find an old photo or the ghost of the old porch on the original siding, you can replicate that feature. But if you can't, the Standards ask us to design something that is compatible but that won't confuse the historic record—perhaps it's a simpler design and/or perhaps it uses materials that won't confuse the historic record. Commissioner speaks about proportion—proportion is really important. And because it will be contemporary, you will be using contemporary materials so it doesn't have to look like an old-fashioned, original porch.

Commission encouraged applicant to consult with a historic preservation professional who could assess the wood windows and who could consult about porch design. That could be really valuable if they are well versed in the Standards for Rehabilitation.

ADMINISTRATIVE APPROVALS

1. 207 W Michigan—the application is to paint the second story black, and because it had already been painted, staff could approve administratively.

OTHER BUSINESS

1. Property Monitoring

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

2. Updates from Staff

- b. Conflict of interest forms—please sign and return
- c. Elements of Design/ New Construction Zoom presentation June 14, 7 pm to start our next meeting in Council Chambers

2. Commissioner Comments

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the Minutes of May 10, 2022

Motion: Szumko (second: Huffman) moved to approve the minutes of May 10, 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 9:45 p.m.