



# AGENDA

## Historic District Commission Meeting

7:00 PM - Tuesday, April 25, 2023

Council Chambers

Page

1. CALL TO ORDER

2. ROLL CALL

Alex Pettit, Chair

James Chesnut, Vice Chair

James Ratzlaff

Stefan Szumko

Delrhea Byrge

Ellen Thackery, Staff

3. APPROVAL OF AGENDA

4. PUBLIC COMMENT ON AGENDA ITEMS

5. PUBLIC HEARINGS

6. BUSINESS SESSION

6.1. OLD BUSINESS

6.2. NEW BUSINESS

[627 N River agenda item\\_final](#)

3 - 60

6.3. STUDY ITEMS

6.4. ADMINISTRATIVE APPROVALS

PHDC 23-0027 334 E Forest Ave, asphalt roof to asphalt roof

PHDC 23-0029 627 N River, asphalt roof to asphalt roof, remove asphalt siding and repair/replace as needed wood siding underneath, paint siding, scattered chimney repointing

PHDC 23-0030 309 E Forest, like-for-like roof on carport only

PHDC 23-0031 25 S Huron, flat EPDM roof to same EPDM roof + slate on decorative mansard roof commission already approved 4/11/23 for 27 S Huron (25 and 27 are attached but are technically two buildings/addresses in city's system)

PHDC 23-0032 216 S Washington, chain link fence for cedar privacy fence in backyard only

PHDC 23-0033 228 N Grove, tear off existing asphalt roof and install asphalt roof on house only (not on back porch or garage)

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 4/11/2023  
[Historic District 4-11-23 DRAFT](#)

61 - 92

9. ADJOURNMENT





## HDC Work Permit Staff Review

*Property address:* 627 N River

*Property History:* This house is not included in the National Register nomination from the 1980s, but it is in the local historic district. The portion of the house that appears to staff to be original is the portion to the north (the portion furthest forward toward the sidewalk). Owner describes that the portion to the south seems to be an addition because the foundation changes. Asphalt siding was installed at some point on the east and north sides. Wood siding is on the other two sides. Once the wood siding has been exposed, staff thinks that house could be considered contributing to the district, but the house has also lost some architectural integrity through its likely expansions/additions.

*Date of Application:* April 11, 2023

*Date of Review:* April 19, 2023

*Date of Meeting:* April 25, 2023

*Proposed work:*

Staff has received an application for administrative approval for a new asphalt roof, to remove asphalt siding, repair wood siding/piece in new as needed, paint siding, and repoint the chimney in spots.

This application for commission review is for white k-style gutters, wood fascia as close to current profile as possible, new windows, window trim, and a new concrete porch.

*Materials:*

White aluminum gutters

Wood fascia as close as possible to current profile

Wood windows with aluminum cladding

Wood (cedar) window trim in profile and dimension as close to the historic as possible

Concrete

*Staff review:*

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

1. The house will have newly painted wood siding on all sides after the proposed work is done, meeting Secretary of the Interior's Standard for Rehabilitation 6, and a new roof, meeting Standard 9.
2. If the proposed fascia matches the material, proportions, and profile of the historic fascia, and as long as the historic material is preserved and used wherever possible, staff finds that this proposed work meets Standard 6.
3. Currently, the house has mostly no gutters. In a couple places, there is a gutter with a profile similar to a K-style gutter. Staff believes that a K-style gutter in aluminum would meet Standards 9 and 10 in this case.
4. If the wood window trim is beyond repair, wood window trim in the same proportions and profile as existing meets Standard 6.
5. A concrete porch that matches the existing nonhistoric porch, in a like-for-like replacement, meets Standard 9.
6. Regarding the house's windows, applicant contends that the windows are in bad condition and are beyond repair.
7. Applicant has provided many photos documenting current window condition.
8. Windows are wood one-over-ones, and many, if not all, have holes drilled into the lower sash for a window pin sash lock.
9. Some have functioning storm windows and some do not.
10. It appears to staff that some window sashes have a more dimensional profile stepping down to the glass, and others have a simpler profile where the sash and glass meet. At least one second-floor window (looking out onto the driveway and a street sign and green yards beyond, with a short makeshift screen in the lower storm window) looks like the upper sash has the more dimensional profile and the lower sash has the simpler profile. Staff thinks it likely that the sashes with the more dimensional profile are older and more likely to be historic.
11. The commission will need to determine if some or all of the windows are beyond repair.
12. If some or all are beyond repair, the commission will need to determine if the proposed windows meet the Standards.
  - a. Standard 6 states, "Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials."
  - b. The Guidelines that accompany the Standards state that the following are ***not*** recommended:
    - i. "Changing the appearance of windows that contribute to the historic character of the building by replacing materials, finishes, or colors which noticeably change the sash, depth of the reveal, and muntin configurations; the reflectivity and color of the glazing; or the appearance of the frame."
    - ii. "Replacing an entire window when repair of the window and limited replacement of deteriorated or missing components are feasible."
    - iii. "Using substitute material for the replacement that does not convey the same appearance of the surviving components of the window or that is physically incompatible."
  - c. Ypsilanti's Historic District Fact Sheet about windows states, "Approval for replacement windows will be granted on a case by case basis. In all cases, the Commission will require an installation which does not reduce the glass area of

any window. Wood replacement windows are preferred. Wood windows clad in aluminum or fiberglass may be approved in some cases."

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

*Relevant Secretary of the Interior's Standards:*

#6, #9, #10

*Potential Motions:*

Move to approve application HDC-23-0028 and issue a certificate of appropriateness for the proposed work at 627 N River to include white k-style gutters, wood fascia as close to current profile as possible, wood window trim, and a new concrete porch in the same size and shape as the existing. This certificate of appropriateness is also for the replacement of *[all/ some/ number of windows/ location]* windows with the proposed Andersen E-series one-over-one double-hung windows in wood with white aluminum cladding. *[Any conditions can be included as well.]* The proposed work on the fascia, windows, and window trim meets the Secretary of the Interior's Standards for Rehabilitation 6, the proposed concrete porch work meets Standard 9, and the proposed gutter replacement meets Standards 9 and 10.

\*\*\*

Move to postpone application HDC-23-0028 for 627 N River so that the applicant can provide the following additional information: *[insert additional information requested; may be related to existing window conditions, estimate from a professional wood window restoration professional, additional specific information about new proposed windows, etc etc]*. The commission must act on this application before June 9 at 5:00 pm or the application may be procedurally denied.

*Prepared by:*

Ellen Thackery, Preservation Planner

Gutters + Fascia  
window replacement  
window trim  
concrete porch (+ foundation for porch?)

PHDC-23-0028

3/24/23  
Amex



**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

627 N. River

**Applicant**

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

Name

Doug Gerbner

Address

5757 Stonebridge Ct

City

Ann Arbor

State

MI

Zip

48105

Phone / Fax

[Redacted]

E-Mail

D Gerbner

**Contractor**

Contractor Name & Contact Info

Top Flight Services Inc

**Type of work**

- ☒ Roofing  
☒ Window/Door Replacement

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

- ☒ Painting  
☐ Other  
☐ Application Amendment

**Complete Description of Proposed Work:**

Gutters, windows, window <sup>front</sup> trim, ~~at~~ Porch

K-style aluminum gutters to match white trim  
Windows (see proposed windows attached)

front porch: one concrete slab across front of house.

**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:

20,000

Permit fee:

\$45 + \_\_\_\_\_ =

**Signature**

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

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

Signature: \_\_\_\_\_

Date:

4-11-23

Print Name:

Patty Carione

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](http://cityofypsilanti.com/hd).

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





## **E-SERIES**

Architectural Collection



**UNLIMITED POSSIBILITIES TO  
CREATE YOUR ORIGINAL**

**2020 PRODUCT GUIDE FOR PROFESSIONALS**



DOUBLE-HUNG WINDOW

FEATURES

DOUBLE-HUNG WINDOWS

FRAME & SASH

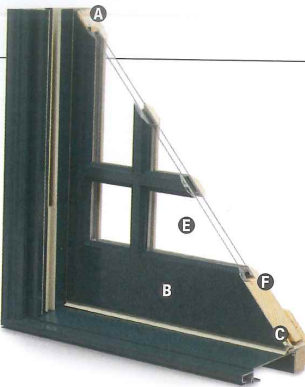
**A** Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany, maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory primed. Optional factory-applied finishes are available in a variety of stains and paints.

**B** Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 and 2605 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

Optional vinyl installation flanges are pre-applied into a kerf on the frame exterior to facilitate installation. Optional aluminum flanges or metal installation clips are available.

**C** Compression bulb weatherstrip is applied on the bottom sash, head jamb, at the meeting rail and on side jambs for a maximum weather seal.

Jamb liners encase balancer assemblies that allow each sash to be tilted 90° inward from a bottom pivot and stay securely in place for washing.



**D** Double-hung jamb liners incorporate synthetic interior and exterior inserts or optional painted aluminum exterior and wood-veneered interior inserts.



GLASS

**E** High-Performance Low-E4® glass with a low-conductivity spacer. Triple-pane glass, tinted, clear dual-pane, high-altitude glass and other special glazing options are available.

**F** Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in ovolo (colonial) and contemporary profiles.

HARDWARE

Sash lock/tilt mechanisms and keepers give a slim, more traditional design and allow opening and tilting of the window in one operation. Tilting the sash from the inside for cleaning is effortless.

Optional surface mount sash lifts allow for easy operation. Units less than 3' wide use one lift. Units 3' wide and greater use two lifts.

HARDWARE OPTIONS



Antique Brass | Black | **Bright Chrome** | Bronze | Gold  
Oil Rubbed Bronze | Pewter | Polished Brass | Satin Chrome | White  
Windows with VeriLock® sensors use a different sash lock. See the next page for details. Bold name denotes finish shown.

HARDWARE FINISHES



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

EXTERIOR & INTERIOR OPTIONS

**EXTERIOR COLORS** 50 exterior colors, 7 anodized finishes and custom colors. See exterior colors on page 11.

INTERIOR WOOD SPECIES



Interior custom stains, paints and color matching available.  
Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All factory-finished options are shown on pine.  
Painted options available on pine. Dark bronze and black painted options available on pine or maple. Anodized silver painted option available on maple only.

FACTORY-FINISHED INTERIORS



INTERIOR PAINTED OPTIONS



\*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies. Printing limitations prevent exact replication of colors and finishes. Please see your Andersen supplier for actual color and finish samples.

ACCESSORIES Sold Separately

DOUBLE-HUNG WINDOWS

HARDWARE

**Window Opening Control Device Kit**  
An optional Window Opening Control Device Kit is available, which limits opening the sash to less than 4" when the window is first opened. Available in stone and white.

SENSORS

VeriLock® Security Sensors



VeriLock sensors are unique as they detect whether the windows are locked or unlocked — a feature no other sensors can provide. Available in all hardware finishes.

Open/Closed Sensors

Wireless open/closed sensors are available in four colors.

See page 27 for Smart Home options.

INSECT SCREENS

TruScene® Insect Screens

Andersen® TruScene insect screens let in over 25% more fresh air and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects. Frames are available in painted aluminum or wood-veneered options.

Conventional Insect Screens



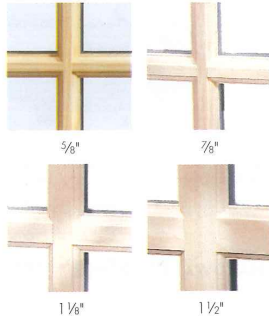
Charcoal fiberglass screen mesh fits into an aluminum frame in all 50 exterior colors and seven anodized finishes. Available in half or full insect screens. Aluminum screen mesh is available as an option.

See page 24 for more information on our insect screens.

GRILLES

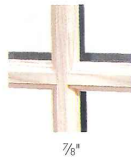
Full Divided Light

Permanent interior and exterior grilles with grille spacer bars between two panes of glass. Available in 5/8", 7/8", 1 1/8", 1 1/2", or 2 1/4" widths and ovolo or contemporary profile. Ovolo profile shown below, not all widths are pictured.



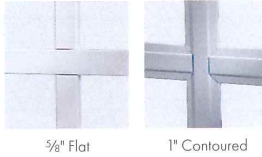
Simulated Divided Light

Permanent exterior and interior grilles without grille spacer bars. Available in 5/8", 7/8", 1 1/8", 1 1/2", or 2 1/4" widths and ovolo or contemporary profile. Ovolo profile shown below, not all widths are pictured.



Finelight™ Grilles-Between-the-Glass

Available in 5/8" flat or 1" contoured aluminum profiles. Two-tone colors of pebble tan/colony white, sierra bronze/colony white or forest green/colony white are available on the 1" profile.



Removable Interior Wood Grilles

Removable interior wood grilles are available in a 7/8" width and ovolo or contemporary profiles. Optional surround for removable grille and permanent exterior grilles also available. Ovolo profile shown below.



See page 22 for more information on grilles.

\*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.

**SOLD BY:**

Mans Lumber & Millwork Canton  
PO Box 202  
Trenton, MI 48183-0202  
Fax: 734-714-3011

**SOLD TO:****CREATED DATE**

3/12/2023

**LATEST UPDATE**

3/19/2023M

**OWNER**

Gar Eddings

**Abbreviated Quote Report - Customer Pricing****QUOTE NAME**

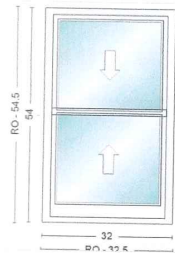
Unassigned Quote

**PROJECT NAME**

Unassigned Project

**QUOTE NUMBER**

3712539

**CUSTOMER PO#****TRADE ID****ORDER NOTES:****DELIVERY NOTES:****Item****Qty****Operation****Location****Unit Price****Ext. Price**

100

1

Active/Active

Unit #2

\$766.54

\$766.54

RO Size = 32 1/2" x 54 1/2"

Unit Size = 32" x 54"

TCLDH2846, Unit, E-Series Double-Hung, Equal Sash, 4 9/16" Frame Depth, Rigid Vinyl w/Integral Vinyl Drip Cap, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Ovolo Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, PlasticJamb Liner Inserts, White, 2604, Full, Fiberglass

Insect Screen 1: E-Series Double-Hung, TCLDH2846 Full Fiberglass White 2604

| Unit # | U-Factor | SHGC | ENERGY STAR | Clear Opening/Unit # | Width   | Height  | Area (Sq. Ft) | Comments: |
|--------|----------|------|-------------|----------------------|---------|---------|---------------|-----------|
| A1     | 0.31     | 0.3  | NO          | A1                   | 27.6875 | 20.7500 | 3.98970       |           |

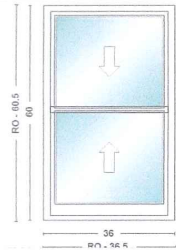
Quote #: 3712539

Print Date: 3/19/2023 12:24:01 AM UTC

All Images Viewed from Exterior

Page 1 of 4





| <u>Item</u> | <u>Qty</u> | <u>Operation</u> | <u>Location</u>                       | <u>Unit Price</u> | <u>Ext. Price</u> |
|-------------|------------|------------------|---------------------------------------|-------------------|-------------------|
| 200         | 10         | Active/Active    | Unit #2 (4), Unit #1 (4), Unit #3 (2) | \$853.11          | \$8,531.10        |

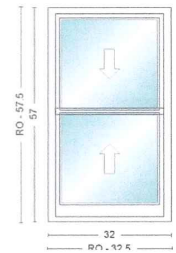
RO Size = 36 1/2" x 60 1/2"

Unit Size = 36" x 60"

TCLDH3050, Unit, E-Series Double-Hung, Equal Sash, 4 9/16" Frame Depth, Rigid Vinyl w/Integral Vinyl Drip Cap, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Ovolo Glass Stop Stainless Glass / Grille Spacer, Sash Lift (Pair), White, 2 Sash Locks White, WhiteJamb Liner, PlasticJamb Liner Inserts, White, 2604, Full, Fiberglass

Insect Screen 1: E-Series Double-Hung, TCLDH3050 Full Fiberglass White 2604

| <u>Unit #</u> | <u>U-Factor</u> | <u>SHGC</u> | <u>ENERGY STAR</u> | <u>Clear Opening/Unit #</u> | <u>Width</u> | <u>Height</u> | <u>Area (Sq. Ft)</u> | <u>Comments:</u> |
|---------------|-----------------|-------------|--------------------|-----------------------------|--------------|---------------|----------------------|------------------|
| A1            | 0.31            | 0.3         | NO                 | A1                          | 31.6875      | 23.7500       | 5.22620              |                  |



| <u>Item</u> | <u>Qty</u> | <u>Operation</u> | <u>Location</u> | <u>Unit Price</u> | <u>Ext. Price</u> |
|-------------|------------|------------------|-----------------|-------------------|-------------------|
| 300         | 3          | Active/Active    | Unit #4         | \$798.23          | \$2,394.69        |

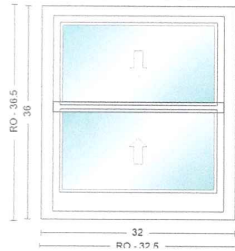
RO Size = 32 1/2" x 57 1/2"

Unit Size = 32" x 57"

TCLDH2849, Unit, E-Series Double-Hung, Equal Sash, 4 9/16" Frame Depth, Rigid Vinyl w/Integral Vinyl Drip Cap, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Ovolo Glass Stop Stainless Glass / Grille Spacer, Sash Lift (Pair), White, 2 Sash Locks White, WhiteJamb Liner, PlasticJamb Liner Inserts, White, 2604, Full, Fiberglass

Insect Screen 1: E-Series Double-Hung, TCLDH2849 Full Fiberglass White 2604

| <u>Unit #</u> | <u>U-Factor</u> | <u>SHGC</u> | <u>ENERGY STAR</u> | <u>Clear Opening/Unit #</u> | <u>Width</u> | <u>Height</u> | <u>Area (Sq. Ft)</u> | <u>Comments:</u> |
|---------------|-----------------|-------------|--------------------|-----------------------------|--------------|---------------|----------------------|------------------|
| A1            | 0.31            | 0.3         | NO                 | A1                          | 27.6875      | 22.2500       | 4.27810              |                  |



| <u>Item</u> | <u>Qty</u> | <u>Operation</u> | <u>Location</u> | <u>Unit Price</u> | <u>Ext. Price</u> |
|-------------|------------|------------------|-----------------|-------------------|-------------------|
| 400         | 2          | Active/Active    | Unit #4         | \$633.51          | \$1,267.02        |

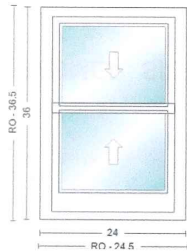
RO Size = 32 1/2" x 36 1/2"

Unit Size = 32" x 36"

TCLDH2830, Unit, E-Series Double-Hung, Equal Sash, 4 9/16" Frame Depth, Rigid Vinyl w/Integral Vinyl Drip Cap, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Ovolo Glass Stop Stainless Glass / Grille Spacer, Sash Lift (Pair), White, 2 Sash Locks White, WhiteJamb Liner, PlasticJamb Liner Inserts, White, 2604, Full, Fiberglass

Insect Screen 1: E-Series Double-Hung, TCLDH2830 Full Fiberglass White 2604

| Unit # | U-Factor | SHGC | ENERGY STAR | Clear Opening/Unit # | Width   | Height  | Area (Sq. Ft) | Comments: |
|--------|----------|------|-------------|----------------------|---------|---------|---------------|-----------|
| A1     | 0.31     | 0.3  | NO          | A1                   | 27.6875 | 11.7500 | 2.25920       |           |



| <u>Item</u> | <u>Qty</u> | <u>Operation</u> | <u>Location</u>  | <u>Unit Price</u> | <u>Ext. Price</u> |
|-------------|------------|------------------|------------------|-------------------|-------------------|
| 500         | 2          | Active/Active    | Unit #4, Unit #1 | \$562.66          | \$1,125.32        |

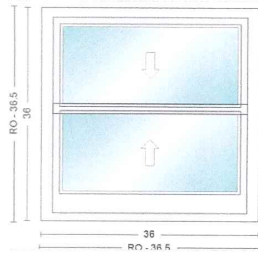
RO Size = 24 1/2" x 36 1/2"

Unit Size = 24" x 36"

TCLDH2030, Unit, E-Series Double-Hung, Equal Sash, 4 9/16" Frame Depth, Rigid Vinyl w/Integral Vinyl Drip Cap, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Ovolo Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, PlasticJamb Liner Inserts, White, 2604, Full, Fiberglass

Insect Screen 1: E-Series Double-Hung, TCLDH2030 Full Fiberglass White 2604

| Unit # | U-Factor | SHGC | ENERGY STAR | Clear Opening/Unit # | Width   | Height  | Area (Sq. Ft) | Comments: |
|--------|----------|------|-------------|----------------------|---------|---------|---------------|-----------|
| A1     | 0.31     | 0.3  | NO          | A1                   | 19.6875 | 11.7500 | 1.60640       |           |



| <u>Item</u> | <u>Qty</u> | <u>Operation</u> | <u>Location</u> | <u>Unit Price</u> | <u>Ext. Price</u> |
|-------------|------------|------------------|-----------------|-------------------|-------------------|
| 600         | 1          | Active/Active    | Unit #2         | \$664.91          | \$664.91          |

RO Size = 36 1/2" x 36 1/2"

Unit Size = 36" x 36"

TCLDH3030, Unit, E-Series Double-Hung, Equal Sash, 4 9/16" Frame Depth, Rigid Vinyl w/Integral Vinyl Drip Cap, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Ovolo Glass Stop Stainless Glass / Grille Spacer, Sash Lift (Pair), White, 2 Sash Locks White, WhiteJamb Liner, PlasticJamb Liner Inserts, White, 2604, Full, Fiberglass

Insect Screen 1: E-Series Double-Hung, TCLDH3030 Full Fiberglass White 2604

| Unit # | U-Factor | SHGC | ENERGY STAR | Clear Opening/Unit # | Width   | Height  | Area (Sq. Ft) | Comments: |
|--------|----------|------|-------------|----------------------|---------|---------|---------------|-----------|
| A1     | 0.31     | 0.3  | NO          | A1                   | 31.6875 | 11.7500 | 2.58560       |           |

|            |             |
|------------|-------------|
| SUB-TOTAL: | \$14,749.58 |
| FREIGHT:   | \$0.00      |
| LABOR:     | \$0.00      |
| TAX:       | \$884.97    |
| TOTAL:     | \$15,634.55 |

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

\* All graphics as viewed from the exterior. \*\* Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors





627 N River front (East). April 2023





627 N River, north side. Siding proposed to be removed & wood siding underneath repaired.





627 N Pine  
east (front) +  
south sides.  
South + west  
(neer) have  
wood siding  
that will be  
repaired.





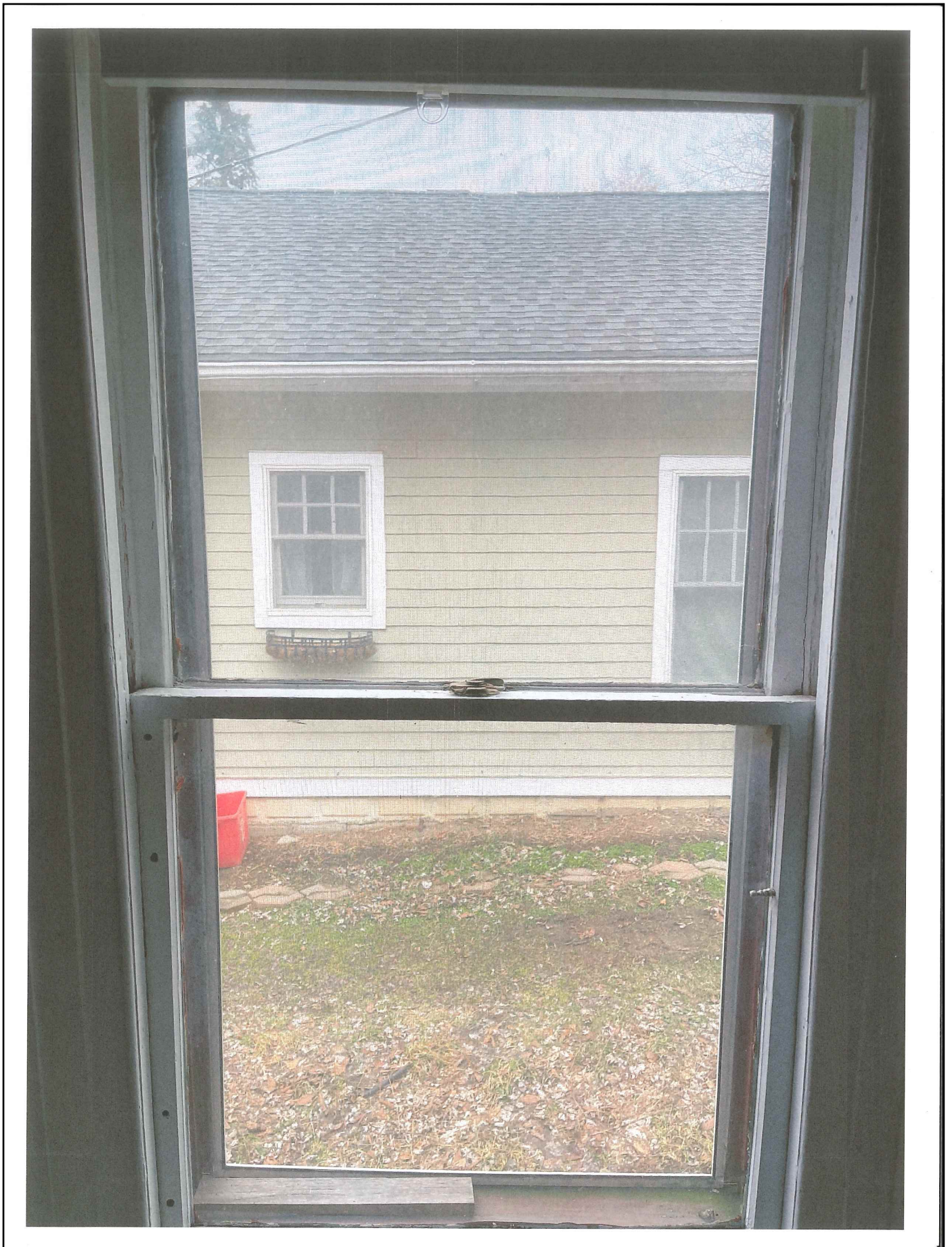
DETAIL of Front (EAST) side of house, recessed porch area showing separation of concrete & siding. April 2023



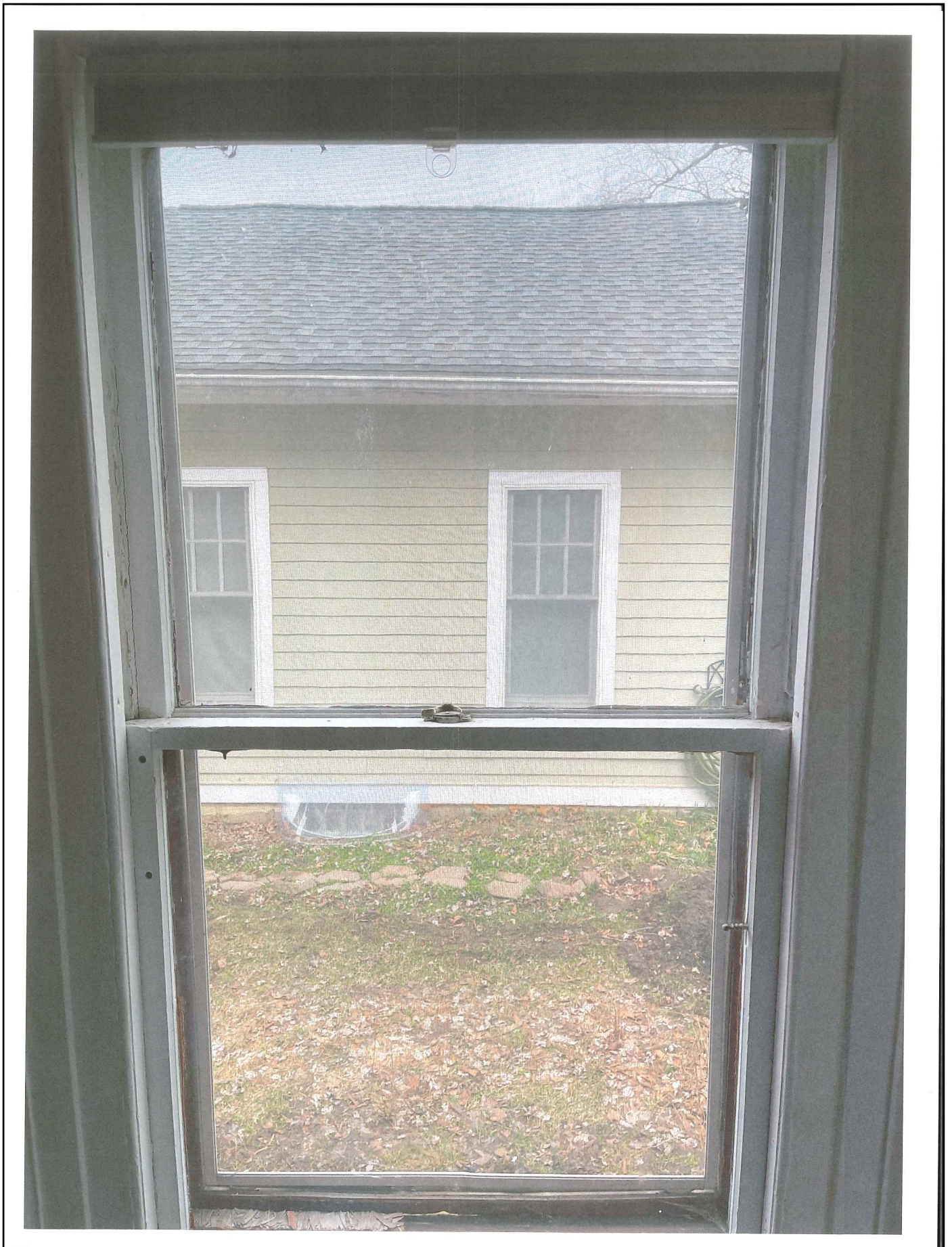


DETAIL of Front (East) Side of house where vertical trim meets concrete porch. 627 N River, April 2023













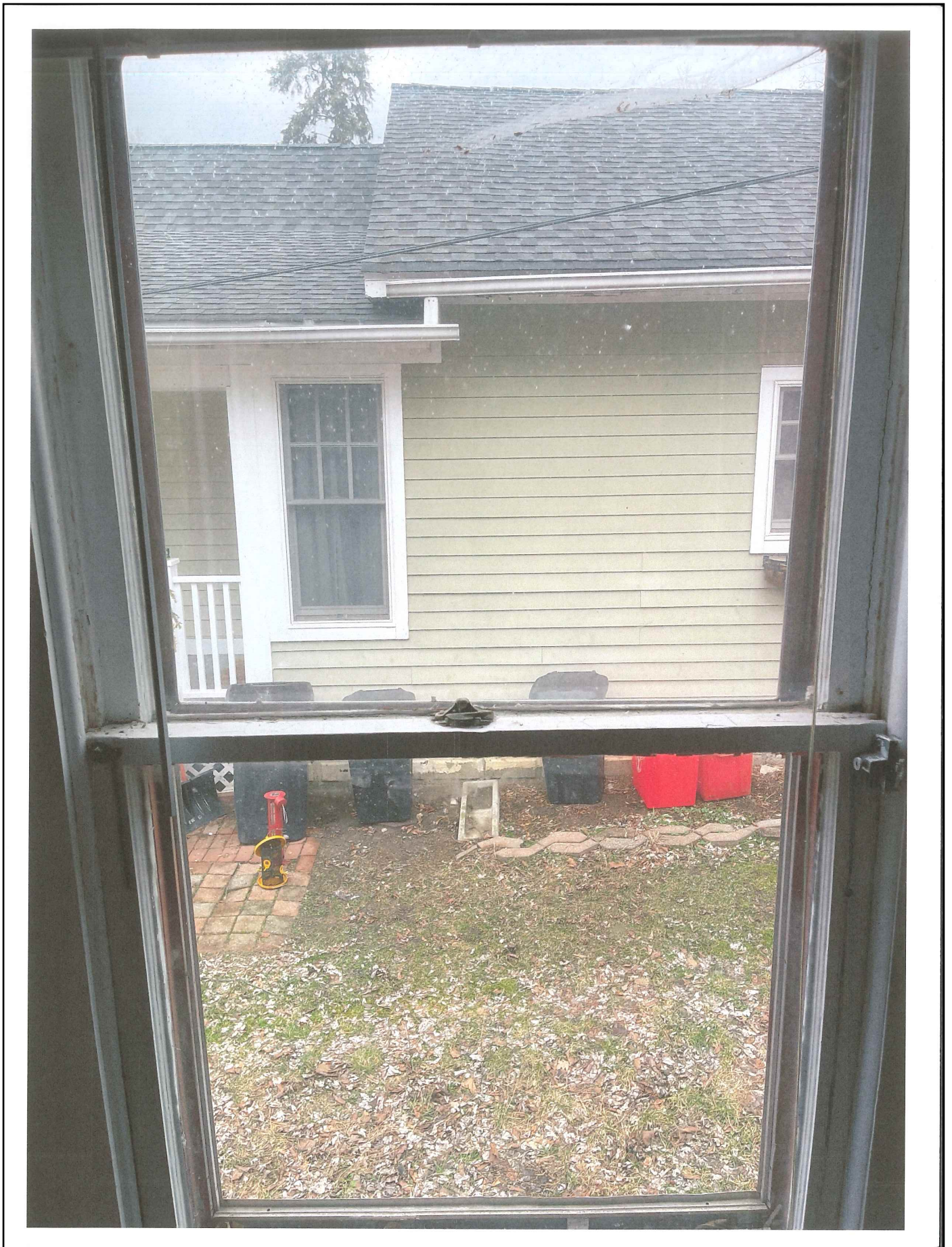




























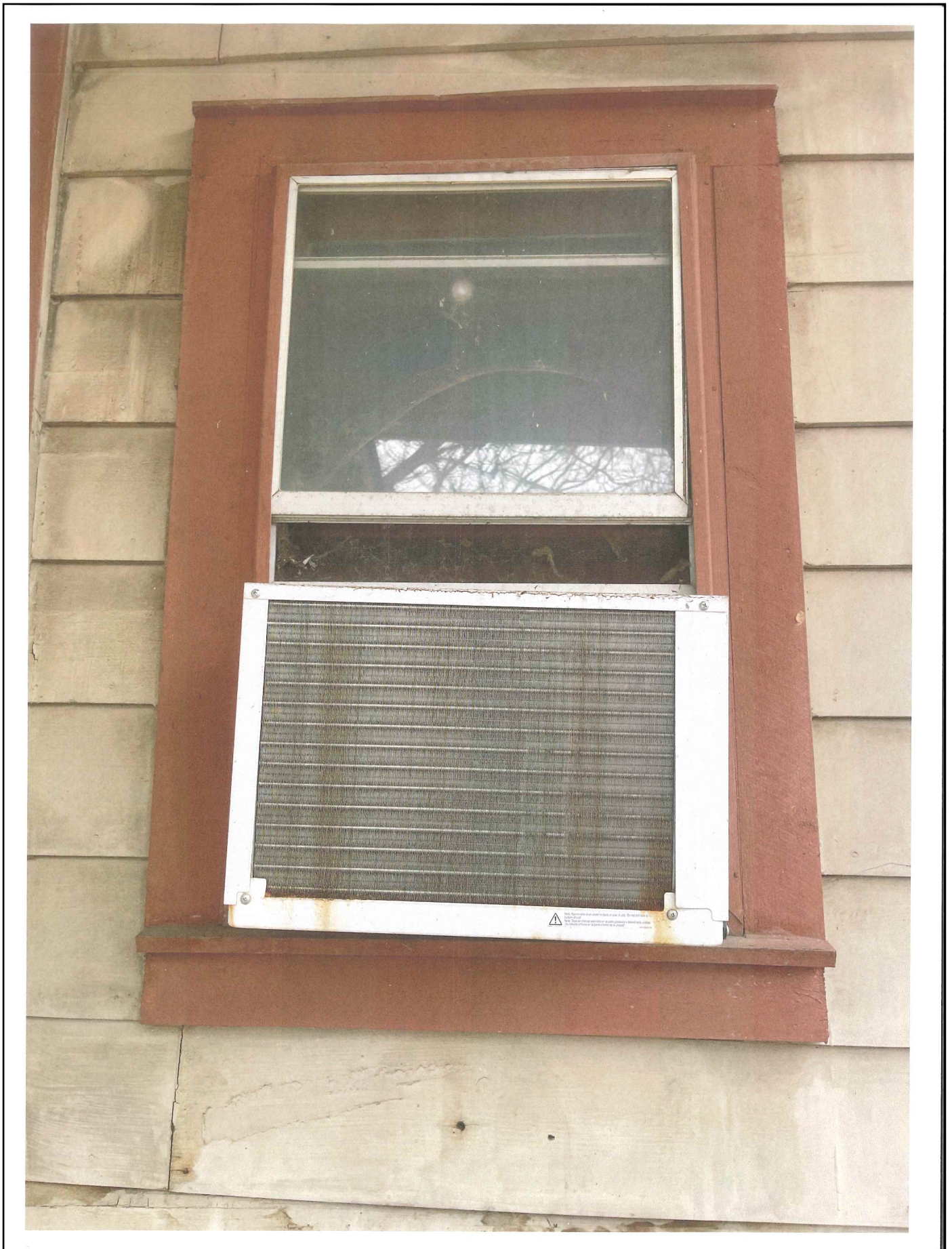








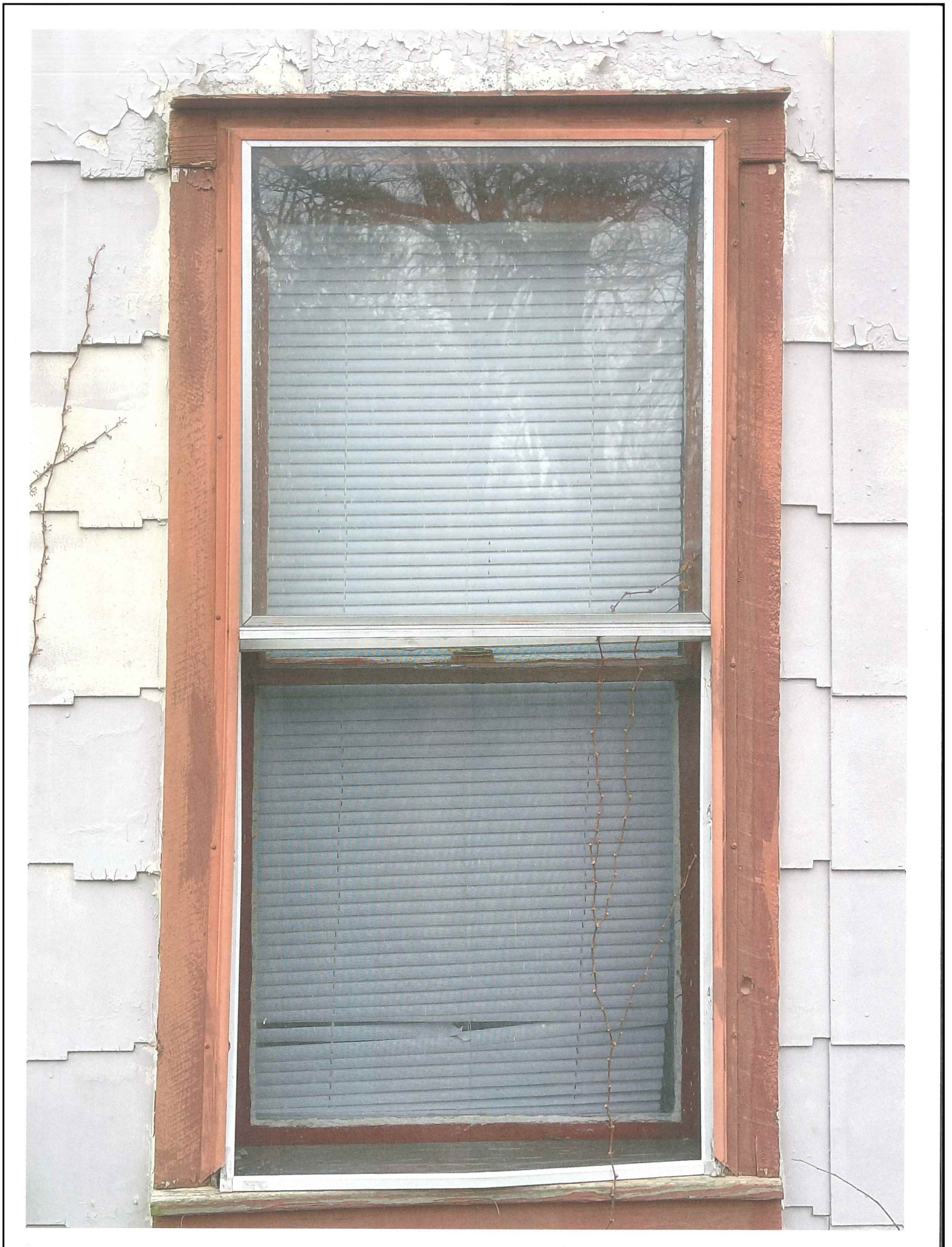
























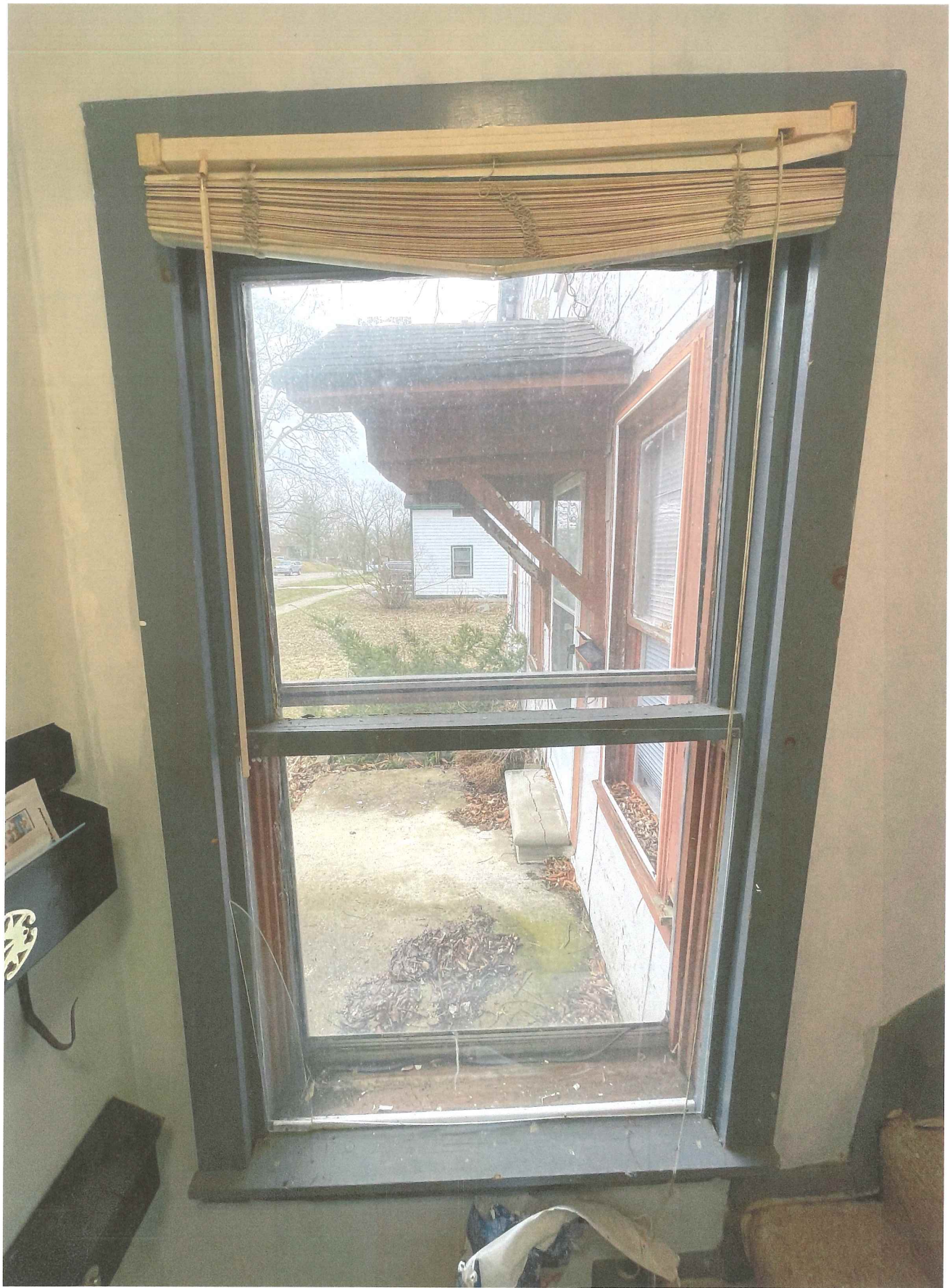




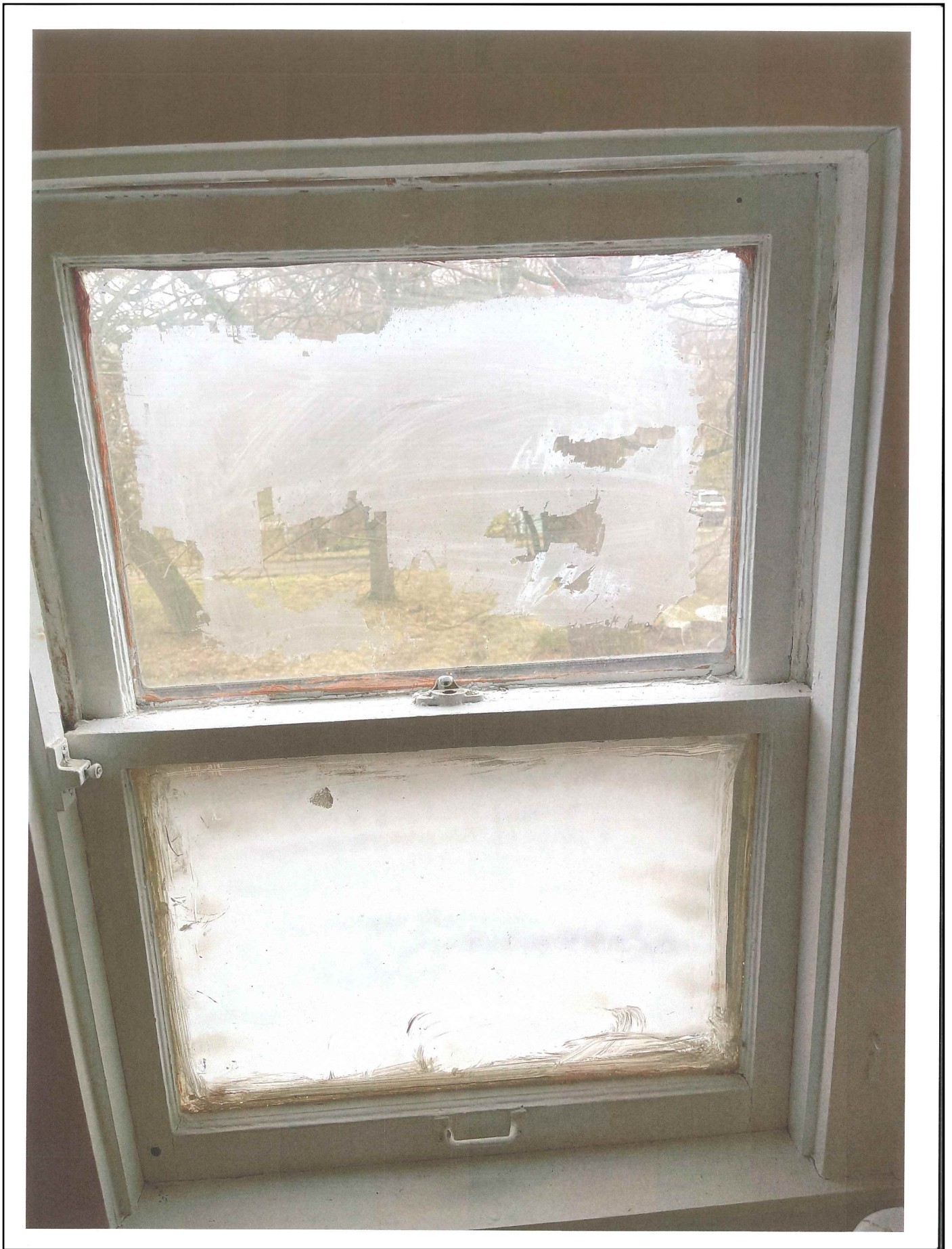








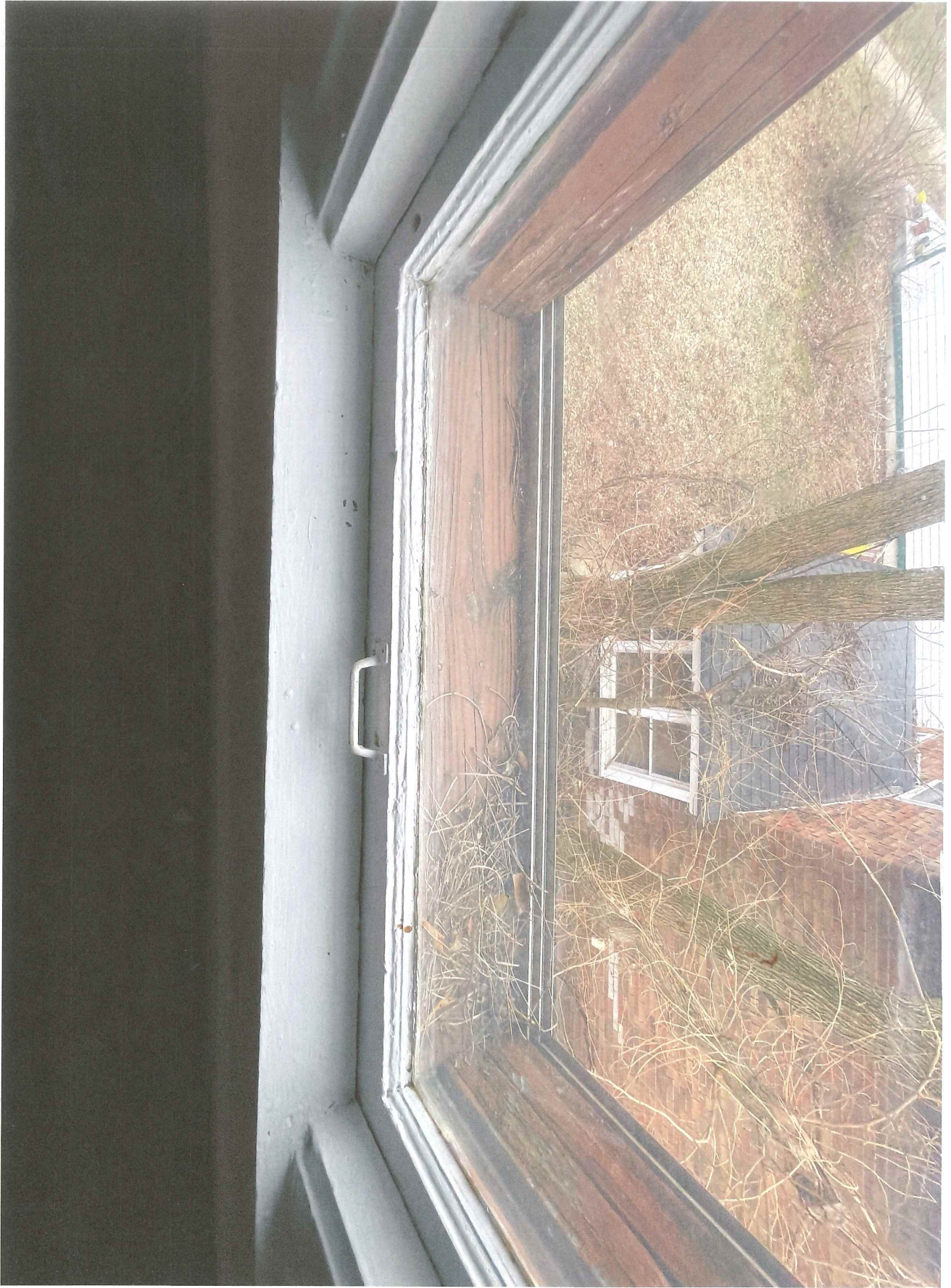












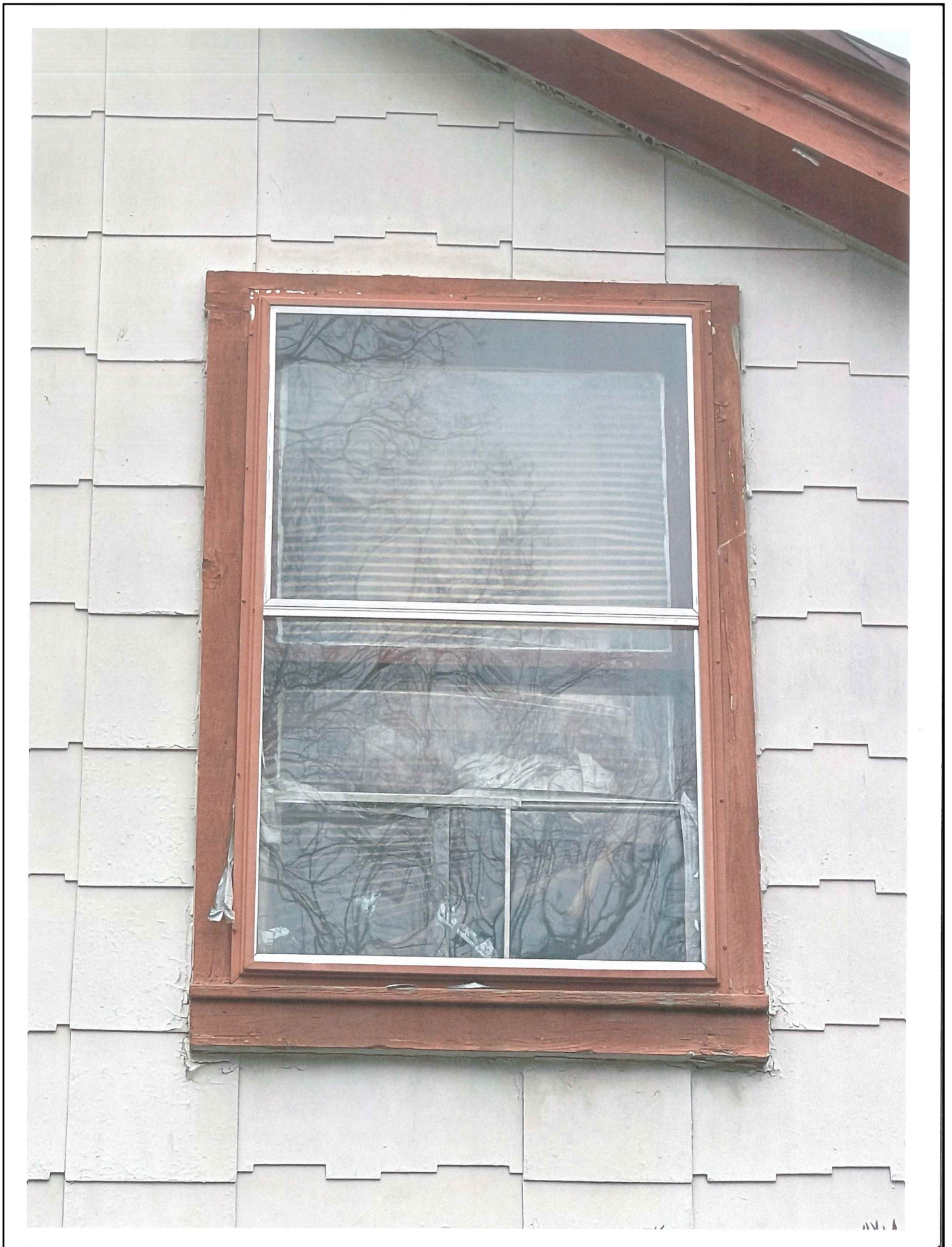












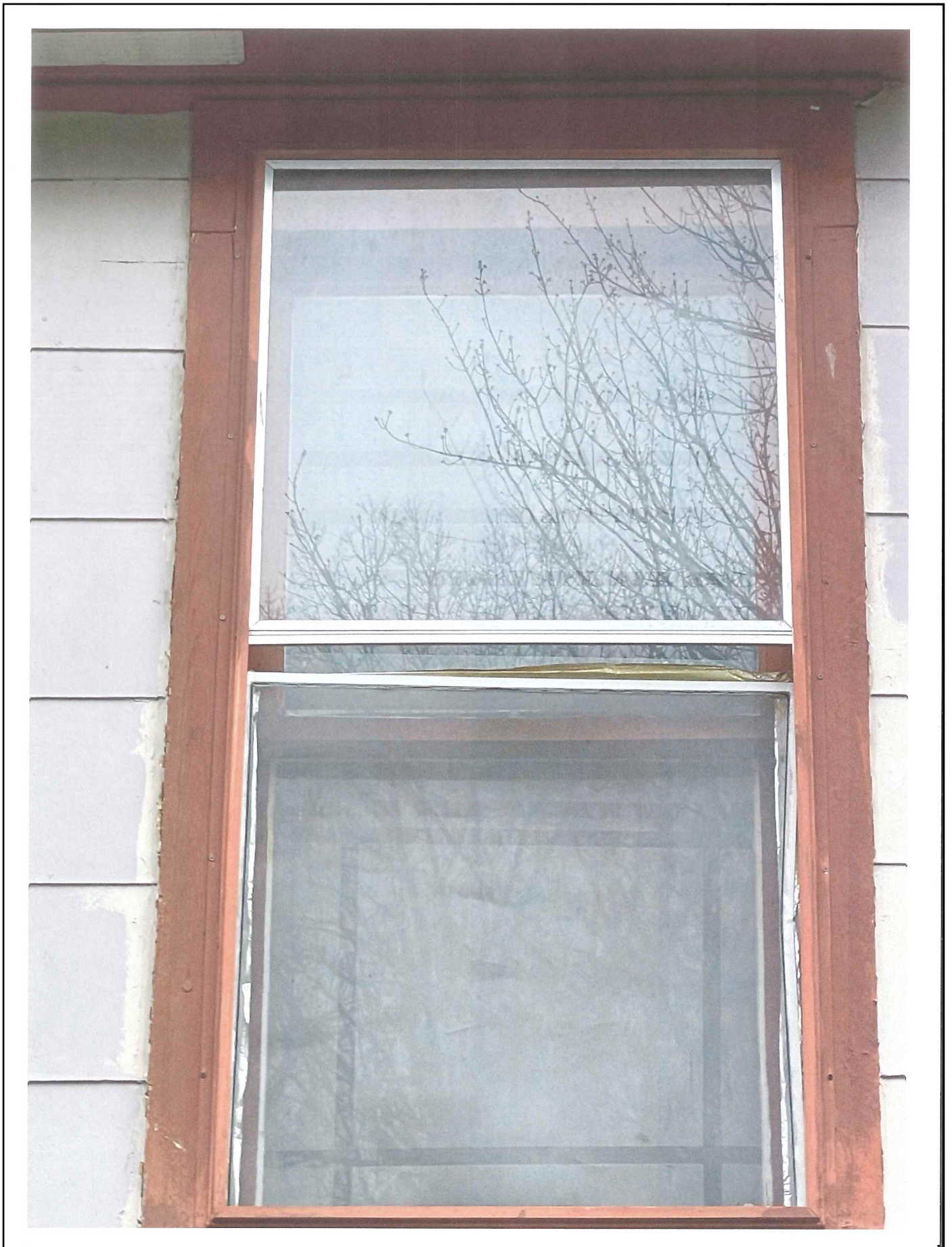




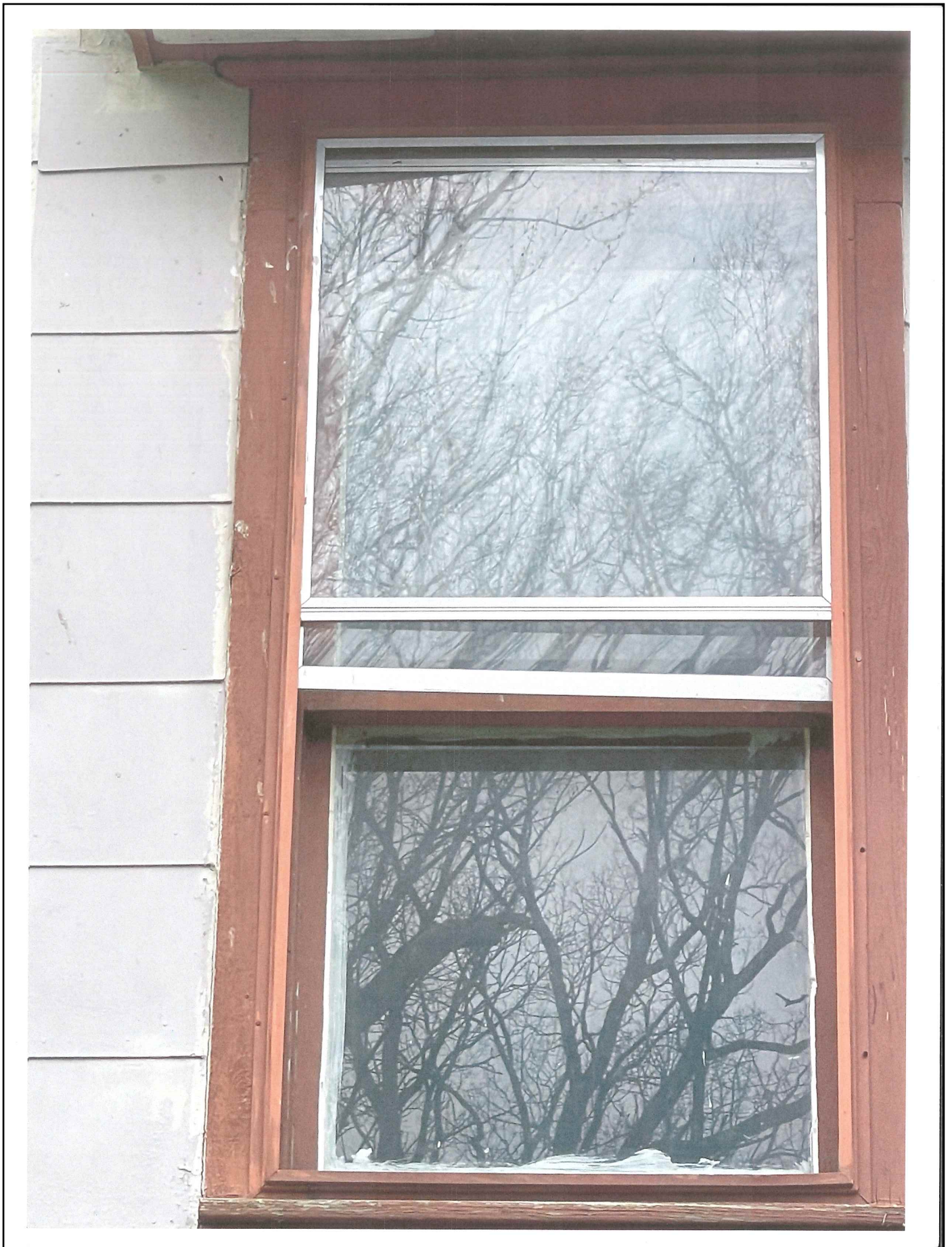












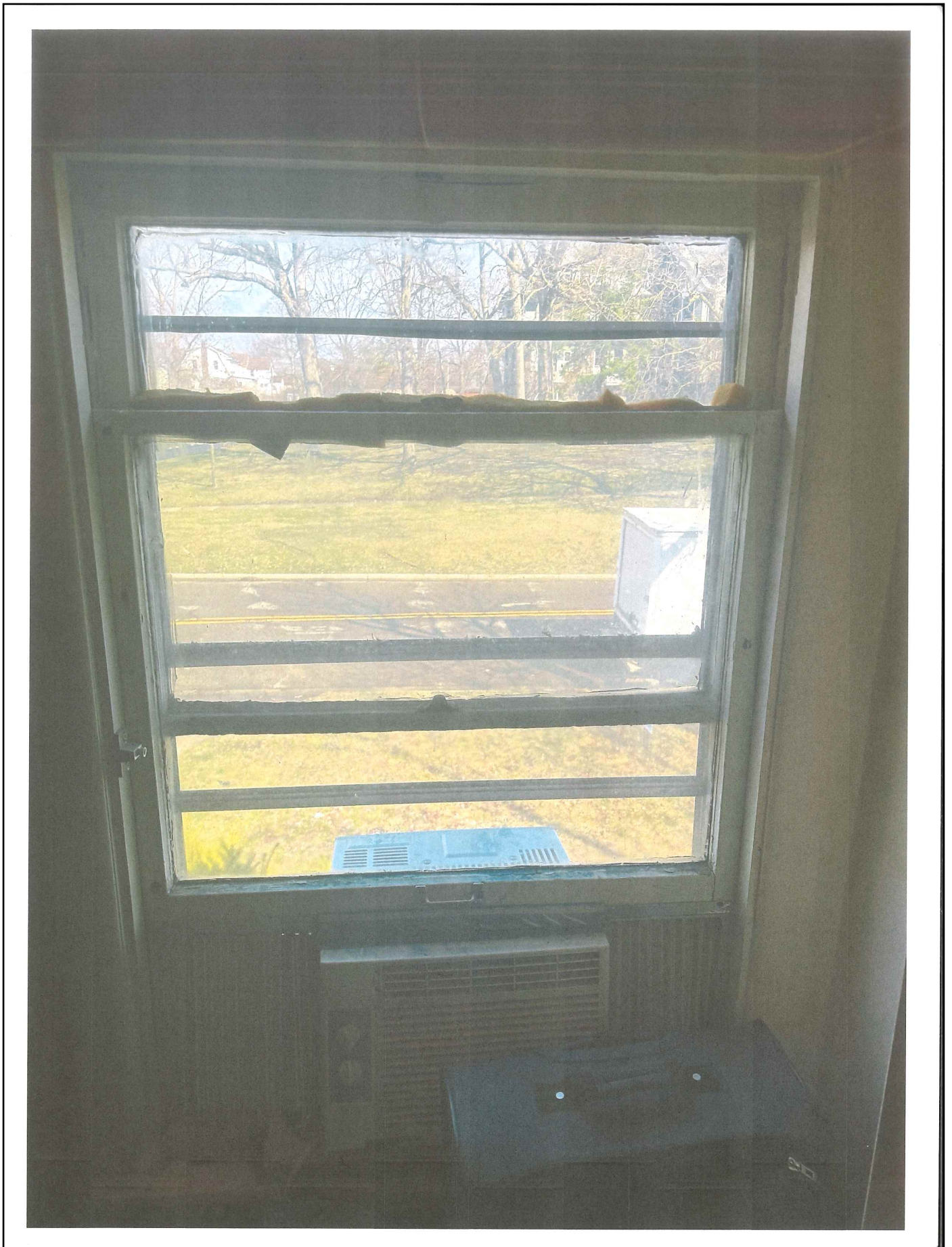
























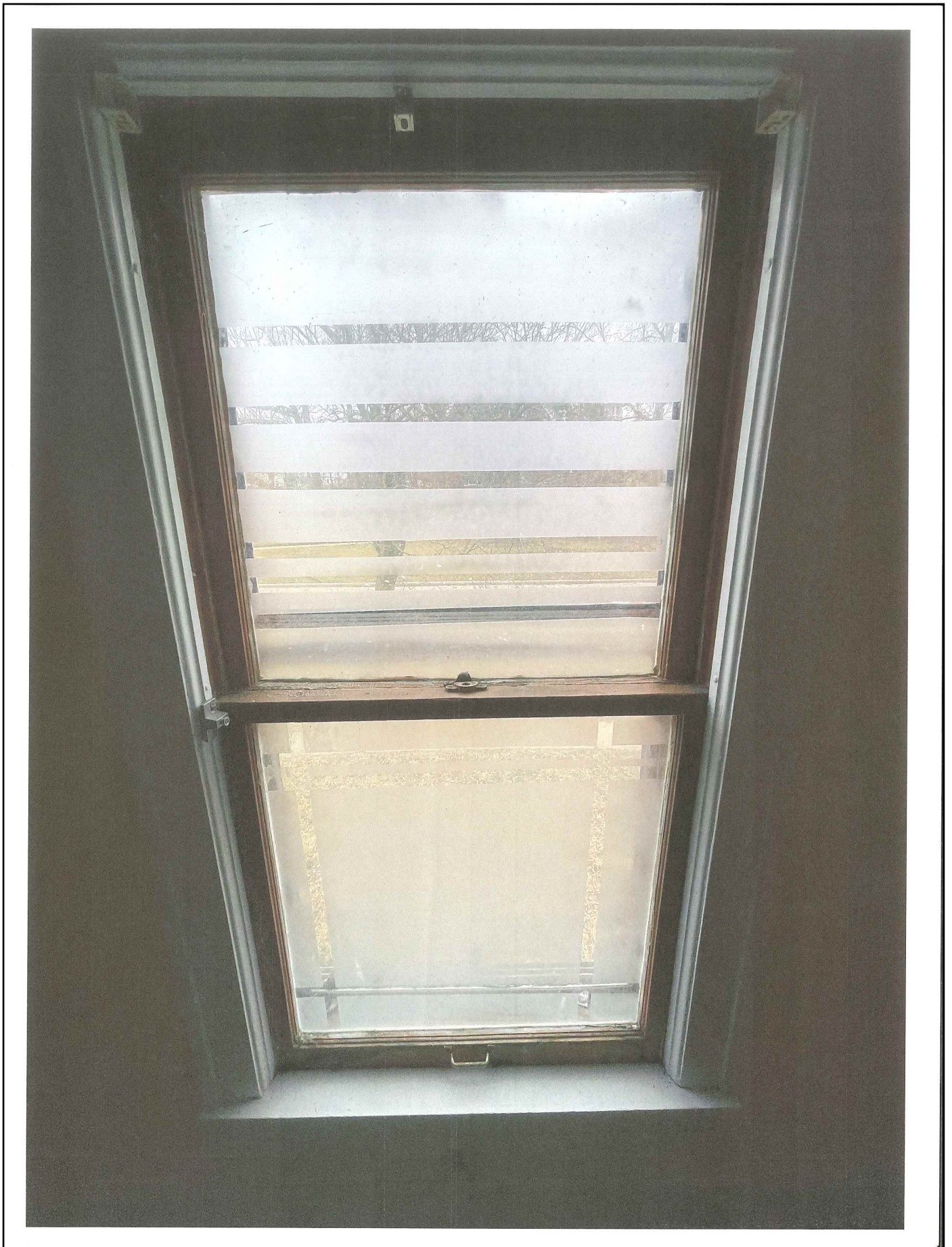




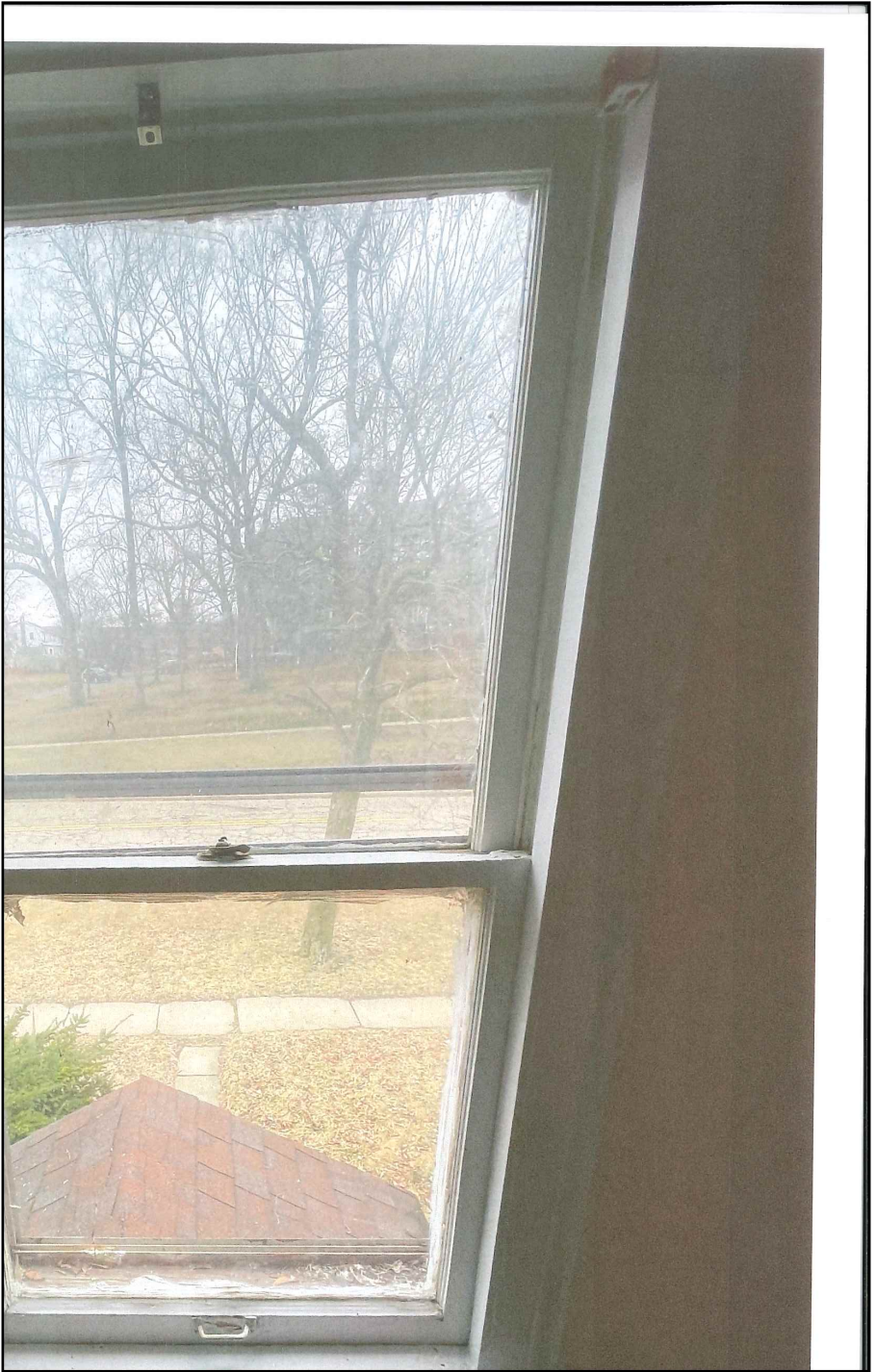




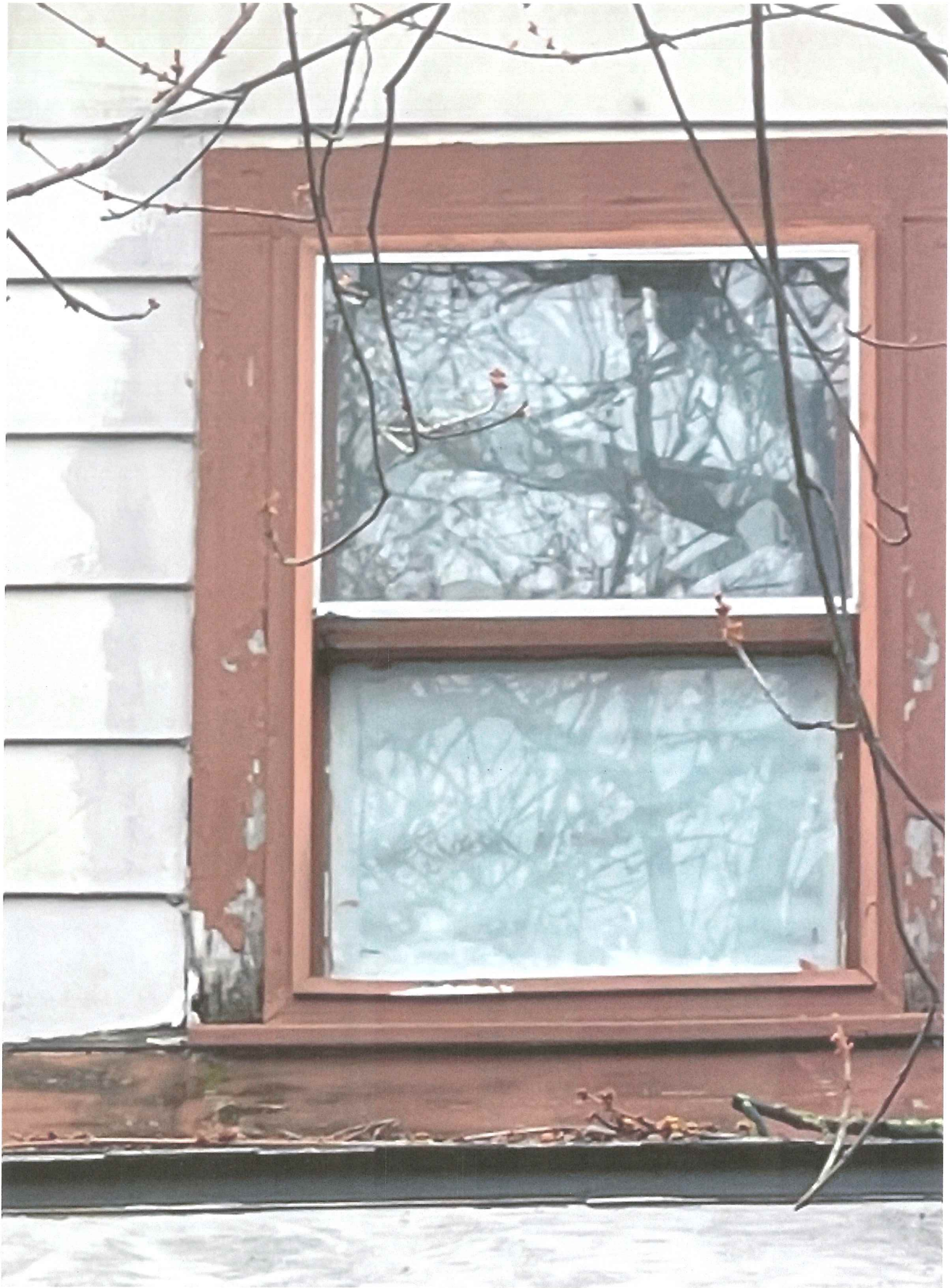
















## MINUTES

### City of Ypsilanti HISTORIC DISTRICT COMMISSION In-person Meeting

Tuesday, April 11, 2023  
7:00 P.M.

#### CALL TO ORDER AND ROLL CALL

Chairperson Pettit Welcomed and thanked everyone for attending.  
Meeting called to order at 7:02pm

Commissioners Present: Alex Pettit – Washtenaw County, City of Ypsilanti  
James Chesnut - Washtenaw County, City of Ypsilanti  
James Ratzlaff - Washtenaw County, City of Ypsilanti  
Stefan Szumko – Washtenaw County, City of Ypsilanti

Commissioners Absent: Delrhea Byrge – Washtenaw County, City of Ypsilanti

Staff Present: Ellen Thackery, Preservation Planner

#### APPROVAL OF AGENDA

Discussion: Audience members (homeowners at 411 N Adams) would like to add a study item to the agenda—they are planning painting, which can be approved administratively, but would also like to discuss a potential garage.

Motion: Ratzlaff (second: Szumko) moved to add 411 N Adams to agenda as a study item and approve the agenda as amended.

Voice Vote - Ayes: Four  
Nays: None  
Motion carried.

**PUBLIC COMMENT ON AGENDA ITEMS**—none

**PUBLIC HEARING**—none

**OLD BUSINESS**—none

#### NEW BUSINESS

##### 312-314 W Cross

*\*Rebuilt like-for-like rear small deck.*



Applicant: Lillianna Blair, homeowner - present

Discussion: Staff Report: *Contributing Queen Anne house, proposal is for the rebuilding of a small rear deck. Deck is currently pressure-treated wood. Commission could either view this proposal as a like-for-like replacement, or commission may want to seek to bring the project more into alignment with the City's design guidelines and request vertical grain fir tongue-and-groove porch boards.*

Pettit: Clarified that the deck is uncovered; applicant confirmed.

*[Like-for-like approach in this case seems reasonable. Not visible from right of way; confirmed. Commissioner noted that once the deck begins coming off, homeowner will want to be careful as demo proceeds to protect any flashing between the house and the deck. Will use metal mesh as rodent proofing. Has adjusted gutters to better drain water in area. Commissioner also suggested using tape to flash the tops of the deck joists to help them last longer.]*

Motion: Szumko (second: Chesnut) moved to approve application PHDC 23-0022 and issue a certificate of appropriateness for the proposed work at 312-314 W Cross Street for the repair and/or replacement of the existing back porch using pressure-treated lumber, painted to match the house's trim when dry, because the existing back porch is built of pressure-treated lumber and because it is a rear-facing, nonhistoric porch. The proposed work does not negatively impact the house's historic materials and can be removed without damaging historic materials or character, meeting the Secretary of the Interior's Standards for Rehabilitation 9 and 10.

Secretary of the Interior's Standards:

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

#10- New work will be removable.

Voice Vote - Ayes: Four.

Nays: None.

Motion carried.

## **27 S Huron**

*\*New EPDM roof, metal cap, flashing on decorative mansard roof, new slate shingles on decorative mansard roof*

Applicant: Craig Annas – present.

Discussion: *[Staff Review: This is a modern one-story building in the district that is not considered contributing. It has a decorative mansard roof around the top of the building. Proposed are a new like-for-like roof, new metal cap similar to the existing, flashing under the new tiles, and slate roof tiles in place of the cedar shakes on the mansard.]*

Property owner explained that the cedar does not dry out readily and so moss and spiders (and their webs) are an ongoing issue.



*[Discussion about how some more recent buildings, like midcentury modern buildings, are starting to acquire significance, but commission does not consider these cedar shakes significant or character-defining, and building is not considered contributing.]*

Motion: Ratzlaff moved (Chesnut seconded) to approve application PHDC 23-0023 and issue a certificate of appropriateness for the proposed work at 27 S Huron Street for the replacement of the existing EPDM rubber roofing membrane with a like roof, proper flashing under the decorative mansard roof, installation of metal cap in dark bronze, and the replacement of the existing cedar shakes with slate roofing tiles, because the proposed work meets the Secretary of the Interior's Standards for Rehabilitation 9 and 10.

Secretary of the Interior's Standards:

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

#10- New work shall be removable.

Voice Vote - Ayes: Four  
Nays: None  
Motion carried.

## **221 S Washington**

*\*New front porch/stoop*

Applicant: Josh and Lauren Budde, the owners - present

Discussion: *[Staff Review: Very intact Italianate. Uncovered front porch/stoop is not original and is cast concrete and is failing. Owners propose a new front porch (still uncovered) of reclaimed brick sidewalls and limestone porch cap and stair treads. Nonhistoric handrail is intended to be removed and would not be replaced unless required by building code.]*

*[Commissioners and applicants discussed reclaimed brick; applicants are not sure what color bricks will be but will be matched as closely as possible; commissioners caution that the mason needs to select exterior grade bricks. Mason will know to do that. Handrail might be nice for aging in place; if handrail is necessary, black pipe rail might be something to consider. Consider building porch in a way that a handrail could be added later. A simple rail would be better than a highly decorative one by the Standards.]*

Motion: Ratzlaff moved (Second: Szumko) to approve Application PHDC 23-0024 and issue a certificate of appropriateness for the work at 221 S Washington for the removal of the damaged, nonhistoric cast concrete steps and porch and the building of new steps and front porch with brick sidewalls and limestone treads and porch cap, and relevant Secretary of the Interior's Standards for Rehabilitation are Standards 9 and 10.

Secretary of the Interior's Standards:

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

#10- New work shall be removable.

Voice Vote - Ayes: Four  
Historic District Commission

April 11, 2023

3



Nays: None  
Motion carried.

### **311 E Forest**

*\*Sliding doors to future deck.*

Applicant: Nikki Nabozny, applicant - present

Discussion: *[Staff Review: This house is in the district but is not considered contributing. Has been a study item in the past, and minutes from that discussion were included in the packet. All work is on the rear. Proposed is a sliding door in place of a vinyl window at the center of the rear façade.*

*Applicant confirms that the sliding door is a wood door with a composite coating. Applicant is in the process of getting a quote for a new rear deck, likely a 16 x 12' deck, two steps down to the yard, likely will be floating, doesn't have a plan yet but will be getting building permits. Hope is that the door installation and deck will happen at once. Applicant will be applying for the deck soon.*

*Commissioner notices that the hose bib and laundry vent might be in the way of new door; applicant confirms that these will be moved toward the corner of the house staying toward the rear. Door trim will likely be like the windows are—site-bent aluminum on the aluminum siding.*

Motion: Szumko moved (second: Chesnut) to approve Application PHDC 23-0025 and issue a certificate of appropriateness for the proposed work at 311 E Forest Ave to include the removal of a rear vinyl window and the installation of a white sliding patio door as proposed in its place. The proposed work meets the Secretary of the Interior's Standard for Rehabilitation #9.

Secretary of the Interior's Standards:

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

Voice Vote - Ayes: Four  
Nays: None  
Motion carried.

### **STUDY ITEMS**

#### **309 S Washington**

*\*New siding*

Applicant: Emmanuel Aubrey, one of the owners - present

Discussion:

*Applicant described that after many years of neglect, they purchased this house and siding is very deteriorated. Bats lived under siding (those were removed by a wildlife company) and water was coming in.*



*Chair stated that, as applicant and staff have discussed, federal and local guidelines place emphasis on preserving historic material and spot-replacing deteriorated boards and replacing in kind, wood for wood. Before there is any talk of replacement, repair and spot replacement is the prescribed approach. Chair sees that in this packet, there are pictures that show very deteriorated siding. Why does applicant seek to replace so much material? Applicant explained that when he spoke with restoration contractors, they explained that these boards would completely fall apart without intensive repairs. The contractors stated that they would use an infrared paint stripper and a compound that would require several applications to preserve the boards and the process would have cost about as much as the house. Chair wonders if that level of intervention would be required—instead, new wood boards could be pieced in as necessary. Applicant explains that many boards (probably more than 30%) are ready to fall apart, and contractor explained that in many cases, boards that look fine from the paintable surface are broken from the underside. Contractors have found many cases of hodgepodge repairs, where things were covered up or corrected in a very piecemeal fashion without addressing underlying issues. (Rotted trim would just be installed on top of old rotted trim but moisture issue was not addressed, for example.)*

*Commissioner asked if insulation was being considered. Applicant said he would like to insulate and was considering blown-in cellulose. The house's construction makes insulating a challenge because there's sheathing in some places but not in others and no vapor barrier at all anywhere. Commissioners discussed that an energy audit or images from a thermal camera would help homeowners see where they are losing the most heat and then seeing if insulation is reaching /settling into the intended areas.*

*Homeowner stated that some of the studs are charred from a past fire. Commissioners stated that you could sister some wood to the damaged studs if you have siding and sheathing off.*

*Commissioner said that the lack of vapor barrier is likely contributing to the wear and tear on the siding because of the moisture passing through the wall. A complete tear-off to get a solid vapor barrier would not be out of the question in this commissioner's mind. In this scenario, there would be a large-scale removal of historic material, but for the long-term preservation of the structure, it could be worth it, especially considering the condition of the material on the house. Another commissioner also notes that much of this material may not actually be historic.*

*The scalloped siding above is a character-defining feature and it would be ideal if that scalloped siding could be salvaged.*

*Window trim would likely need to come off to add a vapor barrier; homeowner states that much of that trim is soft to the touch. Commissioner notes that trim is difficult because the window sills, for example, probably go all the way through the wall. When the window frame was installed, it was all a unit and the sill is integrated and goes all the way through the wall. May be that rot can be cut off the sill and then a replacement is pieced in.*

*Confusing that there is sheathing in some places but not others and so changing that detail will have a knock-on effect on the siding, trim, and materials that will lay on top of the sheathing. Will be difficult to keep all of the work on a single plane if it doesn't start out uniform/consistent.*



*And, how you standardize the inconsistencies will affect how recessed the window trim appears. The window trim seems to appear almost flush with the siding in some places.*

*Homeowner describes that the house has experienced some structural issues—people have cut through beams they should not have so these structural issues need to be addressed. One commissioner notes that fiber cement siding is heavy—this could add some strain on the house if the structural issues are not corrected. The current siding is likely absorbing a lot of water which will make the existing siding quite heavy also.*

*Looking at siding—homeowner has looked at cedar, pine, paulownia, and at varying grades of each. Some of the wood looked quite bad to him and he wants a material that is economical but high quality and that will last and look good for the long term. Staff mentioned that there is a state income tax credit available for up to 25% of the costs of the project paid to the homeowner in the form of a state income tax credit. The credit can be used against their state income tax liability, and can be carried forward 10 years. Staff also mentioned that the Standards call for repair when possible and then replace in kind, and the Guidelines associated with the Standards recommend wood for wood, but they also show that another recommended approach could be using wood siding on the most public face of the building and using a material like fiber cement siding on secondary elevations. Homeowner wants the long-term more economical choice—it is both economical and the long-term less maintenance and is fireproof and you can purchase it primed and painted and the paint comes with a 15-year warranty, just more investment into our home. Should help us incur less costs over the short, medium, and long term. Commissioner states that we are tasked with preserving historic materials, and we take that charge seriously and we have to weigh some competing priorities. Homeowner feels like because of all of the many years of deferred maintenance and the materials' current condition, the economic equation is off-kilter. Would probably not see a need for such a drastic step if there had not been many years of neglect. Commissioner stated that the promise of the improvement of the structure for its long-term preservation (vapor barrier, watertightness) could tip the scales for him toward being amenable to a substitute material that looked very like the original in this case, especially if materials like the scalloped siding can be preserved. One commissioner stated that the long-term benefits of the vapor barrier and insulation for the structure outweigh the need for the strict materials compatibility that we normally look for. Commissioner stated that the baseline is that all of the siding will need to be removed for the vapor barrier and insulation; the idea of going with wood on the primary elevation is a thought, but in this case, likely none of the siding could be salvaged so the piecing-in that the Standards and Guidelines call for would not be being done.*

*Homeowner spoke about the base of the columns on his portico. The bases are deteriorated. Commissioner stated that those bases can be repaired or replaced. Homeowner asked about short decorative rails between the columns and the house. If they are not historic, a homeowner would not be required to keep them, but because they are outside work, an application to the HDC is necessary with some pictures. Staff explained that if they are not historic, staff could approve their removal administratively.*

*Commissioner cautioned that when it comes to vapor barriers, the homeowner and contractor will want to work with the siding manufacturer about what approach is best and what will not void the product's warranty. Commissioner cautions that the house has had a simple system for so long, and adding a vapor barrier and insulation introduces complexity. Where the house has*



*some plank sheathing installed, homeowner might want to consider leaving those in place. If you will remove them, maybe don't remove them all from one side of the house at once because they help stabilize the structure against racking (like in strong winds when the house might sway and the structural members get forced out of plumb).*

*Staff summary: For the minutes, what staff is hearing is that commission is supportive of the idea of all of the siding being removed to add insulation and a vapor barrier for the longevity of the structure. It sounds like the homeowners plan to remove and add these elements one elevation at a time. Once the vapor barrier, insulation, and maybe sheathing has been added, the commission would need to see the replacements in the same profile and texture as the historic material that was removed, and if the scalloped siding can be salvaged, that would be ideal. The commission would want to see the trim boards fitting with the siding the same way they are now—if the cornice board between the upper and lower siding is currently recessed under a set of boards, the commission would want to see the trim and siding components interacting the same way they do now. Commission understands that the trim will become more consistent in its relationship to the siding across all faces as the surfaces become more consistent.*

*The siding reveal varies on the house. There is a later addition and so that is different from the historic original house's siding reveal. The commission suggested that a historic elevation (like the front) could serve as the guide or model for the reveals all the way around the house.*

#### **411 N Adams**

*\*Painting and potential new garage*

Applicants: left the meeting toward the end of the study item above, so commission did not discuss this item.

### **ADMINISTRATIVE APPROVALS**

Application PHDC 23-0022 approved for painting at 411 N Huron

### **OTHER BUSINESS**

- 1. Property Monitoring**—staff is working the enforcement list, is working on it along with the enforcement audit, and building department and the planning department have discussed having monthly meetings together to provide that regular communication and checkin. Staff is making enforcement more of a focus, along with checking that work is getting completed once it's approved.

- 2. Updates from Staff**

Re: Michigan Historic Preservation Network – Upcoming training and conference opportunities, May 11-13 on Mackinac Island at Mission Point.

NAPC HDC training available virtually, offered 4/13 and 4/20, evening, different content each night, registration information available. Staff is attending and will share out materials I receive.

Upcoming NTHP webinar about planning, preservation, and change and there is a part 1 and part 2.

NAPC will offer a virtual summer short course in August.



Residential state income tax credit is still available for homeowner-occupied properties—get up to 25% of your costs returned to you in the form of a state income tax credit you can carry forward up to 10 years.

May Old House Expo was moved from May to November 5, a Sunday afternoon in the Freighthouse

### **3. Commissioner Comments**

Upcoming History Walk, Normal Park, April 23, 2023, 10 am

### **AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none**

### **HOUSEKEEPING BUSINESS**

#### **Approval of the minutes of March 14, 2023**

Motion: Chesnut (second: Szumko) moved to approve the minutes of March 14, 2023, as submitted.

Voice Vote - Ayes: Four  
Nays: None  
Motion carried.

### **ADJOURNMENT**

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

### **MEETING ADJOURNED at 8:45 p.m.**

Full Minutes Prepared By: Ellen Thackery





Historic District Commission  
Study Item and Materials  
309 S Washington



## Summary:

Homeowners purchased home in January 2022 and did not realize that it was in the historic district. Spoke with Scott Slagor before his December 2021 departure. House contributes to the National Register and local historic districts. National Register nomination describes the house as a “1 ½ story, side-gable-roof Greek Revival with late 19<sup>th</sup>-century shingled gable across entire front.”



*Google streetview, October 2020.*

The house's gables, siding, trim, and front portico and columns are character-defining features, as are its remaining original windows. Wood siding on the house has suffered from deferred maintenance and is deteriorated and homeowner states that it needs to be replaced. Homeowner would like to replace the siding on one elevation at a time and would like to start with the front (west) elevation.

Homeowner would like to propose replacing wood siding with fiber cement siding, like Hardie board. Staff has explained to homeowner that the Secretary of the Interior's Standards for Rehabilitation guide the work in the historic district and those Standards require that historic material is repaired before being replaced. Quoting Standard 6, if the material is beyond repair, the replacement "will match the old in design, color, texture, and, where possible, materials."

The introduction to the Standards states that the Standards "will be applied taking into consideration the economic and technical feasibility of each project." Because wood siding is still available and used, replacement wood siding is technically feasible. The applicant wishes to make the case that, in this case, replacing wood siding with wood siding is not economically feasible. Homeowner will supply additional materials and information to commission for discussion.

**Whatever replacement material is selected, it must meet the Standards and must match the old material in design, color, and texture.**

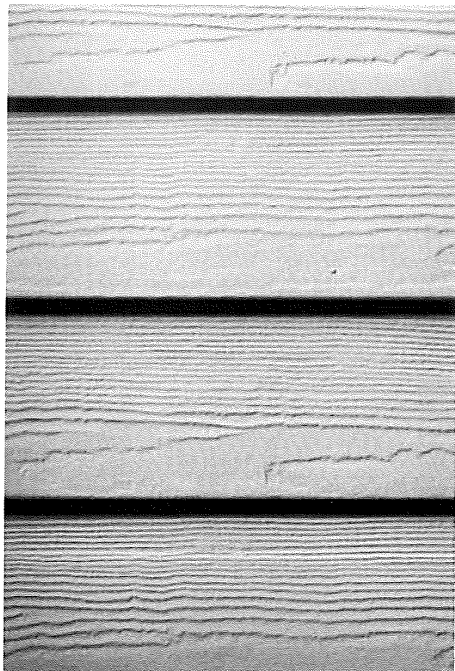


Additional Info Supplied by Applicant

We will use Smooth Hardie board so that is will look like good wood from the outside

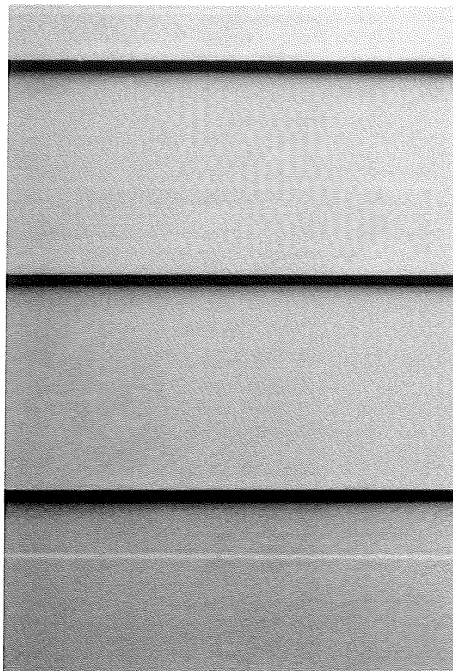
HardiePlank® Lap Siding

**SELECT CEDARMILL**



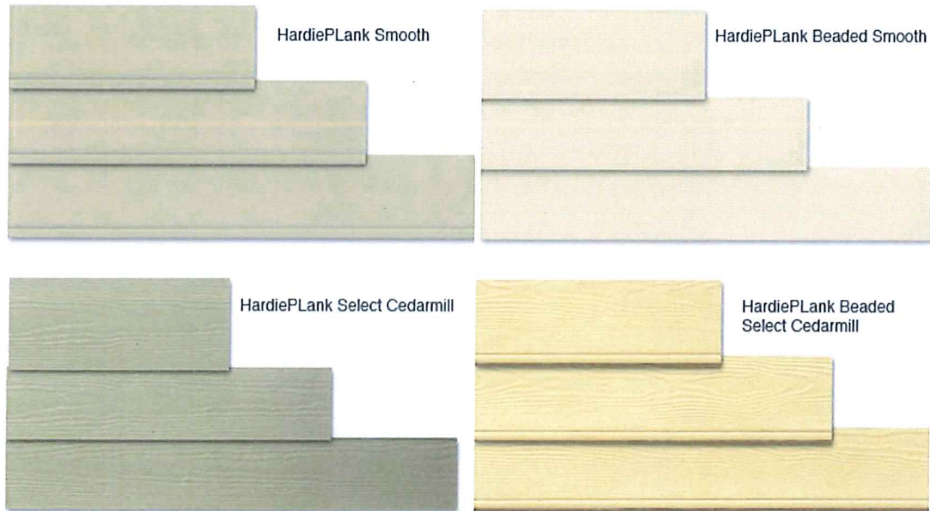
HardiePlank® Lap Siding

**SMOOTH**





We will use Smooth Hardie board so that it will look like good wood from the outside



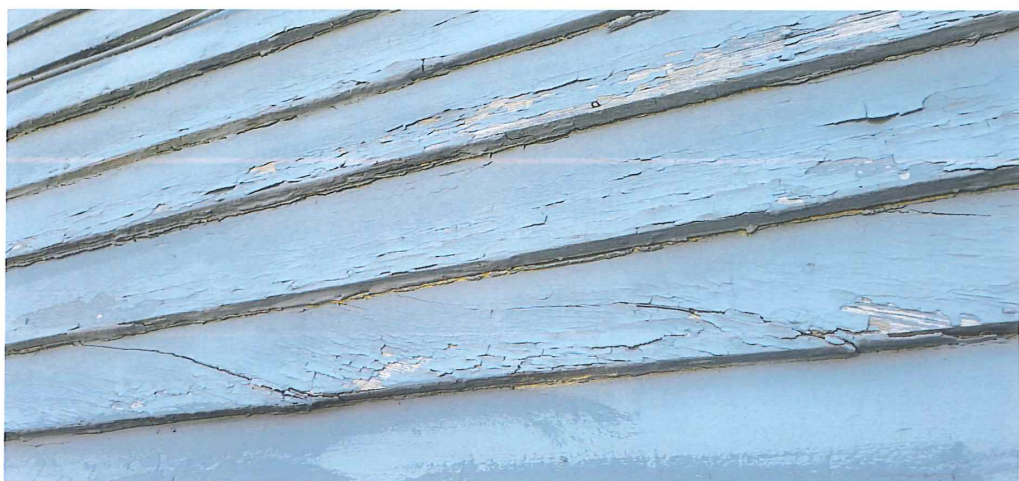


Photos taken from a ladder at 309 S Washington and submitted 4/11/23

Presumably these are boards on the house's front elevation.









Proposal: Replace old siding with Hardie Plank

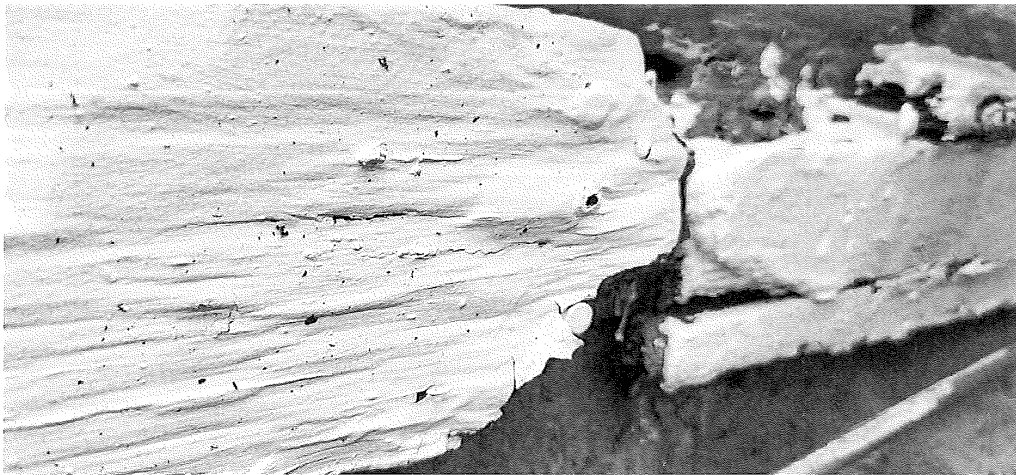
Current Profile averages 4 inches. The profile ranges from 3.75 inches to 4.5 inches but most boards are close to 4 inches.

Hardie board comes in multiple sizes but the 5.25 is a 4 inch profile/ exposed face. This would make it so the profile does not change.

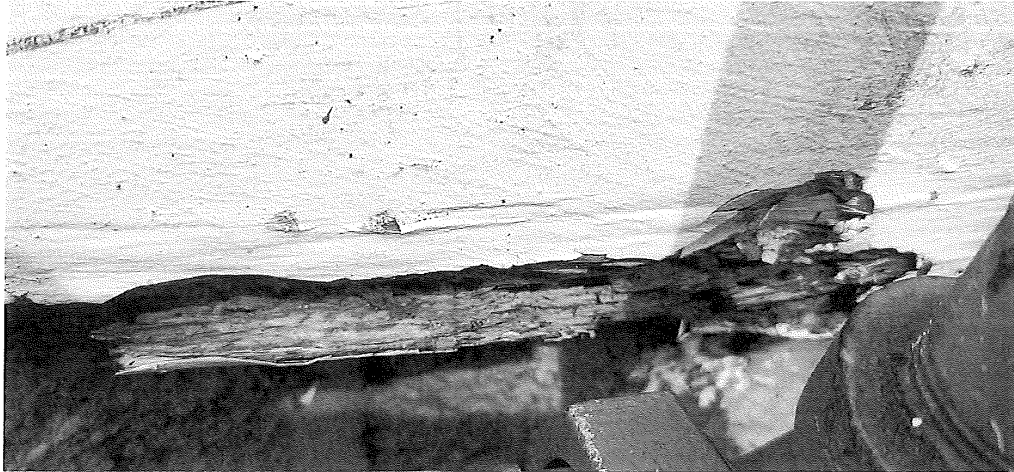
Reasons for wanting to replace vs repair

The SW facing walls have taken a lot of wear and tear. It is obvious from multiple quotes that there is a lot of damage.

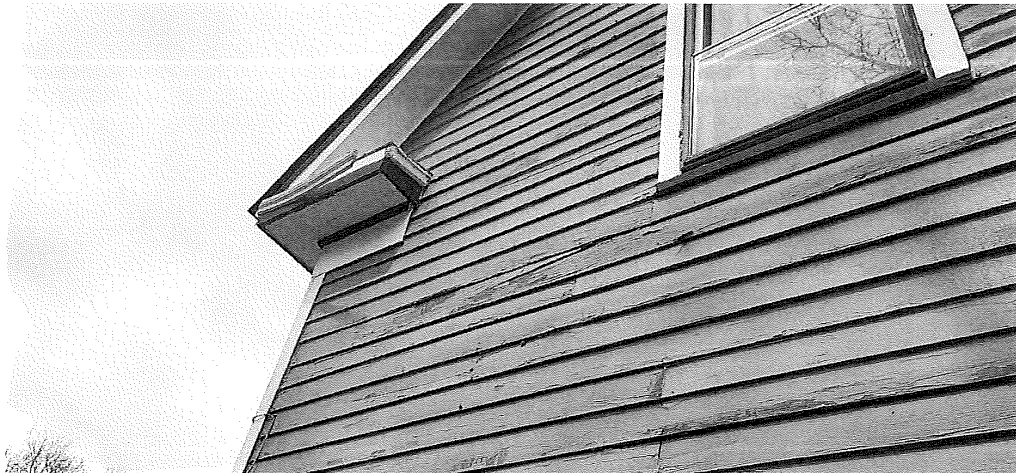
Rotted trim







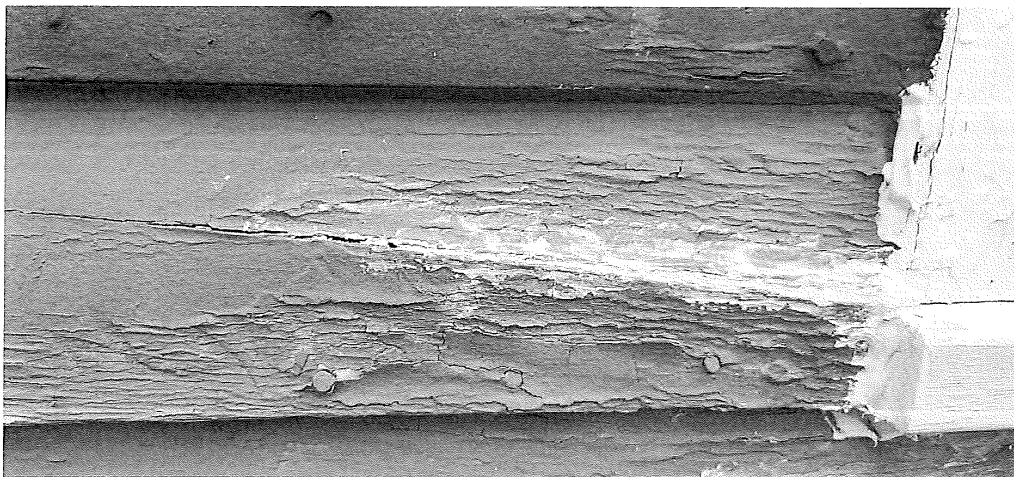
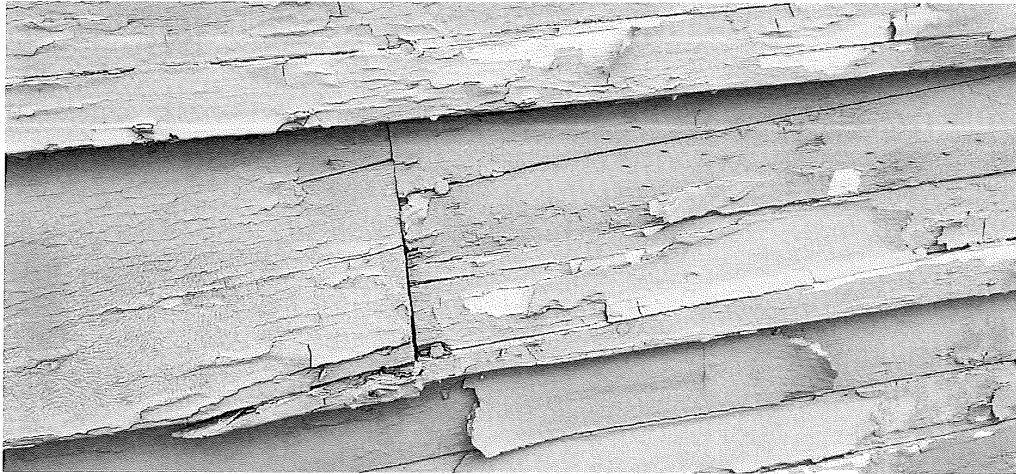
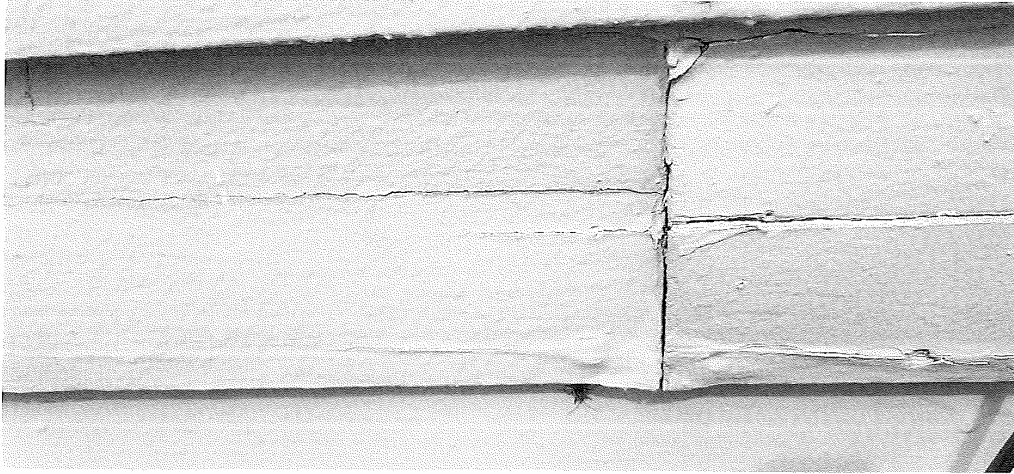
Cracked boards











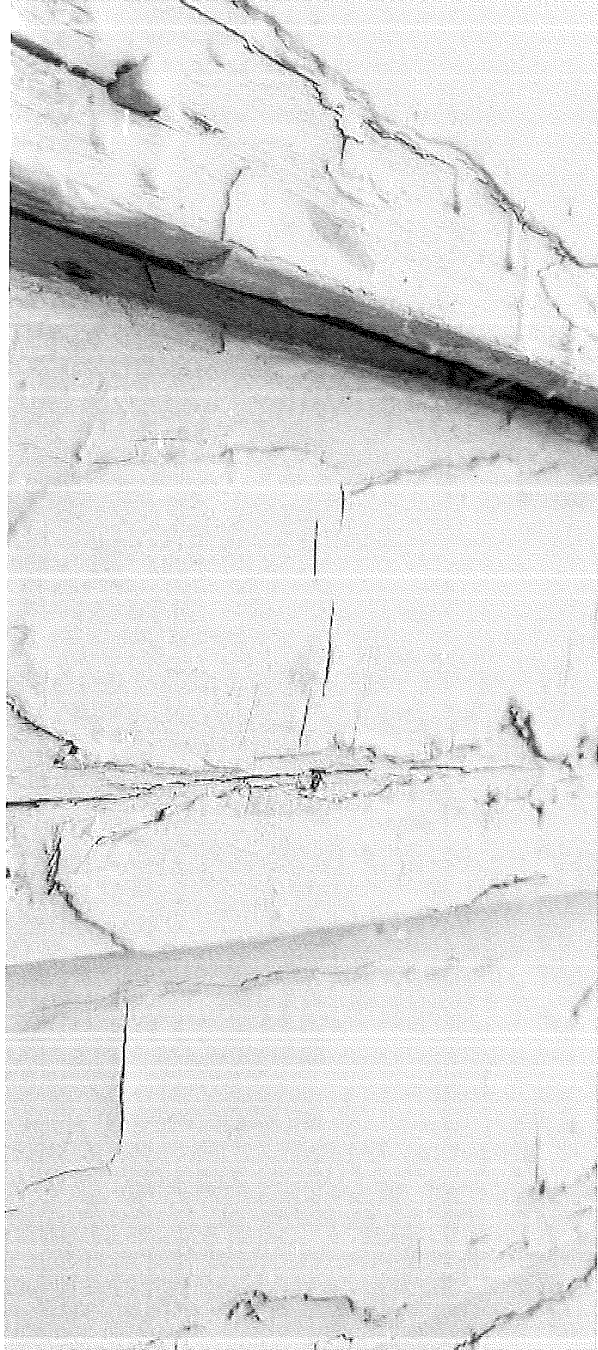








Bats entrance





## Platinum Wildlife Removal

30499 Plymouth Rd  
Livonia, MI 48150

|              |                   |
|--------------|-------------------|
| INVOICE      | #25042            |
| SERVICE DATE | Mar 11, 2022      |
| INVOICE DATE | Mar 11, 2022      |
| DUE          | upon receipt      |
| AMOUNT DUE   | <b>\$1,948.00</b> |

Emmanuel Aubrey  
309 S Washington St  
Ypsilanti, MI 48197

### CONTACT US

(855) 669-4535  
miwildliferemoval@gmail.com

Service completed by: David Johnson

(734) 709-1992  
Whoisemmanuel@gmail.com

### INVOICE

| Services                                                                                                                                                                                                                                                                                                                                         | amount            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <b>Wildlife Removal - Bat Inspection</b><br>Full inspection of property including email with pictures and estimate.                                                                                                                                                                                                                              |                   |
| <b>Wildlife Removal - General Bat Exclusion</b><br>Soffits and returns with a chew proof solution as noted in pictures and technician's notes; Gaps as noted in pictures and flashing as needed. (Excluding Foundation) For the purpose of closing off all entry or potential entry points available to the bats.<br>5 year warranty on all work | <b>\$1,649.00</b> |
| <b>Wildlife Removal - Standard Gable / Vent Screen</b><br>Screening of the gable vent with 1/4" by 1/4" galvanized steel mesh                                                                                                                                                                                                                    | <b>\$200.00</b>   |
| <b>Wildlife Removal - Bat Exclusion Door / Valve</b><br>Installation & removal of a one way door that allows bats to leave but not re-enter                                                                                                                                                                                                      | <b>\$198.00</b>   |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                                     | <b>\$2,047.00</b> |

We have already paid to have them removed but they said they will still get in if we dont fix the large gaps in our siding. There is no sheathing or insulation just wood on studs then plaster

We have water coming in from on of the cracks of the siding which has created mold in our babies room in which we paid to remediate but again they said without fixing the siding it will likely come back



www.moldprollo.com

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6/20/2022

5072

**PAID**  
07/15/2022

Name / Address

Marta Dwaihy  
309 S Washington Street  
Ypsilanti, MI 48197

Terms

Paid

| Item             | Description                                                                                                                                                              | Total            |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
|                  | All work to occur in the home's north side window facing out near the driveway.                                                                                          |                  |
| Plastic          | Plastic will be used to cover the inside of the window. Most of the work will occur from the outside.                                                                    |                  |
| Mold Remediation | The molded and water damaged windowsill will be cut away and removed. The surrounding windowsill will be mechanically cleaned in order to remove mold and the mold root. |                  |
| WINDOWS          | A new windowsill will be constructed to look like the old windowsill and will be put into place. The new windowsill will be caulked and primed with an exterior primer.  | 988.00           |
| Note             | After our work is completed, the new windowsill should be painted by the homeowner to further protect the wood.                                                          |                  |
| BEDROOM          | In the bedroom with the built-in drawers                                                                                                                                 |                  |
| Note             | All items must be removed from the drawers and the work area before our work begins.                                                                                     |                  |
| Work             | The drawers will be removed and set aside.                                                                                                                               |                  |
|                  |                                                                                                                                                                          | Payments/Credits |
|                  |                                                                                                                                                                          | Balance Due      |

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PO Box 6, Milan, MI 48160  
idubaie@moldprollo.com

As you can see here when the mold people came and removed some trim most of the board are going to break apart if they are removed.

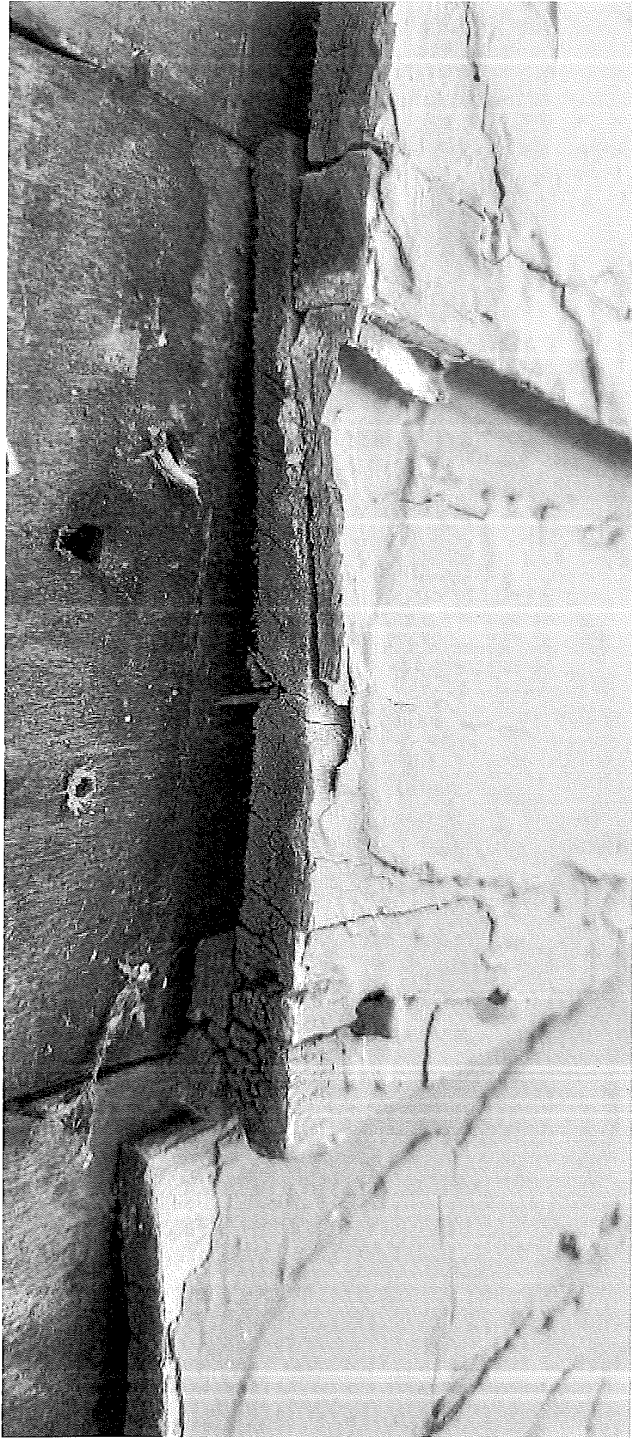
Here is one of the window sills condition



Here is another that we need to fix, we started inspecting all the sills to see how bad they were











We got quotes from 2 individuals that specialize in historic home restoration. They both said they would use a special heat gun as well as some compound to harden the boards in place. The quotes were for the entire house.

Danforth Preservation Consulting, Historic Restoration LLC, Robin: 80k-120k based on hours and materials needed.

We also talked to a carpenter and he said it would take him probably 1-2 months at \$75 an hour plus materials. He thought it would be somewhere between 60-120k but said it really depends on what he finds as he goes.

We bought our house 2 years ago for 189k. These prices would put us under for a long time and are out of means. Our home's current estimated value is 222-260k according to the algorithms on Redfin and Zillow.

My plan is to replace the boards myself with a friend who is a trained carpenter. I have priced the boards out:

Hardie Plank is average \$12 per 12 ft and it comes primed

For quality Cedar boards the average is \$32 per 12ft (not primed)

I prefer to replace it with, Hardie board because of cost, longevity, and maintenance as well as having a 30 year warranty.

After talking with several specialists they assure me that it will have the same profile and you can't tell that it's not wood by looking at it.

On the James Hardie site you can see several before and after pictures with wood before and Hardie after.





Closing notes, we would like to emphasize that we feel Hardie board would be the best option for our family and our home because of two main reasons. One, we are a single income household with young children and are not financially able to pay three times the cost for wood. Secondly, this house was neglected for many years. In addition to the previous owners not maintaining it in the most basic ways, it was also owned as a rental and neglected to such an extent that it was filled with roaches and rodents when we purchased it. We found drug paraphernalia all over the property and found bats in the walls when we discovered water damage in the upstairs bathroom. The siding had been completely removed and covered with a scrap piece of metal and painted over. There were over 35 windows and exterior windows rotting under the house. It was truly a slum. We are not redoing the siding of a house that is remotely in the same state as other homes the same age.

We are really trying to rehab this house and make it a beautiful part of the community and keep the historic aesthetic. We love our neighborhood and our neighbors. But it is not an option for us to do so with the materials being suggested. The reality of the situation is that we were never informed of the historic status of this home upon purchase, and are unable to meet the demands being imposed on us. We would have never purchased this house if the truth had been disclosed to us as it legally should have been. Ultimately, we will have to sell our home that we have invested so much time, energy and love into if we are required to follow the suggested guidelines by the board.





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## Historic District Fact Sheet

### Alternative Materials

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

All permit applications are available from the Building Department and at [cityofypsilanti.com/permits](http://cityofypsilanti.com/permits).

Completed applications may be dropped off at the Building Department.

### City Hall

One South Huron  
Ypsilanti, MI 48197

#### Building

3<sup>rd</sup> Floor, City Hall  
Phone: (734) 482-1025  
[cityofypsilanti.com/157](http://cityofypsilanti.com/157)

#### Planning

3<sup>rd</sup> Floor, City Hall  
Phone: (734) 483-9646  
[cityofypsilanti.com/planning](http://cityofypsilanti.com/planning)

#### Historic District

3<sup>rd</sup> Floor, City Hall  
Phone: (734) 483-9646  
[cityofypsilanti.com/hd](http://cityofypsilanti.com/hd)

All permits, fees, and factsheets can be found at [cityofypsilanti.com/permits](http://cityofypsilanti.com/permits).

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

*PLEASE CONTACT THE PRESERVATION PLANNER FOR GUIDANCE.*

### HDC Considerations for Permitting Alternative Materials

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

### HDC Considerations for Types of Alternative Materials

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

### General Comments on Alternative Materials

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

*Last updated: May 2020*