



AGENDA

Historic District Commission Meeting

7:00 PM - Tuesday, June 13, 2023
Ypsilanti Freighthouse

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

[1 222 N River Agenda Item](#)

[2 516 N River agenda item](#)

[3 311 Washtenaw Agenda Item](#)

6.3. STUDY ITEMS

6.4. ADMINISTRATIVE APPROVALS

Approvals that should have been reported at May 23 meeting:

216 S Huron, asphalt roof to asphalt roof

12 W MI Ave, paint previously painted surfaces

315 N Grove, repaint wood siding

29 E Cross, repaint storefront and fire escape

Approvals for this meeting:

36 N Washington, awnings recovered

216 N Grove, repaint previously painted surfaces

120 E Cross, new like-for-like roof

6.5. OTHER BUSINESS

1. Property Monitoring
2. Updates from Staff
3. Commissioner Comments

7. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

3 - 70

8. HOUSEKEEPING BUSINESS

- 8.1. Approval of meeting minutes 05/23/2023
[Historic District 5-23-2023 Minutes DRAFT](#)

71 - 80

9. ADJOURNMENT



HDC Work Permit Staff Review

Property address: 222 N River

Property History: This frame house contributes to the historic district. It is described in the National Register nomination as the "James P. Dickinson House—1- and 2-story Greek Revival with front-gable section flanked by a hip-roof ell on either side." At some point, the roof on the ell to the north was extended to create a front porch.

Date of Application: May 30, 2023

Date of Review: June 8, 2023

Date of Meeting: June 13, 2023

Proposed work: Install air conditioning

Materials: A Lennox Merit unit measuring roughly 24" x 24" by 29". Unit will be placed at the very rear of the house next to an addition that is used as a shed and the associated lines will be almost hidden by the unit.

Staff review:

1. Staff finds that the proposed work meets the Secretary of the Interior's Standards for Rehabilitation 9 and 10.
2. The proposed work will not destroy historic materials, features, or spatial relationships that characterize the property, and the proposed work, if removed in the future, would leave the essential form and integrity of the historic property and its environment unimpaired.
3. Before proceeding with work, applicant must obtain the appropriate building department permits.

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

Recommended Motion:

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

Move to approve Application PHDC-23-0054 and issue a certificate of appropriateness for the installation of a Lennox air conditioning unit on the north side of the rear-most addition at 222 N River. The proposed work meets the Secretary of the Interior's Standards for Rehabilitation 9 and 10.

Prepared by:
Ellen Thackery, Preservation Planner



222 N River, Google streetview October 2020. Staff has verified house still looks just like this, 2023.



MAY 25 2023

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: 31401

Method: 1065

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

222 N River St. #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

Holli Andrews

Address

222 N River St. #2

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

[REDACTED]

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

[REDACTED]

Contractor

Contractor Name & Contact Info

R.G. Wahl-Poehn Heating + Cooling 734.429.7250

roehnhvace@yahoo.com

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Application Amendment
☒ Other

Complete Description of Proposed Work:

Install AC unit on rear side of house (north side)
past the crawl space access.

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:

\$5,321.12

Permit fee:

\$45 + 5 = \$50.00

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:

5.22.2023

Print Name:

Holli R. Andrews

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.

Historic District Commission – Check List

Detailed description of the proposed work – see attached quotation

List all materials to be used in proposed work – see attached quotation

Samples of proposed material – The AC unit we will be providing will be the same shape and color as pictured below. Unit measures 24.25 x 24.25 x 29.25

Site plan – see below aerial view and sketch

Catalogue description -see attached Specification pdf for the 13ACXN series units

Detailed photographs – See below the proposed install site of AC unit.

Cut-sheet of install of AC system at 222 N River St. Ypsi

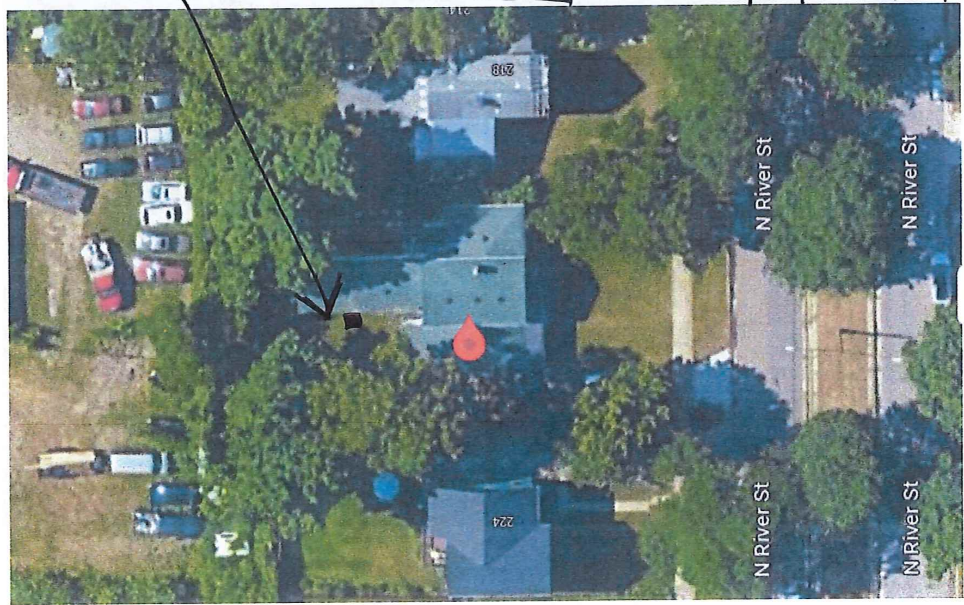
- 1) AC will be positioned in the rear of the house on the north side. Past the crawl space access
- 2) 2.5" to 3.5" hole will need to be cut to access the basement to fit lineset
- 3) 1.5" hole might need to be cut for electrical if it's not possible to group with lineset access point
- 4) AC disconnect box will be mounted to the home as part of the new AC install
- 5) Photo below shows a "general" finished product of an AC install



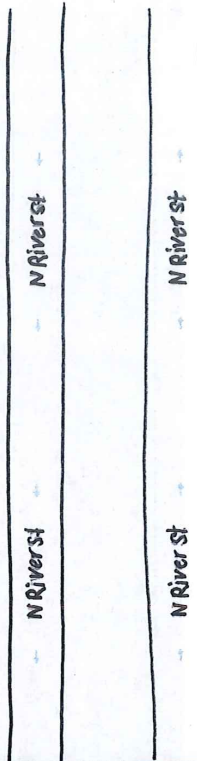
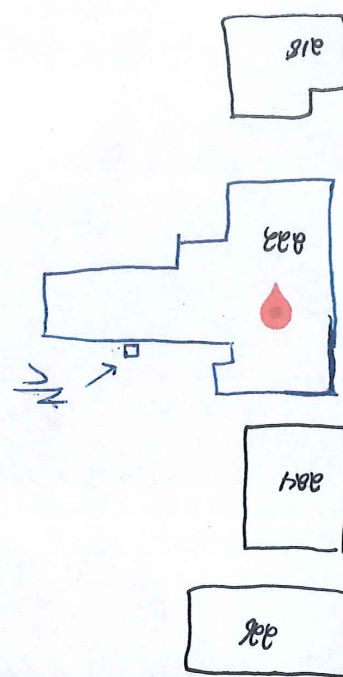
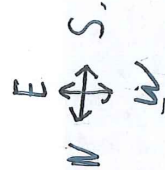
PHOTOS OF PROPOSED AC PLACEMENT ON THE PROPERTY







AC





Ellen Thackery

From: roehmhvaca@yahoo.com
Sent: Wednesday, June 7, 2023 8:36 AM
To: Ellen Thackery
Subject: RE: quick question on 222 N River, Ypsilanti
Attachments: UPDATE.jpg; IMG_4269.JPG

Attention: This email was sent to the City of Ypsilanti from an external source. Please be extra vigilant when opening attachments or clicking links.

In blue I drew a square box which is labeled "E" for disconnect electrical box. I also drew a line called a "lineset" both will be barely visible because they will mostly be blocked by the unit. Cords & materials will immediately enter the building behind the unit. All connections will be made from inside the home.

I attached a photo of OUR unit here at our shop so you can understand what it will look like. You can see a conduit in our photo but there will NOT be one on Holli's house.

If you have any further questions let me know.

Aaron Helber
Office Assistant
O: 734-429-7250

R. G. Wahl-Roehm Heating & Cooling
8423 Boettner Rd.
Saline MI 48176

*Make a payment in the following ways;
Mail a check or money order
Use your online banking "bill pay" feature
Credit or debit card via phone (1.5% fee)*

From: Ellen Thackery <EThackery@cityofypsilanti.com>
Sent: Tuesday, June 6, 2023 4:59 PM
To: roehmhvaca@yahoo.com
Subject: quick question on 222 N River, Ypsilanti

Hello! I am reviewing the application for a new AC unit at 222 N River in Ypsilanti. I see where the unit will be placed. Will it have a line (lines?) in conduit on the side of the house as well? I see an existing long conduit—perhaps it's for the washer and dryer. Will a line similar to this be needed and if so can you describe its path on the house? Thank you!

Ellen



**RESIDENTIAL
PRODUCT SPECIFICATIONS**

AIR CONDITIONERS

13ACXN

MERIT® Series

R-410A - 60 Hz

Bulletin No. 210831

September 2022

Supersedes January 2021



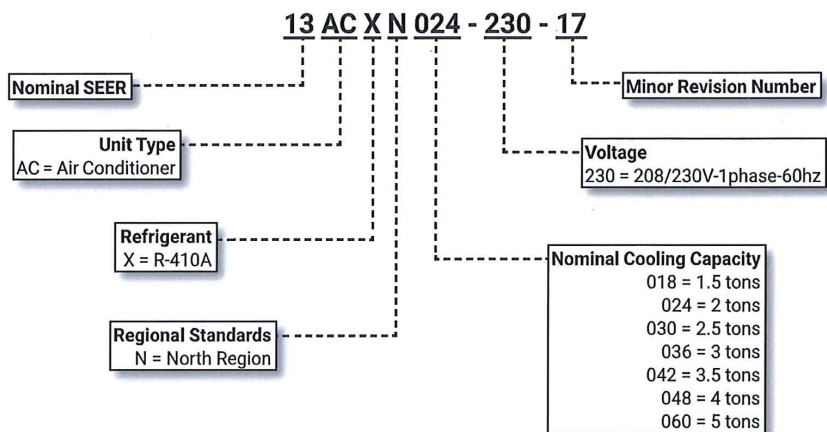
**MERIT®
SERIES**

SEER up to 15.50

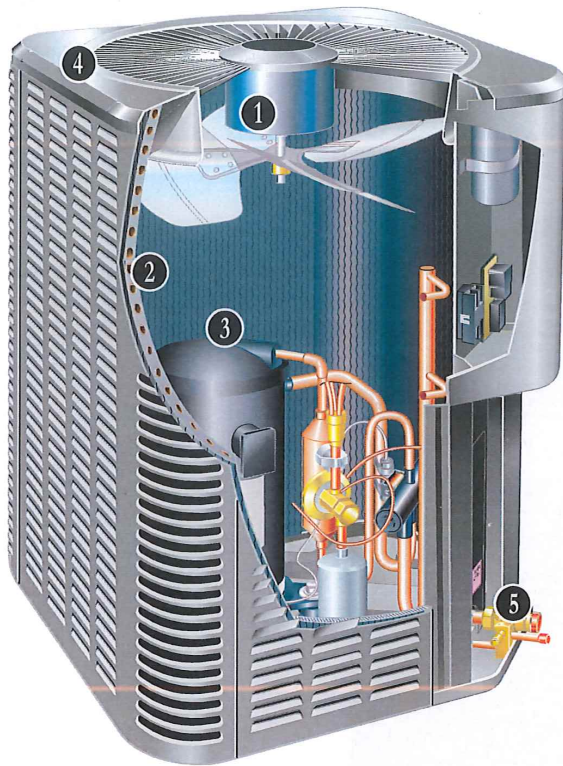
1.5 to 5 Tons

Cooling Capacity - 17,500 to 59,000 Btuh

MODEL NUMBER IDENTIFICATION



FEATURES HIGHLIGHTS



1. Condenser Fan
2. Copper Tube/Enhanced Fin Coil
3. Scroll Compressor
4. Heavy Gauge Steel Cabinet
5. Refrigerant Line Access

CONTENTS

Approvals And Warranty	3
Contents	2
Controls - Order Separately.	7
Dimensions - Unit	8
Electrical Data	7
Features	3
Field Wiring	9
Installation Clearance.	9
Model Number Identification.	1
Optional Accessories - Order Separately	7
Sound Data	9
Specifications	7
TXV/Orifice Usage	10

APPROVALS AND WARRANTY

APPROVALS

- AHRI Standard 210/240 certified
- AHRI Certified system match-ups and expanded ratings, visit www.LennoxPros.com
- Sound rated to AHRI Standard 270-2008 test conditions
- Tested in the Lennox Research Laboratory environmental test room
- Rated according to U.S. Department of Energy (DOE) test procedures
- Region specific models meet the minimum efficiency requirements for U.S. DOE Federal Regional Standards in that area.
- Unit and components ETL, NEC and CEC bonded for grounding to meet safety standards for servicing
- ETL certified (U.S. and Canada)
- ISO 9001 Registered Manufacturing Quality System

WARRANTY

- Compressor:
 - Limited five years in residential installations
 - Limited five years in non-residential installations
- All other covered components:
 - Limited five years in residential installations
 - Limited one year in non-residential installations

NOTE - Refer to Lennox® Basic Limited Warranty at www.Lennox.com for additional details.

FEATURES

APPLICATIONS

- 1.5 through 5 tons
- Single phase power supply
- Sound levels as low as 76 dBA
- Vertical air discharge
- Applicable to indoor air handlers or gas furnaces with indoor add-on coils
- Shipped completely factory assembled, piped and wired

NOTE - Installer must set outdoor unit, connect refrigerant lines and make electrical connections to complete job.

REFRIGERATION SYSTEM

R-410A Refrigerant

- Non-chlorine, ozone friendly
- Unit is factory pre-charged

NOTE - Total system refrigerant charge is dependent on outdoor unit size, indoor unit size and refrigerant line length.

NOTE - Refer to the unit-mounted charging sticker to determine correct amount of charge required.

1 Outdoor Coil Fan

- Direct drive fan
- Vertical air discharge
- Louvered steel top fan guard
- Totally enclosed fan motor
- Ball bearings
- Inherently protected

2 Copper Tube/Enhanced Fin Coil

- Lennox designed and fabricated coil
- Ripple-edged aluminum fins
- Copper tube construction
- Lanced fins for maximum fin surface exposure
- Fin collars grip tubing for maximum contact area
- Flared shoulder tubing connections
- Silver soldering construction
- Coil is factory tested under high pressure
- Steel louvered panels provide complete coil protection
- Panels can be completely removed for servicing

High Capacity Liquid Line Drier

- Furnished with unit for field installation
- Drier traps moisture or dirt
- 100% molecular-sieve, bead type, bi-flow drier

High Pressure Switch

- Shuts off unit if abnormal operating conditions cause the discharge pressure to rise above setting
- Automatic reset

FEATURES

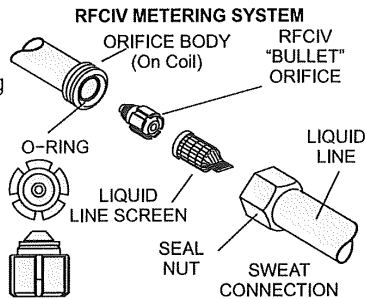
REFRIGERATION SYSTEM (continued)

Refrigerant Flow Control

- Units applicable to expansion valve systems or RFC systems when matched with specific indoor coils

RFCIV:

- Accurately meters refrigerant in system
- Refrigerant control is accomplished by exact sizing of refrigerant metering orifice
- The principle involves matching indoor coil with proper bore size of orifice in metering device
- Equalizes pressure shortly after compressor stops, unit starts unloaded, eliminating need for additional controls



Optional Accessories

Expansion Valve Kits

- Field installed on certain indoor units
- See TXV Usage Table
- Chatleff-style fittings

Freezestat

- Senses suction line temperature
- Cycles compressor off when suction line temperature falls below its setpoint
- Opens at 29°F and closes at 58°F
- Installs on or near the discharge line of the evaporator or on the suction line

Loss of Charge Switch Kit

- Protects the compressor from damage due to low refrigerant charge conditions
- SPST, normally-closed switch
- Automatic reset switch
- Mounted on liquid line

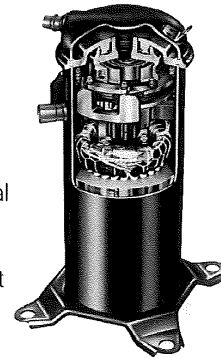
Refrigerant Line Kits

- Refrigerant lines are shipped refrigeration clean
- Lines are cleaned, dried, pressurized and sealed at factory
- Suction line fully insulated
- Lines are stubbed at both ends

COMPRESSOR

3 Scroll Compressor

- High efficiency with uniform suction flow
- Constant discharge flow, high volumetric efficiency and quiet operation
- Low gas pulses during compression reduces operational sound levels
- Compressor motor is internally protected from excessive current and temperature
- Muffler in discharge line reduces operating sound levels
- Compressor is installed in the unit on resilient rubber mounts for vibration free operation



Scroll Compressor Operation

- Two involute spiral scrolls matched together generate a series of crescent-shaped gas pockets between them
- During compression, one scroll remains stationary while the other scroll orbits around it
- Gas is drawn into the outer pocket, the pocket is sealed as the scroll rotates
- As the spiral movement continues, gas pockets are pushed to the center of the scrolls. Volume between the pockets is simultaneously reduced
- When the pocket reaches the center, gas is now at high pressure and is forced out of a port located in the center of the fixed scrolls
- During compression, several pockets are compressed simultaneously resulting in a smooth continuous compression cycle
- Continuous flank contact, maintained by centrifugal force, minimizes gas leakage and maximizes efficiency
- Compressor is tolerant to the effects of slugging and contaminants. If this occurs, scrolls separate, allowing liquid or contaminants to be worked toward the center and discharged

Optional Accessories

Compressor Crankcase Heater

- Protects against refrigerant migration that can occur during low ambient operation

Compressor Sound Cover

- Reinforced vinyl compressor cover
- 1-1/2 inch thick batt fiberglass insulation
- All open edges are sealed with a one-inch wide hook and loop fastening tape

FEATURES

CONTROLS

Optional Accessories

M30 Smart Wi-Fi Thermostat

- Wi-Fi-enabled, electronic 7-day, universal, multi-stage, programmable, touchscreen thermostat
- 4 Heat/2 Cool
- Auto-changeover
- Dual-fuel control with optional outdoor sensor
- Controls dehumidification during cooling mode and humidification during heating mode
- Offers enhanced capabilities including humidification / dehumidification / dewpoint measurement and control, Humiditol® control, and equipment maintenance reminders
- Easy to read 4.3 in. color touchscreen (measured diagonally)
- LCD display with backlight shows the current and set temperature, time, inside relative humidity, system status (operating mode and schedules) and outside temperature (optional outdoor sensor required)
- Smooth Setback Recovery starts system early to achieve setpoint at start of program period
- Compressor short-cycle protection (5 minutes)
- Up to four separate schedules are available plus Schedule IQ™
- One-Touch Away Mode - A quick and easy way to set the cooling and heating setpoints while away
- Smart Away™ - Uses geo-fencing technology to determine when the homeowner is within a predetermined distance from the home to operate the system when leaving, away and arriving
- Wi-Fi remote monitoring and adjustment through a home wireless network for desktop PCs, laptops and apps for smartphones or tablets
- Smart home automation compatible with Amazon Alexa®, Google Assistant and IFTTT
- Service Dashboard features online real-time monitoring of installed Lennox® thermostats

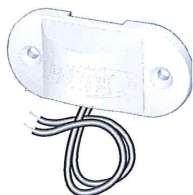


NOTE - See the Lennox® M30 Smart Wi-Fi Thermostat Product Specifications bulletin in the Controls section for more information.

Remote Outdoor Temperature Sensor

- Used with the Lennox® M30 Smart Thermostat
- Allows thermostat to display outdoor temperature

NOTE - Sensor is required for the Enhanced Dehumidification Accessory (EDA).



Thermostat

- Thermostat is not furnished with unit
- See Lennox Price Book for selection

Compressor Hard Start Kit

- Single-phase units are equipped with a PSC compressor motor
- This type of motor normally doesn't need a potential relay and start capacitor
- For conditions such as low voltage kit may be required to increase the compressor starting torque

Compressor Low Ambient Cut-Off Switch

- Non-adjustable switch (low ambient cut-out) prevents compressor operation when outdoor temperature is below 35°F

Compressor Time-Off Control

- Kit prevents compressor short-cycling and allows time for suction and discharge pressure to equalize
- Permits compressor start-up in an unloaded condition
- Automatic reset with 5 minute delay between compressor shut-off and start-up

Indoor Blower Off Delay Relay

- Delays the indoor blower-off time during the cooling cycle

Low Ambient Kit

- Air conditioners can operate down to 45°F outdoor air temperature without additional controls
- Allows unit to operate properly down to 30°F

NOTE - Crankcase heater and freeze-stat should be installed on compressors equipped with a low ambient kit.

NOTE - A compressor lock-out thermostat should be added to terminate compressor operation below recommended operation conditions.

FEATURES

CABINET

- 4** • Heavy-gauge steel construction
- Five station metal wash process
- Louvered heavy gauge steel panels surround unit on all four sides to prevent damage to the coil
- Powder paint finish provides superior rust and corrosion protection
- Control box is conveniently located with all controls factory wired
- Corner patch plate allows access to compressor components
- Drainage holes are provided in base section for moisture removal

PermaGuard™ Unit Base

- Durable zinc-coated base section resists rust and corrosion

5 Refrigerant Line Connections, Electrical Inlets, Service Valves

- Sweat connection suction and liquid lines
- Located on corner of unit cabinet
- Fully serviceable brass service valves
- Suction valve can be fully shut off, while liquid valve may be front seated to manage refrigerant charge while servicing system
- Refrigerant line connections and field wiring inlets are located in one central area of cabinet for easy access
- See dimension drawing

Optional Accessories

Unit Stand-Off Kit

- Black high density polyethylene feet
- Raises unit off mounting surface
- Four feet furnished per order number

SPECIFICATIONS

General Data	Model No.	Northern Region	13ACXN018	13ACXN024	13ACXN030	13ACXN036	13ACXN042	13ACXN048	13ACXN060
		Nominal Tonnage	1.5	2	2.5	3	3.5	4	5
Connections (sweat)		Liquid line o.d. - in.	3/8	3/8	3/8	3/8	3/8	3/8	3/8
		Suction line o.d. - in.	5/8	5/8	3/4	3/4	3/4	7/8	7/8
¹ Refrigerant (R-410A) furnished			4 lbs. 1 oz.	3 lbs. 14 oz.	5 lbs. 4 oz.	5 lbs. 10 oz.	6 lbs. 12 oz.	7 lbs. 12 oz.	9 lbs. 0 oz.
RFCIV Metering Orifice Size Furnished			0.051	0.057	0.059	0.072	0.076	0.082	0.090
Outdoor Coil	Net face area sq. ft.	Outer coil	11.33	11.33	13.22	13.22	16.33	18.67	16.33
		Inner coil	---	---	---	---	---	---	15.71
		Tube diameter - in.	5/16	5/16	5/16	5/16	5/16	5/16	5/16
		Number of rows	1	1	1	1	1	1	2
		Fins per inch	26	26	26	26	26	26	22
Outdoor Fan		Diameter - in.	18	18	18	18	22	22	22
		Number of blades	3	3	4	4	4	4	4
		Motor hp	1/10	1/10	1/5	1/5	1/4	1/4	1/4
		Cfm	2350	2350	2400	2400	3500	3670	3600
		Rpm	1010	1010	1090	1090	825	835	830
		Watts	165	165	185	185	300	295	285
Shipping Data - lbs. 1 package			138	138	144	151	188	195	218

ELECTRICAL DATA

Line voltage data - 60 Hz - 1ph			208/230V	208/230V	208/230V	208/230V	208/230V	208/230V	208/230V
² Maximum overcurrent protection (MOCP) amps			20	25	25	35	40	50	60
³ Minimum circuit ampacity (MCA)			12.4	14.7	17.1	20.4	25.7	31.9	34.6
Compressor	Rated load amps		9.4	11.2	12.8	15.4	19.2	24.2	26.3
	Locked rotor amps		56.6	60.8	67.8	83.8	123.9	100	125
	Power factor		0.98	0.98	0.98	0.99	0.99	0.99	0.99
Condenser	Full load amps		0.7	0.7	1.1	1.1	1.7	1.7	1.7
Fan Motor	Locked rotor amps		1.3	1.3	2.0	2.0	3.2	3.2	3.2

CONTROLS - ORDER SEPARATELY

M30 Smart Wi-Fi Thermostat	15Z69	•	•	•	•	•	•	•
Remote Outdoor Temperature Sensor	X2658	•	•	•	•	•	•	•

OPTIONAL ACCESSORIES - ORDER SEPARATELY

Compressor Crankcase Heater		93M04	•	•	•	•	•	•
		93M05	•	•	•	•	•	•
Compressor	Copeland	10J42	•	•	•	•	•	•
Hard Start Kit	LG	88M91	•	•	•	•	•	•
Compressor Low Ambient Cut-Off Switch		45F08	•	•	•	•	•	•
Compressor Sound Cover		18J42	•	•	•	•	•	•
Compressor Time-Off Control		47J27	•	•	•	•	•	•
Freezestat	3/8 in. tubing	93G35	•	•	•	•	•	•
	5/8 in. tubing	50A93	•	•	•	•	•	•
Indoor Blower Off Delay Relay		58M81	•	•	•	•	•	•
Loss of Charge Switch Kit		84M23	•	•	•	•	•	•
⁴ Low Ambient Kit (Fan Cycling)		34M72	•	•	•	•	•	•
Refrigerant Line Sets	L15-26-20, L15-26-25,		•	•				
	L15-26-35, L15-26-50							
	L15-41-20, L15-41-30,				•	•		
	L15-41-40, L15-41-50							
	L15-65-30, L15-65-40,						•	•
	L15-65-50							
Unit Stand-Off Kit		94J45	•	•	•	•	•	•

NOTE - Extremes of operating range are plus 10% and minus 5% of line voltage.

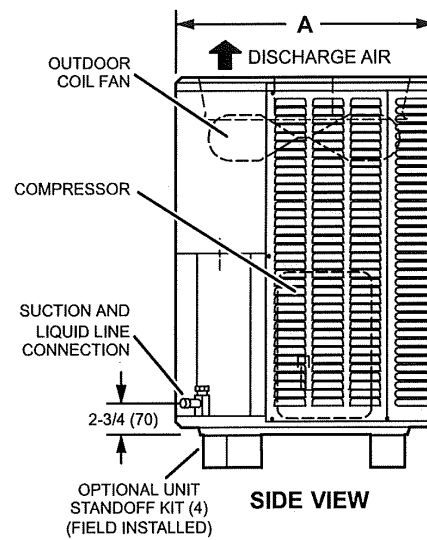
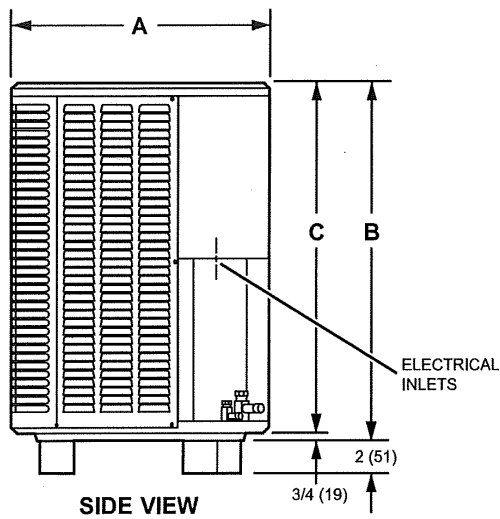
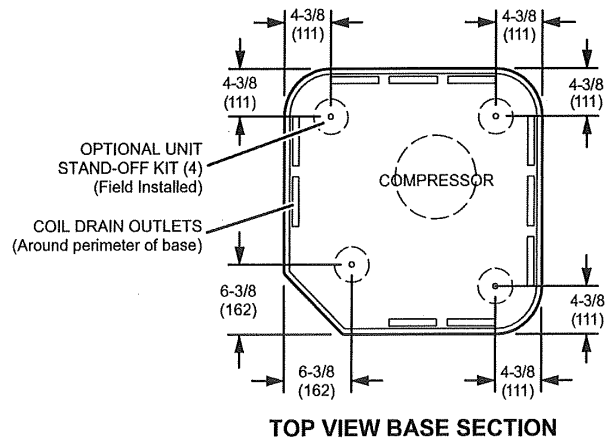
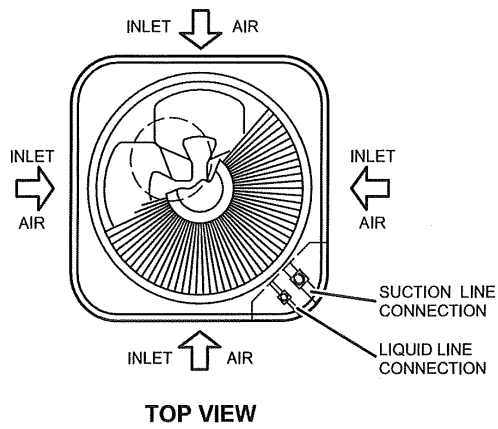
¹ Refrigerant charge sufficient for 15 ft. length of refrigerant lines. For longer line set requirements see the Installation Instructions for information about line set length and additional refrigerant charge required.

² HACR type circuit breaker or fuse.

³ Refer to National or Canadian Electrical Code manual to determine wire, fuse and disconnect size requirements.

⁴ Crankcase Heater and Freezestat are recommended with Low Ambient Kit.

DIMENSIONS - UNIT



Model	A		B		C	
	inches	mm	inches	mm	inches	mm
13ACXN018	24-1/4	616	25-1/4	641	24-1/4	616
13ACXN024	24-1/4	616	25-1/4	641	24-1/4	616
13ACXN030	24-1/4	616	29-1/4	743	28-1/2	724
13ACXN036	24-1/4	616	29-1/4	743	28-1/2	724
13ACXN042	28-1/4	718	29-1/4	743	28-1/2	724
13ACXN048	28-1/4	718	33-1/4	845	32-1/2	826
13ACXN060	28-1/4	718	29-1/4	743	28-1/2	724

SOUND DATA

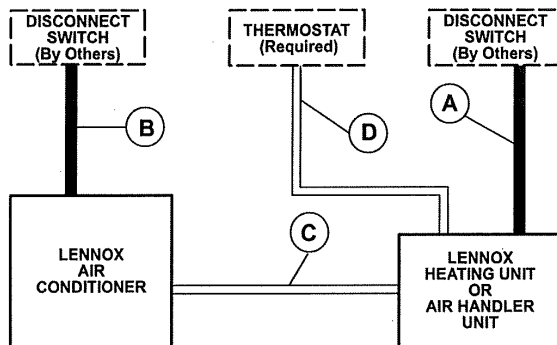
¹ Unit Model	Octave Band Sound Power Levels dBA, re 10 ⁻¹² Watts Center Frequency - HZ							¹ Sound Rating Number (dBA)	² Estimated Sound Pressure Level at Distance From Unit (dBA at distance in ft.)				
	125	250	500	1000	2000	4000	8000		3	5	10	15	50
018	53	60	64.5	68.5	67	61.5	54.5	76	69	64	58	55	44
024	51.5	62	64.5	68.5	67	60.5	53.5	76	69	64	58	55	44
030	52.5	62	67.5	69	67	61.5	54.5	76	69	64	58	55	44
036	52.5	61	67	69	67	61.5	52.5	76	69	64	58	55	44
042	58	68	73.5	75.5	74	69.5	62.5	79	72	67	61	58	47
048	57.5	67	73	74.5	71	64	58.5	79	72	67	61	58	47
060	57	63	69.5	71.5	71	65.5	60.5	79	72	67	61	58	47

NOTE - the octave sound power data does not include tonal correction.

¹ Tested according to AHRI Standard 270-2008 test conditions.

² Estimated sound pressure level at distance based on AHRI Standard 275-2010 method for equipment located on the ground, roof, or on side of building wall with no adjacent reflective surface within 9.8 feet. Sound pressure levels will increase based on changes to assumptions. For other applications, refer to AHRI Standard 275.

FIELD WIRING

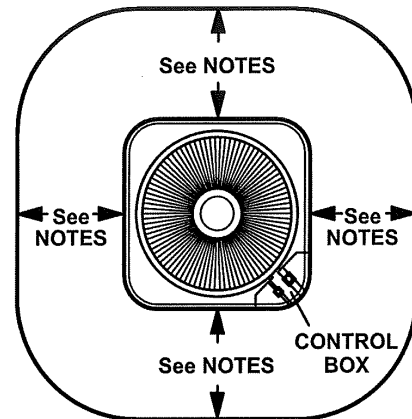


- A - Two Wire Power
- B - Two Wire Power (See Electrical Data)
- C - Two Wire Low Voltage (18 ga. minimum)
- D - Four Wire Low Voltage (Electro-Mechanical) 18 ga. minimum.
Five Wire Low Voltage (Electronic) 18 ga. minimum

NOTE - Field Wiring Not Furnished

All wiring must conform to NEC or CEC and local electrical codes.

INSTALLATION CLEARANCE



NOTES:

Service clearance of 30 in. (762 mm) must be maintained on one of the sides adjacent to the control box.

Clearance to one of the other three sides must be 36 in. (914 mm)

Clearance to one of the remaining two sides may be 12 in. (305 mm) and the final side may be 6 in. (152 mm).

A clearance of 24 in. must be maintained between two units.

48 in. (1219 mm) clearance required on top of unit.

TXV/ORIFICE USAGE

Use this table for C35, CH23, and CR33 Field Installed TXV/Orifice Match-Ups

Outdoor Unit	Refrigerant Metering Orifice (RFC)		Thermal Expansion Valve (TXV)
	Order No.	Orifice Size	
018	10W92	0.050	12J18
024	97M75	0.057	12J18
030	10W96	0.059	12J18
036	10W85	0.072	12J19
042	97M78	0.076	12J20
048	97M79	0.082	12J20
060	10M13	0.090	12J20

CX35 and CHX35 coils and all Lennox air handlers are shipped with a factory installed TXV. In most cases, no change out of the valve is needed.

If a change out is required it will be listed in the "TXV SUBSTITUTIONS" table by size. The correct TXV must be ordered separately and field installed.

C35 coils - Use the RFC orifice shipped with the outdoor unit or replace the factory installed RFC orifice with the expansion valve listed.

CR33 and CH23 coils - Use the RFC orifice shipped with the outdoor unit or use the expansion valve listed.

TXV SUBSTITUTION

A general guide for replacing the factory installed TXV if the indoor unit (coil/air handler) is larger than the outdoor unit.

Outdoor Unit		Indoor Unit		TXV Furnished	TXV Replacement
Size	Tons	Size	Tons		
024	2	38	3.5	12J19	12J18
024	2	42	3.5	12J20	12J18
024	2	48	4	12J20	12J18
024	2	49	4	12J20	12J18
030	2.5	38	3.5	12J19	12J18
030	2.5	42	3.5	12J20	12J18
030	2.5	43	3.5	12J20	12J18
030	2.5	44/48	4	12J20	12J18
030	2.5	48	4	12J20	12J18
030	2.5	50/60	4	12J20	12J18

TXV Ranges:

12J18 - 1.5 to 2.5 ton systems - Use on 2.5 ton and lower systems.

12J19 - 3 ton systems - Use down to 2 ton systems.

12J20 - 3.5 to 5 ton systems - Use down to 3 ton systems.

AHRI STANDARD 210/240

Cooling or heating capacities are net values, including the effects of blower motor heat, and do not include supplementary heat. Power input is the total power input to the compressor(s) and fan(s), plus any controls and other items required as part of the system for normal operation.

Units which do not have an indoor air-circulating blower furnished as part of the model, i.e., split system with indoor coil only, is established by subtracting from the total cooling capacity 1250 Btu/h per 1,000 cfm, and by adding the same amount to the heating capacity. Total power input for both heating and cooling is increased by 365 W per 1,000 cfm of indoor air circulated.

REVISIONS

Sections	Description of Change
TXV/Orifice Usage	Removed CH35 coils (product discontinued).



Visit us at www.lennox.com

For the latest technical information, www.LennoxPros.com

Contact us at 1-800-9-LENNOX

NOTE - Due to Lennox' ongoing commitment to quality, Specifications, Ratings and Dimensions subject to change without notice and without incurring liability.
Improper installation, adjustment, alteration, service or maintenance can cause property damage or personal injury.
Installation and service must be performed by a qualified installer and servicing agency.

©2022 Lennox Industries, Inc.

**RG WAHL-ROEHM
HEATING & COOLING LLC**

8423 BOETTNER RD
SALINE, MI 48176-9643
USA

Voice: 734-429-7250

Email: roehmhvac@yahoo.com



QUOTATION

Quote Number: 3377(R)

Quote Date: May 15, 2023

Page: 1

Quoted To:

HOLLI ANDREWS
222 N RIVER ST.
UNIT # 2
YPSILANTI, MI 48198

Service Location:

HOLLI ANDREWS
222 N RIVER ST.
UNIT # 2
YPSILANTI, MI 48198

Customer ID & Phone No.	Good Thru	Payment Terms	Sales Rep
A229 207-233-8866	6/14/23	Net 15th of Next Month	STEPHEN L. ROEHM

Description

QUOTATION TO INSTALL LENNOX MERIT SERIES, 3 TON AC CONDENSER WITH MATCHING COIL.

LENNOX - 13ACXN036-230- ;CONDENSER/3TON/ 230-1 LVR

CX35-30/36C-6F-20 COIL, 2.5-3 TON/ CASED, TXV

DI EL3232-3 ELITE PLSTC EQUIP PAD 32X32X3

PEA GRAVEL 50LB BAG

1/2" X 6' 10ga NON-METALLIC WHIP

DI DDS-060A FUSED DISCONNECT

MATERIALS NEEDED TO CONNECT AC-BRAZING ROD, NITROGEN, ETC.

BREAKER (CUTLER HAMMER BRAND)

7-CRNR5, CARTRIDGE FUSE, TIME DELAY 250V 35A

10/2 WIRE, 25 FT ROLL

L15-41-50 - 50' PE LINE SET

INSTALLATION LABOR

MECHANICAL PERMITS - CITY OF YPSILANTI - \$120

PERMITS - HISTORIC DISTRICT (ESTIMATED \$50+)

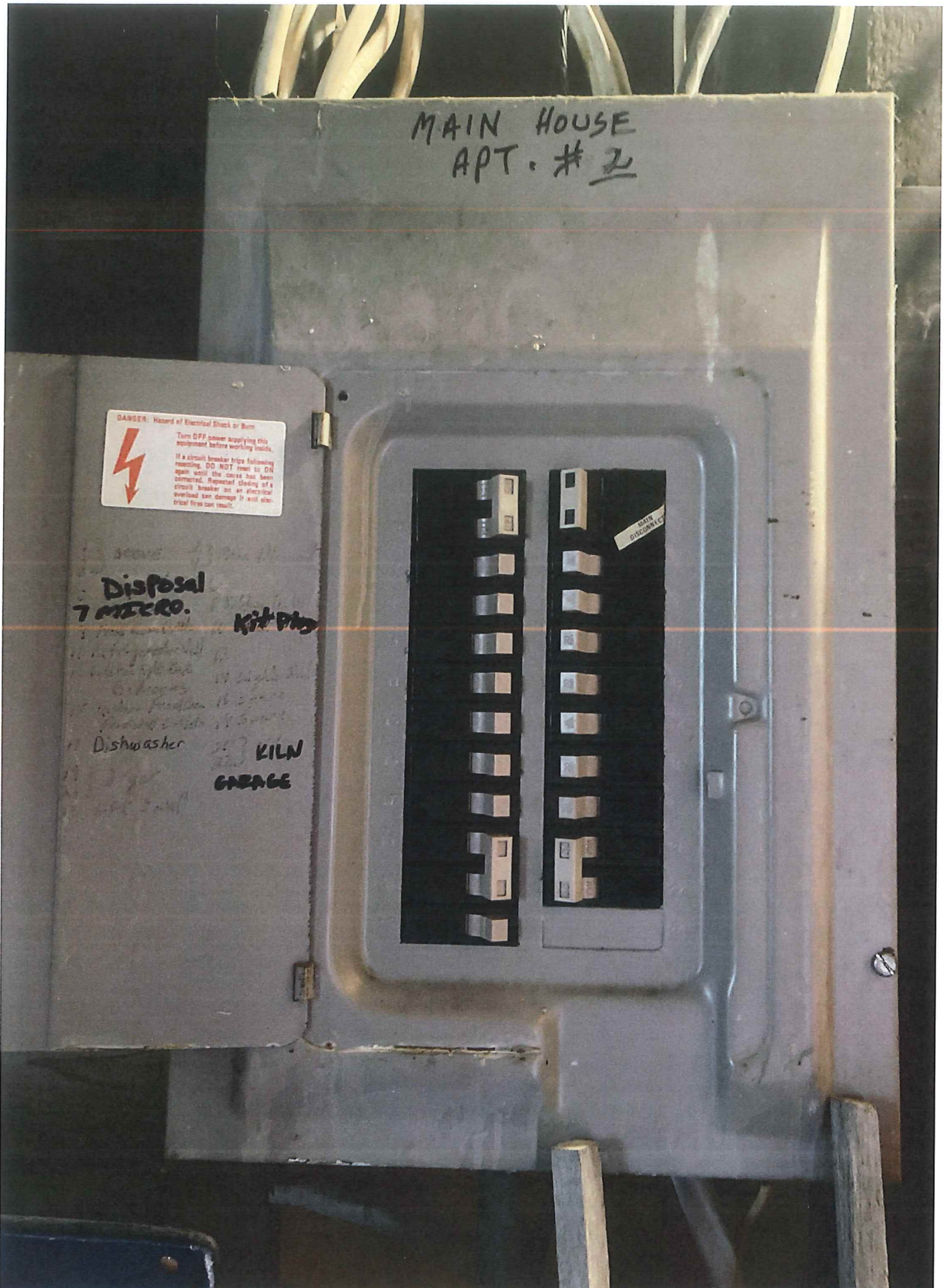
WE LOOK FORWARD TO WORKING WITH YOU

TOTAL INCLUDING TAX



**WE ACCEPT ALL MAJOR CREDIT CARDS;
VISA - MASTERCARD - DISCOVER - AMX**





DANGER: Hazard of Electrical Shock or Burn



Turn OFF power supplying this equipment before working inside.

If a circuit breaker trips following resetting, DO NOT reset to ON again until the cause has been corrected. Repeated closing of a circuit breaker on an electrical overload can damage it and electrical fires can result.

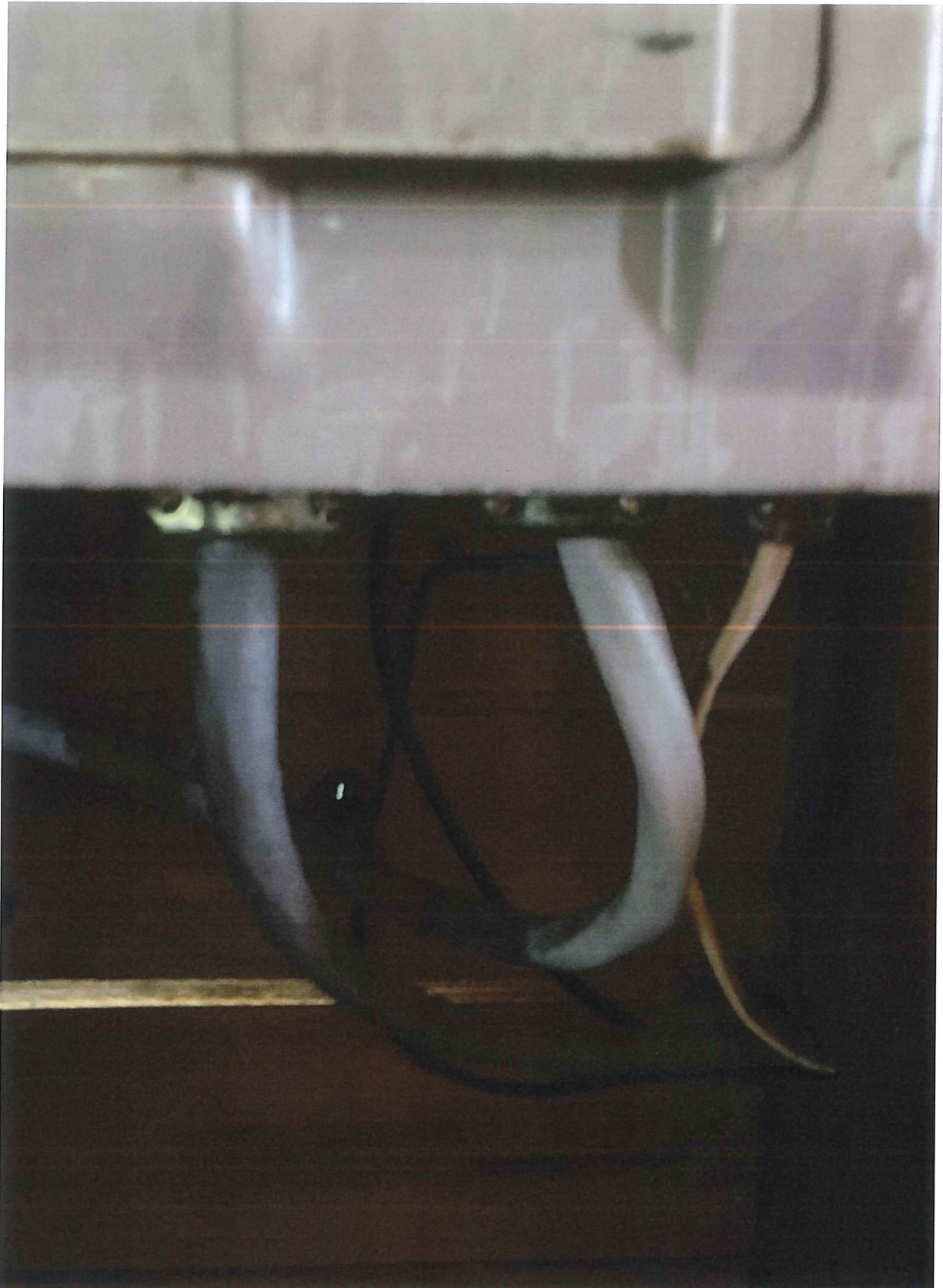
**Disposal
7 MICRO.**

Kit Phys

Dishwasher

KILN

GARAGE





HDC Work Permit Staff Review

Property address: 516 N River

Property History: This house contributes to the National Register and local historic districts and is described as a front-gable bungalow.

Date of Application: June 2, 2023

Date of Review: June 8, 2023

Date of Meeting: June 13, 2023

Proposed work: Build a 12' x 20' detached deck on the south side of the house.

Materials: Trex decking, coastal bluff (brown) with partial bronze Trex signature rail

Staff review:

1. The house is at the southeast corner of N River and Oak. The proposed detached deck would not be visible from either street. Instead, it will be toward the rear of the house on the house's south side.
2. Because the proposed deck will be detached, staff finds that the proposal meets Secretary of the Interior's Standard for Rehabilitation 10 in that if it were to be removed in the future, the historic building's form and integrity and its environment would be unimpaired.
3. Because the proposed deck would not destroy historic materials, features, and spatial relationships that characterize the property, and because the proposed deck would be differentiated from the historic house but also compatible, staff finds that the proposed detached deck meets Secretary of the Interior's Standard for Rehabilitation 9.
4. Before proceeding with work, applicant must obtain the appropriate building department permits.

Relevant Secretary of the Interior's Standards:

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.

#9, #10

Recommended Motion:

Move to approve application PHDC 23-0052 and issue a certificate of appropriateness for the proposed detached deck at 516 N River near the southeast corner of the house because the proposed work meets the Secretary of the Interior's Standards for Rehabilitation 9 and 10.

Prepared by:

Ellen Thackery, Preservation Planner

RECEIVED

JUN 02 2023



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- ~~00~~ 23-0052

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

516 N. RIVER ST (SE CORNER of N. RIVER + OAK ST)

Applicant

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

Name

JANE + JOHN VAN BOLT

Address

516 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

GIPFERTS CONSTRUCTION LLC CELL (734) 216-4488 or (517) 596-7217

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Application Amendment
☒ Other (DECK)

Complete Description of Proposed Work:

PROPOSAL FOR A 12' X 20' DECK ON THE SOUTH SIDE OF HOUSE, SIGN. RIVER COMPOSITE DECKING, TREX 5/4 X 6, COLOR: COASTAL BLUFF. BUILT-IN BENCHES ON SOUTH + EAST SIDES, SAME COLOR. HEIGHT OF DECK FLOOR WILL BE APPROX 8" ABOVE GROUND ON E. END AND 24" AT W. END. ONE 4' WIDE STEP AT E. END; (3) 4' WIDE STEPS, ~~WITH RAIL~~ AT WEST END WITH SIMPLE METAL RAIL EXTENDING FROM THE HOUSE (12' X 42") AND DOWN ONE SIDE OF THE STEPS. THIS DECK WILL NOT BE PART OF THE STRUCTURE OF THE HOUSE AND COULD BE REMOVED WITHOUT AFFECTING THE FOUNDATION OR SIDING OF THE ORIGINAL 1926 HOUSE OR 2023 ADDITION. THE DECK WILL NOT BE VISIBLE FROM EITHER RIVER ST OR OAK ST.

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

TREX 5/4 X 6 DECKING, COASTAL BLUFF
TREX SIGNATURE RAIL (BRONZE)

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:

\$18,000

Permit fee:

\$45 + \$25 = \$70.00

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:

JUNE 2, 2023

Print Name:

JOHN VAN BOLT

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.



516 N. RIVER ST

LOOKING EAST
FROM N. RIVER



LOOKING
SE FROM
CORNER OF
RIVER AND OAK

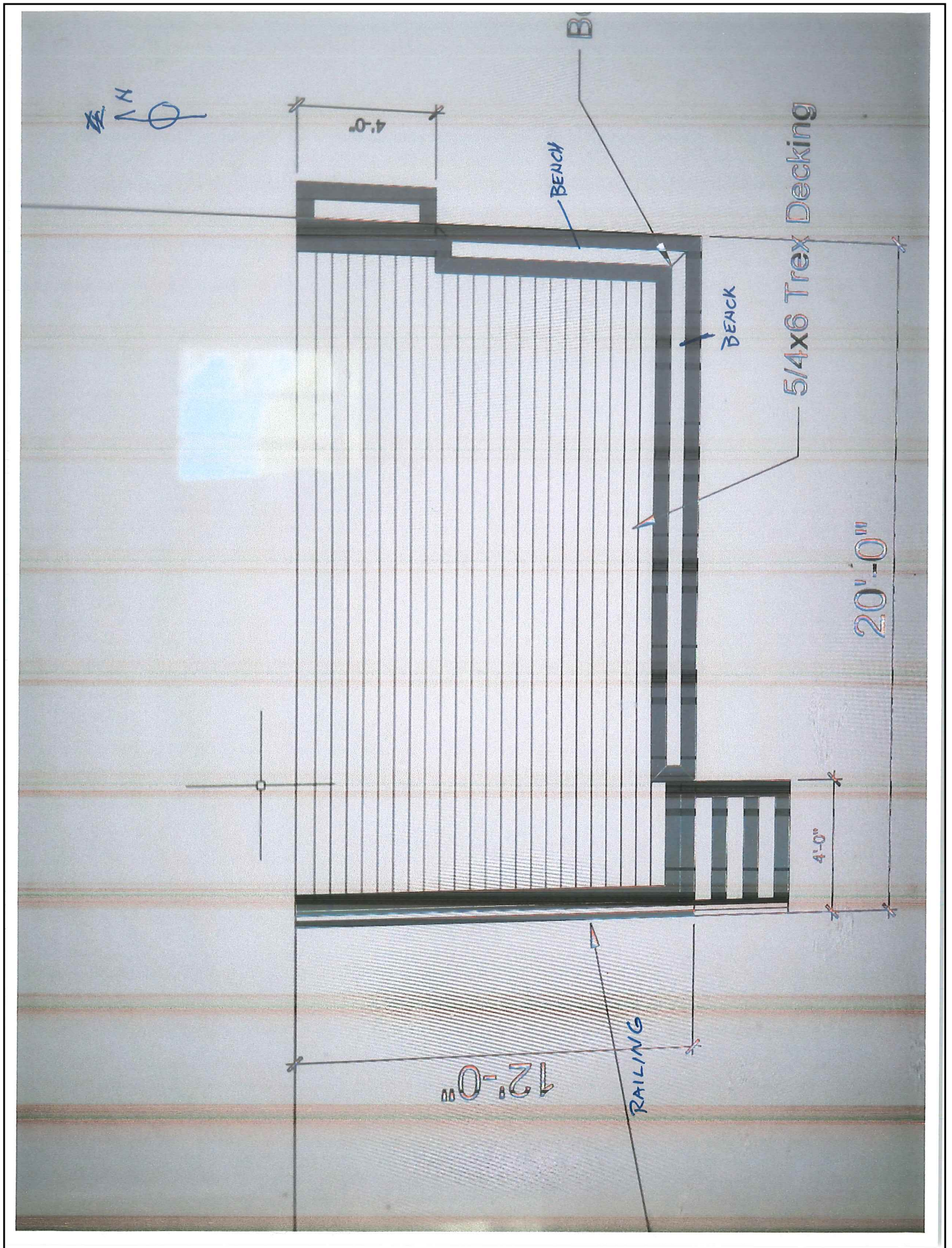


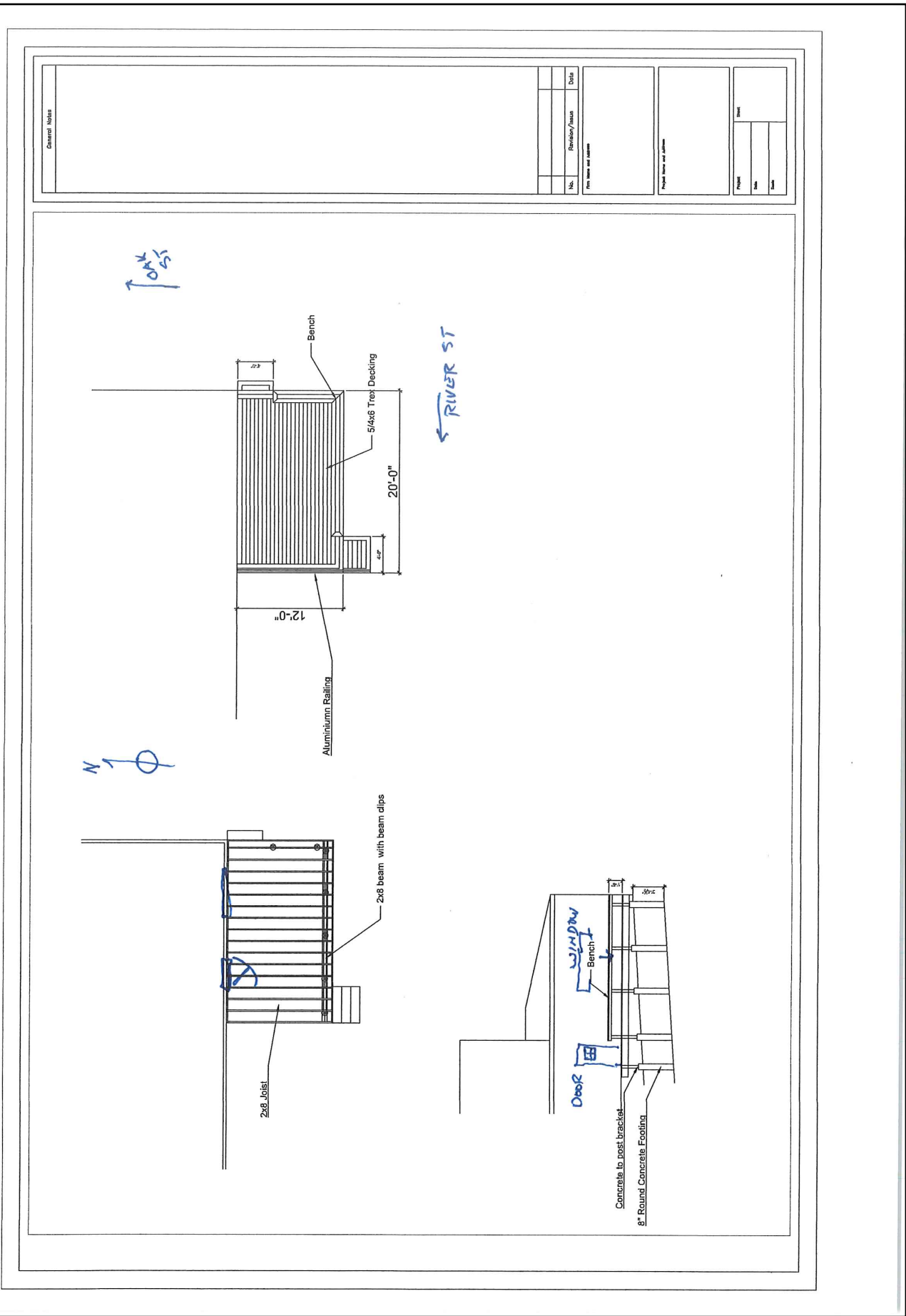
LOOKING
SOUTH ON
OAK ST.



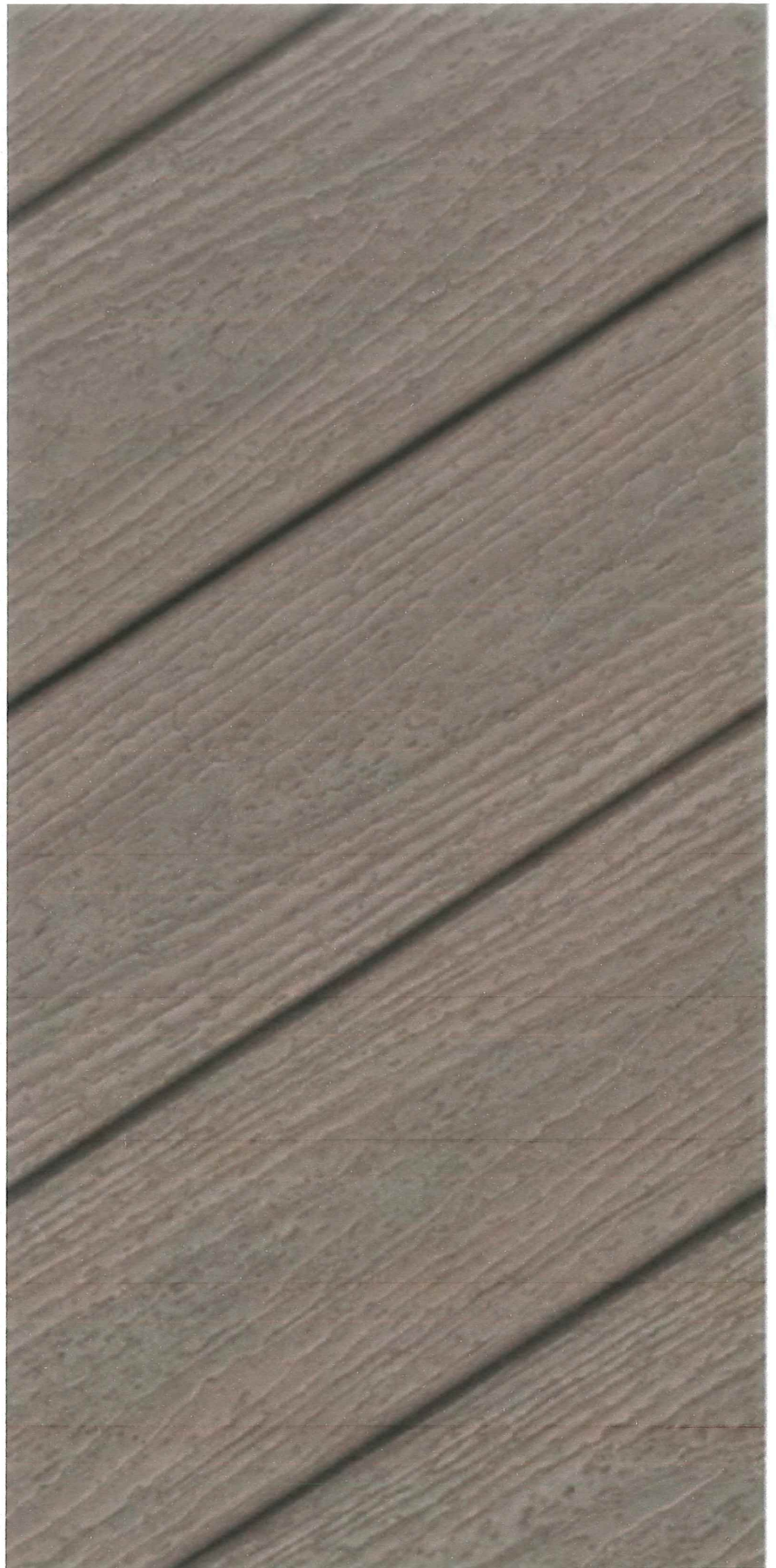
LOOKING
SW FROM
OAK ST.
SIDEWALK

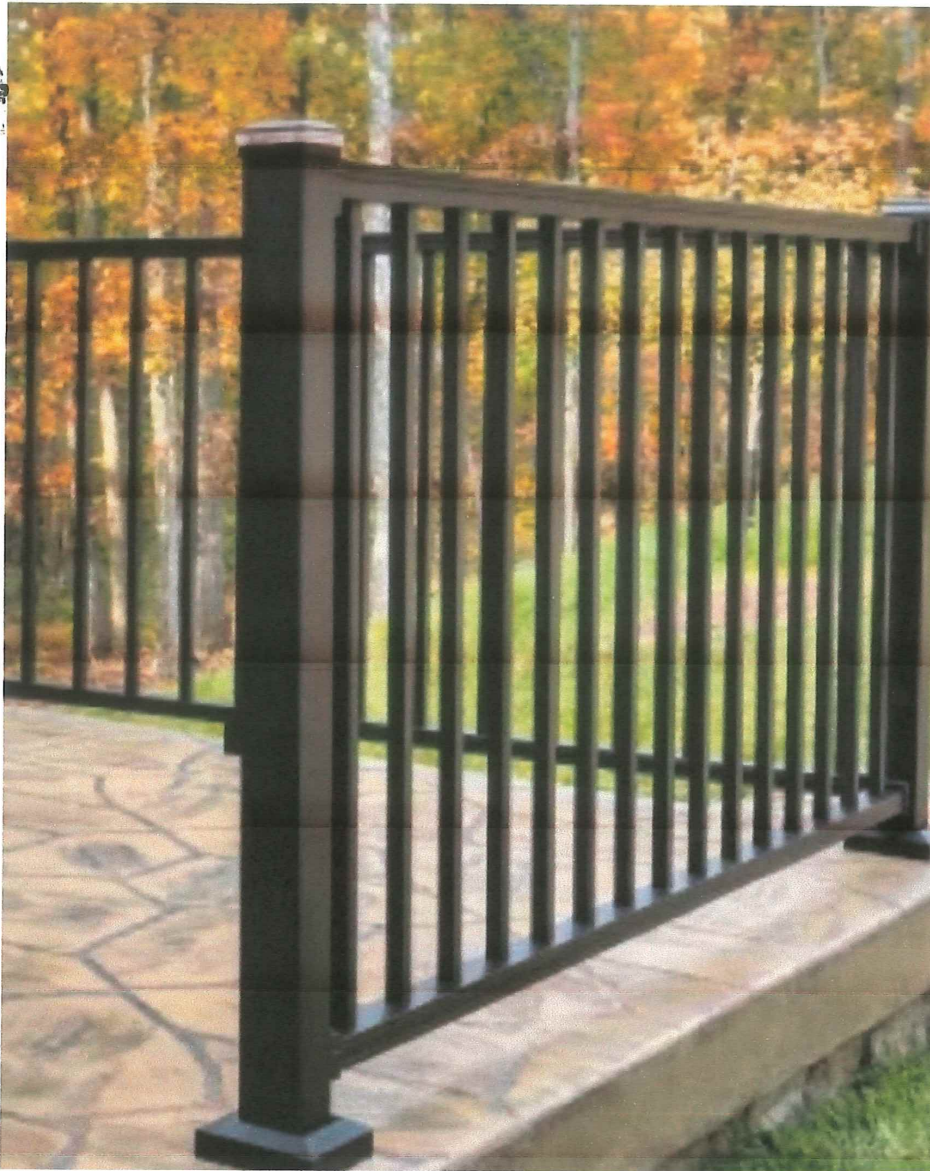






TREX
COASTAL BLUFF





TREX SIGNATURE RAIL (ALUMINUM) COLOR: BRONZE (DARK BROWN) 42" H
 TO BE USED ON THE WEST END OF THE DECK (12'), THEN CONTINUING
 NEXT TO THE 3 STEPS AT THAT END OF THE DECK.

EAST AND SOUTH SIDES OF THE DECK ARE LESS THAN 30" ABOVE
 GROUND LEVEL AND WILL HAVE BUILT-IN BENCHES (SAME MATERIAL AS
 THE DECK).



HDC Work Permit Staff Review

Property address: 311 Washtenaw

Property History: 311 Washtenaw is in the historic district but is considered noncontributing. The National Register nomination describes the house as a "2-story, cross-gable Queen Anne. No original exterior material visible." The work proposed is on an addition to the house; the addition was not shown on the 1899 Sanborn map but it does appear on the 1909 map. This item came before the commission as a study item several months ago.

Date of Application: June 2, 2023

Date of Review: June 8, 2023

Date of Meeting: June 13, 2023

Proposed work: On small rear addition, remove existing nonhistoric siding, replace rotten wood as necessary, wrap with vapor barrier, side in composite material in smooth board and batten, add window and door trim, install black asphalt shingles on addition's roof, and reinstall K-style gutter and downspout.

Materials: Azek board-and-batten siding and trim

Staff review:

1. Because the house is noncontributing, the applicable Secretary of the Interior's Standards for Rehabilitation is Standard 9.
2. Standard 9 states, "...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."
3. Staff finds that the proposed work will not harm historic materials, features, or spatial relationships. This house is noncontributing and the material proposed to be replaced is not historic. Additionally, the proposed work

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.

is on the rear and on an addition, and the current situation is causing water damage to the house.

4. Staff finds that the work proposed will correct issues that are causing damage and that the proposed work is differentiated but compatible, complying with Standard 9.
5. Before proceeding with work, applicant must obtain the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#9

Recommended Motion:

Move to approve Application PHDC 23-0053 and issue a certificate of appropriateness for the following work at 311 Washtenaw: on small rear addition, remove existing nonhistoric siding, replace rotten wood as necessary, wrap with vapor barrier, side in composite material in smooth board and batten, add window and door trim, install black asphalt shingles on addition's roof, and reinstall K-style gutter and downspout. The proposed work meets the Secretary of the Interior's Standard for Rehabilitation 9.

Prepared by:
Ellen Thackery, Preservation Planner



311 Washtenaw, Google streetview, June 2021.



**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:	<u>317234</u>
Method:	<u>8530</u>
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

311 Nashtenaw

Applicant

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

Name

MRS. MARCIA RICE

Address

11850 FAR ROAD

City

MILAN

State

MICHIGAN

Zip

48160

Phone / Fax

[REDACTED]

E-Mail *Staff will contact you primarily via email

N/A

Contractor

Contractor Name & Contact Info

Home Services LTD 421 N Huron St. (810) 241-0600
Ypsilanti, MI 48197 RON RUPERT

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Application Amendment
☒ Other siding Replacement

Complete Description of Proposed Work:

Remove insulbrick siding, replace rotten wood as needed, wrap all (3) sides with vapor barrier material, replace siding board (composite material) and Batten (wood strips, as shown in ATTACHED picture) adding wood window & door trim and corner trim boards. Construct a shed roof over the addition using metal ties, plywood sheathing, flashing, tar paper and Black asphalt shingles. Then reinstall the K style gutter and down spout.

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

HOME OWNER TO PAINT TO MATCH MAIN BUILDING AND TRIM COLORS.

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: \$6470

Permit fee:

\$45 + 2 = \$47

Signature

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

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

Signature:

[Redacted Signature]

Date:

6/4/2023

Print Name:

RONALD W RUPERT

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.

311 Washtenaw, currently

Homeowners would like to do the work outlined on the cover page









THE ULTIMATE IN DESIGN FLEXIBILITY FOR BOARD AND BATTEN SIDING

Create the ideal board and batten look for a variety of home styles; from the modern farmhouse look to the more rustic craftsman style home. Combine different sizing of AZEK board (sheet) and batten strips (narrow trim boards) or simply adjust the spacing to create unique patterns that add texture and shadows to a home's exterior. Completely rot-resistant, AZEK can be installed from the ground up to gable walls without the worry of damage from water unlike wood and other lesser building materials.

ADJUST BATTEN STRIP SIZES AND SPACING

Mix and match different batten strip sizes or adjust the spacing to create a wide variety of board and batten looks. AZEK Siding and Trim products are made from rot-, insect-, and mold-resistant cellular PVC, so you not only curate your board and batten application—you ensure your design endures beautifully.

CLASSIC WHITE, NO PAINT NEEDED

AZEK Classic board (sheet) and batten strips with built in UV inhibitors deliver a traditional white (semi-matte) that maintains a fresh, bright finish without the need for paint.

- UV inhibitors keep white brighter for longer
- Available in popular semi-matte white color

FOR A LOW-MAINTENANCE, PAINTED FINISH

CHAT WITH US

If your project requires paint, look no further than AZEK Board and Batten Strips with PaintPro® Technology. Experience effortless paint application, time savings and a superior paint bond for long-lasting performance.

- No prep, sanding or priming needed
- Faster dry time allows for quicker handling
- Stronger paint bond prevents splits, chips or flakes

[See other AZEK Products with PaintPro® Technology](#)

The below chart will help ensure you choose the right paint to provide the best long-term paint performance for AZEK Exteriors products.

COLOR RANGE	KEY COLORS SELECTION CRITERIA	PAINT TYPE
Lighter paint colors only	Must have a light reflective value (LRV) of above 55	Exterior 100% Acrylic Latex
Light, medium and some darker colors	Only use colors that are from a paint manufacture's approved color list for vinyl siding. No custom colors.	Exterior 100% Acrylic Latex made for Vinyl Siding

REMEMBER: Always make sure your paint is 100% water-based (acrylic) and suitable for exterior-application.

CORTEX® FASTENERS FOR BOTH CLASSIC WHITE & PAINTPRO®





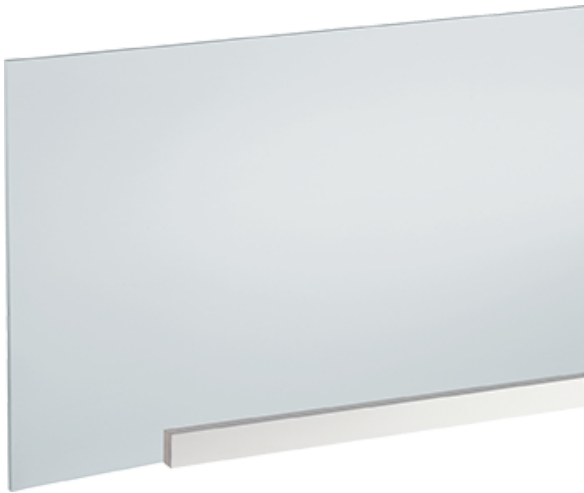
[LEARN MORE](#)

AZEK Siding

[SHINGLE SIDING WITH PAINTPRO® TECHNOLOGY](#)
[INSPIRATION PHOTO GALLERY](#)

6/7/23, 10:46 AM

Board and Batten | AZEK Exteriors



Shown: Smooth

Available in Two Finishes

SMOOTH

WOODGRAIN

<https://azekexteriors.com/products/board-and-batten#traditional>

5/9



Sizing

SIZING

[AZEK Board and Batten with PaintPro Technology](https://azekexteriors.com/products/board-and-batten#traditional)

SHEET OPTIONS	
1/2" x 48" x 8'	Reversible Texture (Woodgrain/Smooth)
1/2" x 48" x 10'	Reversible Texture (Woodgrain/Smooth)
1/2" x 48" x 12'	Reversible Texture (Woodgrain/Smooth)
BATTEN OPTIONS	
3/4" x 1.5" x 16'	Reversible Texture (Woodgrain/Smooth)
3/4" x 2.5" x 16'	Reversible Texture (Woodgrain/Smooth)

AZEK Board and Batten-Classic White

SHEET OPTIONS	
1/2" x 48" x 8'	Reversible Texture (Woodgrain/Smooth)
1/2" x 48" x 10'	Reversible Texture (Woodgrain/Smooth)
1/2" x 48" x 12'	Smooth
BATTEN OPTIONS	
3/4" x 1.5" x 18'	Reversible Texture (Woodgrain/Smooth)
3/4" x 2.5" x 18'	Smooth



6/7/23, 10:46 AM

Board and Batten | AZEK Exteriors

PRODUCTS

[Trim](#)
[Moulding](#)
[Siding](#)
[Cladding](#)
[Specialty Items](#)
[Sheets](#)
[Fastening & Accessories](#)

RESOURCES

[Catalogs](#)
[Order Samples](#)
[Installation Help](#)
[Painting](#)
[Warranty Information](#)
[Care & Cleaning](#)
[FAQs](#)
[BIM Library](#)
[Product Education](#)

ABOUT AZEK

[Why AZEK](#)
[AZEK Exteriors Blog](#)
[Case Studies](#)
[Contractor Stories](#)
[Sustainability](#)

OWNERS

[Where To Buy](#)
[Trim & Moulding Warranty](#)

CONNECT WITH US



1-877-275-2935

© 2023 The AZEK Company Inc. and its affiliates.

[Terms and Conditions](#)

[Privacy policy](#)

[Legal disclaimer](#)

[Sitemap](#)



AZEK Board and Batten Install Guide

PRODUCT DIMENSIONS & STORAGE & HANDLING	2
TOOLS REQUIRED, CUTTING CONSIDERATION	3
EXPANSION & CONTRACTION	4
FASTENING	5-6
PAINT REQUIREMENTS.....	11
SHEET FIRST WITH TRIM OVERLAY.....	12-16
TRIM FIRST WITH SHEET IN-FILL	16-22
GABLE INSTALLATION	18
CARE & CLEANING	24

AZEK Board & Batten Siding should be installed using the same good building principles used to install traditional building products and in accordance with the local building codes and the installation guidelines included below. AZEK Building Products accepts no liability or responsibility for the improper installation of this product.

Applications outlined in this install guide are the only applications that are currently recommended for this product. Do not install this product in applications not outlined in this install guide.

AZEK Board & Batten Siding may not be suitable for every application and it is the sole responsibility of the installer to be sure that AZEK products are fit for the intended use. Since all installations are unique, it is also the installer's responsibility to determine specific requirements for each application.

AZEK Building Products recommends that all applications be reviewed by a licensed architect, engineer or local building official before installation. If you have any questions or need further assistance, please call AZEK Customer Service at 1-877-ASK-AZEK, (877) 275-2935 or visit our website at AZEKexteriors.com/products.



PRODUCT DIMENSIONS

AZEK Sheet (All Reversible)

1/2" x 4' x 8' (Classic White or PaintPro)	1/2" x 4' x 10' (Classic White or PaintPro)
1/2" x 4' x 12' (Classic White or PaintPro)	

AZEK Trim

3/4" x 1 1/2" x 16' PaintPro (Reversible)
3/4" x 2 1/2" x 16' PaintPro (Reversible)
3/4" x 1 1/2" x 18' Classic White (Smooth Only)
3/4" x 2 1/2" x 18' Classic White (Reversible)

AZEK Board and Batten with PaintPro Technology

SHEET OPTIONS	
1/2" x 4' x 8'	Reversible Texture (Woodgrain/Smooth)
1/2" x 4' x 10'	Reversible Texture (Woodgrain/Smooth)
1/2" x 4' x 12'	Reversible Texture (Woodgrain/Smooth)
BATTEN OPTIONS	
3/4" x 1 1/2" x 16'	Reversible Texture (Woodgrain/Smooth)
3/4" x 2 1/2" x 16'	Reversible Texture (Woodgrain/Smooth)

AZEK Board and Batten-Classic White

SHEET OPTIONS	
1/2" x 4' x 8'	Reversible Texture (Woodgrain/Smooth)
1/2" x 4' x 10'	Reversible Texture (Woodgrain/Smooth)
1/2" x 4' x 12'	Smooth
BATTEN OPTIONS	
3/4" x 1 1/2" x 18'	Reversible Texture (Woodgrain/Smooth)
3/4" x 2 1/2" x 18'	Smooth

STORAGE & HANDLING

- Store AZEK Board & Batten Siding laying down on a flat and level surface that fully supports the product.
- Do NOT store AZEK Board & Batten Siding in areas of excess heat, such as on asphalt driveways, on top of shingle roofs or in storage trailers, in direct sunlight, or under dark tarps or coverings.
- Always leave the manufacturer's protective wrap on the product until installation. If removed, replace the protective wrap, or use a different non-translucent solid white cover, to keep the product free from dust and construction debris. DO NOT cover with a dark covering or tarp.
- If banding is used, place protective corners between the product and banding to prevent indents.
- Always remove job site dust, clay, dirt, mud, debris and other job site contaminants and products from AZEK Board & Batten Siding right away.
- **IMPORTANT:** Do not allow airborne dust from concrete, landscape blocks, or any masonry product to accumulate on AZEK Board & Batten Siding as they may damage the surface.



TOOLS REQUIRED

AZEK Board & Batten Siding can be installed with a minimum number of readily available tools. Many other tools are available that can be used for installation. All tools should be used in accordance with the manufacturer's instructions.

Some of the basic tools required for installation:

- Safety Glasses
- Ear Protection
- Chalk Line
- Tape Measure
- Square
- Level
- Pencil or Marker
- Hammer
- Drill or Screw Gun
- Coil Siding Nailer
- Miter Saw or Circular Saw
- Jig Saw
- Caulking Gun

CUTTING RECOMMENDATION

For best cutting results, use a miter saw or a circular saw with a fine-toothed, carbide tipped finish trim blade. To cut around obstructions, use a jigsaw with a fine-toothed blade.

When working with AZEK products, be sure to wear proper clothing and safety equipment. Safety glasses should be used during the entire installation process.

ENVIRONMENTAL CONSIDERATIONS

AZEK Board & Batten Siding will experience expansion and contraction with changes in temperature, unlike wood and other products whose size will fluctuate with moisture changes. Fastening the boards according to the Installation Guidelines and leaving the recommended expansion gaps will help to minimize the effects of expansion and contraction.

- Expansion/contraction is most significant where extreme temperature changes may exist.
- Prior to and during installation, keep sheets as cool as possible by keeping them covered or out of direct sunlight.
- Leave a minimum 1/4" gap between the bottom of sheets and any solid surface such as a deck or patio.
- Sheets must be installed with the longest dimension running vertically.
- VERTICAL SHEET JOINTS: Leave 1/16" gaps between sheets for vertical joints.
- HORIZONTAL SHEET JOINTS: Joints MUST be flashed and a 1/4" gap left between the bottom of sheets and the top of horizontal flashing.
- EXTREME COLD: use extra care when handling and installing the product.

EXTREME HEAT WARNING

Be aware of excessive heat on fire, grills, or reflections the surface of AZEK board and Batten Siding from external sources, such as (but not limited to) fire or reflection of sunlight from energy-efficient window products. Low-emissivity (Low-E) glass can potentially harm AZEK products. Low-E glass is designed to prevent passive heat gain within a structure and can cause unusual heat build-up on exterior surfaces from sunlight reflection. This extreme elevation of surface temperatures, which can exceed that of normal exposure, can possibly cause AZEK products to melt, sag, warp, discolor, increase expansion/contraction, and accelerate weathering.

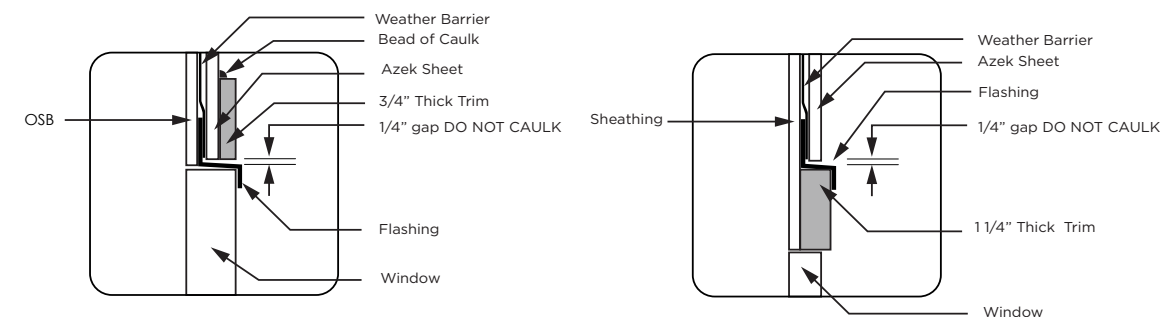
IMPORTANT

IMPORTANT: AZEK Board & Batten will contour to the undulation of the wall surface. Ensure the wall sheathing and substructure are flat, even and in plane. Any imperfections will be seen.

TRIM CONSIDERATIONS

There are two main options when installing AZEK Trim with AZEK Board & Batten Siding:

- Sheet First with Trim Overlay – use a 3/4" Trim installed over the top of the sheets to match up with the height of the Batten Strips (Trim may require longer fasteners to ensure 1.5" penetration into wood substrate)
- Trim First with Sheet In-Fill – use a 1-1/4" Trim installed next the Board & Batten Siding system to match up with the height of the Sheet and Batten Strips with the appropriate gapping, flashing or caulking



FASTENING

- For high wind zone areas refer to ESR 4508, design pressures and wind charts found at <https://azekexteriors.com/resources/technical-resources>
- Fasteners should be snug or flush; do not overdrive



do not
over drive
siding nails

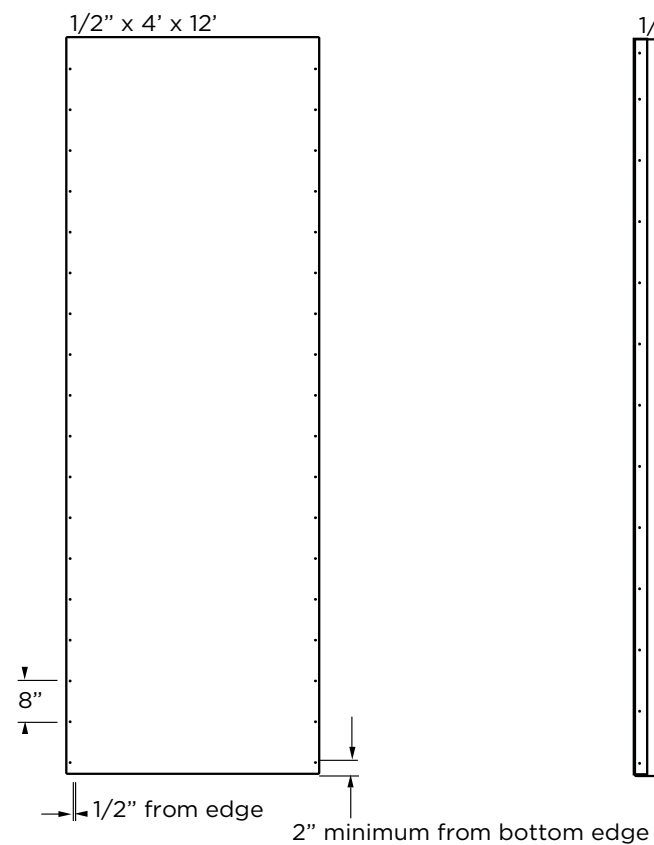
do not
under drive
siding nails

**DO NOT
STAPLE**

FASTENING

SHEET OPTIONS:

- FASTENER: 0.092" x 1-1/2" hot-dipped, galvanized, ring shank nails.
- VERTICAL EDGE FASTENING: fasten every 8" vertically along the left and right edge of the sheet 1/2" from the edge, 2" from top and bottom
- INTERIOR FASTENING: fasten every 12" vertically with a maximum horizontal spacing of 16". This will be accomplished with the installation of the battens.

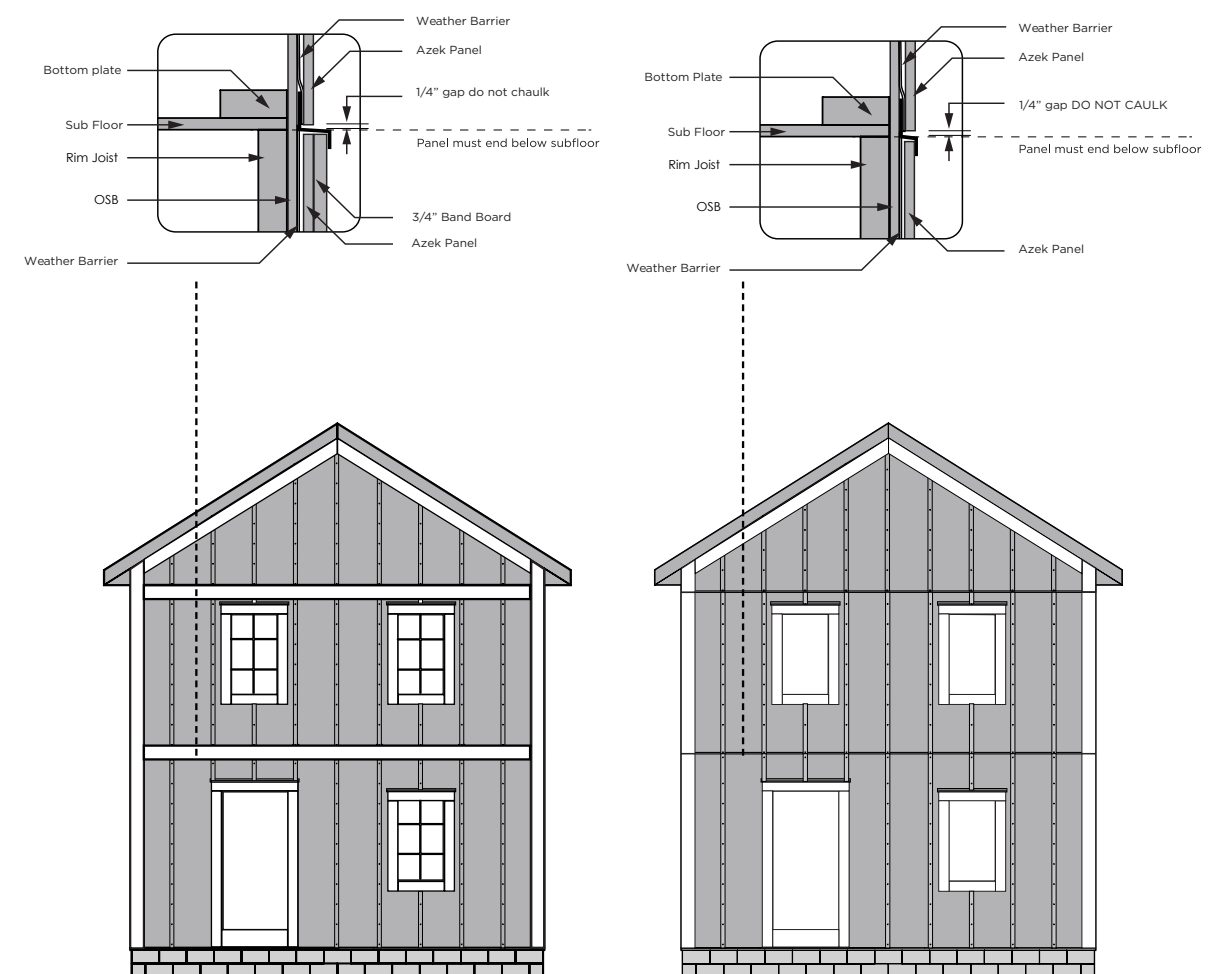


BATTEN OPTIONS:

- 2" Cortex screws with matching plugs
- 2" Ring Shank Coil Siding Nail
- Place fasteners every 12" vertically, 1/2" from top and bottom
- DO NOT use adhesives to fasten battens to sheets

BRIDGING FLOORS

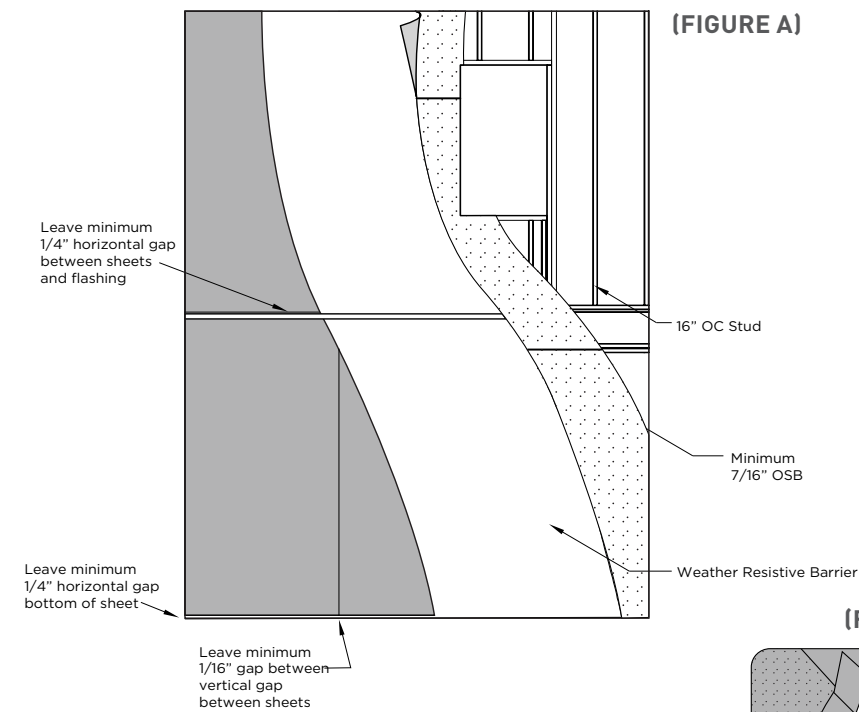
When installing on a multi-story project DO NOT bridge floors with AZEK Board & Batten Siding. Sheets and Battens must break below the sub-floor of the upper level.



GENERAL REQUIREMENTS

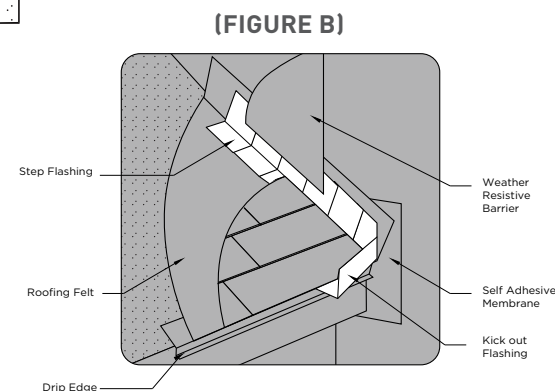
GENERAL INSTALLATION REQUIREMENTS (FIGURE A)

- ALWAYS install sheets with the long dimension vertically
- Minimum 7/16" OSB or 1/2" plywood sheathing required
- Install weather resistant barrier per building code (AZEK highly recommends using a **drain wrap**)
- Leave 1/16" expansion gaps for all vertical sheet seams
- Horizontal flashing required between stacked sheets
- Leave minimum 1/4" gap between sheets and any horizontal surface



KICKOUT FLASHING (FIGURE B)

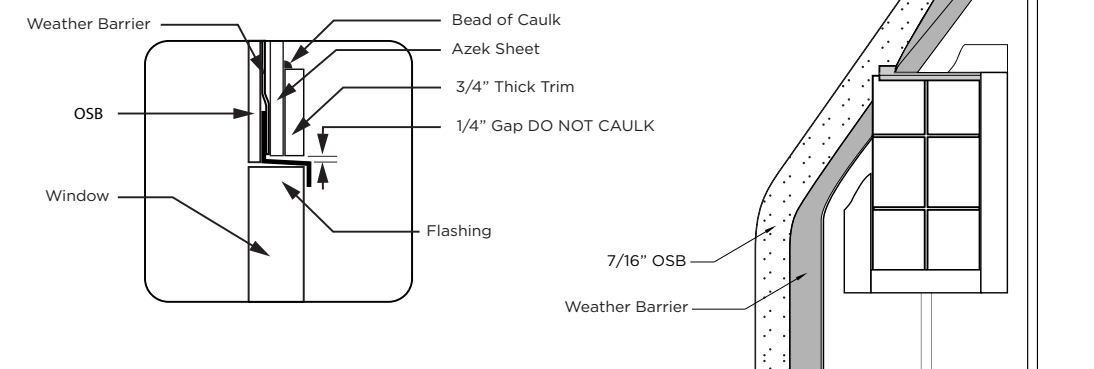
- Install kick-out flashing in accordance with the local building code
- Install all other horizontal flashings in accordance with the local building code



WINDOW DETAILS

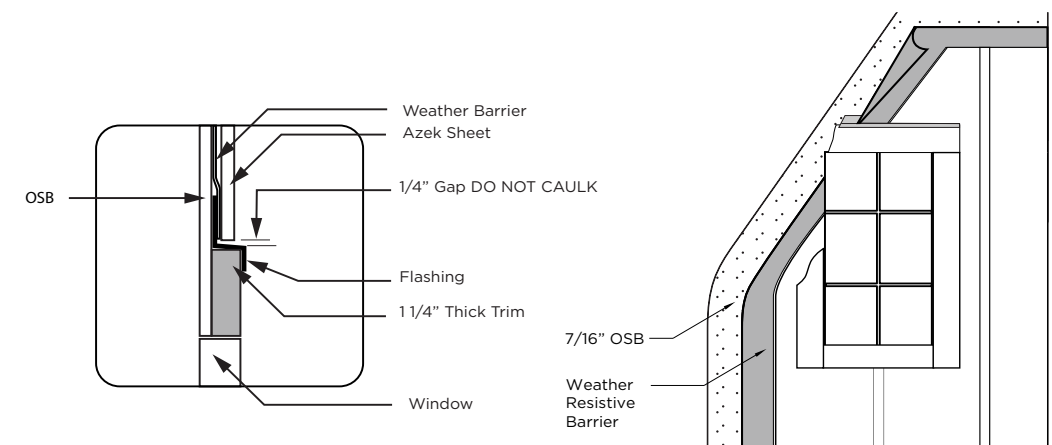
SHEET FIRST WITH TRIM OVERLAY

- Properly flash the top of the window
- Leave 1/4" gap above the flashing, DO NOT CAULK
- Leave a 1/8" gap between the sheet and the sides and bottom of the window, caulk this gap
- Install the Trim on top of the sheet around the window
- Caulk the top edge of the Trim above the window



TRIM FIRST WITH SHEET IN-FILL

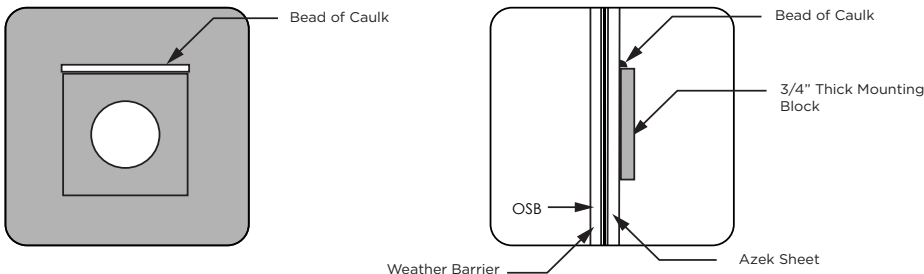
- Install Trims around the window
- Properly flash the top of the Trim
- Install sheets around the window Trim leaving a 1/8" gap around the sides and bottom of the window. Caulk the 1/8" gap. Leave a 1/4" gap between the bottom of the sheet and the top of the flashing. DO NOT caulk the 1/4" gap.



BLOCKING DETAILS

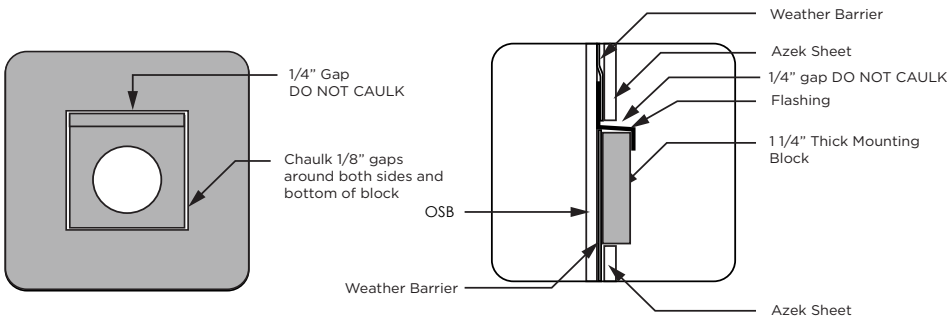
SHEET FIRST WITH TRIM OVERLAY

- Cut the Sheet with a jigsaw to fit over the protrusion and fasten as required
- Fill any gaps between the protrusion and the sheet with caulk or insulating foam
- Overlay the block and fasten with 2" Cortex screw and plug, a 2" coil siding nail or another approved fastener in the AZEK Trim Installation Guide. Run a bead of caulk along the top edge of the block
- Learn more: <https://azekexteriors.com/resources/installation-help>



TRIM FIRST WITH SHEET IN-FILL

- Prior to installing Sheet, cut the block and install it in place
- Flashing the top of the block
- Install Sheet around the block leaving 1/8" gaps on the sides and bottom, and a 1/4" gap above the flashing
- Caulk the sides and bottom, DO NOT caulk the top



PAINTING REQUIREMENTS

If your desired color does not meet a Light Reflective Value (LRV) of 55 or higher you must either choose a pre-set color from a paint designed for vinyl or have the color matched using a specialty paint with solar reflective pigments. Paints formulated for vinyl and paints with solar reflective pigments are designed to limit heat build and ensure the long term performance of your PaintPro[®] products. Always make sure your paint is suitable for exterior application.

- **AZEK Board and Batten Siding must be painted within 180 days of installation**
- To maximize paint performance, the product should be kept covered and away from sunlight before installation at a job site
- The surface must be clean, dry, and void of any foreign material such as dirt, oil, grease or other contaminants that may come from normal handling, storage and/or installation prior to painting. Refer to the storage and handling guidelines on page 2 for more details
- Paints used on AZEK Board and Batten Siding will dry to the touch quickly. As with any product, ensure the panels are properly cured before handling and stacking
- **DISCLAIMER:** The Lifetime Limited Warranty on AZEK Board and Batten Siding does not cover the performance of painted finishes or coating applied to the product by the original purchaser or any third party

COLOR RANGE	KEY COLOR SELECTION CRITERIA	PAINT TYPE
Lighter paint colors only	Must have a light reflective value (LRV) above 55	Exterior 100% Acrylic Latex
Light, medium and some darker colors	Only use colors that are from a paint manufactures' approved color list for vinyl siding. No custom colors.	Exterior 100% Acrylic Latex made for Vinyl Siding
All colors including dark and custom colors	Not available at most retail locations. Available online at: www.aqua-diy.com/azek/	Water-Based Solar Reflective Coatings

****Using 100% Exterior Grade Acrylic Latex paint colors with LRV less than 55 may lead to excessive expansion and contraction of your trim and will void your warranty.**

What is Light Reflective Value (LRV)?

LRV is a measure of the total amount of light reflected by a painted surface. LRV for a paint can typically be found on a manufacturer's website or often can be found on in-store color cards. When using a 100% acrylic latex exterior paint, ensure the color has an LRV of 55 or above.

Additional Paint Warranty Information:

For premium finish with an extra 15-year limited paint and labor warranty, use AquaSurTech D100 paint or TruStain products. Order online: www.aqua-diy.com/azek

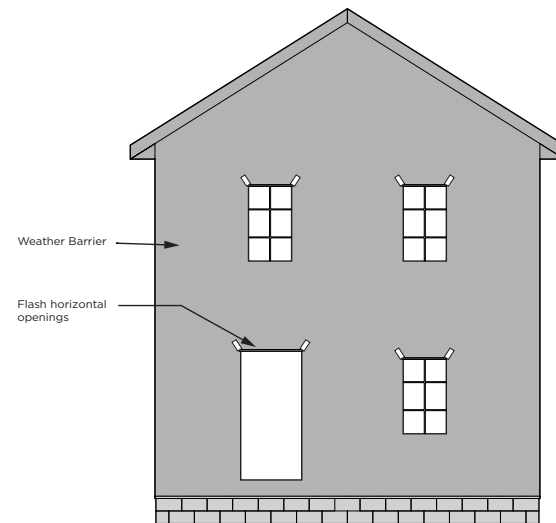
If you still have questions about what paints should be used on AZEK Trim and Siding products check out our recommended color lists and learn more at: www.azekexteriors.com/painting

SHEET FIRST

INSTALLATION PREPARATION:

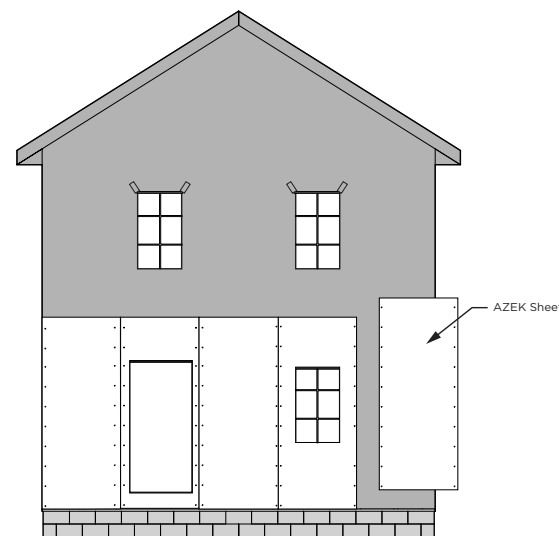
Follow these guidelines for best AZEK Board & Batten Siding installation results:

- **IMPORTANT:** AZEK Board & Batten will contour to the undulation of the wall surface. Ensure the wall sheathing and substructure are flat, even and in plane. Any imperfections will be seen
- Prior to installation, be sure that the wall is structurally sound, weather-tight, and that there are no nails or screws protruding
- Identify any utilities behind AZEK Board & Batten Siding and sheathing. Take proper measures to ensure utilities are not damaged by fasteners.
- Flash all windows and doors.
- Install proper horizontal flashings and kick-out flashings in accordance with the IRC.



STEP 1

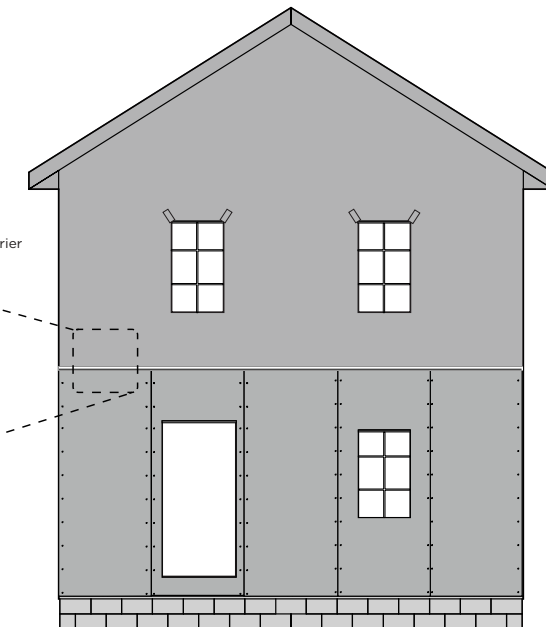
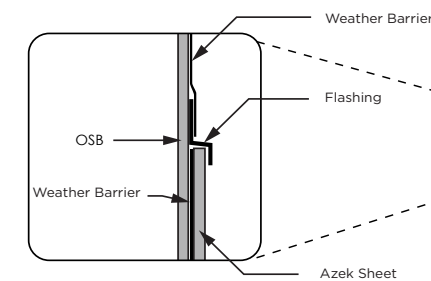
- Layout sheets so they DO NOT bridge floors (see page 8 for more detail)
- Install sheets with fasteners on the vertical edges every 8"
- Fasteners must be 1/2" from the vertical edges and 2" from the top and bottom
- Leave 1/16" gaps between the vertical seams of two adjoining sheets
- Leave 1/8" gaps along the sides and bottom of windows and doors and caulk
- Tip: Fastening in the field will be accomplished when installing battens



SHEET FIRST

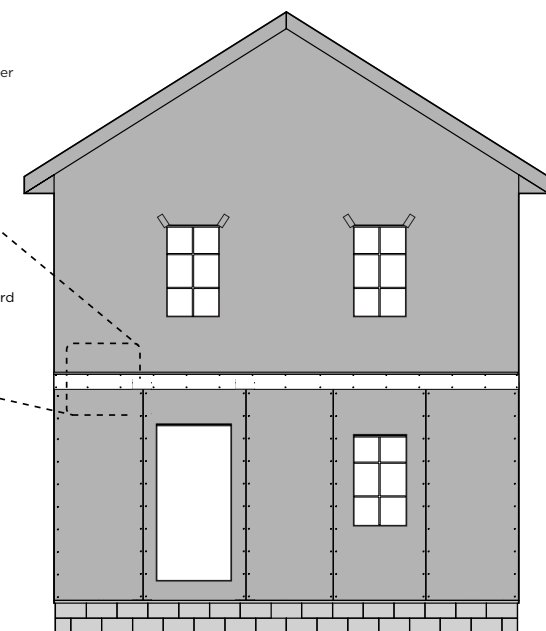
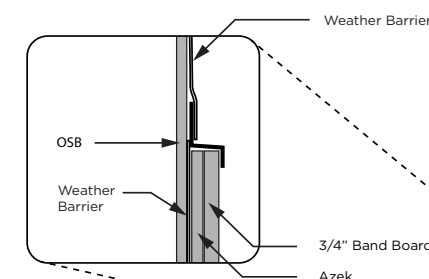
STEP 2 (NO BAND BOARD)

- Flash along the top of the sheets in compliance with the IRC



STEP 2 (BAND BOARD)

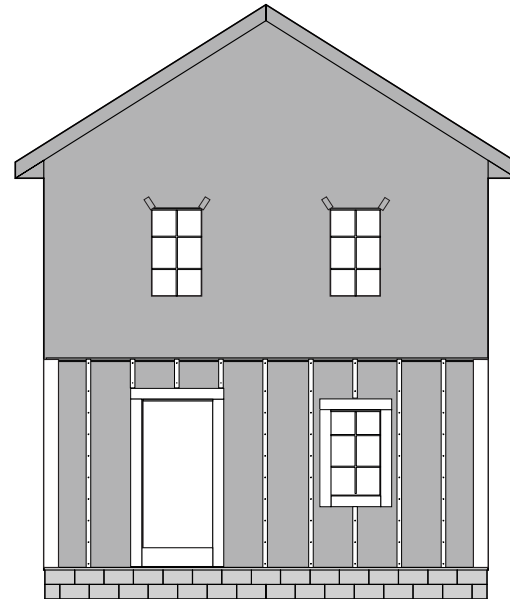
- Install band board flush with the tops of the sheets
- Flash along the top of the sheets and band board in compliance with the IRC



SHEET FIRST

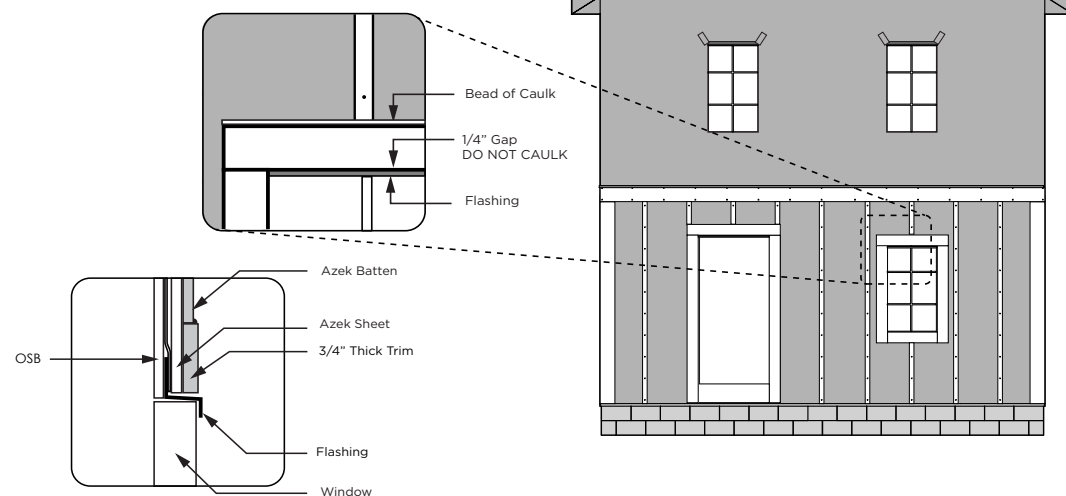
STEP 3 (NO BAND BOARD)

- Overlay the corners and trims on top of the sheets
- Install Battens with 2" AZEK Cortex screws and plugs or 2" ring shank nails every 12" with a fastener 1/2" from each end
- Run a bead of caulk along the tops of the trims above the windows, doors or skirt boards



STEP 3 (BAND BOARD)

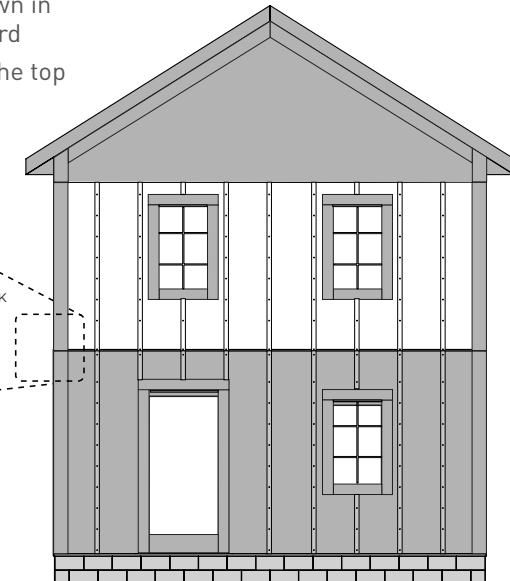
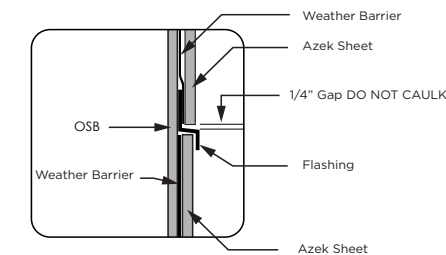
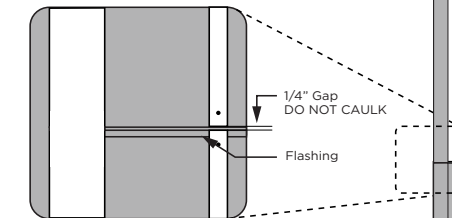
- Overlay the corners and trims on top of the sheets
- Install Battens with 2" AZEK Cortex screws and plugs or 2" rings shank nails every 12" with a fastener 1/2" from each end
- Run a bead of caulk along the tops of the trims above the windows, doors or skirt boards



SHEET FIRST

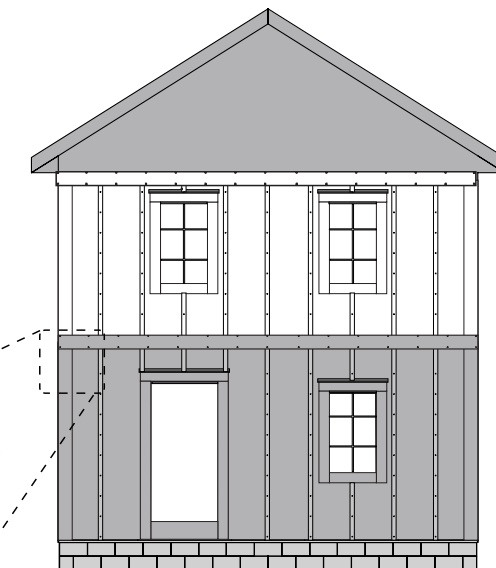
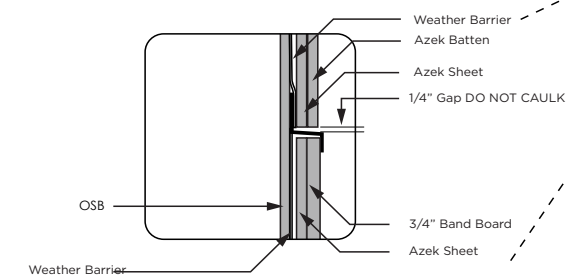
STEP 4 (NO BAND BOARD)

- Install the next level of sheets, trim and battens as shown in previous steps with a break below the bottom truss chord
- Leave a 1/4" gap between the bottom of the sheet and the top of the flashing above the first level. DO NOT CAULK
- Optional: Cut the batten ends at a 22.5 degree angle, still leaving a 1/4" gap



STEP 4 (BAND BOARD)

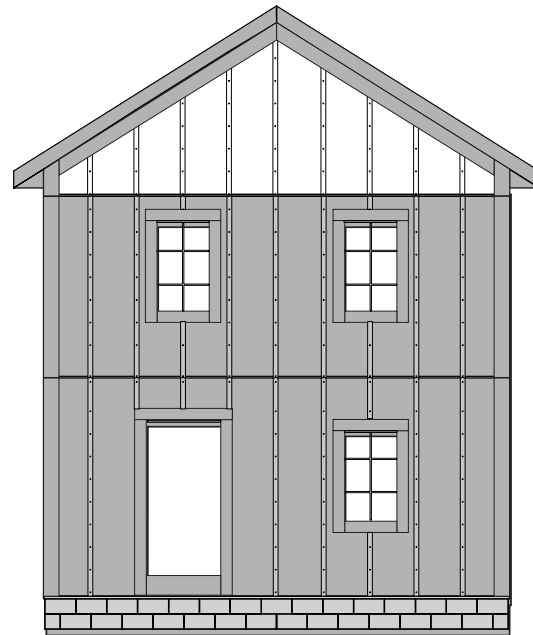
- Install the next level of sheets, band board, trims and battens as shown in previous steps
- Leave a 1/4" gap between the bottom of the sheet and battens and the flashing along the band board. DO NOT CAULK



SHEET FIRST

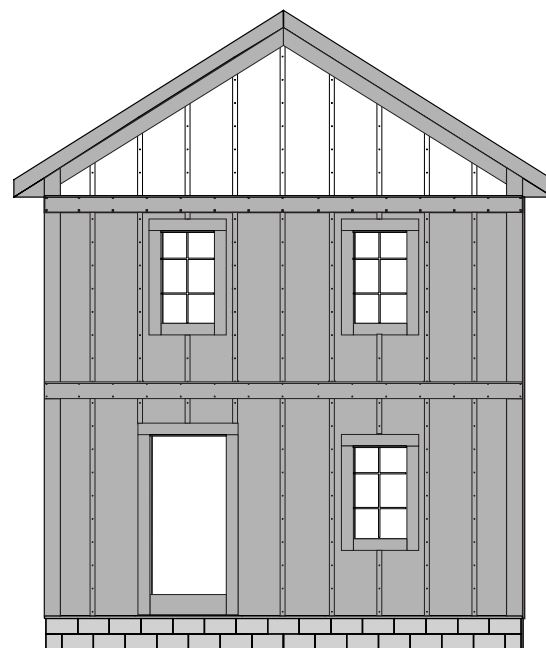
STEP 5 (NO BAND BOARD)

- Install the gable sheets, leaving a 1/8" gap between the sheets and soffit
- Leave a 1/4" gap between the bottom of the sheet and the top of the flashing above the second level. DO NOT CAULK
- Install trims and battens as shown in previous steps



STEP 5 (BAND BOARD)

- Install the gable sheets, leaving a 1/8" gap between the sheets and soffit
- Leave a 1/4" gap between the bottom of the sheet and the top of the flashing above the second level. DO NOT CAULK
- Install trims and battens as shown in previous steps



TRIM FIRST

INSTALLATION PREPARATION

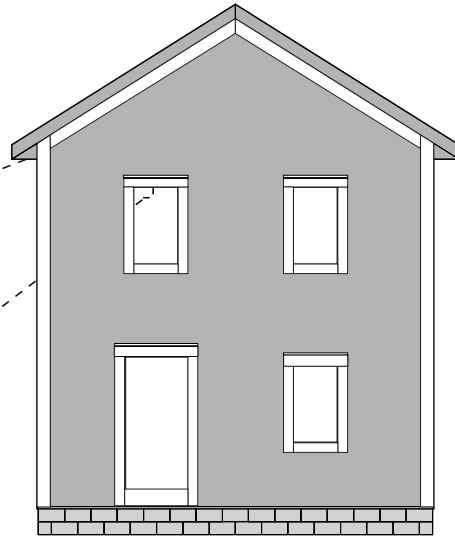
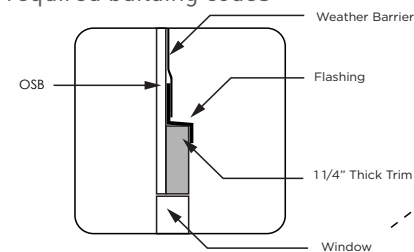
Follow these guidelines for best AZEK Board & Batten Siding installation results:

- **IMPORTANT:** AZEK Board & Batten will contour to the undulation of the wall surface. Ensure the wall sheathing and substructure are flat, even and in plane. Any imperfections will be seen
- Prior to installation, be sure that the wall is structurally sound, weather-tight, and that there are no nails or screws protruding.
- Please refer to ESR 4508 and the associated wind charts and design pressures for high wind zone fastening schedules
- Identify any utilities behind AZEK Board & Batten Siding and sheathing. Take proper measures to ensure utilities are not damaged by fasteners
- For best results, use a weather resistant barrier with an incorporated drainage mat

TRIM FIRST

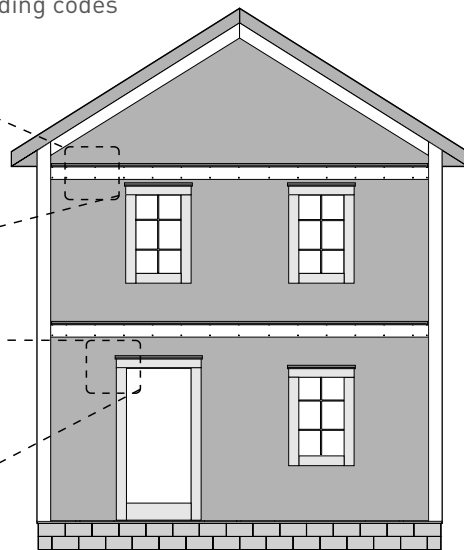
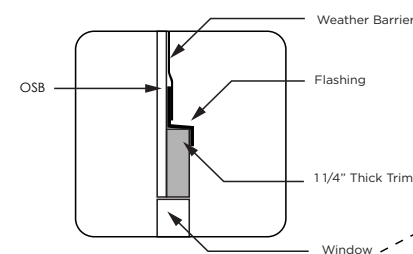
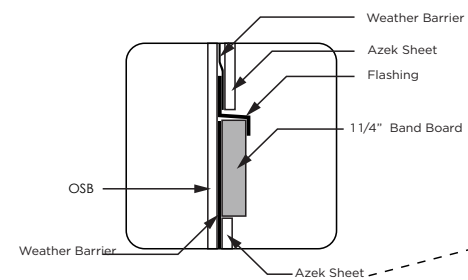
STEP 1 (NO BAND BOARDS)

- Refer to trim installation guide [URLS](#)
- Install all trims and corners
- Flash all horizontal surfaces to meet local required building codes
- Install all kick-out flashing to meet local required building codes



STEP 1 (BAND BOARDS)

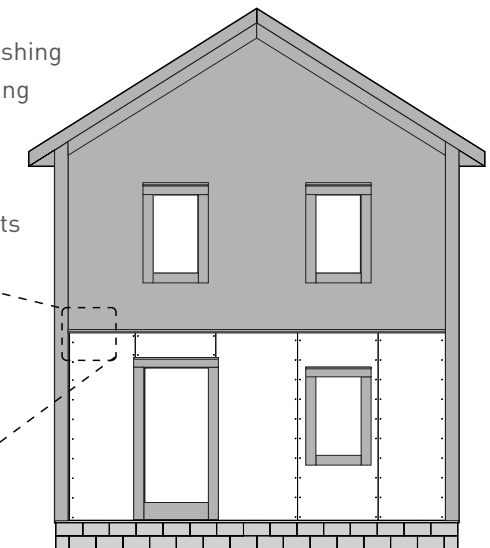
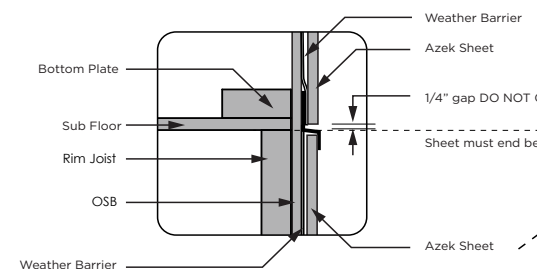
- Refer to trim installation guide [URLS](#)
- Install all trims and corners
- Install band board with the top of the band board on plane with the second level subfloor or the bottom of the rafters (see page 6 for more details)
- Flash the horizontal surfaces to meet all required local building codes
- Install kick-off flashing to meet all required local building codes



TRIM FIRST

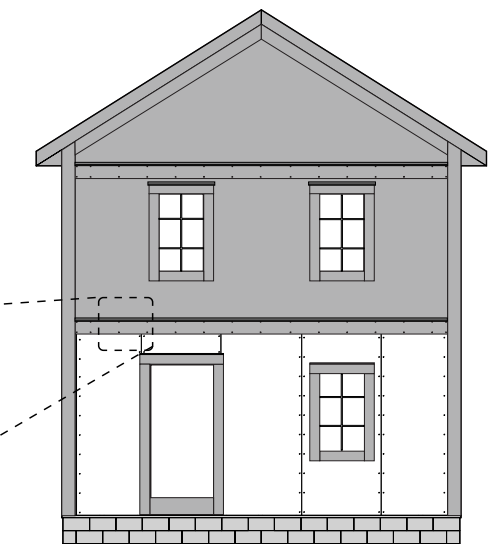
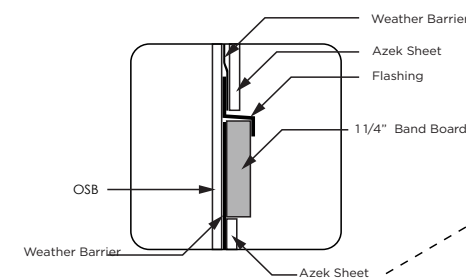
STEP 2 (NO BAND BOARDS)

- Install sheets with the tops ending at the second level subfloor. Do not span levels/floors with sheets
- Leave 1/8" gaps between sheets and trims
- Leave a 1/4" gap between sheets and horizontal flashing
- Leave 1/16" gaps between vertical seams of adjoining sheets
- Fasten along the vertical edges 1/2" from the edge every 8", and 2" from the top and bottom
- Install horizontal flashing along the top of the sheets



STEP 2 (BAND BOARDS)

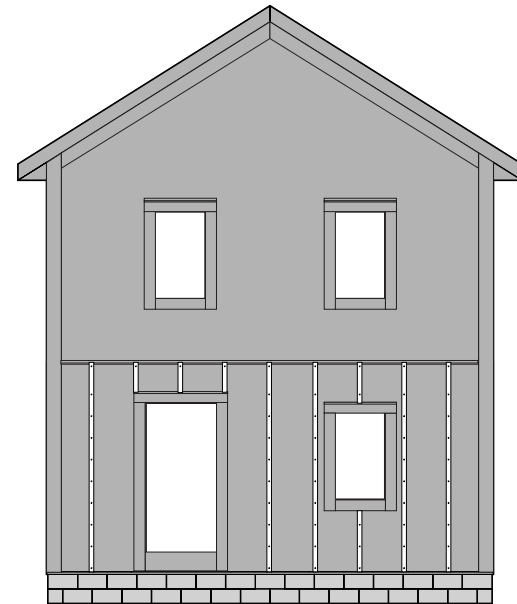
- Install sheets
- Leave 1/8" gaps between sheets and trims
- Leave a 1/4" gap between sheets and horizontal flashing
- Leave 1/16" gaps between vertical seams of adjoining sheets
- Fasten along the vertical edges 1/2" from the edge every 8", and 2" from the top and bottom



TRIM FIRST

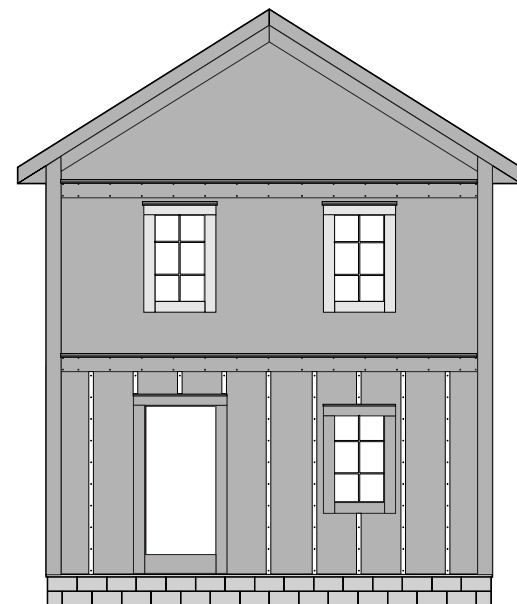
STEP 3 (NO BAND BOARDS)

- Install battens over the seams using 2" AZEK Cortex screws and plugs or 2" rings shank nails every 12" with the top and bottom fasteners 1/2" from each end
- Fill in the remaining battens with a maximum spacing of 16" on-center
- DO NOT bridge floors with battens



STEP 3 (BAND BOARDS)

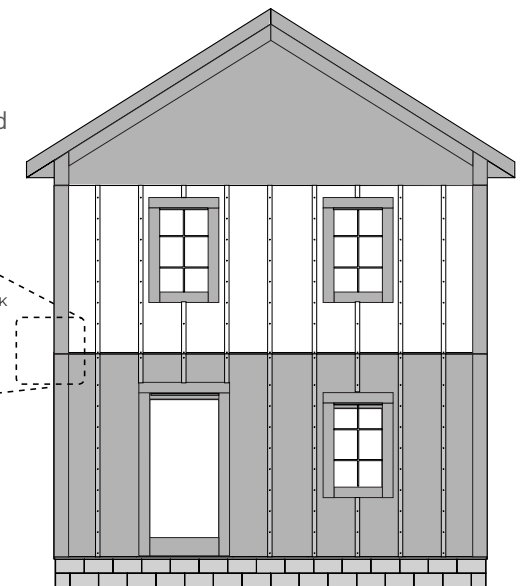
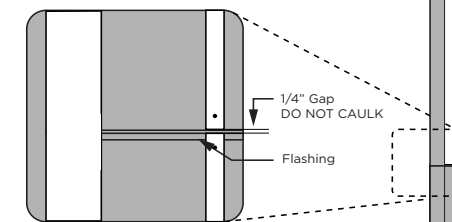
- Install battens over the seams using 2" AZEK Cortex screws and plugs or 2" rings shank nails every 12" with the top and bottom fasteners 1/2" from each end
- Fill in the remaining battens with a maximum spacing of 16" on-center



TRIM FIRST

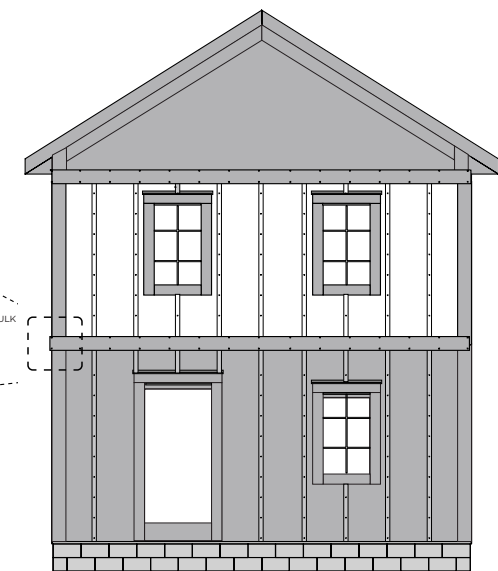
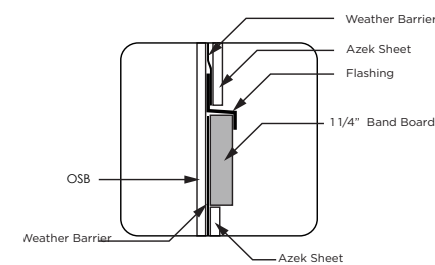
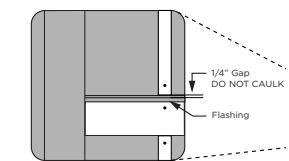
STEP 4 (NO BAND BOARDS)

- Install the next level of sheets and battens as shown in previous steps with a break at the bottom of the rafters/trusses
- Leave a 1/4" gap between the bottom of the sheet and the top of the flashing above the first level. DO NOT CAULK
- Optional: Cut the batten ends at a 22.5 degree angle, still leaving a 1/4" gap



STEP 4 (BAND BOARDS)

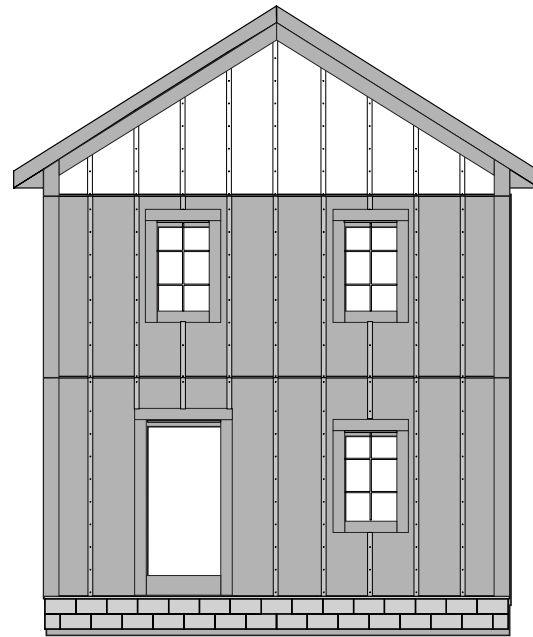
- Install the next level of sheets and battens
- Leave a 1/4" gap between the bottom of the sheet and battens and the flashing along the band board. DO NOT CAULK



TRIM FIRST

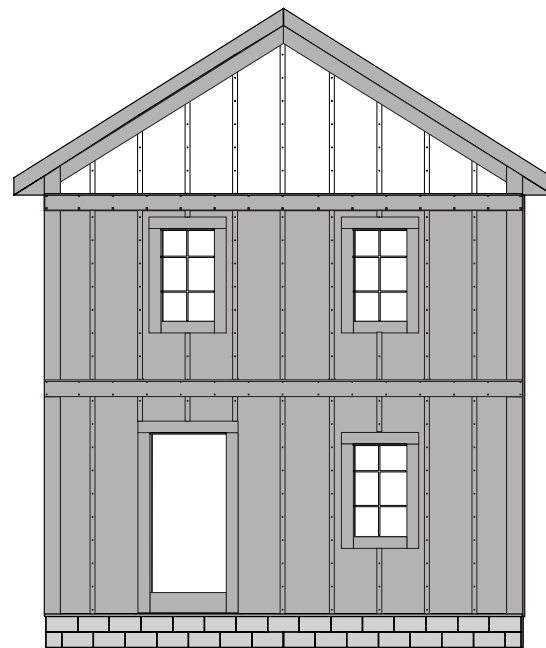
STEP 5 (NO BAND BOARD)

- Install the gable sheets, leaving a 1/8" gap between the sheets and trims
- Leave a 1/4" gap between the bottom of the sheet and the top of the flashing above the second level.
DO NOT CAULK
- Install battens as shown in previous steps



STEP 5 (BAND BOARD)

- Install the gable sheets, leaving a 1/8" gap between the sheets and trims
- Leave a 1/4" gap between the bottom of the sheet and the top of the flashing above the second level. **DO NOT CAULK**
- Install battens as shown in previous steps



NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



AZEK® Board and Batten

With PaintPro® Technology

CARE AND CLEANING

- Use a hose or power washer with a fan tip to clean off any loose dirt or debris. Make sure to test the pressure of the power washer prior to using it on AZEK Board & Batten Siding products to ensure it will not damage the surface.
- For UNPAINTED sheets and battens, if they do not come clean with water, they can be cleaned with TimberTech Deck Cleaner and a medium nylon bristle brush. Rinse the material thoroughly and let dry prior to applying paint.
- IMPORTANT: DO NOT USE SOLVENT BASED CLEANERS AS THEY CAN DAMAGE THE FINISH OF AZEK BOARD & BATTEN SIDING PRODUCTS.
- WARNING: KEEP CHILDREN AND PETS AWAY FROM CLEANING PRODUCTS AND THE CLEANED MATERIAL UNTIL IT IS COMPLETELY DRY.
- For any other questions on AZEK Board & Batten Siding, visit AZEKexteriors.com/contact or call us at 877-ASK-AZEK or 877-275-2935.

AZEK Building Products
1330 West Fulton St. Suite #350
Chicago, Illinois 60607

AZEKexteriors.com • (877) ASK-AZEK (877) 275-2935

MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION Regular Meeting held in person

Tuesday, May 23, 2023
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Chairperson Pettit Welcomed attendees.
Meeting called to order at 7:04pm

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
Delrhea Byrge – Washtenaw County, City of Ypsilanti

Commissioners Absent: None

Staff Present: Ellen Thackery, Preservation Planner

APPROVAL OF AGENDA

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

Voice Vote - Ayes: Commissioners Pettit, Szumko, Chesnut, Ratzlaff, Byrge
Nays: None
Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS, other than their agenda item—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

210 S Washington

**new garage door*

Applicant Bob Doyle, present

Historic District Commission

May 23, 2023

1

Staff report: This house contributes to the district. The garage was built later and is tucked behind the house. Proposed work is a new garage door in charcoal by Clopay. Sample of material was passed around. Staff did not find that this proposal will have an impact on historic materials or historic character of the building and that the proposal meets Standard 9.

Discussion:

Applicant: Had nothing to add.

Commissioners: Clarified which side of the sample is the side that will be visible on the door.

Motion: Ratzlaff (second: Byrge) moved to approve application PHDC 23-0038 and issue a certificate of appropriateness for the replacement of the existing garage door at 210 S Washington with a Clopay steel door in smooth Charcoal gray as proposed because the proposed work meets the Secretary of the Interior's Standards for Rehabilitation, specifically Standard 9.

Voice Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko, Byrge
Nays: None
Motion carried.

218 N Washington

**concrete bollards*

Applicant: Carol Cramer, chair and representing the Ladies' Literary House Foundation, present

Staff report: House contributes to both the National Register and local district. Proposed work is a series of 4" steel pipes filled with concrete that will serve as bollards between the parking lot and the house. Proposal is that they will be black, but staff wondered if commission would like to give staff administrative approval of a color change if building code will require a color other than black. Staff recommends approval because the bollards will be pretty unobtrusive, meeting Standard 9, and will preserve the house over the long term.

Discussion:

Applicant: Applicant confirmed the bollards can be painted whatever color is required—they just want to protect the house.

Motion: Szumko (second: Ratzlaff) moved to approve Application PHDC 23-0039 and issue a certificate of appropriateness for the proposed steel bollards painted black, or whatever color is required by building code, to be installed between the parking spots and the house at 218 N Washington because the proposed work meets the Secretary of the Interior's Standard for Rehabilitation 9.

Voice Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko, Byrge
Nays: None
Motion carried.

100 W Michigan Ave, Suite A

**install a hanging sign near door to suite*

Staff report: This sign will hang on the secondary façade, not on W Michigan but on the N Huron side. Staff outlined the installation requirements in the staff report and in the motion itself, and staff notes that the building inspector is requiring architect's sealed plans for this sign, probably because it will hang over a public
Historic District Commission
May 23, 2023
2

right of way. Staff will remind contractor of that requirement in the letter following this meeting. Staff reminds commission to add Standards 9 and 10 to this motion.

Discussion:

Applicant: Not present.

Commissioners: Clarified what "sealed" means in this context. Staff explained that an architect will need to provide drawings with his or her seal on them so that the building department can be sure that the installation will be safe. Commissioners clarified location of sign.

Motion: Szumko (second: Byrge) moved to approve application PHDC-23-0040 and issue a certificate of appropriateness for the installation of a sign hung at 100 W Michigan Ave Suite A (on the Huron Street side), subject to the following conditions: all installation devices (screws, nails, bolts, anchors, etc.) shall be corrosion resistant, of a material that will be compatible with adjacent materials, and shall be inserted into mortar joints; any holes will be caulked with exterior-grade high-performance sealant; and all necessary building permits and zoning approvals will be obtained before installation. The proposed work meets Secretary of the Interior's Standards for Rehabilitation, Standards 9 and 10.

Voice Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko, Byrge
Nays: None
Motion carried.

118 W Michigan Ave

**exterior trim added at the storefront level, accent lighting along the signband, removal of interior-grade bricks and replacement with exterior-grade bricks, scattered repointing, painting storefront gray.*

Staff report: The proposed work is for both 118 and 116 W Michigan. 118 is the taller of the two and was not considered contributing when the National Register nomination was written because it had had a slipcover on it, but the building would be considered contributing today. [Summarized proposed work.] Staff noted that it seemed confusing to only show 118 W Michigan on the application, but staff explained that when the building department was consulted, 118 tends to be the address used for work on both buildings and a note is made in BSA in the descriptions of proposed work that the work is on both buildings and those notes almost serve as a cross reference. Staff also clarified with architect that a mortar analysis will be done but hasn't been done yet and that the method for removing bricks has not been determined yet. Staff and architect also clarified that the intention is that the downlighting will provide some lighting to the signs so the signboard signs will not need to be internally lit.

Applicant: Adam Smith, architect, present. Clarified that this agenda item had been approved a few years ago, but the pandemic came and now the owner would like to pick the work back up again, but the six-month window on the HDC application had passed.

Commissioners: no questions or concerns because they had seen this application before.

Motion: Szumko (second: Ratzlaff) moved to approve application PHDC-23-0043 and issue a certificate of appropriateness for the proposed work at 116 and 118 W Michigan Avenue with conditions. The proposed work and necessary conditions are as follows: installing exterior trim to storefront level and painting storefront level gray; removing interior-grade bricks and replacing them with

exterior-grade bricks as close to the historic bricks as possible, with the conditions that power tools will be used by skilled contractors on the horizontal joints only (hand tools on the vertical joints) and that appropriate soft mortar will be used on all repointing (see *Preservation Brief 2* and Ypsilanti's *Historic District Fact Sheet: Masonry Repair and Cleaning* for details); and installing 4 proposed small downlights and 1 sconce between 116 and 118 at the storefront level, with the conditions that the proposed lighting must meet the city's ordinance and that it is understood by the applicant that internally illuminated signs in the historic district are discouraged. Relevant Secretary of the Interior's Standards for Rehabilitation include Standard 9.

Voice Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko, Byrge
Nays: None
Motion carried.

212-214 Ferris

**replacing porch decking boards and skirting; correcting previously unpermitted work*

Staff report: House contributes to the National Register and local historic districts. House is a duplex, so both porches should be the same. At some point, the porch at 212 was completed within the guidelines, but when 214 got its porch redone late last year, they went ahead with the work without approval or permits and the work does not meet the Standards or Guidelines. Currently, 214 has plywood boards on the porch and T111 siding below the porch. After work is completed, both porches will be the same and both will be up to the Standards and Guidelines, with tongue-and-groove decking and lattice skirting.

Applicant: Not present
Commissioners: The lattice could really use a picture frame around it.

Motion: Ratzlaff (second: Byrge) moved to approve application PHDC-23-0044 and issue a certificate of appropriateness for the replacement of plywood boards with wood tongue-and-groove porch flooring and the replacement of T111 porch skirting with wood lattice at 214 Ferris, with the condition that all materials will be painted. The proposed work meets the design guidelines as specified in the district's Fact Sheet about porches and the Secretary of the Interior's Standard for Rehabilitation 9.

Voice Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko, Byrge
Nays: None
Motion carried.

311 E Forest Ave

**building a detached deck*

Staff report: This house is in the district but is not considered contributing. The Commission has seen this project a couple times, first as a study item and the commission recently approved the door onto the deck. The deck is now the item before the commission. It is detached. Since there are no historic materials to preserve, Azek is what is being proposed. The only question staff had was whether the house will be able to properly shed water where the deck and the house are close.

Applicant: Nikki Nabozny, applicant, present. Shared samples.

Commissioners: If deck is graded appropriately and considering that the Azek is planks that will drain water and snow between them, the detached deck should perform fine. The privacy screen is also likely Azek. The Azek has a slight texture to keep it safe but it's not plastic looking and deeply textured as some other composite and synthetic materials are. No railing is necessary at this height.

Motion: Byrge (second: Szumko) moved to approve application PHDC-0042 and issue a certificate of appropriateness for the detached deck, steps, and privacy screen of Azek material at 311 E Forest Avenue, with the condition that the Azek material is smooth in texture without an exaggerated faux wood grain. The proposed work meets Secretary of the Interior's Standards for Rehabilitation 9 and 10.

Voice Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko, Byrge
Nays: None
Motion carried.

31 N Washington

**covering damaged bricks in the theater's alcove below the marquee and restoring the marquee.*

Staff report: Commission has seen this building before—it is the Martha Washington Theatre which contributes to the local and National Register districts. The work being proposed here is covering the damaged bricks below the marquee with architectural panels and also restoring the marquee. Staff's written report in the meeting packet summarizes the question about the proposed architectural panels as follows, "Considering the absence of [photographic] documentation, are the architectural panels being proposed compatible with the overall character of the building and compatible with the building's size, scale, material, and color?"

Applicant: Joel Stoin, applicant, represents owners. Present. Points out that these bricks below the marquee were previously covered with panels that were like a stucco with stone or gravel embedded, like a gravel veneer. They had hoped to be able to restore the bricks that had been under this gravel veneer, but the bricks turned out to be heavily damaged. The material they propose is a fiber cement material that installs similar to a shiplap and is supposed to look similar to concrete.

Commissioners: First question about the proposed replacement material: color. The Standards require that exterior alterations will be compatible with the historic materials, features, size, scale, proportion, and massing to protect this property and its environment. The previous stone was brownish and blended in and the existing bricks would blend in, whereas this proposed material does not blend in with the rest of this building and the neighboring spaces. Is there a different color that would appear more compatible? Applicant explains that this material is what the owners chose, but note that it's not as light as it appears in the rendering. Commissioner states that considering the windows and the neighboring buildings, the proposed color and material does not seem compatible. Commissioner notes that making the panels so light in color contrasts with the rest of the building but matches the marquee in lightness and so it detracts from the restoration work on the marquee because it diminishes the contrast between the marquee and the rest of the building. Commissioner notes that it is not just the color, but it is the scale of the pattern—it is affecting the sense of the building's proportion, and it does diminish the work being proposed for the marquee. The building was brick and it wants to be brick so that the marquee can be the focal point. Commissioner notes that we look at materials but also texture and the rhythm of window openings on this building and neighboring buildings. Commission generally seeks to

preserve materials, but in this case, the original materials are heavily damaged so looking at what would an appropriate replacement material be? Commissioner notes that we are looking at scale and proportion as well.

Applicant seeks a solution the commission can approve because of the court-imposed deadlines. Commissioner states that brick would be the best starting point; it is what was there, and it would be an easily approvable material. Applicant states that he does not think the owners will want to go with brick. Could they propose this material in a different color? Commissioner asks whether commissioners could get on board with something closer to the brown gravel veneer in color that was there, would that be constructive to this discussion? Commissioner states that before we consider that, let's understand the nature of the rest of the proposal: black storefronts, red entry doors. Looking at the rendering on page 80 of the packet, black windows, black storefront to right, teal storefront on left painted black would make sense tying this composition together as one piece of architecture, bring the marquee back to life--now we need to figure out what is appropriate for the area in the center below the marquee.

Applicant asks if the owner selected the proposed material in black, so the whole storefront level was in black and you would not see the horizontal lines, would that be more acceptable to the commission? One commissioner indicated that it would, but one commissioner indicated that that treatment's success is very reliant on paint color, whereas brick, which the commission would not allow to be painted in the future, would always work. Commissioner is not sure that a solid band of black at the storefront level would actually work from a compatibility and composition perspective. Black would hide the seams it's true, but it would introduce a different proportional problem—the black storefront level from side to side would create a plinth and would feel very heavy. Commissioner offered that if the "columns" from top to bottom could be brick and then the remaining material could be black, that would at least read more like the traditional building with storefronts. Retaining the brick columns on the streetface only would be less brickwork, commissioner agreed. Columns should read from parapet to street. When you look at past pictures, keeping that line created by the columns is important. The material (fiber cement) has not been used in the central downtown in commissioner's memory, and the way it is being proposed to be used is not the way a traditional storefront would be used—the material is not broken up, even by a ticket window anymore. Applicant reminded commission that this Washington Street side of the building will be leased out and not used by Déjà vu. Commissioner expressed that the fiber cement should not be right at the sidewalk level where snow could pile up against it or rain could splash back on it.

[Discussion about the building's changing features over time.]

[Discussion about materials Nichiha makes—would any be more appropriate? Are there other options that might work better? Nichiha makes several different products—one looks like shiplap, one looks like traditional lap siding. Commissioner states that traditional lap siding on this building downtown would not be appropriate either.]

Historic material was brick and later covered by the brown gravel veneer. One commissioner states that the commission's charge is to apply the Secretary of the Interior's Standards for Rehabilitation. The building and its materials are valued—those are our charge.

The columns (and some of the alcove) appear to have always included glass cases that housed movie posters.

Commissioner agrees that the way the building has historically read is that from the street from left to right, there was a column, glazing on the storefront, a column (even with a display case), the alcove, a column with a display case, another storefront, and another column. Those columns and storefronts made breaks in the composition. The application of one material on the storefront level covering the fronts of those columns changes the building and its proportions, and using one continuous black band of color along the sidewalk would take the breaks in the composition and the framing of the entry doors and marquee away. One continuous band of color along the bottom cannot do the architectural work of framing the entry and marquee the way it was intended.

Tenants in this part of the space can seek approval for signage but Déjà vu cannot seek any more signage on the Washington side of the building, per the court order.

Commissioner states that the continuous band of light-colored material at the center of the building as proposed is not compatible with the building's design; if the columns were defined, even if it's the columns only on the streetface with this proposed material proposed in the alcove only, that might be a more compatible design for this building. This continuous band of material across the front is not compatible or harmonious with the other buildings in the neighborhood. These columns may not be structural, but visually, they are like columns and when you look at page 80 of the packet, you can see the columns that run from the top of the parapet and should run down to the sidewalk or almost the sidewalk. Covering up the streetfacing sides of those columns (like with this fiber cement material) doesn't work. One commissioner notes that one of the "columns" (the one to the right of the entry doors when looking at the building) has been altered and so it will appear wider than the column to the left and that poses a design challenge (see page 68 of the packet) but the commissioner thinks it is still worth figuring out—the column does still need to read as a column from the front of the building. This design challenge is worth resolving because this is the work that these important buildings require and deserve.

Commissioner states that even if this column to the right were all brick and so wider than the column on the left, he still thinks that would look appropriate and then a different material inside the alcove meets that column. He believes that would still be appropriate.

[Commission discusses that bricks on the fronts of the columns only wouldn't be as difficult or expensive as bricks filling in the entire alcove. There are some design challenges in here with the different surfaces and making them work together, but commissioner believes it could be done and a sense of proportion could be preserved.]

Commissioner wonders if a veneer brick on the visual columns would solve many of the perceived issues with brick—material, time, expense.

It is understood that because these columns originally had cases built into them, they were not complete brick all the way up, but now that a replacement is being considered, the Standards require a compatible design—looking at compatibility with this building and the other neighboring buildings. The proposed paneling is not compatible on the fronts of the columns. Other neighboring buildings have the brick columns between the storefronts and that rhythm of columns and storefronts is what helps make a design compatible and approvable.

Applicant seeks a list of materials that will be approved. Commissioners state that it is not just a list of materials—it is how the materials are applied that make a proposal approvable. Commissioner stated that the columns on the streetfront cannot be this material installed in the way that this rendering shows. The continuous read of this material across the front of the columns does not work for this street. Commissioner was thinking that if the column faces were something that is more harmonious with the rest of the street, then, when the column turns inward (into the alcove), it could potentially be a different material.

Applicant expressed frustration that every rendering and proposal costs money and he doesn't know if it will be approved. Chair explained that the commission offers the option to bring a design in for free as a study item and discuss it with the commission before submitting an application as an agenda item.

[Discussed idea of another material that would allow the column to read as a column from the parapet to the base, with the storefronts and entries as punchouts. Brick would be best, but if you showed a different design that had that sensibility, that could possibly get approved. If an applicant brought a sketch instead of a rendering as a study item, that would be less costly for the owners, and it makes for a more efficient process.] Applicant stated that owners are investing a lot into making this corner look better and are investing in security and the restoration of the marquee. Staff states for the record that for historic district commissions, it is not about what looks better—it is instead about what meets the Standards and Guidelines. It is really important that the commission always refers back to the Standards and Guidelines.

Commissioner states that there is brick and brick veneer—brick veneer might be a more cost effective option and might be a viable option in this case. Commission believes that for the design to be harmonious and compatible with the building and with the street, the columns need to read as columns—the commission has identified that the columns from top to bottom are an important character-defining feature of the building and so seek to bring the verticality of the columns from the parapet to the street, and to retain the rhythm of the streetscape which is structural column, storefront, structural column, storefront. It is about color in part but also materiality. Commissioner suggests bringing product specs for the next product proposed and also please consider a study item before the next application.

[Discussed process delays and product delays and pressure from the court-imposed deadline. Commission discussed that for a study item, participating by Zoom could be an option, since feedback is the product instead of a commission decision.]

[Discussed that some buildings downtown don't follow this rhythm of column, storefront, column storefront. Commission stated that there are a few reasons for that—each building is its own resource and we consider it individually and in concert with the others. What works for one building might not work for another building and what works for one street might not work for another street. Also, some work in the district was done before the district was established in 1978, so some work that was done before then would not be in line with the Standards and Guidelines today. Experience of professionals who work with historic buildings regularly and who work in historic districts regularly is invaluable.]

Staff stated that the projects that the commission reviewed on the street do indeed follow that established rhythm of column, storefront, column storefront and referred to the Google streetview to show examples. Restated that a study item could be handled by Zoom, and commissioner added that a team of professionals would be welcome and that could be productive since the study item discussion could be had over Zoom.

Staff clarified that the Standards and Guidelines say that your first line of action is restoring a feature, and if that feature cannot be restored then we'd be looking to reproduce it in its original material. In this case, we'd be trying to reproduce the feature in brick. If that is not possible, then you are looking at designing a new feature that is compatible and differentiated. Chair states that in this case, the original material was brick. It is within the Standards and Guidelines to require that the replacement be brick. But the Commission is interested in trying to find a solution that will be as much like brick as possible and resemble what was there to carry out the function of that and the read of the façade.

[Procedural discussion regarding application amendment.]

Applicant amended application PHDC 23-0045 to exclude the fiber cement architectural panels and to only include the restoration of the marquee.

Motion: Chesnut (Szumko seconded) moved to accept amended application PHDC 23-0045.

Voice Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko, Byrge
Nays: None
Motion carried.

Motion: Ratzlaff (second: Byrge) moved to approve amended application PHDC-23-0045 and issue a certificate of appropriateness for the work proposed at 31 N Washington as amended, only including the restoration of the marquee using 1-watt light bulbs. This meets Secretary of the Interior's Standards for Rehabilitation #5 and #9.

Voice Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko, Byrge
Nays: None
Motion carried.

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS—

None reported.

OTHER BUSINESS

Property Monitoring:

Letters to places commissioners have reported have gone out and staff is following up.

Staff has sent a letter to the owner of the depot and staff is following up, trying to get a meeting on the calendar.

Staff met with the new owner of 302 E Cross and her contractor so that project is beginning to take shape.

Staff encouraged commissioners to use See Click Fix (<https://cityofypsilanti.com/506/Report-an-Issue>) to send staff property concerns. If it's indicated that the issue is in the "Historic District," it will come right to staff.

Updates from Staff: none

Commissioner Comments:

There is a new window company in town called Hinge and Sill. Staff will send the list of window professionals that she knows of to all commissioners. City does not recommend any contactors, but staff will provide a list of known contractors as a courtesy and that is made clear when the list is sent.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

1. Approval of the minutes of April 25, 2023

Motion: Szumko (second: Chesnut) moved to approve the minutes of April 25, 2023, as submitted.

Voice Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko, Byrge
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 9:38 p.m.

Full Minutes Prepared By: Ellen Thackery