



AGENDA

Historic District Commission Meeting

7:00 PM - Tuesday, August 9, 2022

Freighthouse

Page

1. CALL TO ORDER

2. ROLL CALL

Alex Pettit, Chair

James Chesnut, Vice Chair

Jimmy Huffman

James Ratzlaff

DelRhea Byrge

Stefan Szumko

Jeff Muir

Ellen Thackery, Staff

3. APPROVAL OF AGENDA

4. PUBLIC COMMENT ON AGENDA ITEMS

5. PUBLIC HEARINGS

6. BUSINESS SESSION

6.1. NEW BUSINESS

3 - 78

[220 N Park agenda item](#)

[408 N Huron agenda item](#)

[421 N Adams agenda item](#)

[513 N River agenda item](#)

6.2. OLD BUSINESS

79 - 87

[411 N Huron agenda item](#)

6.3. STUDY ITEMS

6.4. ADMINISTRATIVE APPROVALS

Repainting brick buildings that had already been painted at 5 and 7 S Washington

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 07/26/2022

89 - 97

[Historic District 7-26-2022 draft](#)

9. ADJOURNMENT



HDC Work Permit Staff Review

Property address: 220 N Park

Property History: This low, treed site is in the shadow of the Gilbert mansion (1862, Second Empire). The land has been owned by the City for the past 90 years, and the City had leased it to the Boys and Girls Clubs until 2010. Their facility was demolished in 2016. The surrounding neighborhood is full of frame houses, mostly modest, from Greek Revival (c. 1825-1860) to Gothic Revival (c. 1840-1880) to Italianate (c. 1840-1885) to Queen Anne (c. 1880-1910) to some Colonial Revival (c. 1880-1955) and Craftsman (c. 1905-1930).

Date of Application: August 2, 2022

Date of Review: August 3, 2022

Date of Meeting: August 9, 2022

Proposed work: Build new infill housing; historic district commission approval is sought for the exterior designs, proposed materials, and proposed exterior paint palette for the new construction project.

Materials:

- CertainTeed Landmark dimensional asphalt shingles in Cobblestone Gray,
- Quartz dripedge
- LP Engineered Wood Smartside Smooth Trim and Siding
- Therma Tru Smoothstar exterior fiberglass doors with large windows
- Jeld Wen Sitrine double-hung windows with white aluminum cladding
- wood porches as specified in the attachments
- Color palette as attached

Staff review:

1. Staff finds the proposed modest wood-sided houses to be compatible with the neighborhood.
2. When considering new construction, the applicable Standard for Rehabilitation is Standard 9.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

3. Standard 9 states, "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."
4. Staff finds that this related new construction is compatible with massing, size, scale, and architectural features of the surrounding neighborhood. The Gilbert mansion is very close to this proposed new construction, but the Gilbert mansion is not typical for the neighborhood in terms of mass, scale, or architectural features.
5. Staff wishes that there could be a little more buffered space between the Gilbert mansion and the new housing development so that the mansion could still stand a little more on its own, but staff understands that the site plan has been approved and finalized.
6. When the applicant came to the commission in July as a study item, the open issues that the commission had wanted to see more information about were the stormwater structures and the porch details. Staff has not yet received those materials.
7. Before proceeding with work, applicant must obtain the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#9

Recommended Motions:

Move to issue a certificate of appropriateness for the new construction at 220 N Park because the materials, exterior designs, and color palette proposed meet the Secretary of the Interior's Standard for Rehabilitation #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:

Receipt: _____

Method: _____

Action/Study Item

PHDC- _____

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing an overview of the building and 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 Friday eleven (11) days prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

220 N. Park Street, Ypsilanti MI 48198

Applicant

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

Name

Renovare Ypsilanti Home, LLC

Address

42 Watson Street, Suite B

City

Detroit

State

MI

Zip

48201

Phone / Fax

E-Mail **Staff will contact you primarily via email*

Contractor

Contractor Name & Contact Info

Wolverine Building Company

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☐ Application Amendment
☒ Other

Complete Description of Proposed Work:

Historic district commission approval is sought for the exterior designs, proposed materials, and proposed exterior paint palette for the new construction project located at 220 N. Park Street.

Ypsilanti Renovare Homes, LLC is working with the City of Ypsilanti to construct a 46 unit mixed-residential site condominium, planned unit development at the city owned parcel located at 220 N Park Street. The project will feature 46 cottage, duplex and townhomes within a walkable housing development. 50% of the units will be set aside for households between 40-80 AMI%. The architectural design will reflect the historic character of surrounding community providing a desirable living environment incorporating the Traditional Neighborhood context and sense of community. The narrow streets, lined with sidewalks and street trees are appropriate for Urban Neighborhood Planning. The neighborhood will further be embellished for the pedestrian community with pocket parks scattered in four locations and will be geared toward an environmental commitment to provide green areas that aid in filtering the storm water and plantings focused on carbon sequestration. The proposed development makes use of the natural grade of the property to capture stormwater runoff. The basins and open areas surrounding them will be utilized as a linear park with pathways meandering through the undulating topography surrounded by proposed plantings of native deciduous, evergreen, and ornamental tree plantings, shrubs and grasses. The linear park will provide seating, play and park features.

The development team has been working with the city's historian on the design and historic material specifications which have been provided in a comprehensive package to the commission and will include the following: CertainTeed Landmark dimensional asphalt shingles in Cobblestone Gray, LP Engineered Wood Smartside Smooth Trim and Siding; Therma Try Smoothstar exterior fiberglass doors with large windows; Jeld Wen Sitrine double-hung windows with white aluminum cladding, and wood porches as specified in the attachments

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

The exterior color palette will include the following colors from the Sherwin Williams Historic Paint Series, Dutch Tile Blue SW0031, Colonial Revival Tan SW2828, Bunglehouse Gray SW2845, Classic Yellow SW 2865, and Pink Shadow SW 0070, White Trim Alabaster SW7008

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$1 - \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

Permit fee:

\$45 + _____ = **Signature**

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

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

Signature:

Date: **08/02/2022**

Print Name:

Shannon Morgan

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, email us at ethackery@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

All other necessary Building Permits must be acquired before beginning work.

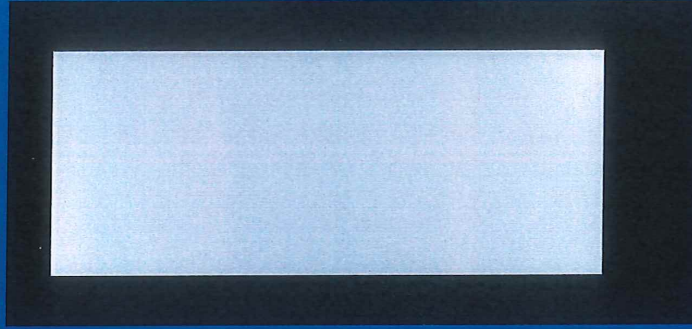
RENOVARE YPSILANTI HOMES

Materials



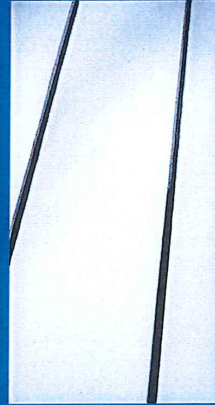
DOORS

THERMA TRU SMOOTH STAR S2000



SIDING

LP SMARTSIDE



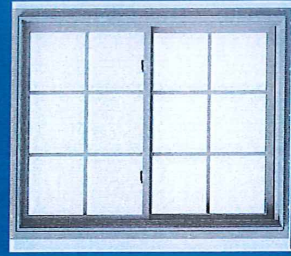
GUTTERS

OE INFINITY DRIP EDGE



WINDOWS

JELD WEN SITELINE WOOD



May 10, 2022

220 N Park St
Preliminary Material Specs

▪ Exterior Materials:

- CertainTeed Landmark dimensional asphalt shingles.
- Either LP Smart siding/trims or Hardie lap fiber cement siding/trims.
- Therma Tru Smooth Star exterior doors with glazing per elevations.
- Jeld-Wen Sitrine double hung aluminum clad wood windows. Factory-finished white interior and exterior.
 - Includes screens.

▪ Interior Materials:

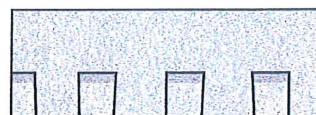
- Fiberglass batt insulation.
- Blown in cellulose attic insulation.
- Sound batt insulation included for unit demising walls.
- Includes DR Nelson Energy Sealing System.
- Includes 2.25" and 3" primed colonial casing and base.
- Includes two-tone interior painting. Flat ceilings, eggshell wall, semi-gloss doors and trim.
- Pre-hung 2-panel hollow core interior doors.
- Kountrywood Georgetown prefabricated cabinetry for the kitchens and bathrooms.
- Includes 1/2" mil glue down LVT for main floor, bathrooms, and laundry.
- Includes carpeting for stairs, 2nd floor, and bedrooms.
- Includes Rubbermaid wire shelving and rods for closets.
- Includes frameless mirrors in all bathrooms.
- Includes Whirlpool stainless steel appliance package:
 - Glass top electric range.
 - Over the range microwave.

4045 BARDEN SE
GRAND RAPIDS, MI 49512
PHONE 616 949 3360
WOLVGROUP.COM

Landmark®, Landmark® Premium, Landmark® Pro Shingles, Landmark® Pro/Architect 80 (NW Region Only) Shingles

PRODUCT INFORMATION

Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak® nailing feature. **Please see the installation instruction section below for important information regarding NailTrak.**



In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR).

Landmark algae-resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae. AR shingles are not available in all regions.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. Low-slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

Applicable Standards

ASTM D3018 Type I

ASTM D3462

ASTM E108 Class A Fire Resistance

ASTM D3161 Class F Wind Resistance

ASTM D7158 Class H Wind Resistance

UL 790 Class A Fire Resistance

ICC-ES ESR-1389 and ESR-3537

CSA Standard A123.5 (Regional)

Miami-Dade Product Control Approved

Florida Product Approval # FL5444

Meets TDI Windstorm Requirements

Technical Data:

	Landmark (and AR)	Landmark PRO* (and AR)	Landmark Premium (and AR)
Weight/Square (approx.)	219 to 238 lb **	240 to 267 lb **	300 lb
Dimensions (overall)	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"
Shingles/Square (approx.)	66	66	66
Weather Exposure	5 5/8"	5 5/8"	5 5/8"

*Includes Landmark PRO AR/Architect 80

**Dependent on manufacturing location

INSTALLATION

Detailed installation instructions are supplied on each bundle of Landmark shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

Hips and Ridges: For capping hip and ridge apply CertainTeed Shadow Ridge®, Cedar Crest® or Mountain Ridge® shingles of a like color.

MAINTENANCE

These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY

Landmark Premium (and AR), Landmark PRO/Architect 80 AR, Landmark PRO (and AR), and Landmark (and AR) shingles carry a lifetime limited, transferable warranty to the consumer against manufacturing defects when applied to stated CertainTeed application instructions for this product. In addition, Landmark Premium (and AR), Landmark PRO (and AR), Landmark PRO/Architect 80 AR, and Landmark (and AR) carry 10-years of SureStart™ Protection. Landmark AR shingles carry a 10-year algae resistance warranty. Landmark Premium AR, Landmark PRO AR, and Landmark PRO/Architect 80 AR shingles carry a 15-year algae resistance warranty. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

FOR MORE INFORMATION

Sales Support Group: 800-233-8990

Web site: www.certainteed.com

See us at our on-line specification writing tool, CertaSpec®, at www.certainteed.com/certaspec.

CertainTeed
20 Moores Road
Malvern, PA 19355

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CertainTeed
SAINT-GOBAIN



NEW LP® SMARTSIDE® SMOOTH TRIM & SIDING

- Advanced Durability for Longer Lasting Beauty®
- Engineered wood strand technology
- Holds up in extreme weather including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts
- Treated with the SmartGuard® process for superior protection against the weather, fungal decay and termites
- 16' length can result in faster installation and fewer seams
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty



LP® SmartSide® Smooth Trim & Siding is available in a wide variety of widths.



38 SERIES SMOOTH FINISH LAP



38 SERIES SMOOTH FINISH SOFFIT (CUT-TO-WIDTH)



440 SERIES SMOOTH FINISH TRIM



38 SERIES SMOOTH FINISH VERTICAL SIDING

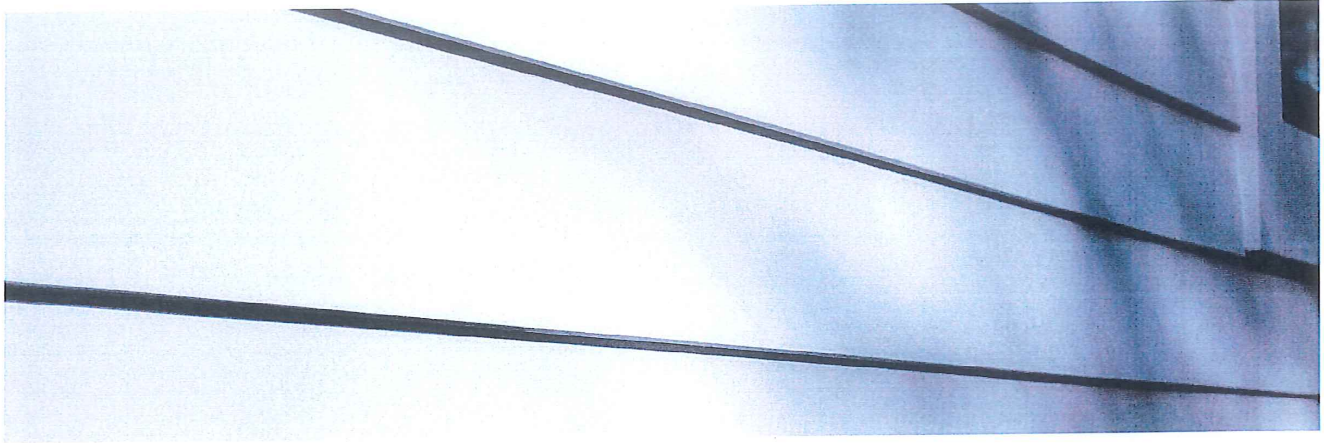


540 SERIES SMOOTH FINISH TRIM



LP SmartSide®
TRIM & SIDING

For product catalog & complete warranty details, visit LPCorp.com/SmartSide



DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series Smooth Finish Lap	16 ft (192 in.)(4.9m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41338	1.5 PSF
	16 ft (192 in.)(4.9m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41339	1.5 PSF
	16 ft (192 in.)(4.9m)	11.84 in. (30.1 cm)	0.315 in. (8 mm)	41340	1.5 PSF
440 Series Smooth Finish Trim	16 ft (192 in.)(4.9m)	1.50 in. (3.8 cm)	0.625 in. (15.9 mm)	41640	2 PSF
	16 ft (192 in.)(4.9m)	2.50 in. (6.4 cm)	0.625 in. (15.9 mm)	41627	2 PSF
	16 ft (192 in.)(4.9m)	3.50 in. (8.9 cm)	0.625 in. (15.9 mm)	41420	2 PSF
	16 ft (192 in.)(4.9m)	5.50 in. (14.0 cm)	0.625 in. (15.9 mm)	41422	2 PSF
	16 ft (192 in.)(4.9m)	7.21 in. (18.3 cm)	0.625 in. (15.9 mm)	41423	2 PSF
	16 ft (192 in.)(4.9m)	9.21 in. (23.4 cm)	0.625 in. (15.9 mm)	41492	2 PSF
	16 ft (192 in.)(4.9m)	11.21 in. (28.5 cm)	0.625 in. (15.9 mm)	41490	2 PSF
540 Series Smooth Finish Trim	16 ft (192 in.)(4.9m)	1.50 in. (3.8 cm)	0.910 in. (23.1 mm)	41629	3 PSF
	16 ft (192 in.)(4.9m)	2.50 in. (6.4 cm)	0.910 in. (23.1 mm)	41628	3 PSF
	16 ft (192 in.)(4.9m)	3.50 in. (8.9 cm)	0.910 in. (23.1 mm)	41342	3 PSF
	16 ft (192 in.)(4.9m)	5.50 in. (14.0 cm)	0.910 in. (23.1 mm)	41343	3 PSF
	16 ft (192 in.)(4.9m)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41344	3 PSF
	16 ft (192 in.)(4.9m)	9.21 in. (23.4 cm)	0.910 in. (23.1 mm)	41345	3 PSF
	16 ft (192 in.)(4.9m)	11.21 in. (28.5 cm)	0.910 in. (23.1 mm)	41494	3 PSF
38 Series Smooth Finish Vertical Siding	16 ft (192 in.)(4.9m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	42126	1.5 PSF
38 Series Smooth Finish Soffit (Cut-To-Width)	16 ft (192 in.)(4.9m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	42127	-



For product catalog & complete warranty details, visit LPCorp.com/SmartSide

WARNING: Drilling, sawing, sanding or machining wood products can expose you to wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection. For more information go to www.P65Warnings.ca.gov/wood.

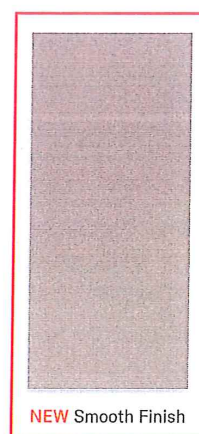
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LP® SMARTSIDE® VERTICAL SIDING

Vertical Siding* helps create a versatile, charming and modern aesthetic. Re-create the popular board and batten style by pairing LP® SmartSide® Smooth Finish Vertical Siding and LP SmartSide Smooth Finish Trim. The LP® SmartGuard® process provides added protection from the elements, helping your style look great for years to come.

- 16' lengths eliminate horizontal joints
- Pre-primed for exceptional paint adhesion
- Not rated for structural use
- Treated engineered wood strand substrate
- Available in cedar texture, smooth finish, and five beautiful ExpertFinish® colors



NEW Smooth Finish

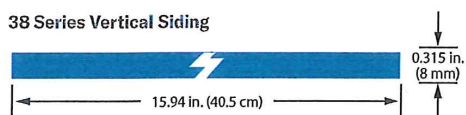


Cedar Texture



DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series Cedar Texture Vertical Siding	16 ft. (192 in.) (4.9m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	40503	1.5 PSF
38 Series Smooth Finish Vertical Siding	16 ft. (192 in.) (4.9m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	42126	1.5 PSF

38 Series Vertical Siding



*Vertical Siding may only span one plate-to-plate. Each vertical application is not to span beyond one floor to ceiling distance, or one floor to top-of-gable distance. Refer to application instructions (TN#028—Vertical Siding) at LPCorp.com for additional limitations.

For product catalog & complete warranty details, visit LPCorp.com/SmartSide



ADD LP® SMARTSIDE® TRIM TO GET THE BOARD AND BATTEN LOOK

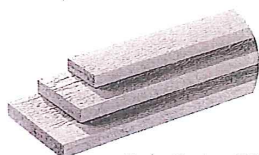
440 and 540 Series Cedar Texture Trim

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
440 Series Cedar Texture Trim	16 ft. (192 in.) (4.9m)	1.50 in. (3.8 cm)	0.625 in. (15.9 mm)	25877	2 PSF
	16 ft. (192 in.) (4.9m)	2.50 in. (6.4 cm)	0.625 in. (15.9 mm)	25878	2 PSF
	16 ft. (192 in.) (4.9m)	3.50 in. (8.9 cm)	0.625 in. (15.9 mm)	25880	2 PSF
540 Series Cedar Texture Trim	16 ft. (192 in.) (4.9m)	1.50 in. (3.8 cm)	0.910 in. (23.1 mm)	25886*	3 PSF
	16 ft. (192 in.) (4.9m)	2.50 in. (6.4 cm)	0.910 in. (23.1 mm)	25887*	3 PSF
	16 ft. (192 in.) (4.9m)	3.50 in. (8.9 cm)	0.910 in. (23.1 mm)	25888	3 PSF

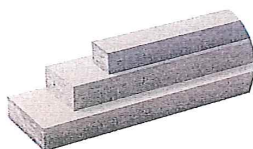
440 and 540 Series Smooth Finish Trim

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
440 Series Smooth Finish Trim	16 ft. (192 in.) (4.9m)	1.50 in. (3.8 cm)	0.625 in. (15.9 mm)	41640	2 PSF
	16 ft. (192 in.) (4.9m)	2.50 in. (6.4 cm)	0.625 in. (15.9 mm)	41627	2 PSF
	16 ft. (192 in.) (4.9m)	3.50 in. (8.9 cm)	0.625 in. (15.9 mm)	41420	2 PSF
540 Series Smooth Finish Trim	16 ft. (192 in.) (4.9m)	1.50 in. (3.8 cm)	0.910 in. (23.1 mm)	41629	3 PSF
	16 ft. (192 in.) (4.9m)	2.50 in. (6.4 cm)	0.910 in. (23.1 mm)	41628	3 PSF
	16 ft. (192 in.) (4.9m)	3.50 in. (8.9 cm)	0.910 in. (23.1 mm)	41342	3 PSF

*Special order item. Requires minimum quantity and extended lead times.



Cedar Texture Trim



Smooth Finish Trim



For product catalog and complete warranty details, visit LPCorp.com/SmartSide

⚠ WARNING: Drilling, sawing, sanding or machining wood products can expose you to wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection. For more information go to www.P65Warnings.ca.gov/wood.

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LPZB0761 7/2020



**Drip edge with
infinite possibilities.**

Infinity Drip Edge®

Our snap lock design offers a hooking drip edge assembly allowing for easy, nesting installation.

Installers can easily maneuver, save on labor hours by reducing call-backs and the need to cut or notch.

- Infinite overlap to meet any code requirement
- Snap lock design installs without gaps, cutting or training required
- Dual wave bracing adds strength and eliminates buckling
- Ample nail flange with 2.69" nailing surface depth on roof deck

1

SNAP



2

ROTATE UP

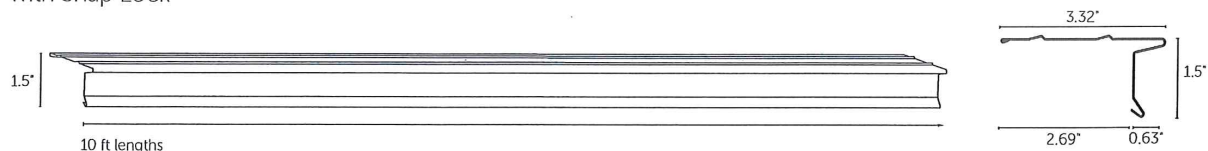


3

LOCK



Infinity Drip Edge® with Snap Lock



FUNCTION

Provides a clean overlap with one continuous run and reduces labor with no notching needed.

AVAILABLE OPTIONS

Aluminum (0.019"): IDE

Steel (0.010"): IDE30G

Steel (0.013"): IDE28G

MATERIAL AVAILABILITY

Aluminum & Steel

COATING

Q800 TuffTech™ or Mill

THICKNESS

Aluminum: 0.019"

Steel: 0.010" & 0.013"

WARRANTY

Lifetime Limited Warranty

PATENTS

U.S. Patents: 10,132,085

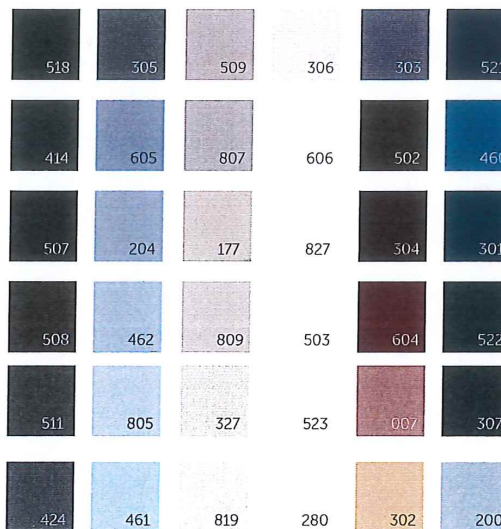
CERTIFICATION & RATING

Meets ASTM B209 standards

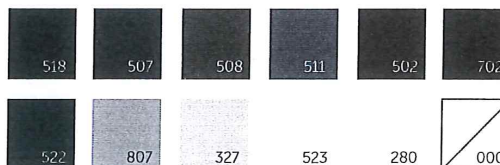
INSTALLATION NOTES

Go to QualityEdge.com/Resources for detailed installation information.

ALUMINUM SYSTEM COLORS



STEEL COLORS



BUILDING CODES AND BEST PRACTICES

507.2.8.3, R905.2.8.5 Drip edge. A drip edge shall be provided at eaves and rake edges of shingle roofs. Adjacent segments of the drip edge shall be lapped not less than 2 inches. The vertical leg of drip edges shall not be less than 1½ inches in width... and shall extend back on the roof not less than 2 inches. **SOURCE: IBC & IRC 2018**

R905.2.8.6 Drip edge. Provide drip edge at eaves and gables of shingle roofs. Overlap to be a minimum of 3 inches. Eave drip edges shall extend ½ inch below sheathing and extend back on the roof a minimum of 2 inches. **SOURCE: Florida RBC**

IDE available in all SYSTEM COLORS: 518 Black [BLK], 305 Thunder Cloud [THCL], 509 Norwood [NOR], 306 Quartz [QZ], 303 Morning Fog [MORF], 521 Navy [NB], 414 Ironstone [IRNS], 605 Eldridge Gray [EG], 807 Clay [C], 606 Cozy Cottage [CC], 502 Brown [B], 460 Great Water [GRWT], 507 Mocha [MOC], 204 Granite [GRT204], 177 Sandy Beige [SB177], 827 Champagne [CAB], 304 Pomegranate [POM], 301 Dragonfly [DFLY], 508 Musket [MUS], 462 Silver Lining [SVRL], 809 Wicker [WIC], 503 Eggshell [EGG], 604 Wineberry [WBER], 522 Forest [FOR], 511 Terratone [TER], 805 Pewter [P805], 327 Desert Tan [DTAN], 523 Snowmist [SMT], 007 Matte Copper Penny [MCP], 307 Ripe Olive [RO], 424 Slate [SLA], 461 Harbor Mist [HMST], 819 Herringbone [HER], 280 White [W], 302 Florentine Gold [FLG], 200 Cactus [CAT200]

IDE28G available in: 518 Black [BLK], 507 Mocha [MOC], 508 Musket [MUS], 511 Terratone [TER], 502 Brown [B], 702 Low Gloss Brown [LGB], 522 Forest [FOR], 807 Clay [C], 327 Desert Tan [DTAN], 523 Snowmist [SMT], 000 Mill [M]

IDE30G available in: 518 Black [BLK], 507 Mocha [MOC], 511 Terratone [TER], 502 Brown [B], 807 Clay [C], 327 Desert Tan [DTAN], 523 Snowmist [SMT], 000 Mill [M]

Although we make every effort to ensure color accuracy in our printing process, your final products may not be an exact match to those displayed.



Contact your Customer Service or Sales Representative to order:

888.784.0878

QualityEdge.com/roofing-accessories/drip-edge

IDEFLYER1121

Standale Lumber

Address: 2971 Franklin Ave SW
Grandville, MI 49418

Phone: (616) 530-8200

Website: www.standalelumber.com

**Quote**

Page 2 of 2

Quote Number: 91

Date: 4/18/2022

Sales Person: Jeff Hager

Customer Information

Name: WOLVERINE CONSTRUCTION

Address:

Phone 1:

Phone 2:

Fax:

Contact:

Job Name: 220 N PARK COTTAGES

Specifications

U.D. = 37-1/2" x 81-5/8"; R.O. = 38-1/4" x 82"

O.M. of Exterior Trim = 40" x 82-7/8"

Lead Time: Stock (Call to verify)

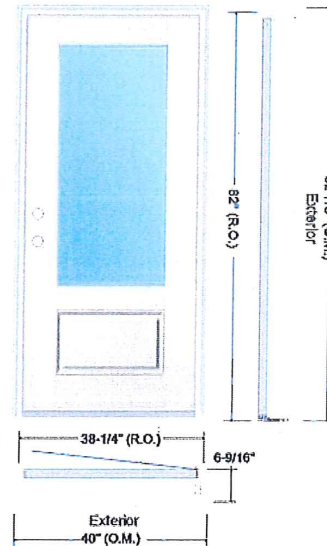


Image is viewed from Exterior!

Item Description	Qty
3' 0" x 6' 8" S2200-LE Smooth-Star - Flush Glazed Fiberglass Door w/Low E Glass - Right Hand Inswing (Tru-Guard Composite Edge)	19
2-3/4" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Mortised Edge Latch Preps w/Deadbolt Schlage (Standard) 1-1/8" x 2-3/4" Strike Prep	19
Set of T/T Non Ball-Bearing - Brushed Nickel Hinges	19
Primed Wood Frame - 6-9/16" Jamb w/Primed Brickmould Exterior Trim (Applied)	19
Bronze Compression Weatherstrip	19
Tru-Defense Adjustable - Mill Finish w/Dark Cap Sill	19
Sill Cover	19

Distributed by:



Version #: 7.32-O

Version Date: 4/18/2022

Standale Lumber

Address: 2971 Franklin Ave SW
Grandville, MI 49418

Phone: (616) 530-8200

Website: www.standalelumber.com

**Quote**

Page 4 of 4

Quote Number: 92

Date: 4/18/2022

Sales Person: Jeff Hager

Customer Information

Name: WOLVERINE CONSTRUCTION

Address:

Phone 1:

Phone 2:

Fax:

Contact:

Job Name: 220 N PARK DUPLEX

Specifications

U.D. = 74-3/16" x 81-5/8"; R.O. = 74-15/16" x 82"

O.M. of Exterior Trim = 76-11/16" x 82-7/8"

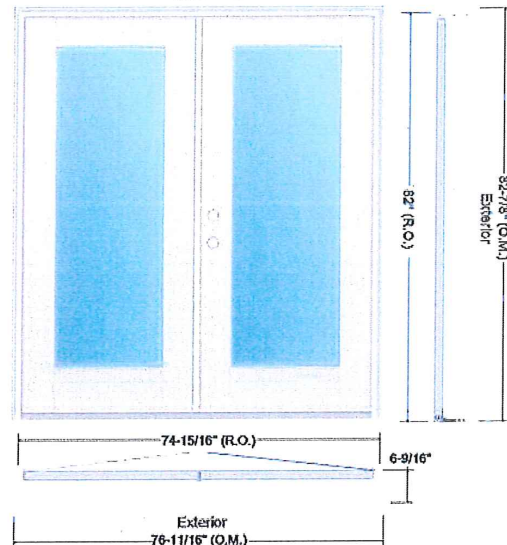


Image is viewed from Exterior!

Lead Time: Stock (Call to verify)

Item Description	Qty
6' 0" x 6' 8" S2000-LE Smooth-Star - Flush Glazed Fiberglass Double Door w/White Aluminum Astragal w/Low E Glass - Right Hand Inswing (Tru-Guard Composite Edge)	7
2-3/4" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Mortised Edge Latch Preps	7
Set of T/T Non Ball-Bearing - Brushed Nickel Hinges	7
Primed Wood Frame - 6-9/16" Jamb w/Primed Brickmould Exterior Trim (Applied)	7
Bronze Compression Weatherstrip	7
Tru-Defense Adjustable - Mill Finish w/Dark Cap Sill	7
Sill Cover	7

Distributed by:



Version #: 7.32-O

Version Date: 4/18/2022



JELD-WEN.
WINDOWS & DOORS

Siteline®
Clad-Wood Windows
Double-Hung

Architectural Design Manual

December 2021



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WINDOWS & DOORS

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CLAD-WOOD WINDOWS
DOUBLE-HUNG

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Sizing Details

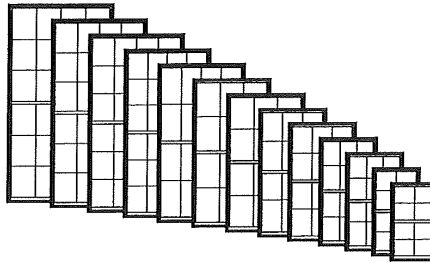
Min-Max Standard Sizing	23
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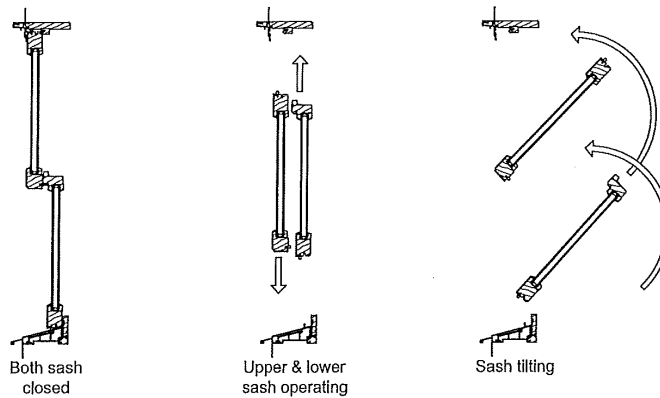
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DOUBLE-HUNG

GENERAL INFORMATION



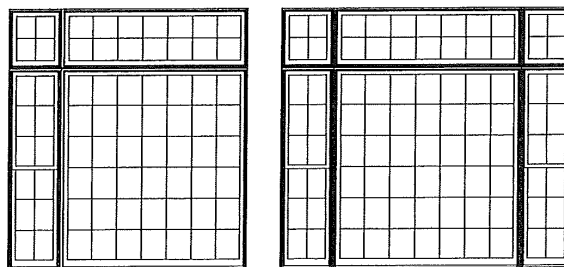
Dimensional Windows

Siteline® Clad-Wood Double-Hung windows may be specified as "dimensional", by adjusting the desired rough opening width or height. Siteline® Clad-Wood Double-Hung windows feature fully operating upper and lower sash which can be tilted or removed for easy cleaning.



Multiple Assemblies

Siteline® Clad-Wood Double-Hung windows may be mulled beside other clad-wood double-hung or clad-wood fixed windows, or below clad-wood transom windows, to fulfill a wide variety of needs.

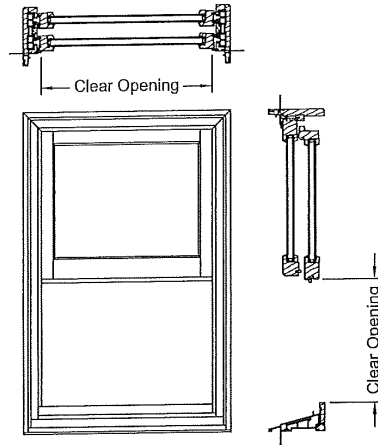




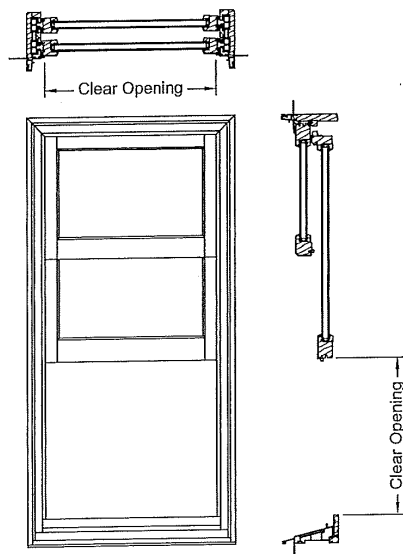
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DOUBLE-HUNG

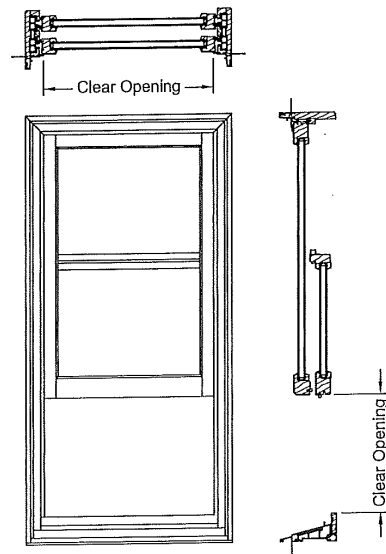
CLEAR OPENING LAYOUT



Double-Hung (Even Divide)
Width = Frame Width - 3 3/4"
Height = (Frame Height / 2) - 3 5/8"



Cottage Double-Hung
Width = Frame Width - 3 3/4"
Height = (Frame Height / 2) - 8 5/32"



Reverse Cottage Double-Hung
Width = Frame Width - 3 3/4"
Height = (Frame Height / 2) - 7 29/32"



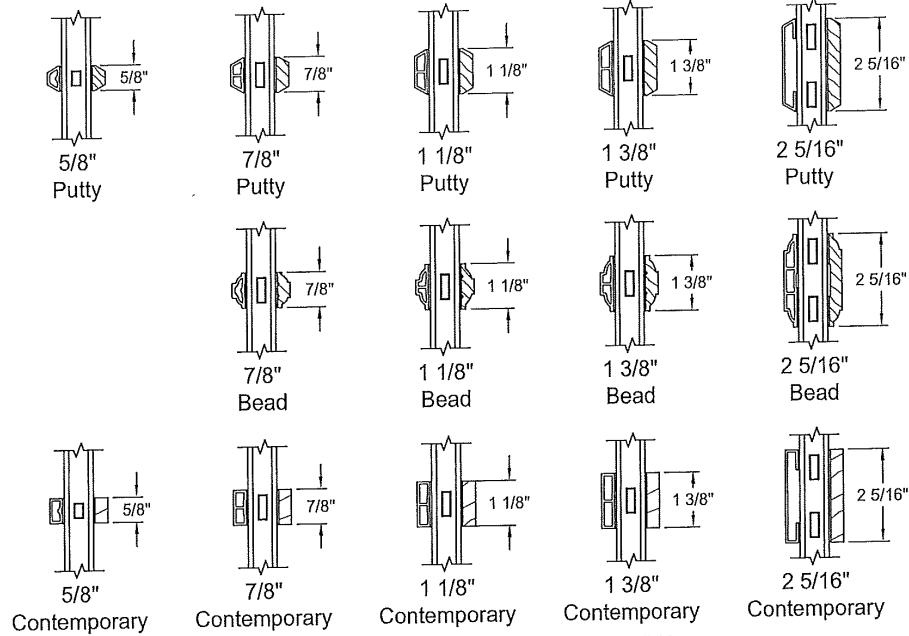
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DOUBLE-HUNG

GRID, BOTTOM RAIL & GLASS STOP OPTIONS

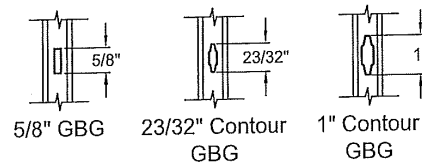
Exterior ← → Interior

SDL Options

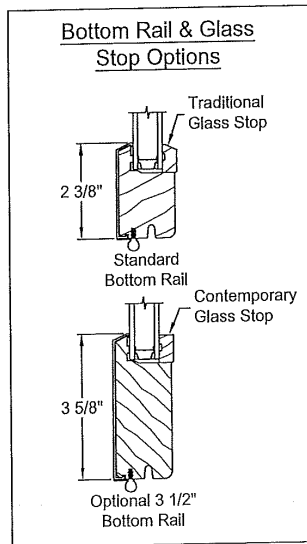
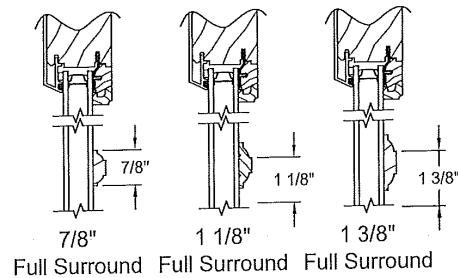


Various Combinations of the SDL Bars Shown are Available

GBG Options



Grille Options





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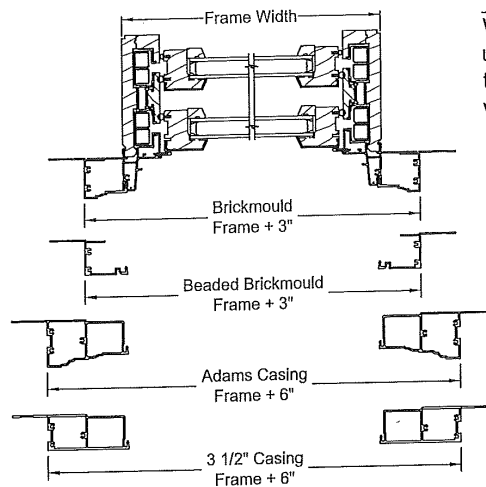
UNIT SIZING

Rough Opening:

The frame size of the window plus 3/4".

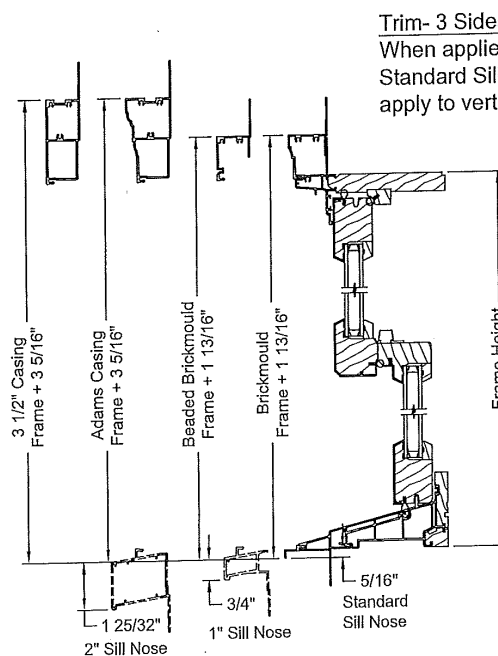
Masonry Opening:

The overall size of the window, including trim, plus 1/2"



Trim- 4 Sides Of Unit

When applied to 4 sides of unit, these dimensions apply to both vertical and horizontal window sections.



Trim- 3 Sides Of Unit

When applied to 3 sides of unit, with Standard Sill Nose, these dimensions apply to vertical window sections only.

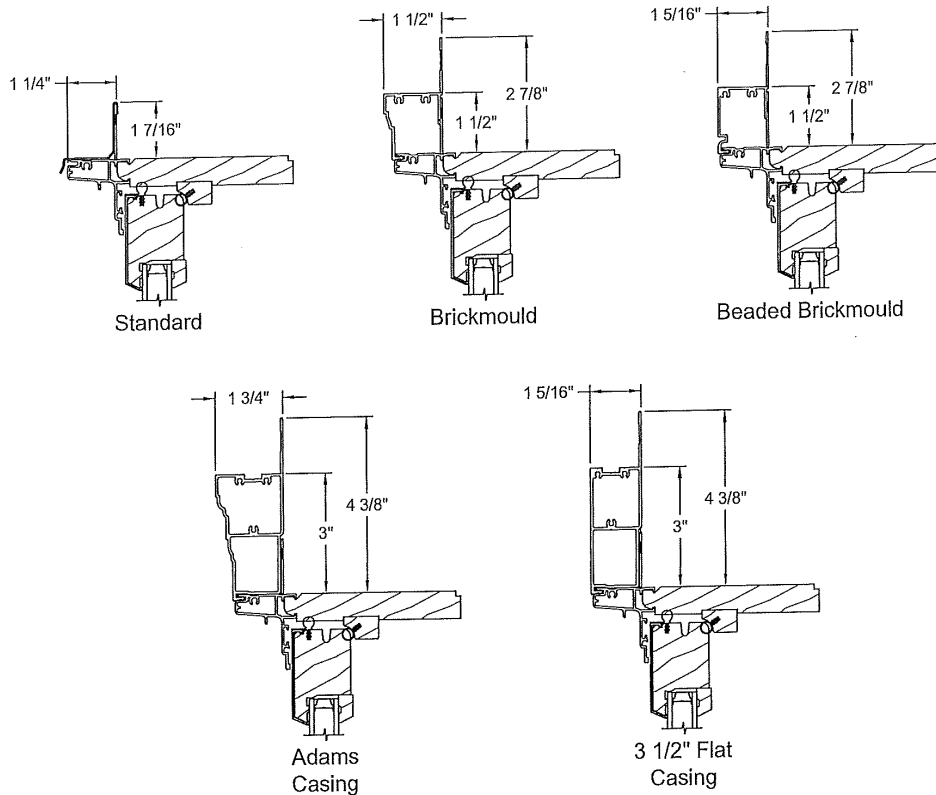


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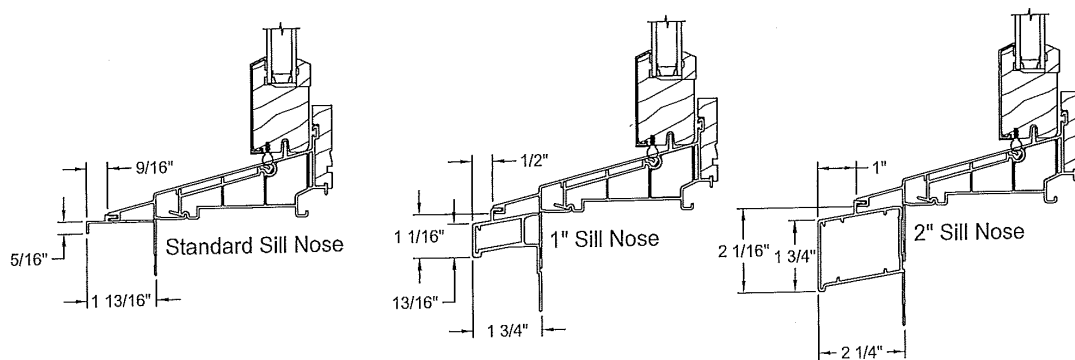
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TRIM & SILL NOSE OPTIONS

Trim Options



Sill Nose Options



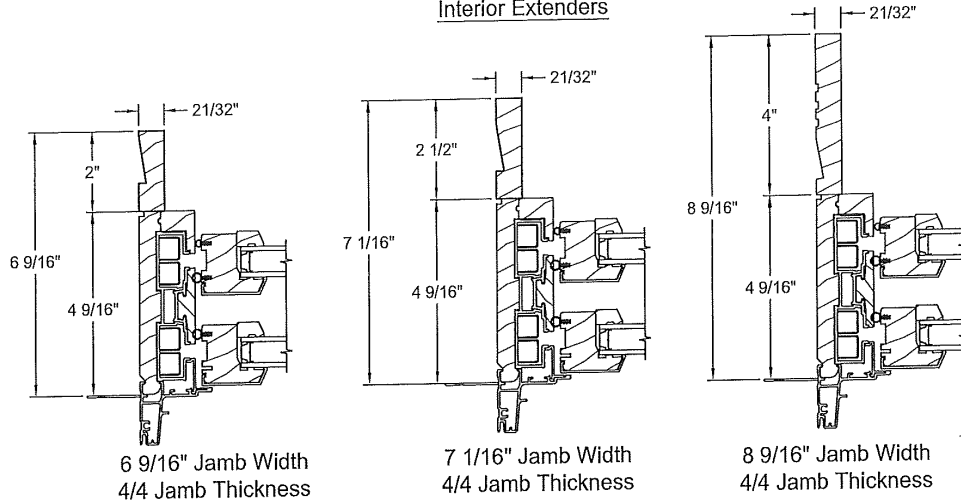


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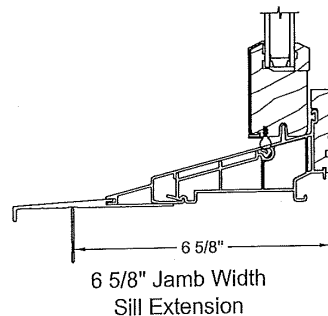
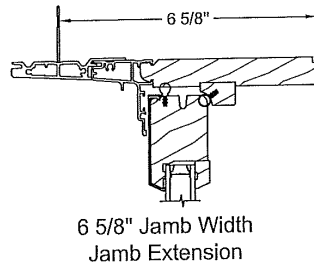
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JAMB EXTENDER & PREP FOR STOOL OPTIONS

Interior Extenders



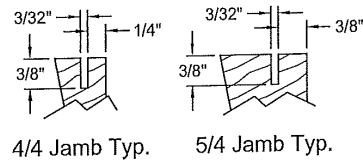
Exterior Extenders



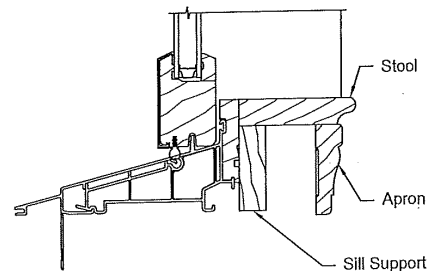
Exterior jamb extenders may only be applied to windows with jambs 6 9/16" or greater.

Return Kerf:

Generally located from first visible interior frame line. Kerfed option available on all jamb extender sizes.



Prep for Stool



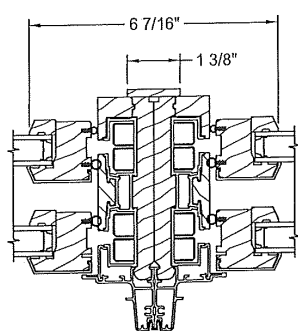
Stool, apron, and sill support are applied by trim carpenter after window is installed and are not provided by JELD-WEN. Unit is shipped without sill jamb extenders.



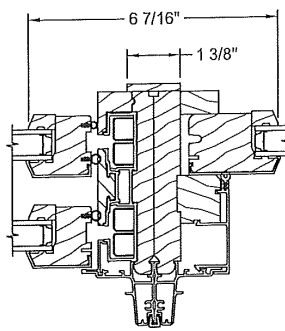
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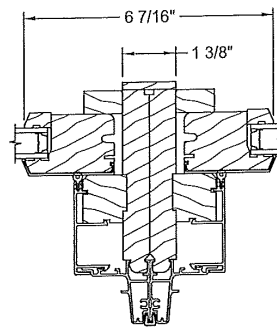
MULLION OPTIONS



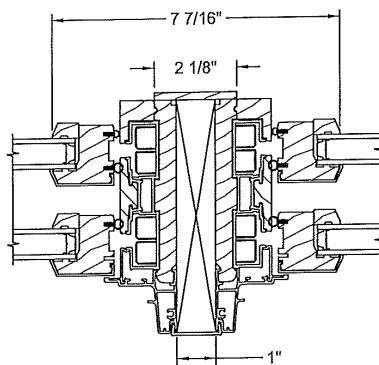
Operator | Operator



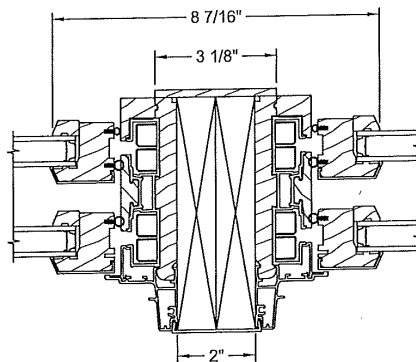
Operator | Fixed



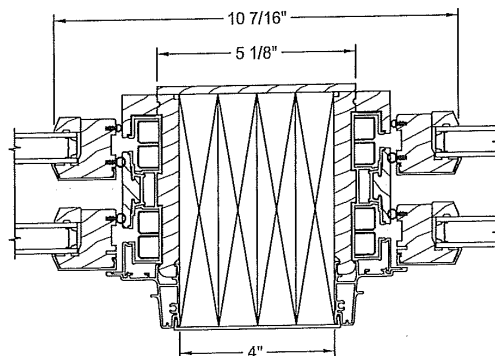
Fixed | Fixed



Operator | Operator
with 1" Solid Spread Mull



Operator | Operator
with 2" Solid Spread Mull



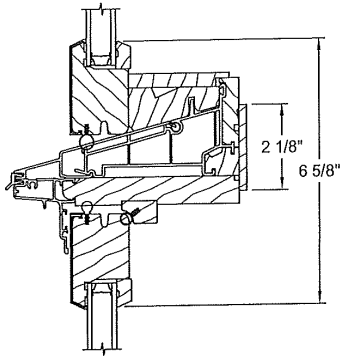
Operator | Operator
with 4" Solid Spread Mull



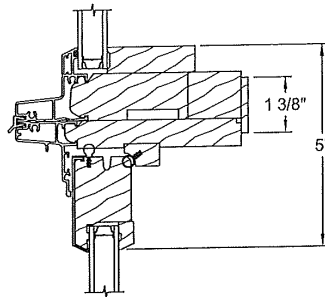
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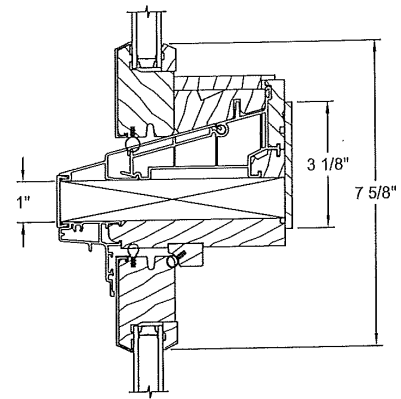
MULLION OPTIONS



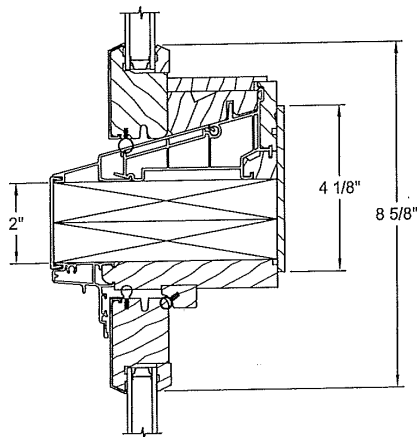
Transom
Operator



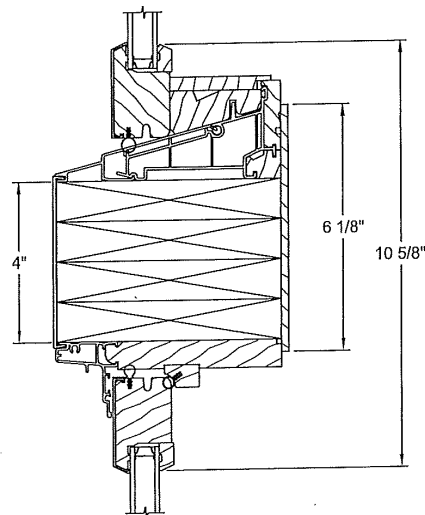
Direct Set
Operator



Transom
Operator
with 1" Solid Spread Mull



Transom
Operator
with 2" Solid Spread Mull



Transom
Operator
with 4" Solid Spread Mull

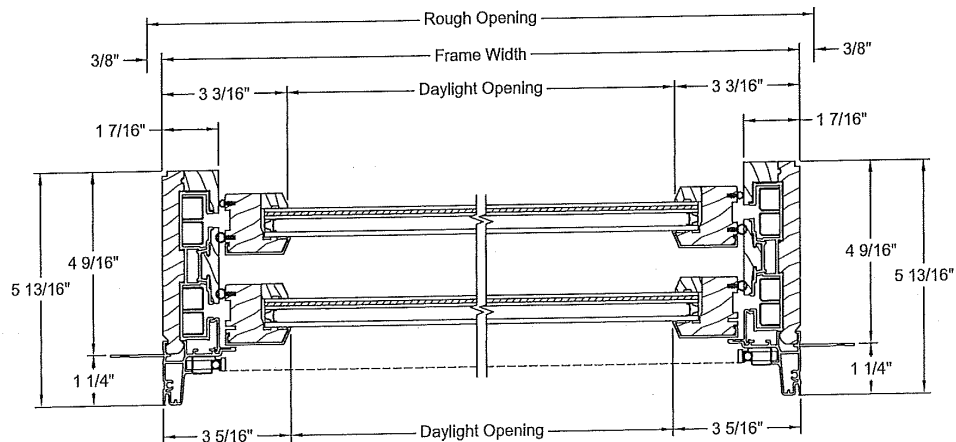
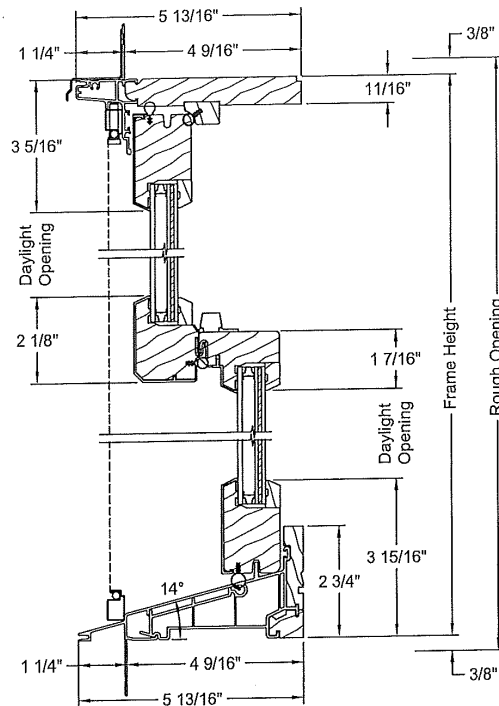
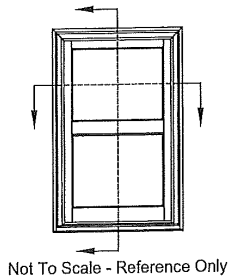




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OPERATOR IMPACT SECTIONS



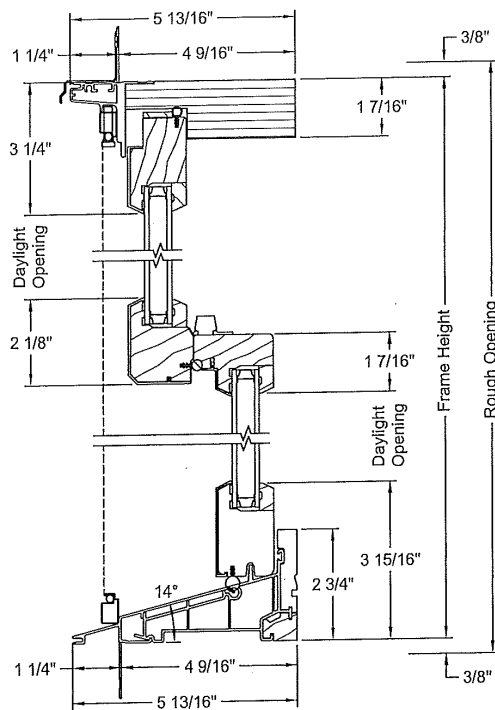


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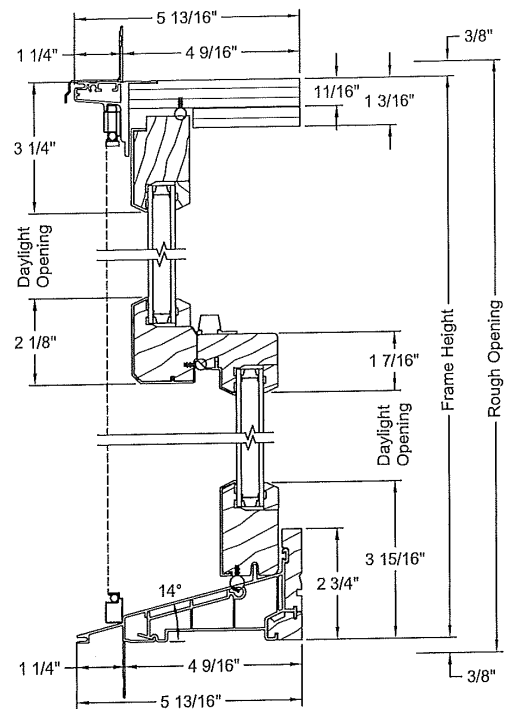
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OPERATOR RADIUS-TOP & SEGMENT HEAD - VERTICAL SECTIONS

Operator Radius-Top



Operator Segment Head

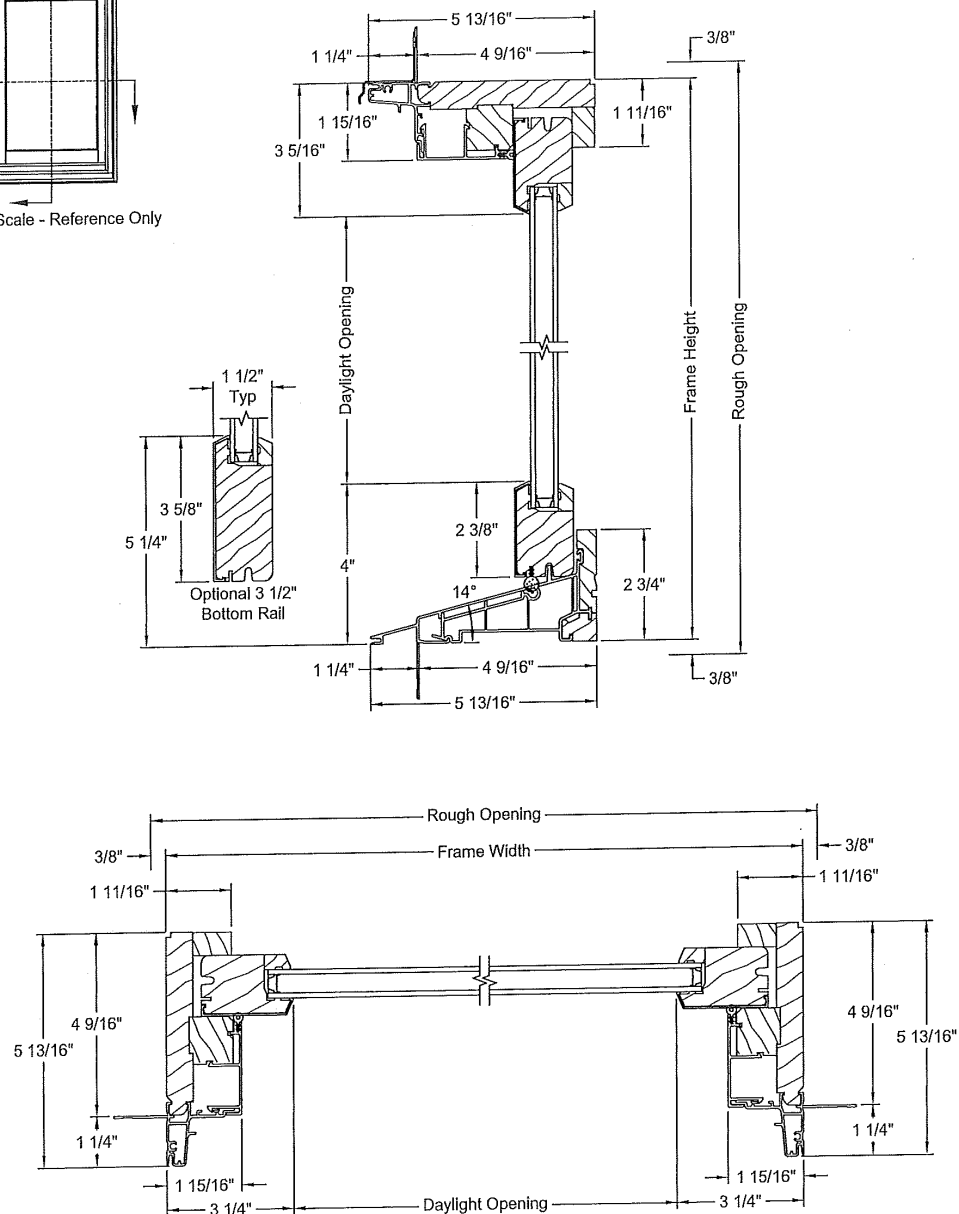
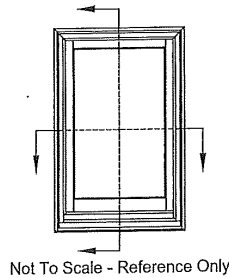




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DOUBLE-HUNG

FIXED SECTIONS - 6/4 SASH

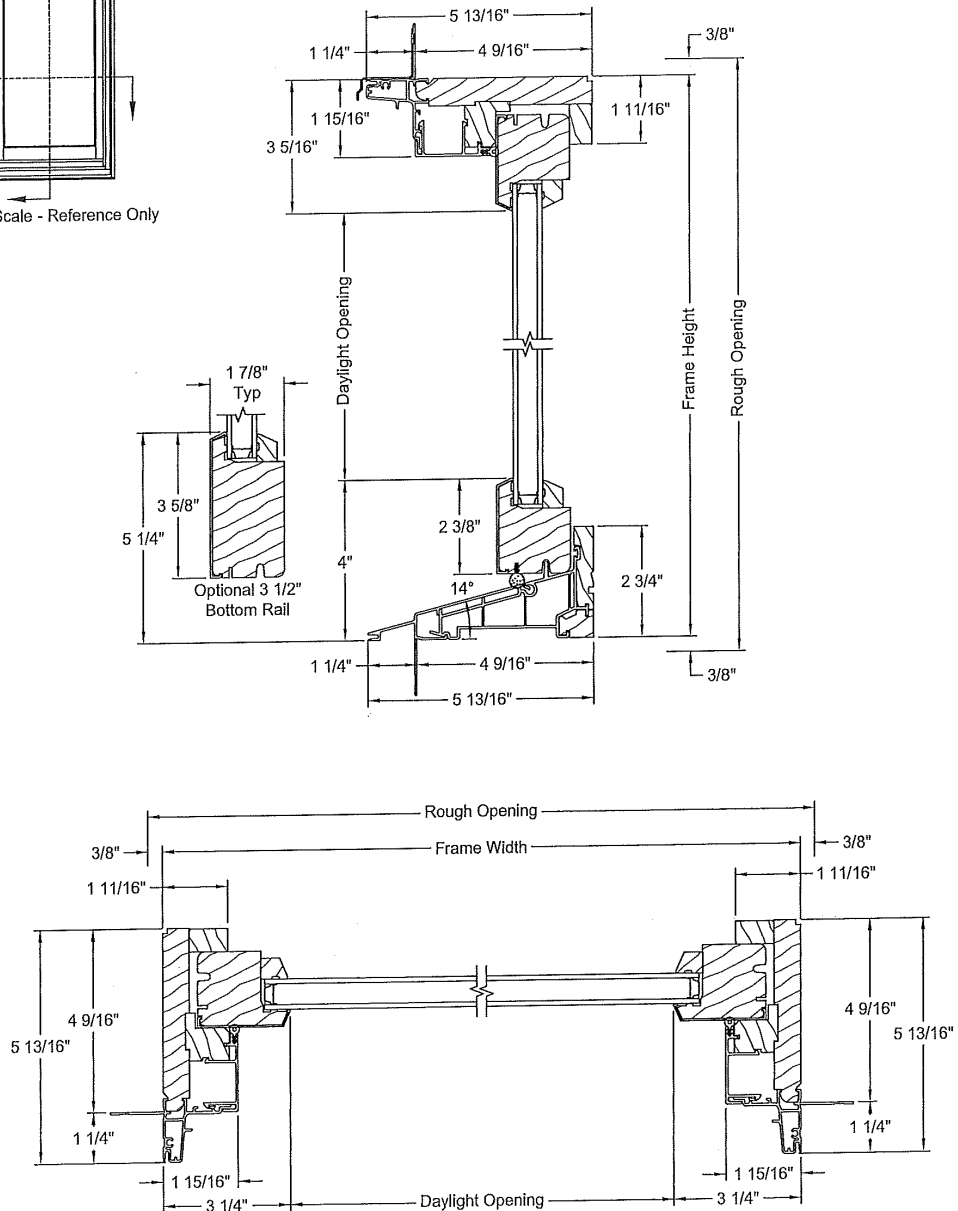
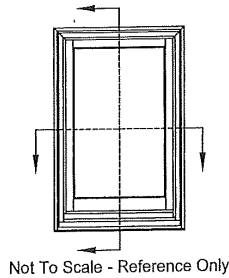




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DOUBLE-HUNG

FIXED SECTIONS - 8/4 SASH

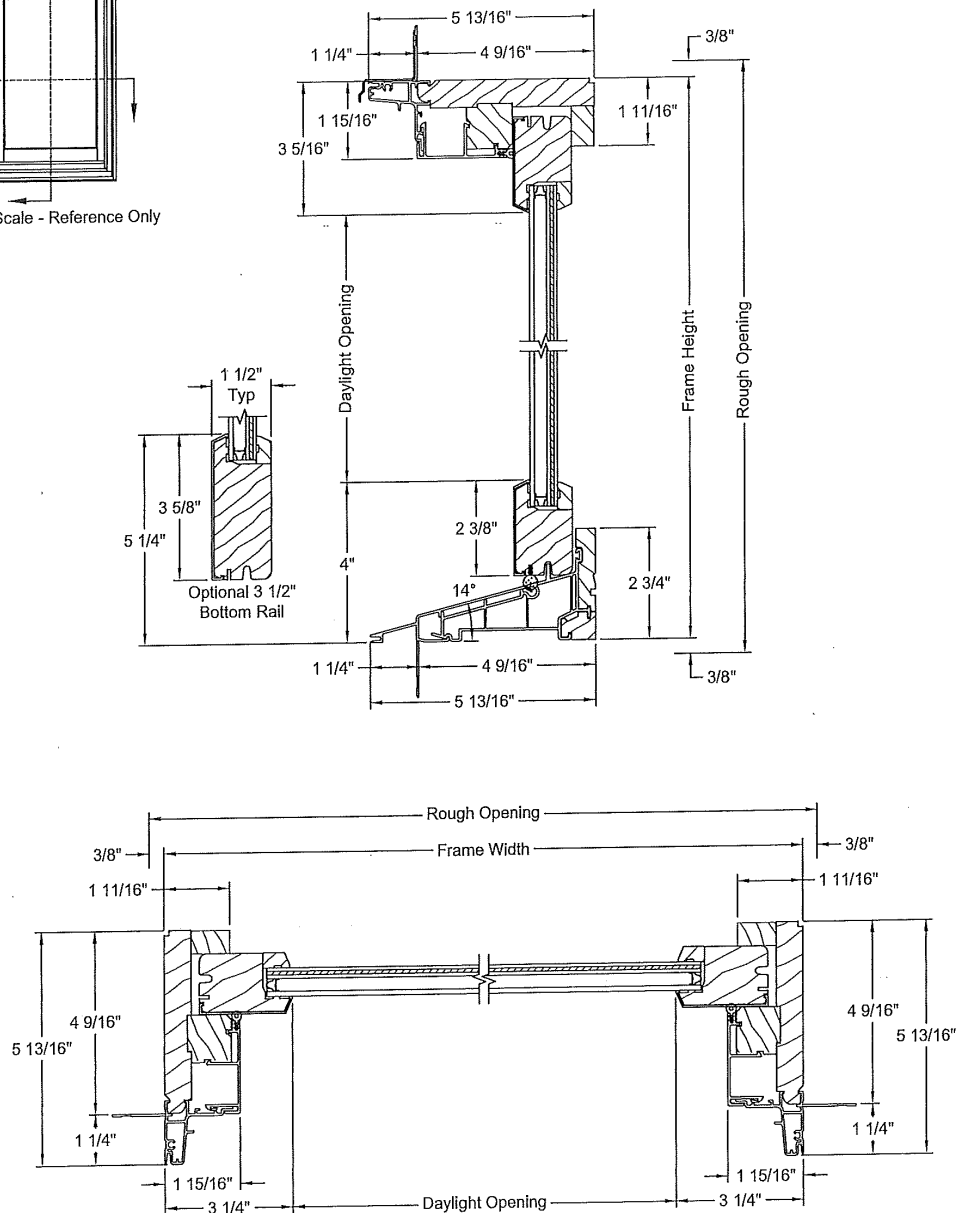
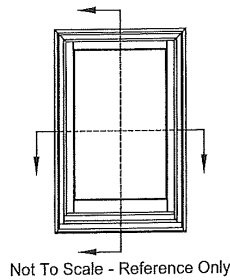




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DOUBLE-HUNG

FIXED IMPACT SECTIONS - 6/4 SASH

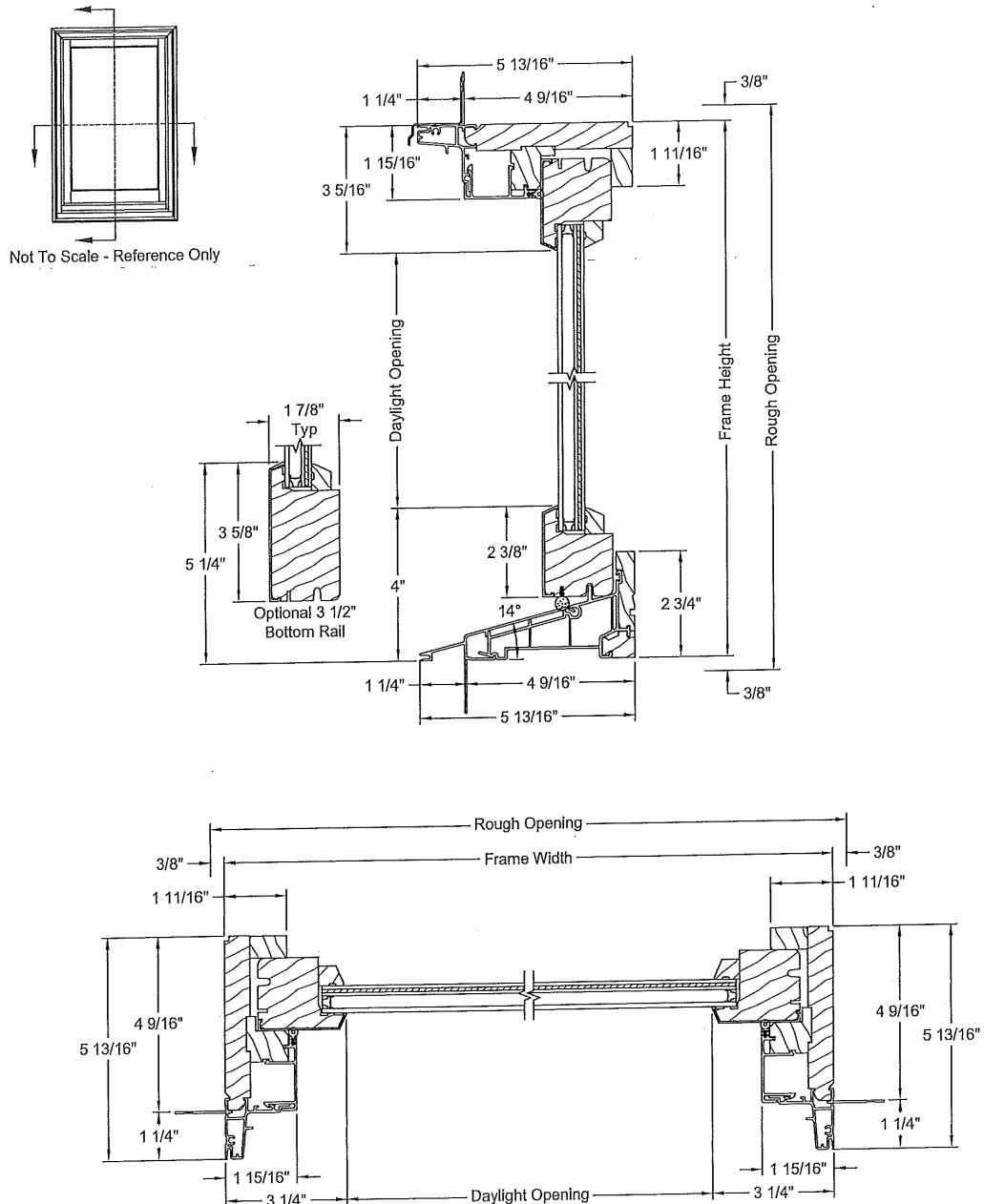




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WINDOWS & DOORS

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DOUBLE-HUNG

FIXED IMPACT SECTIONS - 8/4 SASH

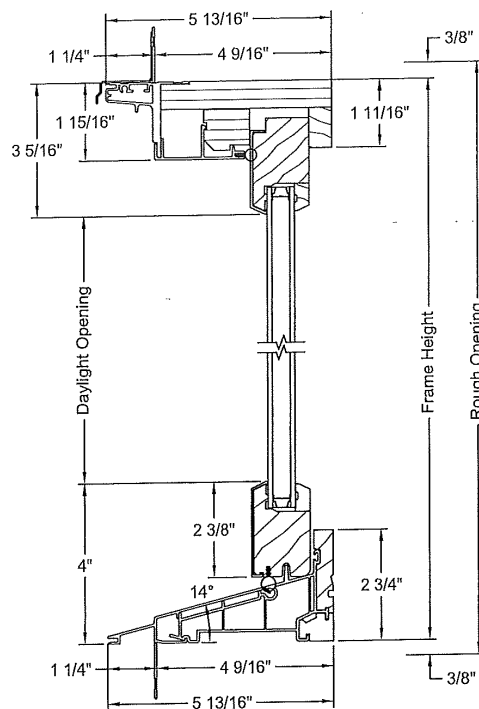
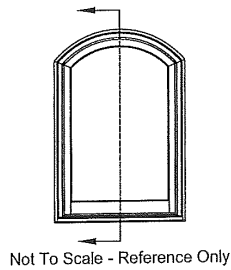




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FIXED RADIUS-TOP & SEGMENT HEAD - VERTICAL SECTION



Fixed Radius-Top & Fixed Segment Head have the same cross-section.

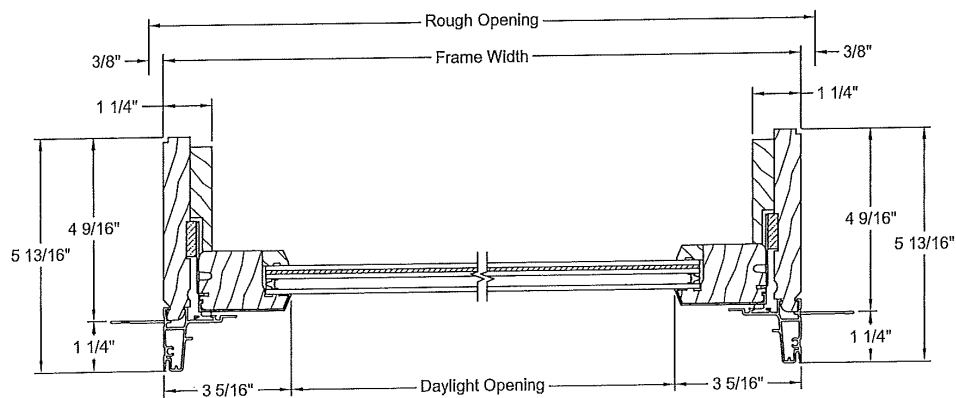
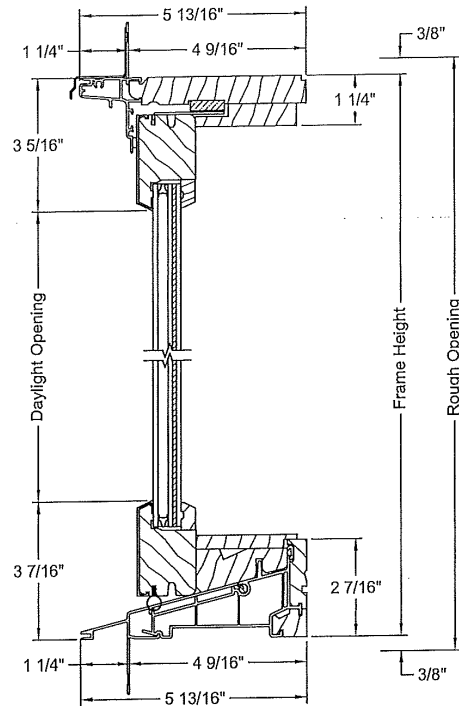
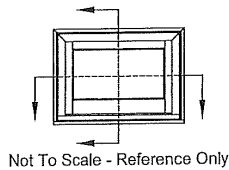




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TRANSOM IMPACT SECTIONS

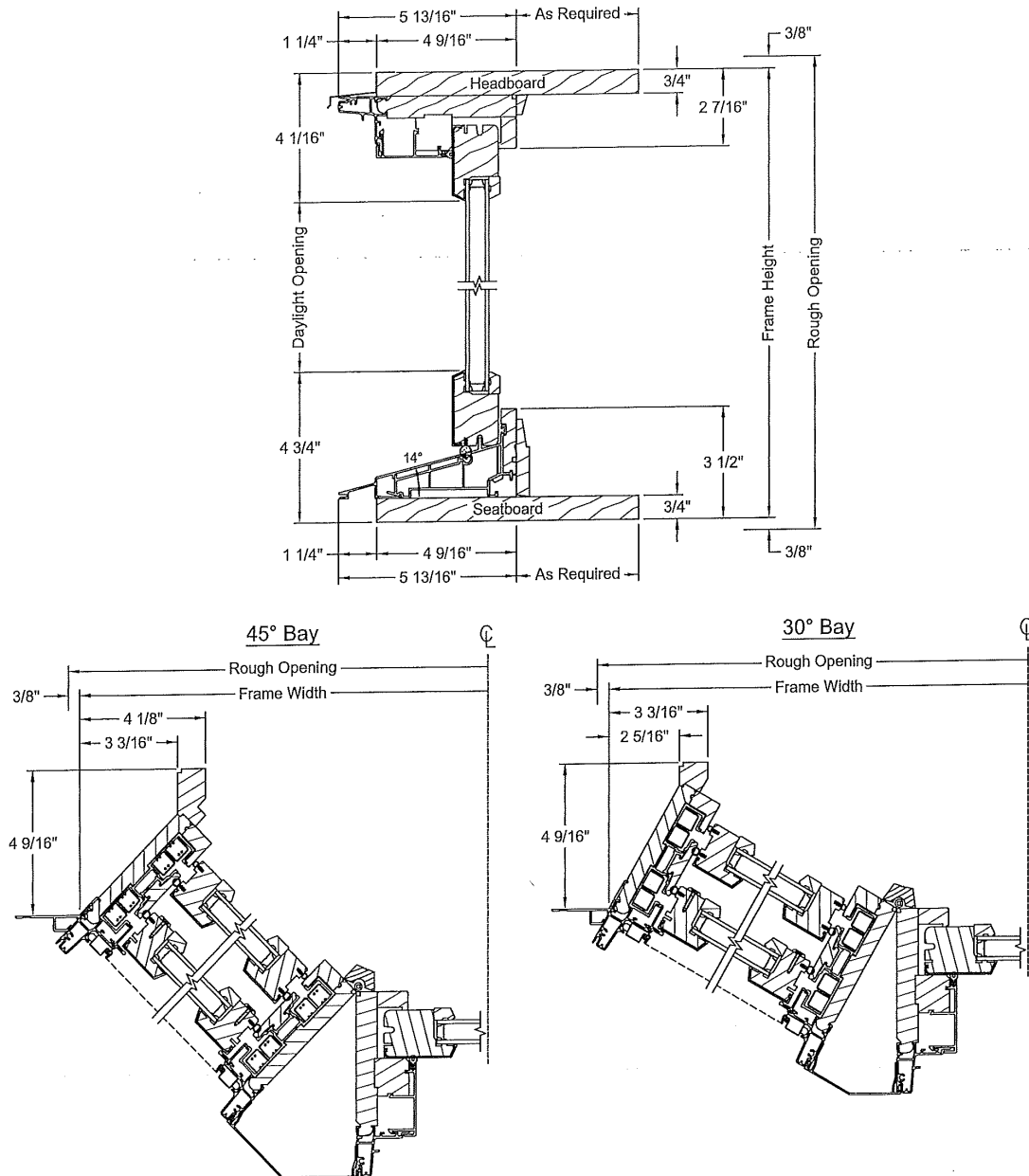




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BAY SECTIONS



Horizontal views are symmetrical across centerline.

Architectural Design Manual
December 2021

Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

Scale: NTS

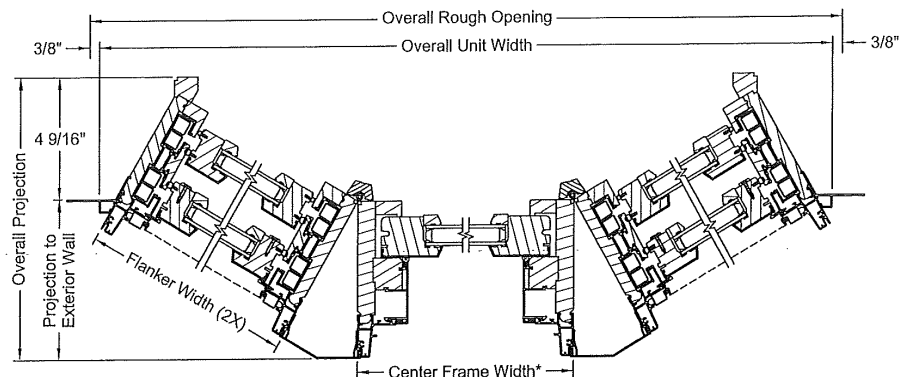
21



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DOUBLE-HUNG

BAY STANDARD PROJECTIONS



30° Bay				
Flanker Width	Overall Unit Width*	Overall Rough Opening*	Projection to the Exterior Wall	Overall Projection
21 3/8"	85 5/8"	86 3/8"	11 5/16"	16 1/2"
25 3/8"	92 9/16"	93 5/16"	13 5/16"	18 1/2"
29 3/8"	99 1/2"	100 1/4"	15 5/16"	21 1/2"
31 3/8"	102 15/16"	103 11/16"	16 5/16"	21 1/2"
33 3/8"	106 7/16"	107 3/16"	17 5/16"	22 1/2"
37 3/8"	113 3/8"	114 1/8"	19 5/16"	24 1/2"
41 3/8"	120 5/16"	121 1/16"	21 5/16"	26 1/2"
45 3/8"	127 3/16"	127 15/16"	23 5/16"	28 1/2"
45° Bay				
Flanker Width	Overall Unit Width*	Overall Rough Opening*	Projection to the Exterior Wall	Overall Projection
21 3/8"	80 3/4"	81 1/2"	16 7/16"	21 15/16"
25 3/8"	86 3/8"	87 1/8"	19 1/4"	24 3/4"
29 3/8"	92 1/16"	92 13/16"	22 1/8"	27 5/8"
31 3/8"	94 7/8"	95 5/8"	23 1/2"	29"
33 3/8"	97 11/16"	98 7/16"	24 15/16"	30 7/16"
37 3/8"	103 3/8"	104 1/8"	27 3/4"	33 1/4"
41 3/8"	109"	109 3/4"	30 9/16"	36 1/16"
45 3/8"	114 11/16"	115 7/16"	33 7/16"	38 15/16"

30° bay shown for reference only.

Table values calculated using 4 9/16" jamb depths and standard nail fin.

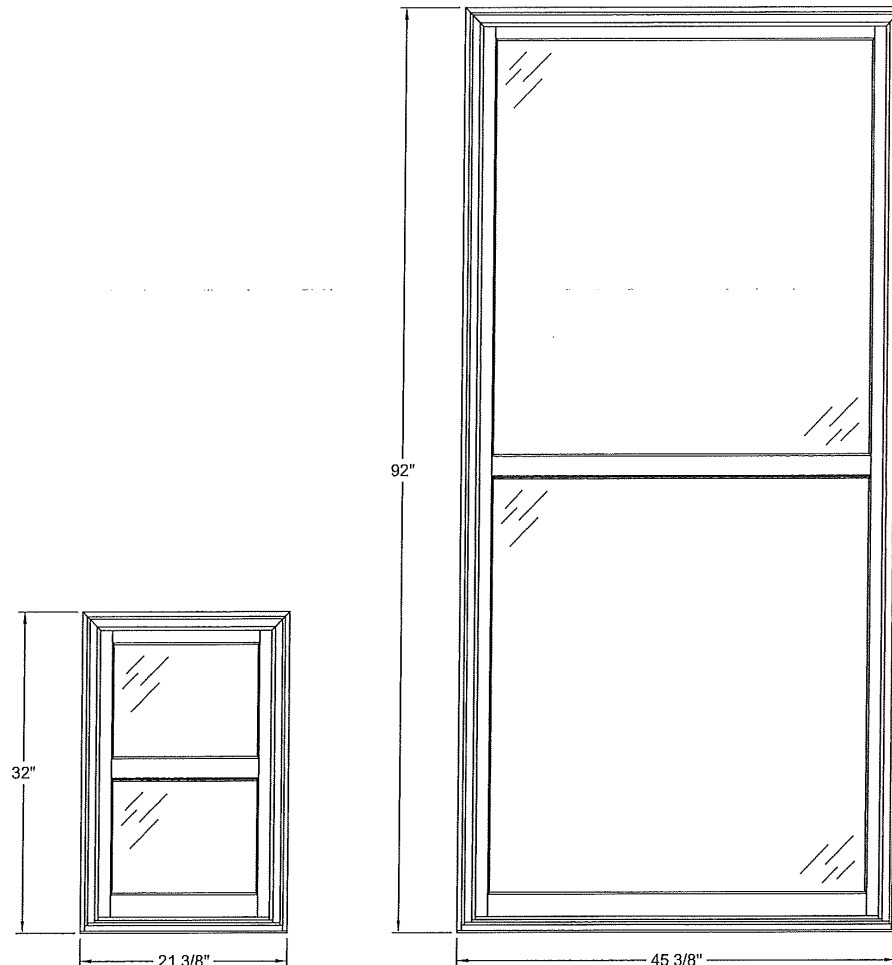
* Overall Unit Width and Overall Rough Opening calculated using a 44 1/16" Center Frame Width. To calculate the values with a different Center Frame Width, add the difference of the Center Frame Widths to the overall width values.



JELD-WEN
WINDOWS & DOORS

SITELINE®
CLAD-WOOD WINDOWS
DOUBLE-HUNG

MIN-MAX STANDARD SIZING



Minimum Size:
21 3/8" x 32"

Maximum Size:
45 3/8" x 92"

Standard Operator Widths			
21 3/8"	25 3/8"	29 3/8"	33 3/8"
35 3/8"	37 3/8"	41 3/8"	45 3/8"

Standard Operator Heights			
32"	36"	40"	44"
48"	52"	56"	60"
64"	68"	72"	76"
80"	88"	92"	

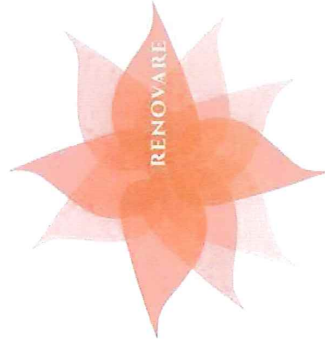
Standard sizes are shown. Smaller or larger sizes may be available as custom orders. Contact JELD-WEN Customer Service for more information.

Architectural Design Manual
December 2021

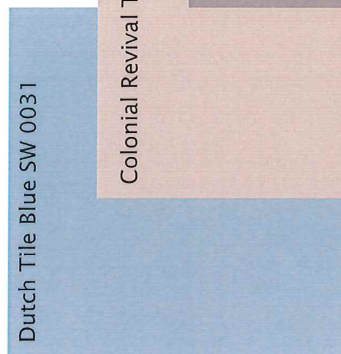
Product specifications may change without notice.
Questions? Consult JELD-WEN customer service.

Scale: NTS
23

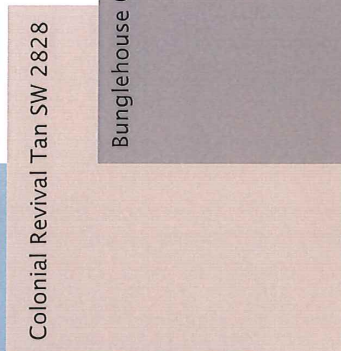
220 N Park St Development



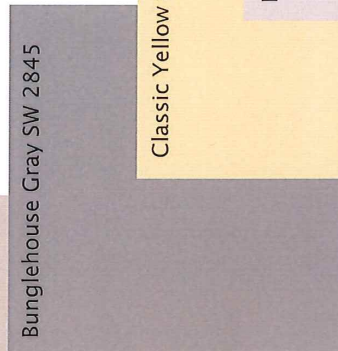
Proposed Exterior Colors



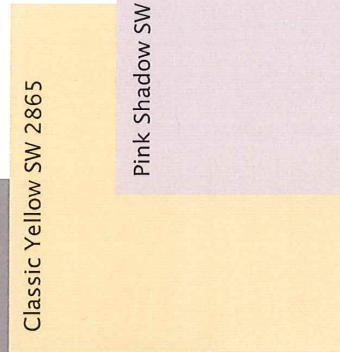
Dutch Tile Blue SW 0031



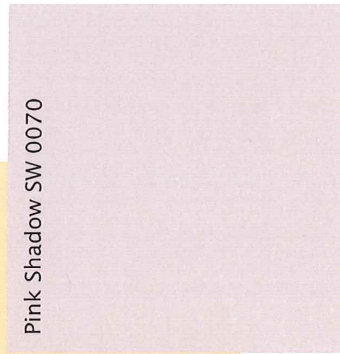
Colonial Revival Tan SW 2828



Bunglehouse Gray SW 2845



Classic Yellow SW 2865



Pink Shadow SW 0070

White Trim: Alabaster SW 7008



220 N PARK ST DEVELOPMENT
YPSILANTI, MICHIGAN
4/29/2022



BARRY J. POLZIN

ARCHITECTS

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220 N PARK ST DEVELOPMENT
YPSILANTI, MICHIGAN
4/29/2022



BARRY J. POLZIN

ARCHITECTS

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220 N PARK ST DEVELOPMENT

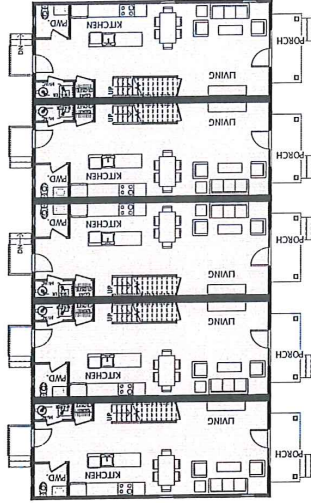
YPSILANTI, MICHIGAN
4/29/2022



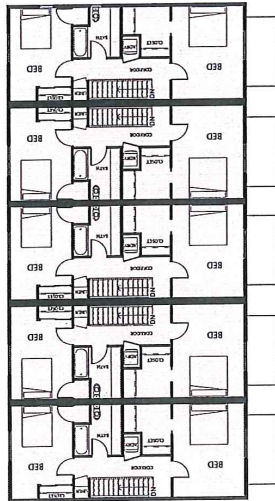
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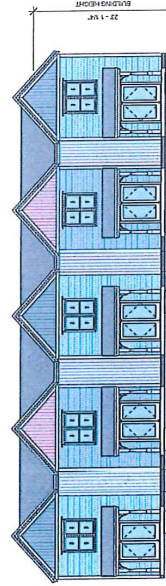
Page 46 of 97



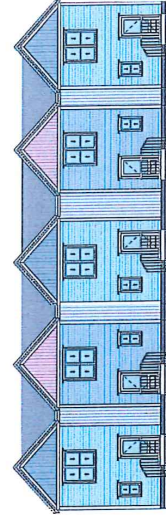
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



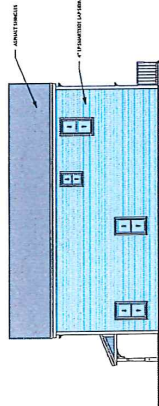
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



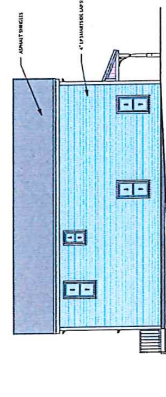
FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



BACK EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

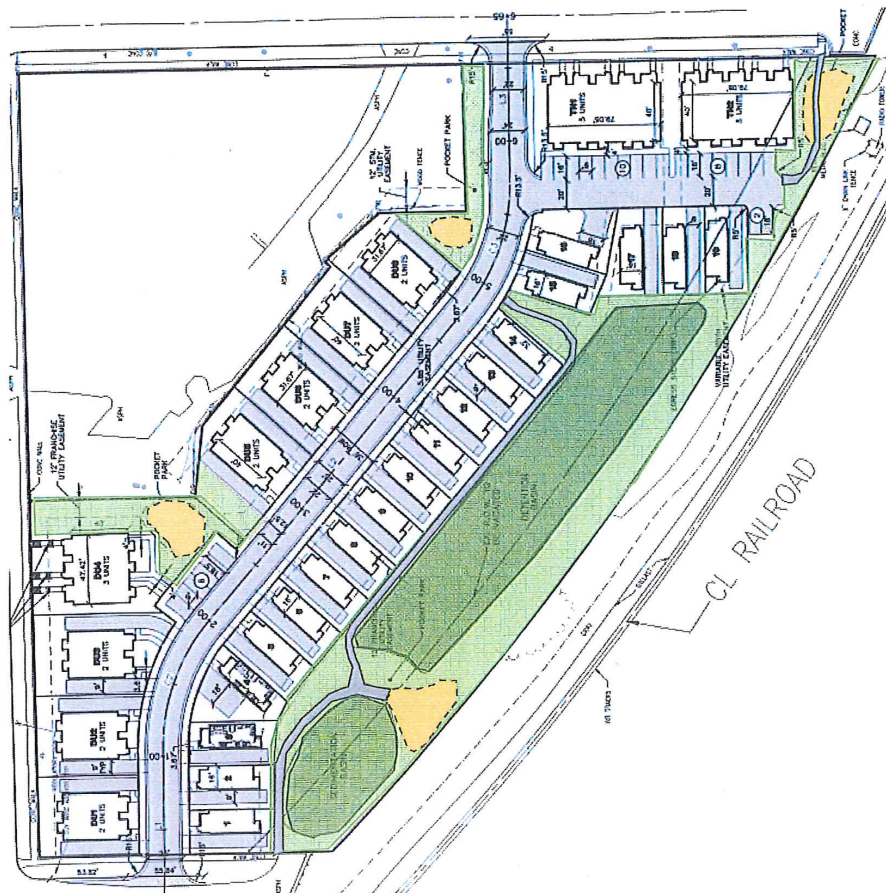


RIGHT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



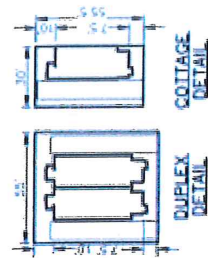
LEFT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

ALL LP SHAPESIDE SIDING AND TRIM TO BE SMOOTH PAINT FINISH*
WINDOWS TO BE WOOD / ALUMINUM CLAD*



UNIT BREAKDOWN	
COTTAGES	19
DUPLEXES	7 (14 UNITS)
TOWNHOUSES	13
TOTAL UNITS	46

- ACTIVE OPEN SPACE / POCKET PARK
- STORMWATER BASIN / PASSIVE OPEN SPACE
- POCKET PARK FEATURE
- PATHWAY





HDC Work Permit Staff Review

Property address: 408 N Huron

Property History: The house was considered contributing at the time of the writing of the original National Register district nomination. In the nomination, 408 N Huron is described as "2 ½ story, L-shaped, late 19th-century with raking cornices without returns." Perhaps the current aluminum siding was added after the nomination was complete.

Date of Application: 7/29/22

Date of Review: 8/3/22

Date of Meeting: 8/9/22

Proposed work: Rebuild foundation wall using concrete block and add basement windows.

Materials: Concrete block, basement windows either plain glass or glass block.

Staff review:

1. Applicant intended to repair his south foundation wall.
2. Instead, he found that the stone wall at less than 2' thick requires a complete replacement.
3. He proposes concrete block and basement windows, either glass block or typical basement windows.
4. Because this is the south wall of the house and because this house's whole south side is so visible compared with the neighbor to the south (the house to the south is set back much further from the street), staff would suggest typical basement windows instead of glass block.
5. The Secretary of the Interior's Guidelines for Rehabilitation state that *not* recommended is:
 - a. "removing, covering, or radically changing features of structural systems which are important in defining the overall historic

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.

- character of the building so that, as a result, the character is diminished.
- b. Demolishing a loadbearing masonry wall that could be augmented and retained, and replacing it with a new wall (i.e., brick or stone), using the historic masonry only as an exterior veneer.
 - c. Installing a visible replacement feature that does not convey the same visual appearance, e.g., replacing an exposed wood summer beam with a steel beam.
 - d. Using substitute material that does not equal the loadbearing capabilities of the historic material and design or is otherwise physically or chemically incompatible.
 - e. Leaving known structural problems untreated such as deflection of beams, cracking and bowing of walls, or racking of structural members.”
6. Presumably, the loadbearing capabilities of the concrete block are better than the stone the block is replacing, and addressing the structural problems is definitely better than *not* addressing them.
 7. The concrete block, however, does not convey the same visual appearance as the stone.
 8. Staff wonders if the stone wall could have been augmented and retained somehow. Perhaps that would not have been possible.
 9. It seems to staff that because this work started out as a repair on the south side’s foundation and became an emergency replacement, the commission could issue a notice to proceed on replacing the stone wall with concrete block with the understanding/condition that a structural assessment of the remaining walls would be completed before any more foundation work is begun.
 10. Before proceeding with work, applicant must obtain the appropriate building department permits.

Relevant Secretary of the Interior’s Standards:

Staff believes that the replacement of the stone foundation wall with concrete block actually does not meet the Standards. The Ypsilanti historic district ordinance defines a Notice to Proceed as, “the written permission to issue a permit for work that is inappropriate and that adversely affects the resource pursuant to a finding under subsection 54-83(c).” And one of the findings under that subsection is that the resource is a hazard to the safety of the public or the occupants. In this case, the resource itself is not a hazard, but an insufficient foundation wall could be seen as a hazard to the safety of the occupants.

Recommended Motions:

Move to issue a notice to proceed for the rebuilding of the stone foundation wall with concrete block and modern glass basement windows as proposed because the work began as a repair and became an emergency replacement, and an inadequate foundation wall could be viewed as a hazard to the safety of the occupants. [Commission requests that before any other foundation work is begun, a structural analysis of the foundation walls is completed.]

Prepared by:

Ellen Thackery, Preservation Planner

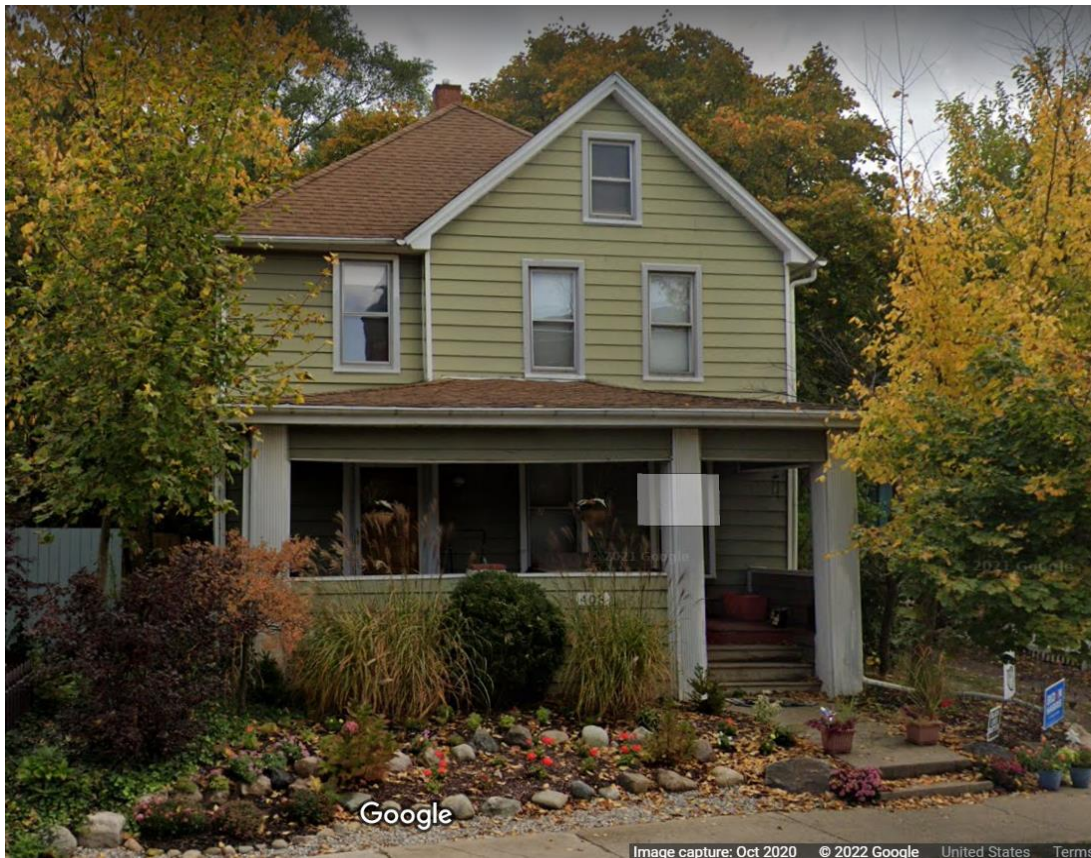


Image capture: Oct 2020 © 2022 Google United States Terms





**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

408 N Huron St

Applicant

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

Name

Thomas McKee

Address

408 N Huron St

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

[REDACTED]

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

Omega Construction, 4042 Ann Arbor Saline Rd., Ann Arbor, MI 734-665-8154

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

Replacement of south foundation wall. The wall was originally a stone foundation wall less than 2' deep. The contractor attempted to repair it but due to its lack of sufficient depth, replacement is the only option. It will be replaced with standard concrete block. Three windows will be placed directly below the existing windows on the first floor; these windows can be standard basement windows or glass block, whichever the Commission prefers.

The construction cost below is for the cost to replace the basement wall, not the entire project which includes non-visible interior work as well.

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

ReliaBilt 31.75-in x 23.75-in x 3-in Jamb Left-operable Sliding Window

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 + _____ = \$45

Signature

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

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

Signature:

[Redacted Signature]

Date:

7/29/2022

Print Name:

Thomas P McKee

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.





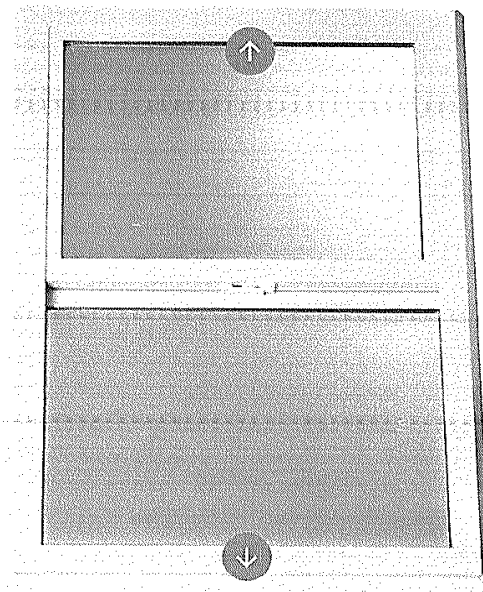
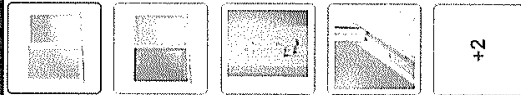


ReliaBilt 31.75-in x 23.75-in x 3-in Jamb Left-operable Vinyl New Const...
Shop ReliaBilt ☆☆☆☆ 2

\$118.00

Return to Top

Overview Specifications Compare Reviews Q&A Product Features



- Four-point welded vinyl sash and main frame is durable for lasting performance
- Insulated glass, interlocking main frame and wool pile seals keep cold air out and warm air in
- Vinyl sash glides effortlessly, and is maintenance free



Hurry, Low in Stock

1

+

Add to Cart

Get It Installed

Feedback



Free Store & Curbside Pickup
6 Available today at
Cammaro Trenchin Luster



OVERVIEW

Reliablitt vinyl basement slider windows are manufactured with a heavy duty extruded welded vinyl sash and main frame. The sash glides effortlessly, interlocking with the main frame, ensuring a weather-tight seal. Insulated glass and durable wool pile seals keep cold air out and warm air in. Included is an easily removable screen to keep insects out. Reliablitt vinyl basement slider windows are the perfect choice for new construction or remodeling needs.

- Four-point welded vinyl sash and main frame is durable for lasting performance
- Insulated glass, interlocking main frame and wool pile seals keep cold air out and warm air in
- Vinyl sash glides effortlessly, and is maintenance free
- Internal weeping system prevents moisture buildup
- Removable screen keeps insects out
- Easy new construction installation using extruded vinyl flange (removable for replacement applications)
- Backed by a lifetime manufacturer's warranty
- Exact size is 31.75 in x 23.75 in
- Rough opening size is 32 in x 24 in

 [Installation Manual PDF](#)

SPECIFICATIONS

Solar Heat Gain Coefficient (SHGC)	0	Mulling	N/A
Series Name	N/A	Grid Included	X
ENERGY STAR Certified North/Central Zone	X	Rough Opening Width (Inches)	32
Grid Profile	N/A	Lock Type	Q-clip
Frame Profile	Florida Range	Warranty	Lifetime Lifetime
J Channel	N/A	Grid Width	N/A
Screen Included	High	Screen Type	Flt. Glass mesh
Interior Color/Finish	White	Design Pressure (DP) Rating	0
Jamb Depth (Inches)	3	ENERGY STAR Certified Northern Zone	X
Frame Material	Vinyl	Glass Strength	Double strength
Rough Opening Height (Inches)	24	Color/Finish Family	White
Exterior Color/Finish	White	Common Size (W x H)	32-in x 24-in
Lowe's Exclusive	X	Actual Height (Inches)	23.75
U Value	0	Sash Operation (Exterior View)	Left-Operable
Meets Egress Requirement	X	Screen Frame Type	Roll-Down
Grid Type	N/A	Nail Fin	Integrated

Sash Configuration	2-tilt	Obscure Glass	X
Number of Locks	1	Hurricane Approved	X
ENERGY STAR Certified South/Central Zone	X	Hardware Color/Finish	White
Ventilation Latches	N/A	Paintable	X
Actual Width (Inches)	31.75	Grid Pattern	None
Roller Type	N/A	Argon Gas Insulated	X
Sound Transmission Control (STC) Rated	X	Wood Jamb Extension	None
ENERGY STAR Certified Southern Zone	X	Meets CA Forced Entry Requirements	X
Project Type	New construction	Glazing Type	Double-pane



HDC Work Permit Staff Review

Property address: 421 N Adams

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

Date of Application: August 2, 2022

Date of Review: August 4, 2022

Date of Meeting: August 9, 2022

Proposed work: Remove the asphalt shingle siding currently on the house and repair and restore the wood siding underneath and paint.

Materials: All original wood to be repaired, caulked, primed, and painted.

Staff review:

1. Applicant proposes to remove the asphalt siding. Staff recommends having a sample of the siding tested for asbestos. This is not required by the State when a homeowner is working on their house but staff recommends it just to confirm there's no asbestos in the siding.
2. Applicant proposes to repair wood siding, presumably replace in kind as necessary, caulk, prime, and paint. Staff notes that **horizontal siding joints should not be caulked**.
3. Once the wood siding is revealed, a couple articles might be useful:
 - a. <https://www.oldhouseonline.com/repairs-and-how-to/prepping-for-exterior-painting/>

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.

b. <https://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

4. Staff believes this proposed work follows the Standards because the proposed work will uncover the historic character and materials and then retain and preserve them (Standard 2). Repairing as much of the wood siding as possible and only performing limited replacements follows Standard 6.
5. Staff cautions homeowner to work lead safe.
6. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. [Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.]

Recommended Motions:

Move to issue a certificate of appropriateness for the work proposed at 421 N Adams (Application PHDC 22 0072) to remove asphalt siding and repair, caulk, prime, and paint the revealed historic wood siding, with the conditions that horizontal joints between boards will not be caulked and that a powerwasher or other harsh cleaning or stripping agents will not be used.

Prepared by:

Ellen Thackery, Preservation Planner



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



**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:

Receipt: 30208

Method: 220

Action/Study Item

PHDC- _____

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing an overview of the building and 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 Friday eleven (11) days prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

421 NORTH ADAMS

Applicant

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

Name

ANDREW. RODRIGUEZ

Address

421 NORTH ADAMS

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

[REDACTED]

E-Mail **Staff will contact you primarily via email*

[REDACTED]

Contractor

Contractor Name & Contact Info

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

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

- ☒ Painting
- ☐ Application Amendment
- ☐ Other

Complete Description of Proposed Work:

REMOVE ASPHALT SIDING PAINT ENTIRE
HOUSE SHERWIN-WILLIAMS LOYAL BLUE (SW 6510)
PAINT TRIM, DOWNING STRAW (SW 2813) PORCH
AND COLUMNS ALSO DOWNING STRAW.
FRONT DOOR PAINTED, ROYCRAFT ANOBE (SW 0040)
ALL ORIGINAL WOOD TO BE REPAIRED AND
CHALKED, PRIMERED & 2 COATS OF PAINT.

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

HOUSE: LOYAL BLUE (SW 6510)
TRIM: DOWNING STRAW (SW 2813)
DOOR: ROYCRAFT ANOBE (SW 0040)

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$1 - \$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:

\$9,700.00

Permit fee:

\$45 + _____ =

Signature

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

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

Signature:

Date:

Print Name:

ANDREW RODRIGUEZ

8/2/2022

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, email us at ethackery@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

All other necessary Building Permits must be acquired before beginning work.





SW 0040
Roycroft Adobe

Light reflective value: 17 (dark)
Valor de reflectancia de luz: 17 (oscuro)

Complementary colors
Colores complementarios

SW 7547 Sandbar
SW 7513 Sanderling



SHERWIN-WILLIAMS.

sherwin-williams.com 1-800-4SHERWIN
©2015 The Sherwin-Williams Company
Samples approximate the actual paint color.
Las muestras se aproximan al color real de la pintura.

6504-98330 CS 10/15



SW 2815
Downing Straw

Light reflective value: 43 (medium)
Valor de reflectancia de luz: 43 (intermedio)

Complementary colors
Colores complementarios

SW 7569 Stucco
SW 7545 Pier



SHERWIN-WILLIAMS.

sherwin-williams.com 1-800-4SHERWIN
©2015 The Sherwin-Williams Company
Samples approximate the actual paint color.
Las muestras se aproximan al color real de la pintura.

6504-99460 CS 10/15



SW 6510 175-C7
Loyal Blue

(P6) **Gray primer recommended**
Se recomienda usar primer gris

Light reflective value: 5 (dark)
Valor de reflectancia de luz: 5 (oscuro)

Complementary colors
Colores complementarios

SW 6504 Sky High 272-C1
SW 7541 Grecian Ivory 247-C1
SW 7544 Fenland 210-C4



SHERWIN-WILLIAMS.

sherwin-williams.com 1-800-4SHERWIN
©2015 The Sherwin-Williams Company
Samples approximate the actual paint color.
Las muestras se aproximan al color real de la pintura.

6505-07874 CS 9/20





HDC Work Permit Staff Review

Property address: 513 N River

Property History: The house is considered non-contributing in the National Register nomination. It is described as "2-story, hipped roof, early 20th century" and the nomination notes that "no original exterior materials" are visible.

Date of Application: 8/2/22

Date of Review: 8/3/22

Date of Meeting: 8/9/22

Proposed work: Add a shed and patio behind garage

Materials:

Staff review:

1. Applicant proposes a shed and covered patio behind the garage.
2. The proposed new construction would not be visible from the front or side of the property (the house is on a corner). It's not clear to staff, however, what will show from River Street from the perspective shown in Picture 2.
3. Staff believes that the proposed work meets Secretary of the Interior's Standard 9 in that the additions are secondary to the house and the proposed work does not diminish any historic character or features.
4. Staff notes that by the City's Porch fact sheet, "Treated lumber should be used only for the substructure of the porch. All parts of the porch that are above ground shall be painted or stained an opaque stain."
5. Staff also wonders if a 6-12" elevation drop over 10' is too much slope to be comfortable for a patio.
6. Before proceeding with work, applicant must obtain the appropriate building and zoning 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:

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

Recommended Motions:

Move to issue a certificate of appropriateness for application PHDC 22 0071 dated August 2, 2022 for a new shed and covered patio behind the garage because the proposed work meets Secretary of the Interior's Standard 9, as long as any treated lumber will be painted or opaquely stained once it cures and as long as the proposed work successfully passes zoning and building department review.

Prepared by:

Ellen Thackery, Preservation Planner



Picture 1. Courtesy of Bex Realty (<https://www.bexrealty.com/Michigan/Ypsilanti/513-N-River-St/home/>)



Picture 2. Google October 2020.



Picture 3. Google October 2020.



AUG 02 2022

RECEIVED

**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

\$65

30201
1102

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

513 N River

Applicant

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

Name

House-Storian, LLC

Address

232 N River St

Apt 1

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Stefan Szumko of House-Storian, LLC (734) 649-5024 house.storian@gmail.com

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

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

- ☐ Painting
- ☒ Other
- ☐ Application Amendment

Complete Description of Proposed Work:

1. Add attached shed (8' x 16') to south side of detached garage
 - * Roof - gray, roll-roofing with gray drip edge
 - * Garage Fascia above shed - 1"x??? Azek smooth side out to eliminate gap between overhang and new roof (sealed on ends)
 - * Trim - Azek smooth side out (1"x4" on vertical corners, 1"x6" on fascia, 1"x12" under upper roof fascia)
 - * Siding - Hardie-Plank (8.25") LP Siding
 - * Doors - Custom double doors, ~60-72" total width, height to be determined
 - * Paint - Trim/Siding/Doors to match existing garage paint
2. Add attached patio roof to (10' x 16') to north side of new shed.
 - * 6"x6" treated wood posts (4"x4" if building department permits) - exposed and
 - * 2"x8" treated wood beams
 - * Trim - Azek smooth side out (1"x12" under upper roof fascia)
 - * Paint or stain exposed wood to match existing garage paint
3. Install metal fence (similar to neighbor's driveway) from southeast corner of the house to neighbor's driveway

Materials (for paint include color chips or samples with application):**Permit Application Fee (action items only)**

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

Construction Cost:

\$13700

Permit fee:

\$45 + _____ =

Signature

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

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

Signature:

Date: 2 August 22

Print Name:

STEFAN J. SWANKO

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.



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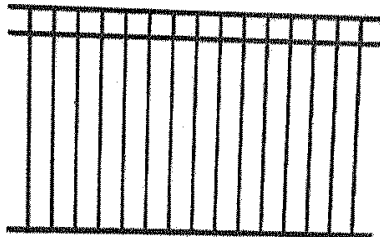
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FORTRESS (Brand Rating: 4.6/5)

Athens 4 ft. H x 6 ft. W Gloss Black Aluminum Flat Top and Bottom
Design Fence Panel

(4) Questions & Answers (6)



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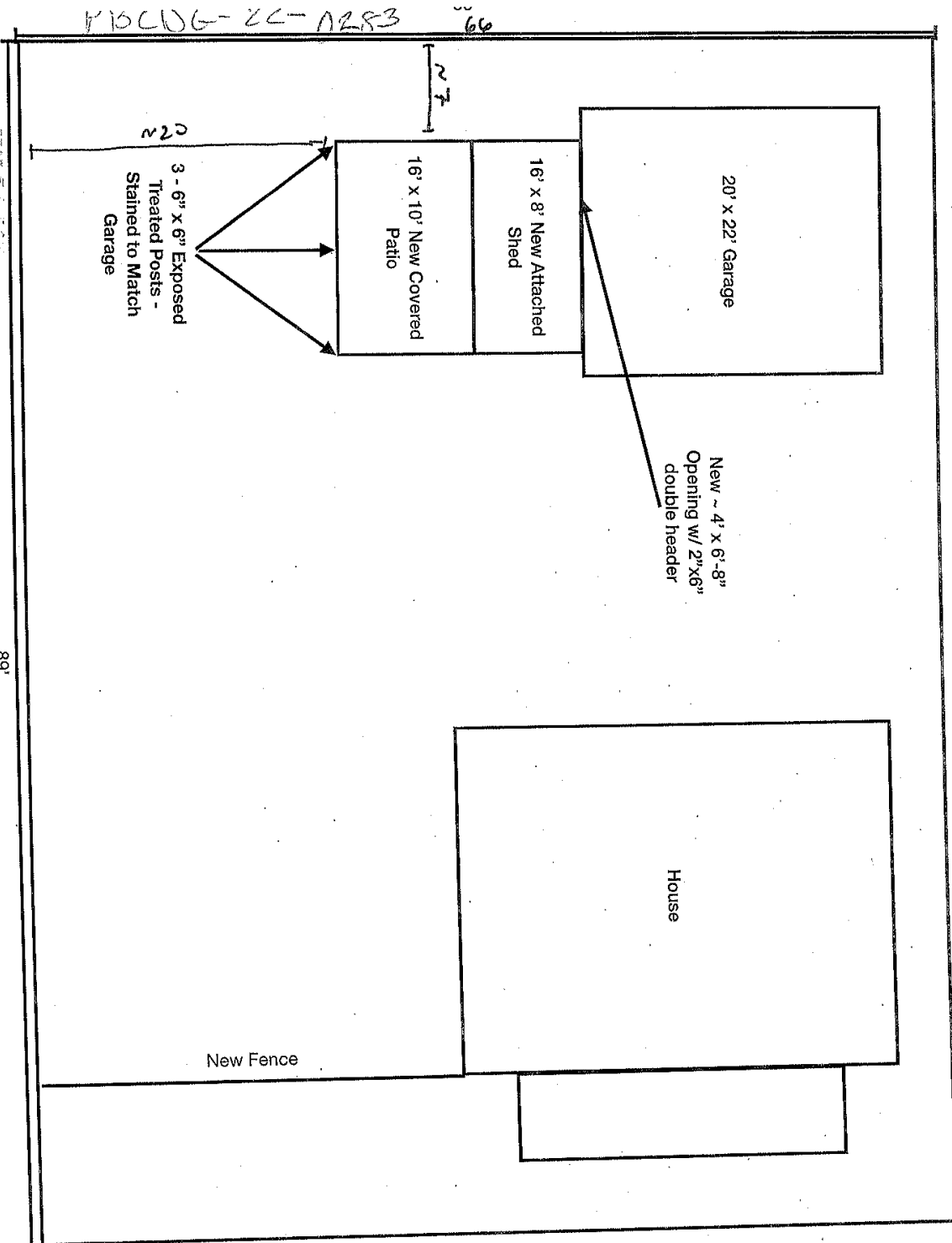
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Shed/Patio/Fence Propos

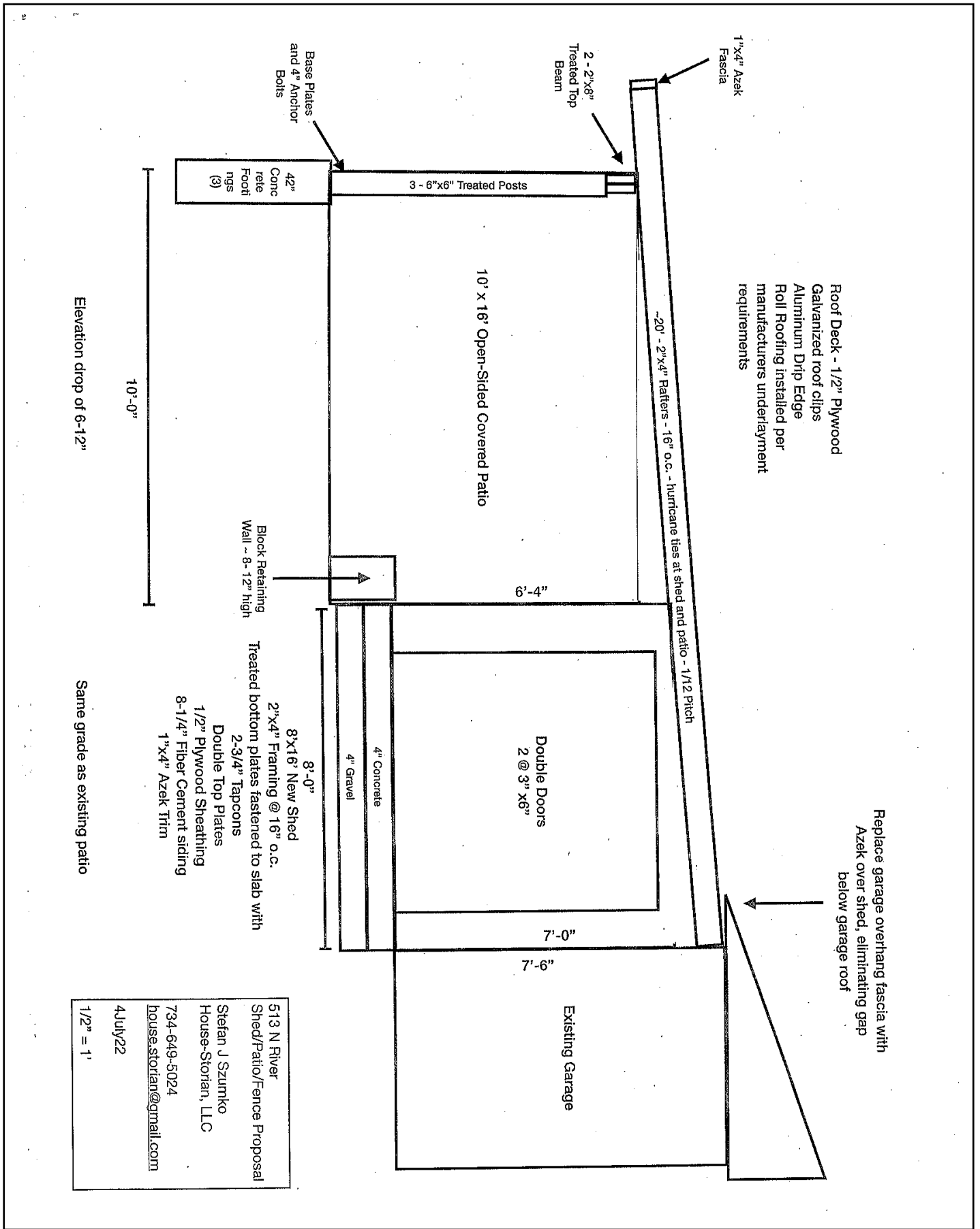
Stefan J Szumko
House-Storian, LLC

734-649-5024
house.storian@gmail.com

4July22

1" = 8'

RECEIVED



513 N River
 Shed/Patio/Fence Proposal
 Stefan J Szumko
 House-Storian, LLC
 734-649-5024
 house.storian@gmail.com
 4July22
 1/2" = 1'



HDC Work Permit Staff Review

Property address: 411 N Huron

Property History: Intact Italianate contributes to both the National and local historic districts

Date of Application: July 29, 2022

Date of Review: August 3, 2022

Date of Meeting: August 9, 2022

Proposed work: Modify a window opening and a sash to get sill up away from the roof so roof can be properly flashed.

Materials: Wood

Staff review:

1. Applicant proposes to modify the window opening to get it off the roof so the roof and siding can be properly flashed. Applicants will also make a storm window for it. Wood will be used to repair the window and make the storm.
2. Staff believes this work to be necessary to properly flash and preserve the historic house over the long term.
3. Staff believes this work follows the Standards because the proposed work does not alter the home's historic character, and the deteriorated feature (the sill and parts of the wood window) will be repaired.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Recommended Motions:

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

Move to issue a certificate of appropriateness for this proposed amendment to application PHDC 22 0018 for one window to be shortened and its sill raised at 411 N Huron because the proposed work will allow proper flashing and follows the Secretary of the Interior's Standards for Rehabilitation 2 and 6.

Prepared by:

Ellen Thackery, Preservation Planner

Amendment to Application PHDC 22 0018 for 411 N Huron

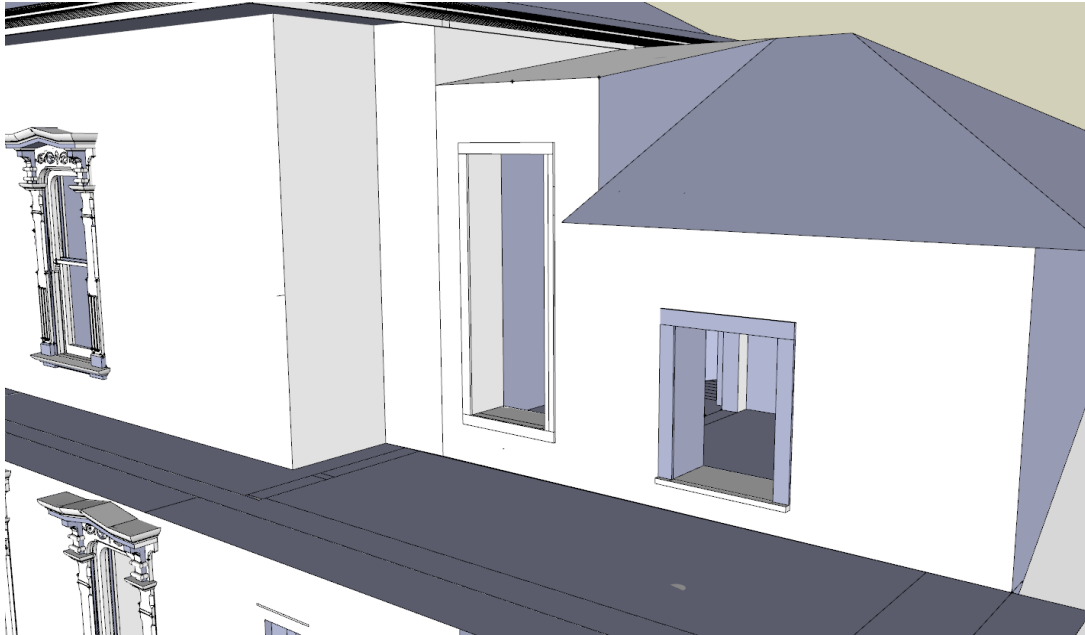
The original application was for a metal seam roof on the Italianate house at 411 N Huron (see the attached certificate of appropriateness from April). The roof installation requires a window to be shortened and a sill to be raised.

Requested Amendment/Addition:

Hello Ellen,

Per your suggestion, I am clarifying and explaining the amendment required to make one of our windows compatible with the new metal roof.

The metal roof requires rigid metal flashing with a vertical portion to mate with a vertical surface on the wall of the house, or in this case the exterior sill. There is only one window that requires modification to become compatible, others on our porch roof have enough height to be flashed properly. It is the small bathroom window in the Northwest corner of our house:



Like many others, this window sits basically at the junction of the roof and siding. This position has caused the window to be inoperable and for the bottom of the lower sash to deteriorate, as shown below: This low position makes it impossible to flash the roofing properly. An existing aluminum flashing folds over the existing sill and rests atop it.





The modification would be to build a box to create a wall that the vertical part of the flashing could mate to properly. Then a new sill would be constructed on top of that box. The new exterior sill will be constructed such that it sheds water. The box would continue to the interior and a new sill would also be made without interfering too much with anything inside. The decrease in the height of the opening would be no more than 5". No more than 5" because the flashing is only ~2" but until the old roofing is removed it is hard to say exactly. The old roofing has several layers that will stack up differently than the new flashing, metal panels, an air gap layer, and the roof decking that must be replaced in this area of the roof. The spacial relationship of the flashing, metal panel, and existing sill is shown below: The finish carpenter leading the install of our roof would be responsible for this work.



The amendment also covers the alteration of the window sashes to the new window opening size repair of the window (striping, glazing, paint), as well as the addition of a wooden exterior storm. The existing sashes are 46" by 30" in total, with both sashes being the same size. As shown in the photo above, they are in a 2 over 2, and they do not have weights. The existing sashes will simply be shortened by one of the following ways:

1. If the box is not too tall, the sashes could be shortened by simply taking off from the rail of the bottom sash and the rail of the top sash.
2. If the box has to be larger, the sashes will be more thoroughly rebuilt with the size of the lites being reduced from 19" to an appropriate height. The check rails could stay but the bottom and top rails joinery would be redone. This may involve wood replacement with a suitable, tight-grained, rot-resistant wood appropriate for use in the rail.

The sashes will be striped, altered to an appropriate size for the smaller opening, reglazed and painted before being re-installed. While this work is happening a newly constructed wooden storm will close the opening left by the sashed being taken down. We the homeowners plan to modify and restore the sashes as well as construct the new storm. The new storm will work well as practice for the joinery and glazing that must be done. Also, this is an excellent learning window because it operates very simply. No drawings are available because the exact dimensions are not yet known, however, drawings could be produced on request for the joinery details of the windows. The homeowners, Josh and Hannah will be restoring and altering the window sashes.

The goal in all this is to make the window appear as if had not been altered, maintaining the 2 over 2, with equal lites and sashes.

We would like to appear at the next meeting of the HDC if possible, as it time sensitive due to the ongoing work to finish our roof.

Best regards,

--

[REDACTED]
[REDACTED]



City of Ypsilanti

Community and Economic Development

April 20, 2022

MCCREADY, JOSHUA-HANNAH
411 N HURON ST
YPSILANTI, MI 48197

CERTIFICATE OF APPROPRIATENESS

RE: HDC Work Permit Application (PHDC-22-0018) for 411 N HURON

Dear Joshua and Hannah,

On Tuesday, April 12, 2022, the Historic District Commission (HDC) reviewed your request for work at 411 N HURON. Your application was **approved** to include:

the removal of all current roofing material and the installation of a new mesh air layer, a fully adhered ice and water shield, new ventilation vents, flashings and drip edge as described in application, a new McElroy Metals Maxima Standing Seam Metal Roof in Dark Bronze, and new gutter brackets installed into the roof decking.

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

- #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 archeological resources.
- #9 - Contemporary designs shall be compatible and shall not destroy significant original material.
- #10 - New work shall be removable.

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

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

Sincerely,

One South Huron Street
Ypsilanti, MI 48197

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

www.cityofypsilanti.com

Ellen Thackery, Preservation Planner
Community & Economic Development Department

CC: Property Owner - MCCREADY, JOSHUA-HANNAH 411 N Huron YPSILANTI MI 48197
File
Building Department



MINUTES

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

Tuesday, July 26, 2022
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Meeting Called to Order 7:07 pm

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

Commissioners Present:

Alex Pettit – Washtenaw County, City of Ypsilanti
Delrhea Byrge—Washtenaw County, City of Ypsilanti
Stefan Szumko - Washtenaw County, City of Ypsilanti
Jimmy Huffman – Washtenaw County, City of Ypsilanti
James Ratzlaff – Washtenaw County, City of Ypsilanti

Commissioners Absent:

James Chesnut – Washtenaw County, City of Ypsilanti, excused
Jeff Muir – Washtenaw County, City of Ypsilanti

Staff Present:

Ellen Thackery, Preservation Planner

APPROVAL OF AGENDA

Motion: Ratzlaff (second: Szumko) moved to approve the amended agenda. (The amendment was that an additional study item was requested for 220 N Park.)

Approval: Roll call vote. Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS--none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

58 E Forest Ave

**Solar array*

Staff Report: All of the apparatuses face south to the rear of the corner house; the disconnect and combiner boxes will be on the primary, north elevation with the utility meters, so commission might want to discuss how to mitigate that; Sunmodo rafter mounts in black aluminum hold the rails, Sunmodo rails in black aluminum hold the panels/modules that have black aluminum frames, and the solar panels will be installed parallel to the roof.

Per packet photo materials of the building, staff described where the inverter and disconnect would be located; packet showed the primary views from the street and the descending elevation where the solar arrays would be placed on the rear. Staff described driving the site and did not have concerns.

Applicant: Did not attend.

Discussion: It is too bad that the utility meters are on the front of the house but these boxes related to the solar installation need to be near the meters. Commissioners agreed that the array is in line with the Standards.

Motion: Szumko moved (Ratzlaff seconded) to approve Application PHDC 22-0063 and issue a Certificate of Appropriateness for the proposed work at 58 E Forest as submitted in the application on July 15, 2022, for installation of a solar array and power apparatuses as specified, with the array on the south slope of the house and the AC Combiner Box and the Disconnect on the front, north side of the house, to be screened or concealed if possible.

Relevant Secretary of the Interior's Standards:

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

Approval: Roll call. Unanimous. Motion carried.

216 S Washington

**Radon mitigation system*

Applicants: Applicant did not attend.

Staff Report: Staff stated that this building contributes to the district and that the proposal is for a necessary radon mitigation system. The contractor stated that there is one location for the system. Staff stated that there isn't really a decision to be made here, other than if the commission would like to determine which color (the cinnamon on the trim or the beige on the stucco) that the pipe should be painted, or if the commission would like to leave that to the applicant.

Discussion: Discussed that the pipe might be of similar dimension to the cornerboards, but commissioner could see either argument for the color of the pipe. One commissioner wondered how long the pipe will hold its paint.

Motion: Szumko (second: Byrge) moved to approve application PHDC 22-0065, dated July 15, 2022, and issue a certificate of appropriateness for the installation of a radon mitigation system as proposed. Homeowner shall have the discretion to paint pipe to match either the stucco or the trim.

Relevant Secretary of the Interior's Standard:

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

Approval: Roll Call. Unanimous. Motion carried.

111 Maple

**Handrail and steps up to porch*

Applicant: Applicant Don Ure attended in person.

Staff: Staff stated that the house contributes to the district and is a four-square. The steps up to the porch now are of uneven heights and the applicant's proposal would correct that, and would add another landing to the long walkway that is broken up by steps and landings. The new landing would be a frame of lumber and filled with driveway gravel, leveling sand, and surfaced with patio pavers. Staff stated that there might be issues with the building department, and so there may end up being some modifications to this design once the applicant seeks their building permit from the Building Department.

Discussion: Commission discussed that the design seemed fine, but that any modifications will need to come back to the commission. The revised application would be old business and the applicant would not have to pay another HDC fee to come back with an amended design. Commission clarified for applicant that once their approval is granted, the applicant should now seek a building permit.

Motion: Ratzlaff (second: Huffman) moved to approve Application PHDC 22-0064 and issue a certificate of appropriateness for the new steps and handrails proposed July 18, 2022 because the proposed work meets the Secretary of the Interior's Standard for Rehabilitation 9.

Relevant Secretary of the Interior's Standards:

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

Approval: Roll Call. Unanimous. Motion carried.

516 N River

**Demolition of 1988 rear porch addition and new rear addition*

Applicant: Applicants John and Jane VanBolt attended in person.

Staff: Staff stated that the bungalow house contributes to the National Register and local historic districts. This proposed work had come to the Commission in March as a study item and Commission had been receptive to the idea of the 1988 porch demolition and the new addition. Staff noted that when a historic feature is proposed to be demolished, a notice to proceed must be considered, and the proposed demolition needs a compelling reason, as spelled out by state law and the City's ordinance. However, in this case, because the addition was from 1988 and not significant or historic, staff finds that the commission could actually issue a certificate of appropriateness for the demolition of this non-historic enclosed porch. Staff finds the new

proposed addition secondary to the house, compatible with the historic materials, features, size, scale and proportion, and massing, and staff also finds the new proposed addition differentiated with subtle differences in materials and the slightly differentiated roof. Staff let the Commission know that the project architect would appreciate the ability to make minor like-for-like substitutions if they are necessary because of supply chain issues.

Discussion: Commission discussed that the design and materials seem compatible, discussed the siding on the historic portion of the house, and discussed that the existing siding might be from 1988 or possibly from when the garage was built, but we don't know when that was. Applicant confirmed that the new siding will be as smooth as possible—the proposal is *not* for a grained siding.

Motion: Huffman (second: Szumko) moved to approve Application PHDC 22-0066 and issue a certificate of appropriateness for the demolition of the 1988 rear enclosed porch at 516 N River Street. Because this addition is not historic or significant, and because this proposed demolition will not remove distinctive materials or alter character-defining features, spaces, or spatial relationships, the proposed work meets the Secretary of the Interior's Standard for Rehabilitation 2.

Relevant Secretary of the Interior's Standards:

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

Approval: Roll Call. Unanimous. Motion carried.

Motion: Byrge moved (Szumko seconded) to approve Application PHDC 22-0067 and issue a certificate of appropriateness for the construction of the new rear addition as proposed at 516 N River because the proposed work meets the Secretary of the Interior's Standards for Rehabilitation 9 and 10. Staff can approve like-for-like substitutions that are due to supply-chain issues, but if there are differences in material or dimension between the new substitution and what was proposed, the substitution will need to be reviewed by the Commission.

Relevant Secretary of the Interior's Standards:

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

#10- New work shall be removable.

Approval: Roll Call. Unanimous. Motion carried.

229 Michigan

**Addition of power pedestal to the lighting plan that was approved in May, 2022*

Applicant: Did not attend.

Staff: Staff stated that the proposed addition to the lighting plan is so minor that staff hesitated to bring it to the commission; it has been approved by the City Planner administratively. The proposed addition is a black aluminum box that measures 6" x 8" x 34" tall and allows people to

charge a phone or power their laptop while they use the plaza space. It itself isn't lit, but the icons glow to show where the charging connections are.

Motion: Szumko (second: Byrge) moved to issue a certificate of appropriateness for the proposed addition of a power pedestal at 229 W Michigan to the lighting plan approved May 10, 2022.

Relevant Secretary of the Interior's Standards:

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

#10- New work shall be removable.

Approval: Roll Call. Unanimous. Motion carried.

STUDY ITEMS

115 Maple Street

**Foundation/addition issues*

Homeowners Mike Leininger and Hilary Youd wanted to take some time and speak with the commission about the condition of the house they purchased in the spring 2022. Looking at exterior damage, like roofing, siding, soffits, and some drainage issues. They are on the way down the plateau, topographically. There is a neighbor higher and one lower. Site has a bit of elevation and he is starting to have issues with western wall facing River St and in the NW corner there is brick erosion and there appears to be clay soil settlement. Having a difficult time finding contractors who have the expertise and interest in the project. The house has a small footprint so the homeowner asks a question about economics—shoring up the house's foundation and mitigating the settling could cost what the house is worth. He is considering increasing the square footage to increase the home's value and to increase the chances that a bank would finance the loan to do the work. Before homeowner gets too far down the road—he has a couple engineers contracted and has a foundation company beginning their assessment (a foundation recovery report)—he wants to know if adding more square footage might be an option. As we get more to the rear of the house, approximately halfway through the house is where the issues begin to happen and there is a different roof pitch as well. As the house digs into the hill at the northwest corner, there are issues. There is an existing concrete pad and is the commission open to an addition if he were to use that concrete pad? He's looking at restoring the front historic part of the house and then repairing top to bottom the back half, salvaging what he can and hopefully expanding. Commissioner explained that commission tries to steer applicants away from demolition, but there are cases where demolition is justifiable, like after a fire and the building (or part of it) is now a public safety hazard. An addition would be a process, but commissioner clarified that it is possible. Commissioner clarified that the commission looks at scale with neighbors and rhythm of windows etc when they review a design for new construction, including a new addition. Demolition is a last resort. Commissioner stated that the commission needs a better sense of the structure that's there—documentation and photos of the structure that is in place. Also, commission would need a better understanding of the planned addition—the Standards require that new additions are compatible with the existing structure in terms of scale and proportion, so commission looks at whether the new proposed addition is secondary to the historic house—it shouldn't be bigger than the historic house. The details are very important. Nothing is off the table, but details are important. Your idea of evaluation and seeing what the building can do, and showing the commission with numbers and data why a partial demolition and expansion is the only option will be really helpful. Getting those professionals involved and sharing their reports with the commission will be important. Would be good to understand the evolution of the property. Property owner

Historic District Commission
July 26, 2022
5

states that the house's construction is a hodgepodge and the house is so modest—it probably was not the most prominent family that put it together. He thinks it is one of the original foundation walls that is failing.

A commissioner clarifies that there is an addition currently on the property? Homeowner confirms that there is a concrete slab addition currently, and that part of the house is level. He is concerned that without intervention, the house will continue to roll because of the foundation issues and the pressure it is under. Commissioner expressed that even though this house is modest, it has value. Staff offered to help piece together the evolution of the house if at all possible. Staff will do some digging and will keep the homeowners apprised.

220 S Huron

**update on work ahead*

Homeowner Charles Bultman reminded commission that he had attended an earlier meeting just to introduce himself and let the commission know of some of the work ahead. House has structural and water issues that he described at that time (around March 2022). He explains that the wood walkway between the French doors and backyard create a gutter. The garage is two bricks wide and nothing else. In the middle of the garage, a steel beam is pressing on 4" of the brick and the brick is soft. The water here is the first problem, though—without addressing the water, nothing else is worth the time or effort. If you look at the south and west elevations, you can see the overhead garage doors to the south. These are in need of replacement. Would like to have 16-panel garage doors with some small windows for light. To the west, you see three glass panels per opening—these are not doors. The drawings shown on the next page show the dark line illustrating what the wood is trying to do and a light line showing what the building is meant to do. He proposes shortening the window panels to get them above the water so that they stop rotting, and filling in the area where he proposes removing wood with concrete. Homeowner is hoping that that concrete infill will help stabilize the wall and that underpinning (adding footers to an existing wall) will not be necessary—he does not plan to underpin. Discussion of drainage on the property, a drain is needed where the wood is now and if there isn't a drain under the wood (that they find when they demolish the wood), they will put a drain in. Commissioners agree that having a window below grade is not sustainable and that taking care of the water problems will be good for the historic building.

Homeowner plans to add a wall around the interior to take the roof load off the historic bricks. Will add insulation with this new interior wall and make sure the joists are all supported in this new wall. Then will add steel posts to the steel beam to take the load from that beam off the bricks as well.

Commission wants to be on the record that historic features, like bluestone sidewalks, are historic and worth preserving for the character of the district. Somehow all contractors need to be put on notice that when a historic material is at hand and is fragile, it needs to be protected or should be replaced in kind if at all possible.

Michigan Firehouse Museum's non-historic apartments at 401-407 N Huron

**Windows in non-historic portion of rear addition, 2001/2002*

Dave Egler, director, attended. Turning for a moment to the 220 S Huron project, that was a YCUA project and the pressure to replace properly needs to be placed on YCUA and its board. It is not a political issue—it is strictly YCUA's project and they need to repair anything they broke. Turning now to this project, there are 38 windows on the back side of the museum (the non-historic portion) that are failing after 20 years. They are wood windows with aluminum cladding. He'd like to get vinyl windows instead of these because the difference

in cost is at least \$30 or \$35,000. The apartments are intended to subsidize the museum operations—not take from the museum operations. The quote he shared is on ProVia windows. He states that they are higher-end vinyl windows. Commissioner asks whether the settling has been addressed because if not, any window will get cockeyed again. Straightening them would be so cost prohibitive because a third-party vendor would have high labor costs to straighten and would not have any kind of warranty on them. There are other types of material, including composites—vinyl mixed with sawdust. The ProVia are a vinyl and composite mixture—one issue is that this apartment building is a commercial building and he has had a hard time getting contractors to come out and quote has been very difficult. The fact that the building is commercial is an issue for getting contractors. Most of these are on the north, 6 are on the west, and 5 are on the east. Often, vinyl will warp in UV light faster than alternatives. Concern that you will be in this same boat in another 10 or 15 years. Dave states that we just don't know what will hold up over the long term—he didn't expect these aluminum-clad windows to fail in 20 years. Commissioner explains that vinyl is not as dimensionally stable and it doesn't look like a historic wood window—the look has to be different because the material is not as strong. Commissioner acknowledges, however, that this building and these windows are not historic—so that does give the commission some flexibility. Commissioner requests data to understand how the measurements differ from the current windows and how they compare with the original—the vertical and horizontal components of the window, not the opening. It is understood that the openings will be the same. Could that additional info on measurements of the various components of the window be made available to the commission? The more data you can bring, the better. And applicants can come back as a study item multiple times as needed.

Could we ever have a one-time approval at the outset and then extend the approval as necessary because of long supply-chain delays? Yes, staff can approve extensions administratively. Or could get approvals in phases. Applicant will bring in the dimensions, cost differences in quotes, and materials if possible for another study item. Wants to work promptly and not drag this out.

220 N Park

**Materials and color palette reviews for new infill construction*

Shannon Morgan presented—woman-owned development company with partner, excited about balancing affordable housing with cultural and preservation needs. Pulled together team from the Marquette Orphanage historic rehab project for this project. Wolverine is the general contractor, and used some of the same materials from past historic projects. Strove to make sure this project blends in with the historic neighborhood and wanted to make sure products would meet historic standards. Specs call for Jeld-Wen windows, Landmark Series roofing shingles, and historically based color palette from Sherwin Williams historic line, team has worked with City from the beginning and for two years. Exterior, neotraditional designs are based on some historic styles, but simplified, and architect studied the context and researched. There will be 46 units, including detached cottages, rowhouses, and duplexes. 50% will be set aside for affordable housing. Will include Brownfield TIF funding and will allow a special economic development provision to buy down the affordable units. There are material constraints and there are still hurdles ahead of us, looking at a 2-year buildout and looking at 4-7 units a month. Project has gone through Planning, PUD, Community Benefits process, so are now ready to make formal application with the HDC. Is there anything missing? Any questions about materials? Commissioner thinks the materials look good, wondering about the pond on the property. Was a rigorous stormwater process and there is contamination on site. Green stormwater will be processed on site and will have interpretive signs. The site will be regraded and the water collected on the site currently is contaminated so that will be cleaned up and the water that collects will be green. Some site challenges were rail easements, contamination, brownfield site cleaned, leveled topography, and as little soil disturbance as possible. There will be an above-grade green infrastructure that will have that stormwater basin behind it. Could Commission see more about that above-grade infrastructure? Yes, it's in the PUD and will be shared. **Ellen will share.**

Commissioner wants to look and see character of neighborhood and heights of buildings and neighborhoods surrounding site. Wants to check compatibility with neighborhood. Commissioner will take a look and share feedback from those observations at next meeting. Commissioner concerned about parts of roofs blowing off and damaging nearby historic structures since there are no basements to help hold materials down. Intention is to be compatible but look new—don't want to fake history and confuse the record. Commissioner requested more info and details about porches and their construction. Final details for the porches are underway. Commission will want to see those details—what are the porches made of, how are the porches constructed, what do the individual members look like? That info will be needed. Trees are in excess of the minimum required. Ellen will provide a link to the PUD separate from the HDC application.

ADMINISTRATIVE APPROVALS

None.

OTHER BUSINESS

1. Property Monitoring

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

2. Updates from Staff - none

3. Commissioner Comments—none

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the Minutes of July 12, 2022

Motion: Szumko (second: Pettit) moved to approve the minutes of July 12, 2022, as submitted.

Approval: Roll call. Unanimous
Motion carried.

Administrative Approvals Discussion

Staff asked if she could have two administrative approval powers.

- (1) Could staff send procedural denials when postponed decisions are about to be 60 days old? This would only apply when the commission postpones a decision, which they don't do very often. Staff would watch the calendar and when a postponed decision that Commission never got more information on to make a decision is approaching 60 days, staff would send out notice of a denial and an invitation to bring more information to the commission or to appeal.

- (2) Could staff approve like-for-like material substitutions due to supply-chain issues?

Commission discussed. Commission agreed that (1) is not a problem, and that (2) sounded reasonable because of the supply issues people are dealing with right now. And Commission knows that Ellen could bring substitutions to the commission that are not true like-for-like substitutions.

Motion: Ratzlaff (second: Szumko) moved to grant administrative approval powers to staff to approve slight material substitutions due to supply-chain issues, and to issue automatic denials near the 60-day deadline for postponed commission decisions.

Approval: Roll call. Unanimous
Motion carried.

Motion: Szumko (second: Ratzlaff) moved to review all administrative approval powers once a year, possibly in January.

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 10:05 p.m.