

MINUTES

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

Tuesday, August 22, 2023 (approved 9/12/23 with one amendment in the agenda approval vote)
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Chairperson Pettit Welcomed attendees.
Meeting called to order at 7:05pm

Commissioners Present: Alex Pettit – Washtenaw County, City of Ypsilanti
Stefan Szumko – Washtenaw County, City of Ypsilanti
Delrhea Byrge – Washtenaw County, City of Ypsilanti
Hannah McCready – Washtenaw County, City of Ypsilanti
John VanBolt – Washtenaw County, City of Ypsilanti

Commissioners Absent: James Chesnut – Washtenaw County, City of Ypsilanti
James Ratzlaff – Washtenaw County, City of Ypsilanti

Staff Present: Ellen Thackery, Preservation Planner

APPROVAL OF AGENDA

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

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

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

130 N Huron

**would like to propose a full-perimeter fence in black aluminum with pickets and fleur-de-lis*

Homeowner Douglas Winters, present. With commission's permission, he requested to provide a summary of the library. He thanked staff for their help and stated views himself less as an owner and more of a caretaker of the property. Owned it since 1992. Thought it might be offices, but it will be a residence, and the time has come to erect a fence. Would not want the property to become apartments because of the negative impact that would have on the property and block. Would like a fence that meets the aesthetics and preserves the integrity of the property. Is a preservationist. Wants a more residential approach to the property and plans to alter the parking lot at a later time to make property look more residential. The goal is to have a 6' fence that would go along both sides of the property and to the rear. At the front, the intention would be to have the fence continue to the driveway opening. Thinks motion #2 proposed by staff, with his added proviso that he could do a 5' fence leading to drive apron, and then do a 4' fence around the front yard. This would be a gradual tapering down in height. This would allow him to go forward with some garden beds in the front yard. Received a new picture where the spike is enclosed in an arch and has shared that picture; staff will include the new photo in the minutes. Applicant states that he'll do whatever the commission deems appropriate but that he wants security for the enjoyment of the property and the security cameras he has installed have revealed some security issues. The fence he proposes is not a stockade fence; he doesn't want to block the view of the property. He respects the people who have maintained the beauty of this corridor.

Staff report: First, staff seeks clarification as to which fence the applicant would like to add to the record. He clarified that he submitted a new page and the page included photos of sample fences; the one he is now considering has the finials enclosed in an upper arch so any spikes are smoothed over by that upper arch. It is the big picture on the fence page addition. Staff will include it in the minutes.

Staff notes that this house is significant and contributes to both the local and National Register districts. Staff stated that one question staff had during the creation of the staff report is questions of fence height, but staff reiterated that the applicant here has clarified a 6' fence around sides and rear, 5' fence to driveway apron, tapering down to a 4' fence around the front yard. There is always a "chicken vs egg" situation with fences or other site work that requires both zoning and historic district review. Staff usually collaborates to work out the flow the reviews should follow on a case-by-case basis, but in this case, because the applications for the HDC and zoning review came in at different times, staff wasn't able to coordinate the work flow with the city planner late last week ahead of this meeting. That fact has likely contributed to the situation where the commission has a few draft motions in their packet. If the commission selects the postponement motion from the packet, please note that language noting required action within 60 days of completed application receipt should be added to the motion. Staff notes that the commission uses both our city design guidelines (our Fact Sheets) and the Secretary of the Interior's Standards for Rehabilitation for consideration in decisions. Staff notes that the design guidelines state that full-perimeter fencing is generally not permitted. The Secretary of the Interior's Standards for Rehabilitation always consider what features are character defining. This house and property are full of character-defining features, but in this case, staff draws attention to the fact that the central front door, wide walk to the front door, and the grassy front yard are some of the character-defining features of this property. Staff wondered if there are options the applicant could consider in which the parking area is fenced but the front yard is not, for better adherence to the Standards. If security requires a front fence, staff states that the lower a fence height is, the better for adherence to the Standards; a 3' or possibly a 4' would better meet the Standards than a taller fence would. Lastly, staff notes that they considered the application in two parts: the sides and rear, and the front.

Discussion:

Applicant stated that the front yard has been problematic from a security standpoint. The front leads to the side and then there's a retaining wall down and bad situations have happened back there. He thinks his is one of the only properties along there without a fence on this corridor. He is sensitive to the character of the neighborhood. A commissioner asks if the back yard is fenced in, would that help with the security? Would that stop people from trying to go further [toward the park]? Applicant states that people enter the front yard to access the rear and they get started and realize they can't get out. He wants security so he can invest in landscaping and making the parking area look more residential, like with a fountain potentially. Commissioner states that since there has historically not been a fence in the front yard of this property, that would be an addition to the property and so the commission needs to consider carefully how the proposed addition would affect the property and its environment. The commission's job is to consider how proposed changes will affect historic properties and the district and uphold the local historic preservation ordinance, and issues of public safety is outside the charge of this commission. In looking at the streetview, there is very little fencing in this area, but typically, front yards have been left open for landscaping and open space. Fences that have come before the commission in the past start at the rear of the property, behind the front façade.

Commissioner asked a clarifying question about existing fencing; applicant clarified that to the north, there is existing fencing. Commissioner asked about how the proposed fencing would "tie in," but applicant didn't have specific information about that. Commissioner asked if we have photos of existing conditions on the site, photos of the existing fencing for example, and staff stated that they did not go down into Riverside Park to take pictures from that perspective as they had hoped to do. Commissioner doesn't feel they have enough information about existing conditions and the visual impact the proposed fence could make to make a decision on this fence tonight.

One commissioner asked for clarification for the proposal for along the Huron Street side. Applicant states that his thought was 6' on each side, 6' in the rear, a 5' to the driveway apron, a gate there to driveway, and then a 5' down to a 4' along the front of the house. Next-door property has a stockade fence. He actually wants the opposite, so you can see the yard; open and visible to park. There has been a loss of trees back there so it is currently wide open. People seem to think that the back yard is part of the public park. It's not so much that the security is paramount; it's more the idea of having a residential home and a backyard and the ability to utilize that. Applicant states that he really wants fencing along the Huron boundary of the parking area because he wants to make that area feel more residential and he believes he needs a fence before he can make that happen.

Commissioner states that he needs more information about the gates—how will they swing? Will they be manually controlled or on a remote? Might a fence need to be placed further set back from the property line so a turning car isn't waiting on Huron to pull in? Applicant explained that there would be an electronic gate opening and a battery backup in a power shortage also, so cars wouldn't queue up on Huron. Commissioner asked if there were a fence around the front yard, would there be a gate to the walkway up to the front door? Applicant confirmed—a swing gate. Commissioner states that the proposed fencework toward the park (the rear) seems to fit the Secretary of the Interior's Standards well in terms of site work not having a significant negative impact on the property or the historic house. A 6' fence of this style around the back yard seems to meet the Standards for this commissioner, especially since the rear fence goes down a hill and is not seen well from the front/ Huron Street side. As the fence approaches the front yard, however, this commissioner has more concerns about the historic property being negatively affected by a fence. Commissioner asks whether applicant would be open to fencing only the back yard and no part of the fence would be in front of the front façade of the house? Applicant stated that he would, but would the side front yard be possible, leaving the front yard—the small grassy area in front of the house--open? Commissioner then stated that the question then

becomes how is the parking area then treated? Commissioner doesn't want to design the fence obviously but wants to demonstrate that the issue is that the commission is trying to preserve the historic, distinct features of the house and site. Commissioner has concerns that the parking area fenced in could look like a pen and commissioner does not think that meets the Standards. Commissioner also wants to avoid making a motion tonight that would conflict with the zoning ordinance. Staff believes that any fence forward of the front line of your house, not including a porch, must be 4' or less, but staff is not an expert in the zoning ordinance requirements. Commissioners state that they are not concerned with a fence at the rear of the property, behind the line of the front façade. They do have some questions or concerns about what happens around the current parking area. Applicant states that a 4' fence in the front yard wouldn't take away from the front yard; applicant states that the front yard is small. Commissioner notes that the house across the street, 209 N Huron, has a fully enclosed yard, including the front, and notes that it is the only one on the block like that. Commissioner also states that he would like to see a visual representation as to how the fence would look on the site because he doesn't know for sure how a gradual stepdown of 6' to 5' to 4' would look vs stepping down from a 6' fence to a 4' fence. Commissioner seeks clarification as to how the applicant envisions the parking area over time. Applicant states that he would like to make the parking area more like a yard, with landscaping gradually. Applicant thinks a 4' fence around the front yard would look very attractive and that front yard is so small. Commissioner states that the front yard is on the smaller side, and that means that whatever happens there, like a fence, will have a big impact and be very noticeable. Commissioner notes that the difference between a 3' height and a 4' height along the sidewalk from a viewer perspective would be significant. Commissioner wonders whether it would be viable for the applicant to keep the fence behind the front of the house, and leave the front yard *and* the parking area open. Applicant wants to enclose that parking portion and have some parking but make it more like a residential yard. When office use was considered, parking made sense, but as a residence, parking could be reduced. Chair states that his perception of this proposal is that having a Huron Street fence along the sidewalk the entire length of the Huron frontage for this property would significantly detract from this house's historic character; chair states that if the applicant disagrees, the commission will need a rendering or illustration showing how the proposed fencing (including height) would look on the property. They way the chair envisions the proposal on the property, he imagines the proposed fence would have a significant negative impact on the house's historic character. He acknowledges he may be incorrect and so a rendering would be useful so everyone visualizes the same outcome. Commissioner states that she agrees; a Huron Street fence along the sidewalk is a sticking point for her because it changes the spatial relationship the house has on the property (Secretary of the Interior's Standard for Rehabilitation 9). Rear fence for her is not an issue; it's the way the proposed front fence would alter the spatial relationships on the property and the historic significance that goes along with that that creates the issue for her. Applicant states that one house across the street has an iron fence, perhaps with spikes, and that many houses along Huron Street have front-yard fencing and it doesn't detract from the work of the commission. Commissioner states that many of those fences were likely installed before the establishment of the historic district and the commission. This property has a long history of having no fence and a fence would impact the property. Commissioner agrees that it would be useful to have more documentation and information, perhaps a rendering, that would show how the proposal would affect the spatial relationships on the property and with the street.

Motion: Szumko (second: VanBolt) moved to postpone application PHDC 23-0071 for 130 N Huron until the next meeting of the historic district commission September 12, 2023 so that the zoning review application can be reviewed by the city planner and appropriate amendments to this application can be made in terms of maximum rear, side, and front heights and setbacks, and so the applicant can bring a rendering or illustration to the meeting that accurately shows how the proposed or amended fence and gates will look on the property in the front yard.

Staff noted for the record that the commission must act on this application before 60 days from the date the completed application was submitted (August 9, 2023).

[Staff notes here for the minutes that the commission needs to act or staff needs to issue a procedural denial before Friday October 6, 2023.]

Voice Vote - Ayes: Commissioners Pettit, Byrge, Szumko, McCready, VanBolt
Nays: None
Motion carried.

Applicant clarifies that he is to produce a rendering that shows all sides of the property with the proposed fence. Chair states that the commission seeks more information about how this planned fence would look on site, particularly from the Huron Street side all the way across, focusing on the streetscape side of things and then showing the rear and sides as well if possible. Chair reminds applicant that the commission offers the opportunity to discuss ideas as study items without taking action, if that is desirable. Otherwise, the commission can take action as soon as the applicant has submitted more information and a drawing or rendering. Staff stated that the applicant could make revisions to this application and the commission could reconsider it; a new application is not necessary because this one is just postponed and is still live.

307 N Hamilton

**Remove north chimney to roofline and cover opening with asphalt roofing; repair or replace like for like south chimney cap; isolated scraping of peeling paint and repainting to match existing; replace missing or loose asphalt roof shingles like for like; add gutter to south side and downspout to southeast corner; repair existing downspout near northeast corner.*

Applicant: Barry Levin, present

Staff report: House contributes, summarized work proposed. Some of that work would be approvable administratively, but since it is all on this application, it is all before the commission. Staff needed more information as to how the northeast corner downspout will attach to the house, but, otherwise, found that all of the proposed work meets the Secretary of the Interior's Standards for Rehabilitation 6 or 9.

Discussion:

Applicant: Applicant confirmed the planned work, explained how the northeast gutter will follow the east side of the bracket and then when it meets the front façade of the house, it will be fastened to the house straight down to the diverter at the bottom of the downspout.

Motion: Szumko moved (second: McCready) to approve application PHDC 23-0072 and issue a certificate of appropriateness for the work at 307 N Hamilton to include removing north chimney to roofline and covering opening with asphalt roofing; repairing or replacing like for like south chimney cap; isolated scraping of peeling paint and repainting to match existing; replacing missing or loose asphalt roof shingles like for like; adding k-style gutter to south side and aluminum downspout to southeast corner; and repairing and extending existing downspout near northeast corner, but it would be better if the downspout could be altered so that it would be able to curve back toward the house with an elbow and be secured against the house near the northeast corner. All gutters

and downspouts will be painted to blend in against the siding. This proposed work meets either the Secretary of the Interior's Standards for Rehabilitation 6 and/or 9.

Voice Vote - Ayes: Commissioners Pettit, Byrge, Szumko, McCready, VanBolt
Nays: None
Motion carried.

308 Maple

**Removing existing asphalt shingles on the house and porch and installing Galvalume standing seam metal roof*

Applicant: Dave Alber, present.

Staff report: 308 N Maple contributes to both the National Register and local historic districts. The proposal is to remove all asphalt roofing on the house, including on the porch. The applicant has proposed a Galvalume metal roof in the Galvanized color. Applicant confirmed that the color that staff found on the website is indeed the galvanized color, but that he is actually thinking of a color more in the red family at this time. Staff quoted Standard 9 and stated that staff considered this application in terms of the impact of the proposed work on this house and on its environment (the district itself and the neighboring houses themselves), and staff also considered what would be appropriate material for this house but also what is currently on the house and what is being proposed. Both the house's roof and the porch's roof are both readily visible from the sidewalk.

Discussion:

Applicant: Confirmed he would like to go to a red roof.

Chair: As outlined in the staff report, this proposed roof is not common for the district; is it appropriate for this house? The district has some metal roofs, on accessory structures, sometimes on a porch roof, but this style of metal roof on this style of house is the question. Those kinds of details may impact the commission's review. Applicant likes the look of the standing seam and he likes the way it installs. He thinks that some of the other types of metal roofs get cost prohibitive. There is a metal roof that looks like cedar shakes and owner doesn't care for the way it looks installed and it is considerably more expensive. He also likes this one for snow. Applicant finds the metal roof to be superior to asphalt, and is a more environmentally conscious choice.

General Discussion: How tall is the standing seam? About 1.25" tall. The seams would be 16-18" apart. Chair asks if this is an appropriate application of this material? He stated that the commission also considers what will best protect and preserve the house in the long term, and this roof will do that as well as any other roof type. Homeowner also likes the lighter weight of the metal roof on the old house as well and thinks it will protect the structure of the house itself better than heavier asphalt.

Chair states that roofs can be tricky reviews because all roofs after the original one are copies of some other, earlier material. And sometimes commissioners are hesitant about newer materials on roofs. Standing seam roofs are not trying to copy any other material.

Motion: Szumko (second: Byrge) moved to approve application PHDC 23-0073 for the installation of standing seam metal roofs in place of the existing asphalt shingles currently on the house and front porch at 308 Maple with the following conditions: the roof will be red, the standing seams will be under 1.5", and the seams will be between 16 and 18" apart. The proposed work meets the Secretary of the Interior's Standards for Rehabilitation, Standard 9. The proposed roofs are compatible with the historic house's materials and protect the integrity of this house and the historic district.

Voice Vote - Ayes: Commissioners Pettit, Byrge, Szumko, McCreedy, VanBolt
Nays: None
Motion carried.

316 N Grove

**Remove gutters and downspouts, replace them with aluminum K-style gutters and rectangular downspouts. On house's small flat-roof section toward rear of house, strip roofing, redesign and rebuild this roof portion to create positive drainage, replace skylight like for like, and install new roofing shingles to match existing. Two potential redesigns have been included here; the contractor is undecided at this time as to which option they would ultimately select.*

Applicant: Hugh Kennedy, present

Staff report: Commission has seen recent applications for work on this house. The house contributes to both the local and National Register historic districts. A roof project the commission reviewed during the past year was to correct some drainage issues the house had and the house still has a flat roof section toward the rear of the house. It is that section that the roofer and homeowner seek to correct at this point. They seek to alter the flat roof so it will have positive drainage and there are a couple potential plans for how to proceed. In addition, the applicant seeks approval on new gutters and downspouts. Staff found that the proposed work meets Secretary of the Interior's Standards for Rehabilitation, Standard 9, and staff drafted a motion for your consideration in your packet.

Discussion:

Applicant: Applicant confirmed the planned work—there are two proposals in front of you. This portion of the house is basically a hipped-roof section of the house. One proposal considers extending all three gables up until they reach a north-south ridge and take the ridge all the way over to the other ridge. Other potential method would be to basically cover the skylight area with a smaller roof. This would just enclose more attic space—it won't affect the interior configuration really. The extended gable will match the house better in the homeowner's opinion, but the second method would be cheaper. The skylight was there when they moved in and it was the light source for the attic. This homeowner then built a vaulted ceiling in the bedroom below the attic in this spot so that the skylight then became part of a bedroom. Mr. Kennedy handed around an old photo album for the commission to flip through. Applicant also mentioned that a third potential option would be to just reroof the flat section and replace the skylight and leave the issue of drainage to the next homeowner. Regarding gutters and downspouts, applicant states that the K-style gutters help water drain more efficiently and effectively, especially when there is not a lot of rain. The house had K-style, and they'd like to go back to that style.

Motion: VanBolt (second: Byrge) moved to approve application PHDC 23-0074 and issue a certificate of appropriateness for the work at 316 N Grove, to include: the removal of existing gutters, downspouts, and damaged wood trim and fascia; installation of new, painted wood trim, new K-style aluminum gutters in off white, and new rectangular aluminum downspouts in off white, with necessary off-white fittings and leaf guard; and the redesign and rebuild of a small, flat portion of the roof to the rear of the house to achieve positive drainage. Two options have been proposed for the redesign and both options are approved so that the builder can select the best option. Like-for-like replacements of existing roof shingles and existing skylight are also approved as part of this roof project. All of the proposed work meets the Secretary of the Interior's Standards for Rehabilitation, Standard 9 in that the proposed work will not destroy historic materials, features, or spatial relationships that characterize the property, and the work will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Voice Vote - Ayes: Commissioners Pettit, Byrge, Szumko, McCreedy, VanBolt
Nays: None
Motion carried.

A homeowner was still in audience; staff noted that this homeowner would like to discuss a study item. Chair requested that it get added to the agenda as a revision, even though the item is a study item, *not* an action item.

AGENDA AMENDED

Motion: Szumko moved to amend agenda to add 109 Maple as a study item after new business.

STUDY ITEMS

109 Maple

Homeowner Matthew Peters showed a 3D rendering on his tablet of his proposed front porch. His design was a pretty neutral, contemporary adaptation of a front porch. Considering a wraparound section, but may not ultimately pursue that. Witness marks on the house show original porch roof, but he may enlarge it slightly so it stretches end to end of the main volume of the house. 18' w, 6' deep, porch supported by 8 8-inch piers 48" deep. Standard lattice, three stairs, not sure he'll need a handrail but if he does, he'll likely only install a handrail on one side. Trying not to create a false sense of history. He left off any conjectural detailing and designed within the Standards and design guidelines. Discussion that the design guidelines call for the porch flooring to be installed perpendicular to the house, but commission discussed that since this is a new porch, a composite material may be acceptable, but would still want the boards to be installed perpendicular to the front of the house and would not want a false wood grain on the product. Various aspects of the porch's proposed construction were discussed, pressure-treated lumber will only be in areas that are below ground, components would be wood and chair expressed that the finishes should be painted or stained. Thinking about the railing,

chair reminded that the Fact Sheet indicates that the bottom and top rail should be similar in massing and the balustrade should be sandwiched between the two pieces and not attached to the side. The idea is that the bottom rail doesn't look all that different from the top rail. Homeowner's porch ceiling would be proposed to be wider than usual beadboard strips but it would be wood tongue-and-groove strips. Homeowner had a couple ideas for porch shape in that one was just the width of the main mass of his house, and one had a little wrapped section onto the smaller, set-back portion of his house. Roof on porch will match the existing roof on house. When the application is ready for submission, chair said that it is nice to see a complete proposal, including all color choices. Homeowner expects to have complete application prepared by September 1 for the September 12 meeting.

ADMINISTRATIVE APPROVALS—

405 Maple: asphalt roof for asphalt roof
123 N Washington: rear black aluminum fence

OTHER BUSINESS

Property Monitoring
Updates from Staff
Commissioner Comments

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

1. Approval of the minutes for August 8, 2023

Motion: Szumko (second: VanBolt) moved to approve the minutes of August 8, 2023 as submitted.

Voice Vote - Ayes: Commissioners Pettit, Byrge, Szumko, McCreedy, VanBolt
Nays: None.
Motion carried.

ADJOURNMENT

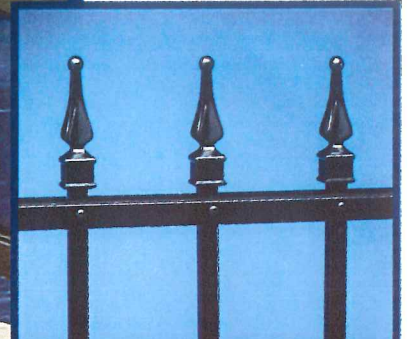
Chairperson Pettit adjourned the meeting, citing the end of the agenda with no further items to discuss.

MEETING ADJOURNED at 9:45 p.m.

Full Minutes Prepared By: Ellen Thackery

Enclosing the "spikes" or "fleurde-lis" in an area would contain them - applicant considering this design.

130 N Huron
New document shared
with commission at
meeting 8/22/23



Accents & Accessories.....pgs. 14-15



Commercial Grade.....pgs. 10-11



Industrial Grade.....pgs. 12-13



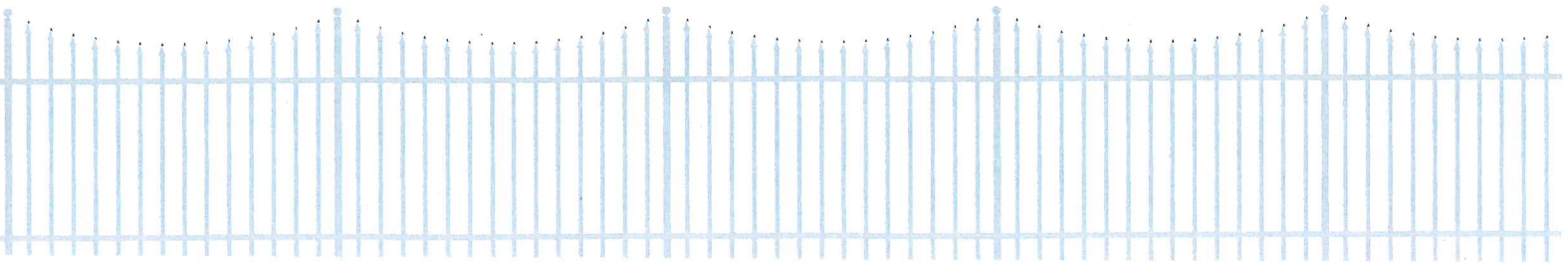
Residential Grade.....pgs. 4-5



Pool Fences.....pgs. 6-7



Custom & Estate Gates.....pgs. 8-9



Committee Copy

Additional Supplemental Material Provided at Commission Meeting 8/22/23, 307 N Hamilton, 8 pages

307 North Hamilton Street

8/22/23 Historic district Commission Application Review

MATERIAL DETAILS

Paint

Body: Benjamin Moore Regal Select Exterior Latex paint

Color: Super White OC-152

Sheen: Flat

Trim: Benjamin Moore Regal Select Exterior Latex paint

Color: Kendall Charcoal HC-166

Sheen: Semi Gloss

Shingles

GAF Timberline NS Architectural asphalt shingles. Color: Hickory

Timberline® NS Specs

ABOUT
([HTTPS://WWW.GAF.COM/EN-US/PRODUCTS/TIMBERLINE-NS-SHINGLES](https://www.gaf.com/en-us/products/timberline-ns-shingles))

SPECS
([HTTPS://WWW.GAF.COM/EN-US/PRODUCTS/TIMBERLINE-NS-SHINGLES/SPECIFICATIONS](https://www.gaf.com/en-us/products/timberline-ns-shingles/specifications))

DOCS
([HTTPS://WWW.GAF.COM/EN-US/PRODUCTS/TIMBERLINE-NS-SHINGLES/DOCUMENTS](https://www.gaf.com/en-us/products/timberline-ns-shingles/documents))

VIDEOS
([HTTPS://WWW.GAF.COM/EN-US/PRODUCTS/TIMBERLINE-NS-SHINGLES/VIDEOS](https://www.gaf.com/en-us/products/timberline-ns-shingles/videos))

SPECIFICATIONS (ALL DIMENSIONS ARE NOMINAL)

AWARDS & RECOGNITION

Good Housekeeping Rated

STAINGUARD®

Yes

\$ - \$\$\$\$

\$\$

DURABILITY & TOUGHNESS

Advanced Protection Shingle with GAF Dura Grip Adhesive

EXPOSURE

5 5/8" (144 mm)

EXTREME WEATHER IMPACT RATED

No

FIRE RATING

Highest Rating - Class A

MATERIAL

Fiberglass Asphalt Construction

WIND RATING

Your shingles will be covered up to the maximum wind speed above ONLY if installed using 6 nails per shingle and GAF Starter Strip Products installed at the eaves and rakes. Maximum Wind Speed Coverage is 130mph with Special Installation or 110mph without Special Installation. See GAF Shingle & Accessory Limited Warranty for complete details.

SHINGLE STYLE

Wood-Shake Look

SHINGLE TYPE

Architectural Shingles

APPROX. NAILS/SQ

256

AWARDS & RECOGNITION: Good Housekeeping Rated

STAINGUARD®: Yes

SPECIFICATIONS (ALL DIMENSIONS ARE NOMINAL)

\$ - \$\$\$\$: \$\$

DURABILITY & TOUGHNESS: Advanced Protection Shingle with GAF Dura Grip Adhesive

EXPOSURE: 5 5/8" (144 mm)

EXTREME WEATHER IMPACT RATED: No

FIRE RATING: Highest Rating - Class A

MATERIAL: Fiberglass Asphalt Construction

WIND RATING: Your shingles will be covered up to the maximum wind speed above ONLY if installed using 6 nails per shingle and GAF Starter Strip Products installed at the eaves and rakes. Maximum Wind Speed Coverage is 130mph with Special Installation or 110mph without Special Installation. See GAF Shingle & Accessory Limited Warranty for complete details.

SHINGLE STYLE: Wood-Shake Look

SHINGLE TYPE: Architectural Shingles

APPROX. NAILS/SQ: 256

CODES

FBC	State of Florida Approved
ICC	ESR-1475
ICC AC438	ESR-3267
MIAMI-DADE COUNTY	Miami-Dade County Product Control Approved
TDI	Meets requirements of the Texas Department of Insurance

FBC: State of Florida Approved

ICC : ESR-1475

ICC AC438: ESR-3267

MIAMI-DADE COUNTY: Miami-Dade County Product Control Approved

TDI: Meets requirements of the Texas Department of Insurance

TESTING METHODS & APPLICABLE STANDARDS

TAS 100-95 Yes

TESTING METHODS & APPLICABLE STANDARDS

TAS 100-95: Yes

ENERGY RATING

TITLE 24 (CALIFORNIA ENERGY COMMISSION) No

TITLE 24 (CALIFORNIA ENERGY COMMISSION): No

SHIPPING AND PACKAGING

APPROX. PIECES/SQ 64

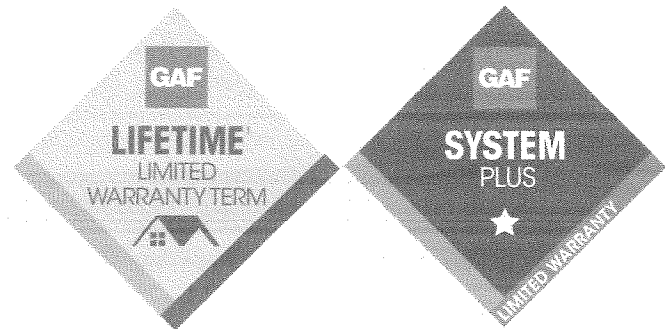
APPROX. BUNDLES/SQ 3

APPROX. PIECES/SQ: 64

APPROX. BUNDLES/SQ: 3

Get automatic Lifetime Protection on your entire GAF roofing system

When you install any GAF Lifetime Shingle and at least 3 qualifying GAF accessories, you'll automatically get a Lifetime limited warranty on your shingles and all qualifying GAF accessories*.



REGAL
SELECT

EXTERIOR
PAINT

HIGH BUILD EXTERIOR PAINT

- **Dries quickly** so you can recoat faster and finish the job in less time
- **Durable finish** resists fading, cracking & peeling so the job looks freshly painted for years to come
- **Low temperature application** (40° F) extends the painting season

GENNEX
COLOR TECHNOLOGY

Engineered specifically by Benjamin Moore® for Benjamin Moore® paints, our proprietary Gennex® Color Technology sets us apart by delivering unmatched color and durability in a zero VOC waterborne colorant. It's the "why" behind our renowned quality.



Benjamin Moore is a proud member of the U.S. Green Building Council, a nonprofit organization of building industry leaders working to make environmentally responsible, profitable, and healthy buildings.

Contact your Benjamin Moore representative to learn more about Regal® Select and the Benjamin Moore advantage. To find a representative in your area or to locate a retailer near you, visit benjaminmoore.com or call 1-866-708-9180.

High Build Formula for Fewer Coats



Regal® Select Exterior High Build is a thick, high-build formula engineered for optimum hide. It adheres powerfully to exterior substrates and provides advanced mildew and stain resistance. With easy brush, roll, or spray application, this coating offers excellent flow and leveling and delivers an extremely durable, protective finish. It is also self-priming on most surfaces.

FINISH	CODE	VEHICLE TYPE	VOLUME SOLIDS	COVERAGE ¹	FILM THICKNESS (MILS)	DRY TIME ²	VOC
Flat	N400	Proprietary 100% Acrylic	44.4%	250-350 sq. ft.	Wet: 5.3 Dry: 2.3	Set to touch: 1 hr. Recoat: 4 hrs.	< 50 g/L
Low Lustre	N401	Proprietary 100% Acrylic	43.0%	250-350 sq. ft.	Wet: 5.3 Dry: 2.3	Set to touch: 1 hr. Recoat: 4 hrs.	< 50 g/L
Soft Gloss	N403	Proprietary 100% Acrylic	40.5%	275-375 sq. ft.	Wet: 5.0 Dry: 2.0	Set to touch: 1 hr. Recoat: 4 hrs.	< 50 g/L

SDS and Technical Data Sheets are available at Benjaminmoore.com.

¹Theoretical gallon coverage at recommended film thickness (sq. ft.). ²Dry time at 77° F (25° C) at 50% RH.



Benjamin Moore®

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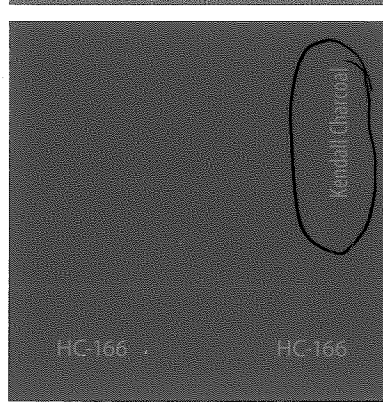
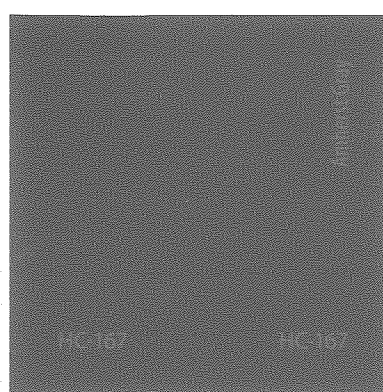
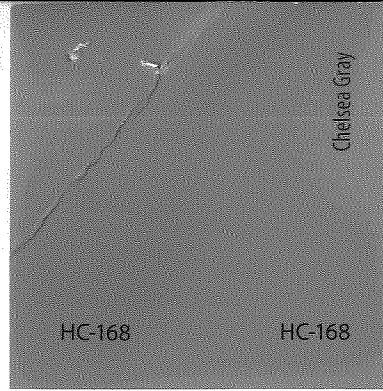




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Photo shows how downspout follows the line of the bracket and then straightens out against the house at the NE corner. 8/22/23
<https://mail.google.com/mail/u/0/#inbox?projector=1>



HC  Benjamin Moore® HC



OC-152

OC-152

White

OC-151

OC-151

Brilliant White

OC-150

OC-150

Decorator's White

OC-149

OC-149

OC  Benjamin Moore® OC

Kendall Charcoal and Super White paints