



AGENDA

Historic District Commission Meeting

7:00 PM - Tuesday, July 25, 2023

Freighthouse, 100 Market Place

Page

1. CALL TO ORDER

2. ROLL CALL

Alex Pettit, Chair

James Chesnut, Vice Chair

James Ratzlaff

Stefan Szumko

Delrhea Byrge

Hannah McCready

John Van Bolt

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

[15 S Washington agenda item](#)

[323 Oak Agenda Item](#)

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6.3. STUDY ITEMS

6.4. ADMINISTRATIVE APPROVALS

415 N Huron: half-round aluminum gutters

208 W Michigan: repainting wood components of storefront

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 07/11/2023

[Historic District 7-11-2023 Minutes DRAFT](#)

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9. ADJOURNMENT



HDC Work Permit Staff Review

Property address: 15 S Washington

Property History: This is a modern commercial office building. It is specifically identified as noncontributing on the National Register district nomination from the 1980s.

Date of Application: July 11, 2023

Date of Review: July 18, 2023

Date of Meeting: July 25, 2023

Proposed work: Rooftop solar panel installation

Materials: panels, panel racks, wire and conduit, solar optimizers, disconnect

Staff review:

1. Staff sees in BS&A (the City's online permit tracking system) that a new roof was installed and inspected in 2015.
2. This application is for a rooftop solar installation on the building's flat roof. The disconnect is on the north side of the building and not the front.
3. The building is nonhistoric so there is no historic material to protect.
4. Staff finds that because the proposed work will not harm historic material, and because the proposed work will not likely be visible from anywhere except above the building, the proposed work meets the Secretary of the Interior's Standard for Rehabilitation 9. The work will be compatible with the historic district in size, scale, proportion, and massing because it will not really be seen.
5. Before proceeding with work, applicant must obtain the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#9

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.

Recommended Motion:

Move to approve Application PHDC-23-0064 and issue a Certificate of Appropriateness for the installation of a roof-mount solar array at 15 S Washington because the proposed work meets the Secretary of the Interior's Standards for Rehabilitation, specifically Standard 9.

Prepared by:

Ellen Thackery, Preservation Planner



15 S Washington St, front (west) elevation



**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

RECEIVED

JUN 11 2023

Office Use Only:

Receipt: _____

Method: _____

Action/Study Item

PHDC- 23-0064

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

15 S. Washington St. Ypsilanti, MI 48198

Applicant

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

Name

Homeland Solar, LLC/David Friedrichs

Address

317 Metty Dr.

Ste 4

City

Ann Arbor

State

MI

Zip

48103

Phone / Fax

(734)819-4474

E-Mail *Staff will contact you primarily via email

Linda@homelandsolar.com

Contractor

Contractor Name & Contact Info

Homeland Solar, LLC, 317 Metty Dr. Ste 4, Ann Arbor, MI 48103 (734)819-4474

Type of work

☐ Roofing

☐ Window/Door

Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Application Amendment

☒ Other

Complete Description of Proposed Work:

Installation of roof mount solar array. Inverter to be installed in electrical room. New PV disconnect to be located within 5 feet of outside electrical meter.

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

Panels, panel racking, wire and conduit, solar optimizers, disconnect

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:

\$29,000

Permit fee:

\$45 + 45 = \$90.00

Signature

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

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

Signature:

Date:

7/5/2023

Print Name:

David Friedrichs

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.



MICHIGAN
ADVOCACY
PROGRAM

15 S. Washington Street, Ypsilanti, MI 48197
734.665.6181 | miadvocacy.org

PROPERTY OWNER'S AUTHORIZATION LETTER

The MICHIGAN ADVOCACY PROGRAM authorizes David Friedrichs, Representative of Homelands Solar, LLC, to apply for Historic District Commission Work Permit for the solar project at 15 S. Washington St., Ypsilanti, MI 48198.

Specifically, this project involves a Roof Mount Solar Array.

As the Executive Director of the Michigan Advocacy Program, I hereby grant permission to the applicant referenced above to apply for and pick up the approved work permit as indicated above.

Ann L. Routt, Executive Director

Date: July 5, 2023

Legal Services of South Central Michigan | Family Law Project | Farmworker Legal Services
Crime Victims Legal Assistance Project | Michigan Poverty Law Program | Michigan Legal Help Program | Michigan Elder Justice Initiative
Michigan Immigrant Rights Center | Welcoming Michigan

LSC | American Partner
for Equal Justice
LEGAL SERVICES CORPORATION

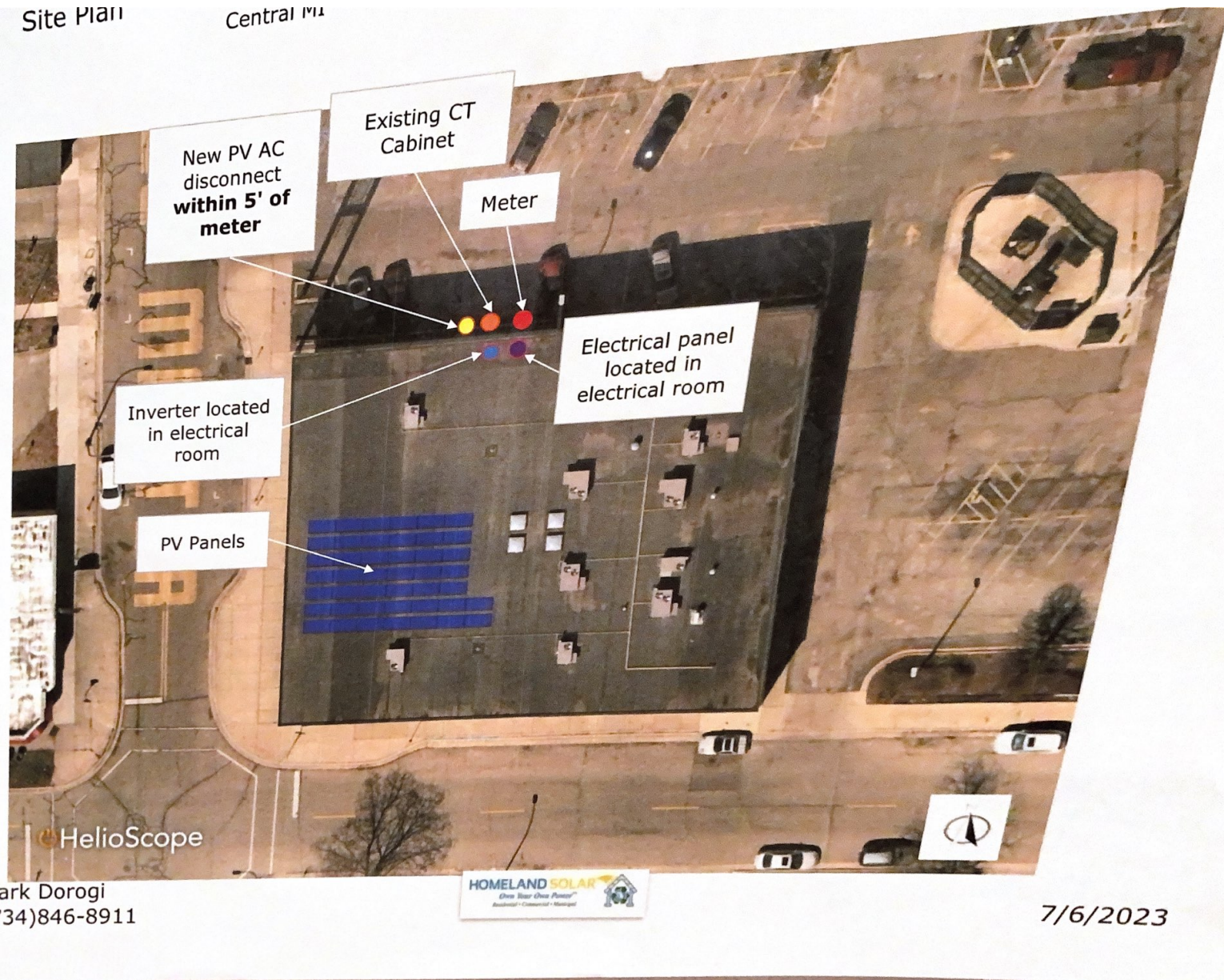
MICHIGAN
STATE BAR
FOUNDATION

MSBF



Site Plan

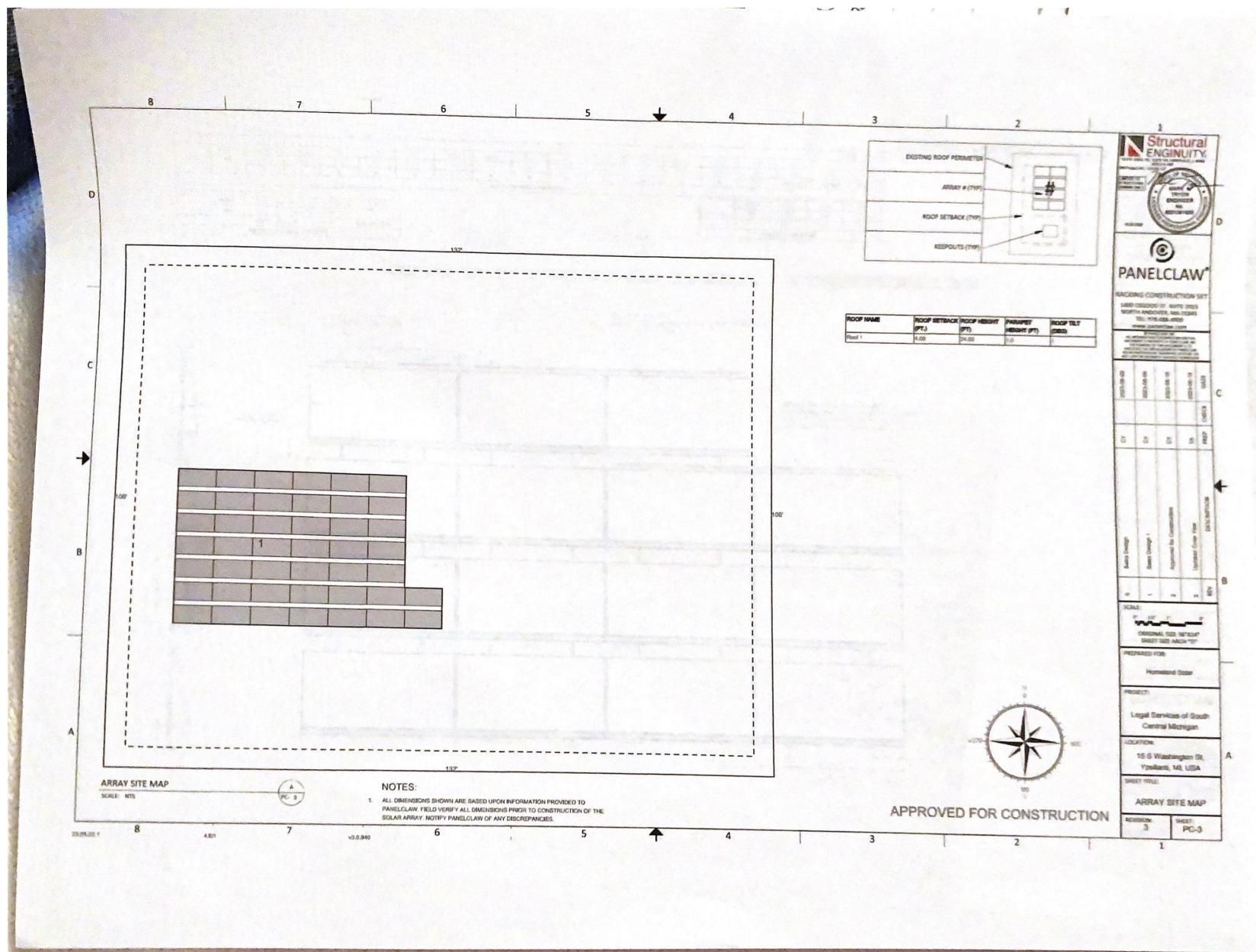
Central MI

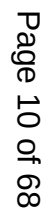


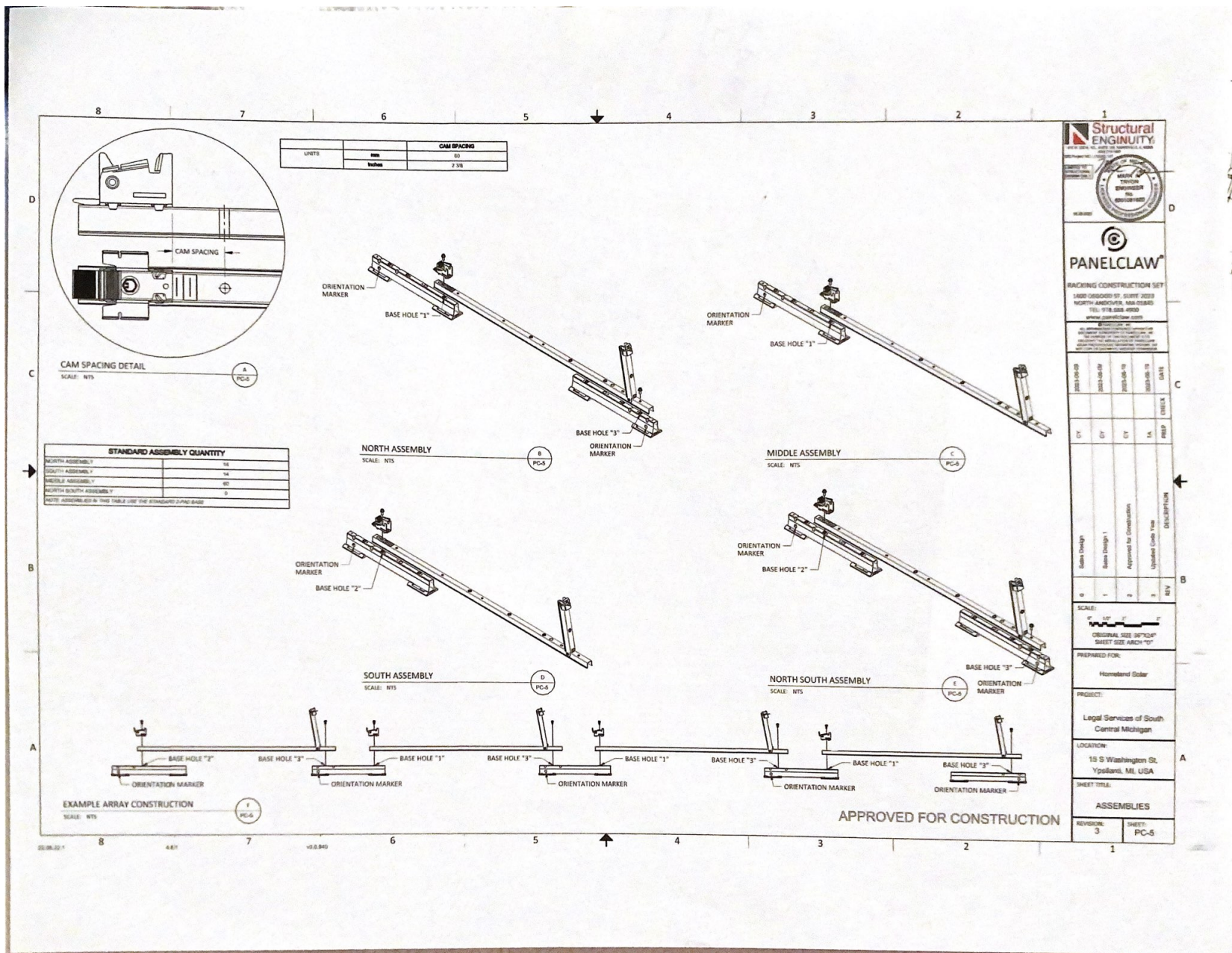
Mark Dorogi
(734)846-8911

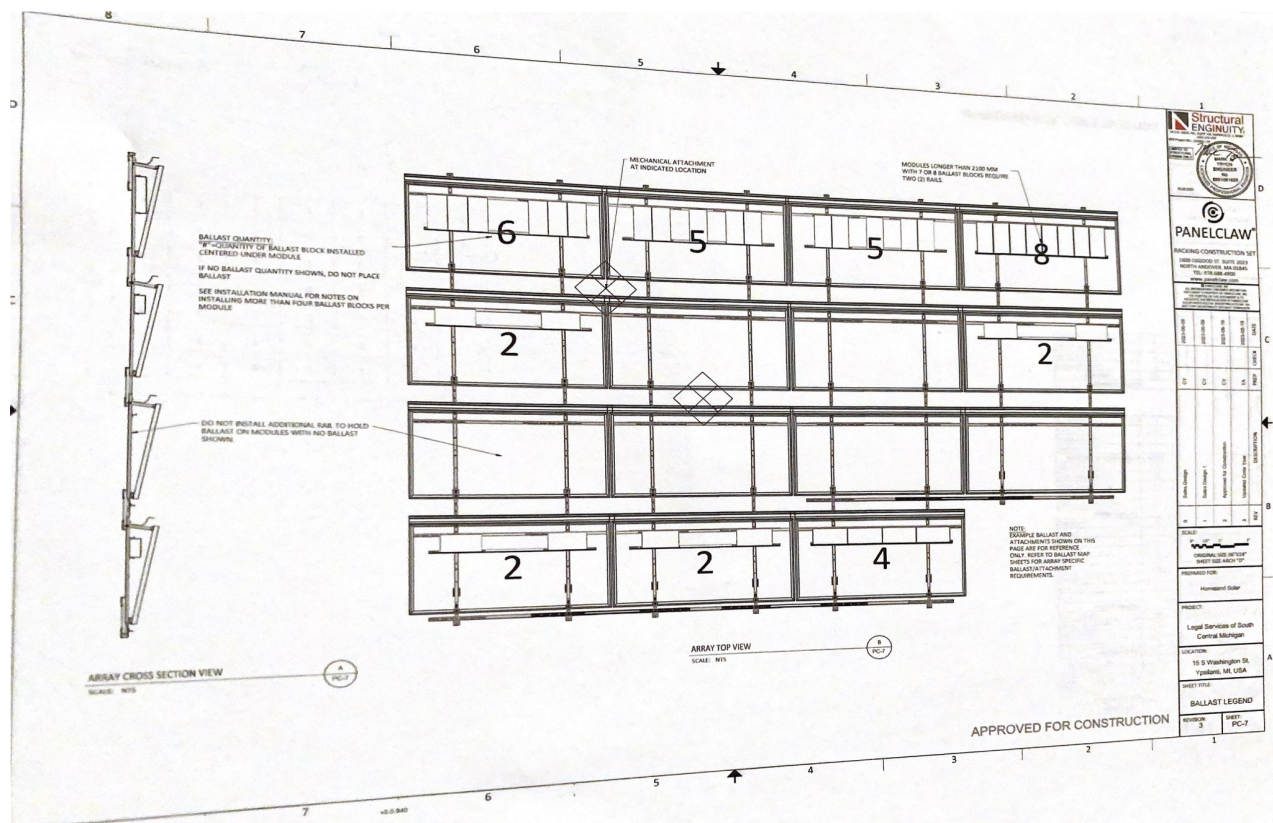


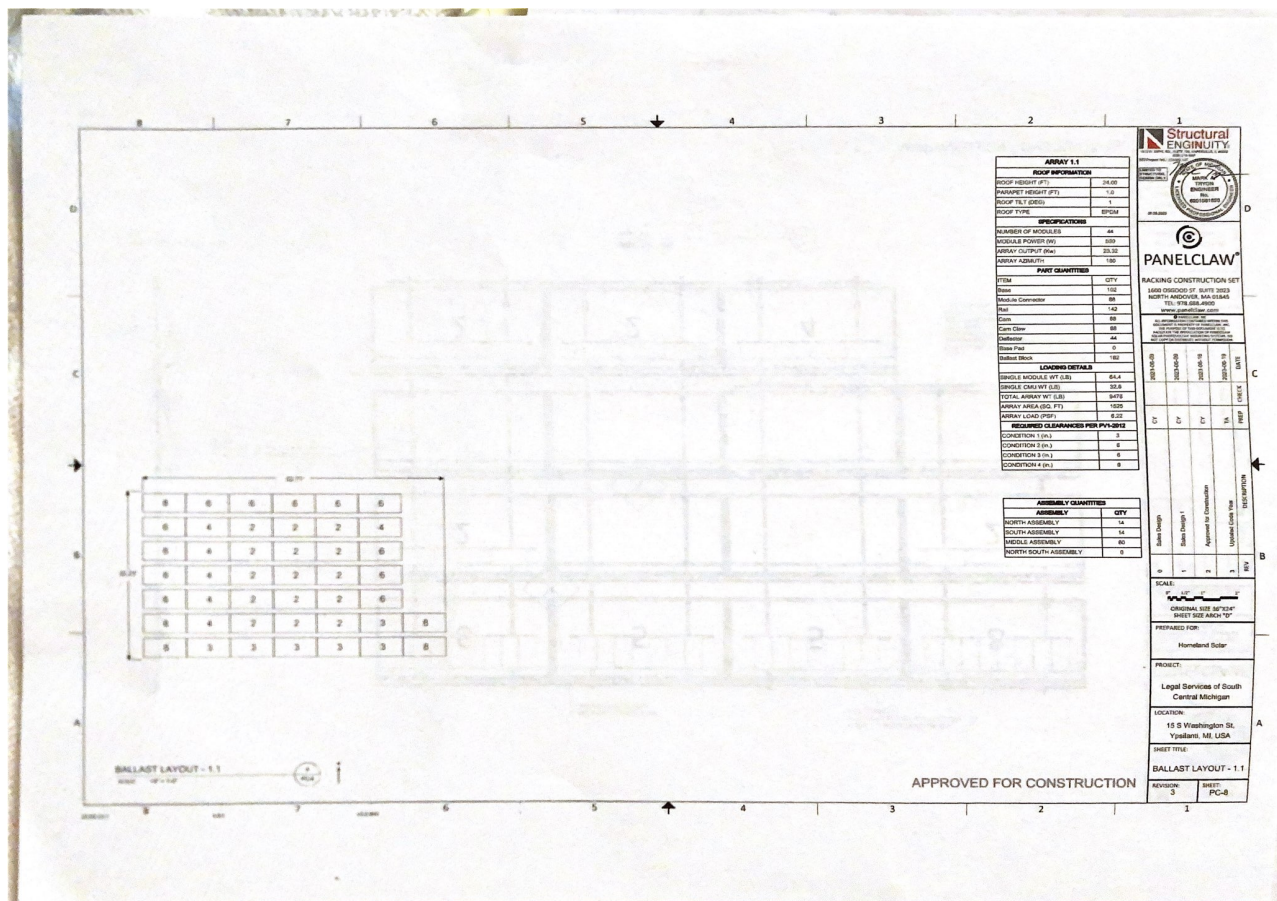
7/6/2023









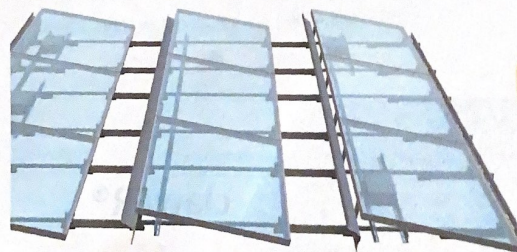


clawFR® 10



Flat Roof Racking Specialists

PanelClaw® is the only major racking provider in North America focused exclusively on flat roof racking. Our 11+ years of focus on flat roof result in a competitive advantage for our partners. No one knows more about flat roof racking than PanelClaw; no one delivers a more thoroughly tested and reliable platform; and no one matches our level of service. Our mission is to accelerate the deployment of flat roof PV and the best way to do this is to continue to lower its life-cycle cost while maintaining the highest levels of reliability. The clawFR platform is the result of this experience and commitment to flat roof.



Engineered for Speed

- Single M6 bolt hardware kit
- No tool module attachment method
- 90 degree single-module tilt-up feature
- Flexible order of operations installation process allows for optimized coordination of building trades on the roof
- Integrated roof protection pads
- 10" plus access ways between modules
- Only 1 ground lug required per array

SYSTEM COMPONENTS

Base

Rail

M6 Bolt

Module Connector

Wind Deflector

Cam Bracket w/ Cam Claw

Applications
 < 5° slope flat roofs (up to 7" possible w/engineering review)

Roof Type Compatibility
 Membrane, tar and gravel, ballasted, BUR, concrete, asphalt (not compatible with metal roofs)

3 Shade Ratio Options
 1.7:1 | 2.0:1 | 2.5:1

Platform Load
 ~ 2.0 - ~ 12.0 psf

Module Orientation
 Landscape

Module Attachment
 Airy point flange mounted

Basic Wind Speed
 Up to 190 mph
 (>190 mph by approval)

Wind Exposure Category
 B and C (D required engineering review)

USGS Seismic Categories
 A, B, C, D (others require engineering review)

Building Height
 No building height limitations

Corrosion Resistance
 ZAM coating provides 5x better resistance than G90

Warranty and Certifications
 25 year warranty
 ANSI/UL 2703-2015 Listed
 System Fire Rating
 Class A with Type 1 and Type 2 modules

Intelligent Component Design

- A single Ballast Rail part number covers all compatible 60 and 72 cell modules
- The Base does not change with module changes
- The wind deflector has 2 part numbers that cover all 72 cell module lengths
- The Module Connector and Deflector each have 2 part numbers have cover all compatible 72 cell modules

Safety and Reliability

clawFR has been tested well beyond code requirements in the US. In addition to wind tunnel testing and ANSI/UL 2703-2015 listing, we have completed a battery of reliability and performance tests which can all be found at panelclaw.com.



PANELCLAW

(978) 688.4900 | sales@panelclaw.com

panelclaw.com  Made in USA

O&M Features

Construction designed specifically for O&M, and to assist providers

- Recessed Deflector allows for easy access to module connections and optimizer equipment
- ZAM coating with 5x better corrosion resistance than G90
- If mechanical roof attachments are needed, they are always placed in the North/South module gaps for easy O&M inspection

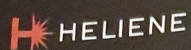
clawFR®

10°

© 2019 PanelClaw, Inc.

- A single Ballast Rail part number is compatible with all compatible 60 and 72 cell modules
- The Base does not change with module changes
- The Deflector has 2 part numbers
- The Deflector is designed that it can be installed on either side of the module
- The Deflector is designed that it can be installed on either side of the module
- The Deflector is designed that it can be installed on either side of the module

the US. In 2015 listing, we have completed a battery of performance tests which can all be found at panelclaw.com.



144HC M10 SL Bifacial Module

144 Half-Cut Monocrystalline 520W – 540W

21%

Utilizes the latest M10 size super high efficiency Monocrystalline PERC cells. Half cut design further reduces cell to module (CTM) losses.

Stability & Looks

Rugged, double webbed frame design withstands wind, snow, and other mechanical stresses. Framed Glass-Backsheet aesthetic is ideal for high visibility installation.

Anti-Reflective

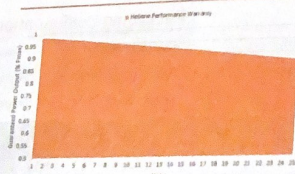
Premium solar glass with anti reflective coating delivers more energy throughout the day

High Reliability

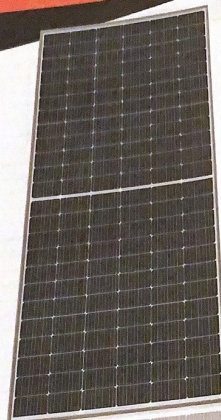
Proven resistance to PID and reliable in high temperature and humidity environments.

No Compromise Guarantee

15 Year Workmanship Warranty
25 Year Linear Performance Guarantee



144HC M10 SL Bifacial Module



Manufactured Using International Quality
System Standards: ISO9001

Half-Cut Design with Split Junction Box Technology

Bifacial Technology Enabling Additional Energy
Harvest from Rear Side

1500V System Voltage Rating

World-class Quality

- Helene's fully automated manufacturing facilities with state-of-the-art robotics and computer aided inspection systems ensure the highest level of product quality and consistency
- All manufacturing locations are compliant with international quality standards and are ISO 9001 certified
- Helene modules have received Top Performer rankings in several categories from PV Evolution Labs (PV EL) independent quality evaluations

Bankable Reputation

- Established in 2010, Helene is recognized as highly bankable Tier 1 manufacturer of solar modules and has been approved for use by the U.S. Department of Defense, U.S. Army Corps of Engineers and from numerous top tier utility scale project debt providers
- By investing heavily in research and development, Helene has been able to stay on the cutting edge of advances in module technology and manufacturing efficiency

Local Sales, Service, and Support

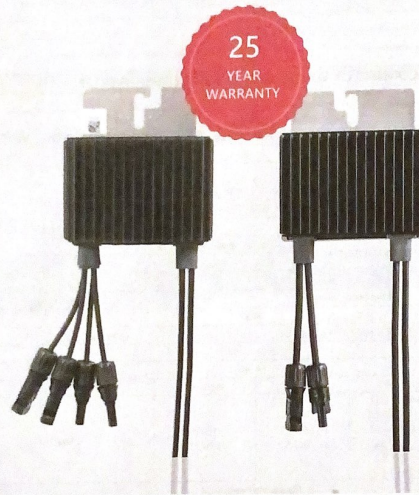
- With sales offices across the U.S. and Canada, Helene prides itself on unsurpassed customer support for our clients. Helene has become the brand of choice for many of the leading residential installers, developers and Independent Power Producers due to our innovative technology, product customization capability and just in time last-mile logistics support
- Local sales and customer support means answered phone calls and immediate answers to your technical and logistics questions. We understand your project schedules often change with little warning and endeavor to work with you to solve your project management challenges



www.helene.com

Power Optimizer For North America

P860 / P960 / P1101



POWER OPTIMIZER

PV power optimization at the module-level

The most cost-effective solution for commercial and large field installations

- Specifically designed to work with SolarEdge inverters
- Up to 25% more energy
- Superior efficiency (99.5%)
- Balance of System cost reduction; 50% less cables, fuses and combiner boxes, over 2x longer string lengths possible
- Fast installation with a single bolt
- Advanced maintenance with module-level monitoring
- Module-level voltage shutdown for installer and firefighter safety
- Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PVRSS)

solaredge.com

solaredge

Power Optimizer For North America

P860 / P960 / P1101

Power Optimizer Model (Typical Module Compatibility)	P860 (for 2 x 72 cell modules)	P960 (for 2 x 72 cell modules)	P1101 (for up to 2 x high power or bi-facial modules)	
INPUT				
Rated Input DC Power ⁽¹⁾	860	960	1100	W
Connection Method	Dual input for independently connected modules ⁽²⁾		Single input for series connected modules	
Absolute Maximum Input Voltage (Voc at lowest temperature)	60		125	Vdc
MPPT Operating Range	12.5 - 60		12.5 - 105	Vdc
Maximum Short Circuit Current (IsC)	22	23.2	14.1	Adc
Maximum Short Circuit Current per Input (IsC)	11	11.6	-	Adc
Maximum Efficiency	99.5			%
Weighted Efficiency	98.6			%
Overvoltage Category	II			
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREEDGE INVERTER)				
Maximum Output Current	18			Adc
Maximum Output Voltage	80			Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREEDGE INVERTER OR SOLAREEDGE INVERTER OFF)				
Safety Output Voltage per Power Optimizer	1 ± 0.1			Vdc
STANDARD COMPLIANCE				
Photovoltaic Rapid Shutdown System	Compliant with NEC 2014, 2017, 2020			
EMC	FCC Part 15 Class A, IEC61000-6-2, IEC61000-6-3			
Safety	IEC62109-1 (class II safety), UL1741		IEC62109-1 (class II safety), UL1741, UL3741	
Material	UL94 V-0, UV resistant			
RoHS	Yes			
INSTALLATION SPECIFICATIONS				
Compatible SolarEdge Inverters	Three phase inverters		SE30K & larger	
Maximum Allowed System Voltage	1000			
Dimensions (W x L x H)	129 x 168 x 59 / 5.1 x 6.61 x 2.32		129 x 162 x 59 / 5.1 x 6.4 x 2.32	
Weight	1064 / 2.34			
Input Connector	MC4 ⁽³⁾			
Input Wire Length Options	Input #1 (-) 0.16 / 0.52, (+) 0.16 / 0.52	Input #2 (-) 0.16 / 0.52, (+) 0.16 / 0.52	Input #1 (-) 1.6 / 5.2, (+) 1.6 / 5.2	Input #2 (-) 1.6 / 5.2, (+) 1.6 / 5.2
1				1.6 / 5.2
2				
3				
Output Wire Type / Connector	Double insulated; MC4			
Output Wire Length	2.3 / 7.5		2.3 / 7.5	2.4 / 7.8
Operating Temperature Range ⁽⁴⁾	-40 to +85 / -40 to +185			
Protection Rating	IP68 / NEMA6P			
Relative Humidity	0 - 100			

- (1) Rated power of the module at STC will not exceed the Power Optimizer "Rated Input DC Power". Modules with up to +5% power tolerance are allowed.
 (2) In the event of an odd number of PV modules in one string, installation of one P860 / P960 Power Optimizer connected to one PV module is allowed. When connecting a single module to the P860 / P960, seal the unused input connectors with the supplied pair of seals.
 (3) For other connector types please refer to: <https://www.solaredge.com/sites/default/files/optimizer-input-connector-compatibility.pdf>
 (4) For ambient temperature above +70°C / +158°F, power de-rating is applied. Refer to the Power Optimizers Temperature De-Rating Application Note for more details.

PV System Design Using a SolarEdge Inverter ⁽⁵⁾⁽⁶⁾		208V Grid SE14.4K*	208V Grid SE17.3K*	277/480V Grid SE20K, 30K	277/480V Grid SE33.3K*, SE40K*
Compatible Power Optimizers		P860, P960, P1101	P860, P960, P1101	P860, P960, P1101	P860, P960, P1101
Minimum String Length	Power Optimizers	8	9	14	14
	PV Modules	15	17	27	27
Maximum String Length	Power Optimizers	30	30	30	30
	PV Modules	60	60	60	60
Maximum Continuous Power per String		7200	8730	15300	15300
Maximum Allowed Connected Power per String ⁽⁷⁾ (permitted only when the difference in connected power between strings is up to 2,000W for the 277/480V grid, or 1,000W for the 208V grid)		1 string - 8400 2 strings or more - 9000	1 string - 9930 2 strings or more - 10530	1 string - 17550 2 strings or more - 20300	2 strings or less - 17550 3 strings or more - 20300
Parallel Strings of Different Lengths or Orientations		Yes			

- * The same rules apply for Synergy units of equivalent power ratings, that are part of the modular Synergy Technology inverter.
 (5) P860/P960 can be mixed in one string only with P860/P960.
 (6) P860/P960 design with three phase 208V inverters is limited. Use the SolarEdge Designer for verification.
 (7) To connect more STC power per string, design your project using SolarEdge Designer.

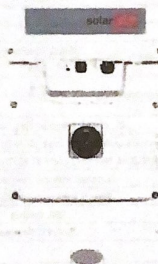
© SolarEdge Technologies Ltd. All rights reserved. SOLAREEDGE, the SolarEdge logo, OPTIMIZED BY SOLAREEDGE are trademarks or registered trademarks of SolarEdge Technologies, Ltd. All other trademarks mentioned herein are trademarks of their respective owners. Date: 08/2021 DS-000613-4.2-NA. Subject to change without notice.

RoHS

INVERTERS

Three Phase Inverter for the 120/208V Grid For North America

SE17.3KUS



The best choice for SolarEdge enabled systems

- Specifically designed to work with power optimizers
- Quick and easy inverter commissioning directly from a smartphone using the SolarEdge SetApp
- Fixed voltage inverter for superior efficiency (97.5%) and longer strings
- Built-in type 2 DC and AC Surge Protection, to better withstand lightning events
- Small, lightest in its class, and easy to install outdoors or indoors on provided bracket
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- Built-in module-level monitoring with Ethernet, wireless or cellular communication for full system visibility
- Integrated Safety Switch
- UL1741 SA certified, for CPUC Rule 21 grid compliance

/ Three Phase Inverter for the 120/208V Grid⁽¹⁾ **For North America** **SE17.3KUS**

MODEL NUMBER	SE17.3KUS	UNITS
APPLICABLE TO INVERTERS WITH PART NUMBER	SEXXX-UX21XXXX	
OUTPUT		
Rated AC Power Output	17300	W
Maximum apparent AC output power	17300	VA
AC Output Line Connections	3W + PE, 4W + PE	
AC Output Voltage Minimum-Nominal-Maximum ⁽²⁾ (L-N)	105-120-132.5	Vac
AC Output Voltage Minimum-Nominal-Maximum ⁽²⁾ (L-L)	183-208-229	Vac
AC Frequency Min-Nom-Max ⁽³⁾	59.3 - 60 - 60.5	Hz
Continuous Output Current (per Phase)	48.25	Aac
GFDI Threshold	1	A
Utility Monitoring, Islanding Protection, Country Configurable Set Points	Yes	
THD	≤ 3	%
Power Factor Range	+/- 0.85 to 1	
INPUT		
Maximum DC Power (Module STC)	30275	W
Transformer-less, Ungrounded	Yes	
Maximum Input Voltage DC+ to DC-	600	Vdc
Operating Voltage Range	370 - 600	Vdc
Maximum Input Current	48.25	Adc
Maximum Input Short Circuit Current	55	Adc
Reverse-Polarity Protection	Yes	
Ground-Fault Isolation Detection	167kΩ Sensitivity ⁽⁴⁾	
CEC Weighted Efficiency	97.5	%
Night-time Power Consumption	< 4	W
ADDITIONAL FEATURES		
Supported Communication Interfaces	2 x RS485, Ethernet, Cellular (optional)	
Inverter Commissioning	With the SetApp mobile application using built-in Wi-Fi access point for local connection	
Rapid Shutdown	NEC2014, NEC2017 and NEC2020 compliant/certified	
RS485 Surge Protection Plug-in	Supplied with the inverter, Built-in	
AC, DC Surge Protection	Type II, field replaceable, Built-in	
DC Fuses (Single Pole)	25A, Built-in	
Smart Energy Management	Export Limitation	
DC SAFETY SWITCH		
DC Disconnect	Integrated	
STANDARD COMPLIANCE		
Safety	UL1741, UL1741 SA, UL16998, CSA C22.2, Canadian AFCI according to T.I.L. M-07	
Grid Connection Standards	IEEE1547, Rule 21, Rule 14 (H)	
Emissions	FCC part15 class A	
INSTALLATION SPECIFICATIONS		
AC output conduit size / AWG range	M* or 1" / 6 - 10 AWG	
DC input conduit size / AWG range	M* or 1" / 6 - 12 AWG	
Number of DC inputs pairs	4	
Dimensions with Safety Switch (H x W x D)	31.8 x 12.5 x 11.8 / 808 x 317 x 300	in / mm
Weight with Safety Switch	78.2 / 35.5	lb / kg
Cooling	Fans (user replaceable)	
Noise	< 62	dBA
Operating Temperature Range	-40 to +140 / -40 to +60 ⁽⁴⁾	°F / °C
Protection Rating	NEMA 3R	
Mounting	Bracket provided	

(1) For 277/480V inverters refer to: <https://www.sclaredge.com/sites/default/files/se-3vco-phase-us-inverter-277-480v-setapp-datasheet.pdf>

(2) For other regional settings please contact SolarEdge support

(3) Where permitted by local regulations

(4) For power de-rating information refer to: <https://www.sclaredge.com/sites/default/files/se-temperature-densiting-note-na.pdf>











HDC Work Permit Staff Review

Property address: 323 Oak

Property History: The house contributes to both the National Register and the local historic districts. It has a high degree of architectural integrity, with most of its original architectural character-defining features intact.

These windows were proposed once before, in 2016, and were approved at that time.

Date of Application: July 11, 2023

Date of Review: July 18, 2023

Date of Meeting: July 25, 2023

Proposed work: Replacing 4 first-floor windows and 6 second-floor windows. Full-frame replacements are proposed, and new trim as close to historic as possible.

Materials: Proposed replacement windows are one-over-one wood windows clad in aluminum.

Staff review:

1. Windows are almost always character-defining features.

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.

2. According to the City's Historic District Fact Sheet about windows (<https://cityofypsilanti.com/DocumentCenter/View/2355/Windows>) :

"Requirements for a Window Replacement Application

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

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

Requirements for Appropriate Window Replacements

Approval for replacement windows will be granted on a case-by-case basis. In all cases, the Commission will require an installation which does not reduce the glass area of any window. Wood replacement windows are preferred. Wood windows clad in aluminum or fiberglass may be approved in some cases."

3. The Secretary of the Interior's Standards for Rehabilitation state, "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."
4. The Guidelines that accompany the Standards state that it is not recommended to change the appearance of historic windows by changing the sash, depth of reveal, muntin configurations, reflectivity or color of glass, or the appearance of the frame.
5. In studying the photos provided by the applicant, staff can see deterioration of frames and window wells shown, and deterioration of exterior trim and sills.
6. **If the commission finds that these 10 windows on this house are deteriorated beyond repair, are the proposed windows an appropriate replacement?** The proposed replacements are to be full-frame replacements so glass area will not be reduced, and staff finds that the proposed new windows will match the old in design (one-over-one), color (Mesa Red), and texture (smooth). When is aluminum cladding an appropriate material? The Guidelines that accompany the Standards state that it is not recommended to install replacement windows made from other materials that are not the same as the material of the original windows if they would have a noticeably

different appearance from the remaining historic windows. Staff believes that in this case, with these windows, the appearance of the proposed new windows would not be noticeably different from the existing windows.

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

Relevant Secretary of the Interior's Standards:

#6

Potential Motions:

If commission finds that these 10 windows are deteriorated beyond repair and these proposed windows are appropriate:

Move to approve Application PHDC-23-0063 and issue a certificate of appropriateness for the work at 323 Oak Street for the replacement of 10 windows as proposed in the application dated July 11, 2023 using Jeld-Wen Sitrine Clad-Wood, double-hung windows in the one-over-one configuration with Mesa Red aluminum cladding, with the condition that the method will be full-frame replacements and all windows and frames will be removed and headers will be replaced if necessary. The proposed work meets Secretary of the Interior's Standard for Rehabilitation 6 because the existing windows are beyond repair and the proposed windows match the existing in design, color, and texture.

If commission finds that it needs more information to make a decision: Move to postpone Application PHDC 23-0063 for replacement windows at 323 Oak so that the applicant can provide [more detailed photos of each window and its deterioration, or insert other commission need] . The commission must act on this application by September 8, 2023 or the application may be procedurally denied by staff.

If commission finds that the proposed windows do not meet the Standards: Move to deny application PHDC-23-0063 for the replacement of 10 windows at 323 Oak with Jeld-Wen Sitrine aluminum-clad wood windows as proposed because these windows do not meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standard _____. The proposed windows do not meet the Standard in the following ways: _____.

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: 31838

Method: 2175

Action/Study Item

PHDC- 23-0063

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

323 Oak Street

Applicant

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

Name

Dave Strenski

Address

323 Oak Street

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

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

Contractor

Contractor Name & Contact Info

Ypsilanti Restoration LLC

Type of work

- ☐ Roofing
☒ Window/Door
Replacement

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

- ☐ Painting
☐ Application Amendment
☐ Other

Complete Description of Proposed Work:

Full replacement of 4 windows on first floor and 6 windows on second floor. Work includes: remove window and frame, install header if needed, install insulation if needed, replace with window of matching size. Replace/rework existing interior/exterior trim. Windows will be Jeld-Wen Sitaline EX series, Clearview mesh screen, insulated annealed glass, Low-E 366 coating, argon filled. Aluminum clad with Jeld-Wen's Mesa Red color to match existing color scheme. Interiors will be primed or unpainted clear white pine. Insulation will be fiberglass and/or spray foam insulation. Replace existing interior and exterior trim with closest available matching trim. Caulk as needed.

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:

\$17,000

Permit fee:

\$45 + _____ =

Signature

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

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

Signature:

Date:

07/11/2023

Print Name:

Dave Strenski

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.

Window replacement in 2016

Process Details: PHDC-16-0073

Property Address: 323 OAK, YPSILANTI, MI 48198 | Parcel: 11-11-04-481-005

Property Owner: STRENSKI DAVID & CONNER PAULA

Summary Information

> 6 Process Step(s) Found

> 0 Inspection(s) Found

Process Information

Filed As HDC
Process Name HDC
Process Number PHDC-16-0073
Status Completed - Approved
Scope Of Work Replace existing seven (7) windows with full window unit replacements. The full unit method of window replacement removes the entire window & frame & replaces them with a new size matched window and frame. This method requires replacement or reworking of the existing interior & exterior trim. Remove existing window sashes from seven (7) first floor windows on the east and west side of the house na install 7 Jeld-Wen Siteline EX series new construction full window units with Clearview mesh screen. New windows will be insulated annealed glass with Low-E 366 coating and argon filled. Exteriors will be clad with aluminum in Jeld-Wen's Burgandy or other customer selected non-custom color. Interiors will be preprimed and ready for paint or unpainted clear white pine (customers option). Insulate around new window with fiberglass and/or spray foam insulation. Replace existing interior and exterior trim with closest available matching trim. Caulk as needed.

Application Date 08/22/2016
Date Process Started 08/26/2016
Date Completed 08/26/2016
Last Status Change 08/26/2016

Amount Due

Process - HDC \$0.00
 Total

Conditions

Building permit required.

Process Step Information

Step Number	Step Display Name	Status	Date Step Started	Date Step Completed	Date Step Due	
1	Application Completeness Review - Application Submitted	Approved	8/26/2016	8/26/2016		View
2	Staff Review - Department Review	Approved	8/26/2016	8/26/2016		View
3	Added to HDC Agenda - Schedule HDC Meeting	Approved	8/26/2016	8/26/2016		View
4	HDC Meeting	Approved	8/26/2016	8/26/2016		View
5	HDC Decision Letter	Approved	8/26/2016	8/26/2016		View
6	Cancelled	Approved	8/26/2016	8/26/2016		View

Document Summary

Document Title						
Application						
Version	Document Title	Review Status	Date Received	Date Completed	[Expand All]	
1	Application	Approved	8/22/2016	8/26/2016	View	Document
Minutes						
Version	Document Title	Review Status	Date Received	Date Completed	[Expand All]	
1	Minutes	Not Started		8/26/2016	No Attachment	

Review Comments/Concerns

Show All							
Title	Type	Comment Type	Corrected	Date Found	Date Corrected	Process Step	Review
No records to display.							

By continuing to use this website you agree to the [BS&A Online Terms of Use](#). X

Inspection Type	Inspector	Status	Scheduled Date	Completed Date	Result
No records to display.					

Fees & Payments

Date	Action	Qty	Description	Billed	Paid
8/22/2016	Invoice Item	1.00	HDC: HDC Application Fee (Invoice Number: 00057418)	\$50.00	
8/26/2016	Transaction		Transaction Number: 00046841		\$50.00

Applicant Information

Address YPSILANTI RESTORATION LLC
313 MAPLE STREET
YPSILANTI, MI 48198

Phone *No Data to Display* **Fax** *No Data to Display*
Mobile *No Data to Display* **Other Phone** *No Data to Display*

Owner Information

Address STRENSKI DAVID & CONNER
PAULA
323 OAK
YPSILANTI, MI 48198

Phone *No Data to Display* **Fax** *No Data to Display*
Mobile *No Data to Display* **Other Phone** *No Data to Display*

Occupant Information

Address 323 OAK

Phone *No Data to Display* **Fax** *No Data to Display*
Mobile *No Data to Display* **Other Phone** *No Data to Display*

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Aaron Soderberg

QUOTE BY : Aaron Soderberg

QUOTE # : JW230400CHT - Version 0

SOLD TO : MODERN BUILDERS SUPPLY-ANN
ARBOR

SHIP TO :

Aaron Soderberg
3835 MORGAN ROAD
YPSILANTI MI 48197-9637

Phone : (734) 547-3533

Fax : 734-528-3536

PO# :

Ship Via : Ground

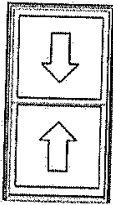
PROJECT NAME: Strenski II

REFERENCE :

U-Factor Weighted Average: 0.26

SHGC Weighted Average: 0.2

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1		Frame Size : 30 X 56			
	Rough Opening : 30 3/4 X 56 3/4	Siteline Clad Double Hung, Auralast Pine, Mesa Red Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist with HeatSave Define Panel Glass Type Separately, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Annealed Glass Top, Tempered Glass Btm, BetterVue Mesh Mesa Red Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, *Custom-Width*, IGThick=0.698(3/32 / 3/32), Clear Opening:26.2w, 24.4h, 4.4 sf U-Factor: 0.26, SHGC: 0.20, VLT: 0.46, Energy Rating: 18.00, CR: 49.00, CPD: JEL-N-880-03844-00001 PEV 2023.1.0.4182/PDV 6.921 (03/02/23)NW			
			\$863.12	2	\$1,726.24



Viewed from Exterior. Scale: 1/2" = 1'

cust-59866

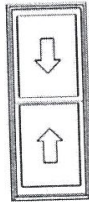
Quote Date: 04/11/2023

Page 1 of 3 (Prices are subject to change.) JW230400CHT (Ver:0)- 04/21/2023 1:59 PM

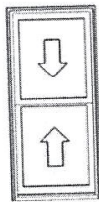
Drawings are for visual reference only and may not be to exact scale.
All orders are subject to review by JELD-WEN

Last Modified: 04/21/2023

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2	Rough Opening : 24 3/4 X 60 3/4	Frame Size : 24 X 60 Siteline Clad Double Hung, Auralast Pine, Mesa Red Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist with HeatSave Define Panel Glass Type Separately, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Annealed Glass Top, Tempered Glass Btm, BetterVue Mesh Mesa Red Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, *Custom-Width*, IGThick=0.698(3/32 / 3/32), Clear Opening:20.2w, 26.4h, 3.7 sf U-Factor: 0.26, SHGC: 0.20, VLT: 0.46, Energy Rating: 18.00, CR: 49.00, CPD: JEL-N-880-03844-00001 PEV 2023.1.0.4182/PDV 6.921 (03/02/23)NW	\$803.20	2	\$1,606.40
Line 3	Rough Opening : 25 3/4 X 56 3/4	Frame Size : 25 X 56 Siteline Clad Double Hung, Auralast Pine, Mesa Red Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist with HeatSave Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Mesa Red Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, *Custom-Width*, IGThick=0.698(3/32 / 3/32), Clear Opening:21.2w, 24.4h, 3.6 sf U-Factor: 0.26, SHGC: 0.20, VLT: 0.46, Energy Rating: 18.00, CR: 49.00, CPD: JEL-N-880-03844-00001 PEV 2023.1.0.4182/PDV 6.921 (03/02/23)NW	\$729.10	3	\$2,187.30



Viewed from Exterior. Scale: 1/2" = 1'



Viewed from Exterior. Scale: 1/2" = 1'

cust-59866

Quote Date: 04/11/2023

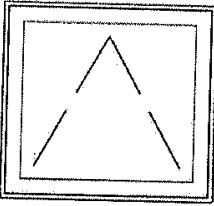
Page 2 of 3 (Prices are subject to change.)

Drawings are for visual reference only and may not be to exact scale.
All orders are subject to review by JELD-WEN

JW230400CHT (Ver:0)- 04/21/2023 1:59 PM

Last Modified: 04/21/2023

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 4		SCA3230			
	Rough Opening : 32 3/4 X 30 3/4	Frame Size : 32 X 30 Siteline Standard, Clad Awning, Auralast Pine, Mesa Red Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, 4/4 Thick, Venting, Nesting Crank Handle, Chestnut Bronze Hardware, 2 Locks, US National-WDMA/ASTM, PG 35, Insulated SunResist with HeatSave Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Chestnut Bronze Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, IGThick=0.698(3/32 / 3/32), U-Factor: 0.25, SHGC: 0.19, VLT: 0.43, Energy Rating: 20.00, CR: 49.00, CPD: JEL-N-879-03215-00001 PEV 2023.1.0.4182/PDV 6.921 (03/02/23)NW			



Viewed from Exterior. Scale: 1/2" = 1'

\$650.11 2 \$1,300.22

Total: \$6,820.16

Sales Tax (6.0000%): \$409.21

Net Total: \$7,229.37

Total Units: 9

 **Auralast** Protect yourself when you choose JELD-WEN Auralast pine products backed by a limited lifetime warranty against wood rot and termite damage.

cust-59866

Quote Date: 04/11/2023

Page 3 of 3 (Prices are subject to change.) JW230400CHT (Ver:0)- 04/21/2023 1:59 PM

Drawings are for visual reference only and may not be to exact scale.
All orders are subject to review by JELD-WEN

Last Modified: 04/21/2023

Specs from Jeld-Wen's website:

Siteline® Clad-Wood Window: Double-Hung



Model Overview

PROJECT TYPE
New construction and replacement

MAINTENANCE LEVEL
Moderate

WARRANTY
20 Year Warranty

COLORS & FINISHES
27 Exterior Colors
9 Interior Colors
7 Interior Finish Options

SCREEN & TRIM OPTIONS
3 Insect Screens
3 Exterior Trim Options

FRAME OPTIONS
Block Frame/Replacement
Integral Nailing Fin

GLASS
Energy efficient, tinted, textured and protective.

DIVIDED LITES
Grilles between the glass.

HARDWARE
1 Lock Option in 9 finishes

CONSTRUCTION
Tilt Sash

MATERIALS
1 Wood Option

Model Details & Options

Materials

WOOD OPTIONS



AuraLast® Pine

AuraLast® pine is a patented wood product that provides protection against wood rot, water damage and termites. This water-based process fortifies wood all the way to the core, providing an exclusive level of protection you'll only find through JELD-WEN and backed by our limited lifetime warranty. Distinct color variations occur and the grain can appear straight or erratic depending on how it is cut from the log. The wood will darken and yellow with age, adding character and charm. It machines to a fine, smooth finish and easily accepts lighter stains and paint. Staining is recommended to achieve a uniform appearance because pine naturally contains resins that can affect penetration. Knots should be sealed before painting.

Colors & Finishes

EXTERIOR COLORS



Mesa Red

FRAME OPTIONS



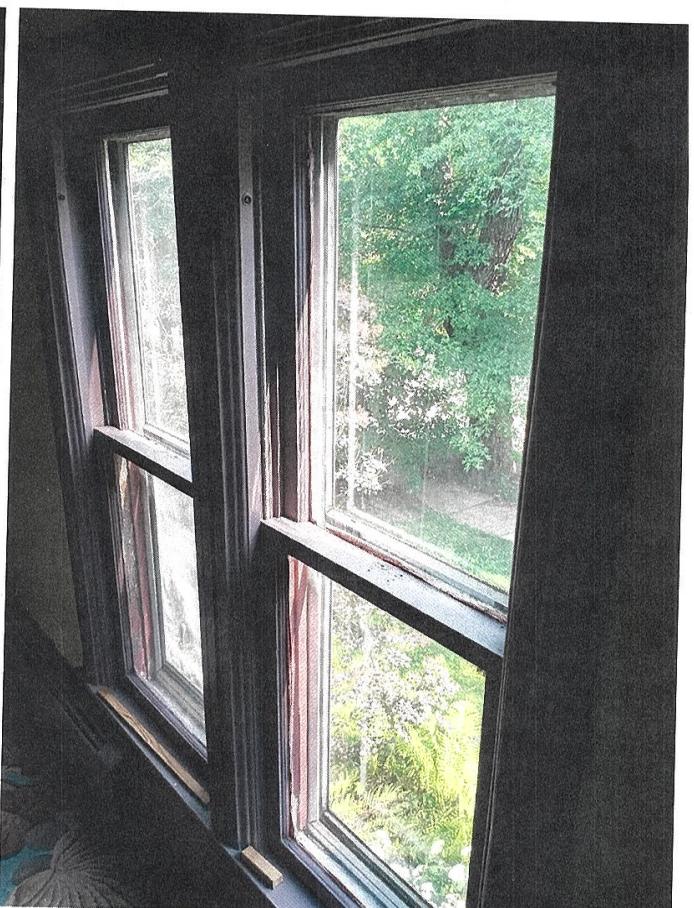
Block Frame/Replacement

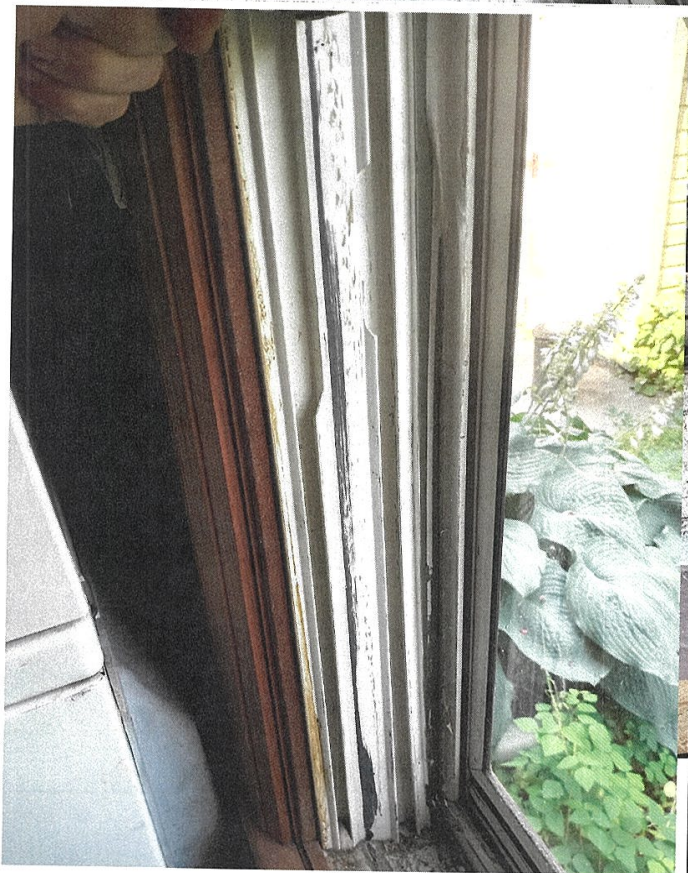
For New Construction and Replacement. A block frame is for a window with a frame that does not include a nail fin. Installation can be done simply and neatly without disturbing exterior siding, stucco, interior trim, paint or wallpaper. The block frame is ideal for new construction installation into concrete or masonry walls. This frame has the same inside and outside dimensions.



Integral Nailing Fin

For New Construction and Replacement. Our windows come standard with a 1-1/4" pre-punched nailing fin for easy installation into new construction applications. The nailing fin is integral to the frame. It surrounds the full perimeter of the frame and helps make installations weathertight. It is appropriate for homes with siding, stucco or brick exteriors.





Pictures provided by the Applicant, 7/20/23, 323 Oak























MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION Regular Meeting held in person, Freighthouse

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

CALL TO ORDER AND ROLL CALL

Chairperson Pettit Welcomed attendees.
Meeting called to order at 7:07pm

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: Chesnut) 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

206 N River

**new garage entry door and siding*

Applicants Teri Piziali and Malcolm McDonald, present

Historic District Commission

July 11, 2023

1

Staff report: This house contributes to the district and dates back to at least 1855. The garage was built about 1916 and is attached to the house at the rear. There is a separate detached garage as well. The proposed work is on the rear part of the house, not very visible from the sidewalk, especially from the south, and the affected areas are secondary elevations. The homeowners would like the fiber cement siding because their attached garage's wood siding has been very damaged by squirrels, and they plan to replace the steel person-entry door with another similar steel door. Staff believes the relevant questions for this application are, if the wood siding is beyond repair, must it be replaced with wood, and if wood is infeasible, is the proposed fiber cement siding an acceptable alternative to wood?

Discussion:

Applicant: The condition of the siding is very bad and squirrels have been chewing in and have been relocated. The tarp shown in the picture in the packet covers the overhead garage door in the winter.

Commissioners: Discussed the construction in that part of the house, installation would have to be to manufacturer's specifications for the warranty so the installation might be challenging. Applicant discussed sistering new studs to old, and all discussed need for some kind of insulation and vapor barrier. Windows will need to be retrimmed.

Motion: Ratzlaff (second: Chesnut) moved 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/rear most portion of the house, and 2) the removal of deteriorated wood siding on the garage/rear most 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.

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

627 N River

**new front doors and wood windows with aluminum cladding*

Applicant: Douglas Geidner, present

Staff report: House has experienced many alterations over the years—the roofline on the wing part of the house has likely been altered, the porch has been removed, and doors were added to the front likely where they were not historically. For all of these reasons, even with the wood siding now exposed and with the trim now visible, staff does not believe this house would be considered contributing to the district. Much work has been approved on this house, but one thing that was not approved at a commission meeting in April was the replacement of the windows. The commission requested that a window repair professional assess the conditions. Window repair professional James Turner has been to the house to assess the conditions and found that after so much deferred maintenance over so many years, and the extra trim added over the window frames without proper precautions, windows have rotted badly and need to be replaced. Also on this application are new front entry doors, and, on the rear of the house, new exterior basement stairs, walls flanking the stairs, drain, and door.

Historic District Commission

July 11, 2023

2

Discussion:

Applicant: Applicant confirmed the windows will be full-frame replacements and the windows will be replaced to the rough openings because of the deterioration.

[Discussion about where the new drain at the base of the basement steps will discharge; house has an interior perimeter drain and new footer drains.]

Motion: Chesnut (second: Byrge) moved to approve application PHDC-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 and without the ornamental details that link it to the Craftsman style (such as the dentil molding below the window); 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. 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.

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

31 N Washington

**new brick facing on columns and in alcove below marquee to cover brick damage from the aggregate panels that had been installed and from the past removal of poster display cases that had been inset into the brick.*

Staff report: The commission has seen this building several times now—it is the Martha Washington Theater and it contributes to both the National Register and local historic districts. A lot of work has been approved on this building as well, but one thing that was not approved at a May commission meeting was the covering of the columns and alcove under the marquee with a fiber cement product. The commission had required that those columns remain visible as columns from the parapet to the sidewalk because they are character-defining features of the building. This revised proposal to cover damaged and missing bricks with thin face bricks that match as closely as possible to the historic, staff believes, meets the Secretary of the Interior's Standards for Rehabilitation.

Discussion:

Applicant: Joel Stoin representing DeJa Vu and MIC Limited, present. Summarized that Next Level Custom Brick will match cement at the bottom across the front and into the alcove up to the doors and then install thin face bricks covering the damage on the columns and throughout the alcove under the marquee. The bricks will match as closely as possible in color and will be wirecut but won't be iron-spotted. Can't get bricks that are both wirecut and iron-spotted. Because of the marquee, these bricks won't be directly adjacent to the historic bricks, so close match should be close enough. The entry doors in the alcove will get new trim and will have clear glass in them.

Commissioners: Agreed that this is what they discussed and that this proposal will be good for the building and will make the marquee really stand out.

Motion: Byrge (second: Chesnut) moved to approve Application PHDC 23-0056 and issue a certificate of appropriateness for the work proposed at 31 N Washington to repair and replace damaged bricks below the marquee (including the column faces and the entire alcove to and around the doors) with bricks laid in a running bond pattern, with the conditions that the bricks used will match the existing as closely as possible and are exterior bricks, the mortar composition will match the historic mortar composition, the masonry joints will match the historic masonry joints on the building, and the appropriate building department permit is obtained. This proposed work meets the Secretary of the Interior's Standard for Rehabilitation #6.

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

212 S Huron

**metal flat roofs at top of house replaced with EPDM; slate for slate repairs and replacements with attic stock and salvaged slate on the main body of the roof; porch roofs and bay window roof (currently flat metal on most but deteriorating slate on the front porch roof) all replaced with standing seam metal roof; carriage house flat roof replaced with an EPDM roof; two chimneys repointed and one chimney rebuilt*

Staff report: The proposed work is for 212 S Huron, a very significant house in the district. It is described in the National Register nomination by name—that is very unusual for our historic documentation. Further, the carriage house is also specifically mentioned in our National Register nomination, which is quite unusual for an outbuilding in our documentation. The house is significant without question. The house's flat metal roof deterioration at the top of the house is serious and homeowner could coat or replace with EPDM—applicant's architect suggests EPDM for longevity. The slate for slate work meets Standard 6. Staff believes that the standing seam metal porches for the existing metal porches also likely meets Standard 6. (Existing porch roofs are flat and these would have standing seams, but all are metal.) Staff mentions that the low-pitched roof on the front porch has been hard on the slate and that neither contractor consulted suggested putting slate back on that roof because of the low pitch. In this application, a metal standing seam roof is proposed on the front porch. Staff described that the owner had received an estimate for roof work from Detroit Cornice and Slate as well if commissioners want to see it projected on the screen for comparison (it proposed copper instead of standing seam metal, but that work is not being proposed here so staff did not include that estimate in the package. [No commissioners asked to see it.] Staff also clarified that the commissioners see two estimates in the packet—one from June 9 and one from later in June. The first quote proposes a rust inhibitor on the flat metal roofs, but the architect requested a second quote replacing those roofs instead. Both of these are in the packet. Staff stated that if homeowners opt to cover the existing flat metal roofs with a protective coating instead of replacing as proposed here, they can do that with staff approval instead of full commission approval. Chimneys are also proposed to be repointed or rebuilt.

Applicant: Brad and Esther Jentzen, planning to buy the house from the estate, present. Their architect Brenda Rigdon also present.

Commissioners: The slate repair and replacement on the main body of the roof meets the Standards. Coating or replacing the flat roofs meet the Standards. The metal roof for the metal roof on the porches and bay window also seems to commission to meet the Standards, since the standing seam is low and the ridges are residentially scaled at 12" apart. Commission understood that

slate is not a good material for a low pitch, and looked at pictures of other metal roofs on stone houses with slate roofs (and exposed rafter tails) to see how compatible the proposal seems. Commission doesn't think the front porch roof is highly visible and that the proposal seems compatible with the historic materials and character of the house. Homeowners and architect are still considering colors for the metal roofing—that detail will need to be ironed out a little later.

Motion: Szumko (second: Byrge) moved to approve Application PHDC-23-0060 and issue a certificate of appropriateness for the work proposed at 212 S Huron to include: replacing the damaged slate on the house's main roof with slate available on site; removing steel roofing from the house's three flat roof sections and replacing it with an EPDM membrane system in black or a lighter color to be determined, and repairing structural framing and sheathing if necessary; replacing the carriage house's roof membrane with a new EPDM membrane system in the appropriate color; removing steel roofs from northwest porch and bay window and replacing them with a new metal roof in slate, red, gray, or brownish (earth tones); reconstructing one chimney from salvaged materials on site with the condition that the mortar used will match the historic in mortar color, composition, and joint size; repointing two other chimneys, with the condition that mortar used will match the historic in mortar color, composition, and joint size; and removing deteriorated slate from the front porch, including the gable roof over the front door, and replacing with a metal roof in colors as previously mentioned, with the condition that if applicant wants to apply for the State Historic Tax Credits and the State Historic Preservation Office (SHPO) requires a change to the plan or materials to reserve the tax credit, staff will work with owner and SHPO to amend the application and approve it administratively. If required changes are substantial, staff can elect to bring the amended application back to the commission for review. Building permits are necessary for this work.

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

STUDY ITEMS—none

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
121 N Washington, mural
516 N River, detached deck
311 Washtenaw, re-side nonhistoric addition
222 N River, air conditioning
57 E Forest, like-for-like roof
406 Maple, painting siding only

318 N Park, repaint front door

OTHER BUSINESS

Property Monitoring:

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.

Commissioners mentioned a couple items for staff to follow up on.

Updates from Staff:

The Virtual Summer Short Course from the National Alliance of Preservation Commissions will be offered August 23 and 24 and the Department has some training funds available. Please let staff know if you would like to attend.

Staff also wanted to offer a reminder that as commissioners discuss an application and concerns or thoughts, best practice would be always to refer to a Standard before beginning a discussion point so that we are couching all of our discussion in the Standards. That practice will get us to our most defensible decisions.

Commissioner Comments:

Stefan Szumko is leading a history walk around Cross Street and EMU July 23.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

1. Proposed amendment to the minutes of May 23, 2023

Staff requested placing brackets around the second sentence of the discussion of the last agenda item.

The sentence reads, "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." Staff suggests instead: "[Staff note: 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.]"

Motion: Ratzlaff (second: Szumko) moved to accept this amendment to the minutes of May 23, 2023.

Voice Vote - Ayes: Commissioners Pettit, Chesnut, Ratzlaff, Szumko, Byrge

Nays: None.

Motion carried.

2. Approval of the minutes of May 23, 2023

Motion: Ratzlaff (second: Szumko) moved to approve the minutes of May 23, 2023, as amended.

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 9:25 p.m.

Full Minutes Prepared By: Ellen Thackery

DRAFT



New Proposed Windows for 627 N River, specs shared with commissioners via email and included here

E-SERIES

Architectural Collection



UNLIMITED POSSIBILITIES TO
CREATE YOUR ORIGINAL

2020 PRODUCT GUIDE FOR PROFESSIONALS

DOUBLE-HUNG WINDOW

FEATURES

DOUBLE-HUNG WINDOWS

FRAME & SASH

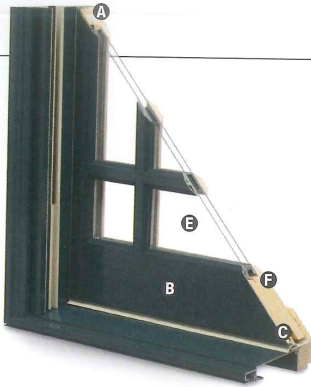
A Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany, maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory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

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

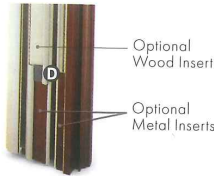
Optional vinyl installation flanges are pre-applied into a kerf on the frame exterior to facilitate installation. Optional aluminum flanges or metal installation clips are available.

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

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



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



GLASS

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

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

HARDWARE

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

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

HARDWARE OPTIONS



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

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



HARDWARE FINISHES



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

EXTERIOR & INTERIOR OPTIONS

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

INTERIOR WOOD SPECIES



Interior custom stains, paints and color matching available. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All factory-finished options are shown on pine.

FACTORY-FINISHED INTERIORS



INTERIOR PAINTED OPTIONS



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

ACCESSORIES Sold Separately

DOUBLE-HUNG WINDOWS

HARDWARE

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

SENSORS

VeriLock® Security Sensors



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

Open/Closed Sensors

Wireless open/closed sensors are available in four colors.

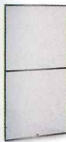
See page 27 for Smart Home options.

INSECT SCREENS

TruScene® Insect Screens

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

Conventional Insect Screens



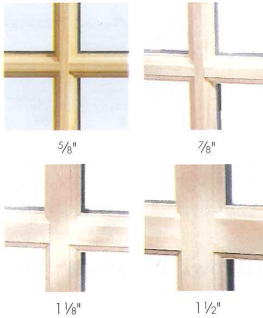
Charcoal fiberglass screen mesh fits into an aluminum frame in all 50 exterior colors and seven anodized finishes. Available in half or full insect screens. Aluminum screen mesh is available as an option.

See page 24 for more information on our insect screens.

GRILLES

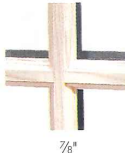
Full Divided Light

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



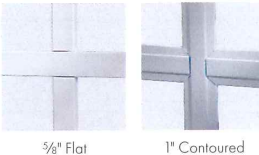
Simulated Divided Light

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



Finelight™ Grilles-Between-the-Glass

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



Removable Interior Wood Grilles

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



See page 22 for more information on grilles.

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



SOLD BY:

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

SOLD TO:

CREATED DATE

3/12/2023

LATEST UPDATE

3/19/2023M

OWNER

Gar Eddings

Abbreviated Quote Report - Customer Pricing

QUOTE NAME

Unassigned Quote

PROJECT NAME

Unassigned Project

QUOTE NUMBER

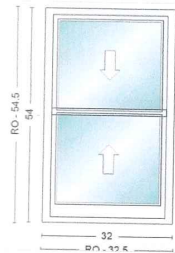
3712539

CUSTOMER PO#

TRADE ID

ORDER NOTES:

DELIVERY NOTES:



Item

Qty

Operation

Location

Unit Price

Ext. Price

100

1

Active/Active

Unit #2

\$766.54

\$766.54

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

Unit Size = 32" x 54"

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

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

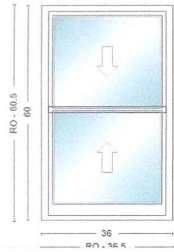
Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.3	NO	A1	27.6875	20.7500	3.98970	

Quote #: 3712539

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

All Images Viewed from Exterior

Page 1 of 4



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

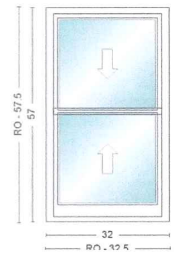
RO Size = 36 1/2" x 60 1/2"

Unit Size = 36" x 60"

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

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

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



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

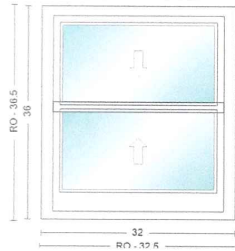
RO Size = 32 1/2" x 57 1/2"

Unit Size = 32" x 57"

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

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

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



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

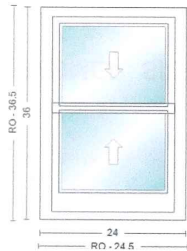
RO Size = 32 1/2" x 36 1/2"

Unit Size = 32" x 36"

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

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

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



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

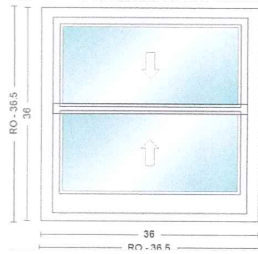
RO Size = 24 1/2" x 36 1/2"

Unit Size = 24" x 36"

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

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

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



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

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

Unit Size = 36" x 36"

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

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

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

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

CUSTOMER SIGNATURE _____ DATE _____

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

Thank you for choosing Andersen Windows & Doors

SIGNATURE[®] 200

STANDARD COLORS

Siliconized Polyester
Polar White is a Straight Polyester.

The color charts for the metal roof or elastomeric coating are below. These were shared at the meeting 7/11 and so are included in these minutes.



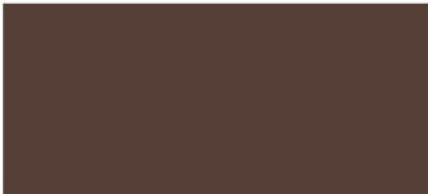
BURNISHED SLATE



RUSTIC RED



POLAR WHITE



KOKO BROWN



CHARCOAL GRAY



FERN GREEN



LIGHT STONE



TRUE BLACK



HAWAIIAN BLUE



SOLAR WHITE

SIGNATURE[®] 300
STANDARD COLORS

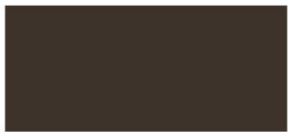
Polyvinylidene Fluoride (PVDF);
Low Gloss
**Minimum quantities and/or extended lead times required. Please inquire.



HARBOR BLUE



COLONIAL RED



MEDIUM BRONZE



PACIFIC BLUE



NATURAL PATINA**



SNOW WHITE



SLATE GRAY



ALMOND



MIDNIGHT BRONZE



CLASSIC GREEN



EVERGLADE**



BROWNSTONE



TUNDRA



SPRUCE**



HUNTER GREEN



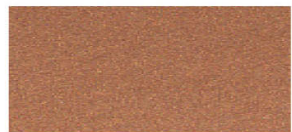
BRITE RED**



BONE WHITE

SIGNATURE[®] 300 METALLIC

Metallic coatings are directional. Panels and trim must be installed oriented in the same direction to prevent perceived shade variances.



COPPER METALLIC**



SILVER METALLIC



NAPC VIRTUAL SUMMER SHORT COURSE

August 23-24, 2023

NAPC Virtual Summer Short Course | August 23 & 24, 2023

Join fellow preservationists around the country for NAPC's second biennial Virtual Summer Short Course, a two-day training covering a range of important topics geared toward those working and volunteering in local preservation programs. This virtual training can be enjoyed live or on-demand!

Registration Rates:

NAPC Member Registration - \$50

Non-Member Registration - \$100

Questions about registration, NAPC membership, continuing education credits, scholarships and more? Check our FAQs!

Frequently Asked Questions:

<https://tinyurl.com/VirtualSummerShortCourseFAQS>