AGENDA

Historic District Commission Meeting

7:00 PM - Tuesday, August 23, 2022
Freighthouse

Page

1. CALL TO ORDER
2. ROLL CALL

Alex Pettit, Chair
James Chesnut, Vice Chair
Jimmy Huffman
James Ratzlaff
Delrhea Byrge
Jeff Muir
Stefan Szumko
Christopher Jacobs, Staff

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

6.1. OLD BUSINESS 3 - 38
1_408 N Huron agenda item
2_421 N Adams agenda item
3_513 N River agenda item

6.2. NEW BUSINESS 39 - 93
4_5 and 7 S Washington Agenda Item
5_305 E Forest complete agenda item

6.3. STUDY ITEMS 95 - 112
6_Study Item_401_407 N Huron

6.4. ADMINISTRATIVE APPROVALS

6.5. OTHER BUSINESS
1. Property Monitoring
2. Updates from Staff
3. Commissioner Comments

7. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS
8. HOUSEKEEPING BUSINESS

8.1. Approval of meeting minutes 8/9/2022 113 - 116
Historic District 8-9-2022 draft

9. ADJOURNMENT

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; revised 8/17/22

Date of Meeting: 8/9/22; again 8/23/22

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′ deep 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."

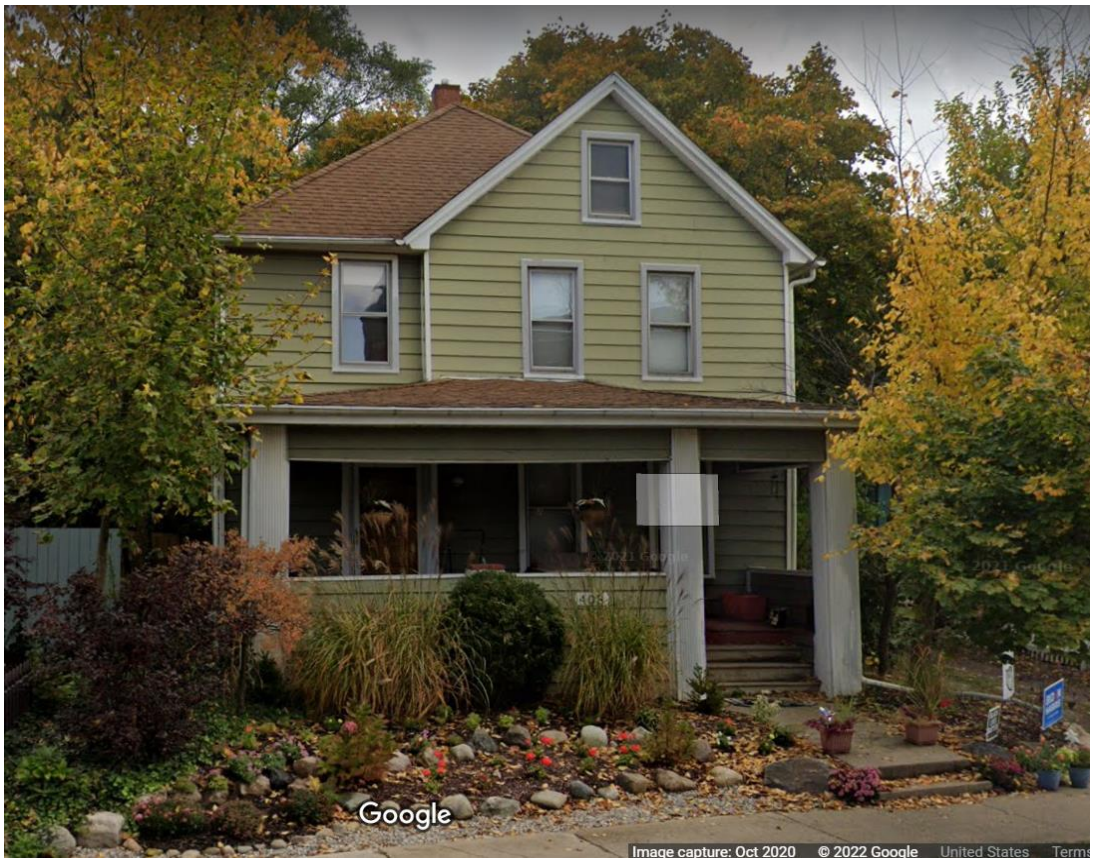
6. Presumably, the loadbearing capabilities of the concrete block are better than the stone the block is replacing, and addressing the structural problems is definitely better than *not* addressing them.
7. The concrete block, however, does not convey the same visual appearance as the stone.
8. Staff wondered if the stone wall could have been augmented and retained somehow, but applicant has explained that that was not possible, nor would it be possible to use concrete block only on portions below grade and reuse the stone on the visible parts of the foundation on the south wall.
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. Commission could include a condition that a structural assessment of the remaining walls would be completed before any more foundation work is begun in the future. Applicant has explained, however, that he does not predict any more foundation work in the foreseeable future, because other repairs have already been done.
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 in the future, a structural analysis of the foundation walls is completed.]

Prepared by: **Ellen Thackery, Preservation Planner**


Google
Image capture: Oct 2020 © 2022 Google United States Terms

408 N Huron St
Ypsilanti, Michigan
Google
Street View - Oct 2020

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	State	Zip
Ypsilanti	MI	48197
Phone / Fax	E-Mail	
[redacted]	[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:	Permit fee:
$5,000	$45 + _____ = $45

Signature

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

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

Signature:	Date:
[redacted]	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.

Further information and photos of 408 N Huron, 8/12/22

Hi Ellen,

Sure, no problem, I'll be there on the 23rd.

The original foundation was insufficiently deep along the south wall. It was only 18" or so below grade. This is the same depth as the original foundation along the north and west walls also, but given that the northern half of the house is on a crawl space rather than a Michigan basement that was dug out prior to my ownership, the 18" depth is sufficient for those walls.

The photo above was taken when we were initially trying to repair the wall. Where the dirt becomes visible is the bottom of the original foundation — grade level is visible through the window, and is actually probably less than 18” above the bottom of the original foundation wall. The Michigan-style basement was dug out and supported by the round stones piled in front of the original foundation, to keep the walls from failing due to lateral forces. The retaining wall of round stones is what was failing and led me to take on this project.

The above photo shows what the wall looked like prior to any work beginning. The stones were no longer secure as the mortar had all turned to sand. I frequently heard stones falling off the wall from my living room above the basement.

This is what the southern edge of the basement currently looks like. I would love to reuse the original stones for the visible portion of the new foundation wall, but my contractor says it is impossible.

These two pictures are views looking north. The existing stone retaining walls are solid here, and do not appear to be in danger of failing. They are also approximately 11’ from the original foundation wall, compared to the south wall which had the retaining wall directly inside of the original foundation wall.

It appears the East wall was addressed by prior owners. The west wall is setup similar to how the south wall was, but the much shorter span and the fact that the wall is protected by the front porch appears to have spared it from the deterioration the south wall went through.

My contractor intends to replace the southern 5’ of the west wall to ensure the two walls are fully integrated structurally. This will not be visible as it is blocked by the front porch.

Please let me know if you need any clarification or if I haven’t answered any of your questions. Thanks!

We have a building permit for the project; is my contractor able to begin pouring footings and building the portion of the wall that will not be visible?

Thanks,

Tom

Proposed Basement Windows at 408 N Huron

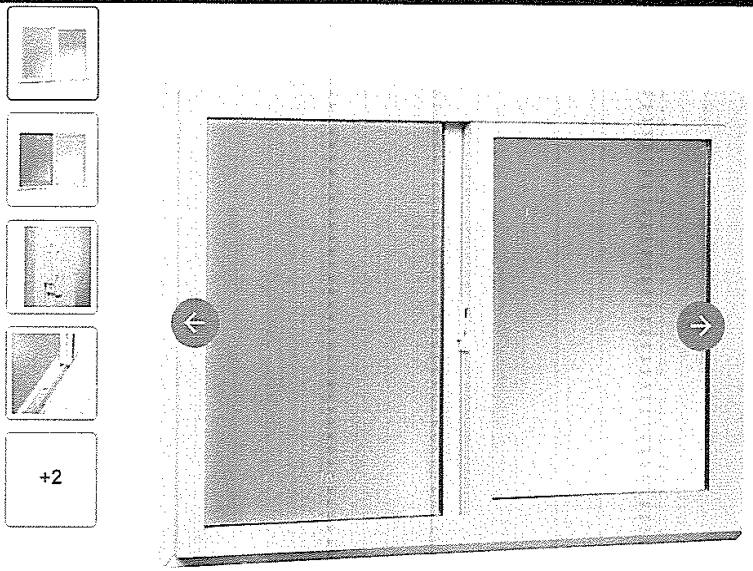
ReliaBilt 31.75-in x 23.75-in x 3-in Jamb Left-operable Vinyl New Const...

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

Free Store & Curbside Pickup
6 Available today at
Commerce Township Lowe's

Feedback

Chat

OVERVIEW

Reliabilt 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. Reliabilt 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
Series Name	N/A
ENERGY STAR Certified North/Central Zone	X
Grid Profile	N/A
Frame Profile	Florida flange
J Channel	N/A
Screen Included	Half
Interior Color/Finish	White
Jamb Depth (Inches)	3
Frame Material	Vinyl
Rough Opening Height (Inches)	24
Exterior Color/Finish	White
Lowe's Exclusive	X
U Value	0
Meets Egress Requirement	X
Grid Type	N/A
Mulling	N/A
Grid Included	X
Rough Opening Width (Inches)	32
Lock Type	Cam
Warranty	Limited lifetime
Grid Width	N/A
Screen Type	Fiberglass mesh
Design Pressure (DP) Rating	0
ENERGY STAR Certified Northern Zone	X
Glass Strength	Double strength
Color/Finish Family	White
Common Size (W x H)	32-in x 24-in
Actual Height (Inches)	23.75
Sash Operation (Exterior View)	Left-operable
Screen Frame Type	Roll-form
Nail Fin	Integrated

Sash Configuration	2-lite	Obscure Glass	×
Number of Locks	1	Hurricane Approved	×
ENERGY STAR Certified South/Central Zone	×	Hardware Color/Finish	White
Ventilation Latches	N/A	Paintable	×
Actual Width (Inches)	31.75	Grid Pattern	None
Roller Type	N/A	Argon Gas Insulated	×
Sound Transmission Control (STC) Rated	×	Wood Jamb Extension	None
ENERGY STAR Certified Southern Zone	×	Meets CA Forced Entry Requirements	×
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; **August 23, 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	State	Zip
YPSILANTI	MI	48197

Phone / Fax	E-Mail **Staff will contact you primarily via email*
[redacted]	[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 (SW6510) PAINT TRIM, DOWNING STRAW (SW 2813) PORCH AND COLUMNS ALSO DOWNING STRAW. FRONT DOOR PAINTED, ROYCRAFT ADOBE (SW 0040) ALL ORIGINAL WOOD TO BE REPAINTED AND CHALKED, PRIMERED & 2 COATS OF PAINT.

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

HOUSE: LOYAL BLUE (SW6510)
TRIM: DOWNING STRAW (SW 2813)
DOOR: ROYCRAFT ADOBE (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:	Permit fee:
$9,700.00	$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:
[redacted]	8/2/2022
Print Name: ANDREW RODRIGUEZ	

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

421

SW 6510
Loyal Blue
175-C7
SW 2813
Downing Straw
SW 0040
Roycroft Adobe

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

PG **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**; 8/23/22**

Proposed work: Add a shed and patio behind garage

Materials: **See complete description of Proposed Work below.**

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.

$65 30201 1102

RECEIVED AUG 02 2022

City of Ypsilanti
Historic District Commission
Work Permit Application

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

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	State	Zip
Ypsilanti	MI	48198

Phone / Fax	E-Mail
[redacted]	[redacted]

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:	Permit fee:
$13700	$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]	Date: 2 August 22
Print Name: STEFAN J. SZUMKO	

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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Internet #314255453 Model #413487144M Store SKU #1005093145

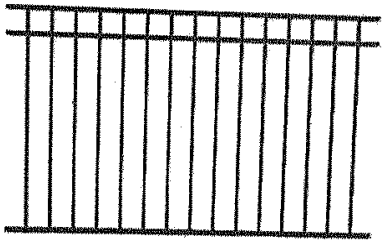
FORTRESS (Brand Rating: 4.6/5)

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

(4) Questions & Answers (6)

Live Chat

Feedback



Hover Image to Zoom

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Apply for a Home Depot Consumer Card

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Pickup Aug 11 - Aug 16 FREE	Get it by Mon, Aug 22 FREE	Not available for this item

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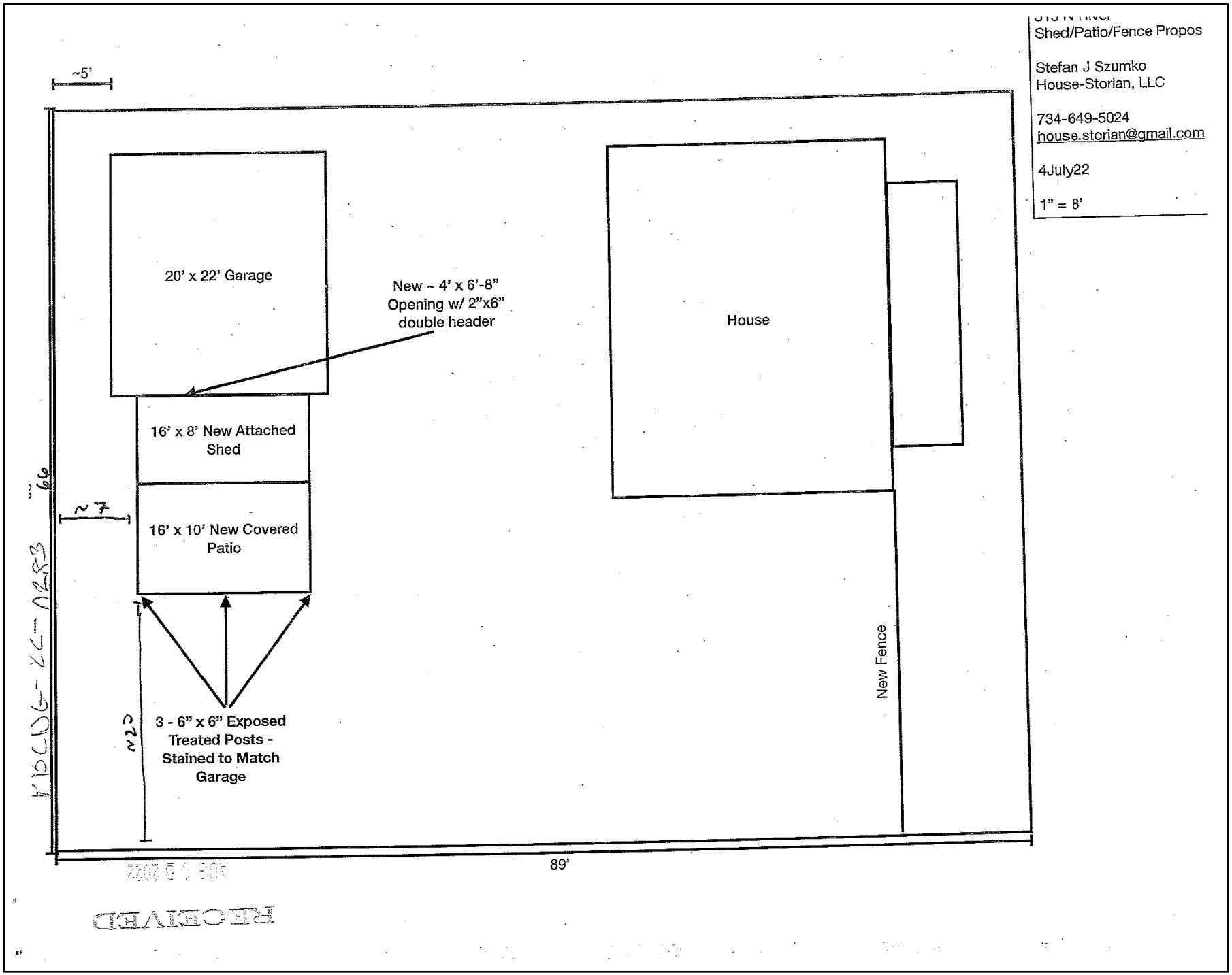
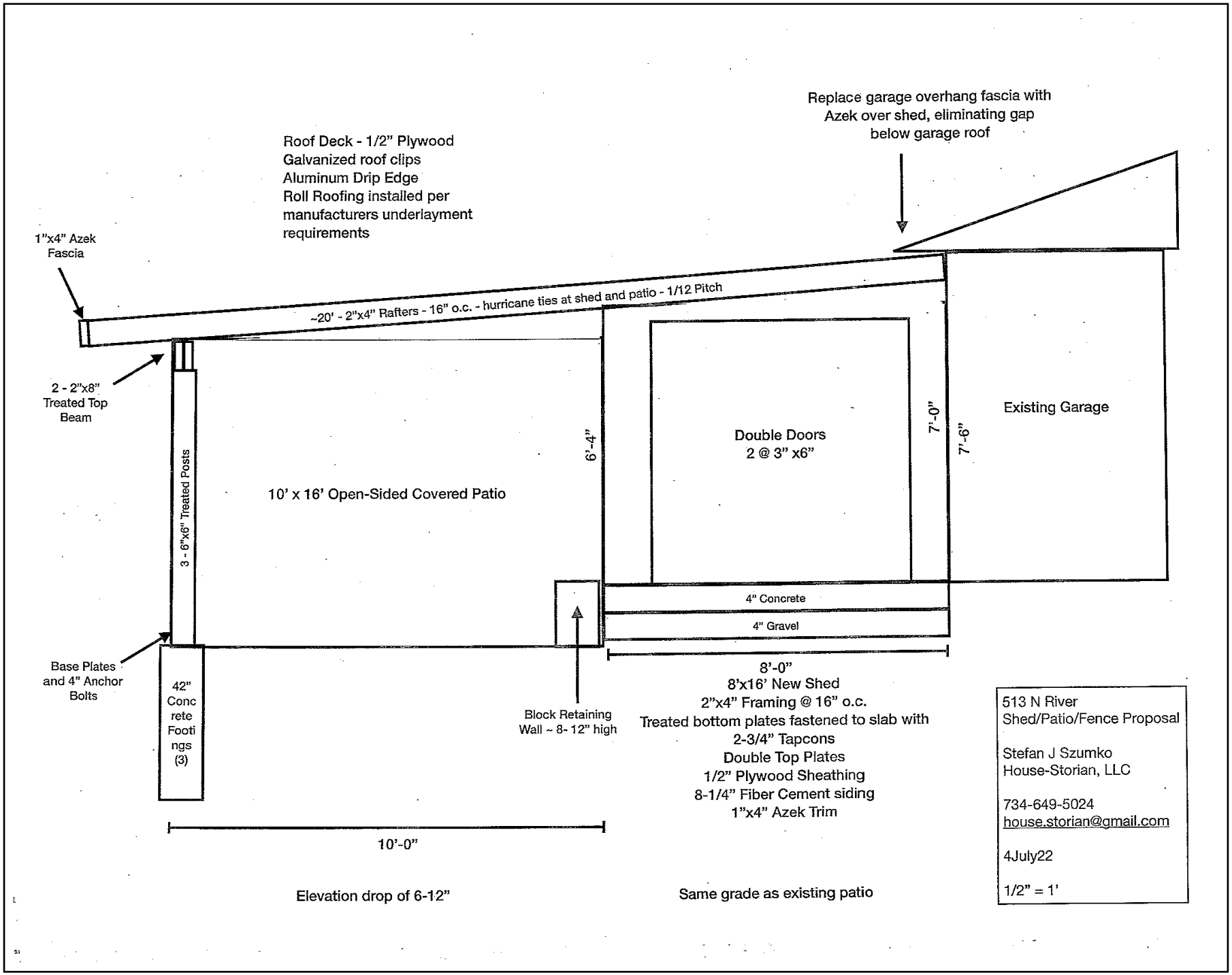

Shed/Patio/Fence Propos
Stefan J Szumko
House-Storian, LLC
734-649-5024
house.storian@gmail.com
4July22
1" = 8'
~5'
20' x 22' Garage
New ~ 4' x 6'-8"
Opening w/ 2"x6"
double header
House
16' x 8' New Attached
Shed
16' x 10' New Covered
Patio
~7
~22
3 - 6" x 6" Exposed
Treated Posts -
Stained to Match
Garage
New Fence
89'
~66
RECEIVED


Replace garage overhang fascia with Azek over shed, eliminating gap below garage roof
Roof Deck - 1/2" Plywood
Galvanized roof clips
Aluminum Drip Edge
Roll Roofing installed per manufacturers underlayment requirements
1"x4" Azek Fascia
~20' - 2"x4" Rafters - 16" o.c. - hurricane ties at shed and patio - 1/12 Pitch
2 - 2"x8" Treated Top Beam
3 - 6"x6" Treated Posts
10' x 16' Open-Sided Covered Patio
6'-4"
Double Doors
2 @ 3" x6"
7'-0"
7'-6"
Existing Garage
4" Concrete
4" Gravel
Base Plates and 4" Anchor Bolts
42" Concrete Footings (3)
Block Retaining Wall ~ 8- 12" high
8'-0"
8'x16' New Shed
2"x4" Framing @ 16" o.c.
Treated bottom plates fastened to slab with 2-3/4" Tapcons
Double Top Plates
1/2" Plywood Sheathing
8-1/4" Fiber Cement siding
1"x4" Azek Trim
10'-0"
Elevation drop of 6-12"
Same grade as existing patio
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: 5 and 7 S Washington

Property History: The National Register nomination for this historic district describes 5-11 S Washington as a "2-story, 4-storefront long, brick Italianate commercial block." It is intact and contributes to both the National Register and local historic districts.

Date of Application: 8/11/22

Date of Review: 8/17/22

Date of Meeting: 8/23/22

Proposed work: Recover awning frames

Materials: Canvas awnings in Slate

Staff review:

1. Applicant already received administrative approval to change the color scheme on both 5 and 7 S Washington to gray and black to cover currently painted brick. 5 S Washington alone (Tipsy Ypsi) will also have pink accents on the bulkheads below the display windows.
2. This application is for re-covering the awning frames in slate to match the new color scheme.
3. Applicant has stated that there will not be light under or on the awning and that the letters will only be on the awning's valance and will not be the primary signage for the business. These conditions meet the City's Awning Fact Sheet for the historic district.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

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

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 the proposed awning recovering in slate canvas at 5 and 7 S Washington, with writing only on the valance and no lighting under or on the awning. The proposed work meets the Secretary of the Interior's Standards for Rehabilitation 9 and 10.

Prepared by:
Ellen Thackery, Preservation Planner

CITY OF

Ypsilanti

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Historic District Fact Sheet

Signs and Awnings

This Fact Sheet is not a substitute for the ordinance, but addresses common questions about City ordinances. For further information, please call the Building Department.

All permit applications are available from the Building Department and at cityofypsilanti.com/permits.

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

Building
3rd Floor, City Hall
Phone: (734) 482-1025
cityofypsilanti.com/157

Planning
3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/planning

Historic District
3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/hd

All permits, fees, and factsheets can be found at cityofypsilanti.com/permits.

SIGNS

In general, signs should not be designed as a permanent feature, as the life of a given building normally exceeds the life of any business located in that building. Animated signs and roof billboards are prohibited by the zoning ordinance and will not be approved.

Back-lit Signs: Back-lit signs are strongly discouraged within the Historic District. When a back-lit sign is approved, only the letters may emit light, the background shall be opaque.
Wall Signs: Signs which are attached to the façade of a building, such as just above storefront windows, are normally constructed of aluminum, wood or MDO (medium density overlay). Signs shall be weatherproof and thus not constructed of any materials which cannot withstand the elements. Signs of this "board" type shall have trim around all edges to protect the sign from water damage.
Neon Signs: Pre-existing neon signs may be restored. The use of new neon signs must be appropriate to the character of the building.

Installation Methods:

- Signs must always be installed without causing undue damage to the fabric of the building.
- All installation devices (screws, nails, bolts, anchors, etc.) shall be corrosion-resistant and of a material that will not react adversely with adjacent materials. In most instances, stainless steel will be the metal of choice.
- Signs may be attached to wood surfaces with nails or screws.
- Signs that must be affixed to a brick or stone wall shall be attached with installation devices located at the mortar joints wherever possible.
- Standoffs shall be used when installing a panel sign to a building in order to provide air circulation between the sign and the surface of the building.
- Holes created to allow the insertion of installation devices shall be caulked with an exterior grade, high performance sealant to prevent water from entering the structure and causing damage to the fabric of the building.

AWNINGS

Varying styles of awnings may be used within the Historic District. The style and type that is acceptable for a particular location depends on the style of the building on which it will be installed. Owners should consider matching the profile of awnings on adjacent structures.

Materials for Awnings:

- Awnings with the Historic District shall NOT be translucent.
- Awnings may be constructed of many different materials. Canvas awnings are preferred but vinyl, acrylic and other materials may be considered.
- Lights under awnings may be approved provided light does not show through the awning.
- Metal, fiberglass and unpainted aluminum awnings are generally not in keeping with the style of buildings within the Historic District and are not likely to be approved but are reviewed on a case-by-case basis.

Lettering for Awnings:

- Awnings should not, in general, serve as the primary sign for a business.
- If an awning is intended to serve as a sign, lettering may be added to the valance only. Any other proposed uses of lettering will be examined on a case-by-case basis.

Last updated: January 2019

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
5 & 7 S. Washington St

Applicant

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

Name		
Ypsi CRE Holdings, LLC		
Address		
885 Penniman ave		
suite 6134		
City	State	Zip
plymouth	mi	48170
Phone / Fax	E-Mail	
[redacted]	[redacted]	

Contractor

Contractor Name & Contact Info
419 - 467 - 4163 Marygrove Awning

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement
- ☐ Porches
- ☐ Sign
- ☐ Fence (or other sitework)
- ☐ Painting
- ☒ Other
- ☐ Application Amendment

Complete Description of Proposed Work:

I'd like to recover the existing awning frame with canvas awning material, the same as the existing cover, but in the color of Slate.

The contractor is Marygrove Awning.

Samples are included.

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

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
3900	$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: 8/11/22

Print Name: William Sloan

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.

Mock-up of awning (along with approved paint palette) on 5 S Washington, Tipsy Ypsi

(7 S Washington next door will have the same color scheme minus the pink, and a slate-colored awning also.)

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JULY 2021 UPDATE

+ THE MAYFIELD COLLECTION®

SHADE

MAKE SHADE DO MORE

Bring your ideas to life with Sunbrella®. Our shade portfolio encourages innovation, so you can let your creativity flow and make shade do more.

Mayfield Collection®

The Mayfield Collection is a premium selection of awning and marine fabrics created from 100% Sunbrella acrylic fiber. Choose from jewel-toned solids and an assortment of multicolor striped styles—designs which are made available exclusively from Trivantage®.

This collection is ideal for any awning or shade application, as well as boat covers and upholstery. Complete the project with Trivantage woven awning braids, also made from 100% Sunbrella acrylic fiber.

Unparalleled Performance

UV / Fade Resistant

Sunbrella® fibers are saturated with highly UV-stable pigments, making them resistant to the harsh effects of sunlight.

Easy Care

Sunbrella guarantees ultimate cleanability and easy maintenance so there's more time to enjoy outdoor spaces.

Bleach Cleanable

Safely clean using a bleach solution without the worry of color loss or fabric damage.

Breathable Comfort

Sunbrella shade fabrics allow air to constantly pass through to promote a cool and dry environment.

Sun Protection

The Skin Cancer Foundation recommends certain Sunbrella fabrics in shading products as part of a complete sun protection regimen, including regular use of sunscreen, to aid in preventing sun-induced skin damage.

RECOMMENDED SKIN CANCER FOUNDATION

REACH COMPLIANT · CALIFORNIA PROP 65 COMPLIANT · NON-PFOA NON-PFOS · LEAD FREE · NON PHTHALATE · AZO DYE FREE

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10 YEAR
LIMITED WARRANTY

Solids

Midnight
6036-0000 / 60" (152cm)

Captain Navy
4646-0000 / 46" (117cm)
6046-0000 / 60" (152cm)
80046-0000 / 80" (203cm)

Navy
4626-0000 / 46" (117cm)
6026-0000 / 60" (152cm)

Royal Navy
2079-0060 / 60" (152cm)
Mayfield Collection®

Marine Blue
4678-0000 / 46" (117cm)
6078-0000 / 60" (152cm)

Ocean Blue
4679-0000 / 46" (117cm)
6079-0000 / 60" (152cm)

Mediterranean Blue
4652-0000 / 46" (117cm)
6052-0000 / 60" (152cm)

Pacific Blue
4601-0000 / 46" (117cm)
6001-0000 / 60" (152cm)
80001-0000 / 80" (203cm)

Capri
4675-0000 / 46" (117cm)
6075-0000 / 60" (152cm)

Sky Blue
4624-0000 / 46" (117cm)
6024-0000 / 60" (152cm)

Turquoise
4610-0000 / 46" (117cm)
6010-0000 / 60" (152cm)

Persian Green
6043-0000 / 60" (152cm)

Aquamarine
6023-0000 / 60" (152cm)

Aruba
4612-0000 / 46" (117cm)
6012-0000 / 60" (152cm)

Sapphire Blue
4641-0000 / 46" (117cm)
6041-0000 / 60" (152cm)

Ivy
4632-0000 / 46" (117cm)
6032-0000 / 60" (152cm)

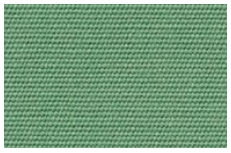
Forest Green
4637-0000 / 46" (117cm)
6037-0000 / 60" (152cm)

Erin Green
4600-0000 / 46" (117cm)
6000-0000 / 60" (152cm)

Storm
4636-0000 / 46" (117cm)

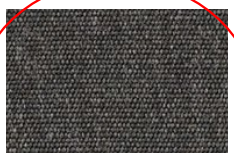
Black
4608-0000 / 46" (117cm)
6008-0000 / 60" (152cm)
80008-0000 / 80" (203cm)

Fern
4671-0000 / 46" (117cm)
6071-0000 / 60" (152cm)



Basil
4688-0000 / 46" (117cm)

Sea
4664-0000 / 46" (117cm)



Slate
4684-0000 / 46" (117cm)
6084-0000 / 60" (152cm)

Charcoal Grey
4644-0000 / 46" (117cm)
6044-0000 / 60" (152cm)

Smoke
4615-0000 / 46" (117cm)
6015-0000 / 60" (152cm)

Cadet Grey
4630-0000 / 46" (117cm)
6030-0000 / 60" (152cm)
80030-0000 / 80" (203cm)

Silver
4651-0000 / 46" (117cm)
6051-0000 / 60" (152cm)

Taupe
4648-0000 / 46" (117cm)
6048-0000 / 60" (152cm)

Linen
4633-0000 / 46" (117cm)
6033-0000 / 60" (152cm)

Oyster
4642-0000 / 46" (117cm)
6042-0000 / 60" (152cm)

Natural
4604-0000 / 46" (117cm)
6004-0000 / 60" (152cm)

White
4634-0000 / 46" (117cm)
6034-0000 / 60" (152cm)

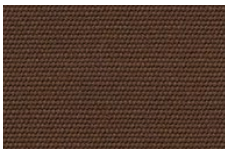
Cocoa
4676-0000 / 46" (117cm)
6076-0000 / 60" (152cm)

Heather Beige
4672-0000 / 46" (117cm)
6072-0000 / 60" (152cm)

Toast
4628-0000 / 46" (117cm)
6028-0000 / 60" (152cm)

Parchment
4683-0000 / 46" (117cm)
6083-0000 / 60" (152cm)

Sunflower Yellow
4602-0000 / 46" (117cm)
6002-0000 / 60" (152cm)



True Brown
4621-0000 / 46" (117cm)
6021-0000 / 60" (152cm)

Beige
4620-0000 / 46" (117cm)
6020-0000 / 60" (152cm)

Rust
6089-0000 / 60" (152cm)

Tuscan
4677-0000 / 46" (117cm)
6077-0000 / 60" (152cm)

Orange
6009-0000 / 60" (152cm)

Black Cherry
6040-0000 / 60" (152cm)

Burgundy
4631-0000 / 46" (117cm)
6031-0000 / 60" (152cm)

Terracotta
4622-0000 / 46" (117cm)
6022-0000 / 60" (152cm)

Jockey Red
4603-0000 / 46" (117cm)
6003-0000 / 60" (152cm)

Logo Red
4666-0000 / 46" (117cm)
6066-0000 / 60" (152cm)

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HDC Work Permit Staff Review

Property address: 305 E Forest Ave

Property History: This 1940s house is part of the Northeastern Addition to the original Ypsilanti National Register district, and this addition was added to the Register in 1989. East Forest Avenue is the northern edge of this addition, and this particular house is not mentioned on either the contributing or non-contributing lists of properties in the nomination. The statement of significance for this neighborhood focuses on the historic connections between this neighborhood and Depot Town; the 19th-century and early 20th-century historic figures who lived here; and the notable architecture from the 19th and early 20th centuries, including some Greek Revivals, Italianates, Queen Annes, and the Hutchinson Mansion.

It seems to staff that it is safe to say that the surveyors and writers working on the National Register nomination for this area (as well as the surveyors and researchers for the local historic district's study committee report in the 1970s) did not consider modest 1940s houses like this one historic or potentially contributing. In the 1970s and 1980s, these houses were 30 to 40 years old, and their historic context is different from their 19th- and early 20th-century neighbors, being more closely tied with the "newer," 1940s houses to the north.

The current paint has been on this house and garage since 2009.

Date of Application: August 17, 2022

Date of Review: August 18, 2022

Date of Meeting: August 23, 2022

Proposed work: Cover existing wood siding and trim with vinyl siding and trim

Materials: vinyl siding plus insulation

Staff review:

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.

The questions at the heart of this application are whether the existing wood siding is a historic feature that contributes to the district and needs to be repaired and maintained even though the house is considered non-contributing to the district, and whether a notice to proceed to cover this siding should be issued based on undue financial hardship.

When a commission reviews proposed work on a non-contributing building, just as with new construction, Standards 9 and 10 are used.

> 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.
>
> 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

So, in considering Standard 9, pertinent questions to ask would include:
Historic materials:
Will covering the house in vinyl negatively impact the wood siding underneath?
If water and moisture get behind the vinyl because of uneven surfaces or small gaps, is that moisture likely to lead to rot or mold on the wood siding below?

Size/scale:
Does the proposed replacement siding have the same reveal? In other words, is it the same distance from the bottom of one course of siding to the bottom of the next? Would the proposed replacement siding have a similar shadow?

Architectural features:
What will happen to the dimensionality of the trim on the house? In the front gables, there is some dimension to that trim, and there are small trim pieces to imply cornice returns (also called eave returns) on the front at the base of the most forward gable. Would contrasting corner boards be installed? Would there be a dimensional piece of trim around the house where the bottom course of siding meets the foundation, like a water table drip edge, as there is now? The trim above the windows currently has a small projecting drip edge. There is also some dimensionality to the trim in the gable ends of the garage.
Would those details be lost and flattened in the installation of new siding?

The window trim on the house now is flush with the wood siding. Will the windows appear recessed with new aluminum trim and siding on top of the wood siding? What will happen to the wood storm windows?

Environment:
What impact would the proposed new siding have on its immediate neighbors? The larger district? On this north side of E Forest, most of the houses between River and Prospect have been re-sided with a substitute material. There are four or five 19th- and early 20th-century houses that retain their wood siding on this side of the street, but many of the later houses on

this side of the street (the northern boundary of the district) have been re-sided. Could the proposed re-siding have an impact on the district at large?

Considering Standard 10, the pertinent question for the commission would be, if this vinyl siding were removed in the future, would the wood siding be in worse condition than it is currently?

To make decisions, in addition to the Standards, the commission uses the Guidelines that accompany the Standards and the City's fact sheets. The State Historic Preservation Office has reviewed these fact sheets and agreed that they comprise a set of design guidelines that are compliant with and based on the Standards.

The fact sheet on alternative materials (enclosed in this packet) asks the following questions to guide the commission:

HDC Considerations for Permitting Alternative Materials

1. Is the item proposed for replacement a historic feature of the building?
2. Does the item being addressed actually need a full replacement, or can it be repaired?
3. Are the historic building materials still available? Wood siding, for instance is still produced, while historic stone may be a greater challenge.
4. Has the historic material failed due to causes out of the applicant's control- such as environmental factors?
5. Does repeated repair and replacement of historic materials pose a threat to the structure as a whole?
6. Does Building Code prohibit the historic material?
7. Will retaining historic materials cause undue financial burden to the applicant? *Ask staff for Financial Hardship Requirements*.

HDC Considerations for Types of Alternative Materials

1. Is the alternative material compatible with the original material in such areas as size, texture, and finish?
2. How does the material interact with the other materials on the building? Consider expansion/contraction rates and moisture permeability.
3. Is this material repairable and easily sourced- or will it pose another challenge when it needs replacement?
4. The City of Ypsilanti has committed to sustainability. Is it possible to recycle or reuse this product when it has ceased to function? Most historic materials are natural and can biodegrade or be recycled.

The fact sheet also states that "vinyl has proven inappropriate for historic resources and therefore vinyl siding… will not be approved." These fact sheets are intended to help guide decisions and interpret the Standards.

The Guidelines that accompany the Secretary of the Interior's Standards for Rehabilitation state, "It should be noted that…the National Park Service… never recommend removal and replacement of a feature that… could reasonably be repaired and thus preserved." The

Guidelines state that if the level of deterioration or damage of the historic material precludes repair, and if the essential form and detailing are still evident, then the feature can be re-established and replaced. Ideally, the material would be replaced in kind (wood siding for wood siding), but "because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material." The questions then for the commission considering these Guidelines are, is the wood siding beyond repair, and if it is, is vinyl a compatible material in this case?

Finally, turning to the issue of technical and economic feasibility, the application states that the cost of repairing the siding far exceeds the cost of what is reasonable for a 1,000-square-foot home. Michigan's State Historic Preservation Office's publication *Economic Hardship, Feasibility and Related Standards in Historic Preservation Law*, authored by Dragomir Cosanici and Nicholas L. Bozen and included in this packet and available at https://www.miplace.org/4a7794/globalassets/documents/shpo/programs-and-services/local-historic-districts/administering-a-local-historic-district/economic-hardship , states that an applicant would have to show both technical *and* economic infeasibility. An example in this case would be that the applicant would have to show that not only is it unreasonably expensive to repair or replace in kind, but the applicant would have to show that no contractor is available to do this work in the state, or perhaps no company is making wood siding anymore. Both the technical and economic aspects of the language the guidelines refer to above would have to be shown. That publication also refers to economic hardship. The City of Ypsilanti does not have an economic hardship clause in its ordinance that would allow an applicant to show their finances so that the commission could allow them to alter their home in a way that does not meet the Standards for Rehabilitation. Even if the ordinance had that provision, according to the publication, "establishing economic hardship will usually require the property owner to demonstrate that he or she has been denied all reasonable beneficial use of, or return on, the property as a result of the denial of a permit (i.e., a certificate of appropriateness) for alteration."

The City's historic preservation ordinance does have a Notice to Proceed section that allows work on a resource through issuance of a notice to proceed if one of four conditions prevails and if the proposed work can be demonstrated by a finding of the historic district commission to be necessary to substantially improve or correct the condition. One of these conditions is undue financial hardship. The language of the ordinance for this condition is: " 3) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value, or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner. The applicant shall provide proof of financial hardship as required and defined by the historic district commission." Admittedly, this clause pertains to a proposed demolition or moving of a historic resource. If the commission considers a Notice to Proceed to allow work outside of the Standards (not just demolition or moving) because one of the four described conditions exists, then staff believes the question in this case would be, does it cause an undue financial hardship for the homeowners to be required to repair the wood siding and paint it now and then repaint it again in eight years or so even though the house is not considered contributing to the historic district?

The homeowners have provided a quote for all of the siding to be removed and replaced with new cedar boards for $26,411. It is not clear to staff whether this quote includes the garage, but staff presumes it does. Homeowners also provided a quote for painting. Painting these new boards looks like it would cost $3,800 for the house (presumably with new boards, no scraping would be involved) and $1,900 for the garage, although that cost might be lower on new boards without lead paint. In this scenario, all wood boards would require replacement, not repair. It is clear that the current nails are rusting and that the current paint is failing, but it is not clear to staff whether every board would require replacement. This paint has been on this house and garage since 2009. If the commission accepts that a notice to proceed could be issued for work outside the Standards and that all of the boards would need to be replaced, does the commission agree with the applicant that $32,111 for this round of repairs and then another (approximate) $5,700 for painting in eight years or so for a modest house that does not contribute to the historic district is an undue financial hardship?

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

Potential Motions to Consider:

Move to deny Application PHDC 22-0076 for proposed vinyl siding over wood siding at 305 E Forest because vinyl is not compatible with the historic materials in the historic district, it would damage the historic wood siding underneath, and it would damage the architectural features, including trim profiles, of the house, violating Secretary of the Interior's Standard for Rehabilitation 9.

***
Move to postpone Application PHDC 22-0076 for the installation of vinyl siding over wood siding at 305 E Forest because the commission requires more information [about material, a material sample, installation, wood siding conditions, financials, other specified] to make a decision.

***
Move to issue a notice to proceed for the work proposed in Application PHDC 22-0076 at 305 E Forest for the installation of 7-inch vinyl siding over the 7-inch wood siding on the house and garage because requiring the applicants to maintain and preserve the wood siding on this non-contributing house in this location among several non-contributing and re-sided houses at the edge of the historic district would cause an undue financial hardship.

***

Move to issue a certificate of appropriateness for the work proposed in Application PHDC 22-0076 at 305 E Forest for the installation of 7-inch smooth vinyl siding over the 7-inch wood siding on the house and garage because the proposed work meets Secretary of the Interior's Standard 9 in that the proposed material and dimension is compatible with the massing, size, and scale to protect the historic integrity of the property and its environment, since this house is non-contributing and is adjacent to several non-contributing houses that have already been re-sided and because these 1940s houses on the north side of the street relate historically more to the houses just north of the historic district than to the houses to the south. [A condition

could be that the architectural features, like the profile of the trim in the gables of the house and garage, need to be replicated in the installation of the new material.]

Prepared by:
Ellen Thackery, Preservation Planner

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY
Date Filed:
Meeting Date:
Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address
305 E Forest Ave. Ypsilanti, MI 48198

Applicant

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

Name		
Carolyn Berger and Jon Boeger		
Address		
305 E Forest Ave		
City	State	Zip
Ypsilanti	MI	48198
Phone / Fax	E-Mail	
[redacted]	[redacted]	

Contractor

Contractor Name & Contact Info
George Meyer Company 734-769-7330

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement
- ☐ Porches
- ☐ Sign
- ☐ Fence (or other sitework)
- ☐ Painting
- ☒ Other
- ☐ Application Amendment

Complete Description of Proposed Work:

Installation of Wolverine American Legend 7" vinyl siding in cypress and white to home and detached garage. Will include 1/4" insulation board, cover all window fascia, trim, and window casings with fabricated aluminum, and replace rotted wood fascia as needed. Installation to include steps to seal and repair window sills, clear and cover peeling paint from wooden exterior and lead paint abatement on garage.

This property is a 1942 bungalow home and is not a part of the national or state registry of homes. Applying siding to the home is in keeping with the character of the neighborhood that this property belongs to on the north side of E Forest Ave which consists of several blocks of nearly identical bungalow homes all with vinyl or aluminum siding. There are 4 bungalow homes along the north side of E Forest Ave that are within the historic district that have vinyl siding, one of which was approved by the commission. Discussion in the minutes from 313 E Forest Ave state that the property belongs to the Stanley subdivision north of E Forest Ave rather than the neighborhoods further inside the historic district boundary. In researching these properties with the HDC, no record of any objections could be located in the permits for any of the 4 properties that include vinyl siding.

This property formerly had aluminum siding but it was removed without a permit exposing the old wooden exterior that is in disrepair. The partial removal of aluminum siding can be seen in photos from a permit application to paint the exterior of this property but no discussion or requirement was made to rehabilitate the wood, which has been painted over improperly. The cost to repair/replace the wooden siding is cost-prohibitive and far exceeds what is reasonable for a 1000 sq ft home given the costs of materials and labor. Applying vinyl siding will ensure that this property does not further degrade and become a blight on the neighborhood.

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

See attached proposal from contractor.

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
$21,945	$45 + 35 =

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]	Date: 08-01-2022
Print Name: Jon Boeger	

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.

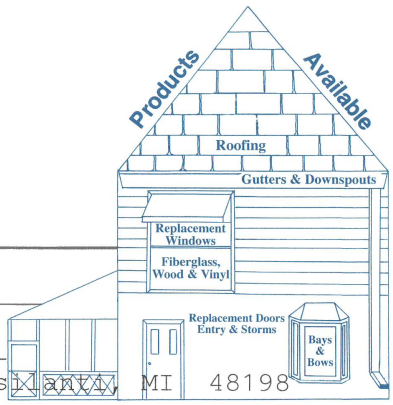
GEORGE meyer COMPANY SINCE 1954

3496 Pontiac Trail · Ann Arbor, MI 48105
ph. (734) 769-7330
email: info@georgemeyerco.com
www.georgemeyerco.com

Proposal

Ann Arbor's Window & Door Specialists

· OVER 29,000 CUSTOMERS ·
· LARGE EXTENSIVE SHOWROOM ·



PROPOSAL SUBMITTED TO: Berger,Carrie		DATE: 03/23/22	
STREET: 305 E. Forest Ave		JOB NAME: Berger,Carrie	
CITY, STATE AND ZIP CODE: Ypsilanti, MI 48198		JOB LOCATION: 305 E. Forest Ave,Ypsilanti, MI 48198	
SALESPERSON: Tim Goss	LICENSE #: 2102126526	JOBSITE PHONE: 248-217-0429	WORK PHONE: 248-217-0429

We hereby submit estimates for:

I. SIDING

Supply and Install Certainteed vinyl siding with 1/4in. insulation backer board on house and garage.

Cover all fascia boards,trim boards and window casings with fabricated aluminum trim.

Replace bad wood as needed.

Reuse existing gutters with downspouts.

Caulk and clean up debris.

**TOTAL= $21,945.00

PERMIT FEE$ —

- Conditions on the reverse side of this form are mutually accepted as being part of this agreement.
- Products are on display in our 10,000 square foot showroom/shop for inspection.
- Any required building permits to be furnished by George Meyer Company.
- For your protection our company and crews are licensed and insured.

PARTIALLY COMPLETED JOBS:
If, due to delays caused by special orders, back orders, services or repairs, it is agreed that the customer will pay the contract in full less 5%, or less the cost of the service part or repair, whichever is less.

We Propose hereby to furnish material and labor — complete in accordance with above specification, for the sum of:

1/3 DOWN - BAL ON COMPLETION dollars ($ 21,945.00).

Payment to be made as follows:

Company Authorized Signature

Acceptance of Proposal

Pricing, specifications and conditions on above data, and on reverse side of this document and attached forms are satisfactory and accepted. Payment will be made as outlined above.

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

Date of Acceptance

Signature

Signature

LABOR WARRANTY:
Labor provided by the Contractor are warranted to be free from defects in workmanship for a period of one (1) year from date of installation. **NOTE:** If company is called out on a superfluous warranty claim, the owner will be charged at the regular service rate. Previous customers labor/service rates will be significantly less than non-customer.

DELAYS IN PAYMENT:
Accounts not paid within fourteen (14) days of completion of job shall be subject to interest charges of eighteen (18%) percent per annum, and in no event higher than the interest rate provided by law. If the Contractor is required to engage services of a collection agency or an attorney, the Buyer agrees to reimburse the Contractor for any reasonable amounts expended in order to collect the unpaid balance.

CONTRACT RESCIND OR CANCEL:
If this contract is signed in your home with a company representative present:
You may rescind or cancel this contract, not later than 5 P.M. on the third business day following the date hereof by giving written notice of rescission to the Contractor or his agent at his place of business given in the contract, or by mailing the notice of cancellation to the Contractor to his place of business given in the contract by depositing a properly addressed certified letter at a United States Post Office or mail box. But if you rescind after 5 P.M. on the third business day following, you are still entitled to offer defenses in Mitigation of Damages and to pursue any rights of action or defenses that arise out of the transaction.

CANCELLING A CONTRACT IN PROGRESS:
Should a contract, not within the requirements of the above rescission or cancelling clause, be cancelled, Contractor shall have the right to retain funds to cover reasonable expenses for selling and overhead costs and labor/material costs in preperation for said job, or invoice for costs that exceed deposits.

NOT INCLUDED IN THIS AGREEMENT:
Interior painting or staining, prepping for painting and/or staining, glass cleaning, alarm work or alterations, drapery, shade, curtain rod, wall paintings, knick-knacks, and furniture moving (to allow room for the installation) and replacing same.

ARBITRATION:
It is agreed between the Buyer and Seller, that should a disagreement occur, it will be resolved by a small claims court or, if in excess of that jurisdiction, ($5,500) by Arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then in effect unless the parties mutually agree otherwise. This agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. In either event, the costs of proceedings will be paid by the party deemed to be wrong.

MATERIAL/PRODUCT GUARANTEES:
All material is guaranteed to be as specified. Manufacturer's guarantees (if applicable) will be supplied upon completion and payment of installation.

SCHEDULE COMMITMENTS:
All indicated start/complete dates are subject to weather conditions, labor shortage due to illness or accidents, delays or damage to products in transit, which, with any such type occurence, will hold the contractor harmless for resulting delays. In no event, will cancellation or withholding of payment be justified because of schedule changes.

INSURANCE:
Our company is insured and licensed, and our technicians are covered by Worker's Compensation Insurance.

305 E Forest Ave—Supplemental Materials

Property address: 305 E Forest

Property History: 305 E Forest is a 1.5-story bungalow that is not mentioned by address in the National Register nomination. The boundary of the local historic district includes this north side of E Forest as the boundary of the local historic district. The house was likely built in the 1940s.

The approved work we have on file includes:
1999: new roof
2001: air conditioner
2002: some replacement windows/sash kits
2009: Exterior painting of the house in greens with white and purple accents
2010: a new wood front door; some window replacements
2019: a new roof; house photos show paint peeling on the shutters and on the garage at this time

Note: The commission approved the replacement of these garage doors in May, 2022.

Note: The commission approved the replacement of these garage doors in May, 2022.

4/28/22
Good morning Ellen,

We have been doing a little investigation about our neighborhood and wanted to share these photos with you of our street. Here is a pic of 313 E Forest with their vinyl siding, and a shot of our block, just 6 little bungalows in a row all with vinyl or aluminum except us. Would you be able to lookup when 313 E Forest applied for their vinyl siding with the commission? To my eyes, it looks much less than 30 years old, so theoretically they would have had to go through you to have it installed.

Here are some additional homes on our street that are also sided with modern vinyl siding that has wood grain.

203
Ruggable
Ruggable

125

Hancock's Building & Complete Services

Insurance Number: 92-E5-7836-7 F (State Farm)

Quote Number:296 Date:8/10/2022

Name:Jon Boeger & Carrie Berger 305 e forest ave ypsi

Description	Cost
Siding of Home replaced and repaired **1 set up scaffolding** **2 remove boards** **3 re-wrap the home with tyvek and flash where needed** **4 flash and trim out windows and doors** **5 re-lay siding using flashing squares where seams meet** ****2x8 single bevel siding (cedar)/ 1x4 per-primed trim for windows and corners/ all corners doors and windows will be caulked appropriately** **6 (materials) trim for windows and corners, nails, caulk, flashing, tyvek, trim screws, misc**	**$800** **$2,200 labor $450 dumpster** **$750** **$250 per priced for 2 doors and 12 windows if theirs more will be charged same rate** **1,678 linear feet of siding at $5.68 per foot equals $9,531.04** **labor $5500** **$3,680**
Grand Total	**$26,411.04**

Make all checks payable to Hancock's Building & Complete Services

Signature:_____

Date:_____

Painting with Nate LLC
106 S Huron St Apt 4
Ypsilanti, MI 48197 US
+1 7345453745
paintingwithnateypsiaa@gmail.com

Estimate

ADDRESS
Jon Boeger
305 E. Forest
Ypsilanti, MI 48198

ESTIMATE	1039
DATE	03/11/2022
EXPIRATION DATE	04/30/2022

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Painting	EXTERIOR PAINTING WITH SCRAPING; HOUSE ONLY: Scrape, sand, prime, and caulk all substrates of the exterior. Slow-dry oil primer, and 2 coats of paint to be applied to all surfaces. Window sash glazing will be touched up as needed. Color tbd by customer.	1	5,500.00	5,500.00
	Painting	EXTERIOR PAINTING; HOUSE ONLY: (no scraping) sand, prime, and caulk all substrates of the exterior. Slow-dry oil primer, and 2 coats of paint to be applied to all surfaces. Window sash glazing will be touched up as needed. Color tbd by customer.	1	3,800.00	3,800.00
	Painting	GARAGE EXTERIOR : (no garage door) Lightly scrape to remove loose chips, no sanding, 1 coat of lead encapsulating primer will be applied, to all substrates. 2 coats of paint to be applied to all surfaces. Window sash glazing will be touched up as needed.	1	1,900.00	1,900.00

Please keep in mind these estimates may not reflect the final amount due. Additional services and material costs may arise, however Nate will confirm any changes with you before moving forward.

Please find your estimate details here, final estimate total does not reflect the cost of the project. We have separated each option over several lines, with a corresponding total, as requested. Let us know which line item fits your needs best.

TOTAL **$11,200.00**

We will need to receive confirmation from you before moving forwards. If you have any questions, please don't hesitate to reach out.

Accepted By

Accepted Date

CITY OF

Ypsilanti

PRIDE | DIVERSITY | HERITAGE

Historic District Fact Sheet

Alternative Materials

This Fact Sheet is not a substitute for the ordinance, but addresses common questions about City ordinances. For further information, please contact the Preservation Planner.

All permit applications are available from the Building Department and at cityofypsilanti.com/permits.

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

Building
3rd Floor, City Hall
Phone: (734) 482-1025
cityofypsilanti.com/157

Planning
3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/planning

Historic District
3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/hd

All permits, fees, and factsheets can be found at cityofypsilanti.com/permits.

There are a variety of home improvement products on the market today that claim to have a better quality, longevity, and affordability to traditional building materials. Not all of these products are appropriate for historic resources. Historic preservation strives for authenticity and prioritizes repair over replacement. When replacement is necessary, it should be in-kind. The HDC recognizes that an in-kind replacement is not always feasible and has produced this fact sheet as a guide for selecting appropriate alternative materials.

PLEASE CONTACT THE PRESERVATION PLANNER FOR GUIDANCE.

HDC Considerations for Permitting Alternative Materials

1. Is the item proposed for replacement a historic feature of the building?
2. Does the item being addressed actually need a full replacement, or can it be repaired?
3. Are the historic building materials still available? Wood siding, for instance is still produced, while historic stone may be a greater challenge.
4. Has the historic material failed due to causes out of the applicant's control- such as environmental factors?
5. Does repeated repair and replacement of historic materials pose a threat to the structure as a whole?
6. Does Building Code prohibit the historic material?
7. Will retaining historic materials cause undue financial burden to the applicant? *Ask staff for Financial Hardship Requirements*.

HDC Considerations for Types of Alternative Materials

1. Is the alternative material compatible with the original material in such areas as size, texture, and finish?
2. How does the material interact with the other materials on the building? Consider expansion/contraction rates and moisture permeability.
3. Is this material repairable and easily sourced- or will it pose another challenge when it needs replacement?
4. The City of Ypsilanti has committed to sustainability. Is it possible to recycle or reuse this product when it has ceased to function? Most historic materials are natural and can biodegrade or be recycled.

General Comments on Alternative Materials

- Vinyl has proven inappropriate for historic resources and therefore vinyl siding and vinyl/vinyl-clad windows will not be approved.
- Fiber-cement siding (such as HardiePlank) has been approved on a case-by-case basis, primarily for new construction and selective repairs.
- Composite (mixture of wood and fibrous materials) windows have been approved on a case-by-case basis. Please see the Windows Fact Sheet.
- Composite decking has been approved on a case-by-case basis.
- All composite materials should have a smooth or textured finish. Faux-wood grain is not appropriate.
- Applicants presenting new alternative materials should bring samples and product information to the HDC meeting.

SHPO

State Historic Preservation Office
Michigan Historical Center
Department of History, Arts and Libraries

ECONOMIC HARDSHIP, FEASIBILITY AND RELATED STANDARDS IN HISTORIC PRESERVATION LAW

Authored by
Dragomir Cosanici and Nicholas L. Bozen,
Office of Regulatory Affairs, Department of History, Arts and Libraries

With enactment of the National Historic Preservation Act of 1966,[1] the legal stage was set for the effective preservation of historic resources in the United States. Catching the wave of the new federal impetus to protect historic properties, the State Legislature enacted Michigan's Local Historic Districts Act (the LHDA) in 1970.[2] The then new LHDA called for the creation of local historic districts and commissions to protect historic properties, and required the owners of properties within districts to apply to, and receive permission from, local commissions prior to performing work on their properties. When permission is denied, these same owners may challenge the commissions' decisions pursuant to provisions in the LHDA.[3] At times, those challenges focus on economic feasibility and hardship issues. This article addresses the confusion that frequently surrounds the application of the various economic and/or finance related provisions found in historic preservation laws. Michigan and federal jurisprudence contain three distinctly different types of regulatory provisions addressing the economic and/or financial aspects of historic preservation projects: economic feasibility, economic hardship, and financial hardship. It is important to understand the differences and which to apply in an appeal.

1. ECONOMIC FEASIBILITY IN RESTORATION

To understand the first type, note must be made of §5(3) of the LHDA.[4] This section provides that a historic district commission, when reviewing plans for restoration work in a historic district, must apply the U.S. Secretary of the Interior's Standards for Rehabilitation, as set forth in 36 C.F.R. Part 67.[5] Regarding economics, 36 C.F.R. Part 67.7(b) expressly states

[1] 16 United States Code § 470 *et seq*. (1966).
[2] *Local Historic Districts Act*, Michigan Compiled Laws, § 399.201 *et seq*. (1970 Public Act 1969).
[3] Michigan Complied Laws, § 399.205(2).
[4] Michigan Complied Laws, § 399.205(3).
[5] *Id*.

that the rehabilitation standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into account *economic* and technical *feasibility.*[6]

In denial and appeal settings, an owner, in order to establish economic non-feasibility for proposed restoration work in a rehabilitation project, must not only demonstrate the fact of significantly greater expense necessitated by using traditional materials rather modern counterparts, but the owner must also prove the unavailability of any reasonable, historically correct preservation methodology.[7] An example of the lack of feasibility would involve a house sided with a unique circa 1920s stucco, when there was no longer any company in the state doing repair work on stucco homes. In such a case, siding the home with another historically correct material, such as wood, might be considered economically and technically feasible, whereas using stucco might not be viewed as feasible.

2. ECONOMIC HARDSHIP IN RESTORATION

A second type of historic preservation/economic provision involves "hardship" (as opposed to "feasibility") in the context of a restoration project. In this regard, at least a few city ordinances contemplate the possibility of an owner avoiding the strict application of historic preservation/restoration standards, due to "economic hardship." In the typical hardship case, an applicant has the right to apply for a "certificate of economic hardship" after a preservation commission has denied the owner's request to alter a historic property in a non-historic manner. An example of such a provision can be found in the ordinances of the City of Ann Arbor.[8] The Ann Arbor historic district ordinance provides that to support an application for relief on economic hardship grounds, the applicant must submit information sufficient to enable the decision-making body to render a decision. The type of information required is often spelled out in a preservation ordinance. The burden of obtaining and presenting sufficient information is on the applicant.

The exact legal meaning of the term, "economic hardship," will depend on how the term is defined in a specific ordinance. Nevertheless, in the typical case, establishing economic hardship will usually require the property owner to demonstrate that he or she has been denied all reasonable beneficial use of, or return on, the property as a result of the denial of a permit (i.e., a certificate of appropriateness) for alteration.

"Hardship" is a concept common to many local historic preservation laws. Hardship provisions operate as a "safety valve," to prevent the land use regulation of private property from becoming so burdensome as to approach a "taking" without adequate compensation, made illegal under the Fifth Amendment of the U.S. Constitution. For property owners, the definition of "hardship" often boils down to whether a historically significant home is capable of continued use as a home. Despite that standard, what many of the homeowners often assert as hardship does not, actually, interfere with the property's use as a residence.

---

[6] 36 C.F.R. § 67.7(b).
[7] *Cates v Adrian Historic District Commission*, Docket No. 01-223-HP (Nov. 16, 2001).
[8] 1994 Ann Arbor City Code, § 8-417.

For example, periodic painting, while a chore, does not prevent a house's use as a home. Similarly, having to put up and take down wooden storm windows, while perhaps a seasonal nuisance, does not prevent a property from functioning as a home. A 20-room mansion, however, could be infeasible as a residence in a modern day society, especially if the town's zoning did not allow conversion to a non-residential use.

In hardship cases, commissions sometimes receive conflicting information from experts, which requires them to evaluate contradictory information and in some instances to make specific determinations regarding the relative credibility or competency of experts.

When evaluating homeowner presentations of this type, commissions must consider five distinct questions:

1) *Is the information sufficient?* The application is never complete unless all the required information has been submitted.

2) *Is the information relevant?* Commissions may receive more information than they need, or they may get information that is not germane to the application, such as how much money a project could make if the historic property is demolished. The property owner is not entitled to the highest and best use of the property.

3) *Is the information competent?* Commissions must make assessments as to whether submitted information demonstrates what it purports to show.

4) *Is the information credible?* Commissions must determine whether submitted information is believable. For example, commissions must ascertain whether the applicants' figures make sense.

5) *Is the information consistent?* Commissions must look for inconsistencies in the statements made or the information submitted. Frequently, commissions will seek explanations regarding inconsistencies.[9]

3. Financial Hardship in Demolition and Moving Projects

Finally, §5(6) of the LHDA expressly addresses "financial hardship" in connection with requests for demolition or to move buildings (as opposed to restoration). This section allows a historic district commission to issue a "notice to proceed" to demolish a historic resource in circumstances where retaining the resource would cause "undue financial hardship" to the owner.[10]

To qualify for a notice to proceed with demolition under the "undue financial hardship" provision of the LHDA, a property owner must demonstrate all of the following: 1) that retaining the historic resource would cause the owner undue financial hardship when the hardship was

[9] Julia Miller, Assessing Economic Hardship Claims Under Historic Preservation Ordinances, *TAR* January-February 2001.
[10] Michigan Complied Laws, § 399.205(6).

created by a governmental action, an act of God, or other events beyond the owner's control, 2) that the owner has attempted and exhausted all feasible alternatives which would eliminate the hardship, such as offering the resource for sale or moving it elsewhere within the historic district, and 3) that demolition is necessary to substantially improve or correct the undue financial hardship.[11] The burden of establishing undue financial hardship rests with the homeowner.

To do this, an owner must be prepared to disclose a reasonable amount of financial information such as the amount paid for the property, annual gross and net income from the property, real estate taxes for a four year period, mortgage balance, appraisals, etc. The owner must submit a comprehensive picture of income, expenses, and available financial resources.[12] The owner must also prove having attempted and exhausted all feasible alternatives in order to eliminate the hardship, including but not limited to attempting to raise capital such as bank financing, exploring the availability of Single Business or State Income Tax credits, offering the historic resource for sale, or moving it elsewhere within the same historic district.[13] Finally, the homeowner must be able to prove that the desired demolition is necessary to correct the undue hardship.[14]

The undue financial hardship issue is frequently raised in the setting of an administrative appeal of a commission's denial of a demolition request. Appellants will fail at this level if they refuse to produce adequate evidence of hardship for the reviewing body. Again, appellants must prove "hardship" which is "financial" and is "undue," in that it was caused by events beyond the appellants' control.

CONCLUSION

In conclusion, it is important for the owners of properties located in historic districts to understand the distinctions between the three "financial" concepts found in Michigan's preservation laws and to know which of the three is applicable to their particular situation. If uncertain, applicants should consult legal counsel, meticulously document their financial/economic situation, and thoroughly follow the local, state and federal historic preservation rules and procedures that are applicable to their particular case.

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[11] *St. Mary's Mercy Medical Center v. Grand Rapids Historic Preservation Commission*, Docket No. 99-98-HP (Oct. 28, 1999).
[12] *Id*.
[13] *Id*.
[14] *Id.*

PRESERVATION BRIEFS

8

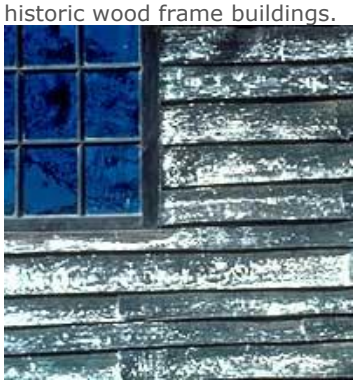
Aluminum and Vinyl Siding on Historic Buildings

The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings

John H. Myers, revised by Gary L. Hume

- Historic Character of Buildings and Districts
- The Products and Their Installation
- Use of Aluminum or Vinyl Siding on Historic Buildings
- Summary and References
- Reading List
- Download the PDF

A historic building is a product of the cultural heritage of its region, the technology of its period, the skill of its builders, and the materials used for its construction. To assist owners, developers and managers of historic property in planning and completing rehabilitation project work that will meet the Secretary's "Standards for Rehabilitation"(36 CFR 67), the following planning process has been developed by the National Park Service and is applicable to all historic buildings. This planning process is a sequential approach to the preservation of historic wood frame buildings.



Historic wood siding exhibits rich and varied surface textures. They range from hand-split clapboards of short lengths with feather-edged ends (shown here), to pit or mill sawn boards which can be beveled, rabbeted, or beaded. Photo: NPS files.

It begins with the premise that historic materials should be retained wherever possible. When retention, including retention with some repair, is not possible,then replacement of the irreparable historic material can be considered. The purpose of this approach is to determine the appropriate level of treatment for the preservation of historic wood frame buildings.

Standard 6 of the *Secretary of the Interior's Standards for Rehabilitation* states that "deteriorated architectural 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..."

The *Guidelines* further caution against "removing or radically changing wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished."

The planning process has the following four steps:

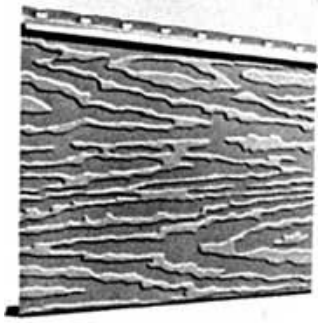
1. **Identify and preserve those materials and features that are important in defining the building's historic character**. This may include features such as wood siding, brackets, cornices, window architraves, doorway pediments, and their finishes and colors.
2. **Undertake routine maintenance on historic materials and features**. Routine maintenance generally involves the least amount of work needed to preserve the materials and features of the building. For example, maintenance of a frame building would include caulking and painting; or, where paint is extensively cracking and peeling, its removal and the re-application of a protective paint coating.
3. **Repair historic materials and features**. For a historic material such as wood siding, repair would generally involve patching and piecing-in with new material according to recognized preservation methods.
4. **Replace severely damaged or deteriorated historic materials and features in kind**. Replacing sound or repairable historic material is never recommended; however, if the historic material cannot be repaired because of the extent of deterioration or damage, then it will be necessary to replace an entire character-defining feature such as the building's siding. The preferred treatment is always replacement in kind, that is, with the same material. Because this approach is not always feasible, provision is made under the recommended treatment options in the Guidelines that accompany the Secretary of the Interior's Standards to consider the use of a compatible substitute material. A substitute material should only be considered, however, if the form, detailing, and overall appearance of the substitute material conveys the visual appearance of the historic material, and the application of the substitute material does not damage, destroy or obscure historic features.

In many cases, the replacement of wood siding on a historic building is proposed because little attention has been given to the retention of historic materials. Instead, the decision to use a substitute material is made because: (1) it is assumed that aluminum or vinyl siding will be a maintenance-free material; and (2) there is the desire to give a building a "remodeled" or "renovated" appearance. A decision to replace historic material must, however, be carefully considered for its impact on the historic resource—even when the model planning process has been followed and the appropriate treatment is replacement.

Therefore, this brief focuses on the visual and physical consequences of using a substitute material such as aluminum or vinyl siding for new siding installations on a wood frame historic building. These concerns include the potential of ***damaging or destroying*** historic material and features; the potential of ***obscuring*** historic material and features; and, most important, the potential of ***diminishing the historic character*** of the building.

The Historic Character of Buildings and Districts return to top ▲

The character or "identity" of a historic building is established by its form, size, scale and decorative features. It is also influenced by the choice of materials for the walls—by the dimension, detailing, color, and other surface characteristics. This is particularly true for wood frame buildings which are the typical objects of aluminum or vinyl siding applications. Since wood has always been present in abundance in America, it has been a dominant building material in most parts of the country. Early craftsmen used wood for almost every aspect of building construction: for structural members such as posts, beams and rafters, and for cladding materials and decorative details, such as trim, shakes, and siding.



Aluminum and vinyl siding are available in a variety of widths and colors, but the optional wood graining is not characteristic of real wood siding. Photo: NPS files.

The variety of tools used, coupled with regional differences in design and craftsmanship, has resulted in a richness and diversity of wood sidings in America. For example, narrow boards with beveled, lapped joints called "clapboards" were used on New England frame dwellings. The size and shape of the "clapboards" were determined by the process of hand splitting or "riving" bolts of wood. The width, the short lengths, the beveled lapping, the "feathered" horizontal joints, and the surface nailing of the clapboards created a distinctive surface pattern that is recognizable as an important part of the historic character of these structures.

The sawn and hand-planed clapboards used throughout the Mid-Atlantic and Southern states in the eighteenth and early nineteenth centuries, by contrast, have a wide exposure—generally between six and eight inches. The exposure of the siding, frequently coupled with a beaded edge, created a very different play of light and shadow on the wall surface, thus resulting in a different character. The "German" or "Novelty siding"—a milled siding that is thin above and thicker below with a concave bevel—was used throughout many parts of the United States in the late nineteenth and early twentieth century but with regional variations in material, profile, and dimensions. One variation of this type of milled siding was called "California siding" and was milled with a rabbetted or shiplap edge to insure a tight installation of the weather boards.

Shingles were also commonly used as an exterior cladding material, and in buildings such as the Bungalow style houses, were often an important character-defining feature of the exterior. Shingles were often applied in decorative patterns by varying the lap, thus creating alternating rows of narrow exposures and wide exposures. Shingles were also cut in geometric patterns such as diamond shapes and applied in patterns. This treatment was commonly used in the gable end of shingled houses. Siding and wood shingles were often used in combination with materials such as cobblestone and brick in Bungalow style buildings to create a distinctive interplay of surfaces and materials.

When aluminum was installed on the house on the right, the barge boards, scrollwork, columns, and railings were removed. The distinctive shingled gable and attic vent were covered, further compromising the building's architectural integrity. Photo: NPS files.

The primary concern, therefore, in considering replacement siding on a historic building, is the potential loss of those features such as the beaded edge, "drop" profile, and the patterns of application. Replacing historic wood siding with new wood, or aluminum or vinyl siding could severely diminish the unique aspects of historic materials and craftsmanship. The inappropriate use of substitute siding is especially dramatic where sufficient care is not taken by the owner or applicator and the width of the clapboards is altered, shadow reveals are reduced, and molding or trim is changed or removed at the corners, at cornices or around windows and doors. Because substitute siding is usually added on top of existing siding, details around windows and doors may appear set back from the siding rather than slightly projecting; and if the relationship of molding or trim to the wall is changed, it can result in the covering or removal of these historic features. New substitute siding with embossed wood graining—intended to simulate the texture of wood—is also visually inappropriate. Exaggerated graining would have been undesirable on real wood siding and is generally found only after sandblasting, a destructive and totally unacceptable treatment for wood.

While this discussion focuses primarily on the historic character of individual wood frame buildings, of equal importance is the context of buildings that comprise a historic district or neighborhood. Changes to the character-defining features of a building, such as distinctive clapboarding and other wall surfaces and decorative trim, always have an impact on more than just that building; they also alter the historic visual relationship between the buildings in the district. If character-defining weatherboards, clapboards or shingles are replaced on a number of buildings in a historic district, the historic character of the entire district may be seriously damaged. Because of the potential impact some substitute materials have on the character of a neighborhood or district, many communities regulate their use through zoning ordinances and design review boards. These ordinances and review boards usually require review and approval of proposed alterations to a historic building that could potentially impact the historic character of the building or the district, including the application of substitute materials, such as aluminum or vinyl siding.

Preservation of a building or district and its historic character is based on the assumption that the retention of historic materials and features and their craftsmanship are of primary importance. Therefore, the underlying issue in any discussion of replacement materials is whether or not the integrity of historic materials and craftsmanship has been lost. Structures are historic because the materials and craftsmanship reflected in their construction are tangible and irreplaceable evidence of our cultural heritage. To the degree that substitute materials destroy and/or conceal the historic fabric, they will always subtract from the basic integrity of historically and architecturally significant buildings.

The Products and Their Installation return to top ▲

The use of aluminum and vinyl siding really involves two separate industries. The siding materials themselves, including a variety of inside and outside corner pieces, trim and molding pieces and panning for window and door frames, are produced by a comparatively small number of manufacturers. The product information, advertising, and any manufacturer's warranties on the product itself are handled by this part of the industry. The installation of aluminum or vinyl siding is generally carried out by independent contractors or applicators, who are frequently called "home improvement" contractors, and they are not affiliated with the manufacturers. The

manufacturer's warranties normally do not cover the installation, or any damage or defect resulting from the installation process.
Since the manufacturer has little control over the quality of the installation, both the quality of the work and the sensitivity of the application are variable. This variation in quality has traditionally been a problem in the industry and one which the industry and its professional associations have attempted to correct through publishing and disseminating information on the proper application of vinyl and aluminum siding.

When a building is in need of maintenance, such as the house on the right which needs painting, some owners consider installing aluminum or vinyl siding. The result (see left) can be a complete loss of architectural character due to the covering of details and change of scale due to inappropriate siding dimensions. Photo: NPS files.

Although it is sometimes argued that an artificial siding application is reversible since it can be removed, there is frequently irreversible damage to historic building materials if decorative features or trim are permitted to be cut down or destroyed, or removed by applicators and discarded. The installation process requires that the existing surface be flat and free of "obstructions" so that the new siding will be smooth and even in appearance. To achieve the requisite flat surface, furring strips are usually placed over the wall surface (vertical furring strips for horizontal aluminum or vinyl siding and vice-versa for vertical siding). The potential danger in this type of surface preparation is that the furring strips may change the relationship between the plane of the wall and the projecting elements such as windows, door trim, the cornice, or any other projecting trim or molding. Projecting details may also cause a problem. To retain them, additional cutting and fitting will usually be required. Further, additional or special molding pieces, or "accessories" as they are called by the industry, such as channels, inserts and drip caps, will be needed to fit the siding around the architectural features. This custom fitting of the siding will be more labor-intensive, adding to the cost of the siding installation.
The existing wall fabric is further damaged by the nailing necessary to apply siding. Either by nailing directly to the building fabric or by nailing the furring strips to the old siding, the installation of aluminum or vinyl siding will leave numerous holes in wood siding, molding, trim, window and door frames. When applied to brick or other masonry units, the nail penetrations attaching the furring strips and siding can cause irreversible cracking or spalling of the masonry. Although this reference to damaging masonry is included as a point of fact, the application of aluminum or vinyl siding is highly inappropriate to historic masonry buildings.

The Use of Aluminum or Vinyl Siding on Historic Buildings return to top ▲

The maintenance and periodic painting of wood frame structures is a time-consuming effort and often a substantial expense for the homeowner. It is therefore understandable that a product which promises relief from periodic painting and gives the building a new exterior cladding would

have considerable appeal. For these reasons, aluminum and vinyl siding have been used extensively in upgrading and rehabilitating the nation's stock of wood frame residential buildings. For historic residential buildings, aluminum or vinyl siding may be an acceptable alternative only if (1) the existing siding is so deteriorated or damaged that it cannot be repaired; (2) the substitute material can be installed without irreversibly damaging or obscuring the architectural features and trim of the building; and (3) the substitute material can match the historic material in size, profile and finish so that there is no change in the character of the historic building. In cases where a non-historic artificial siding has been applied to a building, the removal of such a siding, and the application of aluminum or vinyl siding would, in most cases, be an acceptable alternative, as long as the abovementioned first two conditions are met.

There are, however, also certain disadvantages in the use of a substitute material such as aluminum or vinyl siding, and these factors should be carefully considered before a decision is made to use such a material rather than the preferred replacement with new wood siding duplicating the old.

Applying Siding without Dealing with Existing Problems

Since aluminum and vinyl sidings are typically marketed as home improvement items, they are frequently applied to buildings in need of maintenance and repair. This can result in concealing problems which are the early warning signs of deterioration. Minor uncorrected problems can progress to the point where expensive, major repairs to the structure become necessary.

If there is a hidden source of water entry within the wall or leakage from the roof, the installation of any new siding will not solve problems of deterioration and rotting that are occurring within the wall. If deferred maintenance has allowed water to enter the wall through deteriorated gutters and downspouts, for example, the cosmetic surface application of siding will not arrest these problems. In fact, if the gutters and downspouts are not repaired, such problems may become exaggerated because water may be channeled behind the siding. In addition to drastically reducing the efficiency of most types of wall insulation, such excessive moisture levels within the wall can contribute to problems with interior finishes such as paints or wallpaper, causing peeling, blistering or staining of the finishes.

It cannot be overemphasized that a cosmetic treatment to hide difficulties such as peeling paint, stains or other indications of deterioration is not a sound preservation practice; it is no substitute for proper care and maintenance. Aluminum and vinyl siding are not directly at fault in these situations since property owners should determine the nature and source of their problems, then make appropriate repairs. The difficulty arises when owners perceive the siding as the total solution to their required maintenance and forgo other remedial action.

Durability and Cost

The questions of durability and relative costs of aluminum or vinyl siding compared to the maintenance cost of historic materials are complex. It is important to consider these questions carefully because both types of siding are marketed as long lasting, low maintenance materials. Assuming that the substitute sidings are not damaged, and that they will weather and age normally, there will be inevitable changes in color and gloss as time passes. A normal application of aluminum or vinyl siding is likely to cost from two to three times as much as a good paint job on wood siding. A sensitive application, retaining existing trim, will cost more. Therefore, to break even on expense, the new siding should last as long as two or three paintings before requiring maintenance. On wood two coats of good quality paint on a properly prepared surface can last from 8 to 10 years, according to the U.S. Department of Agriculture. If a conservative life of seven years is assumed for paint on wood, then aluminum and vinyl siding should last 15 to 21 years before requiring additional maintenance, to break even with the maintenance cost for painting wood siding. Once painted, the aluminum and vinyl siding will require repainting with the same frequency as wood.

While aluminum siding can dent upon impact and the impact resistance of vinyl siding decreases in low temperatures and, therefore, is susceptible to cracking from sharp impact, these materials are generally not more vulnerable than wood siding and shingles. All siding materials are subject to damage from storm, fire, and vandalism; however, there is a major difference in the repairability of wood siding versus substitute materials such as aluminum and vinyl. Although they can all be repaired, it is much easier to repair wood siding and the repair, after painting, is

generally imperceptible. In addition, a major problem in the repairability of aluminum and vinyl siding, as mentioned above, is matching color since the factory finishes change with time. Matching the paint for wood siding has a greater likelihood of success.

Energy

Because of high fuel costs, there is a concern for energy conservation in historic materials as well as in substitute materials. Because aluminum and vinyl siding can be produced with an insulating backing, these products are sometimes marketed as improving the thermal envelope of a historic building. The aluminum and vinyl material themselves are not good insulators, and the thickness of any insulating backing would, of necessity, be too small to add to the energy efficiency of a historic building. What energy savings did accrue as a result of a siding application would probably be as much the result of the creation of an air space between the old and new siding as the addition of insulating material. If the historic wood siding were removed in the course of installing the aluminum or vinyl siding (even with an insulating backing), the net result would likely be a loss in overall thermal efficiency for the exterior sheathing.

Preservation Briefs Number 3, "Conserving Energy in Historic Buildings," notes that the primary sources of energy loss in small frame buildings are the doors, windows and roof. It is, therefore, more cost-effective to apply storm windows, weatherstripping and attic insulation than to treat the sidewalls of these structures. There are numerous publications on energy retrofitting which explain techniques of determining cost-effectiveness based on utility costs, R-factors or materials and initial cost of the treatment. Persons interested in this approach may wish to read "Retrofitting Existing Houses for Energy Conservation: An Economic Analysis" published by the National Bureau of Standards, or the U.S. Department of Housing and Urban Development booklet "In the Bank or Up the Chimney." One such study in Providence, Rhode Island, determined that for a two-story house, twenty-five feet square, the payback period for twenty-three storm windows, two storm doors and six inches of attic insulation (R-20) was 4.4 years while the payback period of aluminum siding with an R-factor of 2.5 was 29.96 years. Most of the information which is available supports the position that aluminum or vinyl siding will not have a reasonable payback on an energy-saving basis alone.

Summary and References return to top ▲

The intent of this brief has been to delineate issues that should be considered when contemplating the use of aluminum or vinyl sidings on historic buildings and assessing under what circumstances substitute materials such as artificial siding may be used without damaging the integrity of the historic building or adversely changing its historic character. Many property owners are faced with decisions weighing the historic value of their building and its maintenance cost against the possible benefit of aluminum and vinyl siding materials. To assist in making these decisions, "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" have been published and are available from National Park Service Regional Offices and State Historic Preservation Offices. Further, since rehabilitation projects for income-producing historic buildings often seek tax benefits under the 1981 Economic Recovery Tax Act, as amended, it is essential that all work, such as the replacement of exterior siding, be carried out in conformance with the Standards and be consistent with the building's historic character to insure that the tax benefits are not denied.

The inappropriate siding applied to the house on the right has altered the character of the urban setting. Photo: NPS files.

As stated earlier, the application of aluminum and vinyl siding is frequently considered as an alternative to the maintenance of the original historic material. The implication is that the new material is an economical and long-lasting alternative and therefore somehow superior to the historic material. In reality, historic building materials such as wood, brick and stone, when properly maintained, are generally durable and serviceable materials. Their widespread existence on tens of thousands of old buildings after many decades in serviceable condition is proof that they are the original economic and long-lasting alternatives. All materials, including aluminum and vinyl siding can fall into disrepair if abused or neglected; however, the maintenance, repair and retention of historic materials are always the most architecturally appropriate and usually the most economically sound measures when the objective is to preserve the unique qualities of historic buildings.

The appropriate preservation decision on the use of a substitute material in the rehabilitation of a historic building must always center on two principal concerns: the possible damage or destruction of historic building materials; and, the possible negative impact on the historic character of the building and the historic district or setting in which the building is located. Because applications of substitute materials such as aluminum and vinyl siding can either destroy or conceal historic building material and features and, in consequence, result in the loss of a building's historic character, they are not recommended by the National Park Service. Such destruction or concealment of historic materials and features confuses the public perception of that which is truly historic and that which is imitative.

Acknowledgements

This Preservation Brief was written by **John H. Myers**, Historical Architect, formerly with Technical Preservation Services, and was published first in 1979. The Brief was substantially revised in 1984 by **Gary L. Hume**, Deputy Division Chief, Preservation Assistance Division. H. Ward Jandl, Chief, Technical Preservation Services Branch, and the following Branch staff members are to be thanked for reviewing the manuscript and making suggestions that were incorporated into the final text: Emogene A. Bevitt, Kay Davidson Weeks, and Susan Dynes.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Technical Preservation Services (TPS), National Park Service prepares standards, guidelines, and other educational materials on responsible historic preservation treatments for a broad public.

October, 1984

Reading List return to top ▲

"Condensation Problems in Your House: Prevention and Solution." *Information Bulletin No. 373*. Washington, D.C.: U.S. Department of Agriculture, 1974.

Kiefer, Matthew J. "Vinyl and Aluminum Siding: Pro and Con." *Report to the Ashmont Hill Study Committee*. Boston, Massachusetts: The Boston Landmarks Commission, 1977.

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Performance Criteria for Exterior Wall Systems. Washington, D.C.: National Bureau of Standards, 1974.
Rehab Right. Oakland, California: City of Oakland Planning Department, 1978.
Skoda, Leopold F. *Performance of Residential Siding Materials*. Washington, D.C.: National Bureau of Standards, 1972.
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Historic District Commission

Study Item and Materials

401-407 N Huron

Study Item: 401-407 N Huron

Hi Ellen:

In follow-up to the Study Item meeting with the Historic District Commission, I'm submitting additional information and am requesting to be placed on the Aug. 23 meeting agenda as a Study Item.

The exposed glass of the current windows at the apartments measures 31" W x 27" H on the lower level windows (each pane) and 31"W x 31"H on the upper level windows (each pane, including the arch).

The exposed glass of the proposed Provia windows measures 30.7"W x 26.9"H on the lower level windows (each pane) and 30.7"W x 30.6"H on the upper level windows (each pane, including the arch).

As you can see, they are essentially the same measurements.

The grids on the existing windows measure ¾" wide, and the grids on the proposed Provia windows are also ¾" wide.

I have obtained a salesman sample of the Provia window to bring to the meeting.

I believe that this was everything requested by the HDC.

If you need additional information, please don't hesitate to contact me.

Thanks.

Dave Egeler

Director of Operations

Michigan Firehouse Museum

Open Thursday-Sunday 12pm-4pm

110 W. Cross St.

Ypsilanti, MI 48197

734.547.0663

www.michiganfirehousemuseum.org

Michigan Firehouse Museum Study Item

Hi Ellen:

In follow-up to our conversation from this morning, I've attached some photos of the apartment windows located at 401-407 N. Huron. These apartments are part of the large, modern addition that the Michigan Firehouse Museum built in 2002. Many of the windows are in need of replacement/repair, mostly due to the building settling over the last 20 years. The costs of repair is nearing the cost of replacement, and financially that doesn't make sense since the windows would still be 20+ years old. We also feel that we might as well replace all of the windows, instead of select ones, as we would then be re-setting the timer for all.

This will be a costly project for our non-profit corporation, so we are exploring options, including vinyl windows. Therefore we would like to explore with the HDC that option. I've attached the specifications from one of our vendors that utilize ProVia vinyl windows, including a couple of their styling options.

There are a total of 38 windows in the apartments – 18 Arch Doublehung, 16 Doublehung, and 4 Arch double casements. Total cost of these windows would be $93,700. This is a significant savings over clad windows.

Please add the Michigan Firehouse Museum to the meeting agenda as a Study Item for next Tuesday. Feel free to contact me with any questions.

Thanks.

Dave Egeler

Director of Operations

Michigan Firehouse Museum

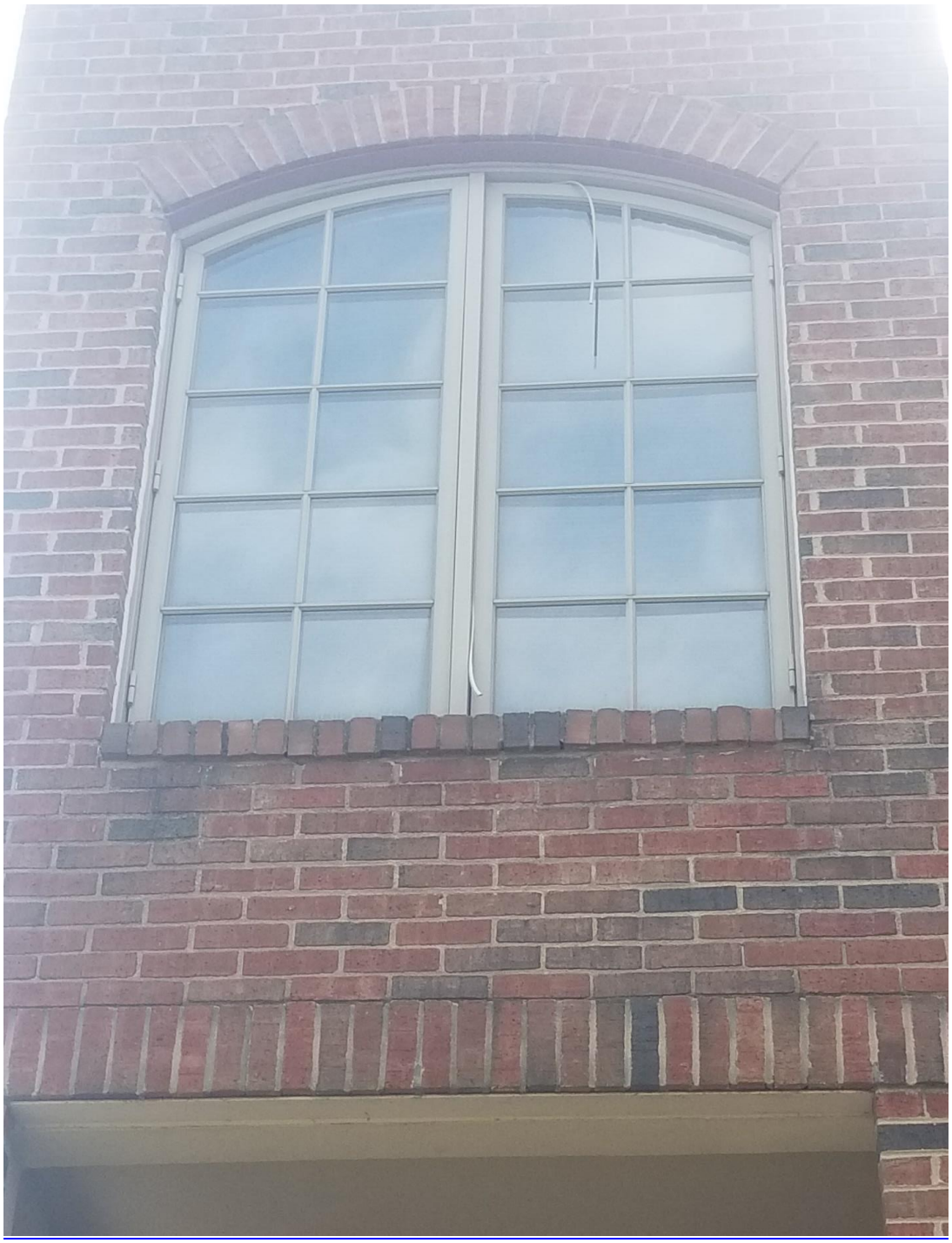
Open Thursday-Sunday 12pm-4pm

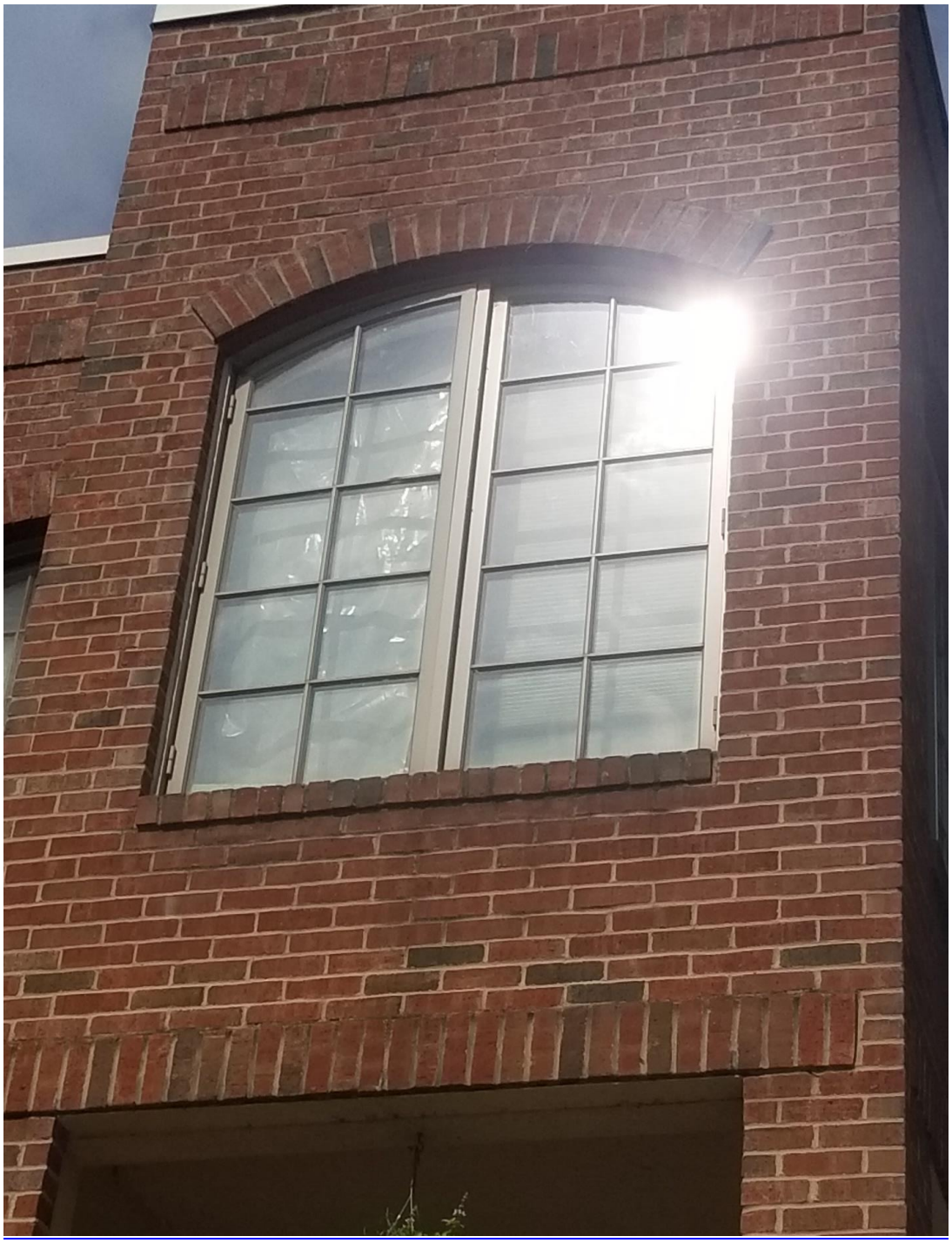
110 W. Cross St.

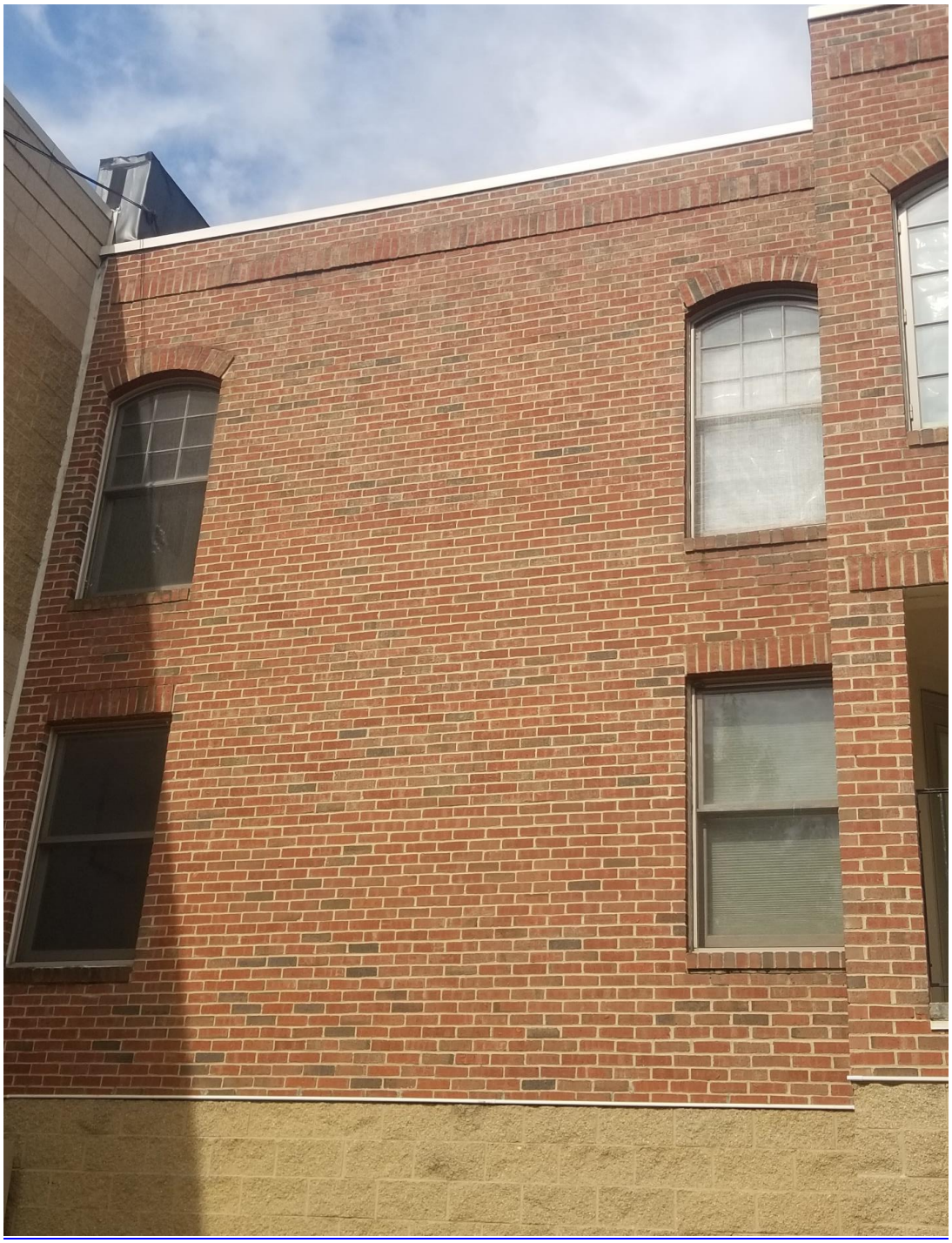
Ypsilanti, MI 48197

734.547.0663

www.michiganfirehousemuseum.org

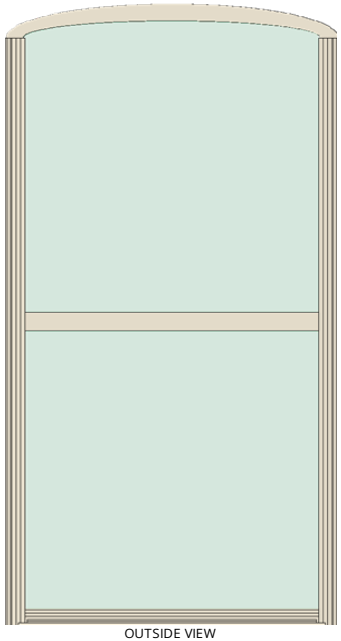




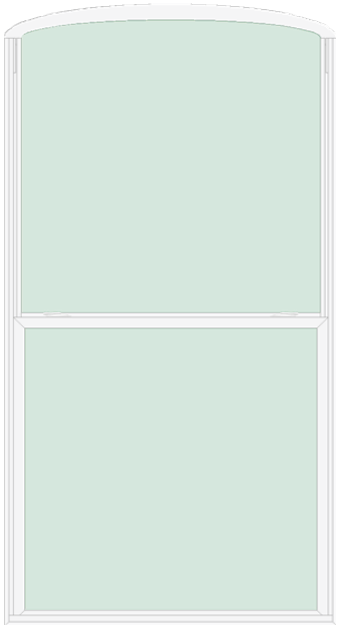


YOUR **PROFESSIONAL-CLASS** PRODUCT

Endure EN600 Series EBX-SH - Single Hung Full Eyebrow w/Extended Leg



OUTSIDE VIEW



INSIDE VIEW

SIZING	
Opening Width Range:	37 7/8" to 38 3/8"
Opening Height Range:	72 3/8" to 72 7/8"
Window Size:	37 1/2" x 72"
United Inches:	110
Mull 1:	37 13/16"
Fixed Sash Size:	33 1/2" x 36 3/8"
Fixed Glass Size:	29 5/16" x 32 5/16" x 3/4"
Bottom Sash Size:	34 1/2" x 33 1/4"
Bottom Glass Size:	31 11/16" x 30 1/2" x 3/4"
Bottom Screen:	33 3/4" x 32 1/8"

Air/Water/Structural

N/A

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.26	0.23

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.52	60.00

ENERGY STAR® Certified In All 50 States.

ProVia THE PROFESSIONAL WAY
877.389.0835
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Firehouse
Tag: 1
PO #FIREHOUSE YPSI
Order #8457593-1

DETAILS

Endure Window - EN600 Series
EBX-SH - Single Hung Full Eyebrow w/Extended Leg
White Inside / Beige Outside
White Base Vinyl Color
Exact Size: 37 1/2" x 72"
Shape Dimension A: 68.000
Double Hung Frame Profile
Sash Meeting Rail at Standard: 37 13/16"
Double DualTech Locks
Flex Bottom Screen with BetterVue Screen Mesh
Fixed Glass:
ComforTech DLA-UV
3/4" IG Thickness
Double Strength Glass
Custom Contoured Grid - 2V x 2H
White Inside / Beige Outside Grids
Vertical Grids Continuous
Bottom Glass:
ComforTech DLA-UV
3/4" IG Thickness
Single Strength Glass
Neopor Insulation
Interior Trim Accessory
Sill Extender
Snow Mist White Poplar 2 1/2" Jamb Extension (Unattached)

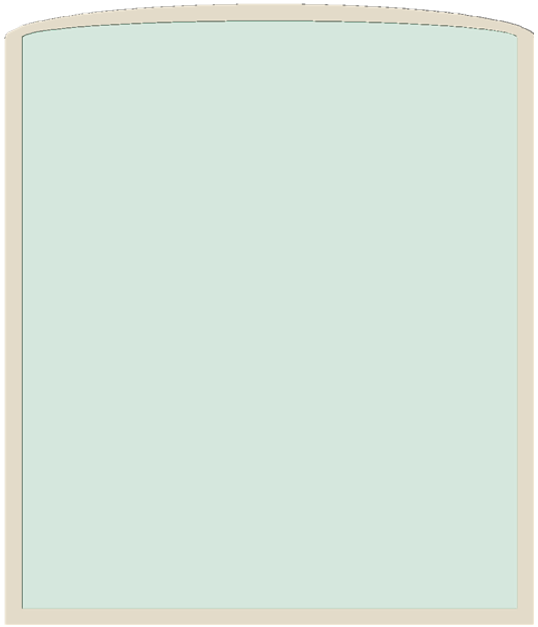
Sell Price: $1,926.23

INFORMATION AND WARNINGS

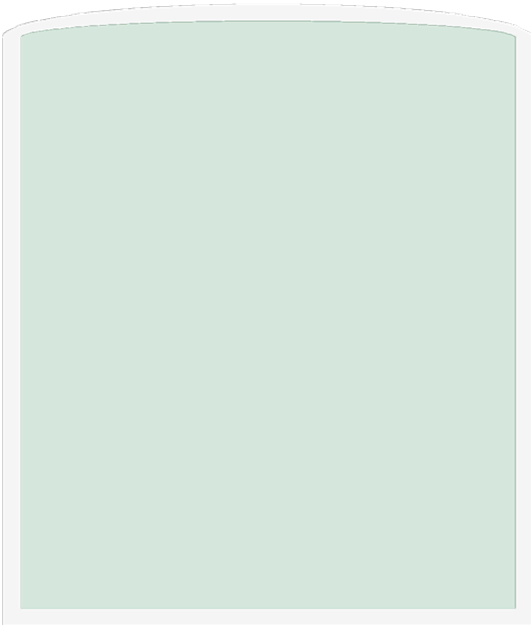
A custom grid pattern requires additional pricing.
A custom grid style requires grid drawings and additional lead time.
The selected grid configuration may require Decralite grid material and additional pricing. When Decralite grid material is required, grid color options will be limited. Please contact Purchasing to verify grid color availability.
Custom color shaped vinyl windows require 18 weeks additional lead time (20 weeks total).

YOUR **PROFESSIONAL-CLASS** PRODUCT

Endure EN600 Series EBX - Full Eyebrow w/Extended Leg



OUTSIDE VIEW



INSIDE VIEW

SIZING	
Opening Width Range:	60 3/8" to 60 7/8"
Opening Height Range:	72 3/8" to 72 7/8"
Window Size:	60" x 72"
United Inches:	132

Air/Water/Structural

N/A

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.26	0.21

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.45	61.00

ENERGY STAR® Certified In All 50 States.

ProVia THE PROFESSIONAL WAY
877.389.0835
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Firehouse
Tag: Optional Instead of Twin Casement
PO #FIREHOUSE YPSI
Order #8457593-8

DETAILS

Endure Window - EN600 Series
EBX - Full Eyebrow w/Extended Leg
White Inside / Beige Outside
White Base Vinyl Color
Exact Size: 60" x 72"
Shape Dimension A: 68.000
Picture Frame Profile
Neopor Insulation
Interior Trim Accessory
Sill Extender
Snow Mist White Poplar 2 1/2" Jamb Extension (Unattached)
ComforTech DLA-UV
1" IG Thickness
Double Strength Glass (Tempered)
Colonial Grid Style
Contoured Grid - EBX-22 Grid Pattern (5V5H)
White Inside / Beige Outside Grids

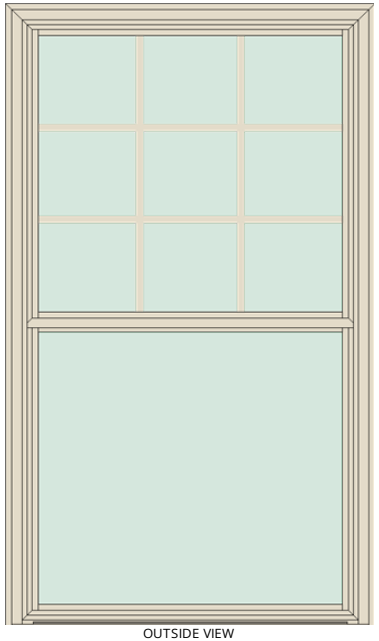
Sell Price: $2,050.62

INFORMATION AND WARNINGS

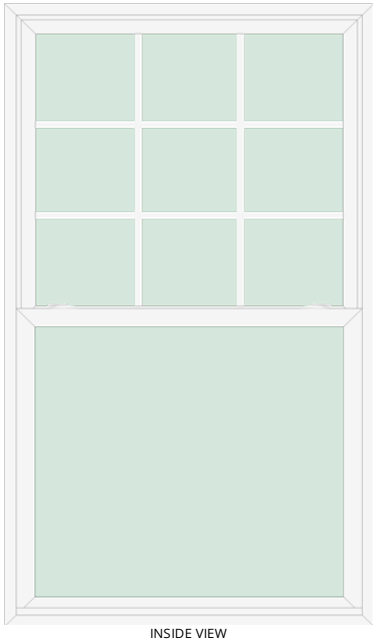
Custom color shaped vinyl windows require 18 weeks additional lead time (20 weeks total).

YOUR **PROFESSIONAL-CLASS** PRODUCT

Endure EN600 Series 601 - Double Hung



OUTSIDE VIEW



INSIDE VIEW

ProVia THE PROFESSIONAL WAY

877.389.0835
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Firehouse
Tag: 3
PO #FIREHOUSE YPSI
Order #8457593-9

DETAILS

Endure Window - EN600 Series

601 - Double Hung
White Inside / Beige Outside
White Base Vinyl Color
White Vent Locks
Beige Bulb Seal
FineLine
Exact Size: 37 1/2" x 64 1/2"
Include Window Opening Control Device (WOCD)
Compound Tension Balance System
No Sash Stops
Double DualTech Locks
White Hardware
INNERGY Thermal Sash Reinforcement
Flex Full Screen with BetterVue Screen Mesh

Top Glass:

ComforTech DLA-UV
Single Strength Glass
Colonial (Standard) Contoured Grid - 2V x 2H
White Inside / Beige Outside Grids

Bottom Glass:

ComforTech DLA-UV
Single Strength Glass
Neopor Insulation
Interior Trim Accessory
Sill Extender
Snow Mist White Poplar 2 1/2" Jamb Extension (Factory Installed)

Sell Price: $763.93
Tax - 6.0%: $284.45
Total: $5,025.24

SIZING

Opening Width Range:	37 3/4" to 38"
Opening Height Range:	64 3/4" to 65"
Window Size:	37 1/2" x 64 1/2"
United Inches:	103
Egress Size:	32 1/2" x 26 11/32"
Egress Square Foot:	5.9525
Egress Meets Criteria:	Yes
Top Sash Size:	33 1/2" x 30 13/16"
Top Glass Size:	31 11/16" x 29 1/16" x 3/4"
Top Glass Viewable Size:	30 11/16" x 28 1/16"
Bottom Sash Size:	34 1/2" x 31 13/16"
Bottom Glass Size:	31 11/16" x 29 1/16" x 3/4"
Bottom Glass Viewable Size:	30 11/16" x 28 1/16"
Full Screen:	34 3/8" x 62 1/4"

Air/Water/Structural

Air

0.05 cfm/ft^2 @ 1.57 psf
ASTM E 283

Water

7.52 psf
ASTM E 547

Structural

LC-PG45 134mph
AAMA/WDMA/CSA 101/I.S.2/A440-08 and 11
DP 45

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.27	0.21

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.47	60.00

ENERGY STAR® Certified In All 50 States.

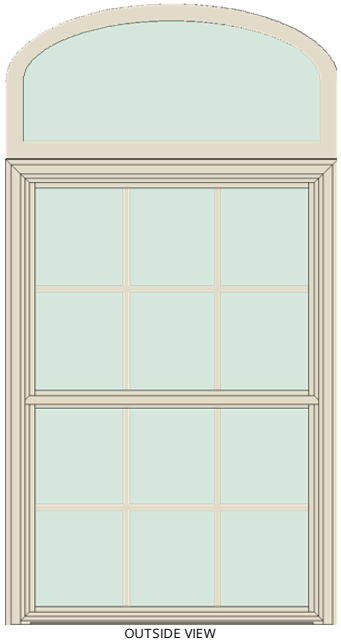
STC: 25; OITC: 22; Acoustic Test Report: f2964.01-113-11

INFORMATION AND WARNINGS

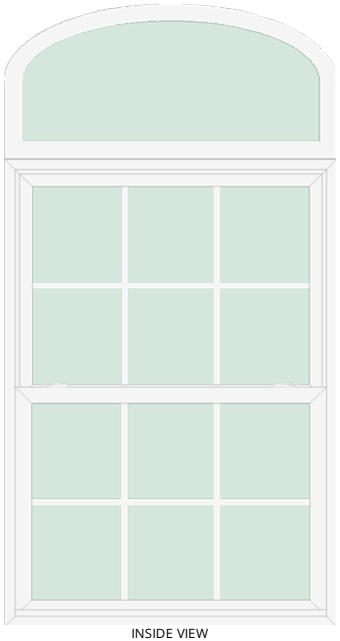
The jamb pocket for custom painted double hung windows is not painted, it will match the base vinyl color.
The bulb seal is on the exterior of the window, make sure the bulb seal color is the closest match to the Beige exterior.
Custom color windows require 8 weeks additional lead time (10 weeks total).

YOUR **PROFESSIONAL-CLASS** PRODUCT

Endure EN600 Series Mulled Unit



OUTSIDE VIEW



INSIDE VIEW

877.389.0835
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Firehouse Alt Ideas
Tag: Arch Option
PO #FIREHOUSE ALT IDEAS
Order #8528093-1

DETAILS

Endure Window - EN600 Series
White Laminate (Graining Texture) Inside / Beige Outside
FineLine
Exact Size: 37 1/2" x 72"
Two Down - Top = 1/4
Neopor Insulation
Factory Mulled
Sill Extender

Window B1 - EBX - Full Eyebrow w/Extended Leg
Unit Size: 37 1/2" x 18"
No FineLine
Shape Dimension A: 9.000
Picture Frame Profile
ComforTech DLA-UV
3/4" IG Thickness
Double Strength Glass

Window A1 - 601 - Double Hung
Unit Size: 37 1/2" x 54"
Compound Tension Balance System
No Sash Stops
Double DualTech Locks
White Hardware
INNERGY Thermal Sash Reinforcement
Extruded Bottom Screen (Beige) with BetterVue Screen Mesh
Top Glass:
ComforTech DLA-UV
Single Strength Glass
Colonial (Standard) Contoured Grid - 2V x 1H
White Inside / Beige Outside Grids
Bottom Glass:
ComforTech DLA-UV
Double Strength Glass (Tempered)
Colonial (Standard) Contoured Grid - 2V x 1H
White Inside / Beige Outside Grids

Sell Price: $1,259.92

SIZING

Overall Unit Size:	37 1/2" x 72"
Opening Width Range:	37 3/4" to 38"
Opening Height Range:	72 1/4" to 72 1/2"
Egress Size:	32 1/2" x 19 27/32"
Egress Square Foot:	4.4855
Egress Meets Criteria:	No
EBX - Full Eyebrow w/Extended Leg:	37 1/2" x 18"
601 - Double Hung:	37 1/2" x 54"

Air/Water/Structural

N/A

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.27	0.19

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.42	60.00

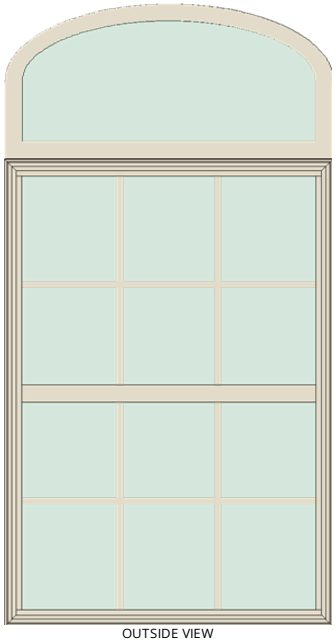
ENERGY STAR® Certified In All 50 States.

INFORMATION AND WARNINGS

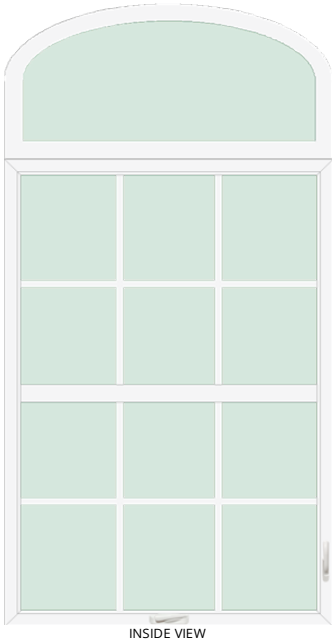
FineLine does not apply for shapes.
Shaped vinyl windows require 15 weeks additional lead time (17 weeks total).

YOUR **PROFESSIONAL-CLASS** PRODUCT

Endure EN600 Series Mulled Unit



OUTSIDE VIEW



INSIDE VIEW

877.389.0835
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Firehouse Alt Ideas
Tag: Arch Option Casement For Egress
PO #FIREHOUSE ALT IDEAS
Order #8528093-4

DETAILS

Endure Window - EN600 Series

White Laminate (Graining Texture) Inside / Beige Outside
FineLine
Exact Size: 37" x 72"
Two Down - Top = 1/4
Neopor Insulation
Factory Mulled
Sill Extender

Window B1 - EBX - Full Eyebrow w/Extended Leg

Unit Size: 37" x 18"
No FineLine
Shape Dimension A: 9.000
Picture Frame Profile
ComforTech DLA-UV
3/4" IG Thickness
Double Strength Glass

Window A1 - 624 - 1-Lite Casement - Hinged Right (OLI)

Unit Size: 37" x 54"
ROTO Hardware
White Lock-out Crank Handle
INNERGY Thermal Sash Reinforcement
White / Beige Simulated Meeting Rail (Horizontal)
Extruded Full Screen (White) with BetterVue Screen Mesh
ComforTech DLA-UV
Single Strength Glass
Colonial (Standard) Contoured Grid - 2V x 3H
White Inside / Beige Outside Grids

Sell Price: $1,355.50

SIZING

Overall Unit Size:	37" x 72"
Opening Width Range:	37 1/4" to 37 1/2"
Opening Height Range:	72 1/4" to 72 1/2"
Egress Size:	24 29/32" x 48 9/16"
Egress Square Foot:	8.4005
Egress Meets Criteria:	Yes
EBX - Full Eyebrow w/Extended Leg:	37" x 18"
624 - 1-Lite Casement - Hinged Right (OLI):	37" x 54"

Air/Water/Structural

N/A

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.25	0.19

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.43	61.00

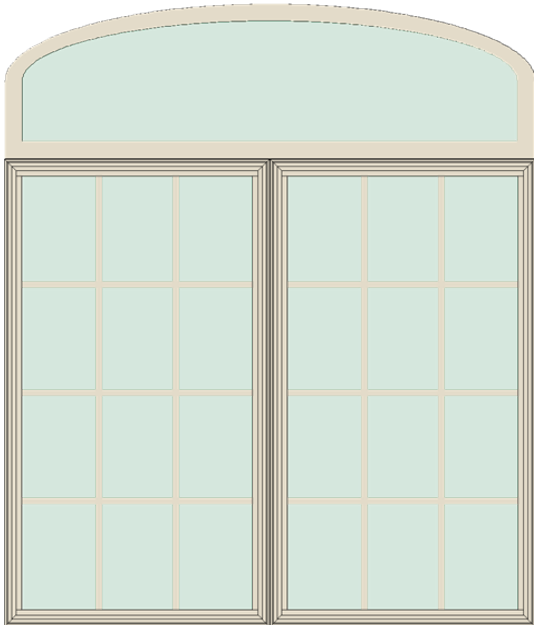
ENERGY STAR® Certified In All 50 States.

INFORMATION AND WARNINGS

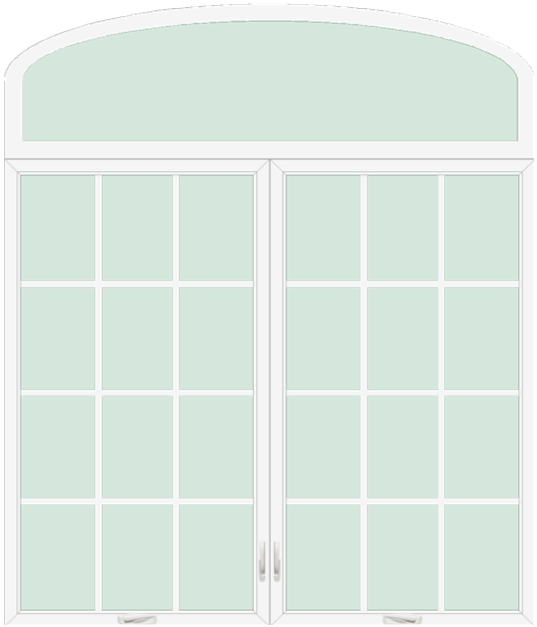
FineLine does not apply for shapes.
Shaped vinyl windows require 15 weeks additional lead time (17 weeks total).

YOUR **PROFESSIONAL-CLASS** PRODUCT

Endure EN600 Series Mulled Unit



OUTSIDE VIEW



INSIDE VIEW

SIZING

Overall Unit Size:	60" x 72"
Opening Width Range:	60 1/4" to 60 1/2"
Opening Height Range:	72 1/4" to 72 1/2"
Egress Size:	17 29/32" x 48 9/16"
Egress Square Foot:	6.0398
Egress Meets Criteria:	No
EBX - Full Eyebrow w/Extended Leg:	60" x 18"
625 - 1-Lite Casement - Hinged Left (OLI):	30" x 54"
624 - 1-Lite Casement - Hinged Right (OLI):	30" x 54"

Air/Water/Structural

N/A

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.25	0.19

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.43	61.00

ENERGY STAR® Certified In All 50 States.

ProVia THE PROFESSIONAL WAY

877.389.0835
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Firehouse Alt Ideas
Tag: Arch Option Casement For Egress
PO #FIREHOUSE ALT IDEAS
Order #8528093-7

DETAILS

Endure Window - EN600 Series
White Laminate (Graining Texture) Inside / Beige Outside
FineLine
Exact Size: 60" x 72"
Two Across - Even
Two Down - Top = 1/4
Neopor Insulation
Factory Mulled
Sill Extender

Window B1 - EBX - Full Eyebrow w/Extended Leg

Unit Size: 60" x 18"
No FineLine
Shape Dimension A: 9.000
Picture Frame Profile
ComforTech DLA-UV
3/4" IG Thickness
Double Strength Glass

Window A1 - 625 - 1-Lite Casement - Hinged Left (OLI)

Unit Size: 30" x 54"
ROTO Hardware
White Lock-out Crank Handle
INNERGY Thermal Sash Reinforcement
Extruded Full Screen (White) with BetterVue Screen Mesh
ComforTech DLA-UV
Single Strength Glass
Colonial (Standard) Contoured Grid - 2V x 3H
White Inside / Beige Outside Grids

Window A2 - 624 - 1-Lite Casement - Hinged Right (OLI)

Unit Size: 30" x 54"
ROTO Hardware
White Lock-out Crank Handle
INNERGY Thermal Sash Reinforcement
Extruded Full Screen (White) with BetterVue Screen Mesh
ComforTech DLA-UV
Single Strength Glass
Colonial (Standard) Contoured Grid - 2V x 3H
White Inside / Beige Outside Grids

Sell Price: $2,024.56
Tax - 6.0%: $278.40
Total: $4,918.38

INFORMATION AND WARNINGS

FineLine does not apply for shapes.

Shaped vinyl windows require 15 weeks additional lead time (17 weeks total).

MAINTENANCE & CARE FOR YOUR VINYL WINDOW OR PATIO DOOR

KEY POINTS TO REMEMBER

1. Small scratches and nicks in the vinyl can occur. These small imperfections can be buffed out with a fine buffing compound suitable for vinyl surfaces.
2. Water can enter into the sill area of several different styles of windows. These windows are designed to capture this water before it enters your home and drain it to the outside. The presence of water in the sill of the window does not indicate a problem unless it has overflowed the window sill and into your interior sill or wall. If this has happened, check to make sure there is no debris in the window sill preventing water to drain through the drainage holes.
3. Condensation is often a result of high humidity in the home. If you have found condensation on your window or patio door, you must take steps to reduce the humidity level in your home by either adding a dehumidifier or using a kitchen exhaust fan to remove water vapors from cooking.

CARE AND MAINTENANCE

Maintenance of your window or patio door is important to keep it operating at its full potential. Here are some important steps to take throughout the year to keep your windows and doors looking beautiful.

1. Keep sill track clean of dirt and debris so water can flow freely to outside.
2. Keep all weep holes free of obstructions so water can flow freely to outside.
3. Inspect exterior caulking regularly and replace when necessary.
4. Clean and check operation of hardware and weather-stripping regularly and repair if necessary.
5. Keep weatherstrip clean of dirt and grit for proper seal. Wash with mild soap and water, rinse with water and wipe dry. Apply a light coat of wax (Lemon Pledge®) and wipe off excess.
6. Determine the source of any moisture that you see around your windows or doors and stop its entry and accumulation.
7. Immediately dry out any areas around your windows or doors that you observe are wet (immediate action is necessary to mitigate any damage to your home). The use of a dehumidifier, fan, or any warm air source will help dry out affected area.
8. Maintain relative humidity at moderate levels.

Vinyl Finish:

1. To clean, wash with mild soap and water. Heavy dirt and stains may require stronger cleaning compounds such as a vinyl siding cleaner. The surface can be wiped down with solvents such as turpentine, naphtha, nail polish remover (acetone) and alcohol. CAUTION: as some cleaners may mar or scratch vinyl.
2. Abrasive cleaners will scratch the surface and are not recommended.

Hardware:

1. Much like sterling silver even the finest brass will react naturally to the elements surrounding it. To maintain, polish with a nonabrasive automotive or furniture wax. By keeping your hardware cleaned and maintained you will be rewarded with a long-lasting finish.
2. Tighten screws when necessary.
3. Lightly oil as needed. Wipe off excess.

CAUTION: DO NOT USE paint thinners, lacquer thinner, gasoline, kerosene or any other harsh chemical to clean surfaces or hardware.

ProVia®
THE PROFESSIONAL WAY

DOORS | WINDOWS
SIDING | STONE | ROOFING
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S-MK-03055-22 | 12/21

Endure™ & Aspect™ Windows & Patio Doors

Lifetime Limited Transferable
WARRANTY

ProVia®
THE PROFESSIONAL WAY

ENDURE™ & ASPECT™ WINDOWS & PATIO DOORS

PLEASE REMEMBER TO REGISTER YOUR WARRANTY

For all warranty-related matters, including registering and transferring an existing warranty, scan this QR Code or visit www.provia.com/warranty.

ProVia LLC, hereinafter "ProVia", warrants to the original consumer purchaser, that under normal use this product will be free from defects in material and workmanship for as long as the purchaser owns and lives in the single family residence, hereinafter "Home", in which the product was installed. The details of the warranty are as follows:

BASIC WINDOW OR PATIO DOOR UNIT - LIFETIME TRANSFERABLE

The rigid vinyl in the window or patio door is warranted against chipping, cracking, peeling, pitting, or blistering, for as long as you own and live in the Home in which the product was originally installed. This warranty is transferable to one subsequent purchaser.

PAINT/STAIN FINISH - 15 YEAR / 10 YEAR

ProVia further warrants the factory-applied paint on exterior vinyl window components against cracking, pitting, peeling, blistering or suffering from non-uniform fading discoloration (non-uniform fading discoloration resulting from unequal exposure of surfaces to the sun and elements is not covered by this warranty) and defects in material and workmanship for a period of fifteen (15) years from date of installation.

ProVia further warrants the factory-applied paint or stain finish on interior wood components against flaking, checking, blistering or peeling and defects in material and workmanship for a period of ten (10) years from date of installation. Damage to the paint or stain finish caused by condensation and normal wear are not covered.

HARDWARE - LIFETIME

ProVia further warrants the moving parts, such as balances on double-hung windows and locking mechanisms in all units, for as long as the original purchaser owns and lives in the Home in which the product was originally installed, if those parts are not free from defects in material and workmanship under conditions of normal use and wear.

PATIO DOOR HANDLES - LIFETIME / 1 YEAR

ProVia further warrants all patio door handles with a Bright Brass, Satin Nickel or Aged Bronze finish against tarnishing for as long as you own and live in the Home in which the product was installed.

Patio door handles with a painted finish, Flat Bronze, Modern Bronze or Antique Brass finish are warranted against flaking, checking, blistering or peeling for a period of (1) year from date of installation.

INSULATED GLASS UTILIZING SUPER SPACER® - LIFETIME

ProVia further warrants the insulated glass units utilizing Super Spacer in its vinyl windows or patio doors against defects resulting in material obstruction of vision as the result of film formation between the interior glass surfaces caused by failure of the air-tight seal, for as long as the original purchaser owns and lives in the Home in which the product was originally installed. Small spots, marks, lint, and scratches not exceeding applicable glass manufacturing specifications imposed by Federal Specification 1036-90 will not constitute defects under this warranty.

GLASS BREAKAGE - LIFETIME

ProVia further warrants the insulated glass units utilizing Super Spacer in its vinyl windows or patio doors against breakage as follows: (1) If the glass in a properly registered and warranty covered unit breaks as the result of a manufacturing defect; (2) In the event of an accident in the Home that is not covered by insurance or is of an amount that is within the insurance policy deductible, ProVia will replace the glass free of charge, for as long as the original purchaser owns and lives in the Home in which it was originally installed.

INTERNAL BLINDS - 10 YEAR

Internal blind units are warranted against seal failure and defects in material and workmanship for a period of ten (10) years from date of installation.

SCREENS - LIFETIME

Further, ProVia will replace under normal conditions of use, for as long as the original purchaser owns and lives in the Home in which the product was originally installed; for manufacturing defects, if the fiberglass, aluminum or stainless steel screening is not free from rotting, staining, or rusting. No warranty herein covers torn screen mesh caused by abnormal use, negligence, or other means not controlled by ProVia.

FLEXSCREENS - LIFETIME

Further, ProVia will replace under normal conditions of use, for as long as the original purchaser owns and lives in the Home in which the product was originally installed; for manufacturing defects, if the fiberglass screening is not free from rotting, staining, or rusting. No warranty herein covers torn screen mesh caused by abnormal use, negligence, or other means not controlled by ProVia.

BAY & BOW WINDOWS - 10 YEAR

Bay and Bow window frames and roof kits are warranted against defects in material and workmanship for a period of ten (10) years from date of installation.

TRANSFERABLE WARRANTY

The Warranty on the basic window or patio door unit is transferable by the original purchaser to one subsequent purchaser for purchaser's personal residence provided the warranty transfer is completed within thirty (30) days after the date of transfer of ownership. Warranty transfers must be completed online at www.provia.com/warranty.

NON-RESIDENTIAL & MULTI-FAMILY APPLICATIONS

Where the structure in which the product is installed is not a single family residence occupied by the purchaser, or is owned by a public or private corporation for profit or non-profit, an unincorporated association or other business entity of any type recognized by law, a church, a school, a governmental or public authority, the time periods stated in this warranty shall be limited as follows: Basic Window or Patio Door Unit – 5 Year (non-transferable); Hardware - 1 Year; Insulated Glass – 10 Year (glass breakage not included); Internal Blinds – 5 Year; Screens – 5 Year; and Finishes – 1 Year.

COASTAL APPLICATIONS

For products that are installed in a Coastal region the time periods stated in this warranty shall be limited as follows: Non stainless steel hardware mechanisms in Casement Window & Patio Door units - 5 year mechanical warranty; Aged Bronze, Bright Brass or Satin Nickel Patio Door Handles – 10 Year Finish.

Definition of Coastal Regions: For information and maps of Coastal regions please go to www.provia.com/coastalwarranty.

WARRANTY CONDITIONS

No warranty herein covers natural weathering or fading of surfaces, torn screening, non-factory applied finishes (e.g. customer applied tints, films or paint finishes), damages resulting from customer applied tints, films or paint finishes, damages resulting from improper installation, abuse, negligence, abnormal or unreasonable use (including failure to provide reasonable and necessary maintenance), damage resulting from fire or lightning, windstorms, earthquakes, wind-borne objects, strain applied to the unit by movement of the building, inadequate provision for expansion or contraction of framing members, installation in ships or vehicles, installation outside the Continental United States, seal failure, if the seal has been subject to immersion in water, acts of God, or other causes beyond the control of ProVia except as expressly warranted, whether similar or dissimilar to the foregoing.

Condensation on units may occur as the natural result of humidity within the house or building area. This natural result may come from changes in interior or exterior temperatures and does not indicate a defect in the unit. This warranty does not cover condensation, nor frost or freezing from condensation on the unit.

On some installations, caulking is used to seal the frames or trim packages against water or air penetration. Caulking is not considered a part of the window or door, and therefore, is not covered under this Warranty. Caulking is normally considered a maintenance responsibility of the purchaser.

The procedure for obtaining performance of the obligations of this warranty is as follows: if you believe your unit to be defective, contact the contractor for inspection. If the contractor determines the unit or parts thereof to be defective, the manufacturer at its exclusive option will repair, provide a new product or part of a product after having determined that it does not conform to the limited warranties contained herein. The manufacturer reserves the right to discontinue or make changes in any of its products. If the products covered by this warranty are not available, the manufacturer shall have the right to substitute a product that is of equal quality or value. The manufacturer will ship the replacement product or part to the nearest authorized dealer and the purchaser must pay for any and all labor necessary to install such product or part and for the transportation from the nearest authorized dealer to his/her residence.

Any claim must be accompanied by a copy of the Warranty certificate and a copy of the contract evidencing purchase of the ProVia products.

PROVIA SHALL NOT BE LIABLE TO PURCHASER FOR CONSEQUENTIAL DAMAGES, SUCH AS, BUT NOT LIMITED TO, DAMAGES OR LOSS TO OTHER PROPERTY OR EQUIPMENT, LOSS OF USE, OR CLAIMS OF SERVICE INTERRUPTION, FOR BREACH OF ANY WRITTEN OR IMPLIED WARRANTIES ON ITS PRODUCT.

PURCHASER'S EXCLUSIVE REMEDY SHALL BE THE REPLACEMENT OF DEFECTIVE FINISH, COMPONENTS, OR PARTS, ALL AS PROVIDED HEREIN. IN ANY EVENT, THE LIABILITY OF PROVIA WITH RESPECT TO ANY CONTRACT, OR ANYTHING DONE IN CONNECTION THEREWITH SUCH AS THE PERFORMANCE OR BREACH THEREOF OR FROM THE MANUFACTURE, SALE, DELIVERY, RESALE, INSTALLATION OR TECHNICAL DIRECTION OF INSTALLATION, REPAIR OR USE OF ANY WINDOW, PATIO DOOR, COMPONENT OR PART COVERED BY OR FURNISHED UNDER THIS CONTRACT WHETHER IN CONTRACT, IN TORT, UNDER ANY WARRANTY, OR OTHERWISE, SHALL NOT, EXCEPT AS EXPRESSLY PROVIDED HEREIN, EXCEED THE PRICE OF THE WINDOW, PATIO DOOR, PART OR COMPONENT ON WHICH SUCH LIABILITY IS BASED.

Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to purchaser.

THIS WRITING CONTAINS THE ENTIRE AGREEMENT BETWEEN PROVIA AND PURCHASER. DEALERS, CONTRACTORS, APPLICATORS, OR DISTRIBUTORS OF PROVIA PRODUCTS HAVE NO AUTHORITY TO GIVE WARRANTIES ON PROVIA'S BEHALF, THAT ARE DIFFERENT FROM OR EXCEED THOSE LISTED HEREIN. PURCHASER SHOULD THEREFORE EXAMINE THIS LIMITED WARRANTY CAREFULLY.

ALL WARRANTIES, WHETHER EXPRESSED OR IMPLIED, WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ARE LIMITED TO THE TERMS HEREOF.

Some states do not allow limitations on how long an implied warranty lasts; so the above limitations may not apply to purchaser.

This Lifetime Limited Warranty extends only to the windows and/or patio doors which were originally installed in your Home or other structure as recorded on the warranty registration and shall not be valid or enforceable if you cannot prove that the windows and/or patio doors were so installed. To establish a record of your purchase please register your warranty online at www.provia.com/warranty.

Important Note: Failure to fill out the online warranty registration form will not affect your rights under the warranty if you can show the date of purchase and the location the windows and/or patio doors were installed in a reasonable way. (Your receipt of purchase and the receipt from the contractor who made the installation in your Home showing the address is one such way. Please keep them in a safe place.)

This warranty gives purchaser specific legal rights and he or she may also have other rights which vary from state to state.

11/19/2021 - Ver 1.0

MINUTES

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

Tuesday, August 9, 2022
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Meeting Called to Order 7:18 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
James Chesnut – Washtenaw County, City of Ypsilanti
Stefan Szumko - Washtenaw County, City of Ypsilanti
James Ratzlaff – Washtenaw County, City of Ypsilanti

Commissioners Absent:

Delrhea Byrge—Washtenaw County, City of Ypsilanti, excused
Jeff Muir – Washtenaw County, City of Ypsilanti
Jimmy Huffman – Washtenaw County, City of Ypsilanti

Staff Present: Christopher Jacobs, Community Development Manager

APPROVAL OF AGENDA

Motion: Szumko (second: Ratzlaff) moved to approve the amended agenda. (The amendment was that 513 N River was removed from the agenda because there will be a lack of quorum on that item when Commissioner Szumko recuses himself from that vote.)

Approval: Roll call vote. Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS--none

PUBLIC HEARING—none

NEW BUSINESS
220 N Park
**New infill construction*

Staff Report: Per the packet.

DRAFT

Applicant: Shannon Morgan attended and addressed commission. Commission should have received the PUD (staff had forwarded that to the commission last week), and Ms Morgan distributed paper copies of the porch specifications/ details.

Discussion: Petit provided a summary of the questions previously raised by the commission about the project. Questions from Ratzlaff about rail proximity and potential for nuisance sound. Ms Morgan provided an explanation about the grading measures taken to present deterioration from rail vibrations and sound deafening measures taken regarding materials. Question about fiberglass exterior doors—would these be appropriate for the local historic district? Another commissioner said that because these are new buildings, he thinks these doors are appropriate. The parks will come under City ownership. More stormwater structure details will be forthcoming.

Motion: Szumko moved (Ratzlaff seconded) 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.

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.

Approval: Roll call. Unanimous. Motion carried.

408 N Huron
**Rebuilding a foundation wall*
Applicants: Applicant not present.

Staff Report: Per packet.

Discussion: Discussed that a photo of the interior of the basement would be helpful, and would like to better understand how thick the new foundation wall will be. There is some confusion about whether the walls are not quite 2' deep or 2' thick. Staff report says "thick," applicant's application says "deep."

Motion: Ratzlaff (second: Chesnut) moved to postpone the application for a new south foundation wall at 408 N Huron so that the applicant could provide more information, including more information about the current foundation wall's condition, thickness, depth, and photos from the inside of the basement.

Approval: Roll Call. Unanimous. Motion carried.

421 N Adams
**Remove asphalt siding, repair and paint wood once exposed*

Applicant: Applicant requested that this application be removed from this agenda until the 8/23 commission meeting.

Motion: Szumko (second: Chesnut) moved to postpone Application PHDC 22-0072 at applicant's request.

Approval: Roll Call. Unanimous. Motion carried.

513 N River
**New shed and patio.*

Item had been removed from the agenda at the approval of the agenda.

OLD BUSINESS

411 N Huron
**Modify a window opening and a sash to get sill up away from the roof so roof can be properly flashed.*

Applicants: Applicants explained that they need to get a window up away from the roof.

Staff Report: Per packet.

Discussion: Applicants summarized the window work they plan to do, and they also described a door situation. Inappropriate door with plexiglass, bondo, and a storm, found a salvaged door to install.

Motion: Ratzlaff (second: Chesnut) moved 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, along with the installation of a new wood storm window, because the proposed work will allow proper flashing and follows the Secretary of the Interior's Standards for Rehabilitation 2 and 6.

Approval: Roll Call. Unanimous. Motion carried.

STUDY ITEMS--none

ADMINISTRATIVE APPROVALS
Staff approved painting the already-painted bricks at 5 and 7 S Washington in a new paint scheme.

OTHER BUSINESS

1. **Property Monitoring**
   a. Commissioners/Staff discussed property concerns and property issues under review.

2. **Updates from Staff** - none

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3. **Commissioner Comments—**some confusion about sidewalks and HDC jurisdiction still. Concern about a staffperson who is not the preservation planner and who has not discussed this issue with the historic district commission representing the HDC in an email conversation and making decisions on behalf of the HDC. Commissioner states that in historic districts, there is no precedent. Commissioner Pettit would like to have a conversation with some city agencies about this issue—plans to work with Ellen. We all need to get on the same page. Commission also believes that it is important to memorialize these types of decisions for the record. Christopher would like to offer a non-quorum meeting with Ellen, Christopher, Joe Meyers, and Bonnie Wessler. Need to address the messaging around this and create a policy. City staff will set up an internal meeting and bring something back to the HDC.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS-none

HOUSEKEEPING BUSINESS

Approval of the Minutes of July 26, 2022

Motion: Szumko (second: Ratzlaff) moved to approve the minutes of July 26, 2022, as submitted.

Approval: Roll call. Unanimous
Motion carried.

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

MEETING ADJOURNED at 8:50 p.m.

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