



AGENDA

Historic District Commission Meeting

7:00 PM - Tuesday, November 22, 2022

Council Chambers

	Page
1. CALL TO ORDER	
2. ROLL CALL	
Alex Pettit, Chair James Chesnut, Vice Chair Delrhea Byrge James Ratzlaff Stefan Szumko Ellen Thackery, Staff	
3. APPROVAL OF AGENDA	
4. PUBLIC COMMENT ON AGENDA ITEMS	
5. PUBLIC HEARINGS	
6. BUSINESS SESSION	
6.1. OLD BUSINESS	3 - 11
2 411 N Huron gutter amendment agenda item	
6.2. NEW BUSINESS	13 - 106
3 412 Oak agenda item 4 411 N Huron shed removal agenda item 5 319 N Huron agenda item 6 201 E Cross agenda item	
6.3. STUDY ITEMS	107 - 132
1 Study Item for 311 E Forest updated with product brochure	
6.4. ADMINISTRATIVE APPROVALS	
306 S Washington- paint 319 N Huron- bathroom doors	
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 10/25/2022	133 - 137
Historic District 10-25-2022 draft	
8.2. APPROVAL of 2023 CALENDAR	139
HDC calendar of meetings 2023 DRAFT	

9. ADJOURNMENT



HDC Work Permit Staff Review

Property address: 411 N Huron

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

Date of Application: 11/10/22

Date of Review: 11/17/22

Date of Meeting: 11/22/22

Proposed work:

The gutters on this house had been approved in June, but an amendment is required that needs commission approval. They had originally been proposed as copper half-rounds. They will now be 6" seamless aluminum half-round gutters in the Dark Bronze color and 4" smooth downspouts in the Dark Bronze color on parts of the house supplied in the supplemental documents. Gutters to be mounted to the fascia using aluminum cast fascia brackets.

The original agenda item from June is available upon request. Staff did not include it here to avoid confusion.

Materials: Aluminum gutters in Dark Bronze with aluminum fascia mount brackets and downspout brackets painted gold. See attached references.

Staff review:

1. These half-round gutters in Dark Bronze aluminum with the necessary installation pieces will not look or function very differently from the half-round copper gutters that had been approved in June.
2. This might have qualified as an item staff could have approved administratively, but since there was a material change and a slight color change, staff just brought it to the commission.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

3. The house has ornate brackets along the cornice and the installers and the homeowners will be very careful to take care of those brackets and not interfere with them.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Recommended Motions:

Move to approve the amended application submitted for 411 N Huron November 10, 2022 and issue a certificate of appropriateness for the installation of 6" seamless half-round aluminum gutters in Dark Bronze color and 4" smooth downspouts in Dark Bronze color on parts of the house supplied in the supplemental documents. Gutters to be mounted to the fascia using aluminum cast fascia brackets. The work meets the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 2 and 9.

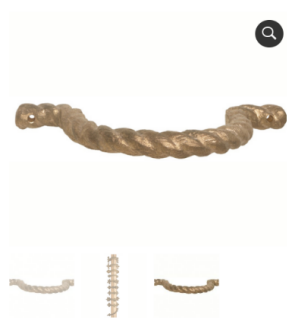
Prepared by:
Ellen Thackery, Preservation Planner



Google streetview, October 2020

Cast Flush Mount Downspout Bracket — Rope

[Home](#) / [Flush Mount Brackets](#) / [Cast Flush Mount Downspout Bracket — Rope](#)



\$16.50 – \$37.00

Downspout brackets are not only functional, but offer a beautiful accent to your downspouts.

The brackets are attached on both sides with 1½" stainless steel screws which hold the downspout directly to the building.

Available in cast brass and cast aluminum (chromated and needs to be painted).

Size Clear

4" ▼

Material

Aluminum ▼

Spherical End Caps For Half Round Gutter, Reversible

[Home](#) / [End Caps](#) / [Spherical End Caps](#) / [Spherical End Caps For Half Round Gutter, Reversible](#)



\$12.50 – \$24.50

Reverse bead Spherical End Caps fit both right and left ends.

Available in 5", 6" and 8" sizes in copper and chromated aluminum (must be painted). Installed photo shows installation using pop rivets.

Installation requires ¾" screws which are included. Seams are sealed with solder for copper and sealant for aluminum.

[View Installation Instructions here.](#)

Size Clear

6" ▼

Material

▼ STANDARD COLORS ▼

LOW GLOSS
& HIGH GLOSS
WHITE

**DARK
BRONZE**

ROYAL
BROWN

▼ SELECT COLORS ▼

ALMOND

BLACK

CLAY

COPPERTONE

GRECIAN
GREEN

LIGHT
BRONZE

MUSKET
BROWN

PEARL
GRAY

WICKER

CLASSIC
GUTTER SYSTEMS L.L.C.

Decorative Outlet Cover/Bow Tie

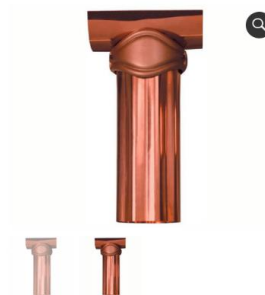
Products

[About Us](#)

Learning Center

Estimate Forms

Installations

 \$0.00 

\$12.00 – \$17.00

A decorative outlet cover (also known as a collar or bow tie) for 3" and 4" round outlets. The outlet cover consists of 2 pieces.

Aluminum is chromated and needs to be painted.

Size

Clear

4^o4th ▼

Material

Cast Aluminum

\$13.00

-	1
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Add to cart

Streamline

[Home](#) / [Fascia Mount Brackets](#) / [Cast Brackets](#) / [Streamline](#)



\$6.50 – \$18.50

Fascia brackets are available in solid brass or chromated aluminum. Our cast brass items are 88% copper, medium in color and will oxidize over time. Chromating is an industrial primer for aluminum castings and needs to be painted.

We recommend spacing our fascia brackets every 32" on center. Fascia brackets can be mounted the fascia board with 2 – 1½" stainless steel hex head screws.

When installing our cast fascia brackets on to a fascia board of composite material (Hardie board, cement board, fiber board, p.v.c., etc.), we advise using 2 ¾" stainless steel screws, mounted through the composite board into the 2x sub-fascia. When there is no 2x sub-fascia the bracket needs



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

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

Office Use Only:

Receipt: _____

Method: _____

Action/Study Item

PHDC- _____

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing an overview of the building and all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Friday eleven (11) days prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

411 N Huron St

Applicant

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

Name

Joshua and Hannah McCreedy

Address

411 N Huron St

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

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

Contractor

Contractor Name & Contact Info

Type of work

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

Complete Description of Proposed Work:

Addition of 6" seamless aluminum gutters in Dark Bronze color and 4" smooth downspouts in Dark

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

Aluminum gutters in Dark Bronze with aluminum fascia mount brackets and downspout brackets

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:

\$8868.00

Permit fee:

\$45 + _____ =

Signature

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

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

Signature:



Date:

11.10.2022

Print Name: Hannah and Joshua McCready

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

Description of Proposed Work:

Addition of 6" seamless aluminum gutters in Dark Bronze color and 4" smooth downspouts in Dark Bronze color on parts of the house supplied in the supplemental documents. Gutters to be mounted to the fascia using aluminum cast fascia brackets.

Materials:

Aluminum gutters in Dark Bronze with aluminum fascia mount brackets and downspout brackets painted gold. See attached references.

Office**248.594.2500****734.953.4067**12379 Globe Street
Livonia, MI 48150

Fax: 734.953.4069

GREAT LAKES GUTTER



State License #2102197720

www.MichiganGutters.com**PROPOSAL**

PROPOSAL SUBMITTED TO: Joshua McCready		PHONE 313.614.9009	DATE 10/13/2022
STREET 411 N. Huron St.		JOB NAME	
CITY, STATE, AND ZIP CODE Ypsilanti, MI, 48197		JOB LOCATION	
☒ RESIDENTIAL ☐ COMMERCIAL	DATE OF PLANS	COLOR Dark Bronze	REP: Johnny D. Saenz

DESCRIPTION	AMOUNT
Install 6" Half Round Seamless Gutters & 4" Smooth Round Downspouts on Partial of House Only	\$8,868.00
DOWN PAYMENT OF 50% DOWN IS NON REFUNDABLE DO TO SPECIAL ORDER ACCESSORIES	
Includes:	
Install Gutters with Streamline Hangers Fascia Mount (Painted Gold)	
Install Downspouts with Rope Cast Brackets -14 Pieces- (Painted Gold)	
Round End Caps -12 Pieces-	
Install Outlet Covers -7 Pieces- (Painted Gold)	
Clean Up and Haul Away All Job Related Debris	
5 Year Labor Warranty & 25 Year Material Warranty	

WE PROPOSE hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

dollars (\$ \$8,868.00)

Payment to be made as follows. 50% Down, 50% on Completion



*3% Charge for all credit cards

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Johnny D. SaenzNote: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date _____

Signature _____



HDC Work Permit Staff Review

Property address: 412 Oak

Property History: This house is in the local historic district but is not within the National Register district's boundaries. It does not have a 1980s survey sheet in its folder, but the earliest pictures on file are from 1999. By then, and likely before then, the house had had all of its original siding covered over, and its c. 1960s porch posts, front door, and storm door in place. Seven windows were replaced in 2006 with Pella wood double-hung windows. Staff finds that the house is noncontributing to the district.

Date of Application: October 25, 2022

Date of Review: November 11, 2022

Date of Meeting: November 22, 2022

Proposed work: Replacing 1960s front door with fiberglass Craftsman-style front door that's stained to look like a light oak color and replacing 1960s storm door with a new aluminum storm door with a $\frac{3}{4}$ light and a single lower panel.

Materials: fiberglass entry door and aluminum storm door

Staff review:

1. Since this house is noncontributing, the Standard to use for review is Standard 9: "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."
2. There are really no historic materials or historic features around this front door to preserve. Regarding differentiation, there is very little, if any, old material visible on this elevation from which to differentiate. It is true that this proposed door has the upper windows

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.

and lower panels reminiscent of a Craftsman-style door, but when viewed on the whole and because of the materials, staff does not believe that an observer might look at these proposed doors and be confused that they are historic.

3. Regarding compatibility, there isn't really architectural integrity left to preserve on this elevation of this house, and staff believes the proposed doors are compatible with the house's size and scale/proportion (massing doesn't really apply) to avoid harming the integrity of the property and its environment/the larger district.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#9

Recommended Motion:

Move to approve application PHDC 22-0098 for 412 Oak Street and issue a certificate of appropriateness for the replacement of a non-historic front entry door using a fiberglass door with 6 lights and two lower panels and the replacement of a non-historic storm door with an aluminum storm door with a $\frac{3}{4}$ light and a single lower panel. The work is appropriate because it meets Secretary of the Interior's Standard for Rehabilitation #9 and will not harm the integrity of this house or the larger district.

Prepared by:
Ellen Thackery, Preservation Planner



412 Oak in 2006. City files.



412 Oak in November 2022. City files.



OCT 25 2022

RECEIVED

**City of Ypsilanti
Historic District Commission
Work Permit Application**
One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646
Fax: (734) 483-7260
www.cityofypsilanti.com

Office Use Only:

Receipt: _____

Method: _____

Action/Study Item

PHDC- 22-0098

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

412 Oak Street, Ypsilanti, MI 48198

Applicant

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

Name

C&L Ward Bros

Address

9284 Lapeer Rd

City

Davison

State

MI

Zip

48423

Phone / Fax

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

Contractor

Contractor Name & Contact Info

C&L Ward Bros

Type of work

- ☐ Roofing
☒ Window/Door Replacement

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

- ☐ Painting
☐ Application Amendment
☐ Other

Complete Description of Proposed Work:

Replacing front entry door on the home to update look. We are replacing with a 6 lite craftsman style fiberglass door stained in Light Oak from Sherwin Williams. Glass is a clear Low-E glass. Storm door will also be replaced with an Andersen 10 series 3/4 light with retractable screen in sandtone. This will be a same for same replacement with no structural modifications.

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

Fiberglass entry door and aluminum frame storm door. Color samples and supporting documents attached.

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:

\$6810.29

Permit fee:

\$45 +

=

Signature

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

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

Signature:

Date:

10/20/2022

Print Name:

Patrick L Ward

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.



C&L Ward Job Photos - Leo Leszczynski

09/02/2022

Job Number	Client Last Name	Picture Type	Project Coordinator
220510	Grams	MT	Bailey Patterson



3B5F4168-64E6-4F7C-BC0C-950D37BF8



501941F7-189D-4D74-8B23-7FC396B7E



9D5A4974-4F36-4E42-8560-8C5D304B7

EXISTING DOOR, September 2022

Measure Technician Job Details

2758H6810.2923V2

Line Number	1
Item:	ThermaTru Entry Door
Location:	A, Foyer
Opening:	Single Door
Inside Casing	36 1/2 width x 83 height
Inside Frame	32 width x 81 1/4 height
Brick to Brick	45 3/4 width x 85 height
Unit Dimensions	33 1/2 width x 81 5/8 height
Door Size:	32" x 80"
Door Collection:	Fiber-Classic (Mahogany Grain) ,FCM608-SDLLE
Door Handing:Put your back to the hinges	The open door is on the LEFT
Door Glass and Caming:	Colonial ,Caming None
Inside Door Color:	Light Oak
Outside Door Color:	Light Oak
Frame:PM	5 1/4" Dura-Tech Woodgrain (Stainable)
Spread	:
Exterior Trim	No Exterior Trim
Outside Frame Color:	Pure White (AW Birch Bark)
Inside Frame Color:	Pure White (AW Birch Bark)
Interior Trim :	None ,None
Shoe:	Oak shoe in Light Oak
Solar SealCaulk Color	ThermaTru Unit Solar Seal Caulk in Solar Seal White
Sill:	Inswing Mill Sill
Hinges:	Ball Bearing Hinge in Zinc Dichromate
Lock Hardware:	Double Bore (5 1/2" on Center) - Schlage -
Installation Extras:	None
Standard Height	81 5/8
Item:	Schlage Door Hardware
Exterior Hardware:	Active Hardware: 609 Antique Brass Georgian Knob ,
Interior Hardware:	Active Interior: ,
Deadbolt Style:	Standard Deadbolt ,None decorative plate
Item	Storm Door A Foyer
Type	3/4 Light Panel Vent
Series	10
Configuration	Single Door
Width	32"
Height	80"
Operation	The open storm door is on the RIGHT
Door Color	Sandtone
Hardware Style:	Mortise Lever
Hardware Color:	Brass
Glass	Single Pane Clear
Additional Items:	None

Measure Technician Job Details

2758H6810.2923V2

Notes:

client would like aluminum wrap for exterior trim rather than pvc or brickmold. Client is saving the existing interior trim. Install 1x6 cedar exterior then wrap with white coil.

Private Notes:

None

Line Number

2

Item:

Wood

Dimensional Wood

(Qty: 3) 1 x 6 Cedar (3/4 x 5-1/2), 8 Feet Long
WHERE: Backer for exterior wrap front door -

Wood for Fascia

None

Treated Wood

None

Cedar Wood

None

Sheet Material

None

Smart Side Trim

None

Line Number

3

Item:

Wraps

Remove and Reinstall:

None

Aluminum Wrap:

Wrap 1 Each Door in Dover White-Variform Coil
(Stock) (IHC Description: Front door wrap) ---

Line Number

4

Dealer

Livingston County Number 21793 Novi

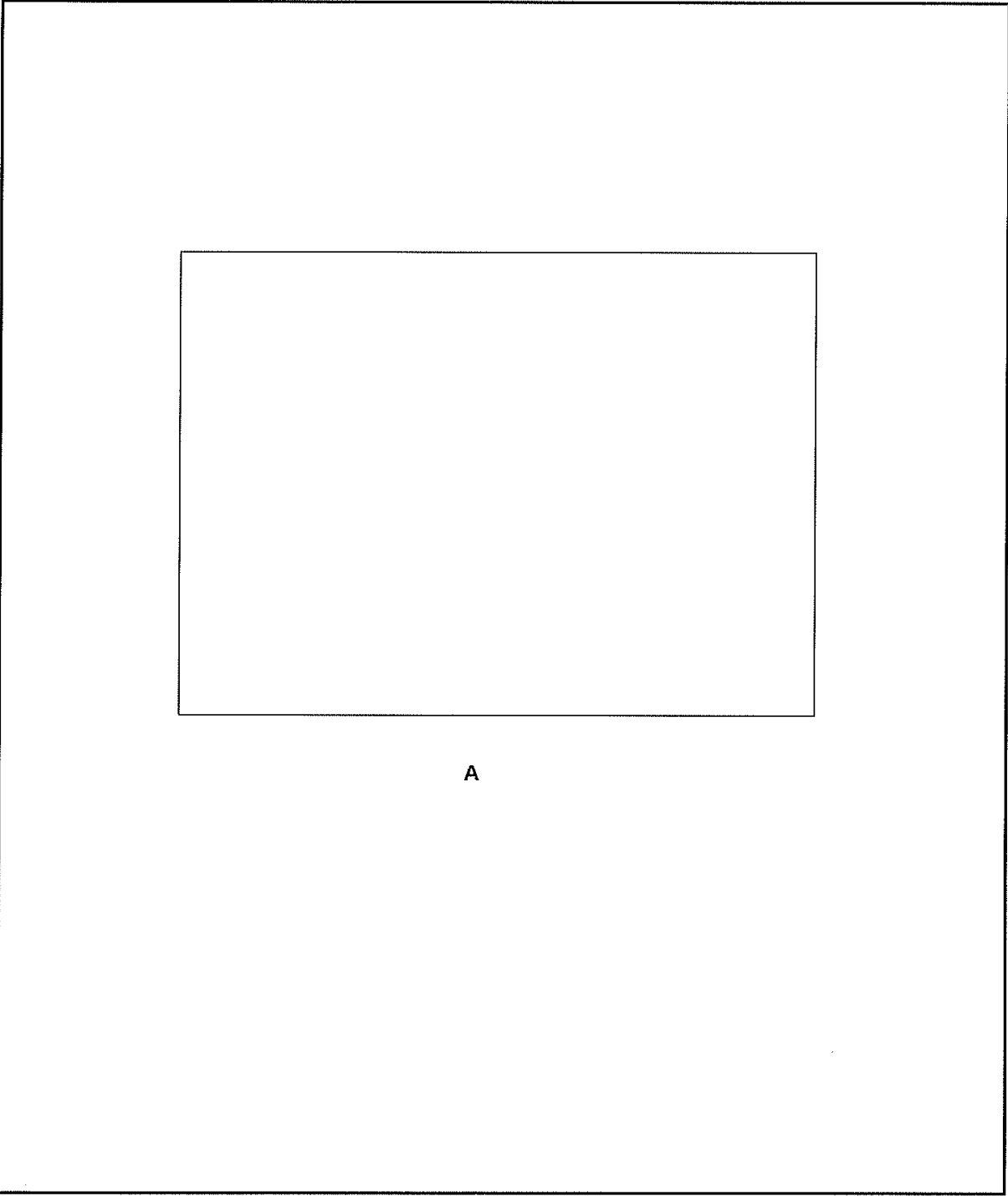
Other

3 1x6x8' RS cedar

Other

1 roll dover white coil

Floor Plan



A

Sales Receipt SP029451-1

Investment Total:	\$10,505.89
C&L Ward Current Promotion - (Expires 9/30/2022):	(\$2,626.47)
Gift Card:	(\$100.00)
Therma-Tru® Door Incentive - (Expires 9/30/2022):	(\$388.97)
Friends & Family Discount	(\$300.52)
Sub Total:	\$7,020.92
Pre-Pay and Save Rebate:	(\$210.63)
Total Before Deposit:	\$6,810.29
Check Number 0000 client to mail check in for \$6,810.29 Deposit	(\$6,810.29)
Remaining Balance:	\$0.00

You have received the Pre-Pay and Save rebate. This rebate requires 100% pre-payment for your project via check.

Projected Install Date: 12/5/2022

This is an **ESTIMATED** install date. Estimated install dates can be affected by many factors beyond our control. **You will be contacted by your Project Coordinator to schedule your actual date and time once the materials have arrived. NOTE: ADD AN ADDITIONAL 126 DAYS TO THE ABOVE DATE FOR ALL WINDOWS AND DOORS IN TERRATONE COLOR!**

SPECIAL NOTE: The above date is our normal Projected Install Date, however, we are currently experiencing extended lead times & product delays from our manufacturers. It is possible that this date may be extended due to the increased demand for building products and supply chain constraints. Thanks in advance for your understanding.

Homeowner signature or initials

BUYERS RIGHT TO CANCEL: You, the Buyer(s), may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the accompanying Notice of Cancellation form for an explanation of this right. Additionally, the seller is prohibited from having an independent courier service or third party pick up your payment at your residence before the end of the 3-business-day period in which you can cancel the transaction.

Agreement: Owner(s) agree that this agreement constitutes the entire understanding between the parties, and there are no verbal understandings, changing or modifying any of the terms of this agreement. This agreement may not be changed or its terms modified or varied in any way unless such changes are in writing and signed by one or both of the Owners and the Contractor. Owner(s) hereby acknowledge that Owner(s) has received and read all of the parts of the agreement including: Product Summary, Scope of Work, Terms and Conditions, and Sales Receipt. Owner(s) has received a completed, signed and dated copy of this agreement including the two

In-Home Consultant

9/12/2022
Date

Clients Signature

9/12/2022
Date

Clients Signature

9/12/2022
Date

Clear Glass with Divided Lites



Mahogany
FCM605
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"



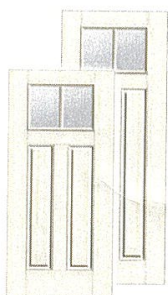
Mahogany
FCM606
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"



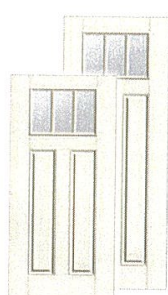
Mahogany
FCM607
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"



Mahogany
FCM608
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

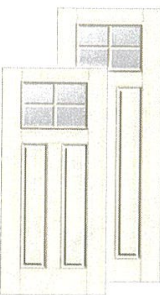


Smooth
S605
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"



Smooth
S606
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

Er Liten™ Flush-Glazed Clear Glass



Smooth
S607
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"



Smooth
S608
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

Stain Options



Clear Coat



English Walnut



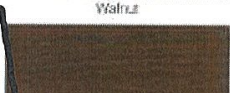
Walnut



Walnut



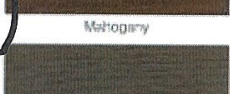
Light Oak



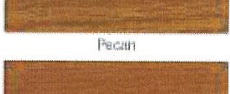
Mahogany



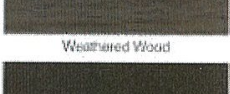
Pecan



Weathered Wood

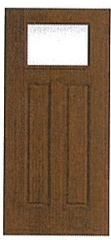


Cherry

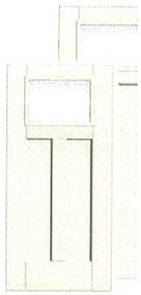


Onyx

Clear Glass



Mahogany
FCM601
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"



Smooth
S2610
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

FinishRight.
FINISHING PROCESS

SHERWIN WILLIAMS.

2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

2'8" x 8'0"
2'10" x 8'0"
3'0" x 8'0"

*Available with flat lite frame, Advanta flat lite frame or Impact-rated lite frame only.
Note: See page 299 for important product details that may help with your purchase decision.
Right Page: Smooth-Star, Wellesley Glass, Door - S721

Door Construction

Fiber-Classic® and Smooth-Star® doors set the standard for beauty, quality and performance at an excellent value. Explore the craftsmanship and innovation of doors designed for long-lasting energy efficiency, durability and security.



1 Weather Resistance

Composite rails protect the door at the top and bottom edges to help block moisture that can wick into doors.

2 Security

An enhanced lock block combined with a 1-1/4" engineered lumber lock stile increases rigidity and stability.

3 Durability

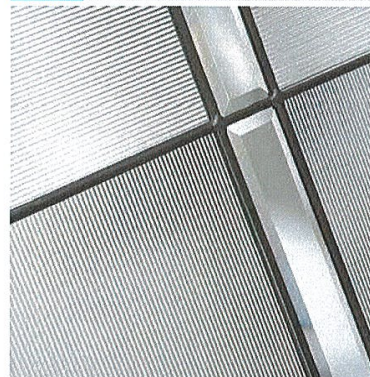
With very little maintenance, a fiberglass door can bring a home years of durability. Unlike wood, fiberglass will not warp or rot. And, unlike steel, it will not dent or rust.

4 R-Values

Built with a polyurethane foam core that offers up to four times the insulating R-Value of wood*, Therma-Tru fiberglass doors insulate against cold and heat for exceptional energy efficiency.



ENERGY STAR® Qualified
Options Available



*Comparison of fiberglass to wood doors (both without glass).

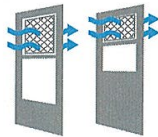
10 SERIES 3/4 & 1/2 LIGHT PANEL VENTILATING

Ventilation

Easy one-handed retractable insect screen that conveniently rolls into the frame when not in use. Vent from the top, offering unlimited glass and ventilation positioning.



ONE-HANDED



Performance

CoreDefense™ Panel System with easy-to-clean aluminum outer layer bonded to a moisture-resistant core for durability and weather protection. Handle-side edge seal for additional weather protection with single-layer weatherstrip for energy efficiency.

Security

Built-in keyed deadbolt for added security.

Operation

Single-closer easily props the door open.

Installation



See page 16 for details.

Glass Options

- Clear Glass
- Clear Glass with Colonial Grilles

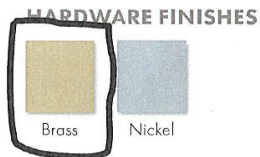
COLOR OPTIONS



HARDWARE OPTIONS*



Bold name denotes finish shown.



Panel Styles

- 3/4 Light
- 1/2 Light

1/2 Light Pet Door Option



MODEL CODE: 10PRSP

Available with an integrated 10 1/2" x 15" pet door in white with non-embossed panel

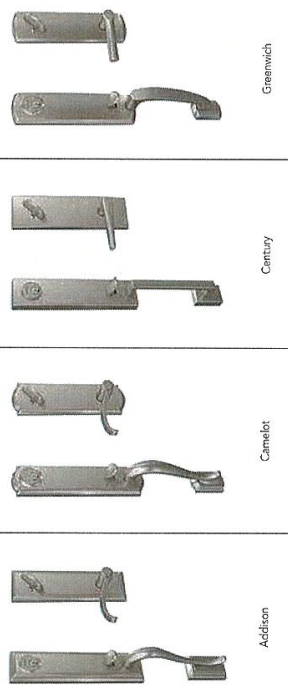
* Hardware included in the door package. Printing limitations prevent exact color duplication. See your Andersen supplier for actual finish sample.



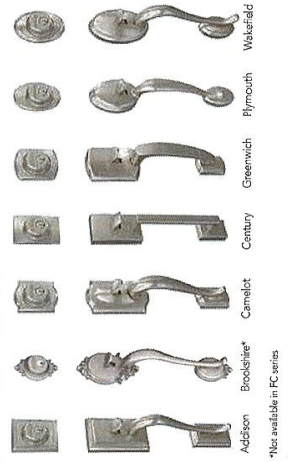
10 Series 3/4 Light Panel Ventilating storm door in white with Colonial grilles.

FULL PRODUCT OFFERING

FCT SERIES 3/4 TRIM HANDLESETS

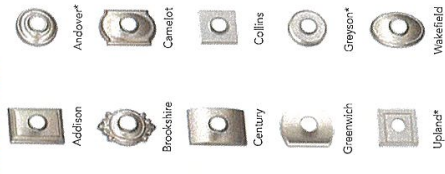


F AND FC SERIES HANDLESETS

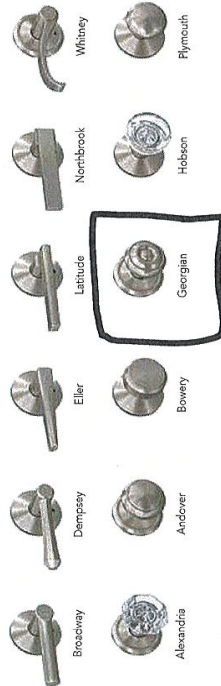


*Not available in FC series

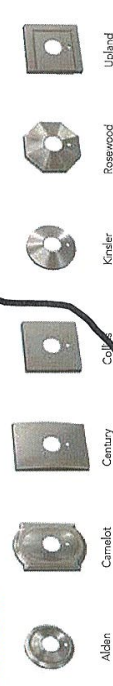
DECORATIVE TRIM



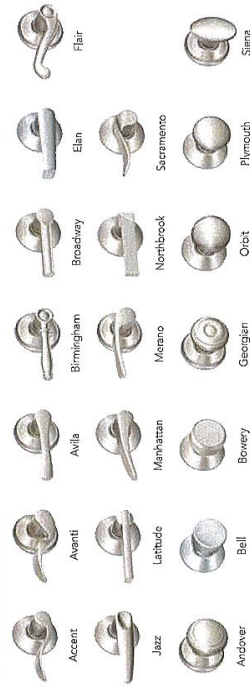
FC SERIES LEVERS AND KNOBS



FC SERIES TRIM



F SERIES LEVERS AND KNOBS

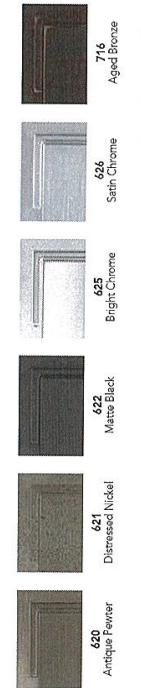
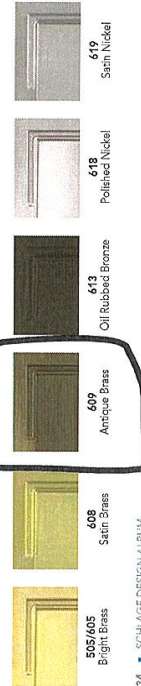


B SERIES DEADBOLTS



Deco deadbolts available. See dec trim for details.
*No matching deadbolt

Finish options





HDC Work Permit Staff Review

Property address: 411 N Huron

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

Date of Application: 11/10/22

Date of Review: 11/17/22

Date of Meeting: 11/22/22

Proposed work: Removal/disposal of non-contributing sheet metal shed on the southwest end of the property.

Materials: N/A—materials are being removed but not added.

Staff review:

1. This shed is not historic and does not contribute to the character of the property.
2. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#9

Recommended Motions:

Move to approve the application submitted for 411 N Huron November 10, 2022 and issue a certificate of appropriateness for the removal and disposal of a nonhistoric, non-contributing sheet metal shed because the work meets the Secretary of the Interior's Standard for Rehabilitation 9. The removal of the shed will not destroy historic materials, features, or spatial relationships that characterize the property.

Prepared by:

Ellen Thackery, Preservation Planner

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.

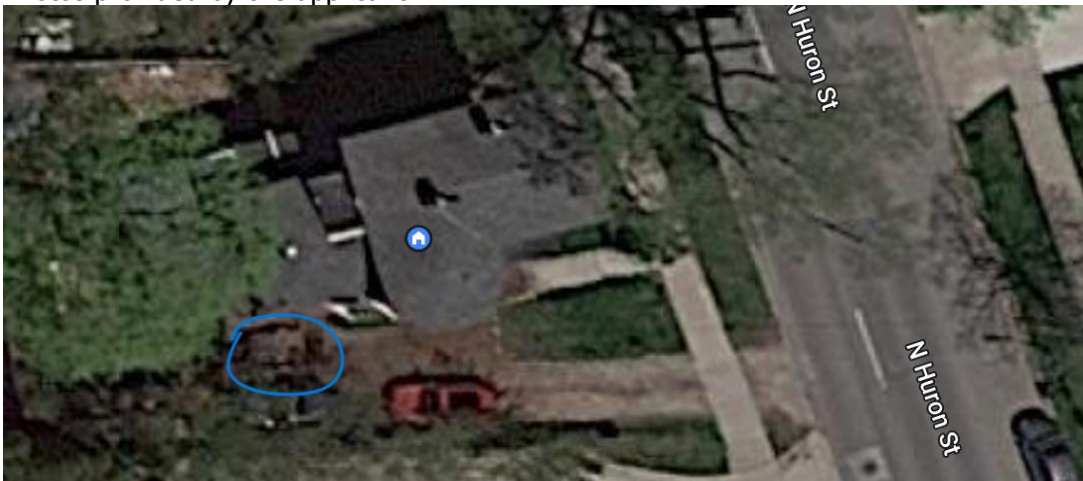
9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.



Google streetview, October, 2020

Photos provided by the applicant:











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

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

Office Use Only:

Receipt: _____

Method: _____

Action/Study Item

PHDC- _____

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing an overview of the building and all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Friday eleven (11) days prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

411 N Huron St

Applicant

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

Name

Joshua and Hannah McCready

Address

411 N Huron St

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

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

Contractor

Contractor Name & Contact Info

N/A

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☐ Application Amendment
☒ Other

Complete Description of Proposed Work:

Removal/disposal of sheet metal shed on the southwest end of the property. All work is to be com

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

N/A

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:

\$0.00

Permit fee:

\$45 + \$0.00

=

Signature

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

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

Signature:

Date:

11.10.2022

Print Name: Joshua and Hannah McCreedy

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.

Description of Proposed Work:

Removal/disposal of sheet metal shed on the southwest end of the property. All work is to be completed by homeowner(s).



HDC Work Permit Staff Review

Property address: 319 N Huron

Property History: This building is centrally located in the district and the property is at the intersection of downtown and Depot Town. The building was considered noncontributing at the time of the National Register nomination in the 1980s, and despite the fact that it might be considered contributing if the district were resurveyed today, the noncontributing status is the current status the commission must consider.

Recently, the owner had ordered two bathroom doors, and hadn't realized that doors would need to be reviewed. Staff let the owner know that doors (and exterior lights) actually do need review. The owner called staff in early November because the doors were being delivered, and requested staff to review. Staff thought the replacement was strictly the doors and understood that the replacements would look just like the existing doors but would be aluminum instead of steel. With the slight material-only difference, staff offered an administrative approval. (Staff has the ability to approve like-for-like doors administratively.)

Once the work was complete, staff realized that it wasn't just the doors being replaced—it was the doors and frames including the frames around the transoms. Because the new aluminum system did not have the dimensional profile on the trim/ door casings, it has a more flat, modern appearance and staff found the new replacements not to be like for like. Staff requested that the applicant bring the applications for the non-bathroom doors that were not part of this delivery (doors into garage and office) to the commission for a full review.

Date of Application: Received signed applications 11/9/22

Date of Review: November 17, 2022

Date of Meeting: November 22, 2022

Proposed work: New doors, door frames, and a transom

Materials: aluminum

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

Staff review:

1. Currently, steel doors and steel doorframes are in place for the main entrance door and the shop door into the garage (not the overhead garage doors). The main entrance into the office has a transom window above.
2. The doors that are in place are original, open "in" (visitors push the door to enter), and are painted blue. The steel on the frames has corroded and the applicant states that the doors themselves are deteriorating also. The current frames around the door and transom have a dimensional profile, similar to milled wood door casings, and the doors have original horizontal pull handles.
3. Applicant proposes two aluminum door/frame combinations to replace these two in place (and one would have a transom above as well). The proposed doors would swing outward, will be aluminum color, and would have glass window inserts, similar to the historic doors' glass windows. Applicant will try to have the original door handles reused but it is not clear if that will be possible. The new door and transom frames/casing will likely be more flat in appearance and not as dimensional as the existing—more like the newer bathroom doors that were replaced (see pictures).
4. **Because the building is noncontributing, the question before the commission is, what effect would these new doors have on the neighboring buildings and the district? Standard 9 is the Standard to consider in this case of a noncontributing building.**
5. Standard 9 is, "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment." Since the building is noncontributing, the first part does not really apply. **Are the proposed doors differentiated from the old materials and compatible with the features, size, and scale and proportion to protect the integrity of the building's environment/the district?**
6. Before proceeding with work, applicant must obtain the appropriate planning and building department permits.

Relevant Secretary of the Interior's Standards:
#9

Potential Motion:

Move to approve Application PHDC xx-xxxx and issue a certificate of appropriateness for the replacement of two original steel doors, their frames, and one transom and its frame at 319 N Huron with aluminum replacement materials as proposed because the building is noncontributing and the proposed work will not have a significant negative impact on the district. As a result, the proposed work meets Secretary of the Interior's Standard for Rehabilitation 9. [any conditions could be inserted instead of the phrase "as proposed."]

Prepared by:

Ellen Thackery, Preservation Planner

Photos



Design R.A. Schweitzer, 1981

Survey photo on file



Google streetview, 2011.



Google Streetview, 2014.



Google streetview June 2021



**City of Ypsilanti
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Office Use Only:

Receipt: _____

Method: _____

Action/Study Item

PHDC- _____

To complete this application:

1. Complete this form.
2. Attach the following documents:
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 - 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

319 N Huron

Applicant

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

Name

Laith Issa

Address

1472 W Chateau Vert St, Apt A

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

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

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:

Replace steel doors and frames including transoms into office and gara

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

Aluminum, may be able to reuse old handles.

Permit Application Fee (action items only)

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

Construction Cost:

Permit fee:

\$45 + _____ =

Signature

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

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

Signature:

Date:

Print Name:

Laith Issa

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.

319 N Huron: Proposed door replacement

Existing doors, October 2022

Bathroom doors:





Shop Door into Garage:



Front Door/Office Door with a transom:



Doors have deteriorated and are in bad condition and are beyond repair.

Bathroom doors and transoms after administrative approval, November 2022:



Doors into garage and office would look like this but will have glass inserts, and will try to use handles from existing doors instead of modern ones.



HDC Work Permit Staff Review

Property address: 201 E Cross

Property History: This house is a Colonial Revival that was determined to contribute to both the National Register and local historic districts. The 1980s National Register nomination describes the house as a "2-story, side-gable, Colonial Rev. duplex." The 1982 survey sheet showing how the house looked at that time is attached.

Date of Application: 4/18/22; revised 11/11/22

Date of Review: 11/14/22

Date of Meeting: 11/22/22

Proposed work:

Replacing four non-original wood windows with four vinyl windows. The proposed vinyl replacements seem to match the windows they replaced in configuration (both one over one) and both appear to staff to have similar proportions, but their materials are different.

Three windows are on the front of the house and one is on the rear. The work has been completed and the review is retroactive. The review, however, proceeds as if the work is proposed and not completed. It is important for the commission to remember that **if the proposed work is inappropriate, it is inappropriate. It doesn't become more appropriate because it is complete.**

Materials: Vinyl one-over-one Jeld-wen vinyl windows to replace four non-historic wood one-over-one windows.

Staff review, Part I:

1. The house contributes to the district, but had undergone some alterations by 1982, including aluminum siding installation and window replacements on the first floor. Without seeing physical evidence under the aluminum siding and without historic photos, the exact evolution of the house is uncertain. If these

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.

three front window openings at the house's southeast corner as part of this application are original, Colonial Revival style would dictate that the windows in these openings would be double-hung, wood six-over-ones like the historic windows upstairs. It is possible, however, that alterations on the front of the house created new window openings on both sides of the front door(s) and one-over-ones were installed at that time. Regardless of the changes on the front of this property that may have occurred, several of this Colonial Revival house's historic features are still intact. The house's form is still in place that includes the dormers, the overhang of the roof, the original rectangular massing, and the hints at the symmetry on the front of the house that the style usually encouraged. In addition, all of the six-over-one wood windows that remain are integral to the house's style and history, as would be any wood siding, wood trim, or other details that remain under the aluminum siding. **Does the commission note other historic features that should be preserved?**

2. While there are several features that are original to the house, staff finds that these four first-floor windows in this application were not among them. Staff finds that, because of exterior alterations that occurred before 1982, these four windows in this application were not historic or character defining, and staff finds that they did not achieve significance in their own right. **Does the commission need photos or documentation about the windows that were in place before April 2022? Would photos of similar windows at the property help?**
3. Because they were not historic materials, the Standards do not require that the first-floor windows are repaired before being replaced. Standard 6 states, "Deteriorated historic features will be repaired rather than replaced..." Since these four windows were not historic, their repair is not required by the Standards before considering replacement.
4. **The question is whether these four vinyl windows are appropriate replacements in this case.** To determine that, the commission considers the Secretary of the Interior's Standards for Rehabilitation, the Guidelines that accompany the Standards, local design guidelines (the Windows Fact Sheet), the 2016 vinyl resolution, and the other factors listed in the city's historic preservation ordinance. Staff **bolded** some questions for the commission.

- a. *The Standards.* Staff reviewed each Standard and determined that the Standard that applies in this case is Standard 9. (Staff considered each Standard in application to this case and many did not apply, like Standards 1, 3, 4, 7, 8, and 10. Others, like Standards 2, 5, and 6 that focus on preserving historic material, features, and character, did not apply when considering these four windows because these replacement windows in these openings were not historic.

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

The applicant is not selecting to try to restore a missing historic feature based on physical and documentary evidence, where they might be applying to install wood six-over-ones. In that case, the commission would be considering carefully

how this work can be differentiated so that a false sense of the property's development would be avoided. Instead, in this case, the applicant is applying to replace the replacements in a way that retains differentiation from the historic materials but is also compatible. The design of the replacements was already differentiated from the historic windows in that the replacements were one-over-ones. This application proposes to retain that difference, so the focus for the commission in this case becomes, **is the proposed work compatible with the historic materials, features, size, scale and proportion, and massing?**

Compatibility has both a physical component and a visual component. **In this case, there were no historic windows in these window openings to destroy, but might the proposed vinyl harm the historic materials around these windows (framing, siding still in place) because vinyl contracts and expands at a higher rate than wood? Does this installation allow sufficient space for that expansion and contraction?** In addition, **are the proposed vinyl windows compatible visually with the historic materials on this house?**

Looking first at window configuration, staff believes that a one-over-one design in this case, while differentiated, is not visually compatible with the historic materials, features, and spatial relationships on this house. The six-over-one configuration of the historic windows upstairs is an identifying feature of the Colonial Revival style. However, these first-floor window openings on the front of the house on both sides of the front doors may not be original window openings, and the one-over-one configuration signals that possibility. As a result, in the interest of not creating a false sense of this house's history, staff would recommend that, in the absence of a restoration based on physical and documentary evidence, the one-over-one configuration remain on the first floor at the front of the house.

Besides the window configuration, are the proposed vinyl windows compatible visually with the historic windows? Standard 9 asks whether the proposed vinyl windows will be compatible with the house's historic materials, features, size, scale and proportion, and massing. Staff finds that scale and massing are not issues in this case, but **staff wonders if the rails and stiles (not the muntins) of the historic windows are slimmer than those of the vinyl windows. Visually, is the vinyl compatible with the wood in this case?**

- b. *The Guidelines* that accompany the Standards focus on retaining historic material, but they do recommend replacing "incompatible, non-historic windows with new windows that are compatible with the historic character of the building." The Guidelines do not recommend "installing replacement windows made from other materials that are not the same as the material of the original windows if they would have a noticeably different appearance from the remaining historic windows." Staff thinks the situation with this house is slightly out of line with these guidelines since it is not known at this time if these first-floor front window openings are original. Changing these first-floor windows to

wood six-over-ones like those on the second floor would be in line with both of these recommendations, if the evidence shows that these first-floor window openings are original.

- c. The city's Historic District Fact Sheets form the *local design guidelines*. The Windows Fact Sheet is focused on preserving historic material, but when it provides guidance about replacement windows, it states, "Approval for replacement windows will be granted on a case by case basis. **In all cases, the Commission will require an installation which does not reduce the glass area of any window. Wood replacement windows are preferred. Wood windows clad in aluminum or fiberglass may be approved in some cases. If the applicant is proposing a new material, such as composite windows, they are encouraged to include photos of it in use and bring a sample. Solid vinyl and vinyl clad windows will not be approved.**"

The Fact Sheet continues, "The new window shall be the same configuration as the window it is replacing...Panels of glass in the replacement must match the size and shape of the original. The exterior trim installed after replacement must match the original." When comparing the wood one-over-ones that were in place before April with the proposed vinyl windows, **do the new windows pass these requirements for no glass reduction and exterior trim that matches the windows that were in place?**

- d. The 2016 *vinyl resolution* is attached. It states that when the commission receives an application to install vinyl windows within the Ypsilanti Historic District, the historic district commission "will, except under the most extreme circumstances, deny the application and will not issue a certificate of appropriateness."
 - e. By the city's historic preservation ordinance, the *additional factors* that the historic district commission can consider, besides the Standards for Rehabilitation and the Guidelines for Rehabilitating Historic Buildings, are:
 - i. the historical or architectural value and significance of the resource and its relationship to the historical value and integrity of the surrounding area;
 - ii. the relationship of the architectural features of such...resource to the rest of such...resource and to the surrounding area;
 - iii. the general compatibility of design, arrangement, texture, and materials proposed to be used; and
 - iv. any other factor including aesthetic, which the commission finds relevant.
5. Once those have been considered, if the determination has been made that these four replacement windows on this house in this case are appropriate, a potential motion is offered below.
 - a. If after these considerations, it is determined by the commission that these windows on this house in this case are not appropriate, the applicant has asked that the economics of the case are considered.

Staff review, Part II:

1. There are three ways economics are considered when reviewing applications:
 - a. the Standards require that commissions consider technical and economic feasibility
 - b. the local ordinance allows for commissions to consider undue financial hardship when considering a notice to proceed; and
 - c. the U.S. Constitution does not allow commissions to deny an application that would result in depriving the owner of all reasonable beneficial use of or return on the property (a "taking").
2. *Technical and Economic Feasibility.* The commission must take into account technical and economic feasibility when applying the Standards, according to the preamble of the Standards (National Park Service).
 - a. Technical feasibility is not an issue here—there are craftspeople in the area who repair wood windows, and there are also wood replacement windows.
 - b. The windows were removed, so the cost of repairing them is unknown, but again, repair is not required by the Standards in this particular case.
 - c. Estimates for new wood windows are attached, both with aluminum cladding and without.
 - d. The commission can request information about the economics of the property (not the *owner's* financial situation, but the economics of the *property*) to determine if strict adherence to the standards and guidelines in this case would be economically infeasible.
 - i. Would the cost of strict compliance with the Standards exceed the assessed value of the property? (Could request recent assessed value of the land and improvements, market value, any appraisals from within last two years, etc.)
 - ii. Would there be a substantial decrease in fair market value or pretax or after-tax return on the property if the commission denies the proposed work?
 - iii. With income-producing properties, commissions can measure impact by looking at the effect of the proposed action on a property's overall value and return. (Could request financial documents from the last two years, annual gross income from property from last three years, itemized operating and maintenance expenses, real estate tax statements, proof of annual debt service, mortgage balance and terms, annual cash flow before and after debt service and any federal income tax deductions or depreciation claimed for the property, property tax returns for the last two years or similar documentation to illustrate value of land/ benefits or income from land and expenses, etc.)
 - iv. Could the property owner still achieve reasonable use and return with strict adherence to the Standards?
 - e. In the case of economic infeasibility, one solution the local ordinance (Sec 54-83 b) encourages the commission to try is to establish with the owner an economically feasible plan for preservation of a resource when an application for work will adversely affect the resource; if the commission considers it valuable to

the city, state, or nation; *and* the alteration or resource loss will adversely affect the public purpose of the local unit, state, or nation.

An economically feasible plan for preservation of the resource or part of the resource would still need to meet the intent of the Standards and Guidelines through their reasonable application, if not strict adherence, and will thus support issuance of a certificate of appropriateness. However, the potential for an economically feasible plan is predicated on the idea that the applicant has done all necessary maintenance to preserve this resource or portion of the resource (like wood windows) over the period of ownership. (City of Grand Rapids' adopted policy on "Economic & Technical Feasibility, Undue Financial Hardship, Economic Hardship, and Economically Feasible Plans," available from the city and attached here for reference)

3. A *Notice to Proceed* does not apply here (local ordinance Sec 54-83 c).
 - a. The resource is not a hazard to the safety of the occupants or the public;
 - b. the proposed work is not a major improvement program that will substantially benefit the community;
 - c. the house is still in the district and preserving it is still in the interest of the majority of the community;
 - d. the windows' deterioration is not caused by a governmental action, an act of God, or other events beyond the owner's control, as Sec. 54-83 of the city's historic preservation ordinance requires. Instead, wood windows, and houses in general, require regular maintenance, and owners are required to provide that regular maintenance.
4. *The Takings Clause of the US Constitution*. According to the City of Grand Rapids' policy on "Economic & Technical Feasibility, Undue Financial Hardship, Economic Hardship, and Economically Feasible Plans," the Fifth Amendment of the US Constitution prevents such strict application of the Standards and Guidelines that an owner is deprived of all reasonable beneficial use of, or return on, a historic resource. "If an applicant submits information sufficient to support that denial of a certificate of appropriateness for an alteration would meet this standard, the commission must authorize alteration of a resource in a non-historic manner.... Establishing such an economic hardship exception requires a significant showing. Most economic costs do not interfere with the fundamental function, use, or value of a resource... It is very difficult for an owner, especially a residential homeowner, to argue a regulatory taking such that they have been denied all reasonable beneficial use of the property."

Ypsilanti's guidelines about this type of financial hardship are found as part of the demolition application and they state (bolding is in the original), "the term 'financial hardship' shall refer to an owner's inability to see a **reasonable** financial return on an investment if he/she is required to comply with the ...Commission requirements to preserve the property. Evidence of financial hardship is generally limited to instances when the cost of preservation exceeds the value of the building or when preservation will deprive the owner of **all** reasonable use of the property. **By law**, the owner is entitled only to a **reasonable** return on the property."

If the Fifth Amendment argument arises, the historic district commission will seek attorney assistance and advice in processing, reviewing, and taking any action on such a request.

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

Relevant Secretary of the Interior's Standards:
#9

Potential Motions:

Move to **postpone** application PHDC 22-0025 for the replacement of four non-historic wood windows with vinyl windows at 201 E Cross for the applicant to provide the following information:[or for staff and the commission to research further a topic, like economically feasible plans, etc.] The commission must take action or staff must issue a procedural denial on this application by 60 calendar days from November 18, 2022.

*If the determination has been made that these four windows are **inappropriate** and economic infeasibility was not demonstrated:*

Move to deny application PHDC 22-0025 for the installation of four Jeld-Wen vinyl windows at 201 E Cross because the proposed work does not meet Standard 9, the city's Windows Fact Sheet, or the 2016 resolution in that:

- these proposed vinyl windows will not destroy historic windows (any historic windows in these openings had already been removed by 1982), but the proposed windows could destroy the historic material around these windows during the work and in expansion and contraction; and it was determined that the vinyl windows are visually incompatible with the historic wood windows on the house
- the city's Windows Fact Sheet states that solid vinyl and vinyl-clad windows will not be approved; [if glass reduction, configuration, or trim are concerns, those should be included here as well]
- and the commission's 2016 resolution states that applications to install vinyl windows within the Ypsilanti Historic District "will, except under the most extreme circumstances," be denied.

Further, the commission finds that the applicant did not successfully demonstrate that wood, wood with aluminum cladding, or possibly composite windows would be economically infeasible instead of vinyl windows in this case. These Jeld-Wen vinyl windows installed without the necessary permits must be removed and replaced with approved windows. The commission requires a new application for windows of one of these other, non-vinyl materials (wood, aluminum-clad wood, or composite) by [x date]. The installation of these new, non-vinyl windows can be phased over time and the commission will establish that timeline when the new windows are approved.

*If the determination has been made that these four replacement windows on this house in this case are **appropriate**:*

Move to approve application PHDC 22-0025 and issue a certificate of appropriateness for the installation of four Jeld-Wen vinyl windows at 201 E Cross because the proposed work meets Standard 9 and the accompanying and local guidelines in that:

- the windows that were in place near the southeast corner of the house and on the rear of the house, immediately to the ____ of the back door on the ____ unit, were not historic or contributing windows;
- these proposed windows in these locations will not destroy historic material and they will be compatible with the historic materials, features, size, scale and proportion, and massing;
- applicant has demonstrated that the four proposed windows will not reduce glass size, will have the same configuration, and will have the same trim as the previous windows in these openings;
- and the commission determined that one-over-one windows in the window openings near the southeast corner of the house in this case are more appropriate than the six-over-one wood windows the guidelines and Standards would usually require, since it is currently unknown if these window openings are original to the house.
- In total, this situation meets the "extreme circumstances" condition required by the commission's 2016 vinyl window resolution.

CAUTION—*more research on the entering into an economically feasible plan, and the administration, implementation, and practical consequences and outcomes of this approach are necessary. If the commission determines that it is **economically infeasible** in this case to use wood for these replacement windows, and the commission wants to attempt to enter into an economically feasible plan with the applicant (only if the existing wood windows had been properly maintained), perhaps a potential approach could be:*

Because the applicant has shown that it is economically infeasible in this particular case to use wood for these replacement windows as the Standards and city's Windows Fact Sheet would recommend, due to these factors [...]; and because the commission finds that this contributing resource is valuable to the city and that the proposed alteration (vinyl windows) would adversely affect the public purpose that the district is trying to achieve; and because the commission finds that the applicant has done all necessary maintenance to preserve this resource or portion of the resource (including wood windows) over the period of ownership, the commission moves to attempt to enter into an economically feasible plan with the owner at 201 E Cross to replace these four windows listed in application PHDC 22-0025 with four composite windows, subject to commission approval, that would meet the intent of the Standards and Guidelines through their reasonable application and will thus support a certificate of appropriateness. [The commission would include a timeline for the approvals and plan.]

Prepared by:
Ellen Thackery, Preservation Planner

☒ Contributing ☐ Non-contributing ☐ LANDMARK

YPSILANTI MICHIGAN HISTORIC ARCHITECTURE SURVEY

Sheet# 37

SURVEY NAME YPSILANTI ARCHITECTURAL SURVEY

SURVEY DATE Fall 1982 SURVEYED BY Resource Design Group

ADDRESS 201 ⁵ Cross - duplex

HISTORIC NAME _____

CURRENT NAME _____

TYPE OF USAGE: ☐ Residential, ☒ Multi-residential, ☐ Commercial,
☐ Mixed commercial & residential.

Zoning _____

NUMBER OF FLOORS 2 1/2 FRONT DIRECTION at south

SURFACE MATERIAL: aluminum siding ROOF MATERIAL: asphalt shingle

GRADED ITEMS - PLACE A CHECK OR "X" IN THE APPROPRIATE SPACE

STRUCTURAL CONDITION: Excellent ☒ Good ☐ Fair ☐ Poor ☐
MAINTENANCE QUALITY: Excellent ☒ Good ☐ Fair ☐ Poor ☐

ALTERATIONS: None ☐ Minor ☐ Moderate ☒ Extensive ☐
ARE ALTERATIONS: Appropriate ☐ Inappropriate ☒



Style or Period

modern GEORGIAN revival

Date of Construction _____

ARCHITECTURAL MERIT

National Importance	
Local Excellence	
Notable	
Worthy of Mention	
Poor	
Other	

INCIDENCE

Rare	
Moderate	
Common	

Date of Photograph Fall 1982

Photo by Resource Design Group

Design R.A. Schweitzer, 1981

Roll# 62 Frame# 17



201 E Cross, November 2015, city files. The windows on the first floor, lower right were the ones replaced in 2022.

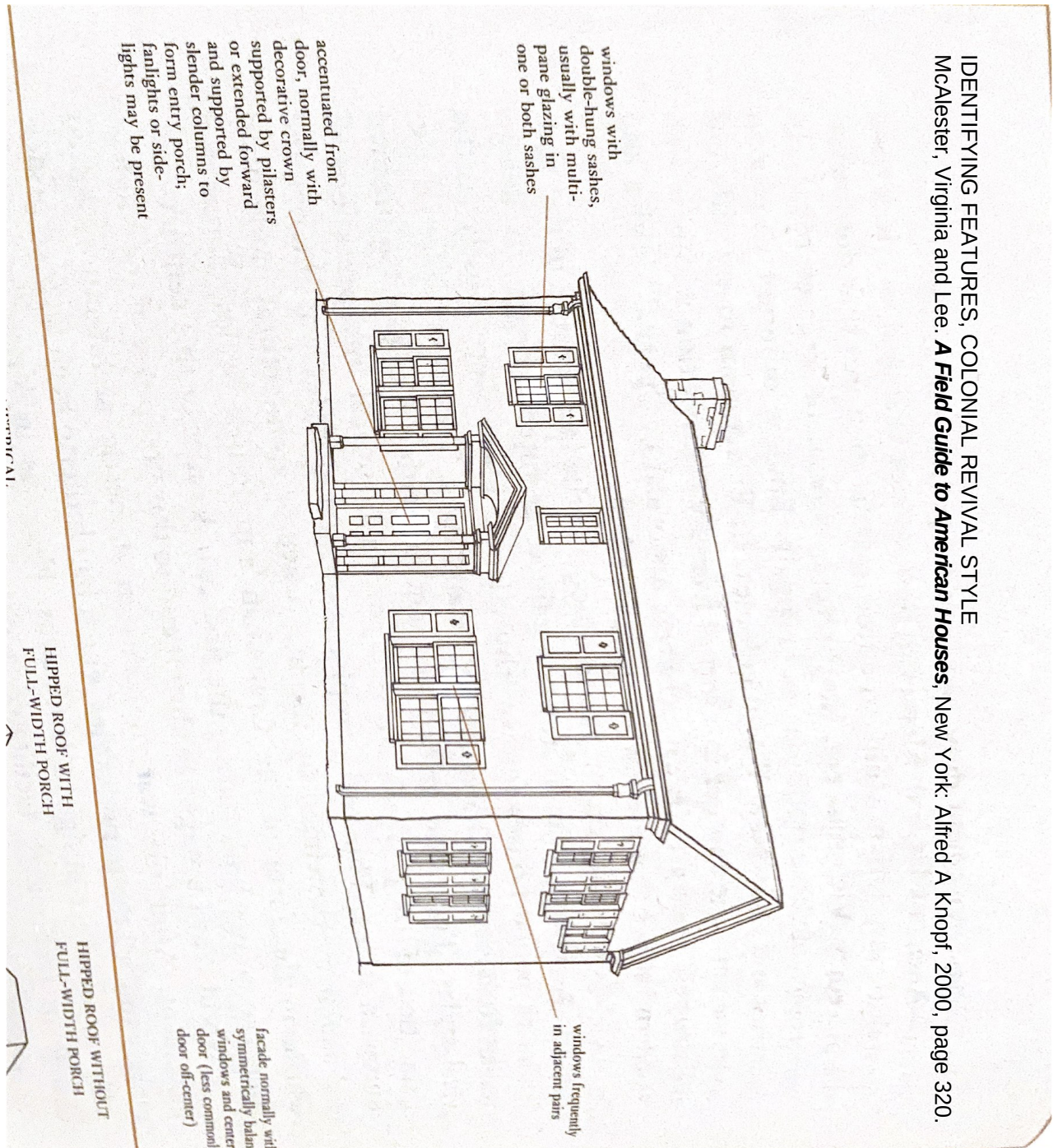


Photo provided by the homeowner of the fourth window that was replaced in 2022, on the rear of the property. November, 2022.



Photo taken by staff, November 8, 2022. Three windows on the lower right behind the shrub were replaced.

IDENTIFYING FEATURES, COLONIAL REVIVAL STYLE
 McAlester, Virginia and Lee. *A Field Guide to American Houses*, New York: Alfred A Knopf, 2000, page 320.





RECEIVED

APR 18 2017

CITY OF YPSILANTI
BUILDING DEPARTMENT

PHDC-22-0025 R. 29662 # 2017

**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

201 E Cross St, Unit 2, Ypsilanti, MI 48198

Applicant

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

Name

Judy Weinburger

Address

224 N River St.

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Rafu Construction Raul Funes 734-604-8521

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Replacing three front windows with similar double hung windows. Custom fit and matching trim.

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:
\$3,000

Permit fee:
 $\$45 + \underline{50} = \underline{95}$

Signature

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

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

Signature:

 dotloop verified
04/17/22 7:45 AM
EDT
EXVP-LVY8-BK9J-HTAT

Date: 04/17/2022

Print Name:

Judith Weinburger

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

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



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

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

Office Use Only:

Receipt: _____

Method: _____

Action/Study Item

PHDC- _____

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing an overview of the building and all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Friday eleven (11) days prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

201 E. Cross

Applicant

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

Name

Judy Weinburger

Address

224 N River St

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

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

Contractor

Contractor Name & Contact Info

Rafu Construction/ Acosta Pros

Type of work

- ☐ Roofing
☒ Window/Door Replacement

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

- ☐ Painting
☒ Application Amendment
☐ Other

Complete Description of Proposed Work:

Replacing four windows with custom fit and matching trim.

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 \$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:
3,000

Permit fee:

\$45 + 50 = **\$ 95.00**

Signature

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

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

Signature:



dotloop verified
11/09/22 4:44 PM EST
10GT-86Z8-15Z1-OHY8

Date:

Nov. 9, 2022

Print Name:

Judith Weinburger

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.

8/21/22, 12:52 PM

Judy Weinburger Mail - (no subject)



Judy Weinburger [REDACTED]

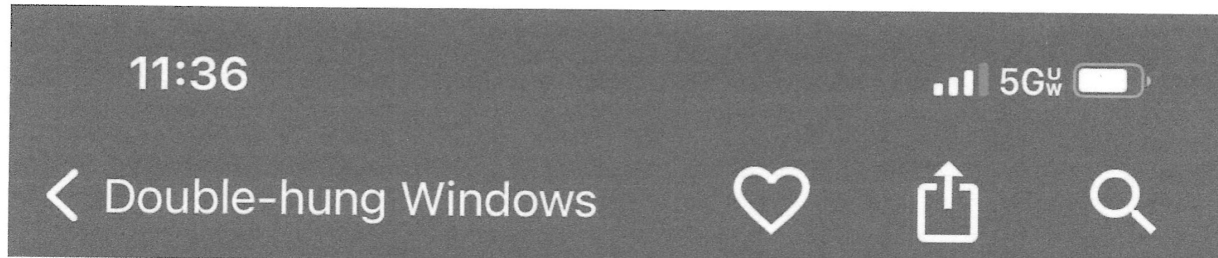
(no subject)

1 message

Judy Weinburger [REDACTED]

To: [REDACTED]

Sun, Aug 21, 2022 at 12:28 PM



Description

Menards® SKU: 4045450

Model Number: JW1792-00220

JELD-WEN® vinyl windows are made to be durable, energy efficient, and low-maintenance. With features like a steel-reinforced frame and insulated glass, JELD-WEN® vinyl windows are suitable for any architectural style or design. Backed by a Lifetime Limited Warranty, they're just as reliable as they are attractive!

Features:

- Vinyl construction allows for low maintenance
- Steel-reinforced sash for long-lasting strength
- Top and bottom sash tilt for easy cleaning - no need for a ladder to clean the window
- Built-in nailing flange for complete installation and a tight seal

<https://mail.google.com/mail/u/0/?ik=ddd55a73e9&view=pt&search=all&permthid=thread-f%3A1741788880003459692&simpl=msg-f%3A17417888800...> 1/2

- Low-E glass with Argon reduces energy costs, interior condensation, and protects against harmful UV rays
- ENERGY STAR® certified windows reduce energy bills by an average of 12% nationwide, compared to non-certified products
- Built-in Brickmould and J-Channel frame creates a clean, streamlined appearance for a traditional look while also saving a step in the installation process
- Accidental glass breakage coverage included for all of life's unexpected events
- Full Screen Included

Documents

Installation Instructions

Use And Care Manual



Home



Account



Toolbox



Lists



Cart

Support for replacing windows

Although the house is old, the windows and their aluminum screen are not original. The aluminum screens might be only from the 1960's. The windows do not operate easily, if at all anymore, because the wood has rotted and there are so many layers of paint on them. Over the years the house has settled so much that the windows are no longer plumb. Even with pins to lock them open a few inches, (to respond to the city's code) they don't stay up properly. They can fall down and injure someone. When trying to open and close them they can slip and crash down and break the glass.

The windows are inefficient. The tenants must pay for their heat. Even with the windows closed and locked and having added the plastic around them, drafts come through and enough frost forms to damage the surrounding walls. The tenants have complained. I don't want the tenants to sue me, and I don't want the house harmed by excessive water.

There are several different styles of windows on this house. The lower front windows are double hung sash windows. The upper front windows are double hung sash windows with grids dividing them into three over three panes. The ones I replaced matched the similar ones on the opposite side of the house. The back side of the house has five windows, two are double hung sash windows, one is an awning and two are aluminum sliding windows. The north side has five windows. Two upper with three over three double hung sash windows and three lower windows that are double hung sash windows. The south side has six windows, three double hung sash windows, two upper with three over three grids, and double hung sash, and one awning. Windows are very expensive. If I had to replace them with custom made wood windows, it would have cost three times what I had to pay and would have taken weeks to obtain the windows and I would never regain my investment.

Additionally, on August 3, the city inspected the home. The inspector commented on how nice the house is. She found a few very minor issues, like numbering the meters for the apartments and hanging the fire extinguishers on the wall.

I have lived in the city and paid taxes in the city for many years. I have restored many homes and worked with the city and will do so again. Please let us reach a reasonable way to resolve this.

8/9/22, 7:28 PM

IMG-7740.jpg

RIGHT SIDE BOTTOM
WERE REPLACED

FRONT



<https://mail.google.com/mail/u/0/#inbox/FMfcgzGqPpjXggtbpCZsxJHkvsbQCXvV?projector=1&messagePartId=0.2>

1/1

8/9/22, 7:29 PM

IMG-7750.jpg

NORTH SIDE



<https://mail.google.com/mail/u/0/#inbox/FMfcgzGqPpjXggtlCbFPgTtHjpKxftMR?projector=1&messagePartId=0.2>

1/1

8/9/22, 7:29 PM

IMG-7748.jpg

BACK + SIDE

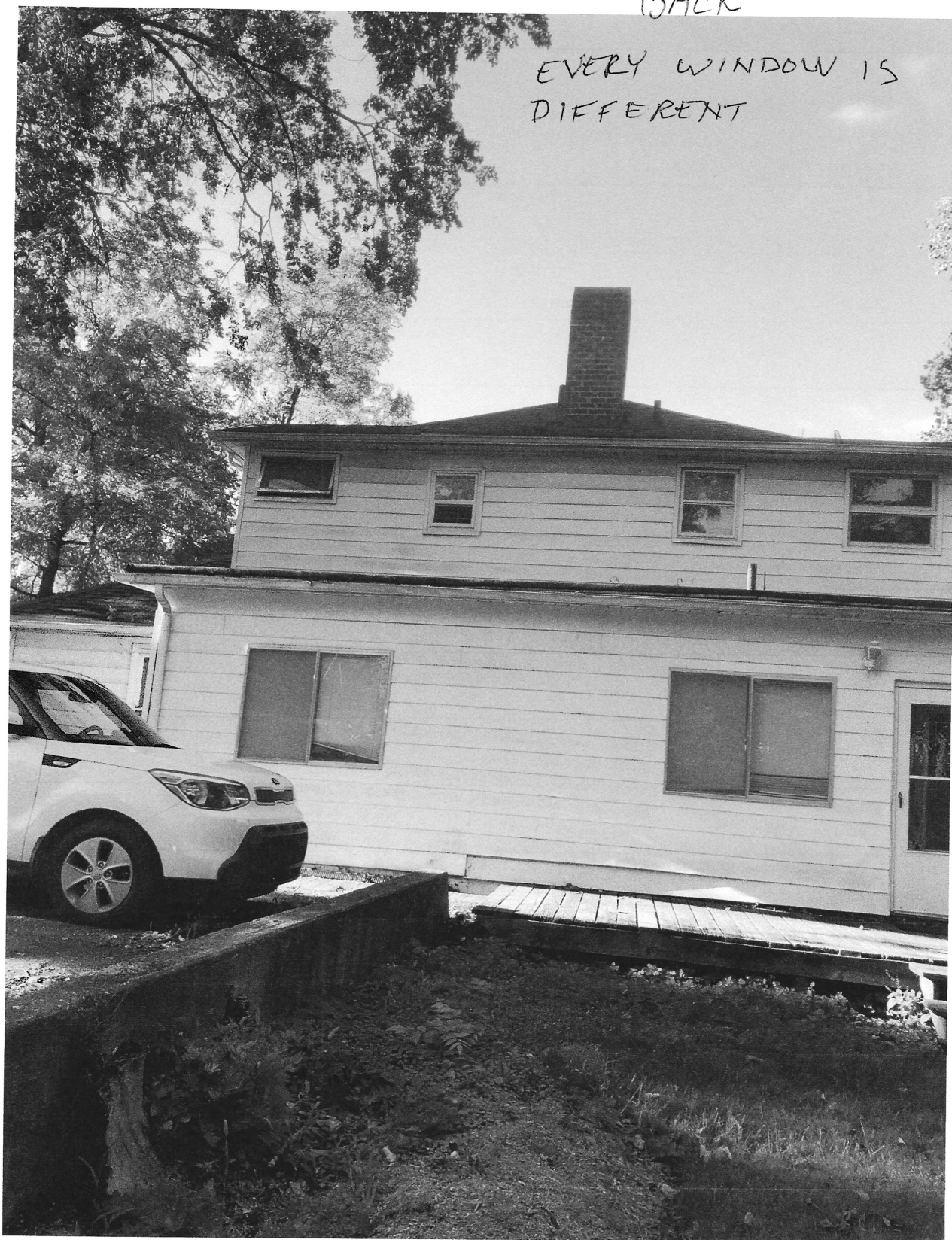


8/9/22, 7:30 PM

IMG-7747.jpg

BACK

EVERY WINDOW IS
DIFFERENT



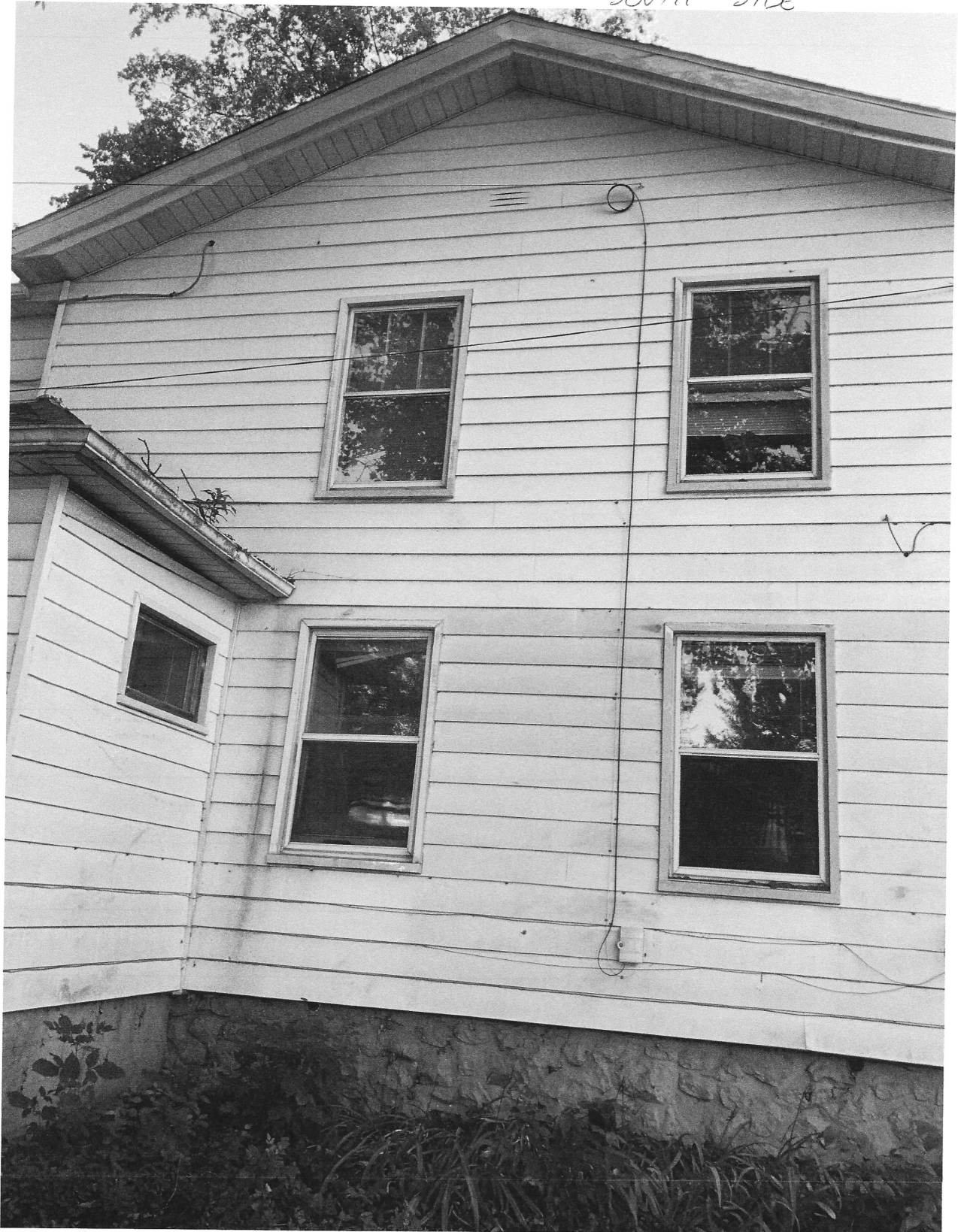
<https://mail.google.com/mail/u/0/#inbox/FMfcgzGqPpjXggtlCbFPgTtHjpKxftMR?projector=1&messagePartId=0.2>

1/1

8/9/22, 7:28 PM

IMG-7742.jpg

SOUTH SIDE



<https://mail.google.com/mail/u/0/#inbox/FMfcgZGqPpjXggtbpCZsxJHkvsbQCXvV?projector=1&messagePartId=0.2>

1/1

8/9/22, 7:41 PM

IMG-7754.jpg

CLOSE UP OF WINDOW



<https://mail.google.com/mail/u/0/#inbox/FMfcgzGqPpjXggttGGhdLsHBSZnncrJJ?projector=1&messagePartId=0.1>

1/1

8/9/22, 7:29 PM

IMG-7745.jpg



<https://mail.google.com/mail/u/0/#inbox/FMfcgzGqPpjXggtbpCZsxJHkvsbQCXvV?projector=1&messagePartId=0.2>

1/1

Rafu construction

QUOTE 2/24/2022

DATE(S) OF QUOTE:

NAME Judy

ADDRESS

PHONE NUMBER

Raul Funes

(734) 604-8521

ACOSTAPROS92@GMAIL.COM

SERVICE	TOTAL
Replacing 4 windows we are removing all 4 old windows and old trim. We are installing 4 new windows they are vinyl and double hung windows too and we are going to custom fit each window by adding trim on the sides of the windows and cut the metal trim on the outside to. Caulk around the trim on the inside and outside.	\$3800
It will take 2 days to finish the project and we need half of the money upfront to buy material and the other half once the job is done.	

2/24/22

pd \$2,000.00

#1968

pd 1,800 - 2/25/22

#1969

Quotes are valid for 30 days

YOUR BUSINESS IS GREATLY APPRECIATED!

Weinburger, Judy Wood/Wood (Signature)

Quote #: XSZ5EMQ

A Proposal for Window and Door Products prepared for:

Shipping Address:

WINDOW PRO-WIXOM
47705 West Rd Ste B-106
Wixom, MI 48393-4738

TIM BAETZ
WINDOW PRO-WIXOM
47705 WEST RD STE B-106
WIXOM, MI 48393-4738
Phone: (248) 305-1400

Email: tbaetz@windowpro.com

This report was generated on 10/19/2022 2:25:33 PM using the Marvin Order Management System, version 0003.16.01 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:



GLOBAL SPECS

The following product and option choices were designated as part of this project's Global Spec. Global Specs can be over-ridden on a line item basis. Exceptions to the specification are outlined in Line Item Quotes. Please proof all units thoroughly to ensure accuracy.

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

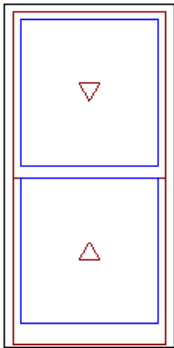
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 4		TOTAL UNIT QTY: 4		EXT NET PRICE: USD		15,007.98
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	101 Living Front	Ultimate Wood	Double Hung Insert IO 34" X 68" Entered as Inside Opening 34" X 68"	3,682.99	1	3,682.99
5	102 Living Front	Ultimate Wood	Double Hung Insert IO 34" X 68" Entered as Inside Opening 34" X 68"	3,682.99	1	3,682.99
6	103 Living Front	Ultimate Wood	Double Hung Insert IO 34" X 68" Entered as Inside Opening 34" X 68"	3,682.99	1	3,682.99
7	104 Living Side	Ultimate Wood	Double Hung Insert IO 38" X 68" Entered as Inside Opening 38" X 68"	3,959.01	1	3,959.01

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: 101 Living Front	Net Price:		3,682.99
Qty: 1		Ext. Net Price:	USD	3,682.99

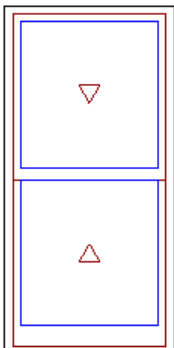


As Viewed From The Exterior

Entered As: IO
FS 33 5/8" X 67 3/4"
IO 34" X 68"

Primed Pine Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Wood Double Hung Insert
Inside Opening 34" X 68"
0 Degree Frame Bevel
Top Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
White Sash Lock
1 Per Unit White Sash Lift
White Jamb Hardware
Extruded Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
***Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit: 102 Living Front	Net Price:		3,682.99
Qty: 1		Ext. Net Price:	USD	3,682.99



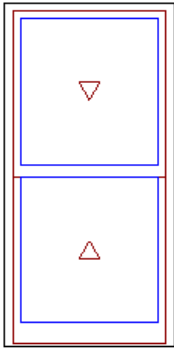
As Viewed From The Exterior

Entered As: IO
FS 33 5/8" X 67 3/4"
IO 34" X 68"

Primed Pine Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Wood Double Hung Insert
Inside Opening 34" X 68"
0 Degree Frame Bevel
Top Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
White Sash Lock
1 Per Unit White Sash Lift
White Jamb Hardware
Extruded Aluminum Screen

Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jamb
***Note: Unit Availability and Price is Subject to Change

Line #6	Mark Unit: 103 Living Front	Net Price:		3,682.99
Qty: 1		Ext. Net Price:	USD	3,682.99

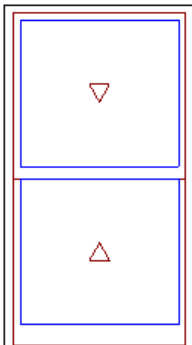


As Viewed From The Exterior

Entered As: IO
FS 33 5/8" X 67 3/4"
IO 34" X 68"

Primed Pine Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Wood Double Hung Insert
Inside Opening 34" X 68"
0 Degree Frame Bevel
Top Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
White Sash Lock
1 Per Unit White Sash Lift
White Jamb Hardware
Extruded Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jamb
***Note: Unit Availability and Price is Subject to Change

Line #7	Mark Unit: 104 Living Side	Net Price:		3,959.01
Qty: 1		Ext. Net Price:	USD	3,959.01



As Viewed From The Exterior

Entered As: IO
FS 37 5/8" X 67 3/4"
IO 38" X 68"

Primed Pine Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Wood Double Hung Insert
Inside Opening 38" X 68"
0 Degree Frame Bevel
Top Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
White Sash Lock
1 Per Unit White Sash Lift
White Jamb Hardware
Extruded Aluminum Screen

OMS Ver. 0003.16.01 (Current)
Product availability and pricing subject to change.

Weinburger, Judy
Wood/Wood (Signature)
Quote Number: **XSZ5EMQ**

Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
***Note: Unit Availability and Price is Subject to Change

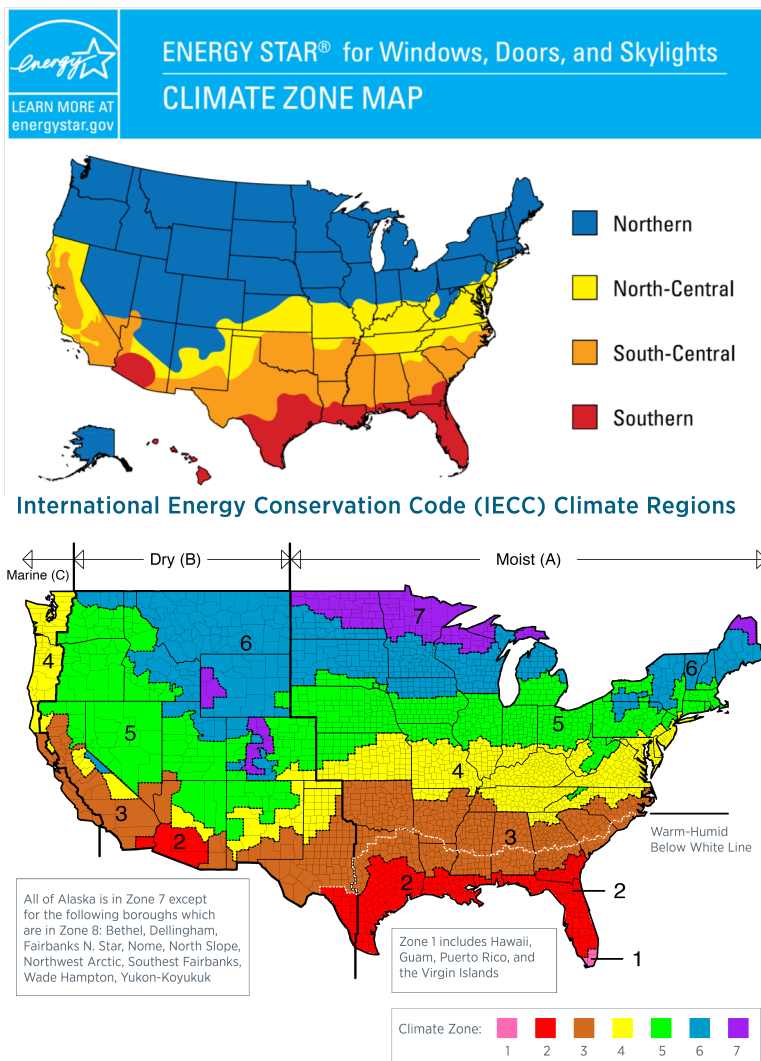
Project Subtotal Net Price: USD	15,007.98
0.000% Sales Tax: USD	0.00
Project Total Net Price: USD	15,007.98

PRODUCT AND PERFORMANCE INFORMATION

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

Review the map below to determine if your units meet ENERGY STAR for your location.



PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD 15,007.98
0.000% Sales Tax: USD 0.00
Project Total Net Price: USD 15,007.98

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: _____

Buyer: _____

Weinburger, Judy Alum/Wood (Signature)

Quote #: T7F58MS

A Proposal for Window and Door Products prepared for:

Shipping Address:

WINDOW PRO-WIXOM
47705 West Rd Ste B-106
Wixom, MI 48393-4738

TIM BAETZ
WINDOW PRO-WIXOM
47705 WEST RD STE B-106
WIXOM, MI 48393-4738
Phone: (248) 305-1400

Email: tbaetz@windowpro.com

This report was generated on 9/26/2022 12:27:44 PM using the Marvin Order Management System, version 0003.16.01 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:



GLOBAL SPECS

The following product and option choices were designated as part of this project's Global Spec. Global Specs can be over-ridden on a line item basis. Exceptions to the specification are outlined in Line Item Quotes. Please proof all units thoroughly to ensure accuracy.

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

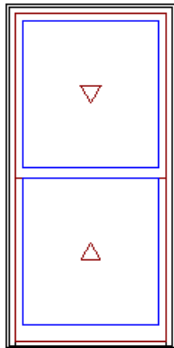
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 4		TOTAL UNIT QTY: 4		EXT NET PRICE: USD		14,781.88
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	101 Living Front	Ultimate	Double Hung Insert G2 IO 34" X 68" Entered as Inside Opening 34" X 68"	3,625.15	1	3,625.15
2	102 Living Front	Ultimate	Double Hung Insert G2 IO 34" X 68" Entered as Inside Opening 34" X 68"	3,625.15	1	3,625.15
3	103 Living Front	Ultimate	Double Hung Insert G2 IO 34" X 68" Entered as Inside Opening 34" X 68"	3,625.15	1	3,625.15
4	104 Living Front	Ultimate	Double Hung Insert G2 IO 38" X 68" Entered as Inside Opening 38" X 68"	3,906.43	1	3,906.43

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: 101 Living Front	Net Price:		3,625.15
Qty: 1		Ext. Net Price:	USD	3,625.15



As Viewed From The Exterior

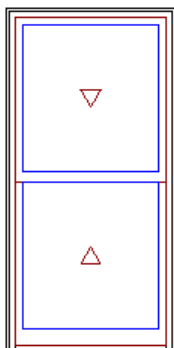
Entered As: IO
FS 33 5/8" X 68 17/64"
IO 34" X 68"

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Double Hung Insert G2
Inside Opening 34" X 68"
8° Degree Frame Bevel
Top Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
White Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
1 Per Unit White Sash Lift
Extruded Aluminum Half Screen
Stone White Surround
Bright View Mesh

3 1/4" Jamb

***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: 102 Living Front	Net Price:		3,625.15
Qty: 1		Ext. Net Price:	USD	3,625.15



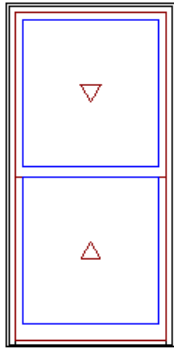
As Viewed From The Exterior

Entered As: IO
FS 33 5/8" X 68 17/64"
IO 34" X 68"

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Double Hung Insert G2
Inside Opening 34" X 68"
8° Degree Frame Bevel
Top Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
White Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
1 Per Unit White Sash Lift
Extruded Aluminum Half Screen
Stone White Surround

Bright View Mesh
3 1/4" Jamb
***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: 103 Living Front	Net Price:		3,625.15
Qty: 1		Ext. Net Price:	USD	3,625.15

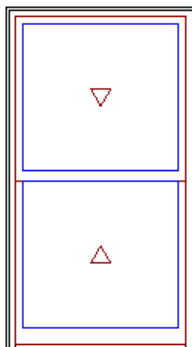


As Viewed From The Exterior

Entered As: IO
FS 33 5/8" X 68 17/64"
IO 34" X 68"

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Double Hung Insert G2
Inside Opening 34" X 68"
8° Degree Frame Bevel
Top Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
White Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
1 Per Unit White Sash Lift
Extruded Aluminum Half Screen
Stone White Surround
Bright View Mesh
3 1/4" Jamb
***Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: 104 Living Front	Net Price:		3,906.43
Qty: 1		Ext. Net Price:	USD	3,906.43



As Viewed From The Exterior

Entered As: IO
FS 37 5/8" X 68 17/64"
IO 38" X 68"

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Double Hung Insert G2
Inside Opening 38" X 68"
8° Degree Frame Bevel
Top Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
White Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
1 Per Unit White Sash Lift
Extruded Aluminum Half Screen
Stone White Surround
Bright View Mesh
3 1/4" Jamb

OMS Ver. 0003.16.01 (Current)
Product availability and pricing subject to change.

Weinburger, Judy
Alum/Wood (Signature)
Quote Number: **T7F58MS**

***Note: Unit Availability and Price is Subject to Change

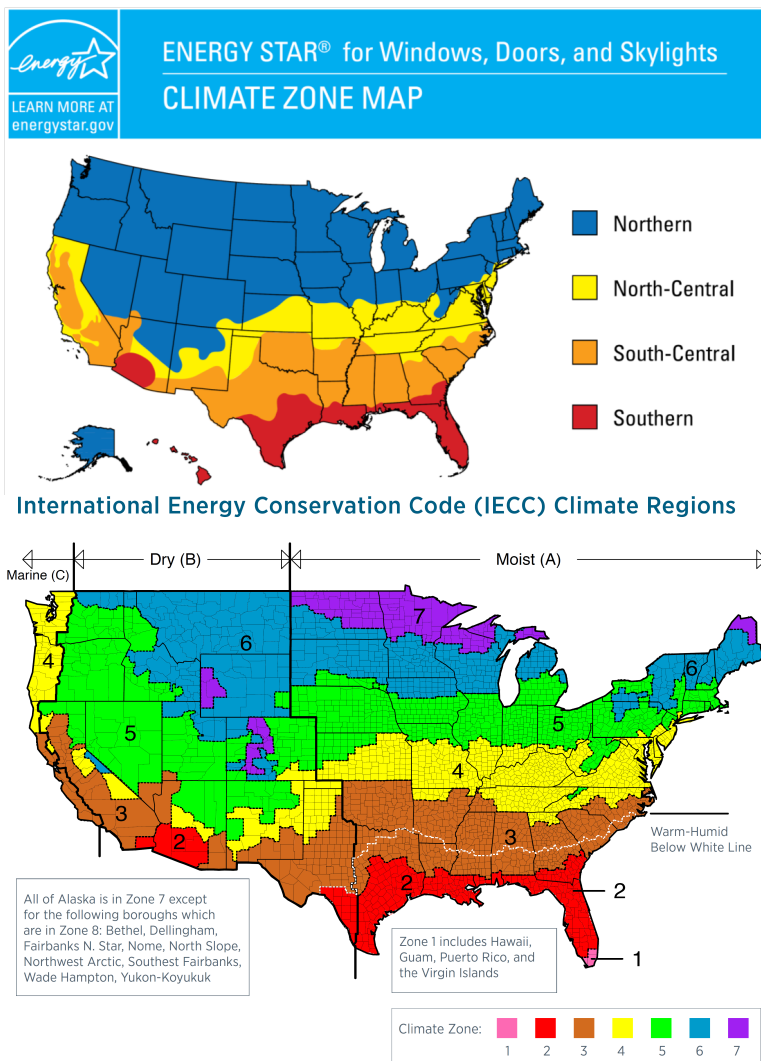
Project Subtotal Net Price: USD	14,781.88
0.000% Sales Tax: USD	0.00
Project Total Net Price: USD	14,781.88

PRODUCT AND PERFORMANCE INFORMATION

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Review the map below to determine if your units meet ENERGY STAR for your location.



PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD 14,781.88
0.000% Sales Tax: USD 0.00
Project Total Net Price: USD 14,781.88

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: _____

Buyer: _____



CITY OF

Ypsilanti

PRIDE | DIVERSITY | HERITAGE

Historic District Fact Sheet

Windows

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.

Page 1 of 3

The Importance of Historic Windows

Windows are the “eyes” of a building. Even the simplest of windows can be considered character-defining elements of a building. Historic windows are often unique in their size, dimension, and design; and therefore are not easily replicated. Additionally, historic windows are made from components that can be individually replaced; while if a component breaks on a replacement window, generally the whole unit must be replaced again. Preserving historic windows makes sense economically and environmentally. The Historic District Commission encourages rehabilitation or repair of historic windows and reviews replica or replacement windows on a case-by-case basis. This fact sheet provides guidance for common window questions.

CONTACT THE PRESERVATION PLANNER BEFORE YOUR WINDOW PROJECT.

Rehabilitation and Re-glazing Historic Windows

Window rehabilitation often results in considerable energy cost savings while at the same time preserving original architectural materials. Epoxy wood-consolidating materials and polyurethane glues make it possible to repair even badly deteriorated wood windows.

Repair Process

- Remove the sash and lay it on a flat surface.
- Examine the exterior window frame, especially the sill, for rot or other deterioration.
- Dig out and replace bad sections with new wood or epoxy repair material. The epoxy works like auto body filler or spackle. Mix it up and pack it tightly into any depression or hollow in the wood. When hardened, it can be sanded, primed and painted.
- Then remove paint or varnish on both interior and exterior of the sash, re-glue where necessary, replace cracked glass and loose or missing glazing putty.
- Sand, apply a coat of linseed oil, prime with oil-based primer, and paint the sash with latex paint.
- Replace sash cord if windows are counterweighted.
- Return sash to window.
- Nail stops back into place.

For more information on wood window rehabilitation, see NPS Preservation Brief 9: The Repair of Historic Wooden Windows, available at <http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>.

Be aware of the dangers of lead in window repair, and take the necessary precautions. See https://www.mhpn.org/wp-content/uploads/2012/12/MHPN_-_Lead_Resource_Guide_FINAL.pdf for more information.

Energy Efficiency and Historic Windows

In most cases, home energy loss from window openings is 10-15% of the total loss. The often promised savings of modern replacement windows seldom outweigh the cost of installation. Before undertaking the expense of window replacement, check first that the attic is well insulated. Often, air loss through windows can be mitigated by simple nonintrusive measures, such as interior or exterior storm windows; curtains; or reglazing.

Last updated: February 2020

Screen Windows and Storm Windows

Any new screen or storm must be compatible with the window it is covering.

Metal combination screen/storms are permitted, although wood screens and storms are encouraged for better appearance and more efficient energy conservation. If a metal-framed screen/storm is installed, it must fit within the exterior trim. The metal frame must be either painted or factory-finished, not mill (raw metal) finish. Re-caulking and weather stripping are required and will improve the thermal efficiency.

Shutters

Wood shutters are permitted as a way to close off an unnecessary window. They must be hinged, fit within the window frame and painted. Non-functioning shutters may be permitted on a case-by-case basis, if they are considered appropriate for the structure and must match the opening size of the window.

Creating New Windows or Doors

New openings transform a building's character, often threatening historic integrity, and are not generally allowed. New openings are considered on a case-by-case basis.

Requirements for a Window Replacement Application

In some cases, replacement windows are approved by the Historic District Commission. *In order for the commission to approve replacement windows, the applicant must provide detailed information and meet certain conditions.*

1. If the existing windows are historic to the building, i.e. over 50 years old, every effort should be made to preserve them. If the applicant is citing poor condition as a reason for replacement, then they must provide documentation to that extent. At minimum, this should include detailed photos of each window proposed for replacement. Close-up shots showing the damage should be provided.
2. Large projects, particularly for commercial rehabilitation, may require a third party condition assessment of windows.
 - a. This assessment should be made by an unbiased professional, such a tradesperson, or historic architect, who will provide a report on the condition and reparability of windows.
 - b. The assessment cannot be made by a replacement window company or contractor.
3. If the applicant claims keeping historic windows will cause undue financial hardship, a cost comparison of replacement windows vs. repairing the originals by qualified tradespersons must be submitted as well.

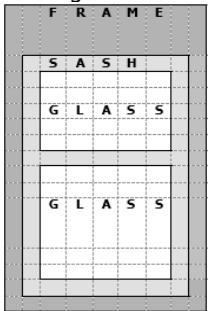
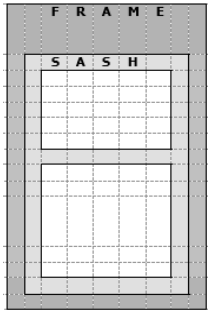
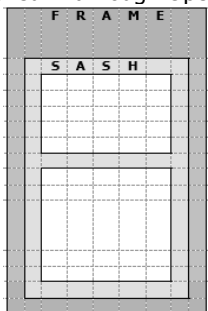
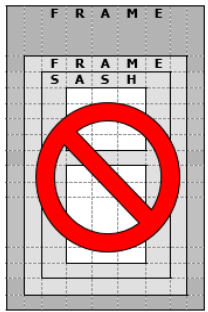
Requirements for Appropriate Window Replacements

Approval for replacement windows will be granted on a case by case basis. In all cases, the Commission will require an installation which does not reduce the glass area of any window. Wood replacement windows are preferred. Wood windows clad in aluminum or fiberglass may be approved in some cases. If the applicant is proposing a new material, such as composite windows, they are encouraged to include photos of it in use and bring a sample. Solid vinyl and vinyl clad windows will not be approved.

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

Clear glass is considered appropriate for the district; smoked or tinted glass may be approved on a case-by-case basis.

Breakdown of Window Rehabilitation and Replacement Methods

Frame Type	Description	Result	Can it be Permitted?
#1 Original Window 	Original frame and sash are intact. Routine maintenance is done to preserve the window, including regular painting and infilling damage wood with such materials as epoxy.	The building retains its historic character-defining elements and there is no loss to historic integrity.	YES- General repairs to the window may not require a permit, however full rehabilitations may be reviewed by the HDC. Contact the Preservation Planner to find out if your project requires a permit.
#2 Sash Kit installed in Old Frame/Replica Wood Sash 	Sash kits consist of a sash replacement only. The sash is the part of the window that holds the glass and moves up and down within the frame. Sash kits are installed by removing the old sash, leaving the old frame in place, and inserting the new sash in the old frame. Replica sashes that match the originals are also an option.	The windows retain some of their historic fabric and the original glass area is preserved.	YES- This installation is appropriate and can be approved on a case-by-case basis.
#3 Full Frame Replica installed in a Rough Opening 	The old sash and the old frame are removed. The replacement window, ideally designed to replicate the historic window is inserted in the <u>rough opening</u> . The <u>glass area is not reduced</u>	Although the historic fabric of the windows is lost, the overall historic integrity of the building is retained because the replacements match the original.	YES- This installation is appropriate and can be approved on a case-by-case basis.
#4 Full Frame Replacement Installed in Old Frame 	The old sash is removed, but the old frame is left in place. The replacement window (sash and frame) is inserted in the old frame. This results in two frames, the old frame and the replacement frame. The glass area is reduced	Although some historic fabric remains, the reduction of glass area substantially alters the historic character of the building.	NO- This installation diminishes the historic integrity of the building and is not generally permitted.



October 11, 2016

RESOLVED BY THE HISTORIC DISTRICT COMMISSION OF THE CITY OF YPSILANTI:

WHEREAS the Ypsilanti Historic District Commission recognizes that vinyl has an undesirably high expansion and contraction coefficient as compared to wood, that vinyl is not environmentally or historically appropriate, that vinyl has a relatively short life span, and that vinyl lacks repair potential once deterioration begins;

WHEREAS the Commission affirms that the installation of vinyl replacement windows will no longer be considered appropriate in the Ypsilanti Historic District for the above stated reasons;

WHEREAS the Ypsilanti Historic District Commission recognizes the necessity to formalize its position regarding the installation of vinyl replacement windows;

NOW, THEREFORE BE IT RESOLVED, THAT with this resolution the Historic District Commission will no longer deem appropriate the installation of vinyl replacement windows within the Ypsilanti Historic District; that upon receipt of an application for a building permit to install vinyl windows within the Ypsilanti Historic District, the Ypsilanti Historic District Commission will, except under the most extreme circumstances, deny the application and will not issue a certificate of appropriateness; and that this resolution will be in effect from this day forward.

OFFERED BY: Commissioner Hank Prebys

SUPPORTED BY: Commissioner Ron Rupert

YES: 5

NO: 0

ABSENT: 2

VOTE: Unanimous

ECONOMIC & TECHNICAL FEASIBILITY, UNDUE FINANCIAL HARDSHIP, ECONOMIC HARDSHIP AND ECONOMICALLY FEASIBLE PLANS

Definitions

Certificate of Appropriateness (CoA) – Written approval of a permit application for work that is historically appropriate and does not adversely affect an historic resource. MCL 399.201a(b); City Code Ch. 68, § 5.393(3).

Notice to Proceed (NTP) –Written permission to issue a permit for work that is inappropriate and that adversely affects a resource, pursuant to a finding under City Code Chapter 68 Section 5.395(6) and MCL 399.205(6).

Resource – One or more public or privately owned historic or non-historic buildings, structures, sites, objects, features, or open spaces located withing a historic district. MCL 399.201a; City Code Title V, Ch. 68, § 5.393(18).

Pertinent Laws

- Michigan Local Historic Districts Act (LHDA), Public Act 169 of 1970 (MCL 399.201-215)
- Grand Rapids City Code Title V, Chapter 68
- United States Secretary of the Interior Standards for Rehabilitation (Standards), 36 C.F.R. Part 67
- City of Grand Rapids Historic Preservation Guidelines (Guidelines)
- Fifth Amendment to the United States Constitution, Takings Clause
- **Economic and technical feasibility:** The Historic Preservation Commission (HPC or Commission) must apply the Standards and Guidelines to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. 36 C.F.R. § 67.7(b); City Code Title V, Ch. 68, § 5.395(3).
- **Undue financial hardship:** The HPC may issue a Notice to Proceed if it finds that:
 - Retaining the resource will cause undue financial hardship to the owner when a government action, an act of God, or other events beyond the owners control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include placing 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 proposed work is necessary to substantially improve or correct the undue financial hardship. MCL 399.205(6)(c); City Code Title V, Ch. 68, § 5.395(6)(c).
- **Economic hardship:** The Takings Clause of the Fifth Amendment, applicable to the Commission and City through the Fourteenth Amendment, states that “private property [shall not] be taken for public use, without just compensation.” This precludes application

of the Standards and Guidelines such that denial of a Certificate of Appropriateness (CoA) imposes an economic hardship to the extent it deprives the owner of all reasonable beneficial use of, or return on, the property. U.S. Const., 5th Amend.

- **Economically feasible plan:** If an application is for work that will adversely affect the exterior of a resource the Commission considers valuable to the City, State, or nation, and the Commission determines that the alteration or loss of that resource will adversely affect the public purpose of the city, State or nation, the Commission shall attempt to establish with the owner of the resource an economically feasible plan for preservation of the resource. MCL 399.205(5); City Code Title V, Ch. 68, § 5.395(5).

Historic Preservation Commission Consideration

The Historic Preservation Commission must consider the above legal principles in rendering its decisions.

- Economic and technical feasibility are distinct concepts from financial and economic hardship. The Commission must consider both economic and technical feasibility in evaluating applications for Economically Feasible Plans and CoA's.
- Financial hardship, by contrast, may justify an NTP for inappropriate work where retaining the resource would impose undue financial hardship on the owner through no fault of the owner.
- Economic hardship, in turn, would arise where the denial of a CoA for work on an historic property in a way that may not strictly comply with the Standards and Guidelines but adheres to the intent of, would rise to the level of depriving the owner of all reasonable beneficial use of, or return on, the property. This is a high burden of proof.

Compliance with the historic district Standards and Guidelines as well as the general maintenance and upkeep of the historic resources is the responsibility of the owner.

Applicants seeking to claim hardship or infeasibility are strongly encouraged to consult with City Historic Preservation Staff prior to applying to ensure that all relevant application materials are submitted.

Economic & Technical Feasibility and Economically Feasible Plans

The City Code empowers the Commission to implement its obligation to apply the Standards and Guidelines in a reasonable manner, taking account of economic and technical feasibility, by authorizing it to establish with the owner an Economically Feasible Plan. The Plan must still meet the intent of the Standards and Guidelines through their reasonable application, if not strict adherence, and will thus support issuance of a CoA.

All requests are heard on a case-by-case basis. Upon receipt of a completed CoA application packet, including supporting documents regarding the claim, the Commission will determine if sufficient evidence and information exists to warrant issuance of a CoA and an associated Economically Feasible Plan. Under such, the Commission may work with the applicant to create

the Plan, they may adopt the proposed work as submitted by the applicant (as the Plan), they may create a completely new Plan of action or, they may modify the proposed Plan to bring it closer to compliance with the spirit and intent of the Standards and Guidelines. To issue a CoA through an Economically Feasible Plan, the Commission must find that the work is appropriate and will not adversely affect the resource.

Should the Commission find that the request does not qualify for a CoA as presented, the Commission may deny the request, deny portions of the request and approve other portions, modify, or table to allow the applicant time to revise the request to bring it in line with the Standards and Guidelines for issuance of a Certificate of Appropriateness through an Economically Feasible Plan.

Economic Feasibility

While the Commission considers similar factors in evaluating economic feasibility and undue financial hardship, they support different outcomes. Economic infeasibility can be overcome through an Economically Feasible Plan that supports a CoA to proceed with work consistent with the intent of, if not strict compliance with, the Standards and Guidelines, whereas undue financial hardship can support a Notice to Proceed with work that is inappropriate and adversely affects a resource.

Economic infeasibility requires the Commission to find that the applicant has met the burden of proof to illustrate that strict adherence to the standards and guidelines (often in-kind replacement) is economically and/or technically infeasible. If the Commission makes this finding, it shall work with the owner to create an Economically Feasible Plan that, although is not necessarily in-kind, still reasonably meets the intent of the Standards and Guidelines and implement that Plan through a CoA.

To establish economic infeasibility for specific proposed restoration work in a rehabilitation project, the owner must demonstrate:

- **Significantly** greater expense necessitated to meet strict adherence to the standards and guidelines (often in-kind replacement of traditional materials when compared to modern counterparts); and/or
- Unavailability of any reasonable, historically correct preservation methodology.

Cates v Adrian Historic District Commission, State Hist. Pres. Rev. Bd., Nov. 16, 2001 (Docket No. 01-223-HP).

Technical Infeasibility

Technical infeasibility occurs when any reasonable, historically correct, strict adherence to the Guidelines and Standards is not possible because of an inability to obtain materials and/or skill set. When this occurs a plan for an economically feasible alternative shall be considered. Such plan shall still reasonably adhere to and meet the Secretary of Interior's Standards and Guidelines for Rehabilitation as well as the Local Guidelines and thus support a Certificate of Appropriateness.

Examples of Economic Infeasibility and Technical Infeasibility

- Example: House is clad in historic asbestos tile siding; the product is no longer made and thus strict adherence to a historically correct preservation method for repairing and/or replacing this deteriorated feature is not technically feasible.
 - With the material no longer available, strict adherence is technically infeasible and economic feasibility becomes irrelevant. Review moves to proposed alternative(s).
 - The alternative(s) must reasonably meet preservation methodology and, comply with the Secretary of the Interior's Standards and the City's Preservation Guidelines, considering the features and character of the historic resource and surrounding historic district.
 - In such instances a Certificate of Appropriateness would be issued based on an Economically Feasible Plan which will outline the technical infeasibility issue(s) and proposed alternative(s).
- Example: A house is clad in a special stone "flick" style of stucco and needs repair/replacement in whole or in part. Research found no craftsman with the skill set to recreate this style of stucco. It would thus be technically infeasible to meet strict adherence to preservation methodology as the skills are unavailable. In addition, or alternatively, in-kind replacement maybe economically infeasible if craftsman(s) are available but not within a feasible distance.
 - With the skill set unavailable, such requests are viewed for alternate finishes that will reasonably meet preservation methodology consistent with the Secretary of the Interior's Standards and the City's Preservation Guidelines and considering the features and character of the historic resource and surrounding historic district.
 - In such instances a Certificate of Appropriateness would be issued based on an Economically Feasible Plan which identifies the infeasibility issues and proposed alternative(s).
- Example: The historic slate roof on a house is past its life expectancy and beyond repair, needing full replacement. Investigation of options finds that an in-kind replacement that meets the strict adherence of preservation methodology is available, but the cost was found to be economically infeasible.

- In such instances the Commission would review the financial information presented by the owner related to the economics of the property as well as its ability to continue use, etc. Should the Commission find that requiring strict adherence to the standards and guidelines would be economically infeasible, it moves on to review alternative(s).
- An alternative must reasonably meet preservation methodology, consistent with the Secretary of the Interior's Standards and the City's Preservation Guidelines and considering the features and character of the historic resource and surrounding historic district. Is there an economically feasible alternative roofing material that can sufficiently mimic the historic roofing material or a new design/material that is appropriate considering the historic character of the resource? Through this discussion, an Economically Feasible Plan would be created.
- In such instances a Certificate of Appropriateness would be issued based on findings related to the economic infeasibility (as it pertains to the property and not personal finances of the owner/applicant), and the Economically Feasible Plan which identifies an appropriate alternative.

Economically Feasible Plan

The Commission and property owner shall attempt to establish an Economically Feasible Plan for preservation of a resource where strict adherence to the Standards and Guidelines is tempered by the Commission's obligation to apply them reasonably, considering both economic and technical feasibility.

An Economically Feasible Plan is utilized in combination with a Certificate of Appropriateness, or CoA, as long as it reasonably meets the intent of the Secretary of the Interior's Standards for Rehabilitation and the City's Historic District Design Guidelines, maintains the preservation of basic form and rhythms, and does not adversely affect the overall integrity of the subject resource, historic district or, landmark.

All requests are heard on a case-by-case basis. Upon receipt of a completed CoA application packet, including supporting documents regarding the claim, the Commission will determine if sufficient evidence and information exists to warrant issuance of a CoA. Should the request fail to meet strict adherence to the Standards and Guidelines the Commission but sufficiently illustrates the existence of either technical or economic infeasibility the Commission shall attempt to develop an Economically Feasible Plan with the owner. The final plan would be adopted by issuance of a Certificate of Appropriateness (CoA). The Plan may be the proposed work as submitted by the applicant, it may be a new plan created by the Commission, or, the Commission may modify the applicants proposed plan to bring it into compliance with the spirit and intent of the Standards and Guidelines.

Review of an Economically Feasible Plan

When reviewing requests that might qualify for an Economically Feasible Plan, the Commission may consider, but is not limited to, the following:

- Has the applicant shown the issue was not self-created? (Example: The applicant claims it is too costly to replace the siding in a manner that meets the standards, but the failing condition of the siding is a result of the owner's lack of maintenance over time—this is a self-created issue.) Failure to maintain the property in good repair, shall not be basis for economic infeasibility.
- Reducing property expenses or maximizing profitability is not economic infeasibility.
- Has the applicant provided clear evidence that the issue exists and that this is the only means by which to address it? What other alternatives to address/correct the issue have been explored and why would they not be effective or feasible? Are there smaller, appropriate, corrections that can be undertaken immediately? Can corrections be phased over time to minimize the financial impact?
- If the applicant is claiming that appropriate work would create economic infeasibility, the applicant must provide the Commission with appropriate information to justify that determination. This may include proof that other means of financial assistance have been researched and exhausted. Had the applicant:
 - Investigated assistance programs?
 - Investigated refinancing to utilize the equity in the home?
 - Supplied sufficient information and documentation to support the need for the work and exploration and exhaustion of alternatives?
 - Supplied sufficient information and documentation to support proof of economic infeasibility?
- Did the issue occur after the current owner purchased the property, or did they purchase it with the issue in existence, essentially creating their own economic infeasibility?
- Will the cost of compliance exceed the assessed value of the property? Would there be a substantial decrease in fair market value or pretax or after-tax return on the property if the Commission denies a CoA.
- Is the information submitted relevant, credible, and consistent?
- Will the economic impact of denial rise to the level of economic infeasibility?
 - Review of expenditures alone will not provide a complete or accurate picture of economic impact.
 - Regarding income producing properties, impact is generally measured by looking at the effect of a particular course of action on a property's overall value and return. This allows the Commission to focus on the bottom line.
 - Did the owner overpay for the property and thus cause their own issues?
 - Would the fair market value of the property in its current condition plus rehabilitation expenditures exceed the fair market value of the house upon rehabilitation?
- Investment backed expectations for home ownership often presume that investment in home improvements or renovations is done without expectation of recouping the full cost of the improvement in the form of increased property value.

Basic Discussion Points:

- What is the character-defining features that are essential to the property?
- What is the issue?
- Is the issue self-created?
- Is the work, as proposed, needed?
- Have all avenues/alternatives to correct the issue in a manner that qualifies for a CoA without an Economically Feasible Plan been explored and exhausted?
- Has sufficient information to support claims been submitted? Does technical or economic infeasibility exist?
- Does the request maintain compliance with the intent and spirit of the Guidelines and Standards?

In all instances, the burden of proof for all claims is with the applicant. Interpretation and determinations are at the sole discretion of the Commission. Should the Commission grant approval, it shall take the form of a CoA.

Application Submittal Requirements for Technical & Economic Infeasibility:

- Written explanation of issue(s), how it came to be, exploration of alternatives and desired work.
 - Is it self-created?
- Provide detailed information about all explored and undertaken preservation appropriate methods/alternatives to mitigate the issue and their results.
 - The alternatives that have been explored and an explanation of their pros and cons, the reasons for determining the proposed course of action, and explanation as to why alternatives were determined infeasible. Has a reasonable effort been made to mitigate issue in a preservation methodology means?
 - Complete description of work proposed.
 - Can work be phased?
 - Supporting photographs and when needed, drawings.
- Minimum of two (2) quotes from reputable contractors/crafts-persons and professionals with established experience with historic structures, that illustrates and estimates expenses and methodology proposed to correct the issue in strict adherence to the Secretary of Interior's Standards and City's Guidelines.
- Minimum of two (2) quotes and reports from reputable contractors/crafts-persons and professionals with established experience with historic structures, that illustrate and estimate expenses and alternative methods proposed for an Economically Feasible Plan.
- The Commission may require that the owner, at the owner's expense, provide evaluations and studies (e.g., structural assessments), as are reasonably necessary, to demonstrate existing conditions.
- Exploration of assistance programs, including why such programs, if available, are not viable options. Examples of possible programs/assistance:
 - Rehab Loans
 - Lead Programs
 - Project Rehab
 - Tax Credits

- Refinancing
 - Insurance Claims
 - Senior Assistance
- Information and documentation to support proof of technical infeasibility, the unavailability of historically correct preservation methodology to mitigate the issue and the results of that investigation, i.e., in-kind replacement of a contributing historic feature.
 - Is the material/product and/or skill set not available?
- Information and documentation to support proof of economic infeasibility such as:
 - Property value. Recent assessed value of the land and improvements, market value, any appraisals done within last 2 years.
 - Property purchase information.
 - Income made from property. E.g., financial documents from the last 2 years, annual gross income from the property, itemized operating and expenses for the property, real estate tax statements, proof of annual debt service, mortgage balance and terms, annual cash flow and any federal income tax deductions or depreciation claimed for the property.
 - Property tax returns for the last 2 years or similar documentation to illustrate value of land, benefits or income from land and expenses.
 - Homestead tax exemptions or reductions.
 - Exemption(s) for expenses related to property. Exemptions.
- When appropriate include property insurance statements as showing what costs would be covered.

Undue Financial Hardship

A showing of undue financial hardship under the LHDA can support the issuance of a Notice to Proceed with work that is inappropriate and adversely affects an historic resource. While the factors supporting undue financial hardship often overlap with those showing economic infeasibility, the result is approval of work that does not meet the standards and guidelines. This mode of review is most utilized with demolition or relocation requests where preservation would impose an undue financial hardship.

Example: Request is to demolish a porch that was severely damaged by a force of nature rather than replace it.

- In this instance, the applicant, would have to prove that repairing and/or replacing the porch would impose undue financial hardship on the applicant. Upon a findings the Commission can issue a Notice to Proceed with demolition despite, that the loss of a porch would be inappropriate under the Standards and Guidelines and would adversely affect the resource.

To qualify for a notice to proceed 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 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 at its fair market value or moving it elsewhere within the historic district, and 3) that proposed work is necessary to substantially improve or correct the undue financial hardship. *St. Mary's Mercy Medical Center v. Grand Rapids Historic Preservation Commission*, Mich. State Hist. Pres. Rev. Bd., Oct. 28, 1999 (Docket No. 99-98-HP).

- Note that the term resource can also refer to features in addition to structures.

Review of Notice to Proceed Requests

When reviewing requests that might qualify for a Notice to Proceed supported by undue financial hardship, the Commission may consider, but is not limited to, the following:

- Has the applicant shown the issue was not self-created? (In example above, the applicant seeking an NTP to demolish or remove the porch would have to demonstrate that the porch did not fail because of the applicant's own lack of maintenance or care.) Failure to maintain the property in good repair, cannot be basis for undue financial hardship.
- Was the hardship caused by governmental action, act of God, or other events beyond the owners control which occurred after the applicant purchased the property, or did the applicant purchase it with the issue in existence, essentially creating their own hardship?
- Reducing property expenses or maximizing profitability is not an undue financial hardship.
- Has the applicant provided clear evidence that the issue exists and that this is the only means by which to address it? What other alternatives to address/correct the issue have been explored and why would they not be effective or feasible? Are there smaller, appropriate, corrections that can be undertaken immediately? Can corrections be phased over time to minimize the financial impact?
- If the applicant is claiming that appropriate work would create an undue financial hardship, the applicant must provide the Commission with appropriate information to justify that determination. This may include proof that other means of financial assistance have been researched and exhausted. Have they:
 - Investigated assistance programs?
 - Investigated refinancing to utilize the equity in the home?
 - Supplied sufficient information and documentation to support the need for the work and exploration and exhaustion of alternatives?
 - Supplied sufficient information and documentation to support proof of hardship?
- Will the cost of compliance exceed the assessed value of the property? Would there be a substantial decrease in fair market value or pretax or after-tax return on the property if the Commission denies an NTP.
- Is the information submitted relevant, credible, and consistent?
- Will the economic impact of denial rise to the level of undue financial hardship on the property owner?
 - Review of expenditures alone will not provide a complete or accurate picture of economic impact.

- Regarding income producing properties, impact is generally measured by looking at the effect of a particular course of action on a property's overall value and return. This allows the Commission to focus on the bottom line.
- Did the owner overpay for the property and thus cause their own issues?
- The applicant must show that the house cannot be sold "as is" or that the fair market value of the property in its current condition plus rehabilitation expenditures will exceed the fair market value of the house upon rehabilitation.
- Investment backed expectations for home ownership often presume that investment in home improvements or renovations is done without expectation of recouping the full cost of the improvement in the form of increased property value.

Application Submittal Requirements for NTP:

- Written explanation of issue(s), how it came to be, exploration of alternatives and desired work.
 - Is it self-created?
- Provide detailed information about all explored and undertaken preservation appropriate methods/alternatives to mitigate the issue and their results.
 - The alternatives that have been explored and an explanation of their pros and cons, the reasons for determining the proposed course of action, and explanation as to why alternatives were determined infeasible. Has a reasonable effort been made to mitigate issue in a preservation methodology means?
 - Complete description of work proposed.
 - Supporting photographs and when needed, drawings.
- Minimum of two (2) quotes from reputable contractors/crafts-persons and professionals with established experience with historic structures, that illustrates and estimates expenses and method proposed to correct the issue in a manner that meets the Secretary of Interior Standards and Local Preservation Guidelines.
- Minimum of two (2) quotes and reports from reputable contractors/crafts-persons and professionals with established experience with historic structures, that illustrate and estimate expenses and methods for proposed work that is not appropriate and adversely affects a resource.
- The Commission may require that the owner, at the owner's expense, provide evaluations and studies (e.g., structural assessments), as are reasonably necessary, to demonstrate existing conditions.
- Exploration of assistance programs, including why such programs, if available, are not viable options. Examples of possible programs/assistance:
 - Rehab Loans
 - Lead Programs
 - Project Rehab
 - Tax Credits
 - Refinancing
 - Insurance Claims
 - Senior Assistance
- Information and documentation to support proof of a hardship such as:

- Property value. Recent assessed value of the land and improvements, market value, any appraisals done within last 2 years.
- Property purchase information.
- Income made from property. E.g., financial documents from the last 2 years, annual gross income from the property, itemized operating and expenses for the property, real estate tax statements, proof of annual debt service, mortgage balance and terms, annual cash flow and any federal income tax deductions or depreciation claimed for the property.
- Property tax returns for the last 2 years or similar documentation to illustrate value of land, benefits or income from land and expenses.
- Homestead tax exemptions or reductions.
- Tax exemptions for expenses related to property. Exemptions.
- When appropriate, include property insurance statements showing what costs would be covered.

Economic Hardship

The Fifth Amendment of the US Constitution prevents strict application of the Standards and Guidelines such that an owner is deprived of all reasonable beneficial use of, or return on, an historic resource. If applicant submits information sufficient to support that denial of a CoA for alteration would meet this standard, the Commission must authorize alteration of a resource in a non-historic manner. *Penn Central Transportation Co. v. City of New York*, 438 U.S. 104 (1978)

Establishing such an economic hardship exception requires a significant showing. Most economic costs do not interfere with the fundamental function, use, or value of a resource. In evaluating an applicant's evidence of economic hardship, the Commission should consider if it is relevant, competent, credible, and consistent.

Relevant considerations:

- An owner is not guaranteed highest and best use of their property.
- Reasonable beneficial use: for example, can it continue to be used if a CoA is denied?
- Does it affect the ability to use the property? Evaluate reasonable or beneficial use and the owners' ability to carry out a traditional or viable use of the property.

It is very difficult for an owner, especially a residential homeowner, to argue a regulatory taking such that they have been denied all reasonable beneficial use of the property. Requiring a house be painted rather than vinyl sided or that historic windows be repaired rather than replaced does not preclude the owner from living in the house. The fact that such repairs may be more costly is insufficient to support economic hardship and thus a CoA for inappropriate work.

Application Submittal Recommendations:

- Any attempts to sell the property such as listings which include sale or rent, and price asked, and any offers received.
- Current and past uses of the property for at least the past 5 years.

- Any information of past attempts, plans, etc., to develop profitable, adaptive uses of the property.
- Annual expenses on the property, including real estate taxes, mortgage balance and terms, income tax deductions, and insurance for the previous two years.

The Fifth Amendment argument is unlikely to arise, but if it does, the HPC shall seek attorney advice and assistance in processing, reviewing, and making any action on such a request.

ADOPTED BY THE HPC AS POLICY/PROCEEDURE

July 6, 2022

AMENDED:

ADOPTED:



Historic District Commission

Study Item and Materials

311 E Forest Ave

Study Item for 311 E Forest, October 11, 2022

I am interested in installing a sliding door on the rear of my home at 311 E Forest Ave, in the place where a window in the dining room now exists. This area is not visible from the street. I'm currently unsure what the specific model would be, but I am looking at standard 60"x80" or 72"x80" two-panel vinyl or fiberglass doors, likely white or almond in color and without any grilles in the glass, which would be clear. Potential example: <https://www.pella.com/shop/doors/patio-doors/encompass/sliding-patio-doors/>



I've attached several photos of the outside of my house, as well as the proposed installation area highlighted by a red square. The long term goal is to add a paver patio or deck to this area, with stairs leading down from the sliding door.

Thank you,

Nikki Nabozny



Front of house



Side of house



Rear of house showing proposed location of new slider



Rear of house



Rear of house



200 SERIES WINDOWS • DOORS

THE WARMTH OF WOOD AT AN
UNCOMMON VALUE.



2019-20 PRODUCT GUIDE FOR PROFESSIONALS

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For warranty information, visit andersenwindows.com/warranty.



**The MOST RECOGNIZED, TRUSTED
and RECOMMENDED
brand of windows and patio doors.***



**Hanley Wood Builder Brand Use Study
1998-2018
Windows – Wood & Clad-Wood Category**



**Hanley Wood Remodeling Brand Use Study
2006, 2010, 2013, 2015, 2017
Windows – Wood & Clad-Wood Category**



**Awarded Most Environmentally Friendly
Windows 7 years running
2011-2018**



Andersen Corporation, including its subsidiaries, has been named a 2019 ENERGY STAR Partner of the Year – Sustained Excellence Award winner, the highest honor given by ENERGY STAR, for continued leadership in protecting the environment through superior energy efficiency achievements.

* 2018 U.S. Homeowner Brand Study of Andersen and Renewal by Andersen brands vs. competitive brands.
"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.



When you choose Andersen, you not only get the quality, style and performance that we've built our reputation on, but also exceptional service and support. Our exclusive Owner-2-Owner® limited warranties offer homeowners peace of mind, plus real added value.

200 SERIES PRODUCTS

THE WARMTH OF WOOD AT AN UNCOMMON VALUE

This streamlined selection of windows and patio doors delivers Andersen quality at an uncommon value while still offering ample choices. The 200 Series product line concentrates on our most popular sizes and options for a value that's unmatched.





ENERGY-SAVING GLASS FOR ANY CLIMATE

Andersen makes windows and patio doors with options that make them ENERGY STAR® v. 6.0 certified throughout the United States.

Visit andersenwindows.com/energystar for more information and to verify that the product with your glass option is ENERGY STAR certified in your area.



LOW MAINTENANCE, NEVER NEEDS PAINTING

The Perma-Shield® exteriors on Andersen® 200 Series windows and patio doors offer superior weather resistance and are virtually maintenance free.

BUILT FOR YEARS TO COME*

Our products are built strong to last long.* We use the right materials in the right places, giving our windows and doors superior strength, stability and long-term beauty.

QUALITY SO SOLID, THE WARRANTY IS TRANSFERABLE*

Many other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each owner to the next. And, because it is not prorated, the coverage offers full benefits, year after year, owner after owner. So it can add real value when you decide to sell your home.

OWNER2OWNER®
LIMITED WARRANTY

* Visit andersenwindows.com/warranty for details.

PRODUCT OVERVIEW



TILT-WASH DOUBLE-HUNG WINDOWS

200 Series tilt-wash double-hung windows are available in our most popular sizes and feature low-maintenance exteriors and real wood interiors. Their tilt-wash design makes them easy to clean from inside the home.



GLIDING WINDOWS

200 Series gliding windows feature low-maintenance exteriors and real wood interiors. They have a single sash that glides horizontally to allow for full top to bottom ventilation and are an excellent choice for rooms that face walkways, porches or decks because the sash do not open outward.

Half circle windows are available in sizes to match our tilt-wash double-hung windows.



To learn more about other Andersen® window options, visit andersenwindows.com/windows.



NARROLINE® & PERMA-SHIELD® GLIDING PATIO DOORS

200 Series Narroline gliding doors combine the beauty of natural wood with sleek contemporary profiles to maximize views. Available in two- and four-panel configurations to fit virtually any size requirement.

200 Series Perma-Shield gliding doors are protected inside and out with rigid vinyl cladding to give homes a contemporary look while keeping maintenance to a minimum. They are available with convenient blinds-between-the-glass on select sizes and are available in two-panel configurations.



HINGED INSWING PATIO DOORS

200 Series hinged inswing patio doors are built with fiberglass panel construction, traditional styling and white interiors and are available in three exterior colors.

Their hook deadbolt lock provides extra strength, a more weathertight seal and added security compared to ordinary deadbolt locks. They are available in one- and two-panel configurations.





EXTERIOR & INTERIOR OPTIONS

Our Perma-Shield® exterior cladding system offers low maintenance and durability while providing an attractive appearance.

WINDOWS

EXTERIOR COLORS



White Sandtone

INTERIOR OPTIONS



Pine White

PATIO DOORS

EXTERIOR COLORS



White Canvas Sandtone Terratone Dark Bronze Black

Hinged inswing patio doors are only available with white, Sandtone or Terratone exteriors.

INTERIOR OPTIONS



Pine White

Hinged inswing patio doors are only available with white interiors.
Perma-Shield gliding patio door interiors match the exterior color selected.

Printing limitations prevent exact color duplication. See your Andersen supplier for actual color samples.

EXTERIOR TRIM SYSTEM

Add curb appeal with Andersen® exterior trim. Our trim is made with Fibrex® composite material, an environmentally smart composite that contains 40% pre-consumer reclaimed wood fiber by weight. For details, see page 45.

Time-saving and cost-effective



Innovative attachment strip

No nail holes, no visible fasteners, no painting



Independent of water management system for easy installation

Style that gets noticed

Our wide trim profiles overlap the window frame to create clean lines without visible sealant joints. Mitered brick mould corners and butt joints on flat casing profiles reflect traditional corner joints.



Sandtone window with cocoa bean trim

Visit andersenwindows.com/exteriortrim to learn more.

TRIM COLORS



White Canvas Sandtone Terratone Dark Bronze Forest Green Dove Gray Prairie Grass Red Rock Cocoa Bean Black

Printing limitations prevent exact color duplication. See your Andersen supplier for actual color samples.

WINDOW HARDWARE

Window hardware enhances the overall design of a window and harmonizes with a home's décor.

TILT-WASH DOUBLE-HUNG WINDOWS



Lock & Keeper

Standard: Stone | **White**
Optional:** Antique Brass | Black | Bright Brass
Gold Dust | Oil Rubbed Bronze | Satin Nickel



CLASSIC SERIES™

Optional Lift*

Stone | **White**

GLIDING WINDOWS



Lock & Keeper

Stone | **White**



CLASSIC SERIES

Pull

Stone | **White**

For all windows, stone finish is standard for pine interiors. White finish is standard for white interiors.
For gliding windows, additional lock and keeper finishes are available, contact your Andersen supplier.

Bold names denote finish shown.

WIRELESS OPEN/CLOSED SENSORS

These wireless sensors provide the peace of mind of knowing whether windows and patio doors are open or closed.**



No tools for easy installation

No drilling to maintain warranties

Compact design



White Canvas



Sandtone Dark Bronze

VERILOCK® SECURITY SENSORS

Available for 200 Series gliding patio doors, VeriLock security sensors not only indicate whether your patio doors are open, they even tell you if they are locked or unlocked.**

No other sensor can do that.

Helps maximize energy efficiency

No drilling to maintain warranties

Preserves beauty



White Stone Black Gray

* Hardware is sold separately.

** When properly configured and maintained with a professionally installed security system and/or self-monitoring system compatible with Honeywell® 5800 controls.

See your Andersen supplier for more information.

Oil rubbed bronze is a "living" finish that will change with time and use.

PATIO DOOR **HARDWARE***

200 Series patio door hardware is available in a variety of different designs to match any style.

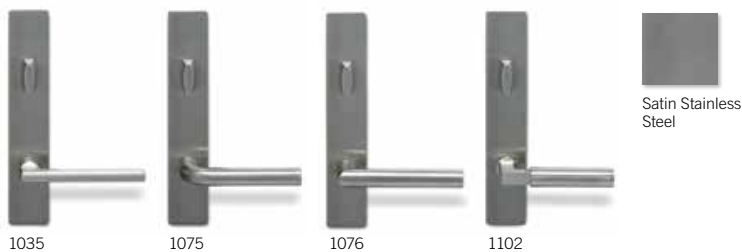


HARDWARE FINISHES



FSB® HINGED PATIO DOOR HARDWARE

Durable, stainless steel FSB hinged door hardware features clean lines and a sleek satin finish for a thoroughly modern look. Choose from four handle styles.



* Hardware sold separately.
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.
Bright brass and satin nickel finishes on patio door hardware feature a 10-year limited warranty.
Matching hinges available in antique brass, bright brass, oil rubbed bronze, satin nickel and white for inswing patio doors.
Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.
"FSB" is a registered trademark of Franz Schneider Brakel GmbH & Co.

GLASS OPTIONS

Andersen has the glass you need to get the performance you want. From SmartSun™ glass with HeatLock® coating that is ENERGY STAR® certified in all climate zones* to Low-E glass with HeatLock coating that helps reflect heat back into the home and improves U-Factors. Check with your supplier for the selections that meet ENERGY STAR requirements in your area.

	E N E R G Y		L I G H T	
	U-FACTOR	SOLAR HEAT GAIN COEFFICIENT	VISIBLE LIGHT TRANSMITTANCE	UV PROTECTION
G L A S S	How well a product prevents heat from escaping.	How well a product blocks heat caused by sunlight.	How much visible light comes through a product.	How well a product blocks ultraviolet rays.
SmartSun Thermal control similar to tinted glass, with visible light transmittance similar to Low-E glass.	★★★★☆	★★★★★	★★★★☆	★★★★★
SmartSun with HeatLock Coating Applied to the room-side surface, it reflects heat back into the home and improves U-Factors.	★★★★☆	★★★★★	★★★☆☆	★★★★★
Low-E Outstanding overall performance for climates where both heating and cooling costs are a concern.	★★★★☆	★★★★☆	★★★★☆	★★★★☆
Low-E with HeatLock Coating Applied to the room-side surface, it reflects heat back into the home and improves U-Factors.	★★★★☆	★★★★☆	★★★★☆	★★★★☆
Sun* Outstanding thermal control in southern climates where less solar heat gain is desired.	★★★★☆	★★★★★	★★☆☆☆	★★★★☆
PassiveSun® Ideal for northern, passive solar construction applications where solar heat gain is desired.	★★★☆☆	★★☆☆☆	★★★★☆	★★★★☆
PassiveSun with HeatLock Coating Ideal for northern, passive solar construction applications where solar heat gain is desired.	★★★★☆	★★☆☆☆	★★★★☆	★★★★☆
Clear Dual-Pane High visibility with basic thermal performance.	★★☆☆☆	☆☆☆☆☆	★★★★★	☆☆☆☆☆

Center of glass performance only. Ratings based on glass options available as of March 2019. Visit andersenwindows.com/energystar for ENERGY STAR map and NFRC total unit performance data.

TIME-SAVING FILM



We help protect our products during delivery and construction with a translucent film on the glass. It also minimizes time spent masking on the jobsite, then peels away for a virtually spotless window.

ADDITIONAL GLASS OPTIONS

TEMPERED safety glass (standard on patio doors).

OBSCURE patterned glass to let in light while obscuring vision.



* Sun glass available on 200 Series patio doors only.

GRILLE OPTIONS

Grille patterns are available in widths and configurations to fit any architectural style or the taste of any customer. We can match virtually any existing grille pattern, and we'll even work with you and your customers to create custom patterns.

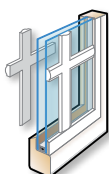
GRILLE CONFIGURATIONS

SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles.



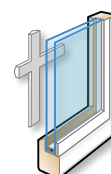
Permanent exterior
Permanent interior



Permanent exterior
Removable interior

CONVENIENT CLEANING OPTIONS

Removable interior grilles come off for easy cleaning. Finelight™ grilles-between-the-glass are installed between the glass panes and feature a contoured profile in 1" (25) and 3/4" (19) widths.

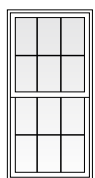


Removable interior

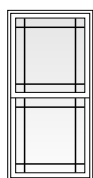


Finelight Grilles-
Between-the-Glass*

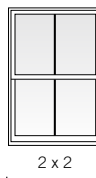
GRILLE PATTERNS



Colonial



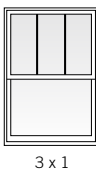
Prairie A



2 x 2



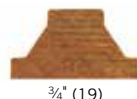
4 x 1



3 x 1

Specified Equal Light**

GRILLE BAR WIDTHS Actual size shown.



3/4" (19)



7/8" (22)



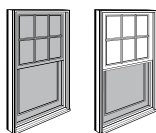
1 1/8" (29)

To see all of the standard patterns available for a specific window or door, refer to the detailed sections in this book for each product or contact your Andersen supplier.

INSECT SCREEN OPTIONS

Conventional and TruScene® insect screens are available for tilt-wash double-hung and gliding windows. For patio doors, conventional insect screens come in the configurations shown below.

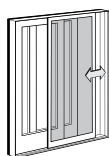
DOUBLE-HUNG WINDOWS



FULL OR HALF INSECT SCREEN

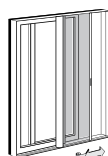
Full insect screens are available for Andersen venting windows. Andersen also offers the option of half insect screens for the lower sash of our tilt-wash double-hung windows.

GLIDING PATIO DOORS



GLIDING INSECT SCREEN

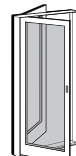
Gliding insect screens are available for two- and four-panel doors.



RETRACTABLE INSECT SCREEN

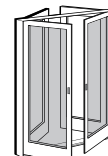
The retractable insect screen is installed on the exterior of the door and opens side to side across the width of the opening. When the insect screen is not in use, it neatly retracts into a small canister. Available for two-panel doors.

HINGED INSWING PATIO DOORS



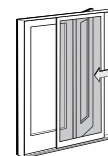
HINGED INSECT SCREEN

Available for single-panel doors.



DOUBLE-HINGED INSECT SCREEN

Available for two-panel active-passive doors.



GLIDING INSECT SCREEN

Available on single-panel active doors.

* 7/8" (22) and 1 1/8" (29) not available in Finelight grilles-between-the-glass.

** Specify number of same-size rectangles across or down. Dimensions in parentheses are in millimeters.

COMPARISON CHART

Use the quick reference chart below to decide which Andersen® 200 Series products best fit your project needs.

		WINDOWS		PATIO DOORS		
FEATURES		TILT-WASH DOUBLE-HUNG	GLIDING	NARROWLINE® GLIDING	PERMA-SHIELD® GLIDING	HINGED INSWING
LOW-MAINTENANCE EXTERIORS						
	White	●	●	●	●	●
	Canvas			●	●	
	Sandtone	●	●	●	●	●
	Terratone			●	●	●
	Dark Bronze			●	●	
	Black			●	●	
INTERIORS						
	Pine	●	●	●		
	White	●	●	●		●
	Same as Exterior				●	
GRILLES & BLINDS						
	Simulated Divided Light	●	●	●	●	●
	Finelight™ Grilles-Between-the-Glass	●	●	●	●	●
	Removable Interior Grilles	●	●	●	●	●
	Blinds-Between-the-Glass (Select sizes only)				●	
EASY CLEANING						
	Tilt-to-Clean Sash	●				
HIGH-PERFORMANCE GLASS Additional glass options are available. See page 8 for details. For patio doors, all glass options are tempered.						
	Low-E	●	●			
	Low-E SmartSun™	●	●			
	Low-E Sun			●	●	●
	HeatLock® Coating	●	●	●	●	●
	Clear Dual-Pane	●	●	●	●	●
PERFORMANCE OPTION						
	Stormwatch® Protection				PG Upgrade	
STANDARD SIZES						
	Minimum Width	1'-7 1/2"	2'-11 1/2"	4'-11 1/4"	4'-11 1/4"	2'-6 1/8"
	Maximum Width	3'-3 1/2"	5'-11 1/2"	15'-9"	8'-0"	5'-11 1/4"
	Minimum Height	2'-11 1/2"	1'-5 1/2"	6'-7 1/2"	6'-7 1/2"	6'-7 1/2"
	Maximum Height	5'-11 1/2"	4'-11 1/2"	7'-11 1/2"	7'-11 1/2"	7'-11 1/2"
CUSTOM SIZES 				●	●	

NARROLINE[®] GLIDING PATIO DOORS

200 Series
Narrowline[®] Gliding
Patio Doors

SECTION REFERENCE

Table of Sizes.....	26
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Specifications	27
Grille Patterns	28
Door Details	28-29
Joining Details	29
Combination Designs	51
Product Performance.....	56

CUSTOM SIZING

in 1/8" (3) increments 

Dimensions in parentheses are in millimeters.

NARROLINE® GLIDING PATIO DOORS

FEATURES

Frame

A For single- or two-panel configurations, the sill has an anodized aluminum track with a stainless steel cap that resists stain, rust and denting.* On four-panel doors, sills have an attractive, water-repellent baked-on finish in a neutral gray color.

A thermal barrier reduces conductive heat loss and limits condensation on the inside. The exterior portion of the sill is also anodized aluminum.

B All basic exterior frame members are covered with a rigid vinyl that maintains an attractive appearance while minimizing maintenance.

C Wood frame members are treated with a water-repellent preservative for long-lasting* protection and performance. Interior frame trim pieces are unfinished pine.

Factory-assembled two-panel doors are available and arrive at the jobsite ready to install. Unassembled doors are also available and require jobsite assembly.

D A flexible vinyl weatherstrip on the head and side jambs provides a positive seal between the frame and panels.

Panel

E The exterior of the wood door panel is protected by a low-maintenance urethane base finish in white, canvas, Sandtone, Terratone, dark bronze or black.

F Laminated veneer lumber panels provide excellent structural stability and energy efficiency.

Panel interior surfaces are unfinished pine, ready for natural stain or paint finish.



Dual ball-bearing rollers on door panels provide smooth gliding operation with self-contained leveling adjusters.

Flexible Seal



A full-length combination weatherstrip/interlock system provides a flexible seal at the meeting stile.

Sill

For single- and two-panel doors, sills can be ordered with an attractive water-repellent baked-on finish in a neutral gray color.

Glass

G Panels are silicone bed glazed and finished with an interior wood stop.

H Choose Low-E tempered, Low-E HeatLock® tempered, Low-E SmartSun™ tempered, Low-E SmartSun HeatLock tempered or dual-pane tempered glass.

Additional glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.

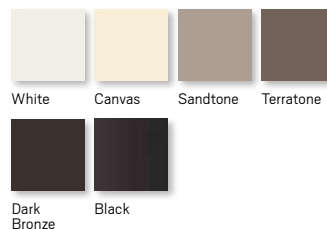
Locking System

Reachout Locking Hardware



The unique Andersen® reachout locking system pulls the door panel snugly into the jamb for weathertightness and enhanced security.

EXTERIOR

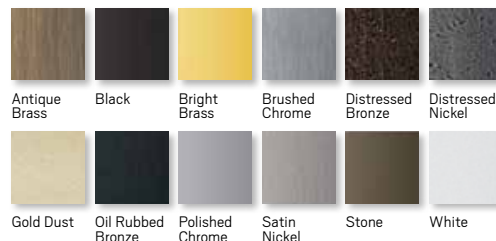


INTERIOR



Naturally occurring variations in grain, color and texture of wood make each door one of a kind.

HARDWARE FINISHES



Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

GLIDING PATIO DOOR HARDWARE OPTIONS**

Bold name denotes finish shown.



YUMA®
Distressed Bronze
Distressed Nickel



ENCINO®
Distressed Bronze
Distressed Nickel



NEWBURY®
Antique Brass
Bright Brass
Brushed Chrome
Oil Rubbed Bronze
Polished Chrome
Satin Nickel



ANVERS®
Bright Brass
Oil Rubbed Bronze
Satin Nickel



COVINGTON™
Antique Brass
Bright Brass
Oil Rubbed Bronze



WHITMORE®
Antique Brass
Bright Brass
Oil Rubbed Bronze
Satin Nickel



ALBANY
Black
Gold Dust
Stone
White



TRIBECA®
Stone
White

* Visit andersenwindows.com/warranty for details.

** Hardware sold separately.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Tribeca and Albany hardware are zinc die cast with powder-coated durable finish. Other hardware is solid forged brass. Mix-and-match interior and exterior style and finish options are available. Bright brass and satin nickel finishes feature a 10-year limited warranty.

ACCESSORIES Sold Separately

Frame

Extension Jambs

Standard jamb depth is 4 9/16" (116). Pine, oak or maple veneer or prefinished white interior extension jambs are available in 1/8" (1.5) increments between 5 1/8" (129) and 7 1/8" (181).

Threshold



An oak or maple threshold is available for finishing the interior of the sill.

Ramped Sill Insert



Ramped sills in oak or maple provide smooth transition from interior to exterior and can be used with a retractable insect screen, but not a gliding insect screen. Shown with a 400 Series Frenchwood® gliding patio door. Check with local and federal officials to determine if product meets accessibility codes.

Sill Support



An aluminum sill support is designed to lock into a channel under the sill and tie back into the wall. This will offer support to the outermost sill section when needed. Available in neutral gray finish.

Hardware

Exterior Keyed Lock



A six-pin key cylinder lock is available in finishes that coordinate with hardware. This lock allows the gliding door to be locked and unlocked from the exterior.

Auxiliary Foot Lock



Provides an extra measure of security when the door is in a locked position. Lock can be set so the door is fully closed or partially open to provide a secure venting position. Available in all hardware finishes.

Security Sensors

VeriLock® Sensors

VeriLock sensors are available in five colors. See page 6 for details.

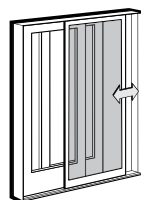
Open/Closed Sensors

Wireless open/closed sensors are available in four colors. See page 6 for details.

Insect Screens

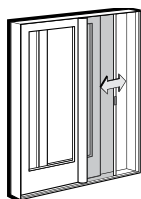
All insect screens have a long-lasting* fiberglass screen mesh with a charcoal finish, and frames are color-matched to the exterior of the door unless otherwise specified.

Gliding Insect Screen



Patented square corner joint construction adds considerable strength to the frame members. The insect screen is available for both two-panel doors and four-panel doors. Gliding insect screens have Delrin® injection-molded bottom rollers with self-contained leveling adjusters, providing smooth operation. Interior and exterior pulls and latch are provided.

Retractable Insect Screen



The retractable insect screen is installed on the exterior of the door and opens side to side across the width of the opening. When the insect screen is not in use, it neatly retracts into a small canister mounted on the exterior of the door. The retractable insect screen canister is available for two-panel patio doors in our four standard exterior colors. Please note, retractable insect screen track reduces clear opening height by 1" (25)

Grilles

Grilles are available in a variety of configurations and widths. For grille patterns, see page 28.

Sidelights

Stationary units can also be selected for use as sidelights. See size table on page 26 for size options.

Exterior Trim

This product is available with Andersen® exterior trim. See pages 45-50 for details.

CAUTION:

- Painting and staining may cause damage to rigid vinyl and is not recommended.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

For more information about **glass, grilles and insect screens**, see pages 8-9.

For more information about **combination designs, product performance, installation instructions and accessories**, see pages 51-63 or visit andersenwindows.com.

* Visit andersenwindows.com/warranty for details. Andersen patio doors are not intended for use as entrance doors.

Dimensions in parentheses are in millimeters. "Delrin" is a registered trademark of E.I. du Pont de Nemours and Company.

NARROLINE® GLIDING PATIO DOORS

Three Patio Door Heights

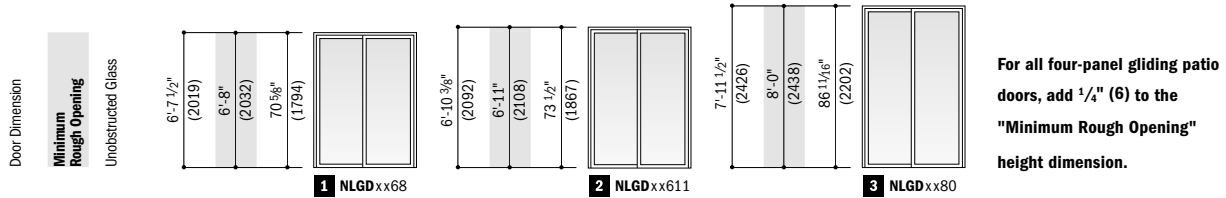


Table of Narroline® Gliding Patio Door Sizes

Scale 1/8" = 1'-0" (1:96)

Door Dimension	2'-8"	4'-11 1/4"	4'-11 1/4"	9'-9"
Minimum Rough Opening	2'-8 3/4"	5'-0"	5'-0"	9'-9 3/4"
Unobstructed Glass (single panel only)	24 1/2"	24 1/2"	24 1/2"	24 1/2"
3 heights	1 NLGD2968S 2 NLGD29611S 3 NLGD2980S	NLGD5068L NLGD50611L NLGD5080L	NLGD5068R NLGD50611R NLGD5080R	NLGD10068-4* NLGD100611-4* NLGD10080-4*
Door Dimension	3'-2"	5'-11 1/4"	5'-11 1/4"	11'-9"
Minimum Rough Opening	3'-2 3/4"	6'-0"	6'-0"	11'-9 3/4"
Unobstructed Glass (single panel only)	30 1/2"	30 1/2"	30 1/2"	30 1/2"
3 heights	1 NLGD3368S 2 NLGD33611S 3 NLGD3380S	NLGD6068L NLGD60611L NLGD6080L	NLGD6068R NLGD60611R NLGD6080R	NLGD12068-4* NLGD120611-4* NLGD12080-4*
Door Dimension	4'-2"	7'-11 1/4"	7'-11 1/4"	15'-9"
Minimum Rough Opening	4'-2 3/4"	8'-0"	8'-0"	15'-9 3/4"
Unobstructed Glass (single panel only)	42 1/2"	42 1/2"	42 1/2"	42 1/2"
3 heights	1 NLGD4368S 2 NLGD43611S 3 NLGD4380S	NLGD8068L NLGD80611L NLGD8080L	NLGD8068R NLGD80611R NLGD8080R	NLGD16068-4* NLGD160611-4* NLGD16080-4*



Custom-size doors are available in 1/8" (3) increments. See page 27 for custom sizes and specifications.

Viewed from the exterior. Arrow indicates direction of panel operation. Stationary (S) doors can be used as an individual unit or as a sidelight.

Grille patterns shown on page 28.

* "Door Dimension" always refers to outside frame to frame dimension.

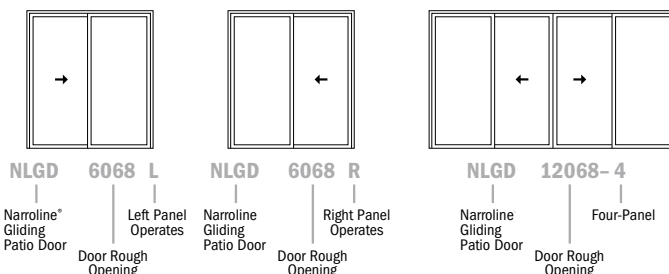
* "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 62-63 for more details.

* Dimensions in parentheses are in millimeters.

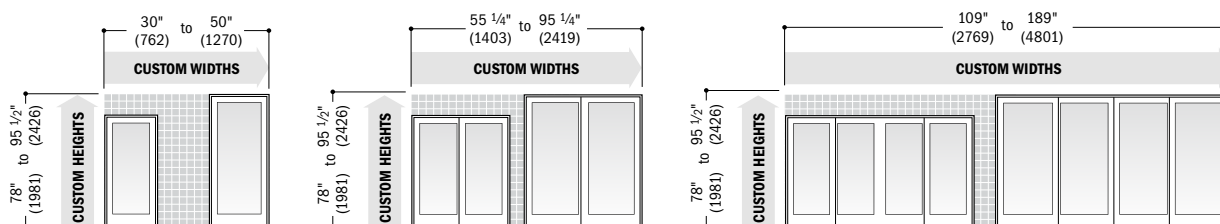
* Add 1/4" (6) to the "Minimum Rough Opening" height dimension for four-panel doors.

Order Designation Description

Viewed from the exterior.



Custom Sizes and Specification Formulas



200 Series
Narroline® Gliding
Patio Doors

Clear Opening	Two-Panel	Minimum R.O.	Single-Panel & Two-Panel	Unobstr. Glass	Single-Panel
	Width = (width + 2) - 7.5" (191) Height = height - 4.125" (105) Four-Panel Width = (width + 2) - 13.75" (349) Height = height - 4.125" (105)		Width = width + 3/4" (19) Height = height + 1/2" (13) Four-Panel Width = width + 3/4" (19) Height = height + 3/4" (19)		Width = width - 9.5" (241) Height = height - 8.859" (225) Two-Panel Width = width - 10.25" (260) Height = height - 8.859" (225) Four-Panel Width = width - 19.0" (483) Height = height - 8.859" (225)

*Dimensions in parentheses are in millimeters.

*Clear Opening formulas provide dimensions for determining area available for egress. Vent opening, or area available for passage of air, is equal to clear opening. Minimum R.O. (minimum rough opening) formulas provide minimum rough opening width and height dimensions. Unobstr. Glass (unobstructed glass) formulas provide dimensions for determining area available for passage of light.



Available in 1/8" (3) increments between minimum and maximum widths and heights shown. Some restrictions apply. Measurement guide can be found at

andersenwindows.com/measure.

Two-Panel & Four-Panel Narroline® Gliding Patio Door Opening and Area Specifications

Door Number	Clear Opening Area Sq. Ft./ (m²)	Clear Opening in Full Open Position		Glass Area Sq. Ft./ (m²)	Vent Area Sq. Ft./ (m²)	Overall Door Area Sq. Ft./ (m²)
		Width Inches/(mm)	Height Inches/(mm)			
NLGD5068	11.58 (1.08)	22 1/8" (562)	75 3/8" (1915)	24.03 (2.23)	11.58 (1.08)	32.71 (3.04)
NLGD6068	14.72 (1.37)	28 1/8" (714)	75 3/8" (1915)	29.92 (2.78)	14.72 (1.37)	39.34 (3.66)
NLGD8068	21.00 (1.95)	40 1/8" (1020)	75 3/8" (1915)	41.69 (3.87)	21.00 (1.95)	52.59 (4.89)
NLGD10068	23.42 (2.18)	44 1/4" (1137)	75 3/8" (1915)	48.08 (4.47)	23.42 (2.18)	64.59 (6.00)
NLGD12068	29.70 (2.76)	56 3/8" (1441)	75 3/8" (1915)	59.84 (5.56)	29.71 (2.76)	77.84 (7.23)
NLGD16068	42.27 (3.93)	80 3/4" (2051)	75 3/8" (1915)	83.36 (7.74)	42.27 (3.93)	104.34 (9.69)
NLGD50611	12.04 (1.12)	22 1/8" (562)	78 3/16" (1986)	25.01 (2.32)	12.04 (1.12)	33.89 (3.15)
NLGD60611	15.31 (1.42)	28 1/8" (714)	78 3/16" (1986)	31.14 (2.89)	15.31 (1.42)	40.76 (3.79)
NLGD80611	21.84 (2.03)	40 1/8" (1020)	78 3/16" (1986)	43.39 (4.03)	21.84 (2.03)	54.49 (5.06)
NLGD100611	24.30 (2.26)	44 1/4" (1137)	78 3/16" (1986)	50.04 (4.65)	24.30 (2.26)	66.93 (6.22)
NLGD120611	30.81 (2.86)	56 3/8" (1441)	78 3/16" (1986)	62.28 (5.79)	30.81 (2.86)	80.66 (7.49)
NLGD160611	43.85 (4.07)	80 3/4" (2051)	78 3/16" (1986)	86.76 (8.06)	43.84 (4.07)	108.12 (10.04)
NLGD5080	14.04 (1.30)	22 1/8" (562)	91 3/8" (2321)	29.48 (2.74)	14.04 (1.30)	39.29 (3.65)
NLGD6080	17.85 (1.66)	28 1/8" (714)	91 3/8" (2321)	36.70 (3.41)	17.85 (1.66)	47.25 (4.39)
NLGD8080	25.46 (2.37)	40 1/8" (1020)	91 3/8" (2321)	51.14 (4.75)	25.46 (2.37)	63.17 (5.87)
NLGD10080	28.40 (2.64)	44 1/4" (1137)	91 3/8" (2321)	58.96 (5.48)	28.40 (2.64)	77.59 (7.21)
NLGD12080	36.01 (3.35)	56 3/8" (1441)	91 3/8" (2321)	73.40 (6.82)	36.01 (3.35)	93.51 (8.69)
NLGD16080	51.24 (4.76)	80 3/4" (2051)	91 3/8" (2321)	102.28 (9.50)	51.24 (4.76)	125.34 (11.65)

*Dimensions in parentheses are in millimeters or square meters.

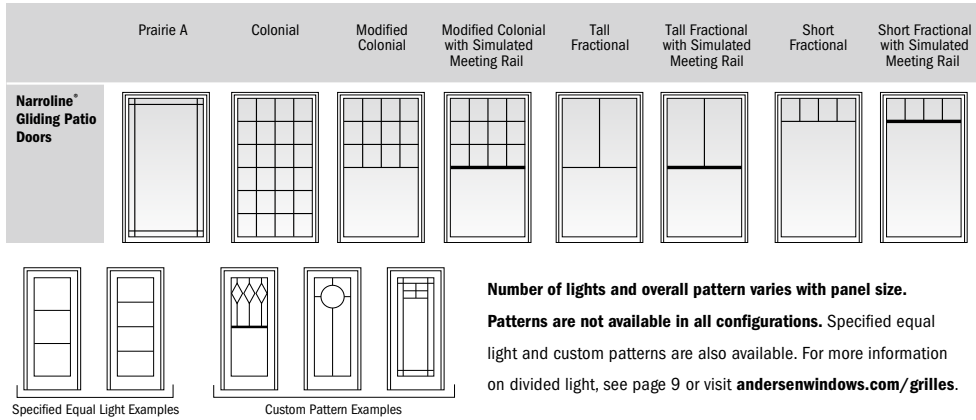
Stationary Narroline® Gliding Patio Door Area Specifications

Door Number	Glass Area Sq. Ft./ (m²)	Overall Door Area Sq. Ft./ (m²)
NLGD2968	12.02 (1.12)	17.67 (1.64)
NLGD3368	14.96 (1.39)	20.98 (1.95)
NLGD4368	20.84 (1.94)	27.60 (2.56)
NLGD29611	12.51 (1.16)	18.31 (1.70)
NLGD33611	15.57 (1.45)	21.74 (2.02)
NLGD43611	21.69 (2.02)	28.60 (2.66)
NLGD2980	14.74 (1.37)	21.22 (1.97)
NLGD3380	18.35 (1.71)	25.20 (2.34)
NLGD4380	25.57 (2.34)	33.16 (3.08)

*Dimensions in parentheses are in square meters.

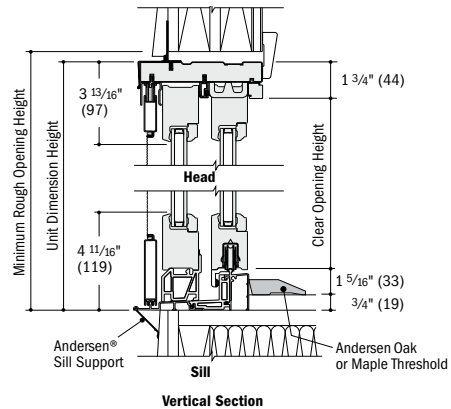
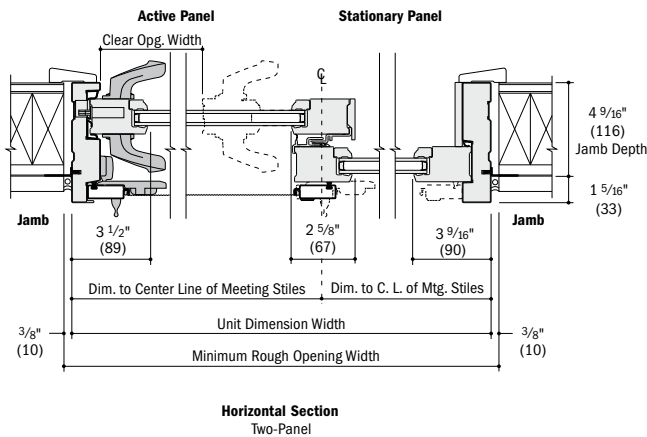
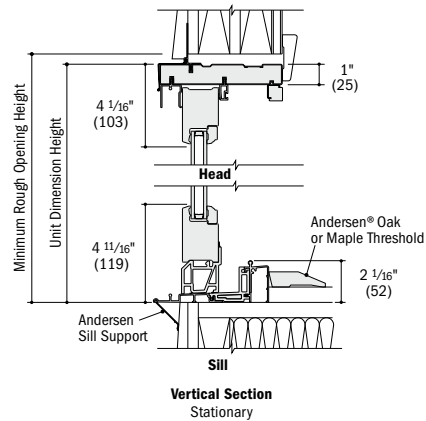
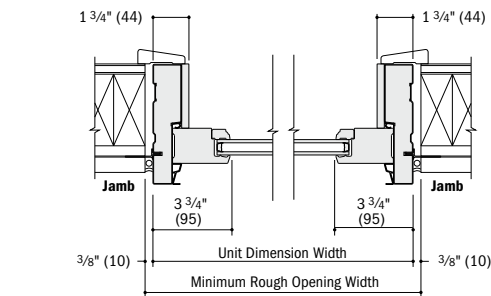
NARROLINE® GLIDING PATIO DOORS

Grille Patterns



Narroline® Gliding Patio Door Details

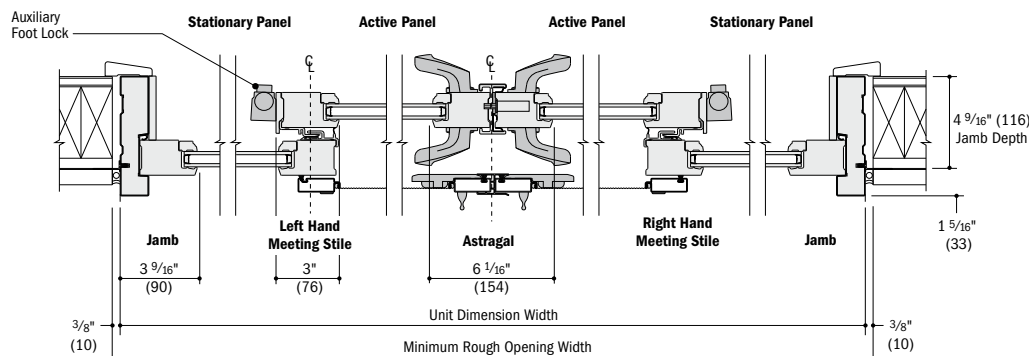
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



- 4 9/16" (116) jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 62-63.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

Narroline® Gliding Patio Door Details

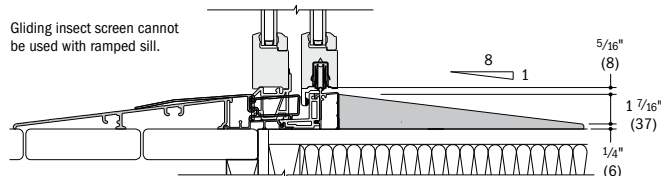
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section
Four-Panel

Ramped Sill Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Vertical Section

Vertical Joining Detail

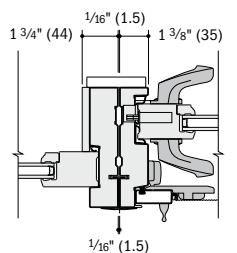
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Overall Door Dimension Width

Sum of individual door widths
plus 1/16" (1.5) for each join.

Overall Rough Opening Width

Overall door width plus 3/4" (19).



Horizontal Section
Narroline® Gliding to Narroline Gliding

Vertical Joining Detail – LVL

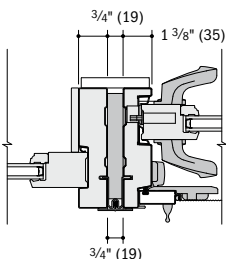
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Overall Door Dimension Width

Sum of individual door widths
plus 3/4" (19) for each join.

Overall Rough Opening Width

Overall door width plus 3/4" (19).

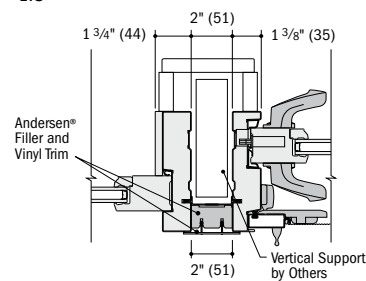


Horizontal Section
Narroline® Gliding to Narroline Gliding

Separate Rough Openings Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

To meet structural requirements
or to achieve a wider joined
appearance, doors may be
installed into separate rough
openings having vertical support
(by others) in combination with
Andersen® exterior filler and
exterior vinyl trim.



Horizontal Section
Narroline® Gliding and Narroline Gliding

Andersen does not recommend joining of receiver jamb to receiver jamb. For more joining information, see the combination designs section starting on page 51.

- 4 9/16" (116) jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 62-63.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Andersen recommends installation of doors into separate rough openings. Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.
- Dimensions in parentheses are in millimeters.



MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION
Meeting held in person at Ypsilanti City Hall, Council Chambers

Tuesday, October 25, 2022
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Chair called meeting to order at 7:01 pm.

ROLL CALL

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

Staff Present: Ellen Thackery, Preservation Planner

APPROVAL OF AGENDA

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

Approval: Voice vote. Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS

410 N Hamilton

**Porch guardrail and handrails*

Applicant: Jackson Troin, applicant, present.

Staff Report: Staff reminded that this application came before the commission previously in May and the applicant was not able to attend meetings to answer commission's questions and so the application was postponed and then procedurally denied. The application ran out of time—we

have a 60-day deadline to act on complete applications so this one was denied because of that window. Porch guardrail and handrail are back before the commission; paint and roof have been approved on behalf of the HDC administratively.

Applicant clarified that he initially left off the graspable handrail and that has since been added. Applicant also clarified that he had not intended to make this repair but the porch guardrail gave way to someone's weight and he had to make an emergency repair.

Discussion: Commissioner described that the commission first seeks to preserve historic material. If replacement is necessary, the Standards for Rehabilitation ask for a replacement that is as close to the original as possible. There may be a couple issues with this design that was selected. In the case of emergency repairs, usually a temporary repair is done and then the applicant applies to the historic district commission for the more permanent repair. Since that wasn't done in this case, the commission is now trying to figure out what the appropriate way forward is—replace with something more historically sensitive, possibly seeing if something could be done to this solution to make it more appropriate, perhaps there's another solution? Applicant understands commission's perspective and a better solution is to apply to the commission first. One thing he noted is that he spent considerable time and effort on preserving the existing porch posts. Commission discussed that there may be design tweaks that could help new guardrail better fit in; one commissioner stated that adding the new center post helps the guardrail's structural longevity because the porch is too long of a span without additional support. The question is whether these proportions are appropriate for that added post. Applicant noted that this post matches the dimensions of the original posts at the bottom of the stairs. Commissioners agreed that if the added center support post could be shortened to be just above the rail and capped there, that would help the new railing blend in.

Applicant stated that he suspects an additional handrail will be needed once the building department inspects the handrail. Commissioners agreed that staff could approve an additional handrail if that becomes required. It could be a simple pipe railing mounted inboard of the rails. Applicant stated that he also believes the building department may have an issue with the spaces under the bottom-most railing of the handrail. If corrections need to be made there, commission agreed that revised design will need to come back to this commission for final approval.

Motion: Ratzlaff (second: Chesnut) moved to approve Application PHDC 22 0095 dated October 11, 2022 and issue a certificate of appropriateness for the new guardrails and handrails at 410 N Hamilton, with the condition that the new center post be altered to be shorter and closer to the guardrail's height and capped. With this condition met, the new porch guardrails and handrails will substantially meet the Secretary of the Interior's Standard for Rehabilitation, including Standards 5 and 6.

Approval: Roll call vote. Unanimous. Motion carried.

NEW BUSINESS

218 E Forest

**Reroof small area and extend fascia and roof curbs for mechanicals to allow for new insulation*

Applicant: Dr. Alejandra Barraza , applicant, present.

Staff Report: This building does not contribute to the district. Roof needs to be replaced in this small area on the high roof over the front door and building code will require that additional insulation is added. As a result, the fascia will be extended and the curbing that the mechanicals sit on will be raised as well. The work will not be noticeable from the street or the parking lot, but it's work that must be done.

Discussion: Dr. Barraza Commission discussed that High Scope would like to offer the space for community engagement and for community use. Staff agreed to let City Hall staff know that this is a space that could be used for programs, etc. Commissioners did not have any questions or concerns and agreed that the proposal looked straightforward.

Motion: Szumko (second: Chesnut) moved to approve Application PHDC 22-0093 dated October 11, 2022 and issue a certificate of appropriateness for installing new insulation, a new EPDM roof membrane, new sheet metal coping, a new thru-wall sleeve at the conductor box drain, and properly flashing rooftop units and penetrations and conduit and pipe penetrations on the high roof over the front, main entrance at 218 E Forest Ave. Also included in this certificate of appropriateness is additional work required if the 3.5" insulation is selected, including 3.5" wood blocking at the roof's edge, extending the fascia, altering the conductor box and drain as necessary, and raising the curbs under all the mechanical units. All of this work is compatible with the district and will not impact any historic materials or features, meeting Secretary of the Interior's Standard #9.

Approval: Roll call vote. Unanimous. Motion carried.

111 N Huron

** Refacing existing sign*

Applicant: Applicant not present.

Staff Report: This application is for refacing a sign that is already installed. It is a lit wall sign and the left part of the sign that appears white during the day is not actually all a lighted white wash of light at night. Instead, the white is aluminum masking so it appears dark and only the letters appear in that part of the sign at night. Because it's close to the sign face that already exists, and the light part of the sign is masked with only lighted letters, staff did not have concerns.

Discussion: Commissioners discussed that this proposal is very similar to the recent sign proposal at the same address, so commissioners are comfortable with the signage, lighting, and design.

Historic District Commission

October 25, 2022

3

Motion: Chesnut (second: Szumko) moved to issue a certificate of appropriateness for Application PHDC 22-0092 dated October 11, 2022 for refacing an existing wall sign measuring 22 feet long x 27" high at 111 N Huron because the sign:

- is similar to the existing,
- does not destroy historic materials or spatial relationships,
- has a masked background so that only the words (not the background) light at night,
- is compatible in scale and proportion to the nearby historic resources,
- and is removable without impact to historic resources, meeting Standards 9 and 10.

This sign will still need to be reviewed by the Planning and Building Departments, and will need to meet their requirements. Any amendments to the sign's design will need to be reviewed by the historic district commission.

Approval: Roll call vote. Unanimous. Motion carried.

5 S Washington

**New internally lit sign mounted to building*

Applicant: Michael H. Patino, applicant, present.

Staff Report: This application is for an internally lit, round 4' in diameter sign to be mounted on the brick building. Dark background with white letters. This application was late for inclusion on this agenda but applicant has an end-of-the-year deadline and so staff included it here.

Discussion: Applicant clarified that letters will indeed glow white, and there will likely be a band of pink illuminated around the edge of the sign.

Commissioners stated that because the sign does not give that much light, a thin band of color around the edge should not create a wash of color. Applicant stated that the sign will be about 1400 lumens, whereas a shoplight is around 4000 or so, so this light will not be very bright.

Motion: Szumko (second: Ratzlaff) moved to approve Application PHDC 22-0097 dated October 20, 2022 and issue a certificate of appropriateness for the new internally lit sign proposed at 5 S Washington, with the conditions that the sign is mounted in the mortar joints wherever possible, that the hardware used to mount the sign will be corrosion-resistant, that any holes created by the sign installation will be sealed with a high-performance exterior caulk, that the sign will have a dark background that allows for the light letters and possibly a thin ribbon of pink around the perimeter to be illuminated, and that all necessary zoning and building approvals will be obtained. If these conditions are met, the proposed work meets Secretary of the Interior's Standards for Rehabilitation #9 and 10.

Approval: Roll call vote. Unanimous. Motion carried.

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS

329 E Cross—repainting porch trim and decks

114 N River—repainting siding

402 E Cross—reroof asphalt to asphalt

410 N Hamilton—roof asphalt to asphalt and paint

OTHER BUSINESS

1. Property Monitoring

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

2. Updates from Staff—seeking new commissioners to fill commission vacancies; new city planner starts Monday

3. Commissioner Comments—

- a. Clarifying next meetings: Nov 22 and Dec 13

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the Minutes of October 11, 2022

Motion: Chesnut (second: Szumko) moved to approve the minutes of October 11, 2022, as submitted.

Approval: Roll call vote. Unanimous.
Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:00 p.m.



City of Ypsilanti
HISTORIC DISTRICT COMMISSION
One South Huron Street
Ypsilanti, Michigan 48197

2023 Calendar of Meetings

The regular meetings of the City of Ypsilanti **Historic District Commission** for the year of 2023 will be held as noted below. Unless otherwise indicated, meetings will start at 7:00 p.m. in the City Hall Council Chambers (first floor) at One South Huron Street, Ypsilanti, Michigan. Special meetings will be called as required, generally at 7:00 p.m. in the City Hall Council Chambers.

Dates for 2023 meetings are as follows:

January 10	July 11
February 14	July 25
March 14	August 8
April 11	August 22
April 25	September 12
May 9	September 26
May 23	October 10
June 13	October 24
June 27	November 14
	December 12

The City of Ypsilanti encourages persons with disabilities to participate and will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired, Limited English Proficiency (LEP) services, and audios of printed materials being considered at the meeting. Individuals requiring auxiliary aids or services should provide two (2) days' notice to the City, and contact the City by writing or calling the following:

City Clerk's Office
One South Huron Street
Ypsilanti, Michigan 48197-5420
(734) 483-1100

All persons are welcome to attend. For further information on the Historic District Commission, contact the Planning and Development Department at the above address, or 734-483-9646, or <https://cityofypsilanti.com/hd>.