AGENDA

Historic District Commission Meeting

7:00 PM - Tuesday, June 27, 2023
Council Chambers

Page

1. CALL TO ORDER
2. ROLL CALL

   Alex Pettit, Chair
   James Chesnut, Vice Chair
   James Ratzlaff
   Stefan Szumko
   Delrhea Byrge
   Ellen Thackery, Staff
3. APPROVAL OF AGENDA
4. PUBLIC COMMENT ON AGENDA ITEMS
5. PUBLIC HEARINGS
6. BUSINESS SESSION

   6.1. OLD BUSINESS

   6.2. NEW BUSINESS 3 - 149

   1_222 N River Agenda Item
   2_516 N River Agenda Item
   3_311 Washtenaw Agenda Item
   4_206 N River Agenda Item
   5_627 N River 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

8. HOUSEKEEPING BUSINESS

8.1. Approval of meeting minutes 05/23/2023 151 - 160
Historic District 5-23-2023 Minutes DRAFT

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.

RECEIVED
MAY 25 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: 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-Roehm Heating + Cooling 734.429.7250 roehmhvac@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:	Permit fee:
$5,321.12	$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.

Sign[redacted]	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 martial – The AC unit we will be providing will be the same shape and color as pictured below. Unit measures 24.25 x 24.25 x29.25

Site plan – see below aerial view and sketch

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

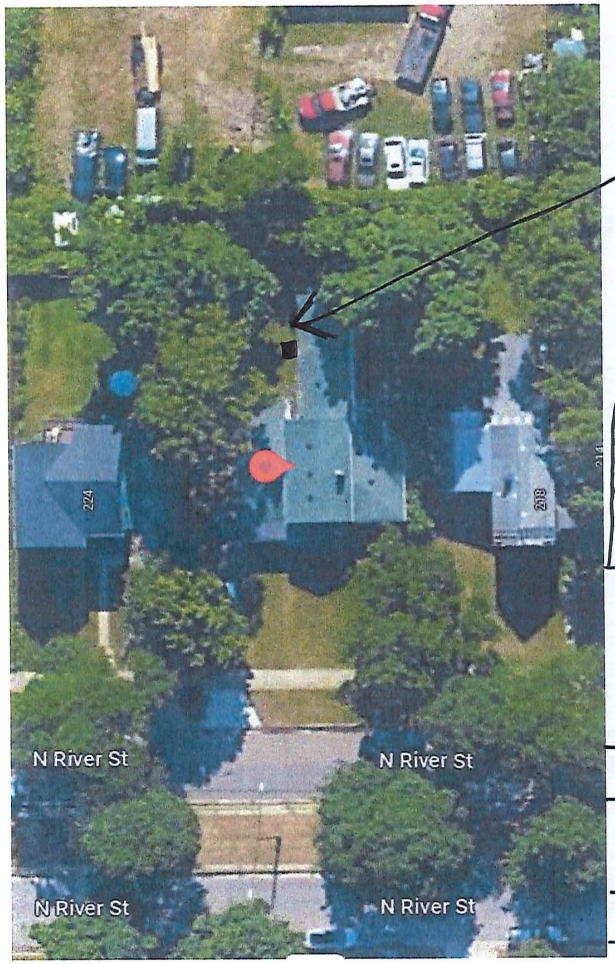
Detailed photographs – See below the proposed install site of AC unit.

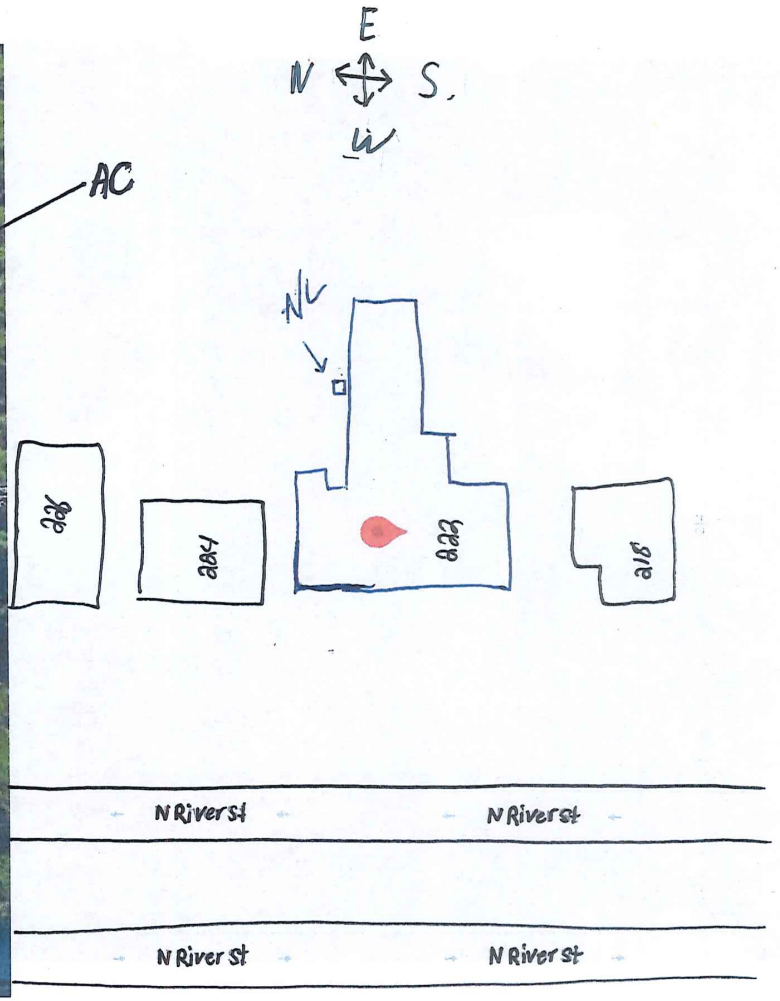
Cut-sheet of install of AC system at 222 N River St. Ypsi

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

R.G. Wahl-Austin
Heating & Cooling


AC
224
N River St
N River St
N River St
N River St


E
N
S.
W
NV
228
224
222
218
N River St
N River St
N River St
N River St

E
Lineout

Ellen Thackery

From: roehmhvac@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: roehmhvac@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

AIR CONDITIONERS

13ACXN

MERIT® Series

R-410A - 60 Hz

Bulletin No. 210831
September 2022
Supersedes January 2021

RESIDENTIAL
PRODUCT SPECIFICATIONS

MERIT® SERIES

SEER up to 15.50
1.5 to 5 Tons
Cooling Capacity - 17,500 to 59,000 Btuh

MODEL NUMBER IDENTIFICATION

13 AC X N 024 - 230 - 17

- **Nominal SEER** (13)
- **Unit Type** (AC): AC = Air Conditioner
- **Refrigerant** (X): X = R-410A
- **Regional Standards** (N): N = North Region
- **Nominal Cooling Capacity** (024):
  - 018 = 1.5 tons
  - 024 = 2 tons
  - 030 = 2.5 tons
  - 036 = 3 tons
  - 042 = 3.5 tons
  - 048 = 4 tons
  - 060 = 5 tons
- **Voltage** (230): 230 = 208/230V-1phase-60hz
- **Minor Revision Number** (17)

FEATURES HIGHLIGHTS

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

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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

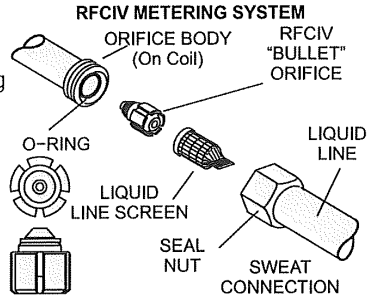
High Pressure Switch
- Shuts off unit if abnormal operating conditions cause the discharge pressure to rise above setting
- Automatic reset

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

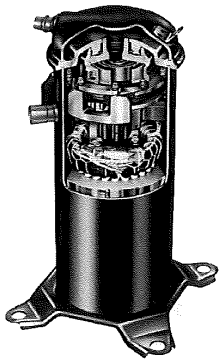
Freezestat
- Senses suction line temperature
- Cycles compressor off when suction line temperature falls below it's setpoint
- Opens at 29°F and closes at 58°F
- Installs on or near the discharge line of the evaporator or on the suction line

Loss of Charge Switch Kit
- Protects the compressor from damage due 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

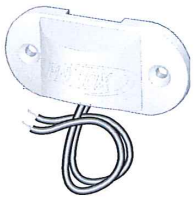
- Wi-Fi-enabled, electronic 7-day, universal, multi-stage, programmable, touchscreen thermostat

- 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, Humiditrol® 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 freezestat 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 Fan Motor		Full load amps	0.7	0.7	1.1	1.1	1.7	1.7	1.7
		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 Hard Start Kit	Copeland	**10J42**	•	•	•	•	•	•	•
	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.

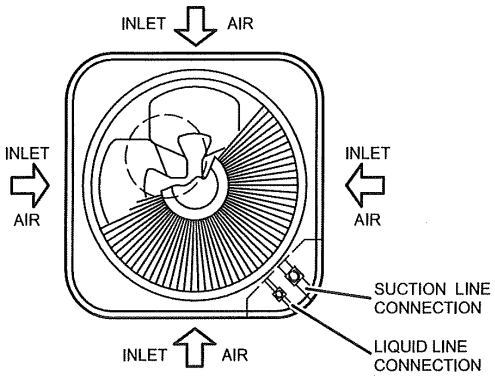
[1] Refrigerant charge sufficient for 15 ft. length of refrigerant lines. For longer line set requirements see the Installation Instructions for information about line set length and additional refrigerant charge required.

[2] HACR type circuit breaker or fuse.

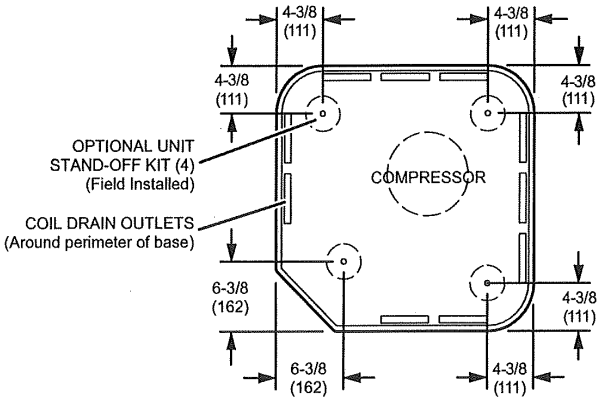
[3] Refer to National or Canadian Electrical Code manual to determine wire, fuse and disconnect size requirements.

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

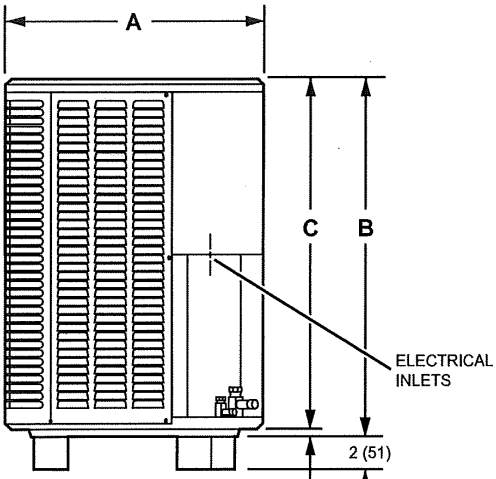
DIMENSIONS - UNIT



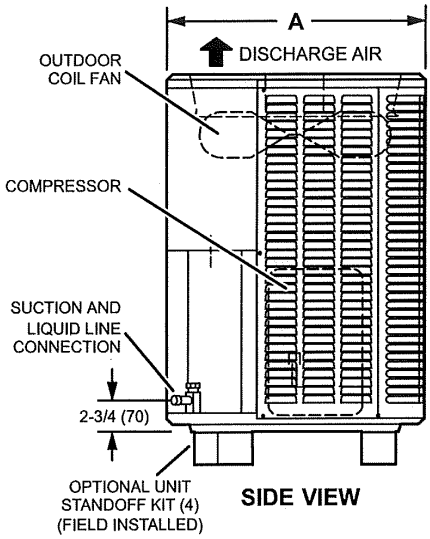
TOP VIEW



TOP VIEW BASE SECTION



SIDE VIEW



SIDE VIEW

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

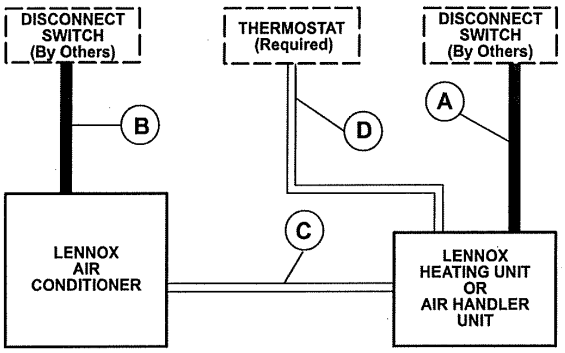
[1] Unit Model	Octave Band Sound Power Levels dBA, re 10^{-12} Watts Center Frequency - HZ							[1] Sound Rating Number (dBA)	[2] Estimated Sound Pressure Level at Distance From Unit (dBA at distance in ft.)				
	125	250	500	1000	2000	4000	8000		3	5	10	15	50
018	53	60	64.5	68.5	67	61.5	54.5	76	69	64	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

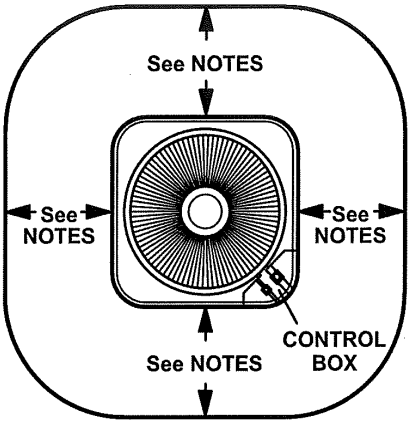


A - Two Wire Power
B - Two Wire Power (See Electrical Data)
C - Two Wire Low Voltage (18 ga. minimum)
D - Four Wire Low Voltage (Electro-Mechanical) 18 ga. minimum.
Five Wire Low Voltage (Electronic) 18 ga. minimum

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).

AHRI CERTIFIED™ www.ahridirectory.org
Unitary Small AC
AHRI Standard 210/240
Certification applies only when the complete system is listed with AHRI.

HRAI MEMBER COMPANY

C ETL LISTED US
Intertek

LENNOX

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.

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RG WAHL-ROEHM
HEATING & COOLING LLC

8423 BOETTNER RD
SALINE, MI 48176-9643
USA

Voice: 734-429-7250
Email: roehmhvac@yahoo.com

LENNOX
AIR CONDITIONING • HEATING
Quality proven over time.
"Dave Lennox"

QUOTATION

Quote Number: 3377(R)
Quote Date: May 15, 2023
Page: 1

Quoted To:	Service Location:
HOLLI ANDREWS 222 N RIVER ST. UNIT # 2 YPSILANTI, MI 48198	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

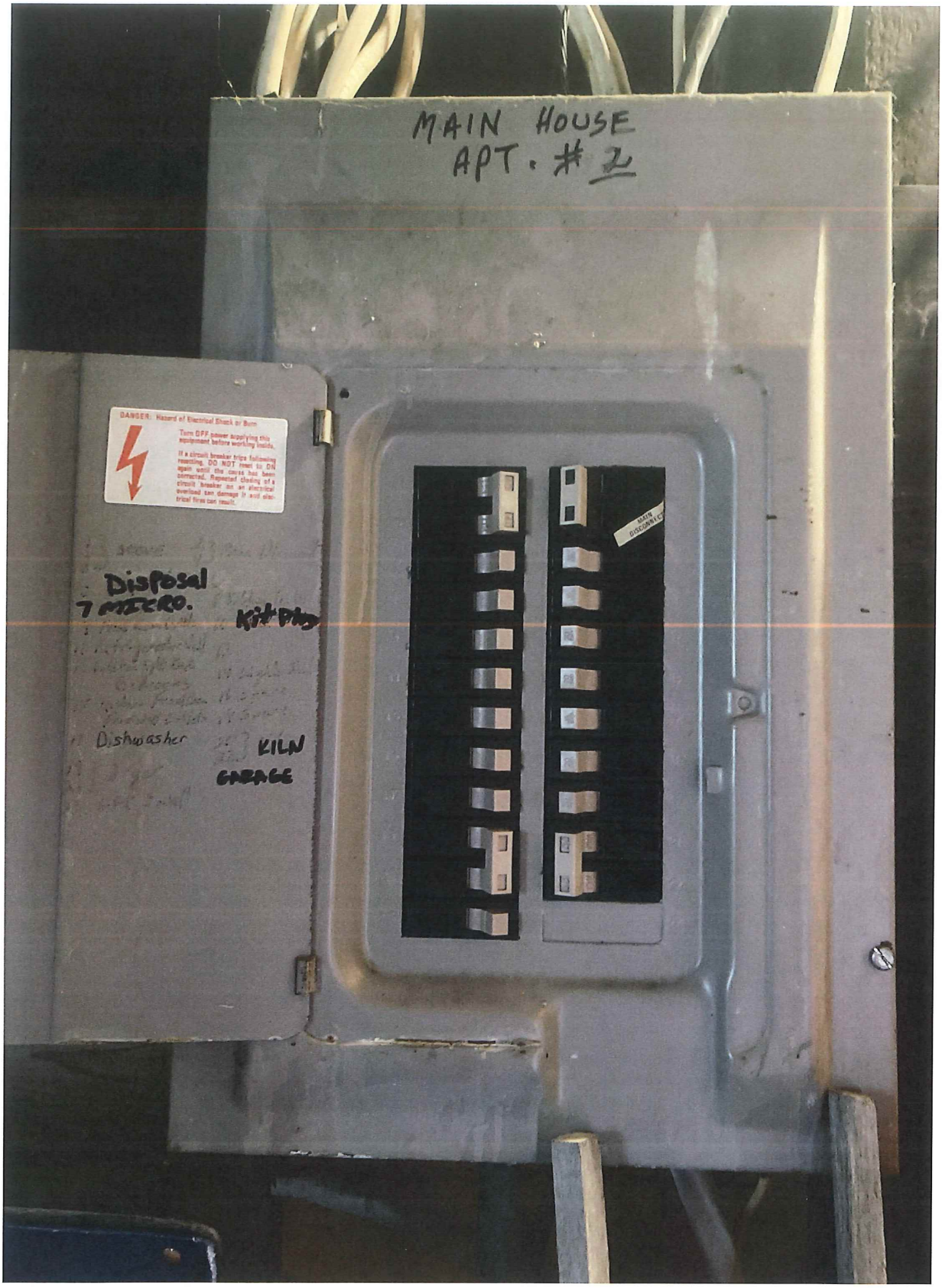
Description

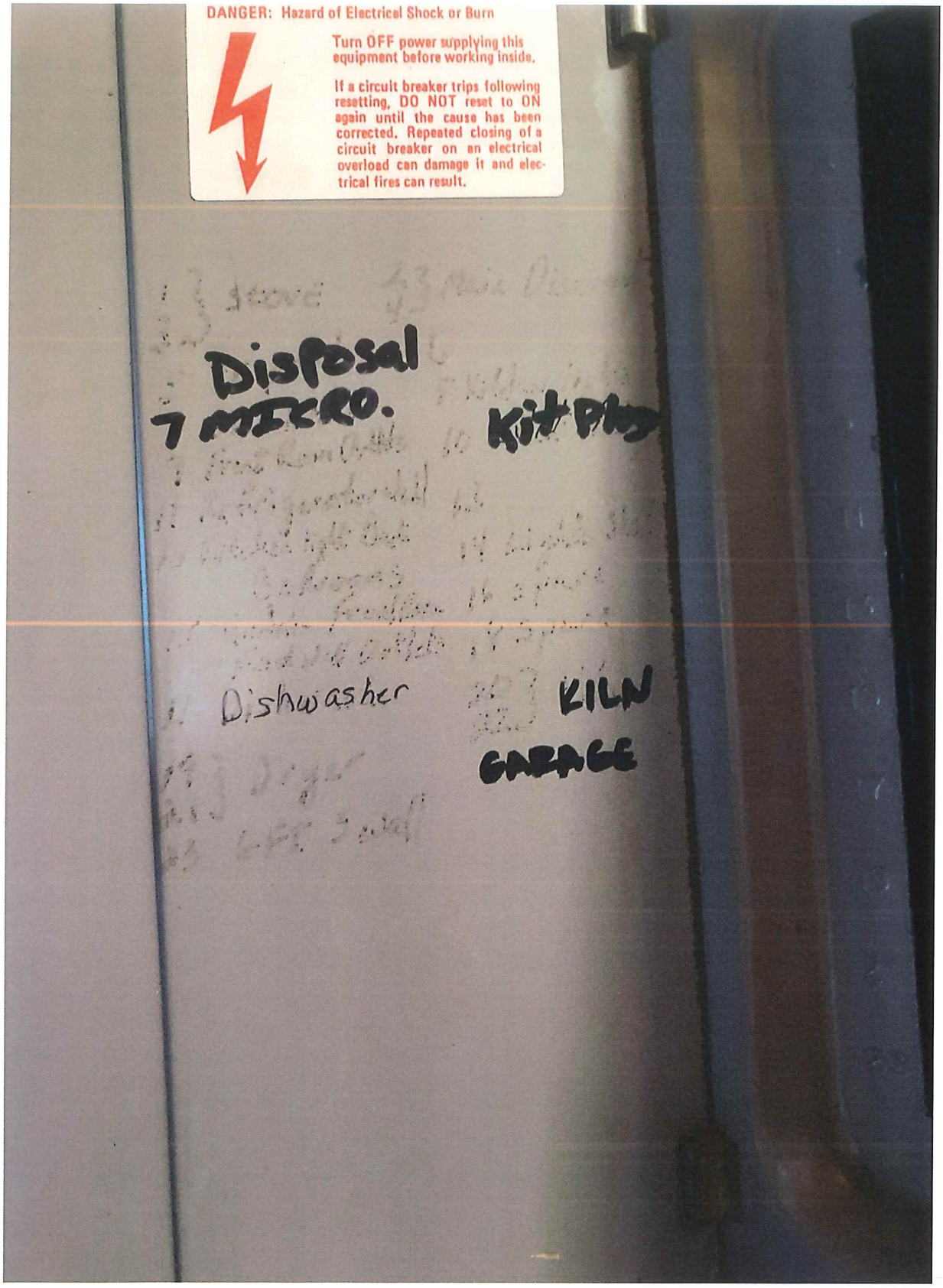
QUOTATION TO INSTALL LENNOX MERIT SERIES, 3 TON AC CONDENSER WITH MATCHING COIL.
****
LENNOX - 13ACXN036-230- ;CONDENSER/3TON/ 230-1 LVR
CX35-30/36C-6F-20 COIL, 2.5-3 TON/ CASED, TXV
DI EL3232-3 ELITE PLSTC EQUIP PAD 32X32X3
PEA GRAVEL 50LB BAG
1/2" X 6' 10ga NON-METALLIC WHIP
DI DDS-060A FUSED DISCONNECT
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

state WATER HEATERS


MAIN HOUSE
APT. #2
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.
MAIN DISCONNECT
Disposal
7 MICRO.
Kit Dis
Dishwasher
KILN
GARAGE


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.
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 Re-review: ~~June 8, 2023~~ June 22, 2023

Date of Meeting: ~~June 13, 2023~~ June 27, 2023

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

Materials: Trex decking, ~~coastal bluff (brown~~) Rocky Harbor (grayish) with partial ~~bronze~~ Vintage Lantern Trex signature rail (Color changes 6/13/23)

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.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

Relevant Secretary of the Interior's Standards:
#9, #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 0 2 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: 31474
Method: Ck 1055
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	State	Zip
YPSILANTI	MI	48198
Phone / Fax	E-Mail **Staff will contact you primarily via email*	
[redacted]	[redacted]	

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 BUFF
TREX SIGNATURE RAIL (BRONZE)

AMENDMENT 6/13/23: DECK: Rocky Harbor
RAIL: Vintage Lantern

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
$18,000	$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: [redacted]	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.

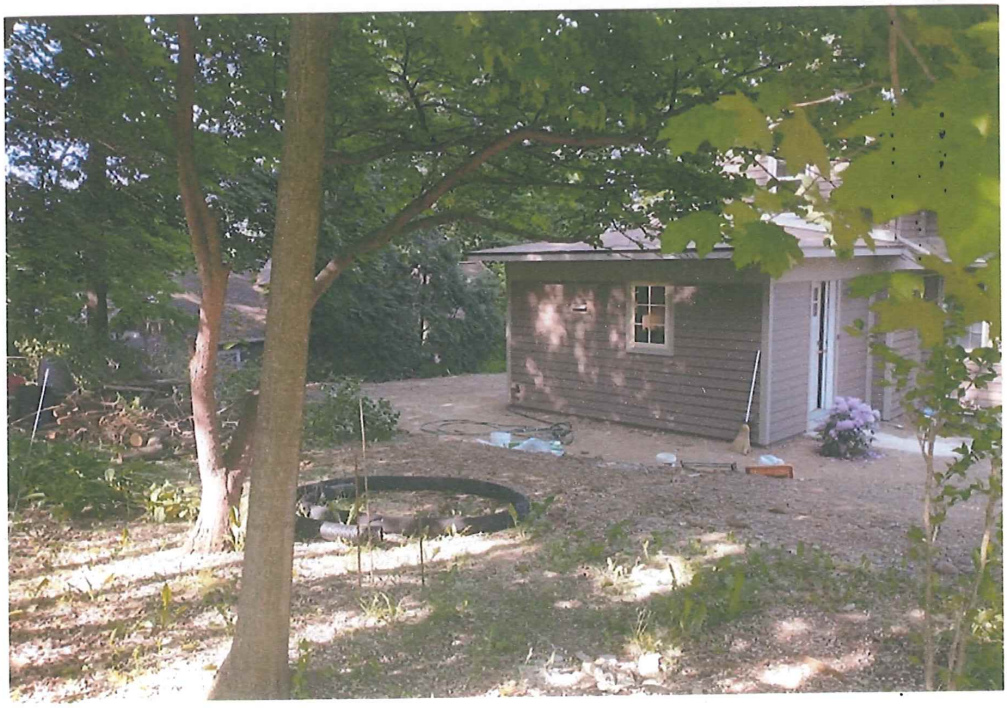
All other necessary Building Permits must be acquired before beginning work.

516 N. RIVER ST

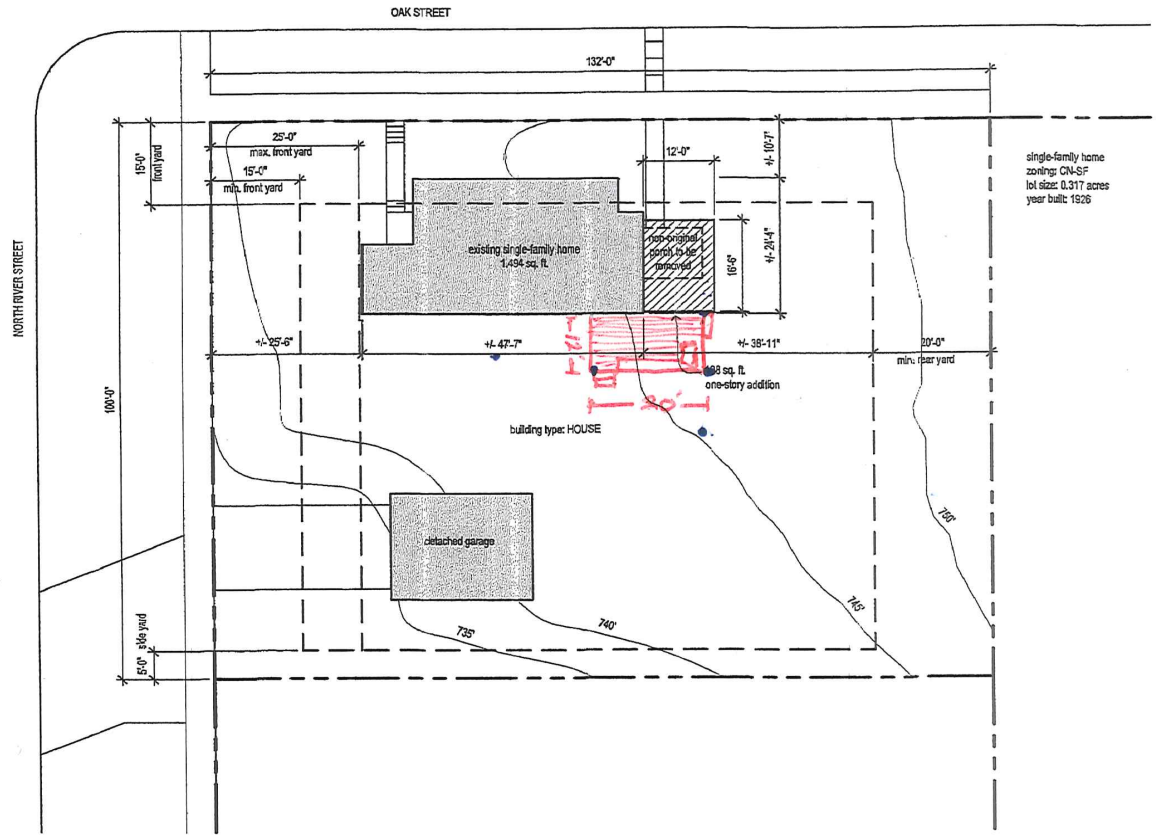
LOOKING EAST
FROM N. RIVER

LOOKING
SE FROM
CORNER OF
RIVER AND OAK

LOOKING SOUTH ON OAK ST.

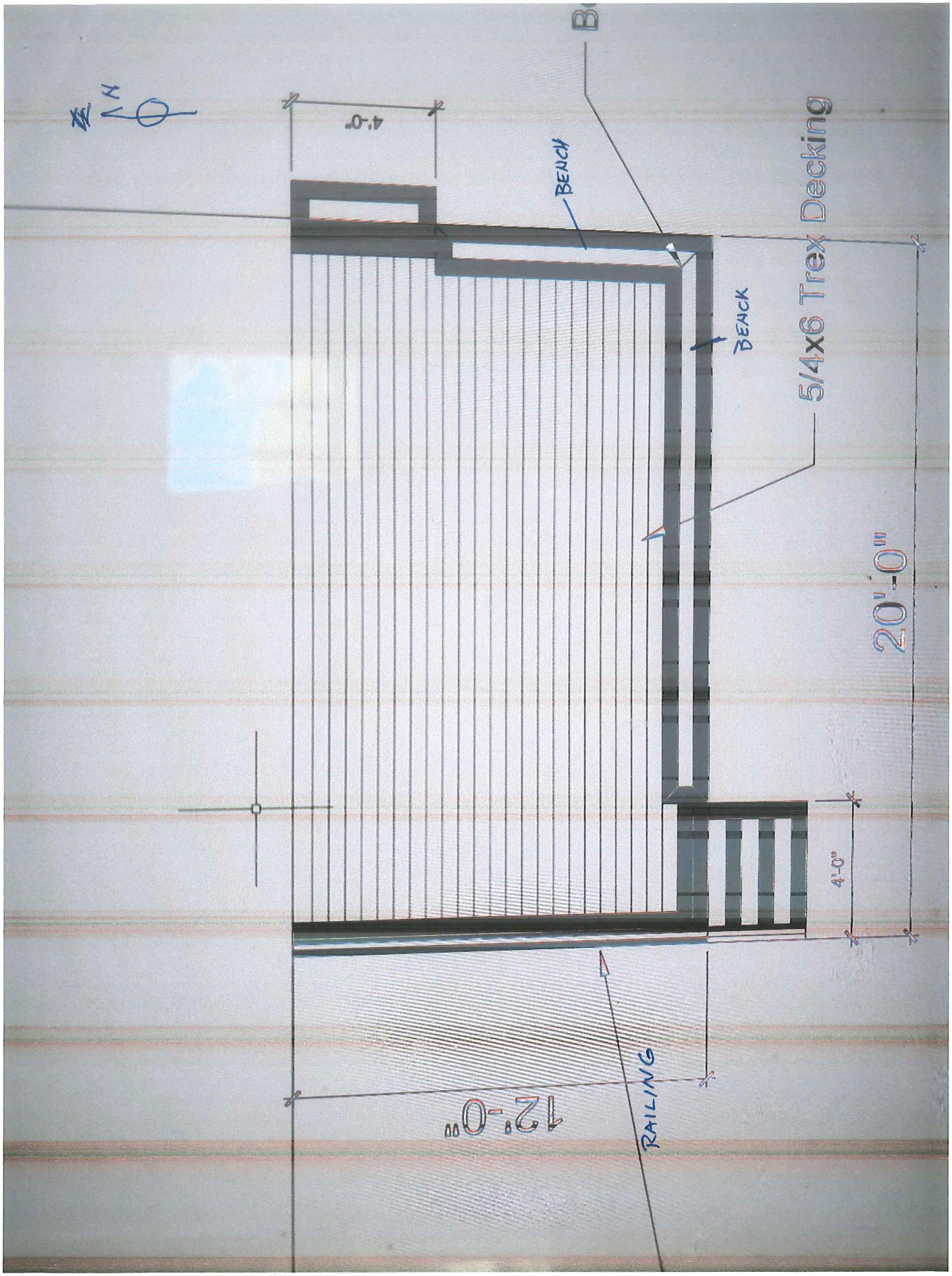


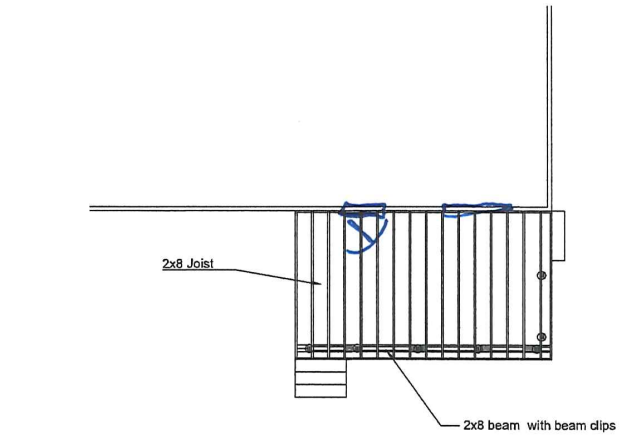
LOOKING SW FROM OAK ST. SIDEWALK

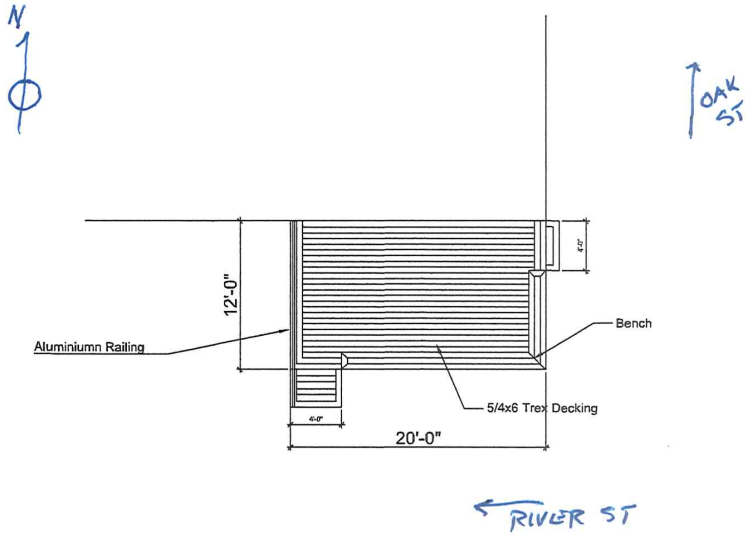


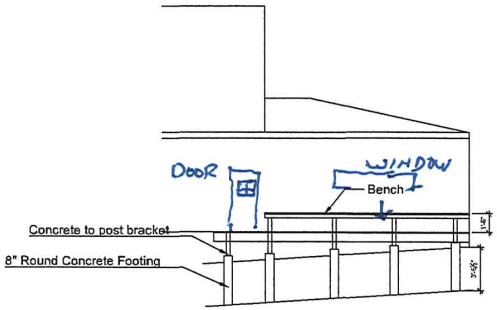
Lewis Greenspoon Architects
1/16" = 1'-0"

VanBolt Residence
516 North River Street
Site Plan
11 July 2022


N
4'-0"
BENCH
BENCH
5/4x6 Trex Decking
20'-0"
4'-0"
12'-0"
RAILING







General Notes

No.	Revision/Issue	Date

Firm Name and Address

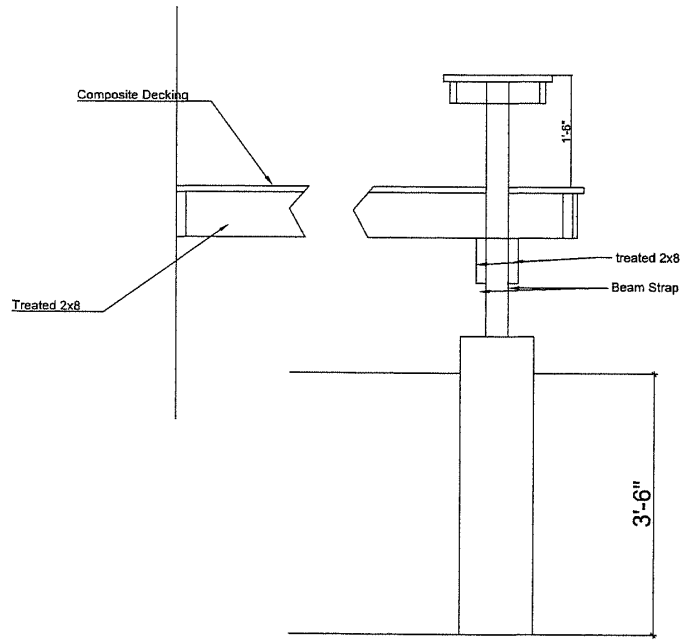
Project Name and Address

Project

Date

Scale

Sheet



General Notes

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Date
Scale
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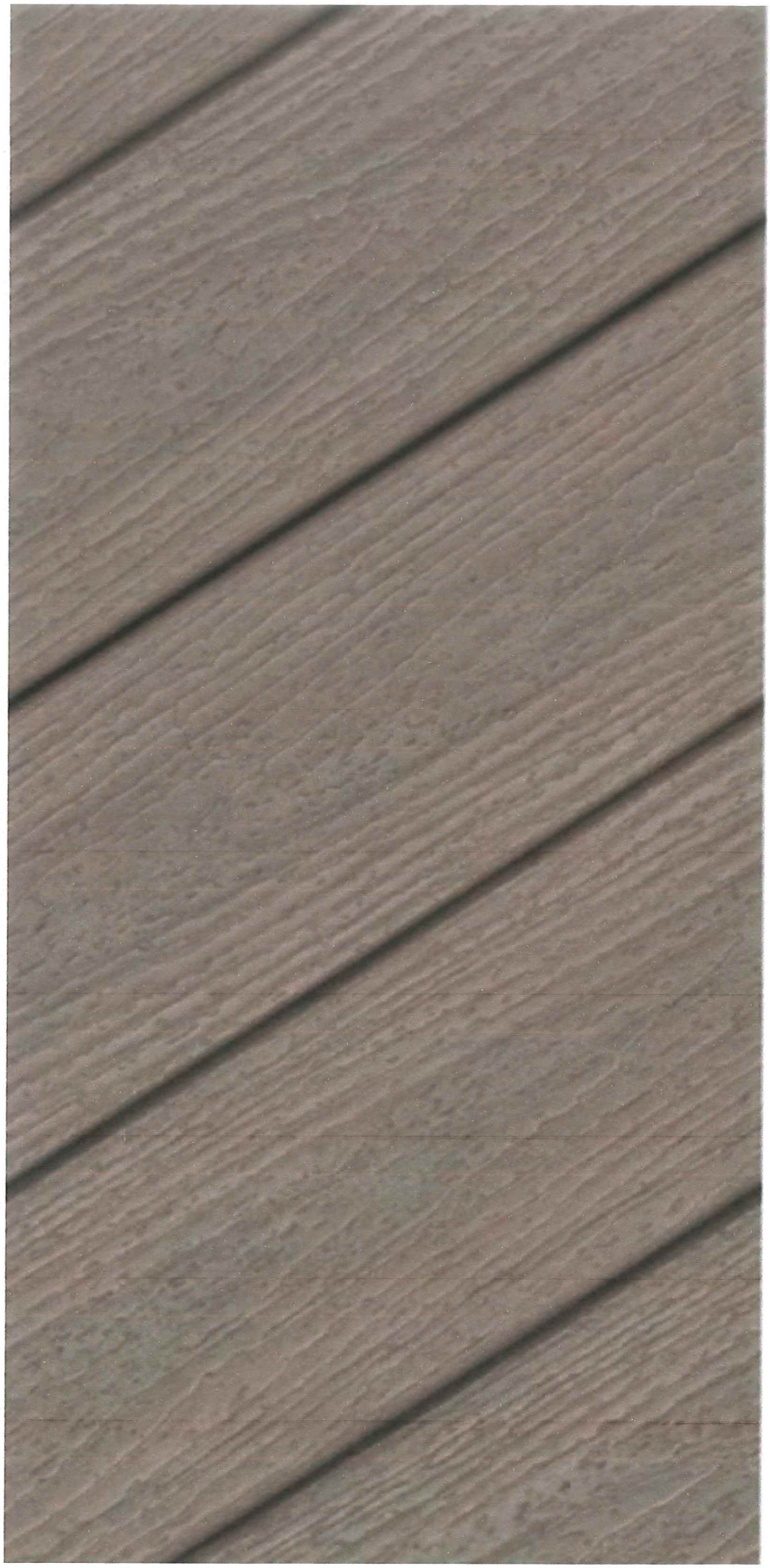
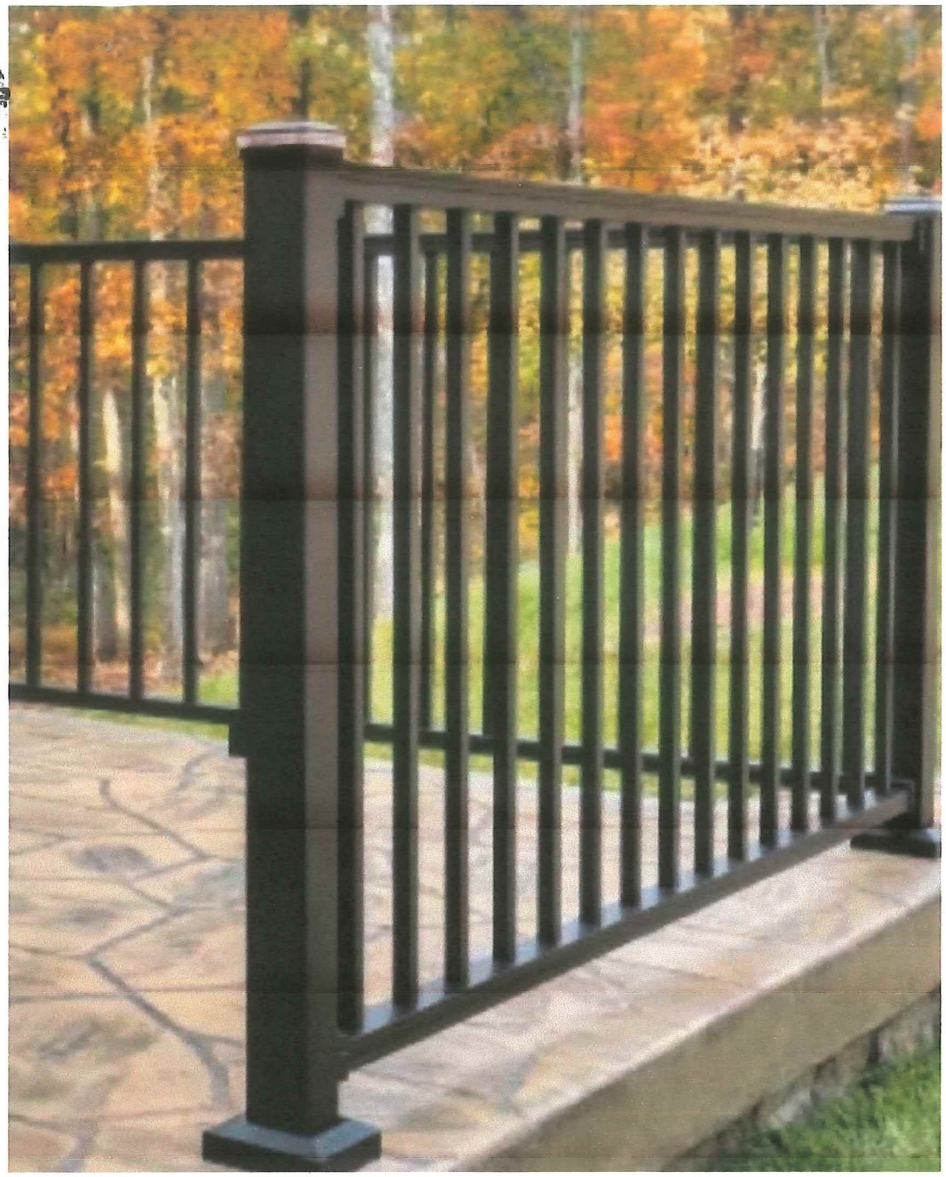


TREX
~~COASTAL BLUFF~~
ROCKY HARBOR, 6/13
Slightly more gray than shown here.



VINTAGE LANTERN, per 4/13 email

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.

Ellen Thackery

From: j vanbolt [redacted]
Sent: Tuesday, June 13, 2023 8:44 AM
To: Ellen Thackery
Cc: j vanbolt
Subject: Tonight's HDC meeting
Attachments: IMG_20230610_132018728_HDR.jpg; IMG_20230610_132700899.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.

Ellen, Thanks for the agenda. This is a heads up that we will propose two slight changes to our deck proposal at 516 N River.

When I submitted the application, the addition had not yet been painted. Now that we have had a chance to hold up the deck samples, we think that a slightly lighter color (Rocky Harbor- a greyish tone similar to the existing trim color on the house) will be more compatible than the darker brown proposed in the application.. It is the color of the deck in the foreground of the attached railing picture.

We will also suggest that the railing be changed to a style similar to the railing recently installed on the ramp at the Ladies Literary Society. A picture is attached - we would request a single color (Vintage Lantern—2nd from the right on the attached color chart—a very dark copper/bronze).

In short, we are requesting no change in the size or construction of the deck, simply a change in deck color and a change in the railing style.

Thank you,
John VanBolt
516 N River

Sent from Outlook

RAIL

DECK

516 N RIVER- PROPOSED RAIL STYLE
BUT WITH ONLY ONE COLOR—
VINTAGE LANTERN. PROPOSED DECK COLOR— ROCKY HARBOR.
(6/13/23 AMENDMENT)

VINTAGE LANTERN

516 N RIVER- PROPOSED RAILING COLOR-
VINTAGE LANTERN
(6/13/23 AMENDMENT)

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.

RECEIVED
JUN 02 2023
CITY OF YPSILANTI
BUILDING DEPARTMENT

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: 31723
Method: 8530
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 Washtenaw

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	State	Zip
MILAN	MICHIGAN	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. Ypsilanti, MI 48197 (810) 241-0600 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 insul brick 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 sheeting, 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.

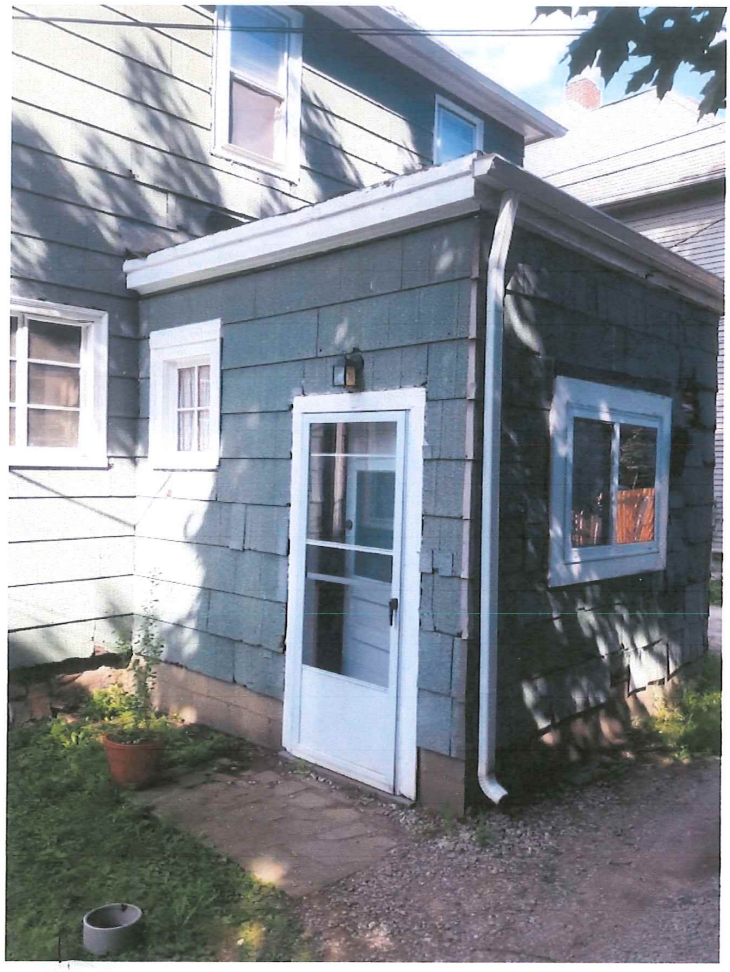
Signat[redacted]	Date: 6/4/2023
Print Name: RONALD W RUPERT	

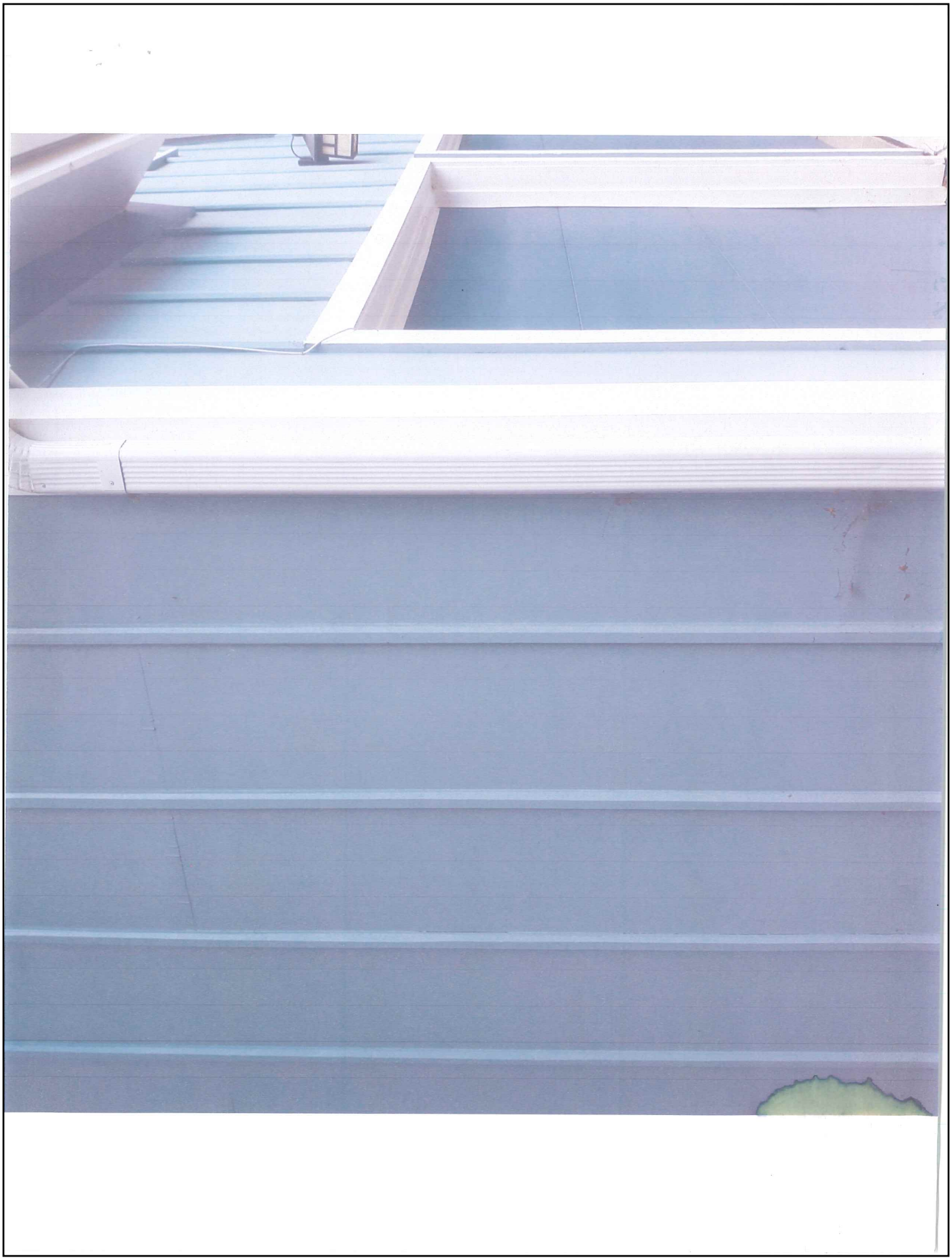
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at ethackery@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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®

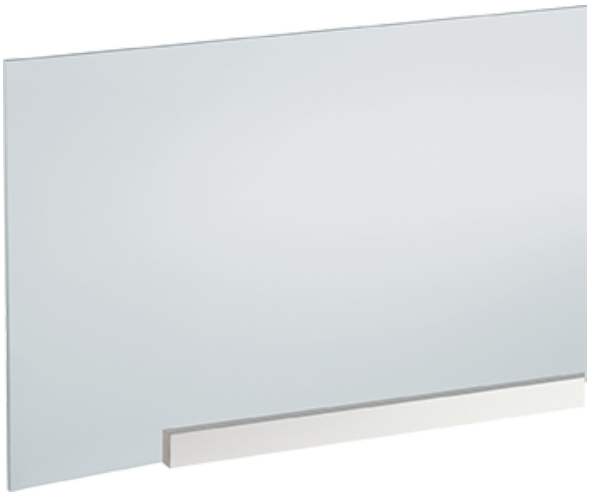
IMPACT
DRIVER
WARNING
To reduce the risk of
injury, user must read
operator's manual.

LEARN MORE

AZEK Siding

SHINGLE SIDING WITH PAINTPRO® TECHNOLOGY

INSPIRATION PHOTO GALLERY



Shown: Smooth

Available in Two Finishes

SMOOTH

WOODGRAIN

Sizing

SIZING

AZEK Board and Batten with PaintPro Technology

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

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

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AZEK® Board and Batten

With PaintPro® Technology

AZEK Board and Batten Install Guide

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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.

AZEK Exteriors
AZEK® Board and Batten
With PaintPro® Technology

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

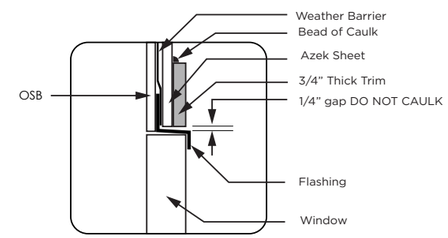
IMPORTANT: AZEK Board & Batten will contour to the undulation of the wall surface. Ensure the wall sheathing and substructure are flat, even and in plane. Any imperfections will be seen.

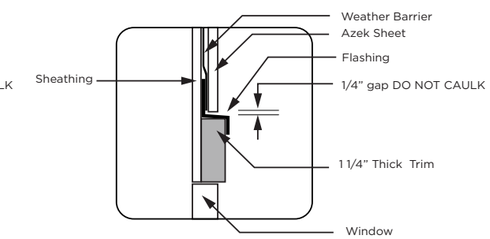
AZEK® Exteriors
AZEK® Board and Batten
With PaintPro® Technology

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

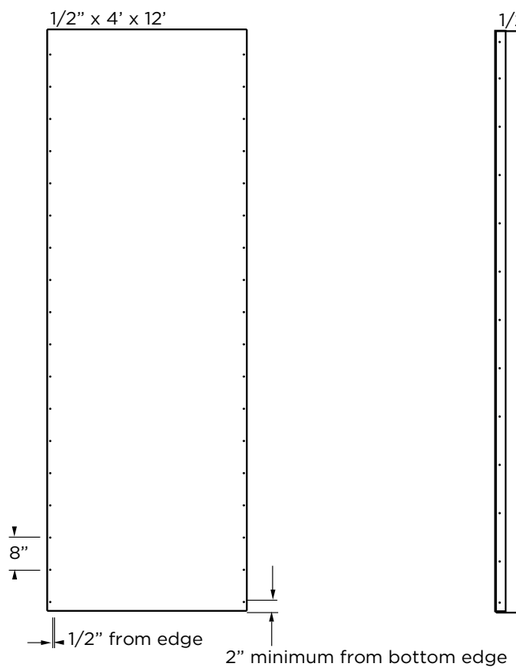
FASTENING

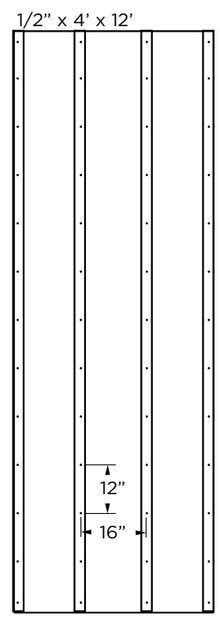
SHEET OPTIONS:

- 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:

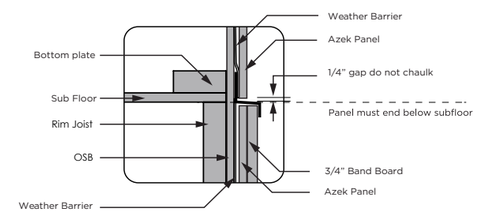
- 2" Cortex screws with matching plugs
- 2" Ring Shank Coil Siding Nail
- Place fasteners every 12" vertically, 1/2" from top and bottom
- DO NOT use adhesives to fasten battens to sheets

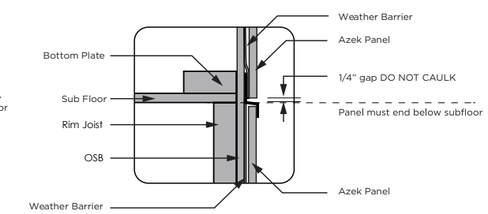


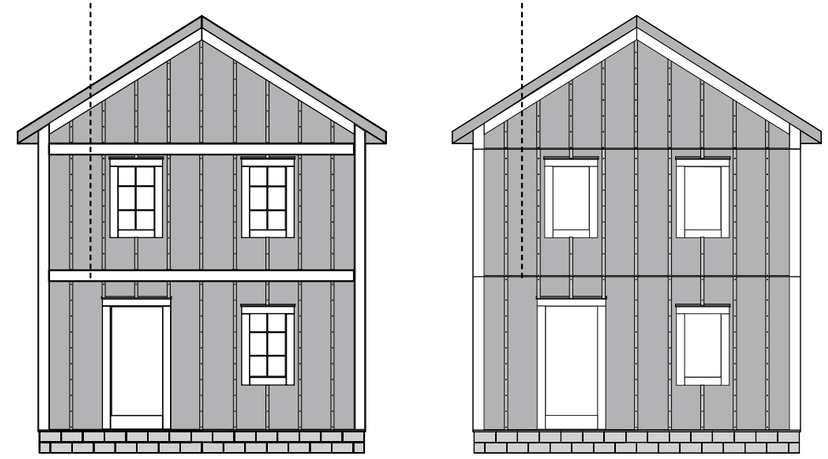


BRIDGING FLOORS

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.





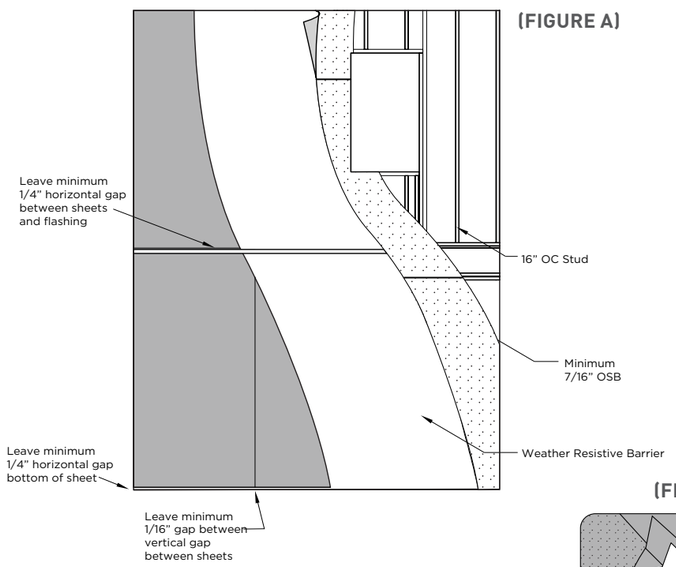


GENERAL REQUIREMENTS

GENERAL ISTALLATION 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

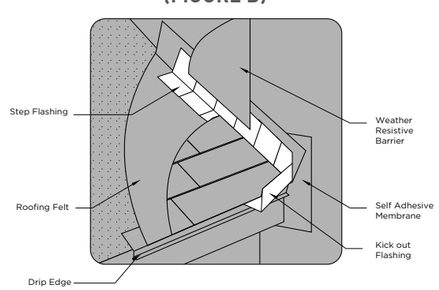
(FIGURE A)



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

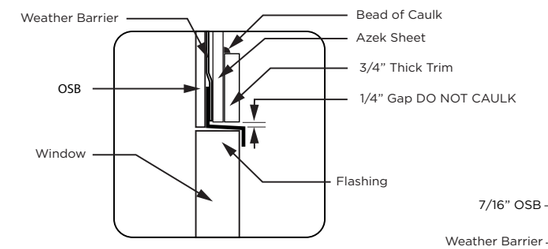
(FIGURE B)

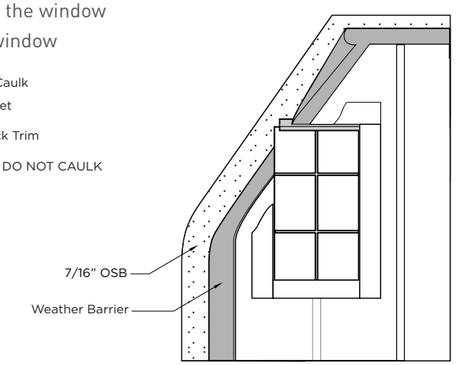


WINDOW DETAILS

SHEET FIRST WITH TRIM OVERLAY

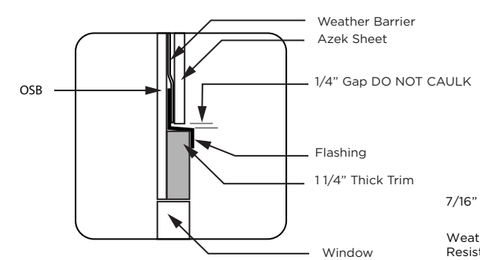
- Properly flash the top of the window
- Leave 1/4" gap above the flashing, DO NOT CAULK
- Leave a 1/8" gap between the sheet and the sides and bottom of the window, caulk this gap
- Install the Trim on top of the sheet around the window
- Caulk the top edge of the Trim above the window

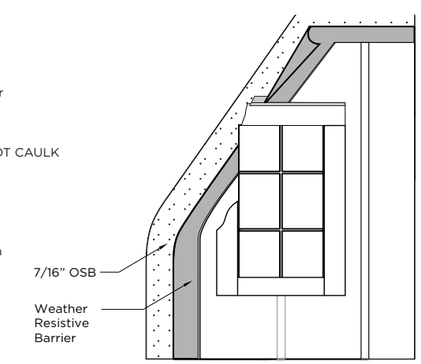




TRIM FIRST WITH SHEET IN-FILL

- 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.

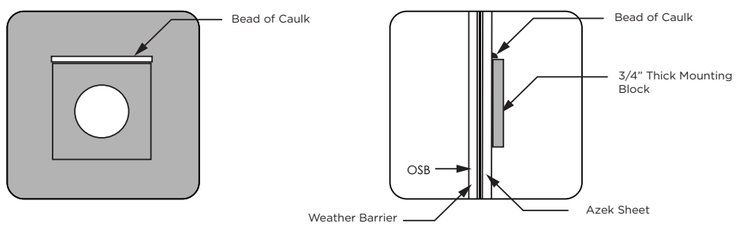




BLOCKING DETAILS

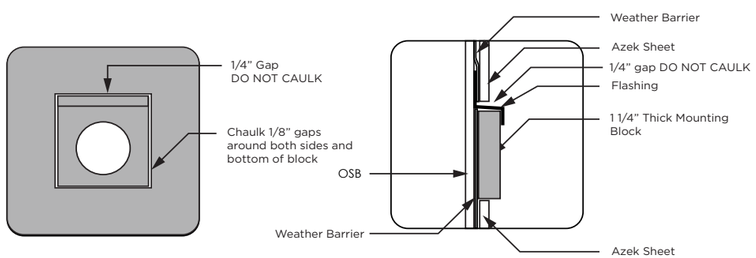
SHEET FIRST WITH TRIM OVERLAY

- 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 contaminates 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

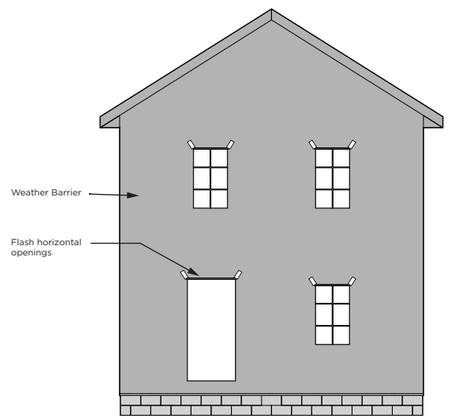
If you still have questions about what paints should be used on AZEK Trim and Siding products check out our recommended color lists and learn more at: www.azekexteriors.com/painting

SHEET FIRST

INSTALLATION PREPARATION:

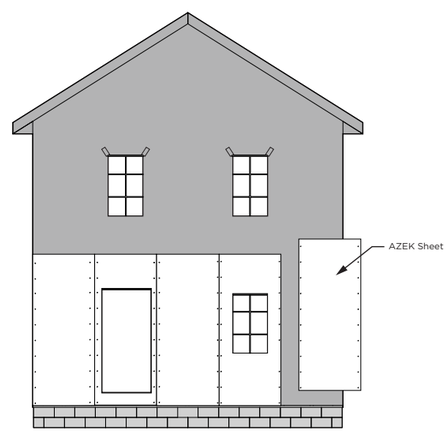
Follow these guidelines for best AZEK Board & Batten Siding installation results:

- 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



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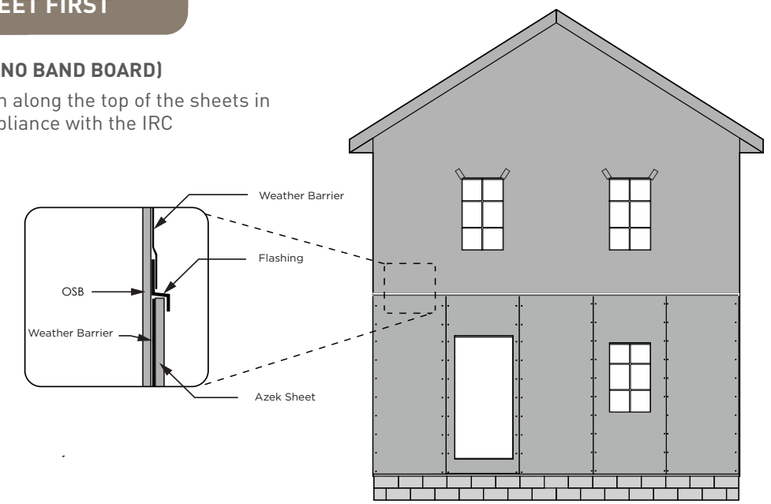
SHEET FIRST

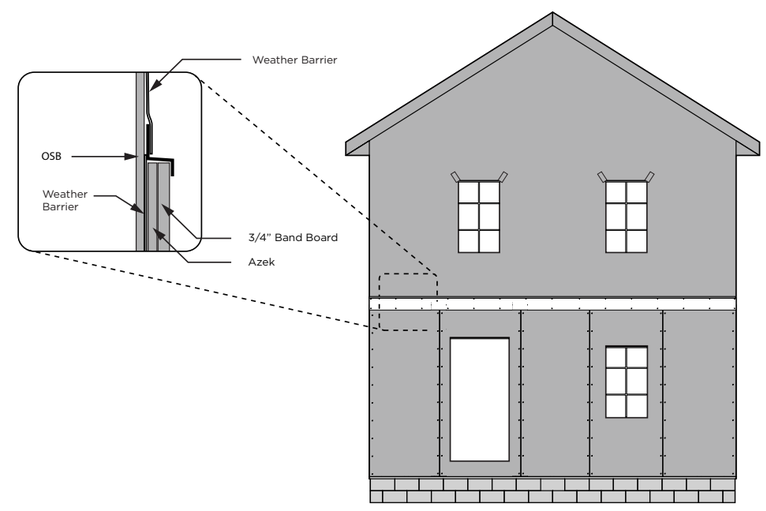
STEP 2 (NO BAND BOARD)

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



STEP 2 (BAND BOARD)

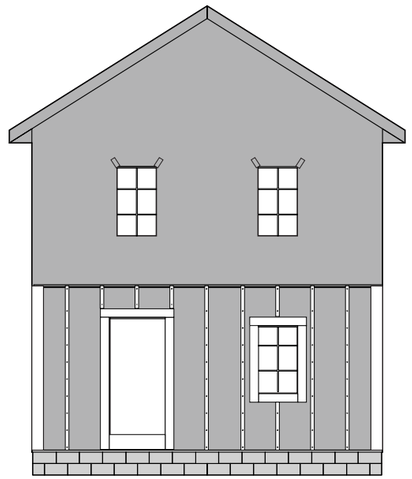
- Install band board flush with the tops of the sheets
- Flash along the top of the sheets and band board in compliance with the IRC



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)

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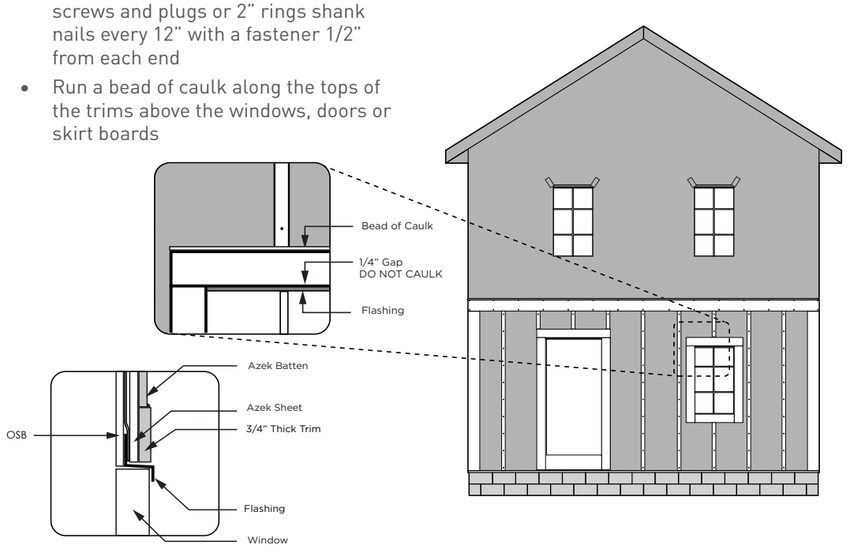

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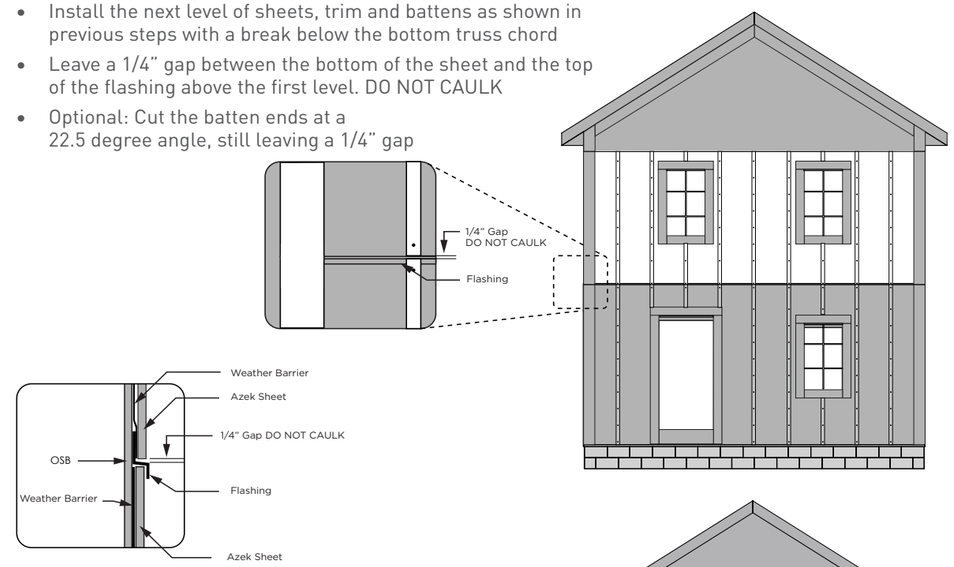
SHEET FIRST

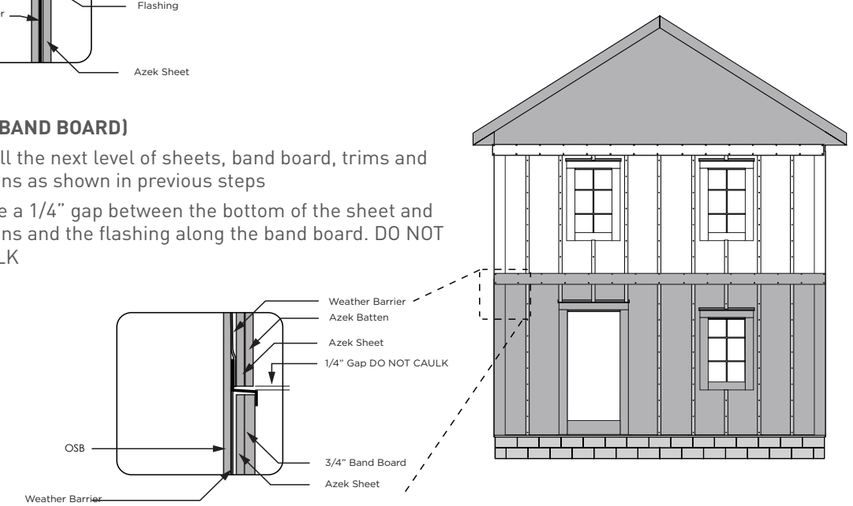
STEP 4 (NO BAND BOARD)

- 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)

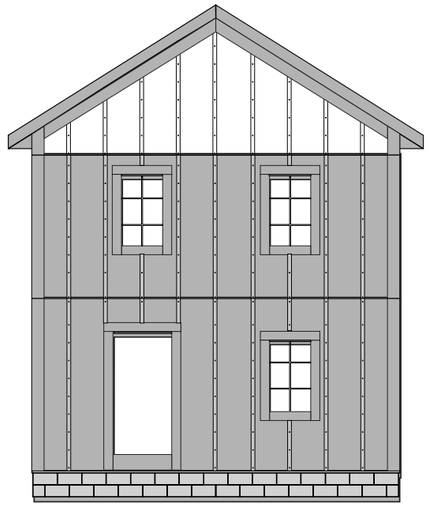
- Install the next level of sheets, band board, trims and battens as shown in previous steps
- Leave a 1/4" gap between the bottom of the sheet and battens and the flashing along the band board. DO NOT CAULK



SHEET FIRST

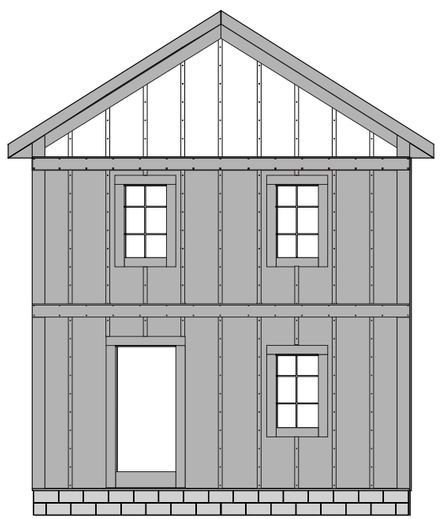
STEP 5 (NO BAND BOARD)

- 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



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TRIM FIRST

INSTALLATION PREPARATION

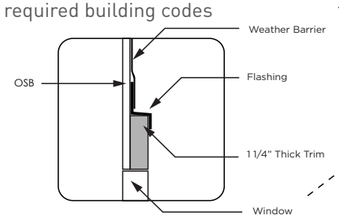
Follow these guidelines for best AZEK Board & Batten Siding installation results:

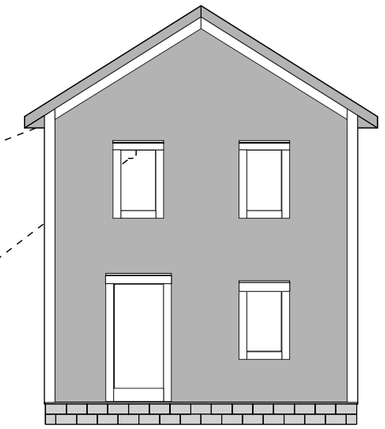
- IMPORTANT: AZEK Board & Batten will contour to the undulation of the wall surface. Ensure the wall sheathing and substructure are flat, even and in plane. Any imperfections will be seen
- Prior to installation, be sure that the wall is structurally sound, weather-tight, and that there are no nails 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)

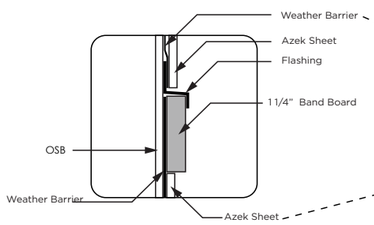
- Refer to trim installation guide URLS
- Install all trims and corners
- Flash all horizontal surfaces to meet local required building codes
- Install all kick-out flashing to meet local required building codes

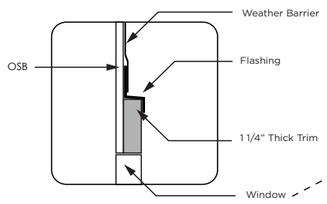


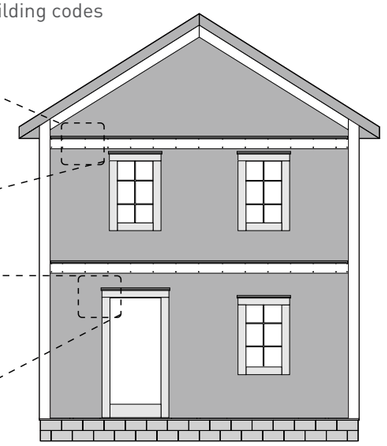


STEP 1 (BAND BOARDS)

- 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







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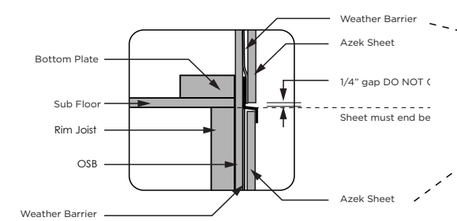
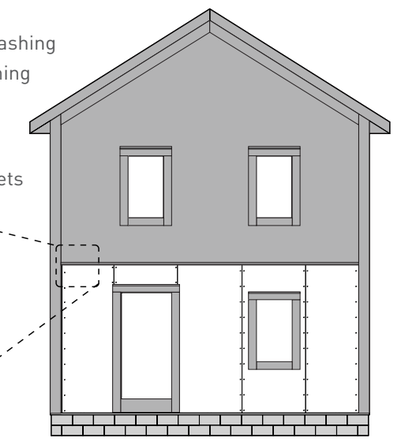
TRIM FIRST

STEP 2 (NO BAND BOARDS)

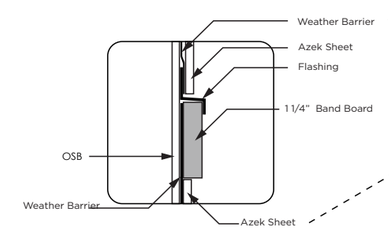
- Install sheets with the tops ending at the second level subfloor.Do not span levels/floors with sheets
- Leave 1/8" gaps between sheets and trims
- Leave a 1/4" gap between sheets and horizontal flashing
- Leave 1/16" gaps between vertical seams of adjoining sheets
- Fasten along the vertical edges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

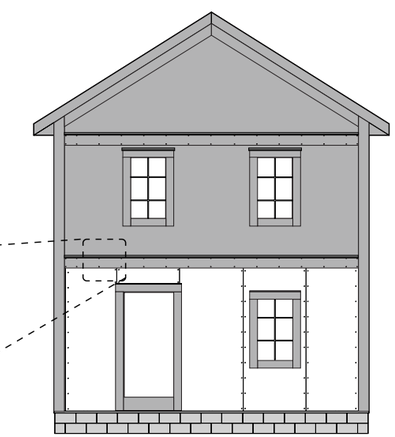




STEP 2 (BAND BOARDS)

- 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 ½" from the edge every 8", and 2" from the top and bottom

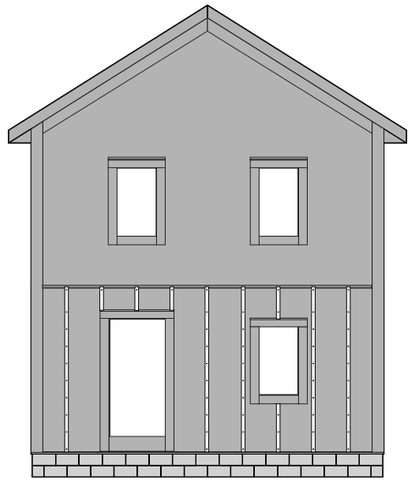




TRIM FIRST

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



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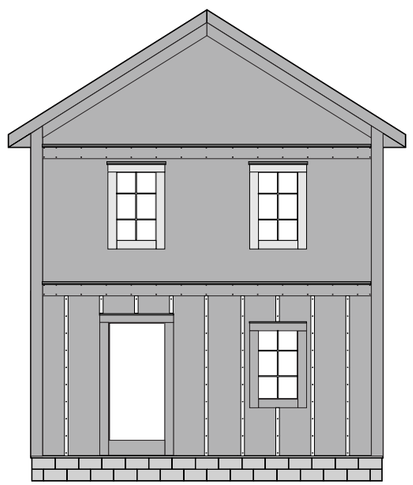
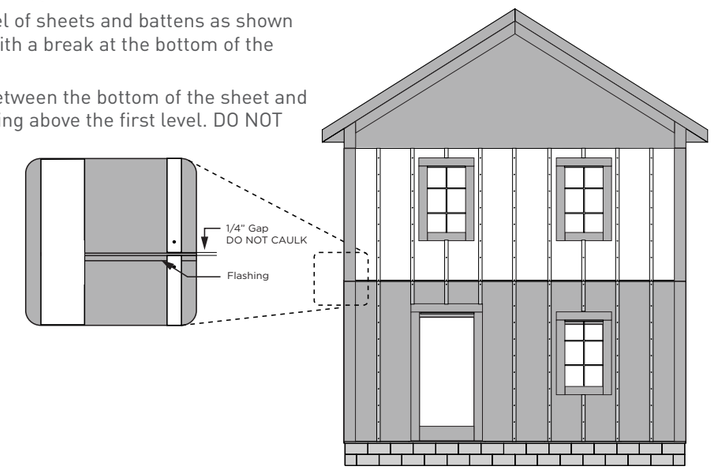
- Fill in the remaining battens with a maximum spacing of 16" on-center



TRIM FIRST

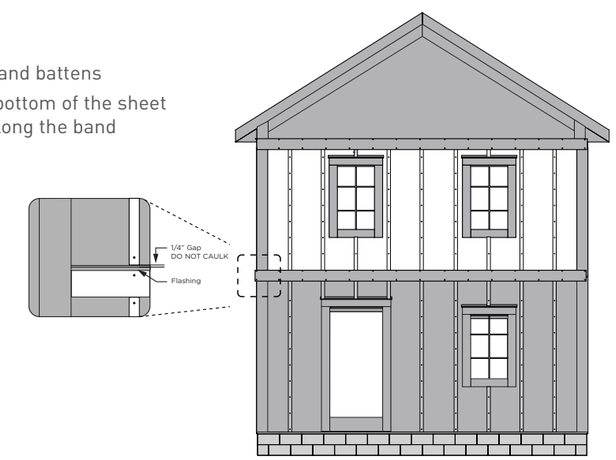
STEP 4 (NO BAND BOARDS)

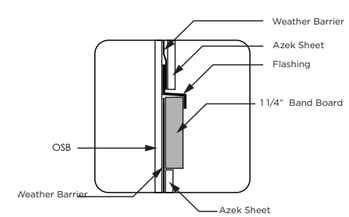
- Install the next level of sheets and battens as shown in previous steps with a break at the bottom of the rafters/trusses
- Leave a 1/4" gap between the bottom of the sheet and the top of the flashing above the first level. DO NOT CAULK
- Optional: Cut the batten ends at a 22.5 degree angle, still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

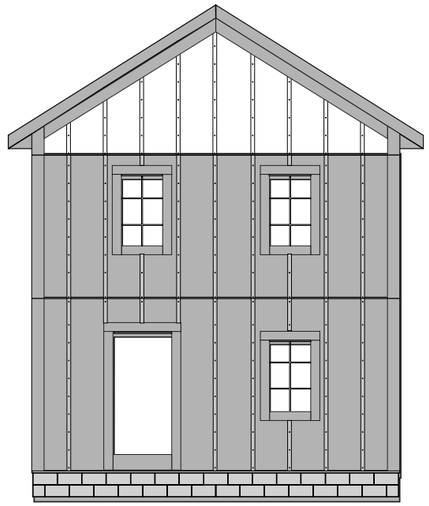




TRIM FIRST

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



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- Install the gable sheets, leaving a 1/8" gap between the sheets and trims
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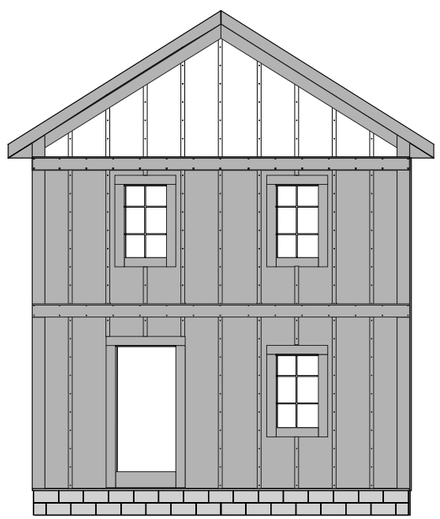
- Install battens as shown in previous steps



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NOTES

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

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HDC Work Permit Staff Review

Property address: 206 N River

Property History: This house contributes to the local and National Register districts. Its character-defining features include its gable front with raking cornice and cornice returns, its wood windows, its one-story secondary half-gable-front portion set back a little from the main mass on the north side, and its porches on the south side of the house with Tuscan columns with wood porch guardrails.

The house appears on the 1855 birds-eye-view map of Ypsilanti, and it has had its current configuration since about 1916. (The current addition at the rear of the house that is used as a garage was added between 1909 and 1916. See attached images from Sanborn maps.)

The main body of the house is covered in asbestos or asphalt shingles, but the garage addition did not receive those. It still has its original wood siding exposed.

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.

206 N River, front or west elevation.

206 N River, north side and northwest corner. Wood-sided portion to rear is portion where siding is proposed to be replaced.

206 N River, southwest corner and southern side of house. Wood-sided portion at very rear of house barely visible here is where the replacement siding is proposed.

206 N River, southwest corner and southern side of house. Wood-sided portion at very rear of house barely visible here is where the replacement siding is proposed.

Date of Application: May 24, 2023, withdrawn
June 9, 2023 reapplied

Date of Review: June 21, 2023

Date of Meeting: June 27, 2023

Proposed work: Replace existing wood siding on the garage portion of the house with smooth fiber cement siding like Hardie Plank Lap Siding.
Replace existing person-entry door with a same steel door.

Materials: White Hardie Plank Lap Siding, Smooth. Likely a 4" exposure.
Steel door, same as existing

Staff review:

1. First, the *Secretary of the Interior's Standards with Guidelines for Rehabilitating Historic Buildings* require that character-defining features of the historic property are identified. Is the wood siding on the rear-most addition on this house (the garage) a character-defining feature?

   Because this garage is attached to the house and has been in place since about 1915, staff finds that this portion of the house is historic and its wood siding is a character-defining feature.

2. Second, then, the *Standards and Guidelines for Rehabilitating Buildings* ask whether the material could be repaired or whether the severity of the deterioration requires replacement. The Secretary of the Interior's Standard for Rehabilitation #6 states that "Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials."

   The wood siding on this garage/rear-most addition is in poor condition. Applicant states that the workmanship on the installation of the siding about 1915 was not high quality—some planks are short and there are a lot of seams—and the siding currently allows squirrels to get into the house.

3. If the commission acknowledges that the *Standards and Guidelines* prioritize preservation and repair of the original materials over replacement, and accepts that this material is beyond repair, the question is what is an acceptable replacement? The Guidelines state that a character-defining feature that requires replacement "…should be replaced to match the historic feature based on physical… documentation of its form and detailing. As with repair, the preferred option is always replacement… in kind (i.e., with the same material, such as wood for wood). However, when this is not feasible, a compatible substitute material that can reproduce the overall appearance of the historic material may be considered."

4. The introduction to the *Standards and Guidelines* states that the Standards will be applied taking into consideration economic and technical feasibility.

   Wood siding to replace wood siding is widely available, and easy to cut and install, so technical feasibility is not an issue for this review. Regarding economic feasibility, on June 22, 2023, Chelsea Lumber in Chelsea quoted staff cedar lap siding with a 4" reveal at $35 per 12' length. Staff did not ask about pine siding. Smooth Hardieplank lap siding with a 4" reveal is $8.69/ 12' length. The salesperson did state, however, that the Hardie product requires a special saw and mask for cutting, requires special installation, is brittle, and will still require painting. The quotes he provided did not include installation.

5. In addition, as per the city's historic preservation ordinance, when reviewing plans, the commission shall give consideration to the Standards and Guidelines, the house's historic or architectural value and significance, the relationship of the house's architectural features to the surrounding area, and the general compatibility of design, arrangement, texture, and materials proposed.

   Value/significance. This house contributes to the district and still has many of its character-defining features (see Property History above), but the main body of the house has been covered in asphalt or asbestos siding. *Features.* The c. 1915 wood siding on this addition would be removed in this proposal, so its ability to serve as physical documentation for what had been on the addition would be lost. The proposed work is only on the secondary elevations to the rear of the house, however, and the area to be re-sided is not very visible to the street/sidewalk, especially from the south. Further, the other features on the house would not be affected. *Compatibility.* The proposed re-siding material, while not wood, is of a similar reveal to the original wood siding and would be smooth and painted, like well-maintained wood siding. If someone wanted to restore the house's presumed wood siding under the current asphalt siding, staff does not think that those restoration efforts would be negatively impacted by this proposed work, since this area is an addition anyway, and this material would be differentiated and compatible with wood lap siding, as long as it didn't negatively impact the wood where the two materials touch.

6. The 2017 Guidelines that accompany the Standards show a photo of smooth cementitious siding on a secondary elevation, and the caption states, "Smooth-surfaced cementitious siding may be used to replace deteriorated wood siding only on secondary elevations that have minimal visibility." (p 91)

7. In summary, staff believes the relevant questions in this case are, Is the wood siding on the rear-most portion of the house (the garage) beyond repair? If it is beyond repair, must it be replaced in kind with wood siding or is that infeasible economically or technically? If it is infeasible, is the proposed smooth Hardie Lap Siding an acceptable alternative? Might the cementitious siding be acceptable on the very rear of the house (on the east end), even if it is not acceptable on the north or south sides?

8. Staff finds that replacing a nonhistoric steel door with an in-kind steel door meets the Secretary of the Interior's Standard for Rehabilitation #9; the proposed door will not

destroy historic materials, features, or spatial relationships that characterize the property.

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

Relevant Secretary of the Interior's Standards:
#6 for siding, #9 for door

Potential Motions:

If infeasibility of wood is shown and replacement material is compatible: Move to approve Application PHDC-23-0050 for the proposed work at 206 N River for the: 1) replacement of a steel person-entry door with a like steel entry door on the garage/rearmost portion of the house, and 2) the removal of deteriorated wood siding on the garage/rearmost portion of the house and the installation in its place of white smooth HardiePlank Lap Siding, on the northern, eastern, and southern walls of the garage portion only. Because the wood siding was shown to be infeasible in this case, because the elevations affected are toward the rear and are secondary, and because the proposed replacement is compatible in this case, this proposed work meets the Secretary of the Interior's Standards for Rehabilitation 6 and 9 and the Guidelines for Rehabilitating Historic Buildings.

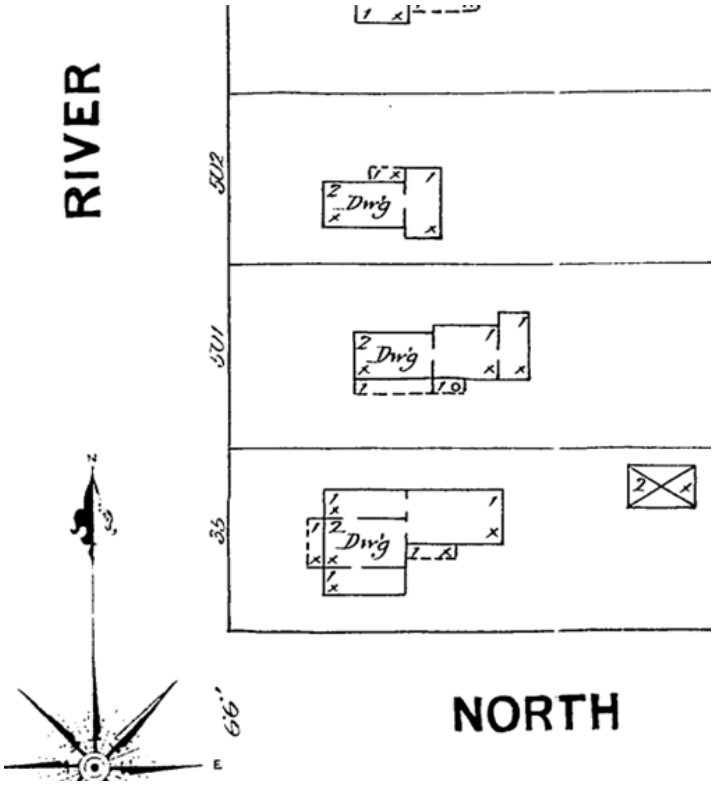
***
If infeasibility of wood is not shown, postpone: Move to postpone Application PHDC-23-0050 for proposed re-siding at 206 N River to the next meeting of the historic district commission, scheduled for July 11, 2023, so that the applicant can provide more information as to why repairing and replacing the wood siding with wood siding on the garage portion of the house (at the house's eastern end) is technically or economically infeasible. Repair estimates and costs of replacement wood siding are requested by the commission. A procedural denial will be issued for this application if the commission does not act before Friday, August 4, 2023.

*****
If infeasibility of wood is not shown, deny: Move to deny Application PHDC 23-0050 for the proposed work at 206 N River including the removal of wood siding on the attached garage portion of the house (the easternmost/rearmost portion) and installation of smooth HardiePlank Lap Siding on that same portion of the house because this proposed work does not meet the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Specifically, the proposed work does not meet Standard for Rehabilitation #6, which requires that deteriorated historic features be repaired before being replaced. The Standard states that where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and, where possible, materials. A compatible substitute can be used when replacing in kind is not feasible, but evidence of infeasibility was not included with this application. The replacement of a steel entry door with a like door can be approved by staff with an amended application.

Prepared by:
Ellen Thackery, Preservation Planner

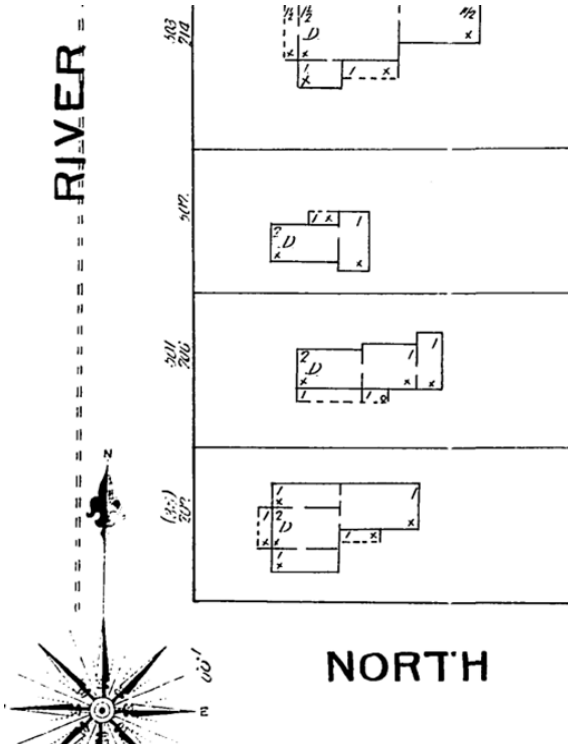
Sanborn Map Images of 206 N River

1888:



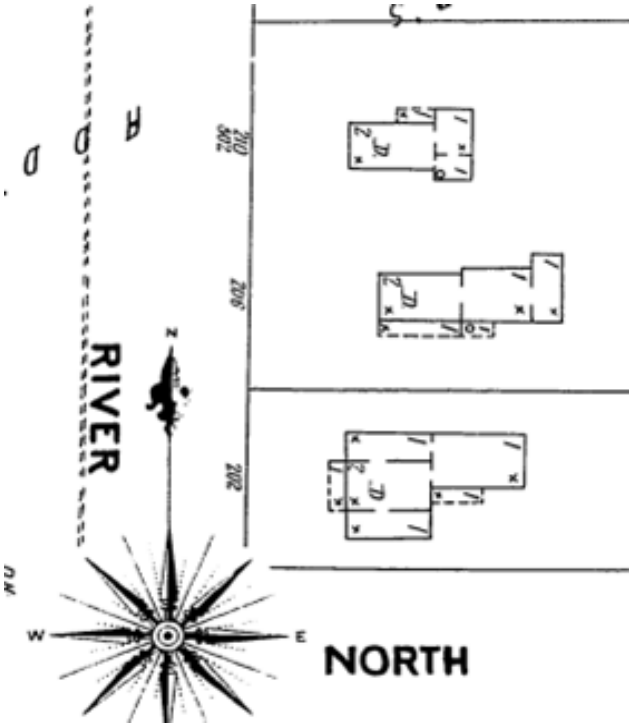
206 N River (former address number shown here)

1893:



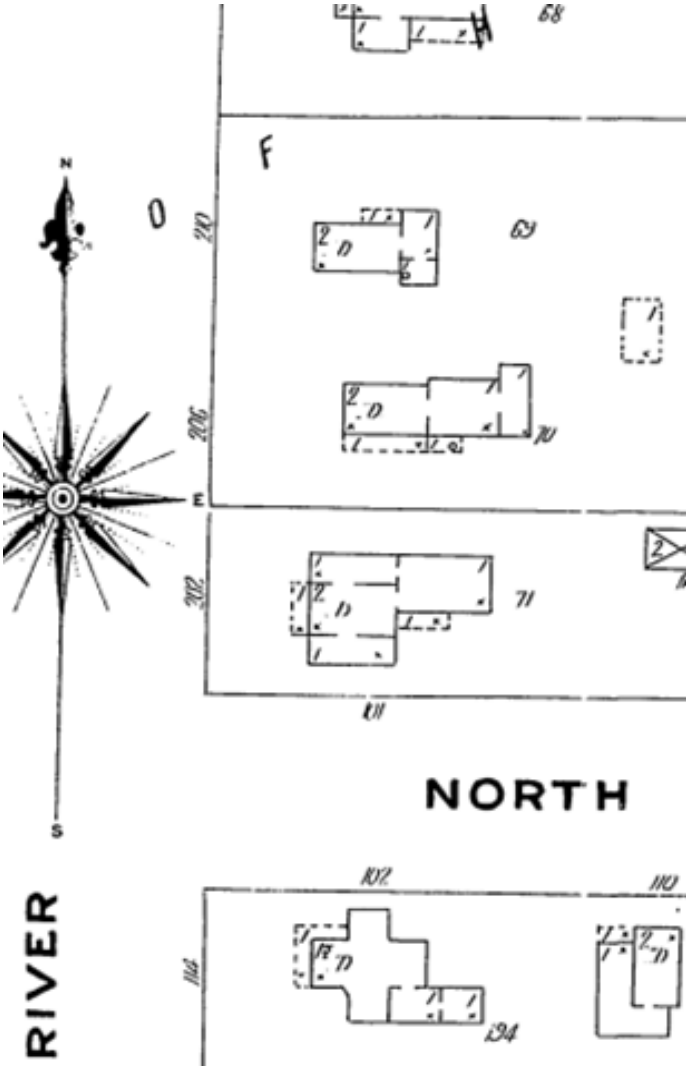
206 N River, 1893. Footprint unchanged from 1888.

1899:



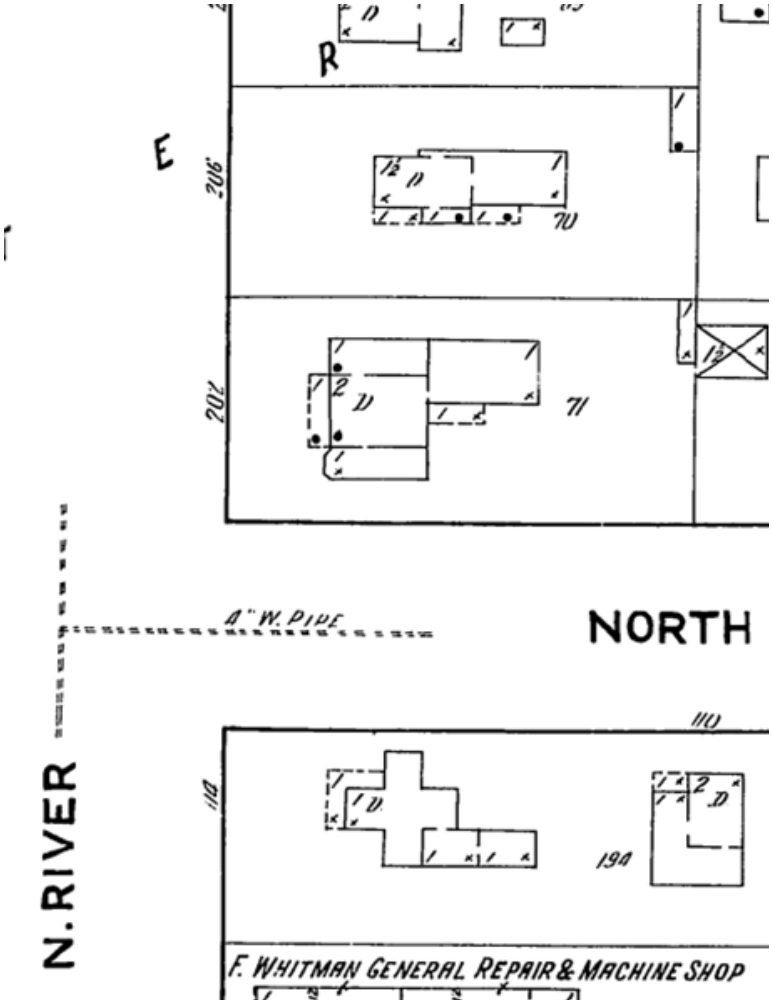
206 N River, 1899. Footprint unchanged from 1888.

1909:



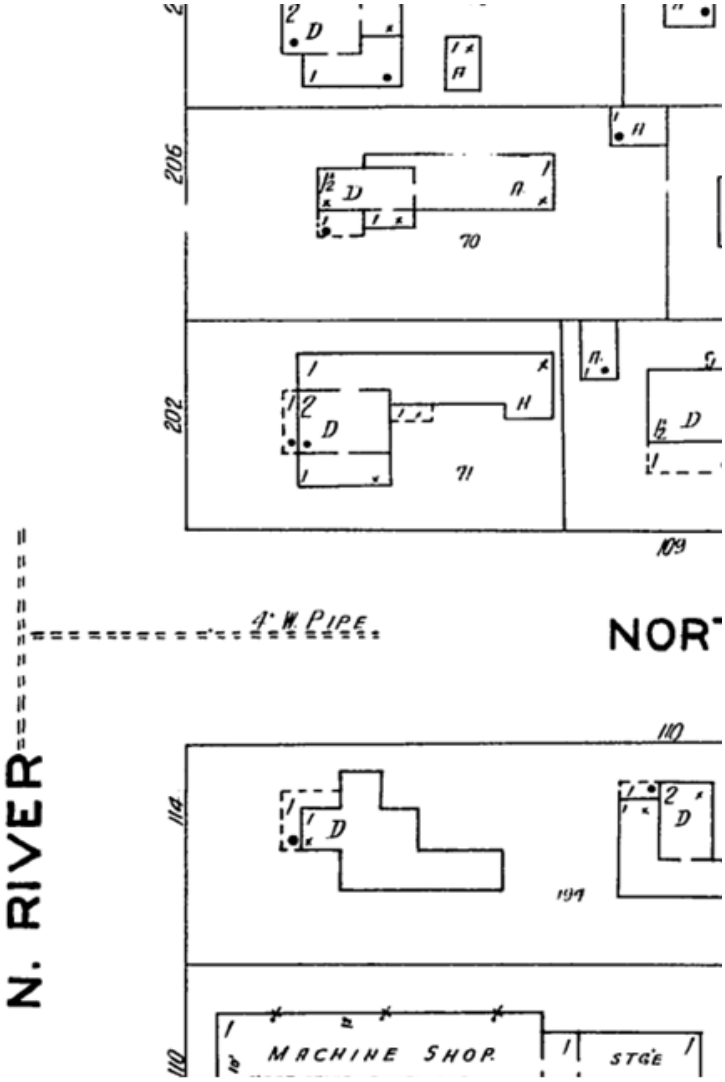
206 N River, 1909. Same footprint since 1888.

1916:



206 N River, 1916. Here, the footprint has changed.

1927:



206 N River, 1927. Here, the footprint of the rear addition looks as it did in 1916, but the second porch on the house's south side toward the east (rear) is not shown. That porch was likely just overlooked in 1927 because it does still stand.

RECEIVED
MAY 24 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-_____

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: 206 N. River St

Applicant

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

Name: Malcolm McDonald

Address: 206 N. River St.

Ypsi

City	State	Zip
Ypsi	Mich.	48198

Phone / Fax	E-Mail **Staff will contact you primarily via email*
[redacted]	

Contractor

Contractor Name & Contact Info: N/A

Type of work

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

Complete Description of Proposed Work:

Replace Siding
2nd Door

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

White Siding / Smooth Hardy Board

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
$ 3,000	$45 + _____ =

Signature [redacted]

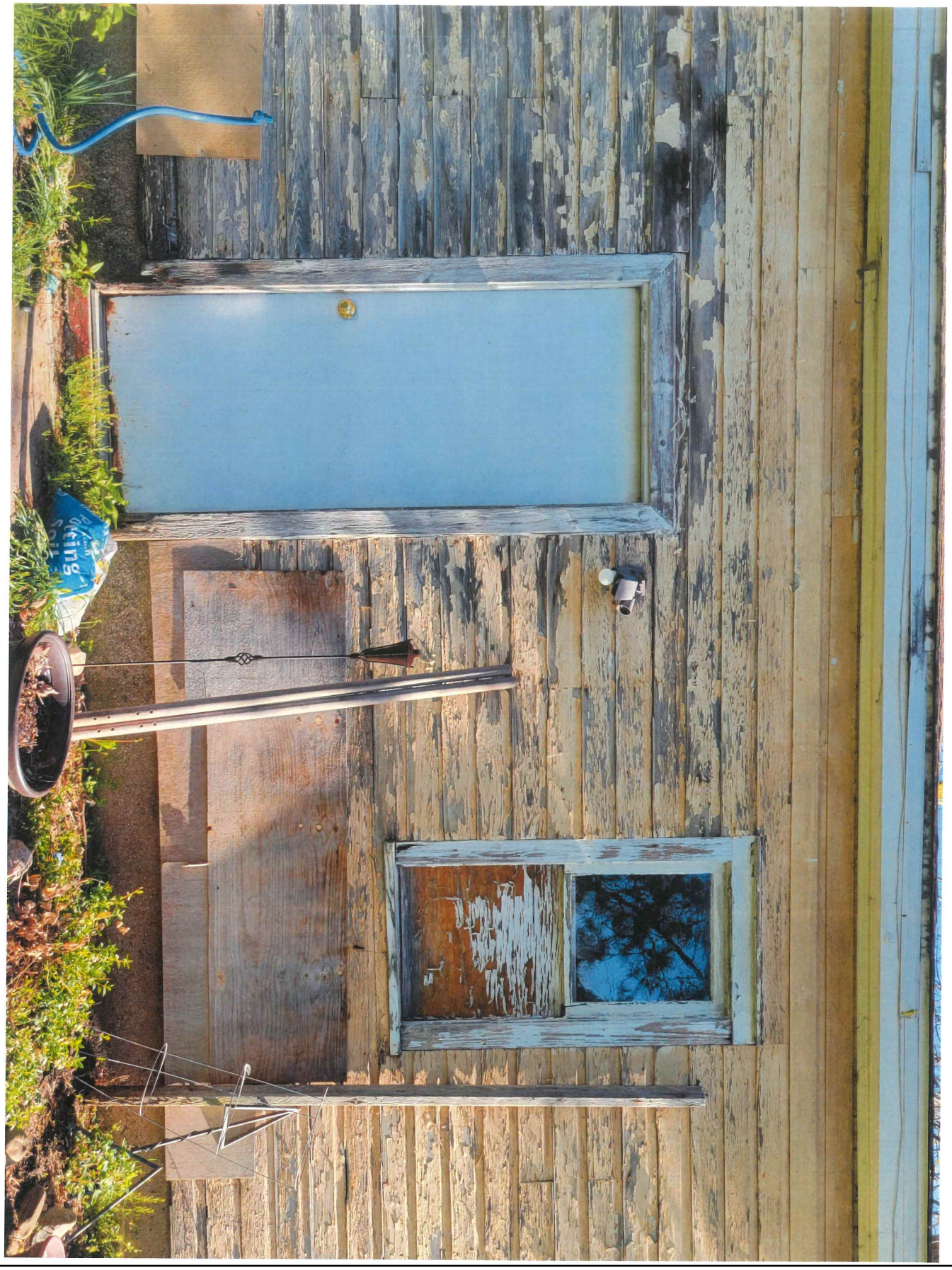
I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

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.

Signa[redacted]	Date: 5/23/23 Withdrawn and then resubmitted June 9, 2023 et
Print Name: Malcolm McDonald	

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.



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Hardie Plank Lap Siding Specs

Products

HARDIE® PLANK LAP SIDING

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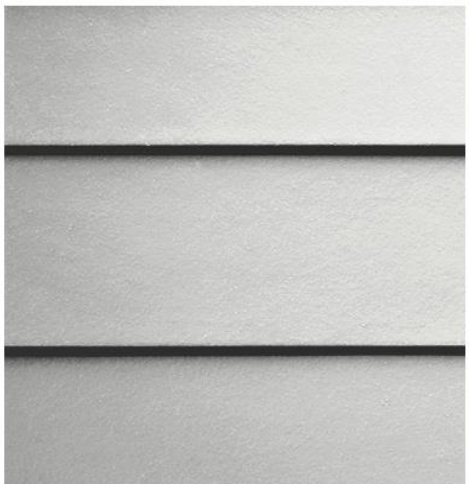
SMOOTH

You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream Collection products. Or get it primed for paint.

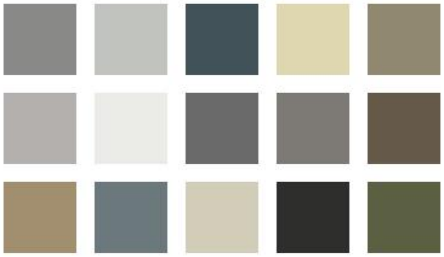
THE STATEMENT COLLECTION™

Classic shades—engineered with long-lasting ColorPlus® Technology—will make a statement that resonates for generations. The tried and true colors of James Hardie's Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.



SIDING COLORS

Arctic White



AVAILABLE SIZES

THICKNESS: 0.312"	**WIDTHS:** 8.25" **EXPOSURES:** 7"
LENGTH: 144" boards	

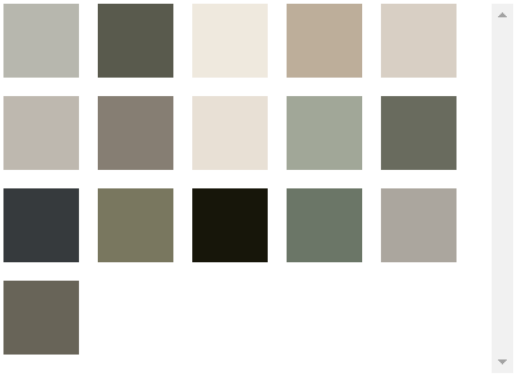
Magnolia Home | James Hardie Collection

Tell the story of your home with beautiful colors, styles and textures you love- all curated by Joanna Gaines. This collection was inspired by earthy and neutral tones and created to help simplify the process of re-siding your home, so you can design with confidence. All products come with ColorPlus® Technology finishes for added beauty with lower maintenance.

Colors shown may vary due to screen resolution. Please see actual product sample for true color.

SIDING COLORS

Weathered Cliffs



Request a Quote › Request a Sample ›

AVAILABLE SIZES

THICKNESS: 0.312"	**WIDTHS:**	8.25"	7.25"	6.25"	5.25"
LENGTH: 144" boards	**EXPOSURES:**	8"	7"	6"	5"

THE DREAM COLLECTION™

Hundreds of colors. Available for every style. If you can imagine the perfect custom palette for your home's exterior, the Dream Collection™ products can make it real. And with our baked-on ColorPlus® Technology, these colors build dreams that last.

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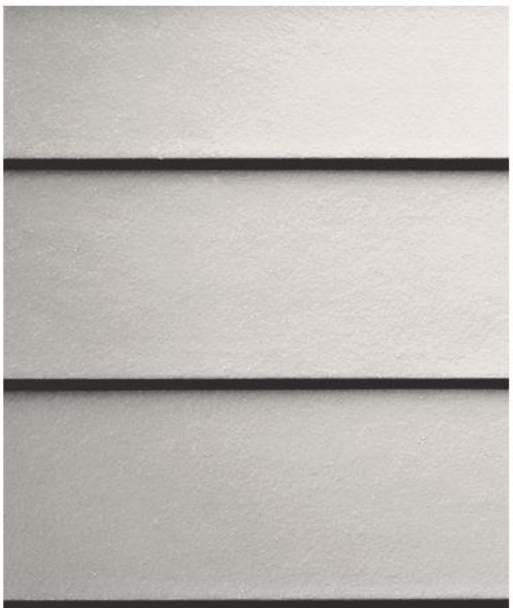
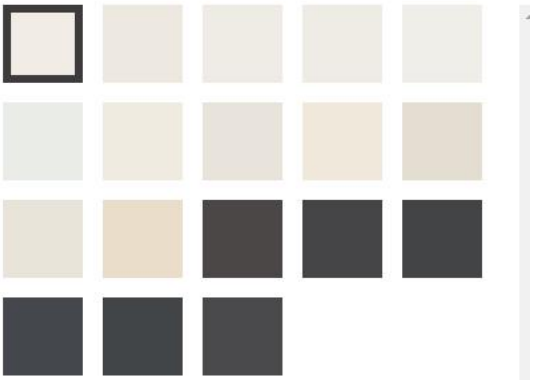
Classic Lights & Darks | *Grays & Neutrals* | *Blues & Greens*

Earth Tones | *Peaceful Pastels*



White Picket Fence

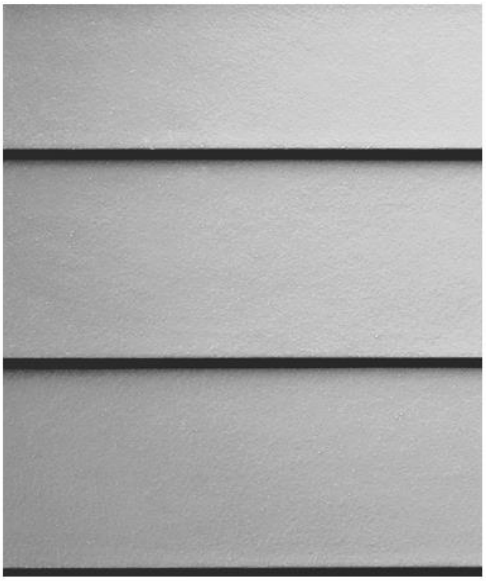


AVAILABLE SIZES

THICKNESS: 0.312"	**WIDTHS:**	5.25"	6.25"	7.25"	8.25"
LENGTH: 144" boards	**EXPOSURES:**	4"	5"	6"	7"

PRIMED FOR PAINT

James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas.



AVAILABLE SIZES

THICKNESS:	0.312"	
LENGTH:	144" boards	
WIDTHS:	6.25"	8.25"
EXPOSURES:	5"	7"
	12"	5.25"
	10.75"	4"
	7.25"	9.25"
	6"	8"

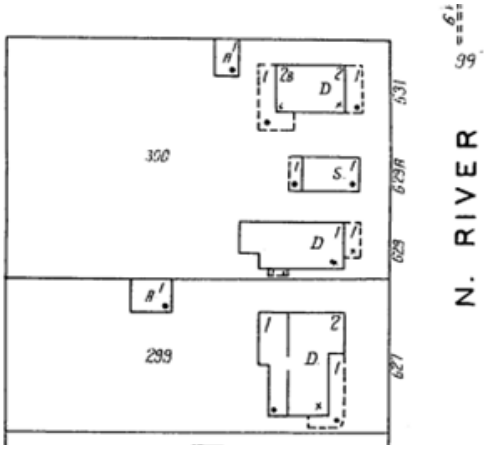
Warranty Information >

Request a Quote > *Request a Sample* >

HDC Work Permit Staff Review

Property address: 627 N River

Property History: This house is not included in the National Register nomination from the 1980s, but it is in the local historic district. The house is a Greek Revival with an upright, gable-front portion to the north. The house had either a one-story or two-story wing to the south (it is now two stories), and staff believes that wing was expanded to the south at some point and that the roofline was likely altered. The first time the house is shown on a Sanborn map was in 1927 (although it was built much earlier) and its aerial view on that map looked like:



Left: 627 N River with a one-story front porch, 1927

Over the years, the porch has been changed to two porches, likely the door on the upright, gable-front portion of the house was a window (the front door would likely have been accessed from the porch), and the house originally would have had windows with divided lights instead of the one-over-one windows now in place. Asphalt siding was installed at some point on the east and north sides. Wood siding was left exposed on the other two sides, but all wood siding has been exposed now. Because of the house's alterations over the years, staff believes the house would not be considered contributing to the district.

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.

In April, the work approved by either the commission or staff included: new asphalt roof, remove asphalt siding, repair wood siding/piece in new as needed, paint siding, repoint the chimney in spots, white k-style gutters, wood fascia as close to current profile as possible, and a new concrete porch/porches.

In April, the commission did not approve new replacement windows and requested a detailed report showing which windows are in the worst condition, what the issues are with each window, and good documentation/photos of each. Applicant agreed to get a window repairperson to the house for an assessment.

Date of Application: June 20, 2023

Date of Review: June 23, 2023

Date of Meeting: June 27, 2023

Proposed work:
This application for commission review is for new front entry doors, a new basement entry and new concrete walls and drain near that entry, and new wood windows with aluminum cladding throughout the house.

Materials:
New, smooth fiberglass paintable doors or new wood doors in a Craftsman style to replace nonhistoric steel front doors

Steel or wood door to basement—plans call for steel

New concrete pad for new concrete steps to rest on, new concrete walls on either side of basement door and stairs

New drain installed in front of basement door

New one-over-one wood windows with aluminum cladding

Staff review:

1. **DOORS.** Existing steel front entry doors are not historic. Staff believes that replacing them with new smooth fiberglass or new wood doors meets Secretary of the Interior's Standards for Rehabilitation, specifically #9, which states, "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

   It is unknown what the historic front door looked like. The proposed doors do not destroy historic materials, features, or spatial relationships. They are differentiated—there is no chance that either fiberglass or new wood could be mistaken for a historic

door. Staff believes that a Craftsman-style door is not particularly appropriate for this Greek Revival house, but also that it is not any more or less appropriate than the steel doors that are currently in place. Perhaps more in line with Standard 3 would be a fiberglass or wood door that would let light in but also is simpler and less imitative of a style (like Craftsman).

2. **BASEMENT.** The house does not have interior access to the basement. Basement access is on the rear of the house. Currently, there are concrete steps down and a wood door at the base of the steps and rubble stone walls that have been parged flanking the steps. There is currently no guardrail between the stairwell and the backyard. Proposed is a new concrete pad, new drain, new concrete walls, new concrete steps, a metal door, and a metal guardrail between the yard and the stairwell. Staff believes this proposed work also meets Standard 9. This proposed work is on the rear of the property. While the rubble walls are likely old, staff does not know if they are original, and in any case, staff does not think they are character defining. The proposed work will drain water away from the house and will not destroy historic materials, features, or spatial relationships. The new work will be of concrete and steel, so will be differentiated, but will not be any less compatible than what is there currently and will hopefully work better for the house and, with the guardrail, will be safer for people.

3. **WINDOWS.** The windows currently in place are not original. A c. 1850 house would have windows with divided lights. These one-over-one wood windows in place may be quite old, however. It's possible that the asphalt siding and these windows were installed around the same time, around 1910 or 1920, or it may have been as late as the 1950s. (New patents for asbestos-cement siding were being issued between 1905 and 1920, but the popularity of this kind of siding lasted through the 1950s.)

   The city's local guideline about wood windows (*Historic District Fact Sheet: Windows*) states, "If the existing windows are historic to the building, i.e. over 50 years old, every effort should be made to preserve them. If the applicant is citing poor condition as a reason for replacement, then they must provide documentation to that extent. At minimum, this should include detailed photos of each window proposed for replacement. Close-up shots showing the damage should be provided."

   Applicant contends that the windows are in bad condition and are beyond repair. Applicant has provided photos and an inventory documenting current window conditions. Windows are wood one-over-ones, and many, if not all, have holes drilled into the lower sash for a window pin sash lock. Some have functioning storm windows and some do not. Applicant contacted window restoration professional James Turner, and Mr. Turner provided a proposal for new sapele wood double-hung windows (included with packet). The applicant has also received a quote for wood windows with aluminum cladding. What is not included in the packet is a quote for repairing/restoring the existing windows. Staff contacted Mr. Turner for more information, and Mr. Turner explained in an email that "there are windows on the building that may be able to be repaired but I felt that there are many units that were detracted from the wall. Most of the components of the old windows had failed in the attachment to the wall and exterior structure."

4. If the commission accepts that most or all of these windows are beyond repair, it needs to determine if the proposed windows meet the Standards.
    a. Standard 6 states, "…Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials."
    b. The Guidelines that accompany the Standards state that the following are ***<u>not</u>*** recommended:
        i. "Changing the appearance of windows that contribute to the historic character of the building by replacing materials, finishes, or colors which noticeably change the sash, depth of the reveal, and muntin configurations; the reflectivity and color of the glazing; or the appearance of the frame."
        ii. "Replacing an entire window when repair of the window and limited replacement of deteriorated or missing components are feasible."
        iii. "Using substitute material for the replacement that does not convey the same appearance of the surviving components of the window or that is physically incompatible."
    c. Ypsilanti's Historic District Fact Sheet about windows states, "Approval for replacement windows will be granted on a case by case basis. In all cases, the Commission will require an installation which does not reduce the glass area of any window. Wood replacement windows are preferred. Wood windows clad in aluminum or fiberglass may be approved in some cases."

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

Relevant Secretary of the Interior's Standards:
#6, #9

Potential Motions:

Move to approve application HDC-23-0057 and issue a certificate of appropriateness for the proposed work at 627 N River to include new front entry doors in either smooth paintable fiberglass or wood; removal of current elements leading to rear exterior basement access (rubble walls, stairs, door); installation of new concrete pad, steps, walls on both sides of steps, new drain, new metal door, and new metal guardrail; and removal of existing one-over-one windows and replacement with proposed Andersen E-series one-over-one double-hung windows in wood with white aluminum cladding. *[Any conditions can be included as well.]* The proposed work on the windows meets the Secretary of the Interior's Standards for Rehabilitation 6 because the house has been significantly altered, the windows currently in place are not original and are beyond repair, and the proposed windows match the existing in design and texture. The proposed work on the rear basement access and the two front doors meets Standard 9.

***

Move to postpone application HDC-23-0057 for 627 N River so that the applicant can provide the following additional information: *[insert additional information requested; may be related to existing window conditions, estimate from a professional wood window restoration professional, additional specific information about new proposed windows, etc etc].* The commission must act on this application before August 15, 2023 at 5:00 pm or the application may be procedurally denied.

Prepared by:
Ellen Thackery, Preservation Planner

City of Ypsilanti
Historic District Commission
Work Permit Application

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

Office Use Only:
Receipt: 31476
Method: AMEX
Action/Study Item
PHDC- 23-0057

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: 627 N. River Ypsilanti MI 48198

Applicant

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

Name: Doug Geldner

Address: 5757 Stonehedge Ct

City: Ann Arbor | State: MI | Zip: 48105

Phone / Fax: [redacted]

E-Mail **Staff will contact you primarily via email*: [redacted]

Contractor

Contractor Name & Contact Info: TFS Doug Geldner 734 646 5139

Type of work

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

Complete Description of Proposed Work:

(1) Install new windows.
(2) New Doors (front entry) – wood or fiberglass (smooth) Craftsman style
(3) Remove and install new Entrance for basement
steel or wood door to basement; drain to be installed
new concrete walls on both sides of stairs to basement.

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

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
~~30,000~~ 10,000	$45 + 15 = 60

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: 6/20/23
Print Name: Doug Leidner	

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.

#1 Home Improvement Retailer

You're shopping Livonia OPEN until 10 pm | Delivering to 48150

Search | Cart | 0 items

Home / Doors & Windows / Exterior Doors / Front Doors / Fiberglass Doors / Fiberglass Doors With Glass

Internet #202981638 Model #FF3790 Store SKU #173869 Store SOH

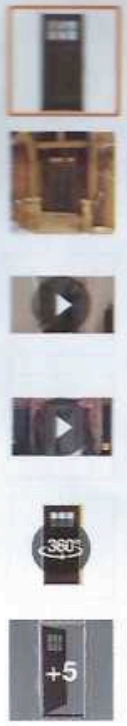
Top Rated

Feather River Doors

37.5 in. x 81.625 in. 6 Lite Craftsman Stained Chestnut Mahogany Left-Hand Inswing Fiberglass Prehung Front Door

(186) Questions & Answers (137)

2 front entries similar to this. Wood or, if fiberglass, smooth + paintable (not wood grain look). set per Doug, 6/20/23



Hover Image to Zoom

Share Print

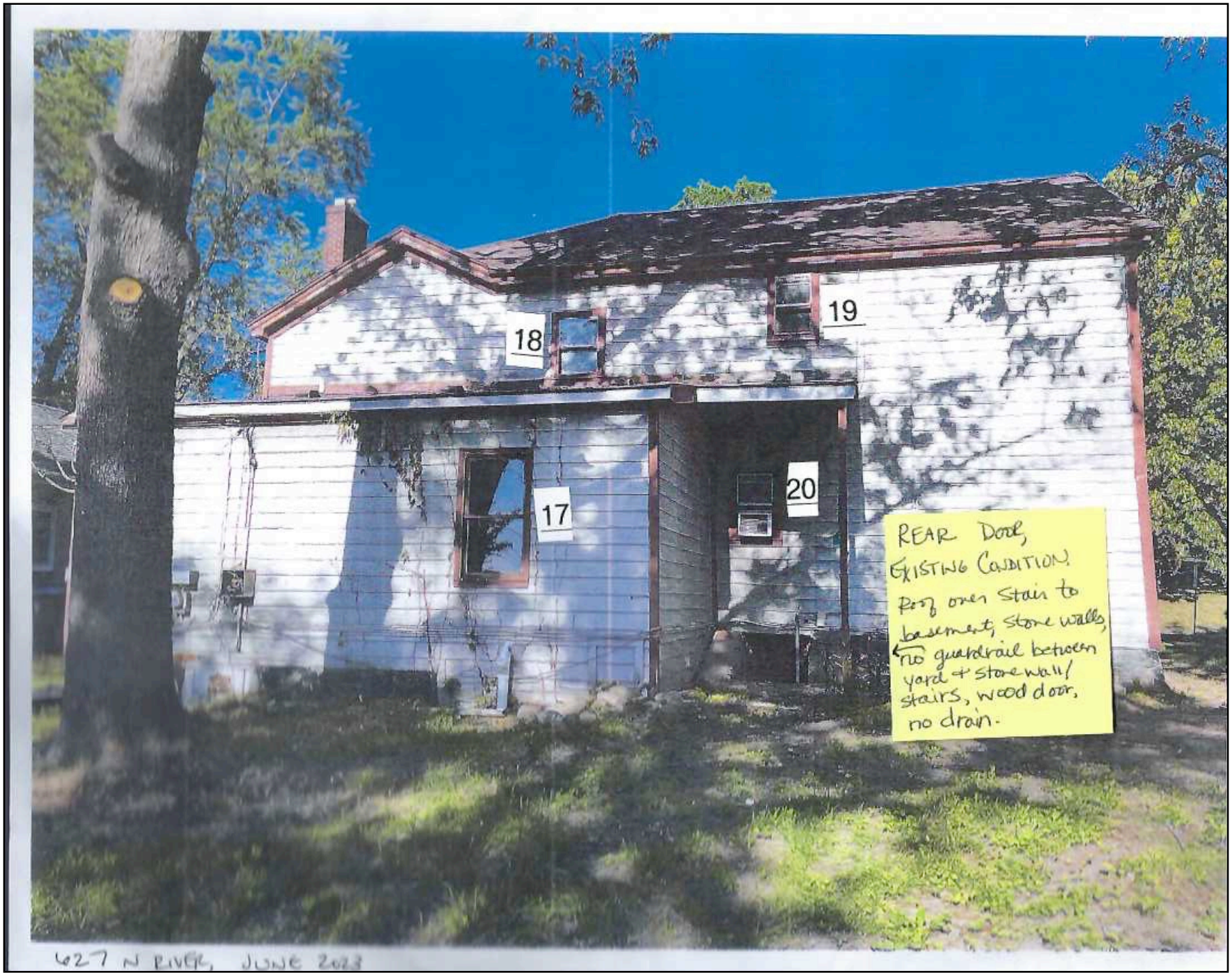
$699.00

Pay **$649.00** after **$50 OFF** your total qualifying purchase upon opening a new card.
Apply for a Home Depot Consumer Card

Livonia Store

✓ 4 in stock Aisle 33, Bay 002

Door Handing: **Left-Hand/Inswing**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REAR Door,
EXISTING CONDITION
Rog over Stair to
basement, stone walls,
no guardrail between
yard + stone wall/
stairs, wood door,
no drain.
627 N RIVER, JUNE 2023

627 N RIVER, DOOR TO BASEMENT, EXISTING CONDITION. JUNE 2023

627 NORTH RIVER STREET REAR STAIR

629 NORTH RIVER STREET YPSILANTI, MICHIGAN 48198 — 2015 MICHIGAN BUILDING CODE

ABBREVIATIONS

ADJ	= ADJACENT	GFI	= GROUND FAULT INTERRUPT	PREFAB	= PREFABRICATED
A.F.F.	= ABOVE FINISHED FLOOR	GLB	= GLULAM	P.S.	= PLAN SHELF
ALT	= ALTERNATE	GL	= GLULAM® BEAM	PSF	= POUNDS PER SQUARE FOOT
ABV	= ABOVE	GYP	= GYPSUM	PSI	= POUNDS PER SQUARE INCH
A.C.C.	= ATTIC ACCESS			PT	= POINT
ALUM	= ALUMINUM	H	= RAIL	P.V.B.	= PLASTIC VAPOR BARRIER
		HM	= HOLLOW METAL		
BC	= BOTTOM CURB	HT	= HEIGHT	QT	= QUARRY TILE
BD	= BOARD	HTD	= HEATED	R	= RISER
BF	= BI-FOLD	HORZ	= HORIZONTAL	REINF	= REINFORCE(ING)
BLK	= BLOCK	HB	= HOSE BIBB	RLNS	= RAIL & SPINDLE
BLKG	= BLOCKING	HR	= HOUR	RH	= RIGHT
B.P.	= BEARING POINT			RND	= ROUND
BRG	= BEARING	INSUL	= INSULATION	R.O.	= ROUGH OPENING
BRK	= BRICK	INT	= INTERIOR	RAD	= ROD & SHELF
B.O.	= BOTTOM OF				
BM	= BEAM	JST	= JOIST	SECT	= SECTION
		JOY	= JOYSTIC	SIM	= SIMILAR
CPT	= CARPET			SHTR	= SHUTTER
CL	= CLEAR	L	= LONG LENGTH	SH	= SHELF
CLG	= CEILING	LAM	= LAMINATED	SC	= SOLID CORE
CMU	= CONCRETE MASONRY UNIT	L.L.	= LIVE LOAD	SL	= SLEEVE
COL	= COLUMN	LLH	= LONG LEG HORIZONTAL	SQ	= SQUARE
CONC	= CONCRETE	LLV	= LONG LEG VERTICAL	STL	= STEEL
CONT	= CONTINUOUS				
C.O.	= CASED OPENING	M	= MIRROR	T	= TREAD
CONST	= CONSTRUCTION	MAS	= MASONRY	TAB	= TOP & BOTTOM
CONT	= CONTINUE/CONTINUOUS	MAX	= MAXIMUM	T&G	= TONGUE & GROOVE
CRR	= CARRIER	MC	= MEDICINE CABINET	TD	= TOWEL BAR
CT	= CERAMIC TILE	MTL	= METAL	T.O.	= TOP (OVER)
CLO	= CLOSET	MIN	= MINIMUM	TOP	= TEMPORARY
		ML	= MICROLLAM® LVL BEAM	TPG	= TEMPERED GLASS
DBL	= DOUBLE	MO	= MASONRY OPENING	T.O	= TOP OF
DSA	= DAYSTOVE	M. TH	= MARBLE THRESHOLD	TRUSS	= TRUSSED
DN	= DOWN	MT	= MARBLE TILE	TYP	= TYPICAL
D.O.	= DOOR OPENING				
DR	= DOOR	NEG	= NEGATIVE	U.N.O.	= UNLESS NOTED OTHERWISE
DRP	= DRAPY DROPPED	N.T.S.	= NOT TO SCALE		
D.T.	= DRAIN TILE			V	= VINYL
DW	= DISHWASHER	O.C.	= ON CENTER	VERT	= VERTICAL
		OH	= OVERHEAD		
EA	= EACH	OPNG	= OPENING	W	= WITH/WIDE
EL	= ELEVATOR	OPP	= OPPOSITE	W/	= WITH
ELEC	= ELECTRIC/ELECTRICAL	OPTNL	= OPTIONAL	W/O	= WITHOUT
EP	= ELECTRICAL PANEL			WD	= WOOD
EQ	= EQUAL	P.A.	= PLUMBING ACCESS	WO	= WALKOUT
EW	= EACH WAY	PARL	= PARALLAM® PSL BEAM LVL	W.P.	= WATER PROOFING
EXT	= EXTERIOR	PB	= POINT OF BEARING	W.P.F.	= WATER-WIRE FABRIC
		PERF	= PERFORATED		
F.D.	= FLOOR DRAIN	PERIM	= PERIMETER		
FIN	= FINISHED	P.H.	= PHYSICALLY HANDICAPPED		
FL	= FLOW	P.I.P.	= POURED IN PLACE		
FLR	= FLOOR	PL	= PLATE		
FND	= FOUNDATION	PLAS	= PLASTIC		
F.P.	= FIREPLACE	PLYWD	= PLYWOOD		
FTG	= FOOTING	POS	= POSITIVE		
F.V.	= FIELD VERIFY	P.P.	= PIVOT POST		

ENERGY CODE COMPLIANCE

CODE SECTION	BUILDING COMPONENT	REQUIRED	PROPOSED
R 303.1.1	WALL INSULATION	R20	R20
R 303.4.1.1	FENESTRATION OPENINGS AT ALL SOFFIT INSULATION AND ADJACENT EXTERIOR WALL AREA AT ALL WALL INSULATION AND ADJACENT EXTERIOR WALL AREA AT ALL ROOF INSULATION AND ADJACENT EXTERIOR WALL AREA	BLK BLK BLK	BLK BLK BLK
R 303.2.1	WALL INSULATION WALL INSULATION PENETRATION RISES FOR A VALVES AND WALL INSULATION TO AIR LEAK AT BRICK SOFFIT CEILING AREA	R20	R20
R 303.2.1	ROOF INSULATION ROOF INSULATION PENETRATION RISES FOR A VALVES AND ROOF INSULATION TO AIR LEAK AT BRICK SOFFIT CEILING AREA	R30	R30
R 303.2.1	FLOOR INSULATION FLOOR INSULATION PENETRATION RISES FOR A VALVES AND FLOOR INSULATION TO AIR LEAK AT BRICK SOFFIT CEILING AREA	R19 R10 R5 R5 R5 R5	R19 R10 R5 R5 R5 R5

GENERAL NOTES

1. ANY DISCREPANCIES, OMISSIONS, OR AMBIGUITIES DISCOVERED IN THE DRAWING SET SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION. SUBMIT ALL SHOP DRAWINGS (INCLUDING BUT NOT NECESSARILY LIMITED TO TRUSSES AND STRUCTURAL STEEL) TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
2. NO PROCEDURE, PRODUCTS, OR PROCESSES SHALL BE PERMITTED TO BE USED IN THIS PROJECT WHICH ARE PROHIBITED BY LAW OR MAY CAUSE A HARMFUL EFFECT TO THE NATURAL ENVIRONMENT OR TO THE HEALTH OF ANY PERSON ON OR OFF THE SITE DURING CONSTRUCTION AND/OR OCCUPANCY OF THE PROJECT.
3. ALL WORK TO COMPLY WITH ALL CURRENT AND APPLICABLE FEDERAL, STATE (2015 MICH RESIDENTIAL CODE) AND LOCAL CODES, REGULATIONS AND ORDINANCES.
4. EACH TRADE IS RESPONSIBLE FOR THEIR OWN CLEANUP UNLESS OTHERWISE INDICATED BY GENERAL CONTRACTOR. FAILURE TO CLEANUP MAY RESULT IN A BACK-CHARGE.
5. ALL DIMENSIONS ARE TO THE FACE OF FRAME OR FACE OF MASONRY UNLESS NOTED OTHERWISE (EXTERIOR STUD WALLS MAY BE DIMENSIONED TO FACE OF SHEATHING).
6. WINDOW SUPPLIER TO VERIFY CODE COMPLIANCE PRIOR TO PURCHASE AND SUPPLY OF WINDOWS AND PROVIDE ARCHITECT, BUILDER, AND CONSTRUCTION MANAGER WITH A SCHEDULE OF ROUGH OPENINGS AND WINDOW SIZES.
7. WINDOW AND ALCOVE ALARM DOOR OPERATIONS REFER TO PERT AND SEIGER S.E. 5086 + 5-0101-01. TEMPERED GLASS TO BE USED WHERE REQUIRED BY CODE.
8. WALLS TO BE 2x4 @ 16" O.C. AND 2x6 @ 24" O.C. ALL WINDOW AND DOOR HEADERS LESS THAN 5'-0" TO BE (3) 2x10 W/ 1/2" PLYWOOD FLUSH UNLESS NOTED OTHERWISE. ALL WINDOW AND DOOR HEADERS 5'-0" TO 8'-0" TO BE (5) 2x10 W/ 1/2" PLYWOOD FLUSH UNLESS NOTED OTHERWISE. CONTACT ARCHITECT FOR UNSPECIFIED HEADERS OVER 8'-0". NB (4) STUD POSTS UNDER BEAMS & GIRDER TRUSSES.
10. EXTERIOR STUD WALLS TO HAVE 6 1/2" KRAFT-FACED R-19 FIBERGLASS BATT INSULATION.
11. STUD SPACES USED AS RETURN AIR DUCTS TO BE SPRAY-PAINTED BLACK BEHIND ALL REGISTER COVERS.
12. ALL ROOF FENESTRATIONS TO BE LOCATED ON BACK SIDE OF ROOF AND PAINTED TO MATCH ROOFING.
13. ALL DETAILS, SECTIONS, AND NOTES SHOWN ON DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OTHERWISE.
14. COORDINATE THE SIZE AND LOCATION OF ALL WALL, FLOOR, AND ROOF OPENINGS, STAIR DETAILS, PIPES, VENTS, DUCTS AND ANY OTHER REQUIRED OPENINGS OR ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.

STRUCTURAL NOTES

1. ALL FOOTINGS ARE DESIGNED FOR 2500 PSF REWARD CAPACITY. IF DIFFERENT SOIL CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION, NOTIFY THE ARCHITECT, BUILDER AND CONSTRUCTION MANAGER FOR DESIGN MODIFICATIONS.
2. CONCRETE STRENGTH TO BE 3000 PSI FOR FOOTINGS, SLABS, WALLS AND FOOTINGS, AND 3500 PSI AT ALL EXTERIOR LOCATIONS. EXTERIOR CONCRETE MUST TO BE AIR-ENTRAINED 6% (1 1/2). CONCRETE WORK SHALL COMPLY WITH THE LATEST ACI AND PCA SPECIFICATIONS.
3. ALL STRUCTURAL STEEL TO BE 3-TIN ASS AND PRE-PRIMED UNLESS NOTED OTHERWISE.
4. ALL WOOD CONSTRUCTION SHALL BE ACCORDING TO THE FOLLOWING STANDARDS.
   a. TIMBER CONSTRUCTION MANUAL BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, CURRENT EDITION.
   b. NATIONAL DESIGN SPECIFICATIONS AND DESIGN VALUES SUPPLEMENT BY THE NATIONAL FOREST PRODUCTS ASSOCIATION, CURRENT EDITION.
   c. TIMBER CONSTRUCTION STANDARDS BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, CURRENT EDITION.
   d. DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES BY THE WOOD PLATE BUREAU, CURRENT EDITION.
8. WOOD FRAMING LUMBER SHALL BE KILN-DRIED SOUTHERN PINE/ DOUGLAS FIR WITH FB 42 OR BETTER, WITH THE FOLLOWING MINIMUM DESIGN BENDING STRESSES:
   a. JOISTS, BEAMS AND LINTELS: BENDING Fb = 1250 PSI; SHEAR Fv = 95 PSI; E = 1,600,000 PSI
   b. STUDS, POSTS, WOO, BRPT - STUD GRADES: BENDING Fb = 850 PSI; COMPRESSION = 1,350 PSI; E = 1,300,000 PSI
   c. ENGINEERED LUMBER, LVL (MICROLLAM LVL 2.0E): BENDING Fb=2600 PSI; SHEAR Fv=285 PSI; E=2,000,000 PSI
9. ALL LUMBER IN CONTACT WET MASONRY OR CONCRETE SHALL BE TREATED "YELLOW PINE".
1. PROVIDE, INSTALL AND REMOVE ANY AND ALL BRACING REQUIRED TO INSURE THE STABILITY OF THE STRUCTURE UNTIL PERMANENT SUPPORT FRAMING IS IN PLACE.
8. LADDER UNDER ALL PARTITIONS PARALLEL TO JOISTS. BLOCK SOLID LADDER UNDER ALL POINT LOADS.
4. ALL ROOF TRUSSES SHALL BE SHOP FABRICATED TO THE DIMENSIONS SHOWN ON THE PLANS AND SHALL BE CAPABLE OF SUPPORTING ALL SUPERIMPOSED DEAD LOADS PLUS LIVE LOADS AS PER CODE REQUIREMENTS. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION AND SHALL BEAR THE SEAL OF A P.E. REGISTERED IN THE STATE OF MICHIGAN.
10. DO NOT DRILL HOLES IN MICROLLAM® BEAMS.
1. DESIGN LOAD REQUIREMENTS TO BE BASED ON 2015 MICHIGAN RESIDENTIAL BUILDING CODE.
13. ALL WOOD FRAMED OPENINGS TO BE CONSTRUCTED WITH (2) JACK STUD EACH SIDE UNDER BEARING AND (1) KING STUDS EACH SIDE END

No.	Description	Issued for Permit			
T1.0	Title Sheet	•			
A2.1	Floor plans	•			
A2.2	Section and Elevation	•			

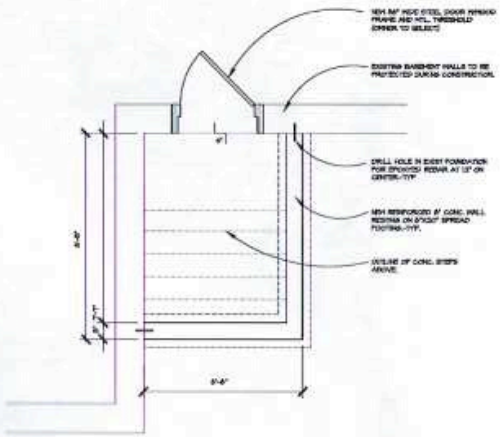
REVISIONS	BY
PRELIMINARY REVIEW SET #1	06/20/2025

THE DESIGN FACTORY
ANN ARBOR, MI 48103

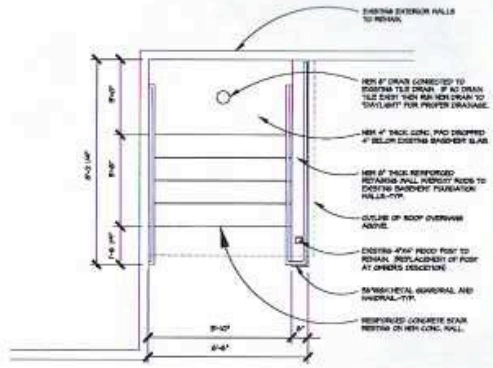
NORTH RIVER ST. REAR STR.
627 N. RIVER STREET
YPSILANTI, MICHIGAN 48198

DATE 06/20/2025
SCALE 1/4"=1'-0"
DRAWN MTJ
JOB 08240

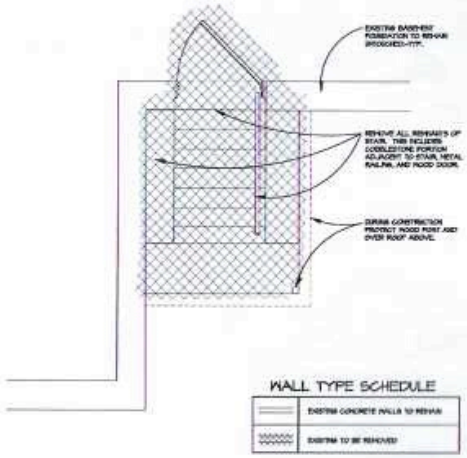
T1.0



REAR STAIR FOUNDATION PLAN



REAR STAIR FLOOR PLAN



WALL TYPE SCHEDULE

	EXISTING CONCRETE WALLS TO REMAIN
	EXISTING TO BE REMOVED

REAR STAIR DEMOLITION PLAN

REVISIONS	BY

PRELIMINARY REVIEW SET #1 06/20/2023

THE DESIGN FACTORY
ANN ARBOR, MI 48103

NORTH RIVER ST. REAR STR.
627 N. RIVER STREET
YPSILANTI, MICHIGAN 48198

DATE 06/20/2023
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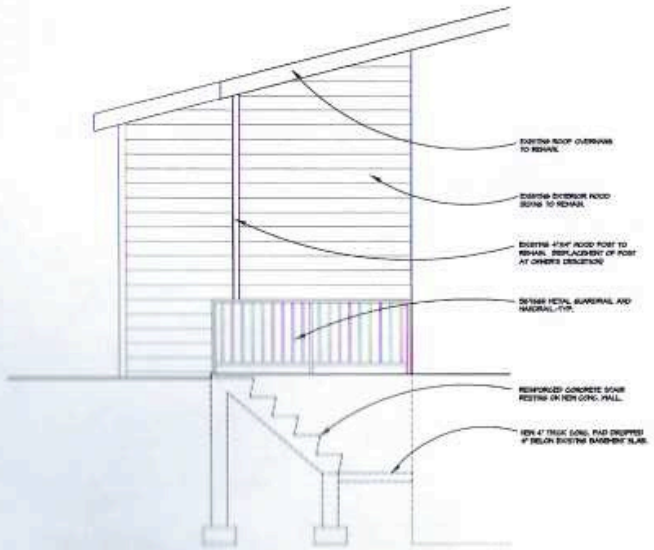
DRAWN MTJ
JOB 06290

A1.1



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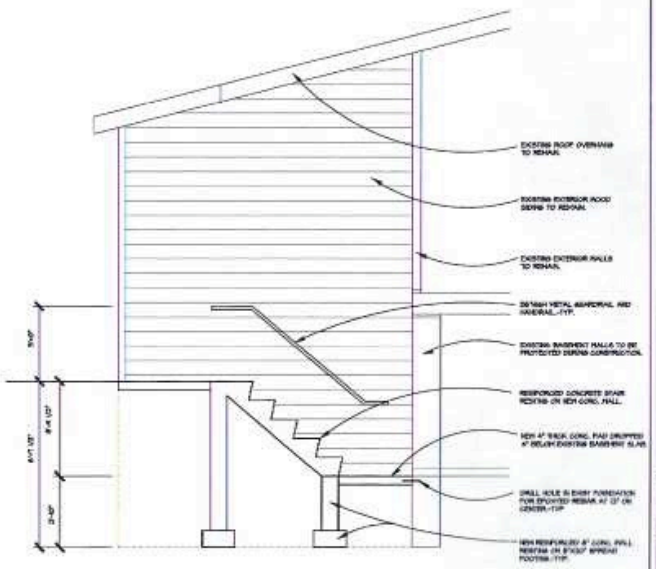

REAR STAIR SECTION

REVISIONS	BY

PRELIMINARY REVIEW SET # 06/20/2025

THE DESIGN FACTORY
ANN ARBOR, MI 48103

NORTH RIVER ST. REAR STR.
627 N. RIVER STREET
YPSILANTI, MICHIGAN 48198

DATE 06/20/2025
SCALE 1/4"=1'-0"
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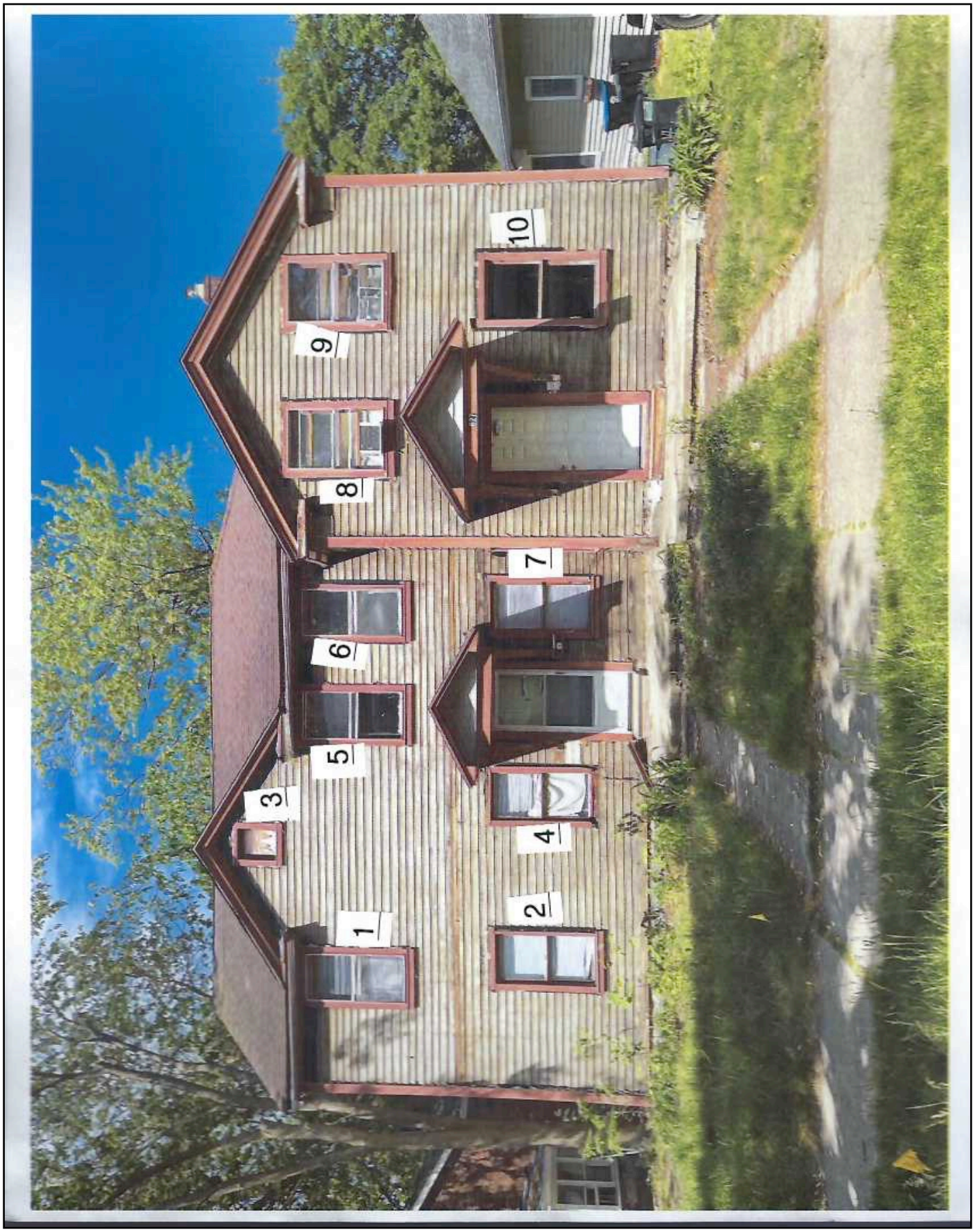
JOB 06240

A2.1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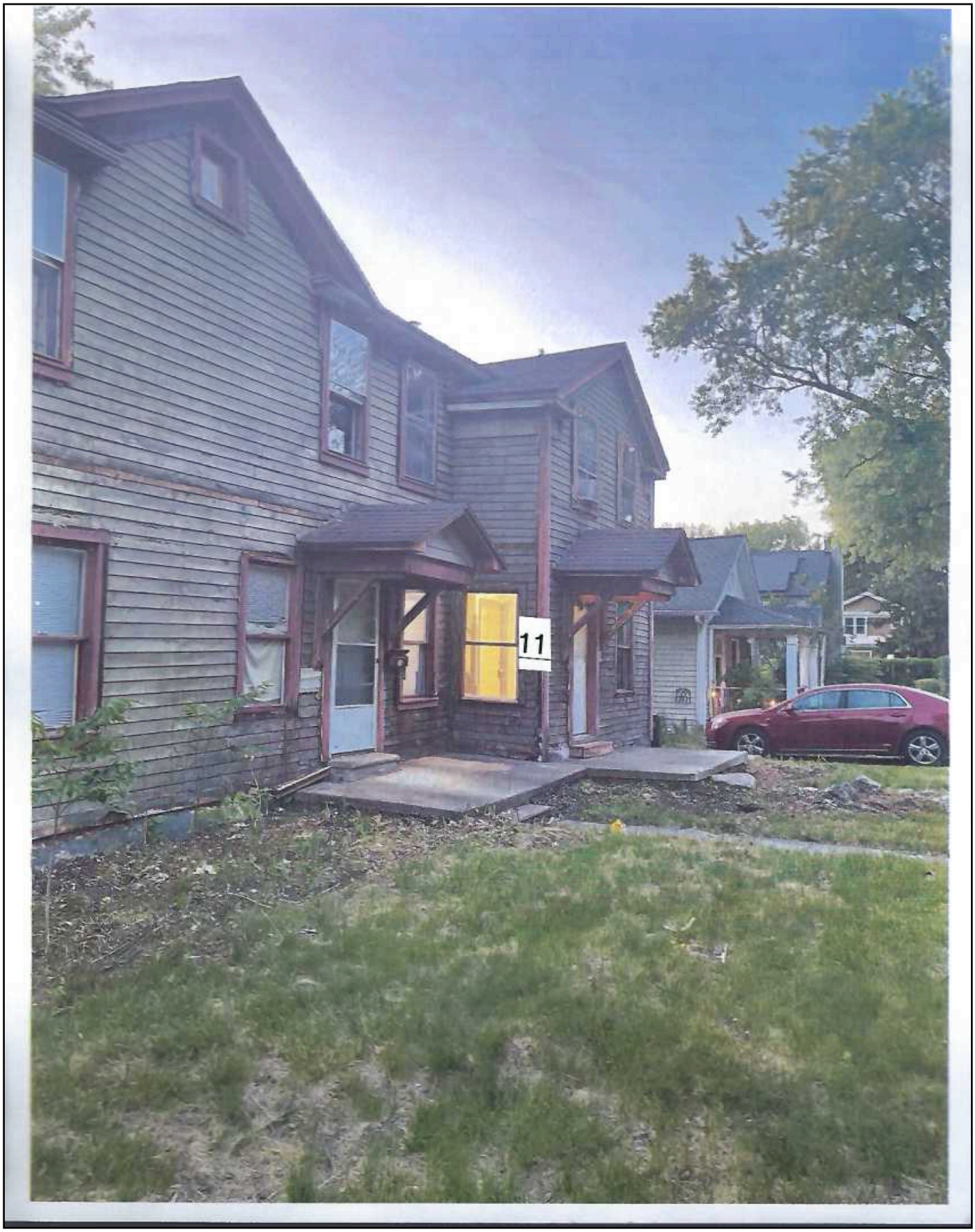
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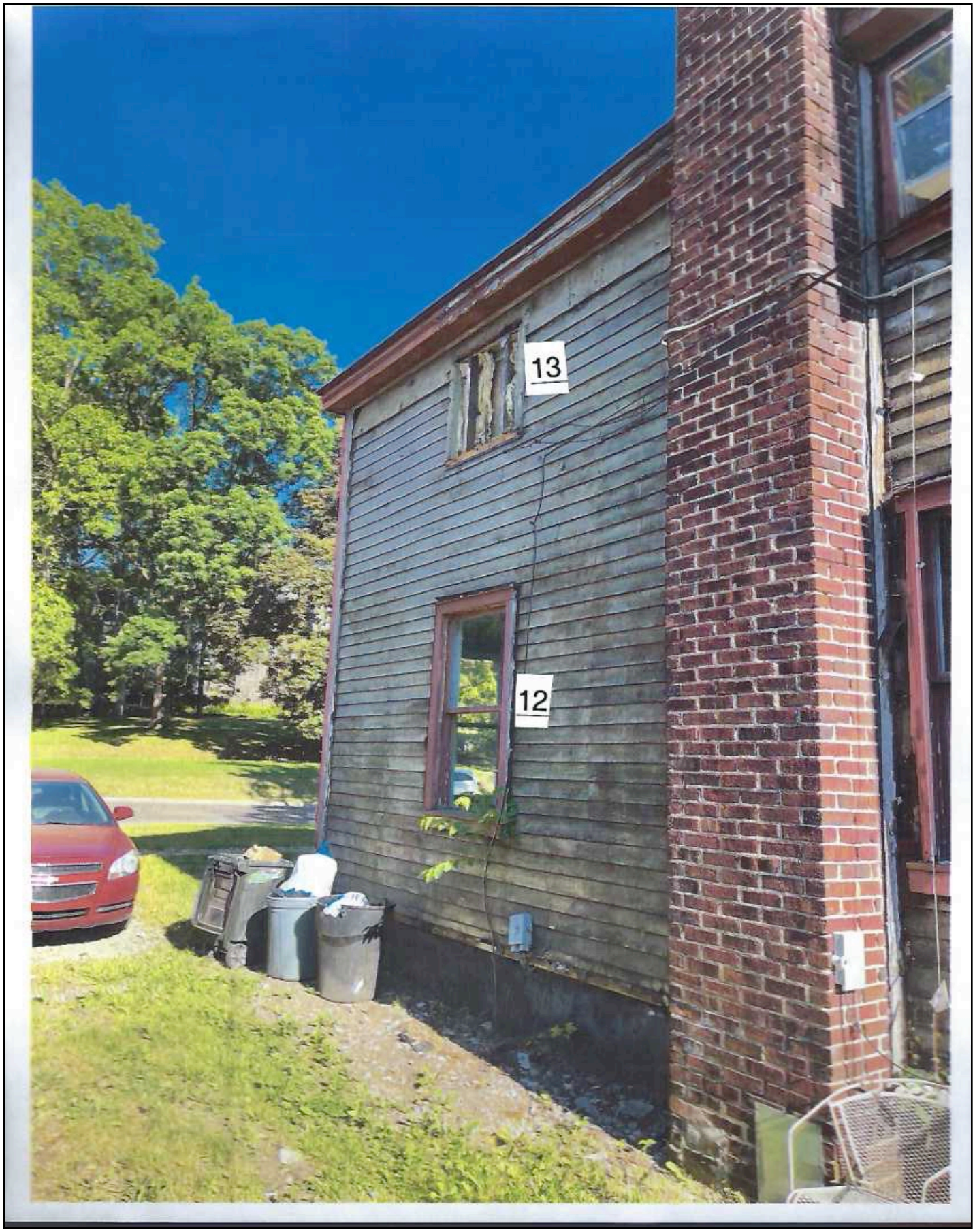
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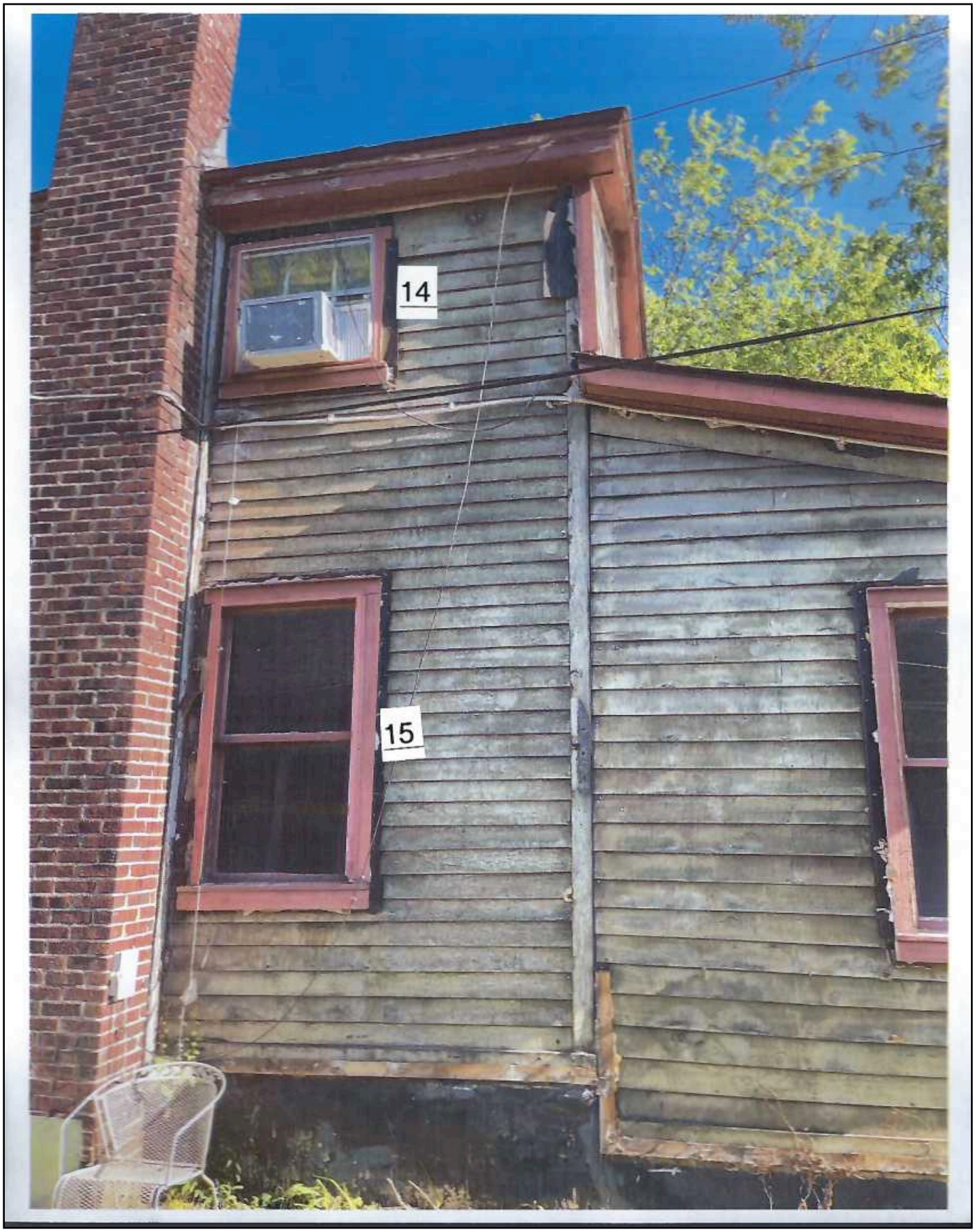
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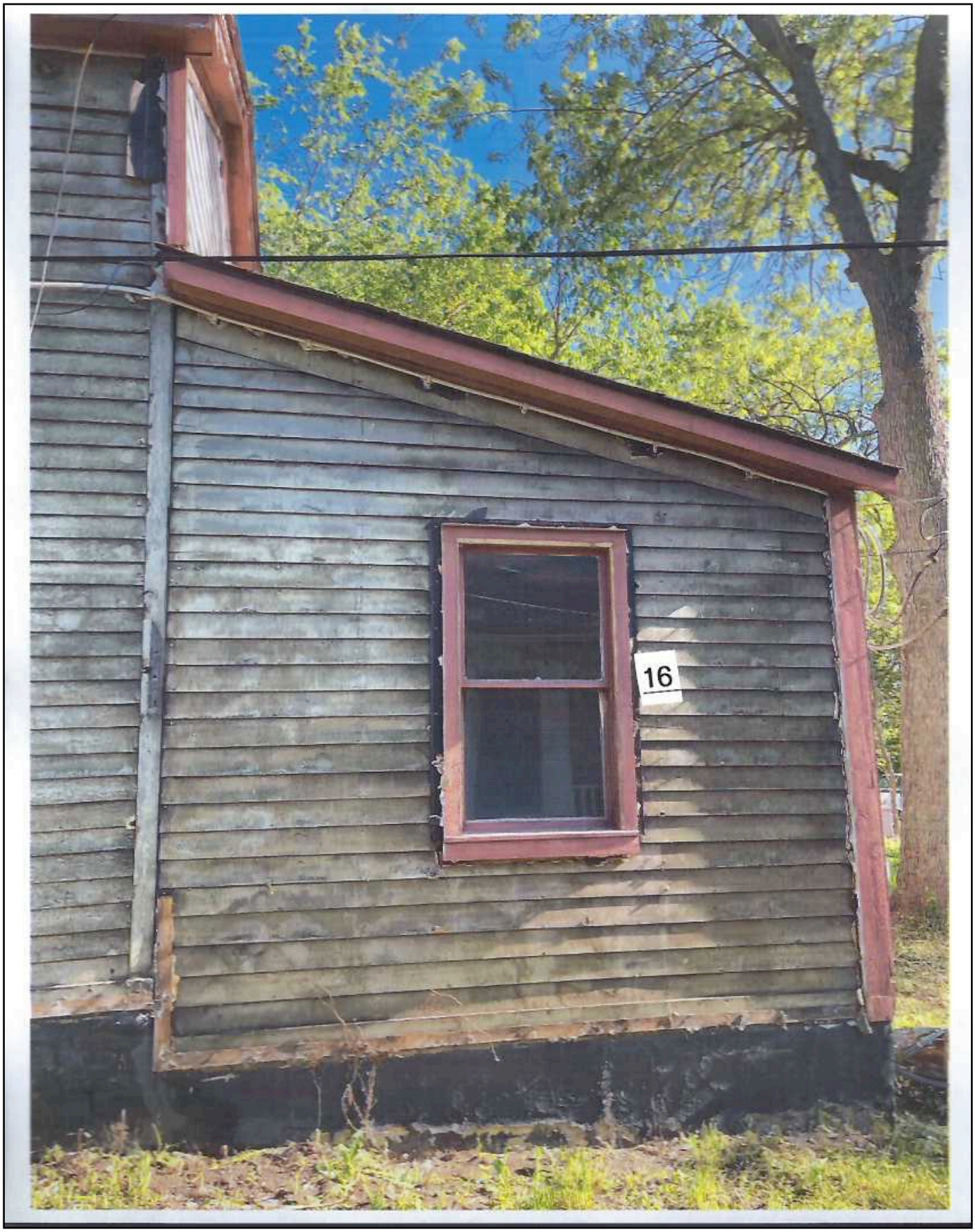
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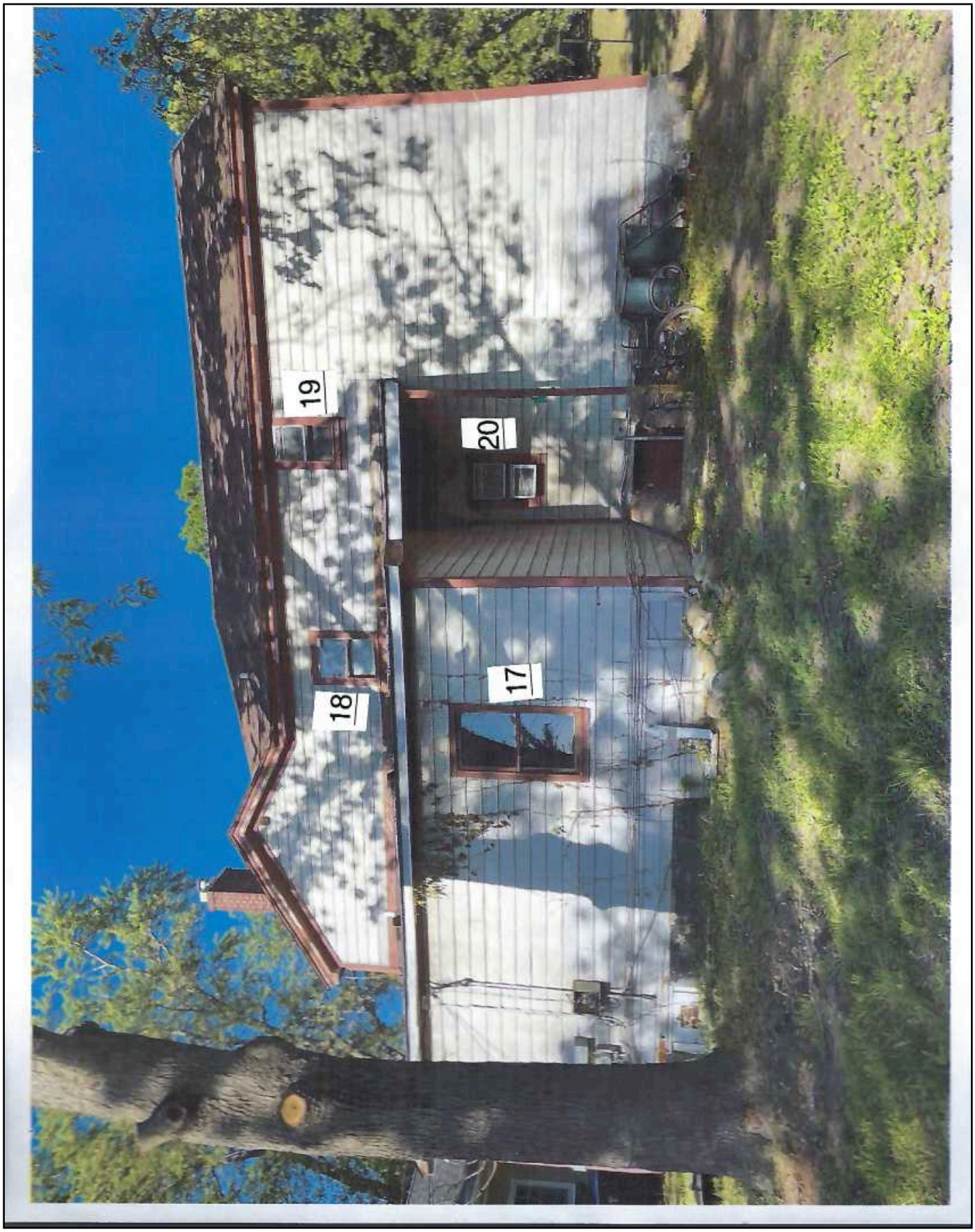
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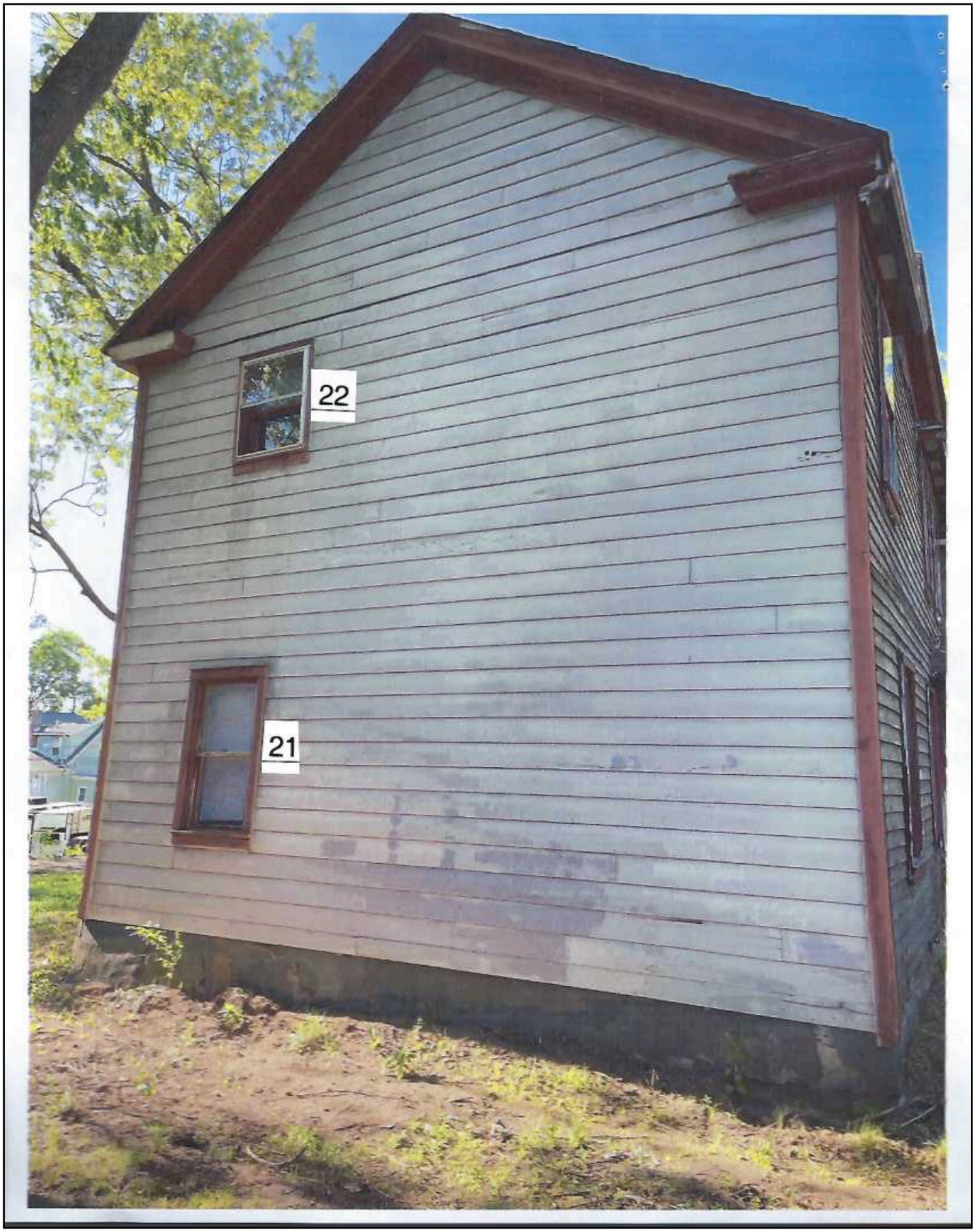
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Description of windows in need of repair located at 627 N. River St.

Note 1: All windows have had trim installed over existing window trim which has caused extensive damage and rot due to the previous incorrect installation.

Window #1
See note 1
Decay and rot
Window sill is rotted
Frame is in very bad condition

Window #2
See note 1
Decay and rot
Window sill is rotted
Overall condition of window is poor

Window #3
See note 1
Decay and rot
Attic window to be rebuilt with an obscure glass

Window #4
See note 1
Decay and rot
Window sill is rotted
Window frame is extremely rotted

Window #5
See note 1
Decay and rot
Frame in very poor condition
Sill is rotted out

Window #6
See note 1
Decay and rot
Frame in very poor condition
Sill is rotted out

Window #7
See note 1
Decay and rot
Sill is rotted
Frame is rotted
Sash is falling apart

Window #8
See note 1
Decay and rot
Trim has been doubled up
Sill is rotted

Window #9
See note 1
Decay and rot
Trim has been doubled up
Sill is rotted

Window #10
See note 1
Decay and rot
Sash is rotted
Sill is rotted
Overall condition of window is poor

Window #11
See note 1
Decay and rot
Window sash is missing and also glass, plexiglass has been installed.
Sash is missing
Sill is rotted Frame is rotted
Glass is plexiglass

Window #12
See note 1
Decay and rot
Sash is in very bad condition
Sill is rotted
Overall condition of window is poor

Window #13
See note 1
Decay and rot
Window had been boarded up, not sure if window will be replaced or not.
Window in very bad condition

Window #14
See note 1
Decay and rot
Sill is rotted
Frame in poor condition
Overall window condition is poor

Window #15
See note 1
Decay and rot
Sash is in very bad condition
Sill is rotted
Framework is insecure
Window is in very poor condition

Window #16
See note 1
Decay and rot
Window frame in bad condition
Sash in in bad condition
Sill is rotted
Overall condition of window is poor

Window #17
See note 1
Decay and rot
Sill is rotted
Sash in poor condition
Trim in poor condition

Window #18
See note 1
Decay and rot
Frame is rotted
Sill is rotted
Sash is rotted

Window #19
See note 1
Decay and rot
Frame is rotted
Sill is rotted
Sash is rotted

Window #20
See note 1
Decay and rot
Not assessed fully due to air conditioner in window, unit is occupied by tenant

Window #21
See note 1
Decay and rot
Sill is rotted
Sash in very poor condition
Frame is in poor condition

Window #22
See note 1
Decay and rot
Sill is rotted
Sash in very poor condition
Frame is in poor condtion

From: James Turner jamesturner.restoration@gmail.com
Subject: 627 N. River window project
Date: Jun 14, 2023 at 11:45:34 PM
To: dgeidner@aol.com
Cc: James Turner jamesturner.restoration@gmail.com

Mr. Geidner,

Turner Restoration is honored to be able to offer this proposal for traditional wood double hung windows for 627 N. River.

This is a product quotation for the above referenced project on take-off data we received from your information shared with us and adjusted in providing window sizes and measurements.

- (1) 32" x 54", Sapele in a 4 9/16" wall.....$1,245
- (10) 36" x 60", Sapele in a 4 9/16" wall.....$14,526
- (3) 32" x 57", Sapele in a 4 9/16" wall.....$3,933
- (2) 32" x 36", Sapele in a 4 9/16" wall.....$2,341
- (2) 24" x 36", Sapele in a 4 9/16" wall.....$2,163
- (1) 36" x 36", Sapele in a 4 9/16" wall.....$1,187

Shipping, installation, taxes, prime/paint.....$46,711.70

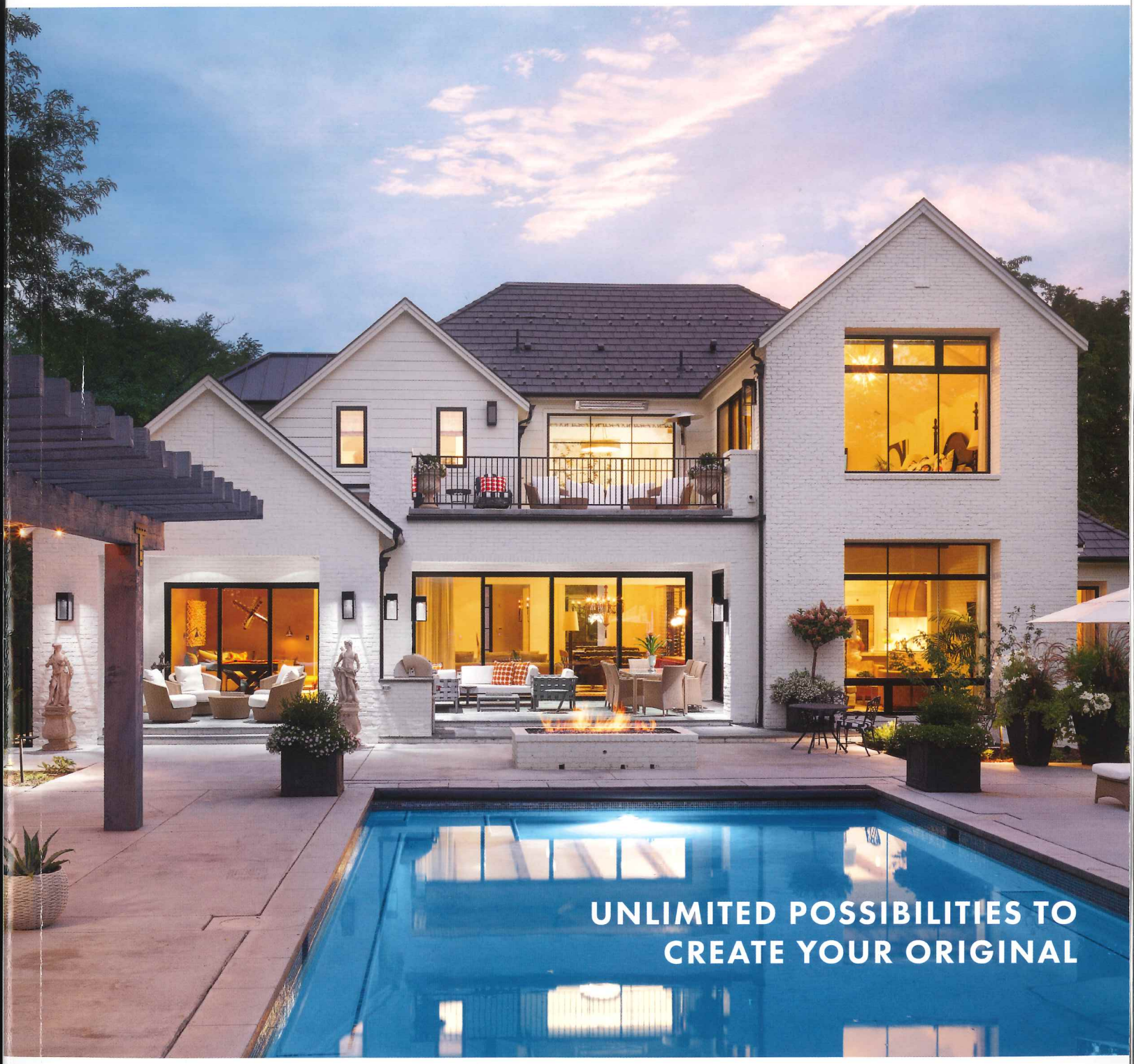
If you have any questions, please let me know if we can be of further assistance.

Thank you,

James A Turner
Turner Restoration LLC
P. O. Box 02775

ANDERSEN™
WINDOWS & DOORS

E-SERIES
Architectural Collection



2020 PRODUCT GUIDE FOR PROFESSIONALS

FEATURES

DOUBLE-HUNG WINDOWS

FRAME & SASH

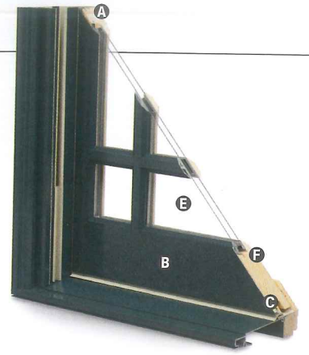
Ⓐ Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany,* maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory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

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

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

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

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



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

GLASS

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

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

HARDWARE

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

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

HARDWARE OPTIONS

Lock

Sash Lift

Antique Brass | Black | **Bright Chrome** | Bronze | Gold
Oil Rubbed Bronze | Pewter | Polished Brass | Satin Chrome | White

Windows with VeriLock® sensors use a different sash lock. See the next page for details.
Bold name denotes finish shown.

HARDWARE FINISHES

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

EXTERIOR & INTERIOR OPTIONS

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

INTERIOR WOOD SPECIES

Interior custom stains, paints and color matching available.

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

All factory-finished options are shown on pine.

Painted options available on pine. Dark bronze and black painted options available on pine or maple. Anodized silver painted option available on maple only.

FACTORY-FINISHED INTERIORS

INTERIOR PAINTED OPTIONS

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

ACCESSORIES Sold Separately

DOUBLE-HUNG WINDOWS

HARDWARE

Window Opening Control Device Kit

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

SENSORS

VeriLock® Security Sensors

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

Open/Closed Sensors

Wireless open/closed sensors are available in four colors.

See page 27 for Smart Home options.

INSECT SCREENS

TruScene® Insect Screens

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

Conventional Insect Screens

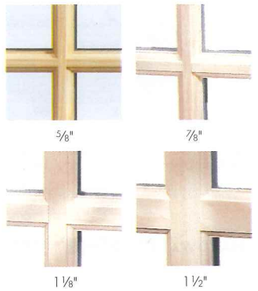
Charcoal fiberglass screen mesh fits into an aluminum frame in all 50 exterior colors and seven anodized finishes. Available in half or full insect screens. Aluminum screen mesh is available as an option.

See page 24 for more information on our insect screens.

GRILLES

Full Divided Light

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



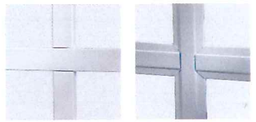
Simulated Divided Light

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

7/8"

Finelight™ Grilles-Between-the-Glass

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



5/8" Flat 1" Contoured

Removable Interior Wood Grilles

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

7/8"

See page 22 for more information on grilles.

*When properly configured and maintained with a professionally installed security system and/or self monitoring system compatible with Honeywell® 5800 controls. See your Andersen supplier for more information.

ANDERSEN™
WINDOWS & DOORS

SOLD BY:

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

SOLD TO:

CREATED DATE
3/12/2023

LATEST UPDATE
3/19/2023M

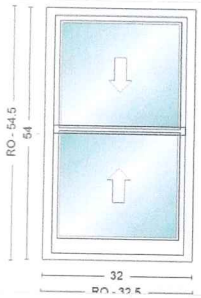
OWNER
Gar Eddings

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Unassigned Quote	Unassigned Project	3712539		

ORDER NOTES:

DELIVERY NOTES:



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	Active/Active	Unit #2	$766.54	$766.54

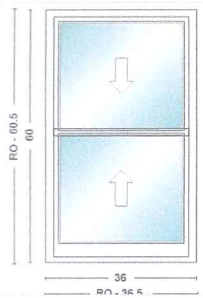
RO Size = 32 1/2" x 54 1/2" **Unit Size = 32" x 54"**

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

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

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

Comments:



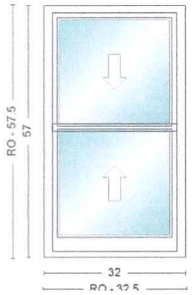
Item	Qty	Operation	Location	Unit Price	Ext. Price
200	10	Active/Active	Unit #2 (4), Unit #1 (4), Unit #3 (2)	$853.11	$8,531.10

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

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

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

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



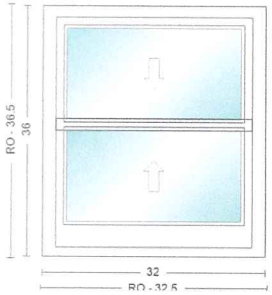
Item	Qty	Operation	Location	Unit Price	Ext. Price
300	3	Active/Active	Unit #4	$798.23	$2,394.69

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

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

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

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



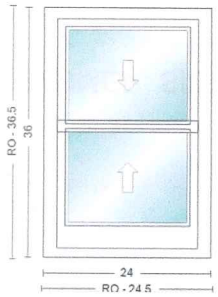
Item	Qty	Operation	Location	Unit Price	Ext. Price
400	2	Active/Active	Unit #4	$633.51	$1,267.02

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

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

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

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



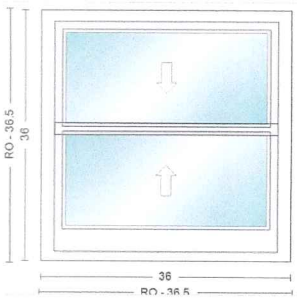
Item	Qty	Operation	Location	Unit Price	Ext. Price
500	2	Active/Active	Unit #4, Unit #1	$562.66	$1,125.32

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

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

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

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



Item	Qty	Operation	Location	Unit Price	Ext. Price
600	1	Active/Active	Unit #2	$664.91	$664.91

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

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

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

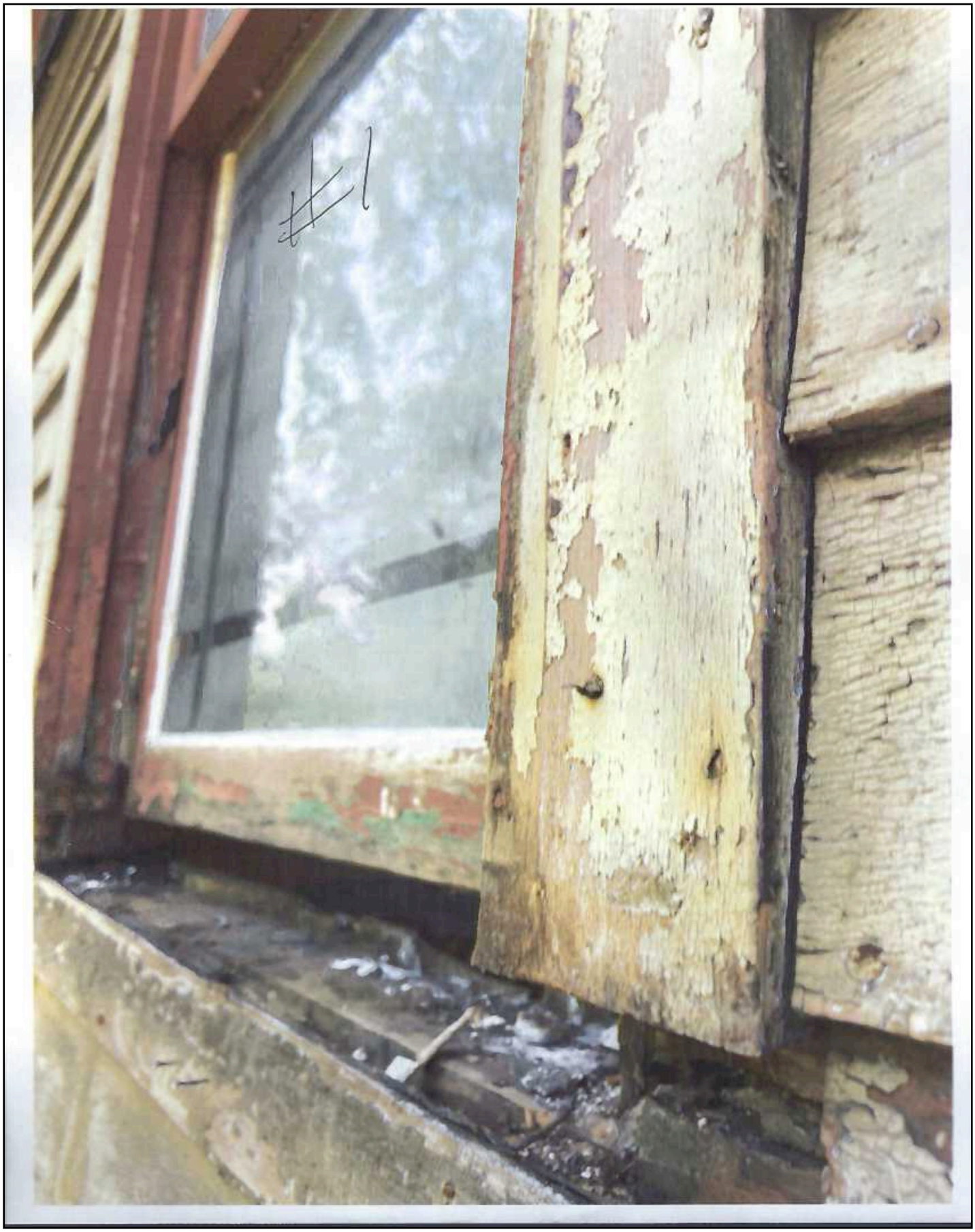
Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	**Comments:**
A1	0.31	0.3	NO	A1	31.6875	11.7500	2.58560	

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

CUSTOMER SIGNATURE_____ DATE_____

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

Thank you for choosing Andersen Windows & Doors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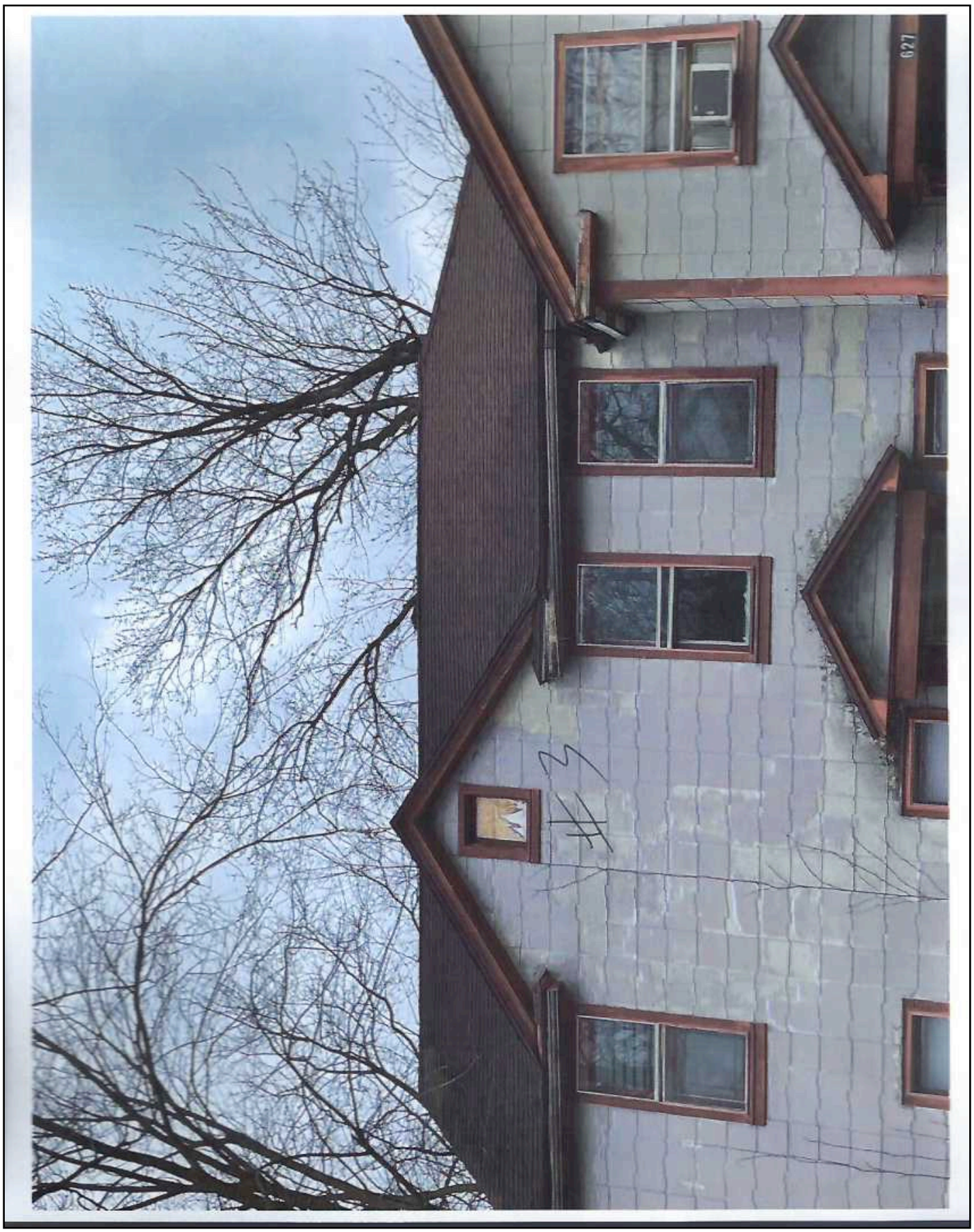
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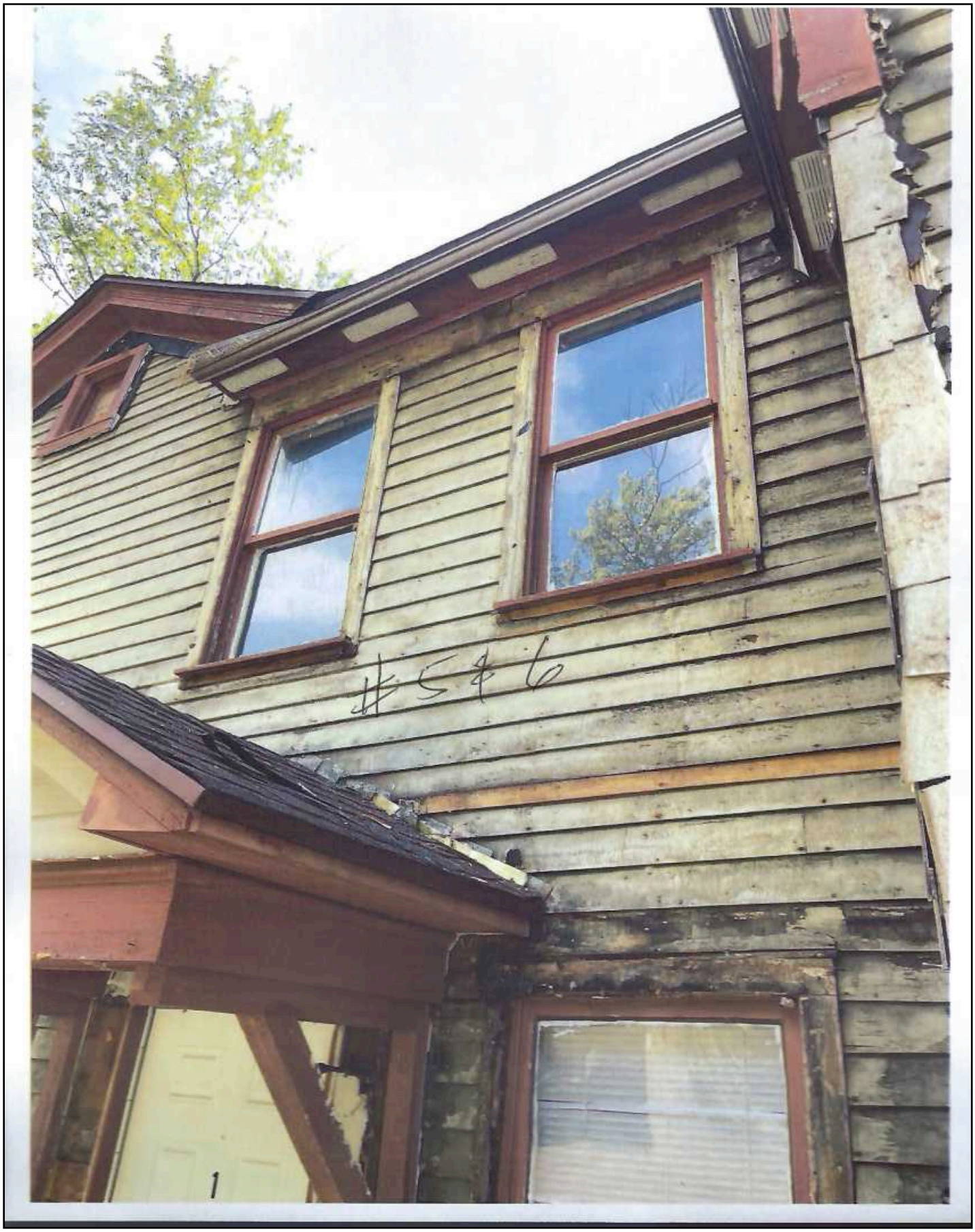
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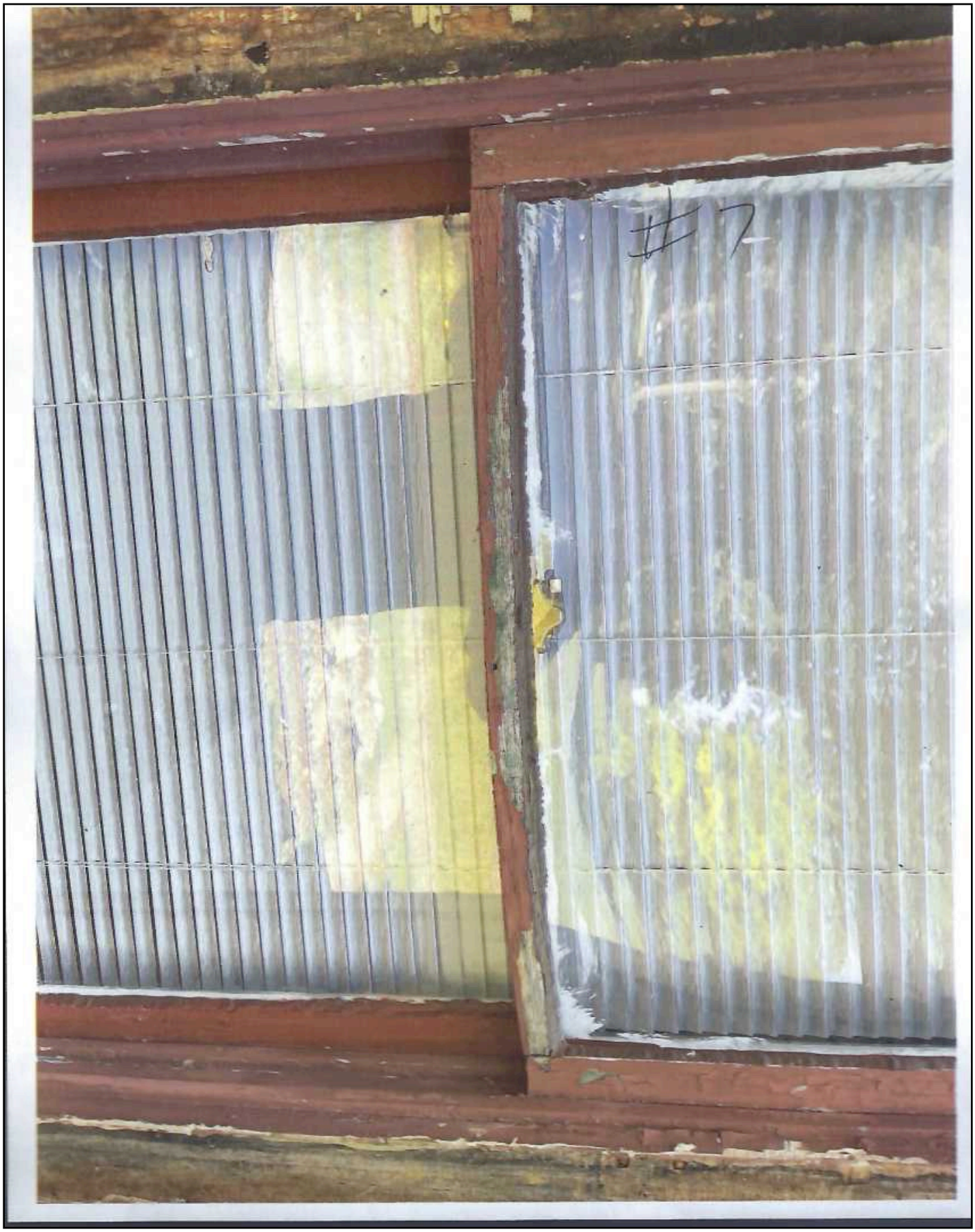
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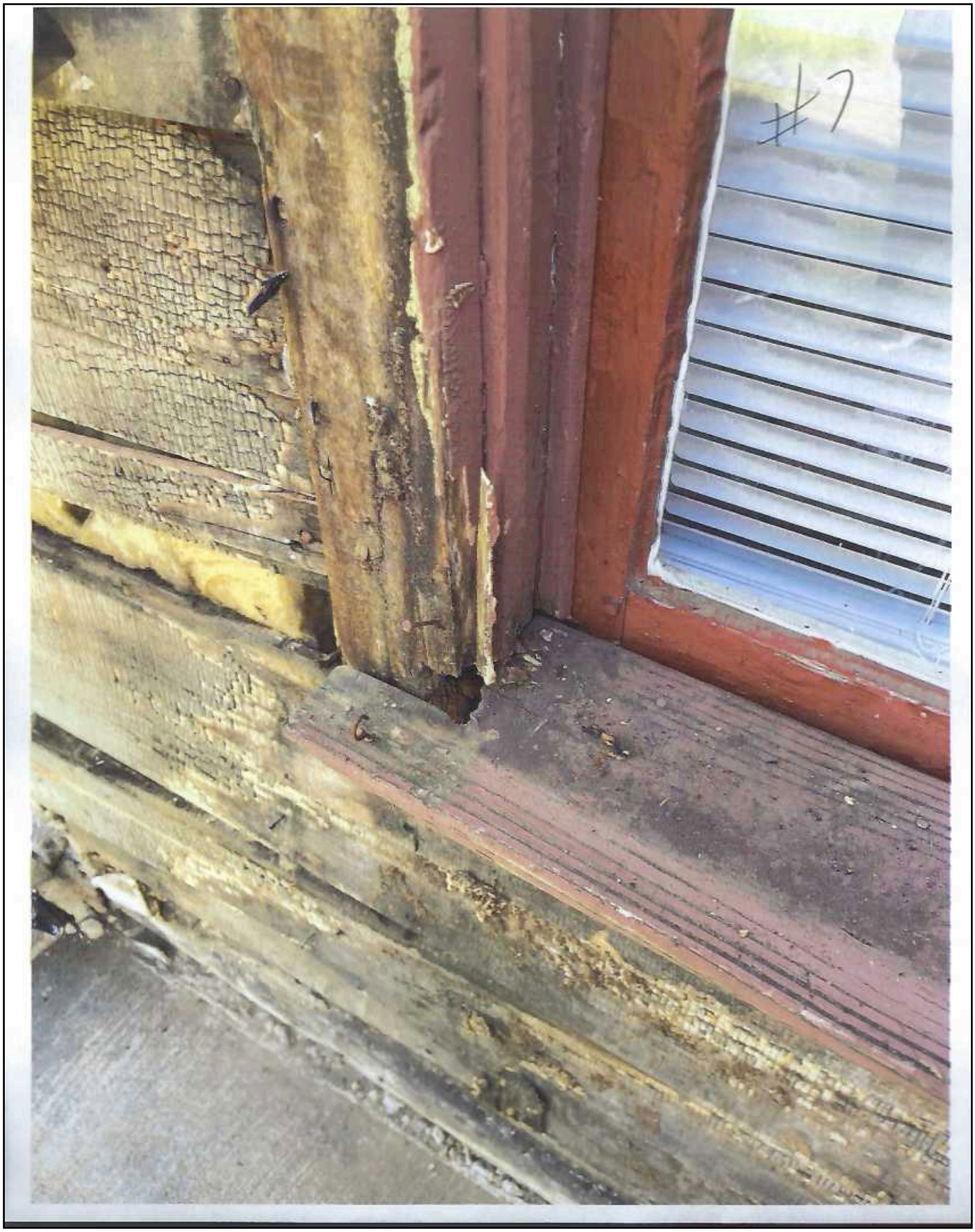
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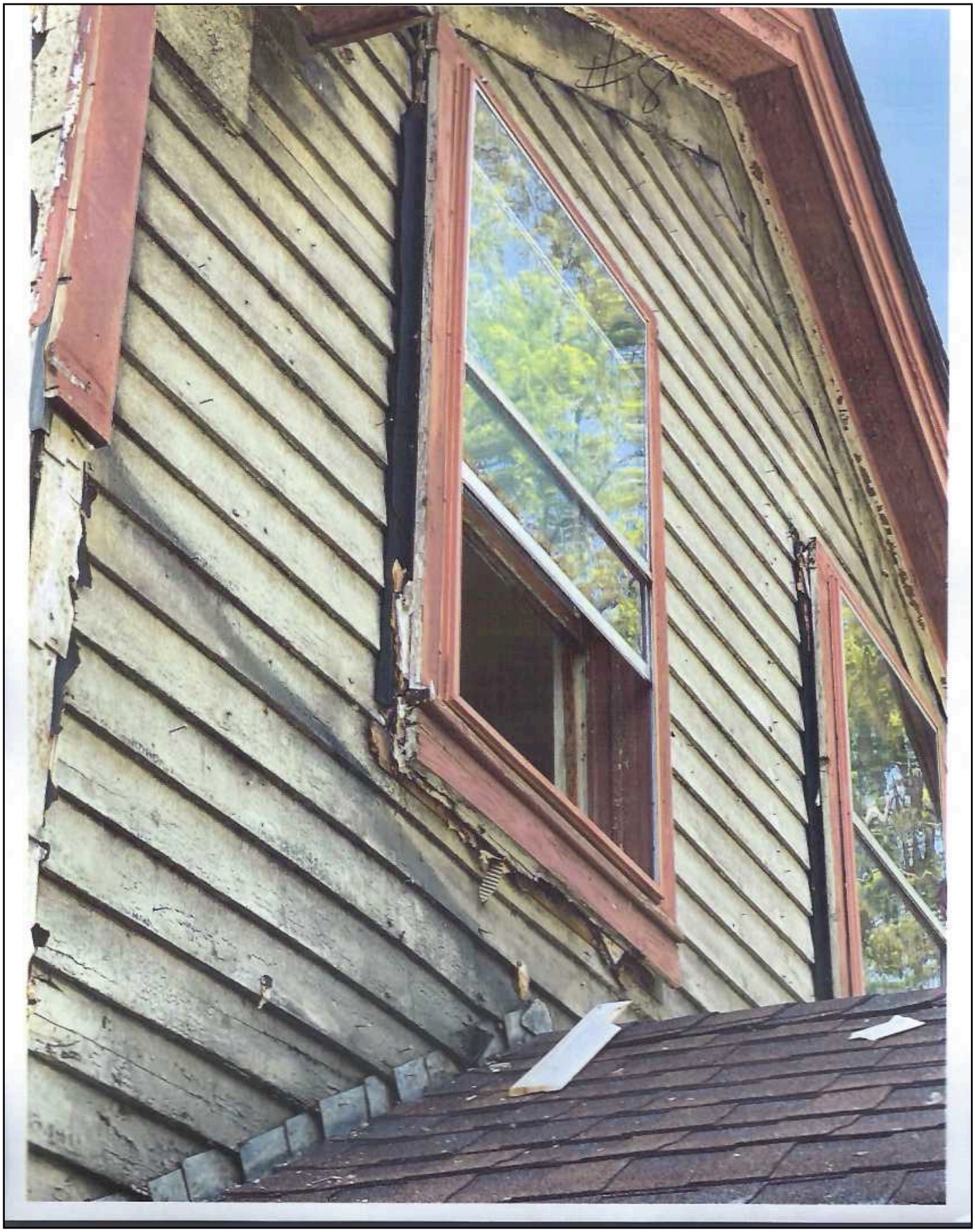

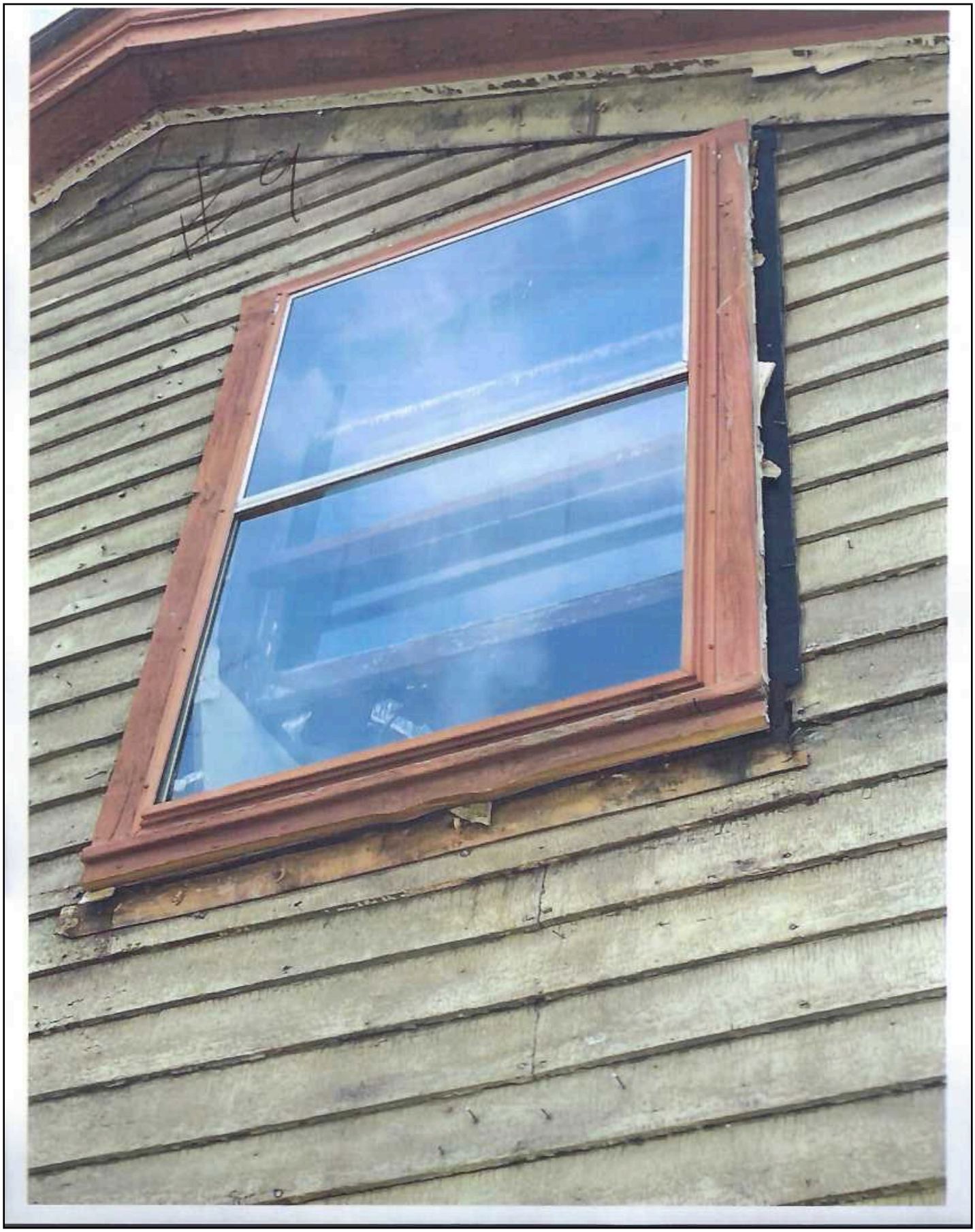

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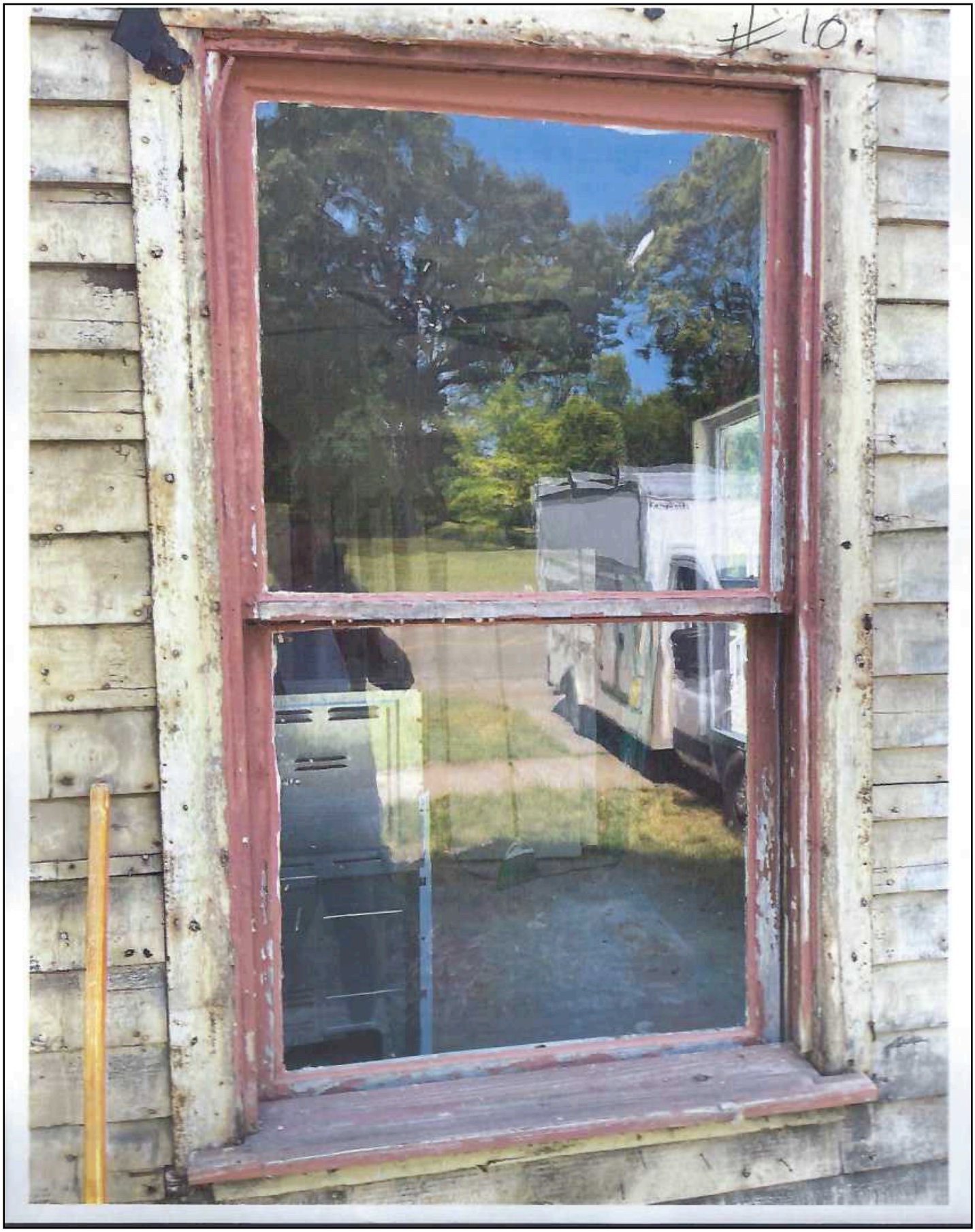
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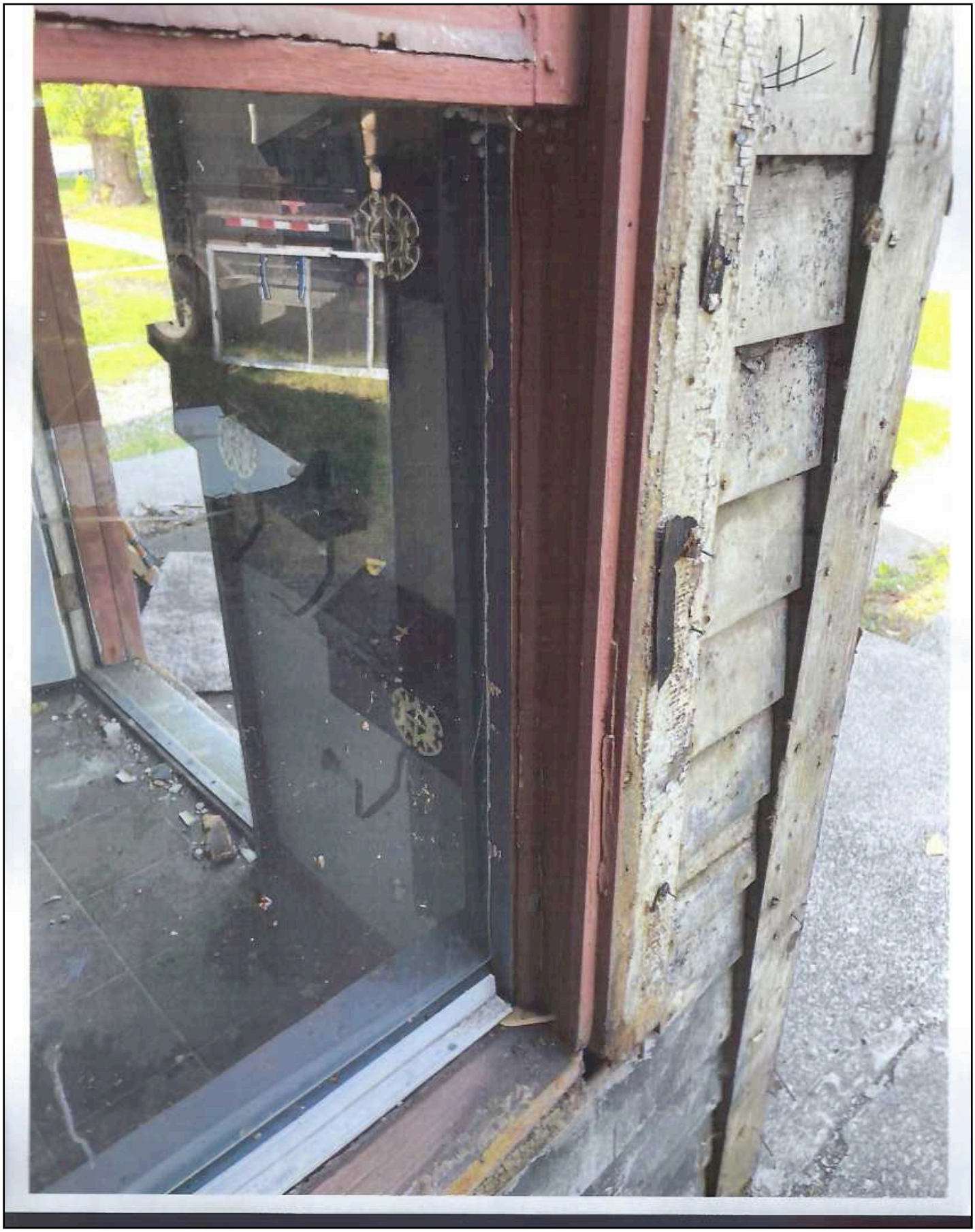

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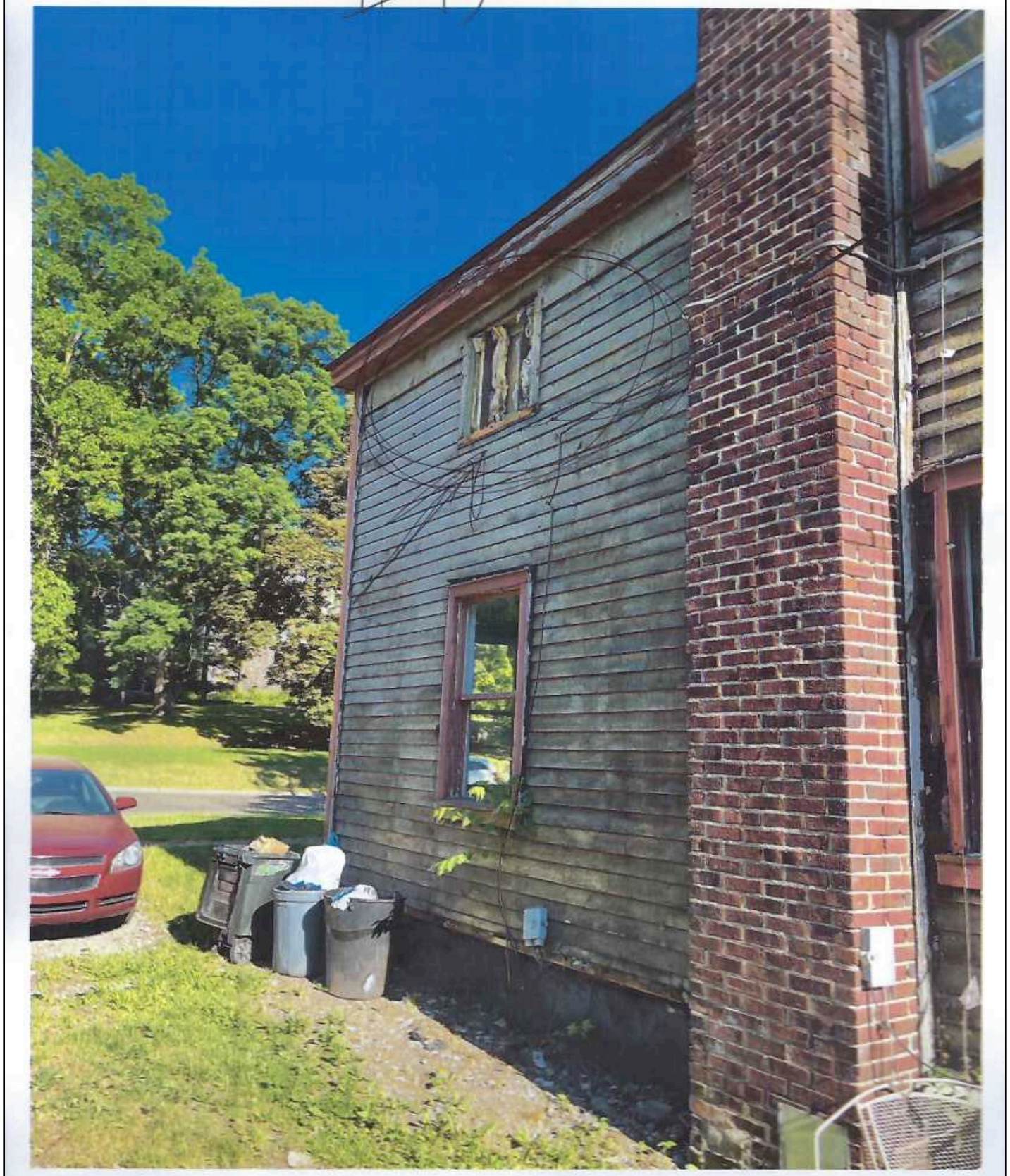

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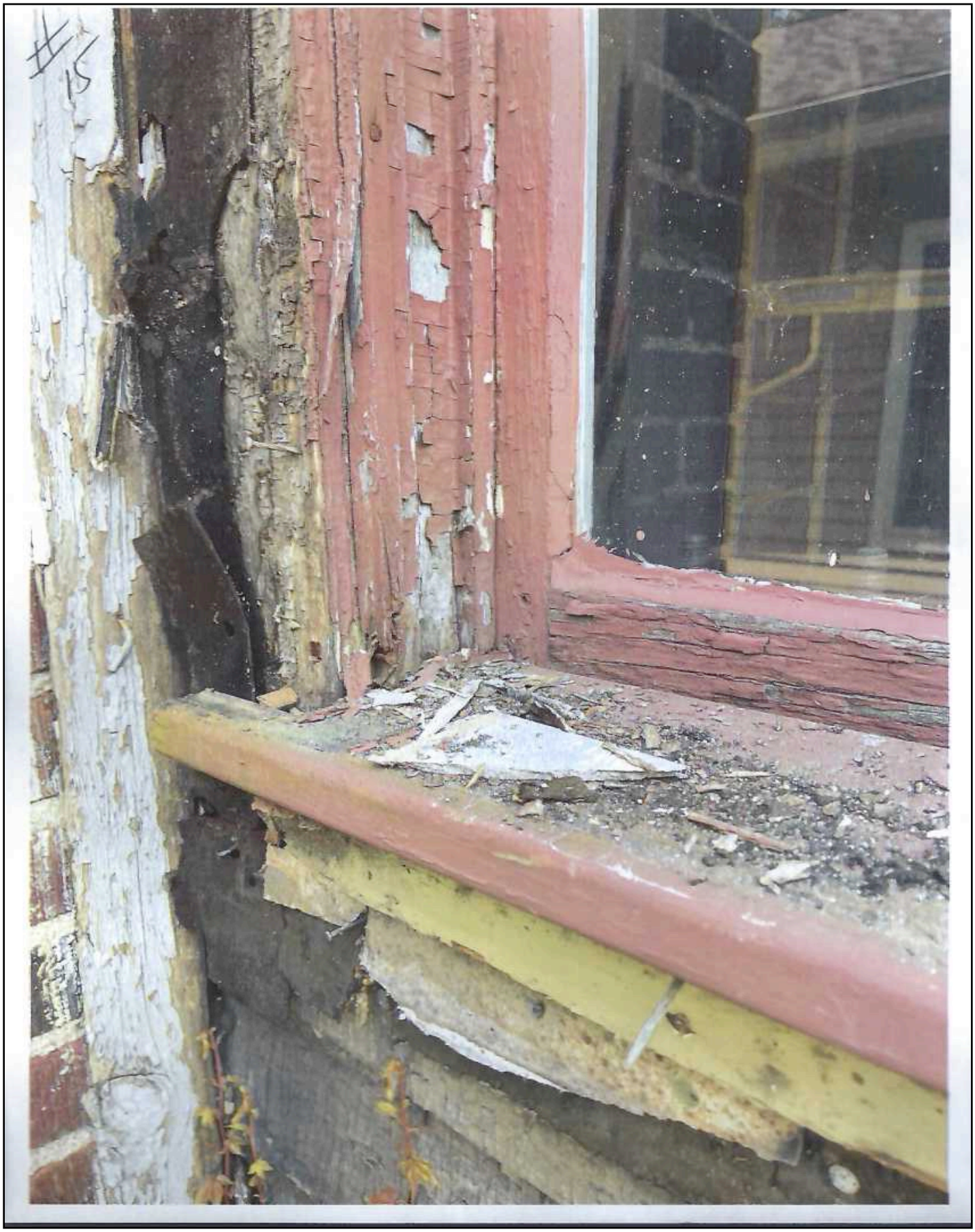
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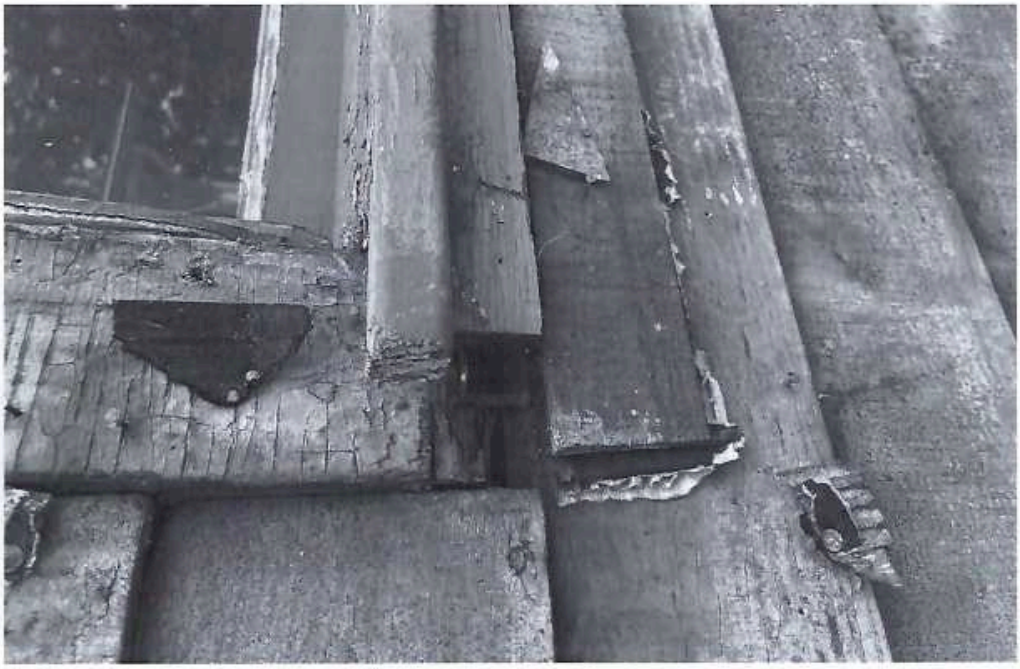
16



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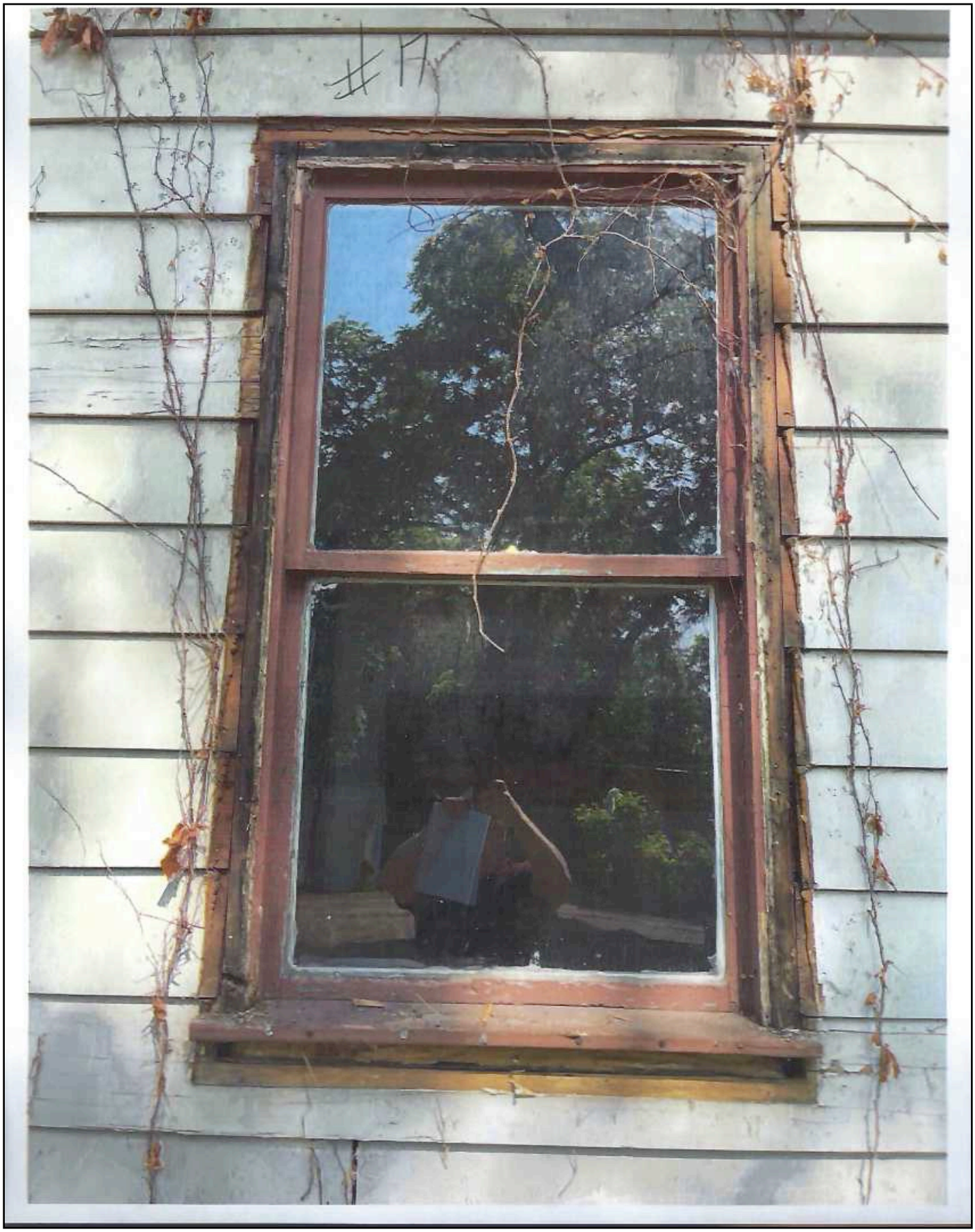
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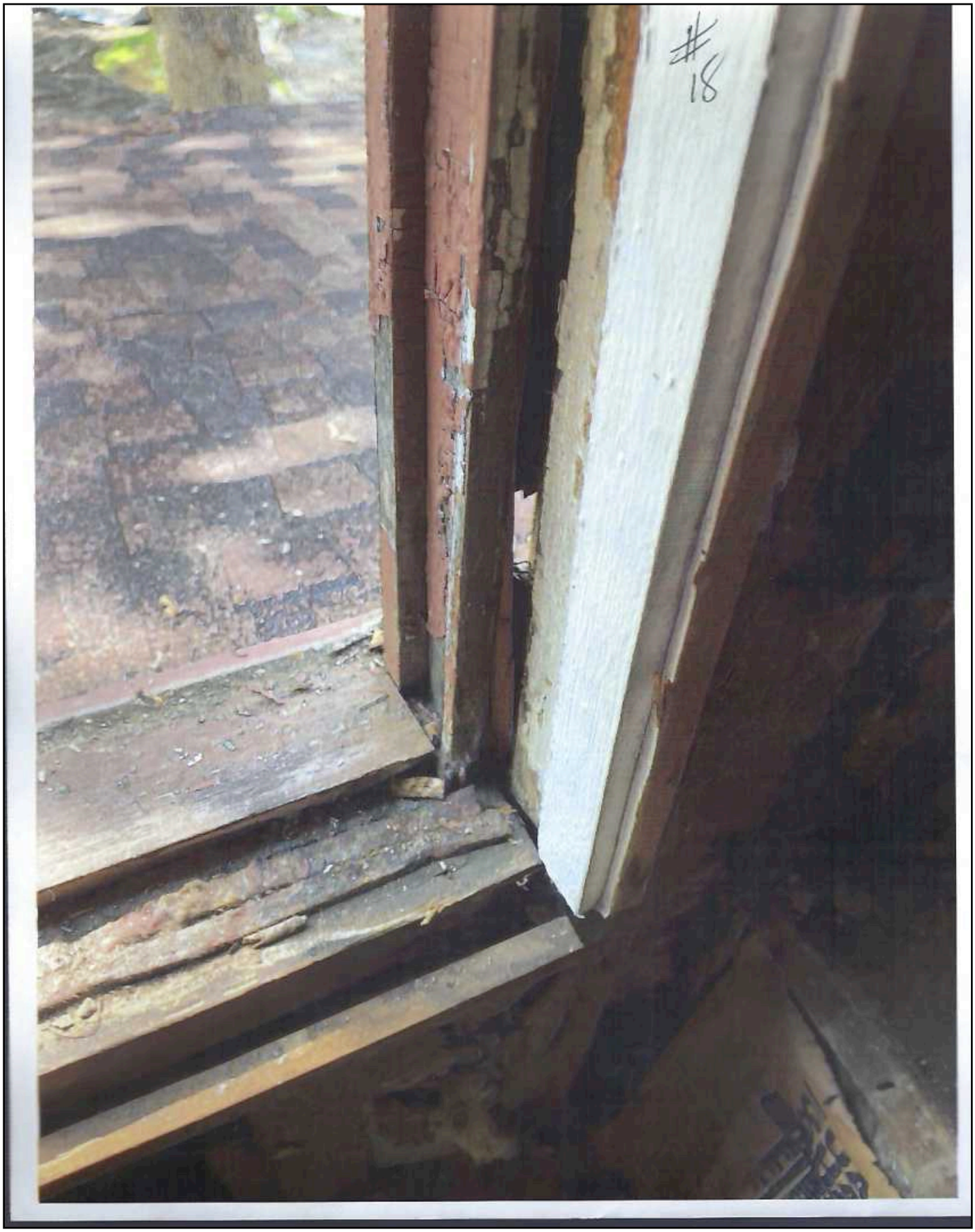
#18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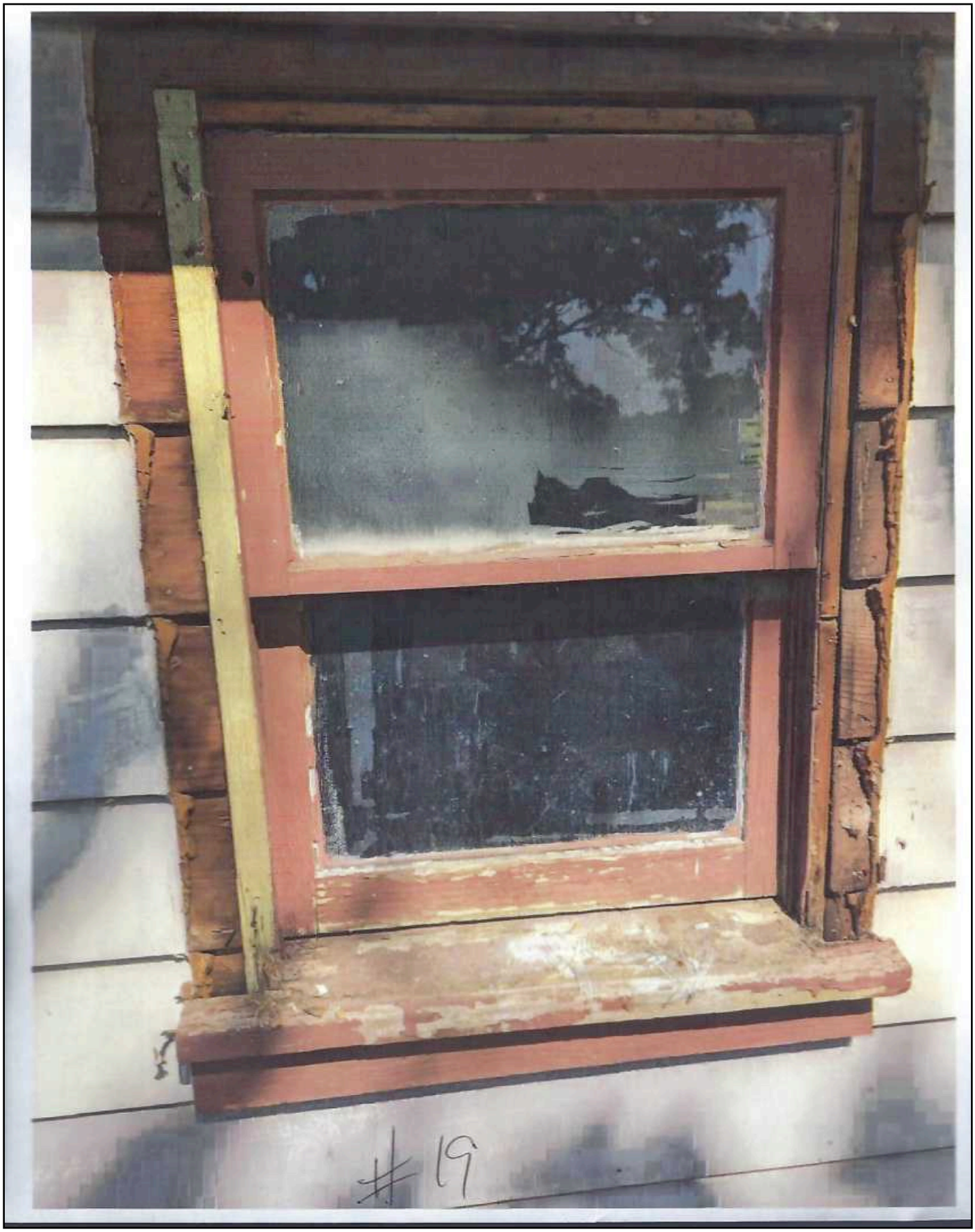
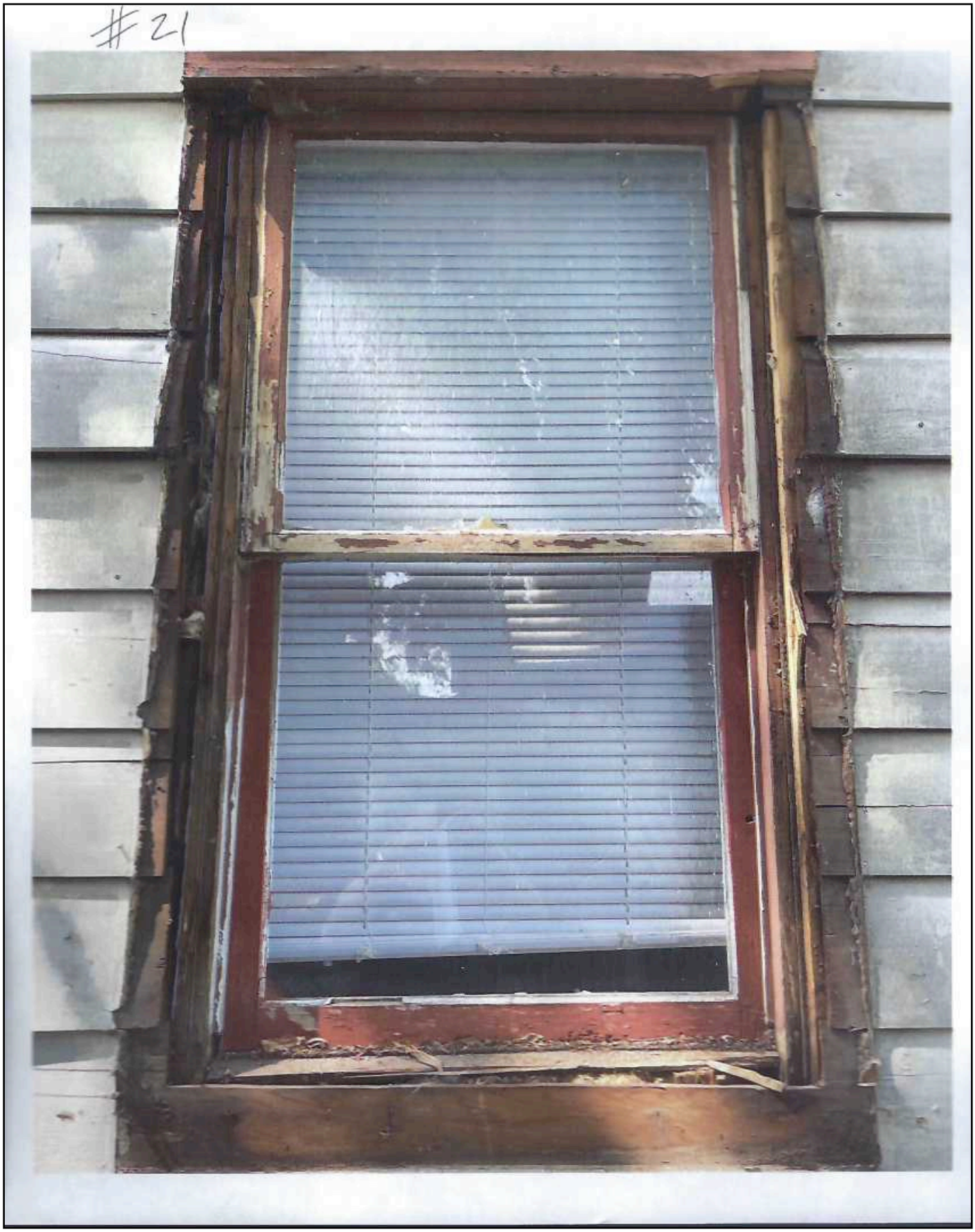
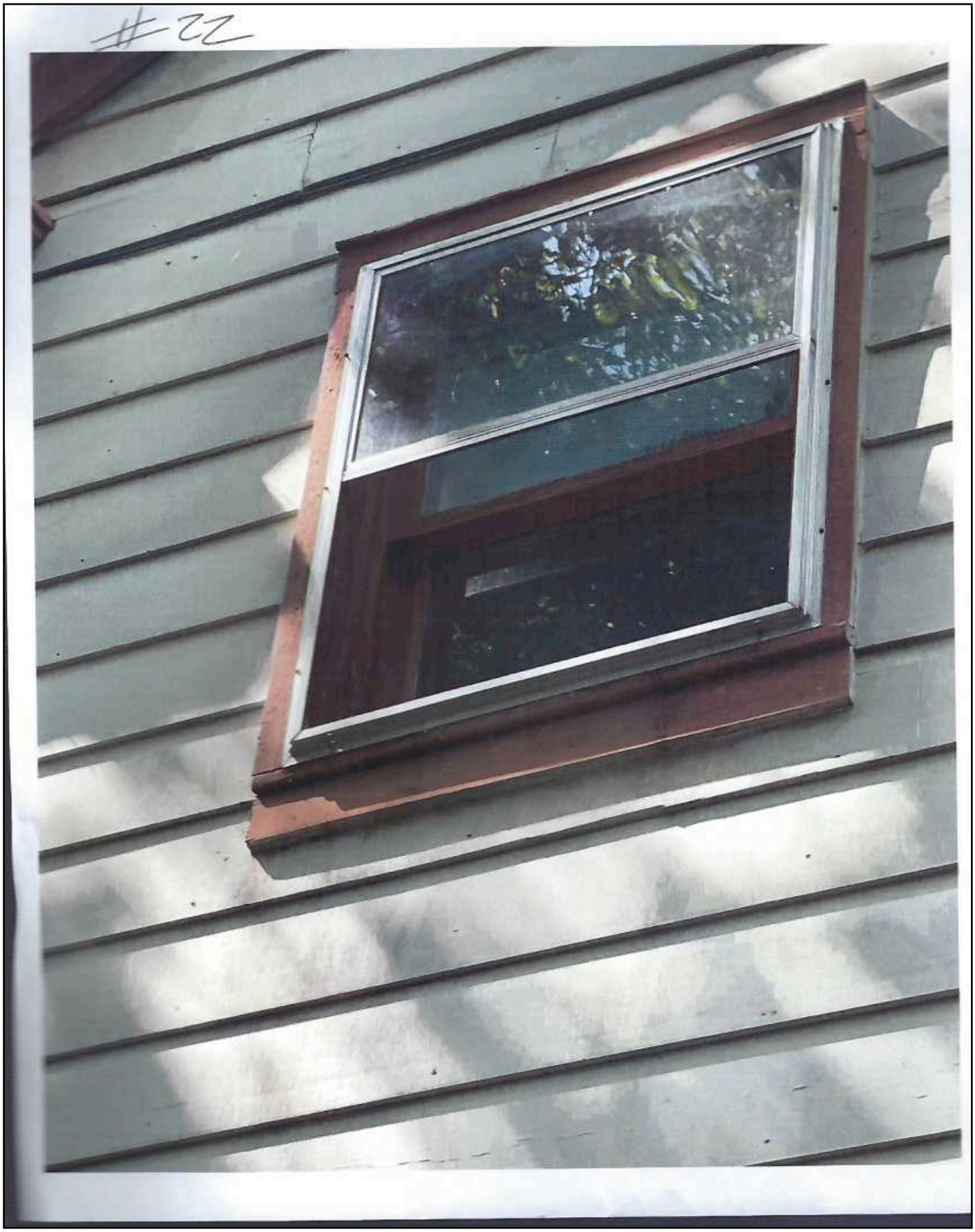

#19

#20

A/C in window


#21


#22

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

DRAFT

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

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 plasticy 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

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