



AGENDA

Historic District Commission Meeting

7:00 PM - Tuesday, September 12, 2023
Council Chambers

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 3 - 31
[1 130 N Huron agenda item](#)
 - 6.2. NEW BUSINESS 33 - 71
[2 206 S Washington agenda item](#)
[3 627 N River Agenda Item](#)
[4 109 Maple agenda item](#)
 - 6.3. STUDY ITEMS 73 - 93
[5 study item pergola 306 N River](#)
 - 6.4. ADMINISTRATIVE APPROVALS
 - 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 08/22/2023 95 - 112
[Historic District 8-22-2023 Minutes DRAFT with Meeting Handouts](#)
9. ADJOURNMENT



HDC Work Permit Staff Review

Property address: 130 N Huron

Property History: This house is significant and contributes to both the local and National Register districts. It is called out by name in the National Register nomination as the Mills-Starkweather House (the Ladies Library) from 1858, and is described as a "large 2-story, cubical brick Italianate with cupola and a gable-roof, 2-story projection containing the entrance." It was a home until 1890 when owner Mary Ann Starkweather donated the building for use as a library. It was a library from 1890 until 1963 and is undergoing restoration for use as a home again.

Summary of past consideration of this application: A full-perimeter fence was proposed August 9 for the August 22 meeting. At that meeting, the historic district commission's action was to postpone the application because they wanted the city planner to **review the zoning review application** so that any necessary revisions could be made to this application, and they requested **a rendering of how the proposed fence would look on the property**. During the discussion of the application at the meeting August 22, one commissioner wanted to better understand how the **gates** would work and look, one commissioner wanted to better understand what the **existing fence conditions are in the rear yard** along Riverside Park and **technical details** as to how the proposed fence would "tie in" to the neighboring existing fence, and some commissioners sought to **better understand whether other historic properties along Huron** had fenced-in front yards.

Summary of updates and responses to the above concerns and questions:

City Planner reviewed and approved the Zoning Review Application: City planner Holli Andrews found that a 6' metal picket fence (without spikes) around the full perimeter of the property as proposed on the zoning review application dated 8/16/23 complied with the zoning ordinance. This property is zoned Historic Corridor (HC). The zoning ordinance in this district allows for a maximum 6-foot, 50% opaque fence on the front and street sides, and a 10-foot fence without opacity

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.

restrictions on the side and rear. There are usually requirements for setbacks for visibility where the fence/gate meets the sidewalk, but with this proposed fence, there is enough visibility that such a setback is not required.

Rendering: A rendering, along with a diagram, was received 9/6/23. See *Attachment A*.

Gates: Now proposed are two sets of four-foot-tall swinging gates; one set would open manually from the sidewalk to the front door, and the other would open remotely from a car. The gates would have arched tops and, like the fencing, any spikes or fleur-de-lis points would be housed within an upper aluminum arch for safety. (See Fence and Gate Spec from Elite Fence Products following the application.) Information about the battery back-up has been included as well; it is a black box but homeowner would hide that box within a landscape feature or a large fake rock. See *Attachment B*.

Existing rear fence conditions along Riverside Park: Staff took photos of existing fence conditions from Riverside Park (see *Attachment C*). There is currently a black metal fence around part of the backyard at 130 N Huron, but that fence will be removed. The new fence will enclose much more of the yard than the current fence does. There is a wood privacy fence around the backyard of the property just to the north of 130 N Huron. Mr. Winters explained to staff that his rear property line and the rear property line just to the north line up, so both rear fences will be in alignment on the Park side. The new metal fence will line up to and meet the wood fence where it exists, but it is not clear to staff how exactly the new fence will “tie in” to the existing wood fence.

Other properties along Huron with fenced-in front yards: Staff drove up and down S Washington, some of N Washington, and S and N Huron in the local historic district to survey front-yard fences. Washington didn’t have many. There was a three-foot metal fence at 206 S Washington around the entire yard. There was a three-foot wood picket fence in front of a gray house visible from S Washington. On S Huron, there is a yellow house with a black iron fence that looked about 3.5 feet tall. Also on S Huron, the Gilbert Residence has some (but not all) of its front and side yard fenced in with a black metal fence. On a nearby street close to the bus station, there is a Prairie-style house with a four-foot fence around the front yard but the path to the front door is simply open—there is no gate across the front walk. On N Huron, on the same block as this house, there are a few houses with front-yard fences. There’s a short wood fence around a front yard, a short green metal fence around another, and a taller metal fence with brick piers across the street around the front yard of a house set further back from the street than this house is. (That one at least very likely pre-dated the historic district establishment in 1978.) The majority of houses in the area do not have front yard fences. One house on N Huron across the street has low hedging that defines the property’s perimeter. The house next door to the north uses 4’ evergreen trees to define the perimeter.

Date of Application: August 9, 2023

Date of Review: August 16, 2023;
re-review September 6, 2023

Date of Meeting: August 22, 2023;

reconsideration after postponement: September 12, 2023

Proposed work:

Install a black aluminum fence around the entire property (see attached rendering). The 4' fence around the front yard would be interrupted by two swinging gates (one to front walk operated manually and other larger gate into driveway operated remotely). Fence will be black picket-style and any pointy or spiked features would have an aluminum top rail or arch above them to meet the city's zoning ordinance. (See fence spec following application.) Proposed is 4' fencing around front yard and 6' fencing around side and rear. Along house's north side, there is an existing wood fence and the proposed fence would meet that fence and tie into it where it exists.

Materials:

Proposed is a black aluminum fence. Fence will be black picket-style and any pointy or spiked features would have an aluminum top rail or arch above them to meet the city's zoning ordinance. (See fence spec following application.) The battery back-up box for the remote-controlled swinging gates will require some kind of screening--perhaps landscaping or a large fake rock.

Staff review:

1. According to the City's **Historic District Fact Sheet** for Fencing and Retaining Walls (available at <https://cityofypsilanti.com/263/Historic-District> and attached), new fences "must be designed to minimize their impact on existing historic fabric at the site. They must be compatible with the site in setback, size, and scale to protect the historic integrity of the property. They must be removable without impairing the essential integrity of the property."
2. The *Fact Sheet* states that, "Full perimeter fencing and more than two types (styles) of fencing on a single lot are generally not permitted."
3. The *Fact Sheet* also states that wrought iron, cast iron, or painted aluminum are often found not to detract from the historic fabric of the district.
4. The **Secretary of the Interior's Standards for Rehabilitation**, Standard 9 states that related new construction will not destroy historic materials, features, and spatial relationships that characterize the property, and that new work will be differentiated and compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. Standard 10 states that related new construction will be able to be removed in the future without negatively impacting the essential form and integrity of the historic property and its environment.
5. The **Guidelines that accompany the Secretary of the Interior's Standards** for Rehabilitation recommend avoiding removing or substantially changing character-defining site features so that the character of the site/property is diminished. Site features mentioned with this guideline that could be character defining include walls, fences, steps, walks, paths, trees/shrubs, lightposts, fountains, sculptures, etc. The Guidelines also recommend installing protective fencing, bollards, and stanchions on a building site, when necessary for security, that are as unobtrusive as possible. They do not recommend installing fencing without taking into consideration the fence's location and visibility so that the historic character of the site is negatively impacted.
6. The applicant's **zoning review application** for the fence lists a 6' black aluminum fence around entire perimeter. That application was staff-reviewed and approved.

7. Staff has let the applicant know that there are restrictions on **fence heights and fence types (spiked) as regulated within the zoning ordinance**. The historic district commission is considering the appearance of the fence and its impact on the historic property, streetscape, and district, whereas the city planner and planning commission enforce the zoning ordinance.
8. Staff considers the proposed fence in two parts: the sides and rear, and the front. (See attached reference diagram clarifying these terms from the city's zoning ordinance.) This house's rear is on Riverside Park, so it has two public faces: one from the Park and one from Huron Street.
 - a. **Sides and rear:** Staff finds that the proposed 6' metal fence [without spikes] is compatible with the site in size and scale on the sides and rear. The house is large and grand with a large back yard, so staff finds that this site can accommodate a large-scale fence at the sides and rear, and, as proposed, the fence could be removed without harming the historic house. Care should be taken to ensure that any historic landscape features, including historic trees, shrubs, or paths would be considered and protected in the placement, installation, and any future removal of the fence. Staff finds that the proposed material and design is compatible with the house, and notes that spikes are not permitted in the City's zoning ordinance. This fence is being proposed, at least in part, for security reasons, and while it is not unobtrusive as the Guidelines recommend, the proposed fence would likely have less of an impact on the historic character of the rear of the site than other, more modern designs or materials, such as a wood 6' fence, or a fence with less transparency.
 - b. **Front:** The grassy front yard and central, wide walk to the front steps are character-defining features of this property. This house was a residence for 32 years and a public library for 73 years. From old photos, it appears that there has not historically been a fence and gate on this property in the front along N Huron. According to the Michigan State Historic Preservation Office's published opinion, *Fences in Historic Districts* (May 2006, available at <https://www.mplace.org/historic-preservation/programs-and-services/local-historic-districts/fences-in-historic-districts/> and attached here as a reference):

[Historically,] Property owners were encouraged to view front yards as public space. Sweeping open lawns bordered by undulating shrubbery were recommended. Lawns should be united along the street giving an impression of open space. Uniformity in plant choices, such as street trees, was encouraged. Fencing front yards was discouraged. If fencing did occur in the front, it was decorative and served as a frame for the picture of the house on the site.

As the City's Fence *Fact Sheet* states, "Full perimeter fencing" is "generally not permitted." Enclosing the front yard with a fence and gating the walk to the front door could negatively impact this house's spatial relationship with the street and sidewalk and change the character-defining grassy front yard and central walk to the front door. Applicant's proposal encloses the front yard with a 4-foot fence. Staff finds that this 4-foot fence in black metal with the transparency this picket fence provides is compatible with the site in size and scale to protect the historic

integrity of the property, and the material would generally be considered appropriate. The fence would be removable without impairing the essential integrity of the property. In these ways, staff believes this proposal substantially meets the guidelines provided by the city's historic district fact sheet about fencing.

It is true that the proposed fence around the front yard would change the spatial relationship the house has with the street, but staff doesn't think that spatial relationship would be destroyed, as per the Standards. To staff, the proposed fence's transparency and height (4') mitigate some of the negative effects of erecting a barrier between the house and the street. Staff finds that this proposed 4-foot fence would not destroy historic materials, features, and spatial relationships that characterize the property, and that this fence would be compatible with this site's historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment, meeting Secretary of the Interior's Standard for Rehabilitation 9. Standard 10 states that related new construction will be able to be removed in the future without negatively impacting the essential form and integrity of the historic property and its environment, and the proposed fencing meets this Standard as well.

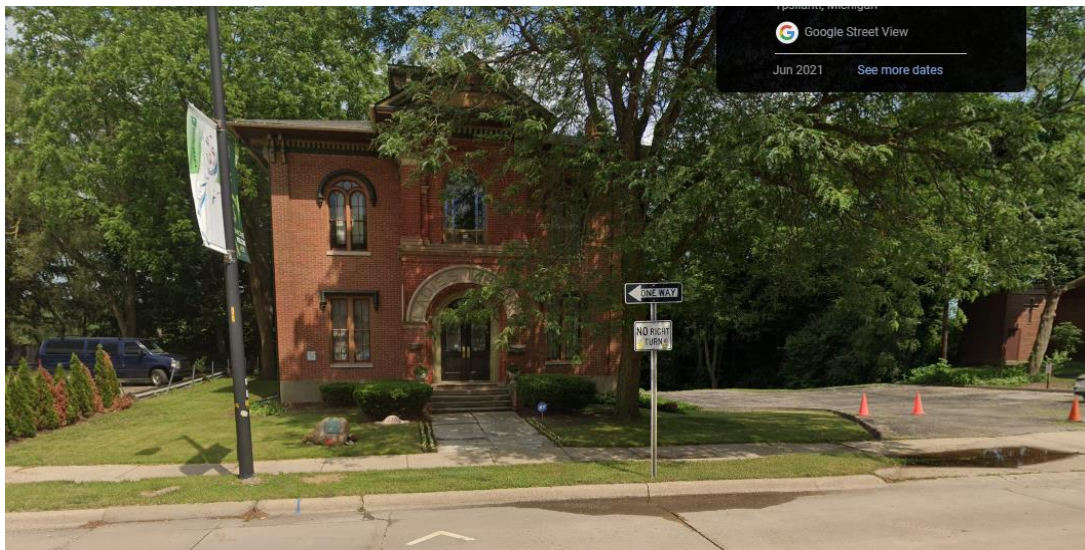
The proposed fence along the front lot line would also define the front line of the current parking area. Old photos and postcards seem to show that this portion of the site was historically relegated to utilitarian uses and buildings like garages and/or carriage barns. The current expanse of paving for a large parking lot seems to staff to reinforce a commercial sense of the property. Mr. Winters expressed at the August 22 commission meeting that he wants to make the site feel more residential and he described wanting to landscape some of the current parking lot to help achieve that goal. Staff thinks that having the 4-foot, mostly transparent metal fence along this area of the property at the sidewalk also meets the design guidelines and Standards, and if cars could be parked more toward the rear of the lot with shrubs and landscaping more toward the sidewalk, the fence's visual effect on the historic site and materials would be further minimized. (Note: If some of the asphalt in the current parking lot gets removed and the parking area is reduced, it is possible that a new site review and additional site work will be needed for zoning compliance; applicant is aware of this and will work with city planning staff as needed.)

9. Before proceeding with work, applicant must obtain the appropriate building department permits. (The zoning permit has already been approved.)

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

Recommended Motion:

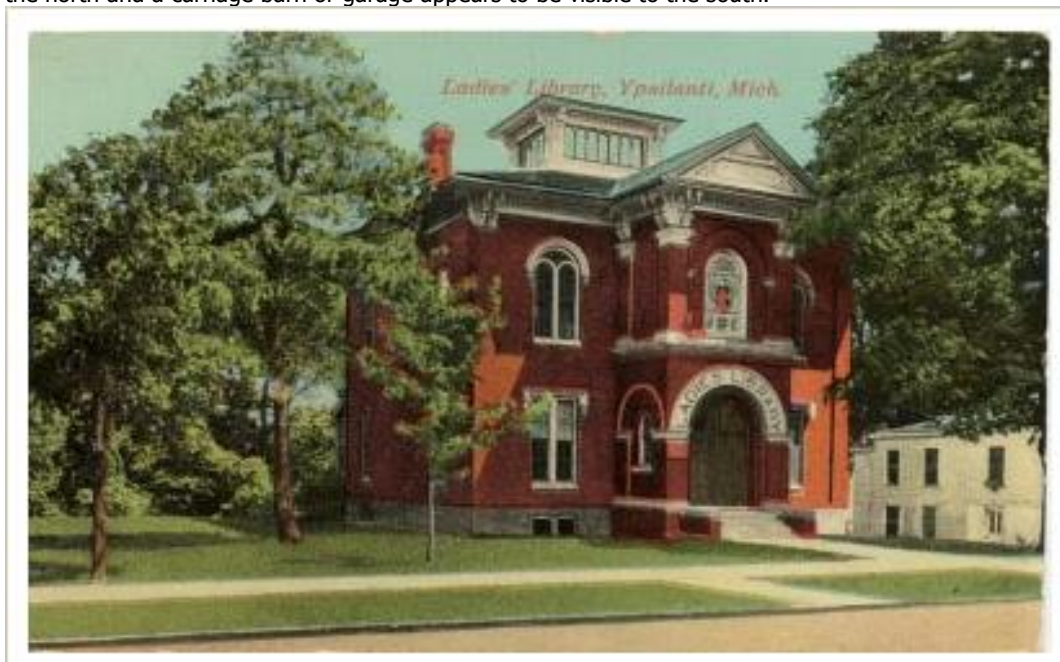
Move to approve application PHDC-23-0071 and issue a certificate of appropriateness for the proposed work at 130 N Huron to include installation of black aluminum picket fencing without exposed points or spikes and two sets of matching gates in the following heights and locations (with locations as defined by the city's zoning ordinance): 4' fencing and 4' gates around the front yard, with manual, swing gates at the walk to the front door and remote-controlled swing gates at the driveway, and with 6' matching fencing around the side and rear yards. The proposed fence and gate design, height, and materials meet the City's historic district design guidelines and the Secretary of the Interior's Standards for Rehabilitation 9 and 10. Standard 9 states that related new construction will not destroy historic materials, features, and spatial relationships that characterize the property, and that new work will be differentiated and compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. Standard 10 states that related new construction will be able to be removed in the future without negatively impacting the essential form and integrity of the historic property and its environment.



June 2021 image of 130 N Huron from Google streetview.



Undated image from a negative in the Ypsilanti Historical Society's photo archives. Shrubs are visible to the north and a carriage barn or garage appears to be visible to the south.



Undated postcard available at <http://libraryhistorybuff.blogspot.com/2009/11/ypsilanti-ladies-library.html> .

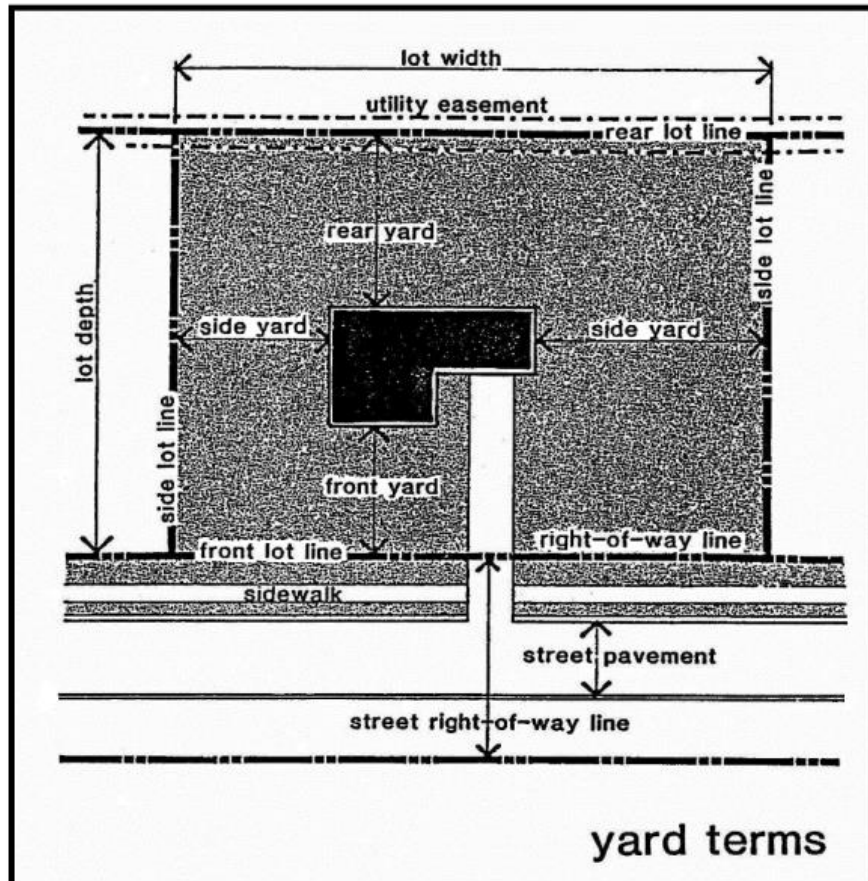
Prepared by: Ellen Thackery, Preservation Planner

Reference: In case the **diagram below** (from the City's Zoning Ordinance) helps with clarifying concepts during review and deliberation:

Y

Yard means an open space between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided in this chapter. The minimum required setback is the minimum depth of a front, rear, or side yard necessary to conform to the required yard setback provision of this chapter.

- (1) **Yard, front** means a yard extending across the front of a lot and being the minimum horizontal distance between the street line and the principal building or any projections thereof other than projection of uncovered steps, unenclosed balconies or unenclosed porches.
- (2) **Yard, rear** means a yard extending across the full width of the lot between the rear lot line and the nearest point of the principal building. On all lots, the rear yard shall be opposite the front yard.
- (3) **Yard, side** means a yard between a principal building and the side lot line, extending from the front yard to the rear yard, the width of which shall be the horizontal distance from the nearest point of the side lot line to the nearest point on the principal building.
- (4) **Yard, street side** means a yard between the principal building and the street side lot line on a corner lot, extending from the front yard rearward to the rear lot line, the width of which shall be the horizontal distance of the side lot line to the nearest point on the principal building.





CITY OF

Ypsilanti

PRIDE | DIVERSITY | HERITAGE

Historic District Fact Sheet

Fencing & Retaining Walls

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

All permit applications are available from the Building Department and at cityofypsilanti.com/permits.

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

Building

3rd Floor, City Hall
Phone: (734) 482-1025
cityofypsilanti.com/157

Planning

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/planning

Historic District

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/hd

All permits, fees, and factsheets can be found at cityofypsilanti.com/permits.

New fences, walls, or retaining walls must be designed to minimize their impact on existing historic fabric at the site. They must be compatible with the site in setback, size, and scale to protect the historic integrity of the property. They must be removable without impairing the essential integrity of the historic property.

- All wooden fences must be painted or opaque-stained in a color to complement the adjacent structure. Pressure-treated wood must be cleaned and dried or aged before painting or staining. To check if your pressure-treated wood is ready to hold paint or stain, check to see if it is dry to the touch. If it is not, wait longer. If it is, sprinkle water on it; if the water soaks in, it can be painted. If it beads up, wait longer.
- Brick or stone used for foundations, piers and/or walls must complement the structure/s on the site.
- Hedges and other natural plantings may be considered as alternatives to fencing. When planting hedges, take into consideration the mature height and width of the plant; take care to not block fences or drives, or to encroach on your neighbor's property.

Full perimeter fencing and more than two types (styles) of fencing on a single lot are generally not permitted.

The following styles are generally not permitted:



Stockade



Chain Link

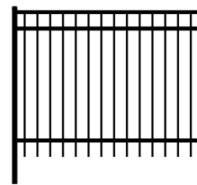


Split Rail

The following styles are often found to not detract from the historic fabric of the district:



Twisted wire, wooden supports



Wrought iron, cast iron, or painted aluminum



Dogear

Last updated: January 2019



City of Ypsilanti
Historic District Commission
Work Permit Application
One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646
Fax: (734) 483-7260
www.cityofypsilanti.com

Office Use Only:	
Receipt:	<u>31949</u>
Method:	<u>Cash</u>
Action/Study Item	
PHDC-_____	

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing an overview of the building and all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Friday eleven (11) days prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

130 N. HURON [LADIES LIBRARY]

Applicant

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

Name

Wm. Douglas Winters

Address

104-106 W. Mich Ave

City

Ypsilanti

State

Mich

Zip

48197

Phone / Fax

[Redacted]

E-Mail *Staff will contact you primarily via email

[Redacted]

Contractor

Contractor Name & Contact Info

TBD

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Application Amendment
☐ Other

Complete Description of Proposed Work:

See Attached

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

BLACK Aluminum

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:

TBD \$20,000

Permit fee:

\$45 + _____ =

Signature

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

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

Date:

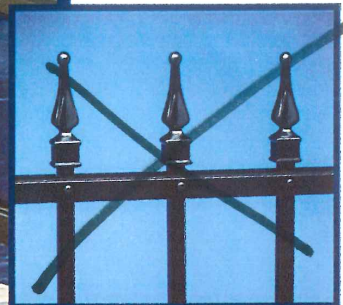
8-9-2023

Print Name:

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.

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



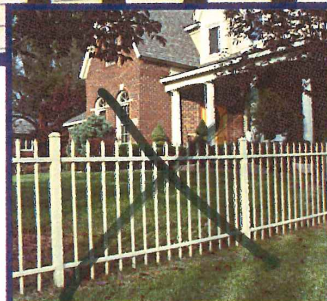
Accents & Accessories.....pgs. 14-15



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



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



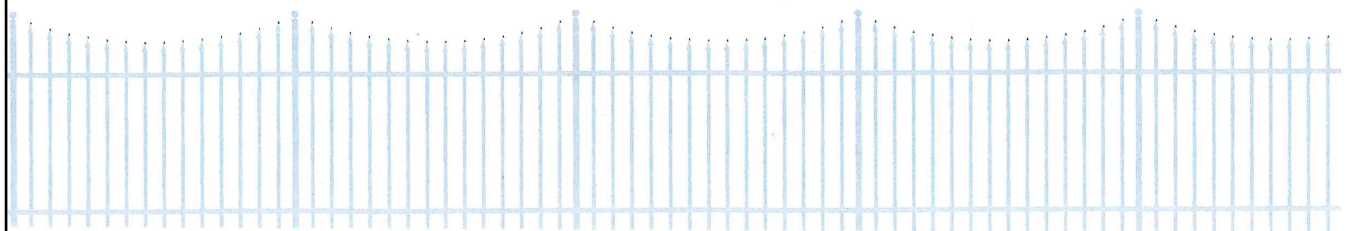
Residential Grade.....pgs. 4-5



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



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





memorandum

Date: July 27, 2023

To: Whom it May Concern

cc: Douglas Winters

From: Andrew Schripsema, PS #55483

Re: 130 N. Huron Street, Ypsilanti, MI

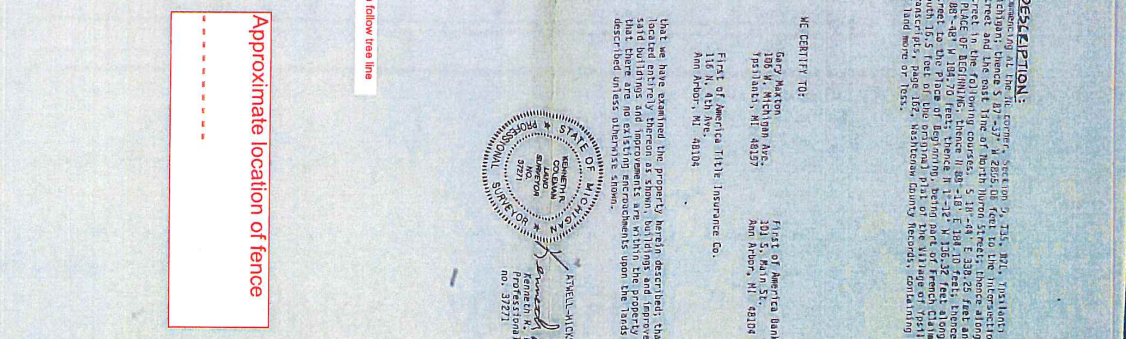
On 7-19-2023, OHM Advisors performed a retracement of Atwell-Hicks, Inc. survey number 255-191, dated 11-18-1992. OHM recovered existing property corners at each of the corners indicated on said survey and found that their locations coincided with said survey. Said survey also agrees with the current tax description of said parcel. The existing property corners were uncovered, located, and marked with a stake for future reference.



OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150

T 734.522.6711
F 734.522.6427

OHM-Advisors.com



MC CERTIFY TO:

Gary Maxton
108 W. Michigan Ave.
Piquette, MI 48657

First of America Bank
101 S. Main St.
Ann Arbor, MI 48104

First of America Title Insurance Co.
Attn: M. John Ave.
Ann Arbor, MI 48104

Also we have examined the property herein described; that there are no mortgages, judgments, liens, encumbrances, and improvements, that said buildings and improvements are in good condition and are not described under any existing encumbrances upon the lands and property described unless otherwise shown.

STATE OF MISSISSIPPI
NORTHWEST
CORRECTIONAL
INSTITUTION
SHELBY COUNTY
MISSISSIPPI
NO. 37271

Kenneth H. Coleman
Kenneth H. Coleman
Professional Surveyor
no. 37271

ATWELL-WICKS, INC.

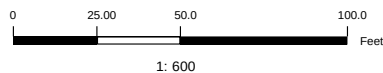
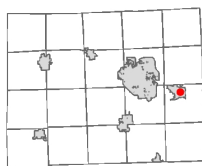
DATE 11-15-01 REVISIONS 		CLIENT GARY MAXTON PROPERTY AND MORTGAGE SURVEY OF PART OF LOT 185, DELINING PLAT OF YPSILANTI & PART OF THE FRENCH CLAIM GR#1 IN		SECTION TOWN SOUTH RANGE EAST CITY OF YPSILANTI WASHTENAW COUNTY		ATWELL-HICKS, INC. CIVIL ENGINEERS • SURVEYORS PLANNERS ENVIRONMENTAL SERVICES 313-994-4000 • FAX NO. 313-994-1599 ANN ARBOR, MICHIGAN	
SCALE TO FEET 1" = 40'		JOB NO. 94124		DRAWN BY J.C.		CHECKED BY J.S.B.	



Historic District Commission

Attachment A

130 N Huron



8/29/2023

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.



NOTE: Parcels may not be to scale.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

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Historic District Commission

Attachment B

130 N Huron



C-Gate Entry Systems, Ltd.

3411 Silica Road
Sylvania, OH 43560

419-843-2990

fax 419-841-9399
sales@cgateentry.com

Dealer Quote

Proudly Serving our Customers since 1995

To: Beau Davidson

Allied Fence & Security Co.

September 13, 2021

From: Dan Cone

mobile: 734-330-7093

[] bdd2121@gmail.com

Re: A. J. Davidson

Scope of Work:

We will furnish and install a double swing gate operator set for an approx. 24' (opening size) double swing gate. The gate operators are equipped with 24V battery backup to allow the gate to continue functioning (roughly 50 cycles) during a power outage.

The gate has four programmable options for gate operation in case of an AC power failure: With *Fail Safe* selected, if AC power fails and the backup battery voltage becomes low, the gate will cycle open and remain open until AC power is restored or the battery gets charged by solar panels. Then, the gate will resume normal operation and auto-close if programmed to do so.

With *Fail Secure* selected, if AC power fails and the backup battery voltage becomes low, the gate will cycle closed and remain closed until AC power is restored or the battery gets charged by solar panels. Then, the SWD will resume normal operation.

Radio remote controls included have a range of approx. 300'. The gates will NOT close automatically. A vehicle detection loop on the inside, outside and under the arc of the gates will prevent the gates from closing on a vehicle in the path of the gates. The inner most loop will open the gate for exiting vehicles. A monitored infrared photo beam for entrapment prevention is included to prevent the gates from closing on an obstruction in the gate opening. A monitored safety "bump" edge for entrapment prevention will be required if the gates are more than 4" above grade. The bump edges are factored into the price. If not needed, the cost will be deleted from the final invoice. Similar to a garage door, the gate will not operate without these safety devices. Discreet cables are added for required Fall Over Prevention. Along with certain gate design aspects, listed later in this proposal, the site will be compliant with the Current Gate Safety Standards.

EQUIPMENT:

- 2 Linear model SWD, single phase, swing gate operators with required grounding.
- 1 Radio remote control receiver and three (3) visor mount remotes transmitters.
- 1 Vehicle detector module, for reverse / vehicular accident prevention outside the gates.
- 1 Vehicle detector module, for open / exit inside the gates.
- 1 Vehicle detector module, for reverse / vehicular accident prevention under the gate arc.
- 1 Monitored Infrared photo beam for entrapment prevention while the gates are closing.
- 2 Monitored "bump" edges for entrapment prevention while the gates are opening.
- Required fall over cables & required stiffeners.
- Misc. & electrical supplies, freight included.

Total Equipment

ADDITIONAL:

Single button, visor mount remote transmitters @ \$18 / each
(three are included above)

OR ☐ Sale or buyer is Tax Exempt, certificate on file at C-Gate
☐ Add applicable sales tax, not Tax Exempt

NOTE: Material and Labor are quoted separately for billing purposes only (please refer to the Payment Terms on the last page of this proposal.) It is not an offer to provide one without the other. Due to current Gate Safety Standards, C-Gate Entry Systems, Ltd. does not install equipment that is not purchased from C-Gate Entry Systems, Ltd., nor do they sell gate operators for installation by others.

SWING GATE OPERATORS

SW Series

SWC COMMERCIAL

- 1/2 or 1 HP continuous-duty PSC motor
- 115 VAC or 230 VAC single phase

SWD COMMERCIAL/RESIDENTIAL

- DC-powered battery back-up with advanced soft start/soft stop motor control
- Full-time 1/2 HP DC motor
- Selectable fail-safe or fail-secure modes of operation
- Solar power capable

SWR RESIDENTIAL

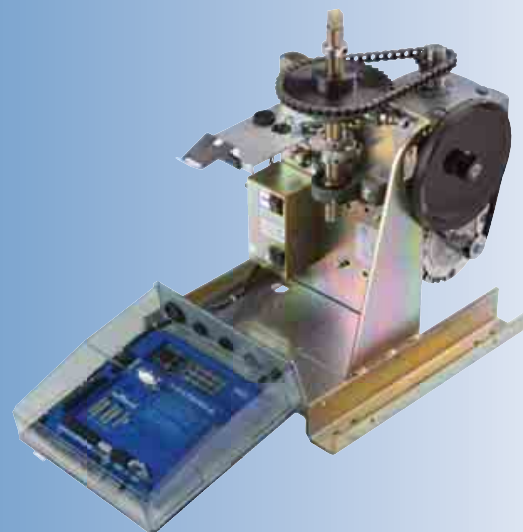
- 1/2 HP PSC motor
- 115 VAC or 230 VAC single phase

COMMON FEATURES

- Crank style
- Black UV Stabilized polyethylene cover
- Pad mount standard; post mount optional
- Exterior reset button
- UL325/UL991 compliant APeX controller
- Fully integrated radio receiver



Linear[®]
Building On Innovation.



All Models ETL Listed;
UL325 Compliant



Supporters and Proud Members of



ELECTRICAL

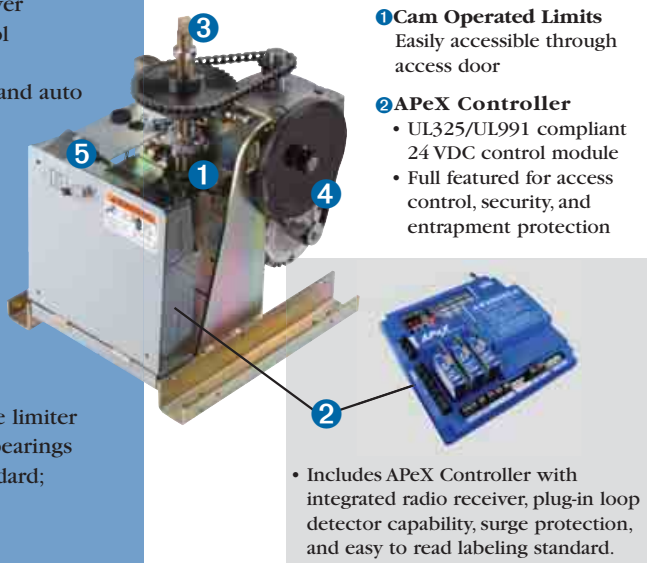
- Integral entrapment sensing system with digital set point for quick accurate adjustment and enhanced safety
- Continuous tone entrapment alarm with reset button
- Integrated programmable warning beeper during gate movement
- LED diagnostic display for ease of setup and troubleshooting
- Selectable pre-start alarm with provision for ADA compliant visual pre-start and run alarm
- Regulated 24 Volt DC power available for access control accessories
- Integrated maximum run and auto close timer (0-9 minutes)
- Built-in networked dual gate capability using 3-wire shielded cable

MECHANICAL

- Heavy-duty, zinc-plated, steel chassis
- Right-angle gear reducer
- 1" diameter output shaft
- Optional adjustable torque limiter
- Heavy-duty pillow block bearings
- Universal pad mount standard; optional post mount kit

SW SERIES SWING GATE OPERATOR SPECIFICATIONS

Model		HP	Voltage (Single Phase)	Drive Type	Maximum Gate Length	Maximum Gate Weight	Seconds to Open	Maximum Cycles
SWC	SWC-2	1/2	115 or 230 V	crank	17'	600 lbs	11-14	continuous duty
	SWC-1	1	115 or 230 V	crank	19'	1000 lbs	11-14	continuous duty
SWD	SWD-211	1/2	115V 24 VDC battery backup (solar charger optional)	crank	18'	700 lbs	11-14	continuous duty
SWR	SWR-211	1/2	115 V	crank	15'	500 lbs	11-14	150/day
	SWR-221	1/2	230 V	crank	15'	500 lbs	11-14	150/day



1 Cam Operated Limits

- Easily accessible through access door

2 APeX Controller

- UL325/UL991 compliant 24 VDC control module
- Full featured for access control, security, and entrapment protection

3 Steel Crank

- Easily removable
- Integrated manual disconnect

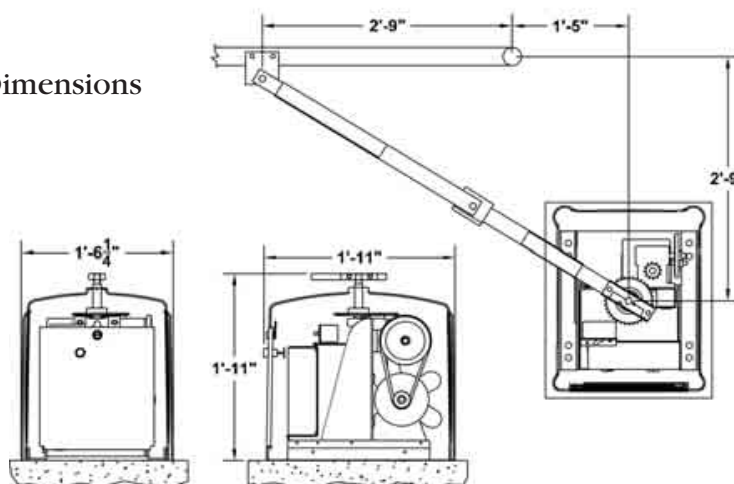
4 Heavy-Duty Components

- Gear reducer and pillow block bearing for smooth, reliable, quiet power transmission

5 Standard Convenience Features

- Exterior reset button
- Power on/off button
- Accessory power outlet on 115 V machines
- Integrated 3-button station

Dimensions



CAUTIONS



- Automatic gates not for pedestrians
- Automatic gate operators designed for vehicular traffic only; operators are powerful and can cause serious injury or death; **DIRECT ALL PEDESTRIAN TRAFFIC TO SEPARATE PEDESTRIAN GATE**
- UL325 requires use of contact or non-contact anti-entrapment devices
- ASTM F2200 requires that all exposed rollers are covered

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P/N 223142 F



Historic District Commission

Attachment C

130 N Huron

Photos of Rear of 130 N Huron, from Riverside Park



Rear of 130 N Huron looking from Riverside Park toward Huron St (looking west). Orange construction fence marks the edge of the parking area. Existing black metal fencing marking off a small portion of the house's backyard; will be removed.



Looking northwest, privacy fence visible, erected by next door neighbor at 206 N Huron. It is this fence that the fence site plan mentions "tying into."



More detailed view of the privacy fence next door.



Detail of parking area next to 130 N Huron.



View of rear of house next door to the north (206 N Huron) from park.



View of rear of house next door to the north (206) and the existing privacy fence between 130 and 206 N Huron.



Photo showing trees and shrubs behind 130 N Huron and the rear property line marked by the vine-covered rear fence at 206 N Huron. 130's rear fence will line up with that rear fence.



HDC Work Permit Staff Review

Property address: 206 S Washington

Property History: 206 S Washington contributes to both the local and National Register historic districts. It is described in the National Register nomination as a "two-story, front-gable brick Greek Revival." That understated description doesn't mention the house's very prominent and character-defining, expansive, full-height portico along the house's north façade.

Date of Application: 8/23/23

Date of Review: 9/5/23

Date of Meeting: 9/12/23

Proposed work: Replace two nonhistoric vinyl windows near the house's northwest corner on the second floor with custom wood windows that match the historic configurations and size.

Materials: Cypress, single-pane glass, glazing, weatherstripping, primer, paint. Staff believes that old storm windows are in storage and will be repainted and reused.

Staff review:

1. Two windows on the second floor near the house's northwest corner had been replaced with vinyl windows at some point.
2. Those windows are now proposed to be replaced with cypress wood windows in the original, historic, second-floor configuration of 2-over-4.
3. Staff considered whether this could be an administrative approval, but this is not an administrative approval power that has been explicitly delegated to staff, so staff thought it best to bring this application to the commission for approval.
4. Undated photos in the Ypsilanti Historical Society's Archive (below) show the second-floor windows in the 2-over-4 configuration. The proposed work replaces a missing feature that is substantiated by pictorial

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.

- evidence and that matches the old in design, texture, and materials.
5. The proposed work meets the Secretary of the Interior's Standards for Rehabilitation, Standard 6, especially the third sentence: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 6. Before proceeding with work, applicant must obtain the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#6

Recommended Motions:

Move to approve application PHDC-23-0075 and issue a certificate of appropriateness for the proposed work at 206 S Washington to include the replacement of two nonhistoric vinyl windows near the house's northwest corner with two custom-built wood double-hung windows in the original two-over-four configuration. The proposed work meets the Secretary of the Interior's Standards for Rehabilitation, Standard 6. The new windows will match the old in design, color, texture, and materials and are substantiated by pictorial evidence.

Prepared by:
Ellen Thackery, Preservation Planner



206 S Washington, east side with gable (front). (Google Streetview, October 2020)



206 S Washington, north side with portico. (Google Streetview, October 2020)



206 S Washington, northwest corner, two windows on second floor are vinyl one-over-ones. (Google Streetview, October 2020) These are the windows proposed to be replaced.



206 S Washington, historic window that will be replicated, provided by window contractor, September 2023.

Two undated photos from Ypsilanti Historical Society's photo archives:



This photo shows the windows near the northwest corner in their original configuration.



**City of Ypsilanti
Historic District Commission
Work Permit Application**

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

Office Use Only:

Receipt: _____

Method: _____

Action/Study Item

PHDC- 23-0075

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing an overview of the building and all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Friday eleven (11) days prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address **206 S. Washington St.**

Applicant

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

Name **James & Elizabeth C. Fink**

Address **206 S. Washington St.**

City **Ypsilanti**

State **MI**

Zip **48197**

Phone / Fax

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

Contractor

Contractor Name & Contact Info

4D Home Improvements, LLC (Dustin Schultz) 734-904-0767 dsch3247@gmail.com www.4dhomeimprovements.com

Type of work

- ☐ Roofing
☒ Window/Door
Replacement

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

- ☐ Painting
☐ Application Amendment
☐ Other

Complete Description of Proposed Work:

Replace two vinyl windows with wood to match original 2/4 double-hung windows. Windows to be replaced were installed in the 80's, don't match the other windows, and are poor quality.

The sashes will be made of cypress. Sashes will be primed with a high grade bonding primer. Single strength glass will be installed with Sarco type-M glazing. The sashes will be painted with 2 coats of ~~oil-based enamel~~ acrylic paint.

Tube seal weather stripping will be installed on the top rail of the upper sash and then the middle and bottom rails of the lower sashes.

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

Color is Sherwin-Williams Dover White to match existing windows.

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: \$3,400.00	Permit fee: \$45 + 5 _____ = \$ 50.00
---	---

Signature

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

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

Signature: _____ Date: **08/21/23**

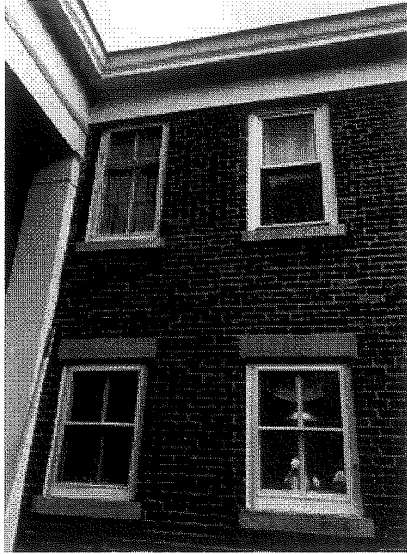
Print Name: **Elizabeth C. Fink**

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.

8/22/23, 4:43 PM

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REPLACE



HDC Work Permit Staff Review

Property address: 627 N River

Property History: This house is not included in the National Register nomination from the 1980s, but it is in the local historic district. The house is a Greek Revival upright and wing, also called a gable front and wing. (Greek Revivals were popular from about 1825 to 1860.) In this case, the upright part to the north indeed has the front gable, and the upright portion projects while the wing portion recedes. The 1927 Sanborn map shows that the house had two stories and a one-story porch (now gone) that filled the recess between the projecting upright and the house's southeast corner, and that it wrapped around that corner slightly. That wraparound porch ended up being replaced at some point with concrete slab porches.

Staff believes that the house's wing portion had been enlarged at some point. The wing portion looks proportionally longer than wings on other similar historic houses and the homeowner has stated that there is a foundation change on that end of the house. Additionally, to staff, the roof looks higher than it would have been historically and the homeowner has stated that he sees evidence of roof modifications in the attic. The homeowner has also seen evidence of unsympathetic structural modifications, like joists that have been cut that should not have been. At some point, the house received asbestos or asphalt siding over its wood siding.

In addition to the modifications, the house appears to have suffered from neglect. The window restoration professional who evaluated the house's windows found that the windows had been long neglected and had had unsympathetic repairs and modifications that ultimately damaged the windows. The historic district commission approved window replacements based on that evaluation earlier in 2023.

The commission actually has approved a lot of work on this house in 2023. In April, for example, a concrete porch in the same size and shape was approved to replace the porches that had been in place. The existing concrete was not historic—the concrete porches had replaced the wraparound porch—and had

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.

to be removed because of condition and because the concrete was in the way of important structural repairs the house needed. (Application PHDC-23-0028).

PHDC-23-0029 was also approved in April and that application included approval for the repair and limited in-kind replacement of wood siding after the synthetic siding had been removed. This application is actually an amendment to application PHDC-23-0029.

Date of Application:

Application PHDC 23 0029 originally received 4/11/23. Amendment received August 24, 2023.

Date of Review: September 6, 2023

Date of Meeting: September 12, 2023

Proposed work:

Now that the wood siding has been exposed (there had been asphalt or asbestos siding installed on top of most of the wood for many years), it has been discovered that the deterioration of the siding is advanced. Much of the siding actually needs to be replaced, so applicant is proposing an amendment to PHDC 23-0029. The proposed siding work now is:

- removing siding,
- installing a vapor barrier,
- installing cedar lap siding in 6-8" exposure on the front (east)
- installing smooth fiber cement lap siding in 6-8" exposure on the sides and rear (north, south, and west).
- In addition, added to this amendment are plans/proposals for the porch roofs for the concrete porches that were approved in April. There are four possibilities presented. Applicant would like to know which option the commission would most prefer. Staff believes that applicant prefers option B, but that should be clarified at the meeting.

Materials: painted wood supports (would the porch materials be painted wood? Plans don't indicate materials), roof shingles to match roofing on main body of house, vapor barrier, cedar siding in 6-8" reveal on front and smooth fiber cement lap siding in 6-8" reveal for rear and sides.

Staff review:

1. In the case of 627 N River, the district's documentation that we usually rely on to guide us is silent. The house is omitted from the National Register, we don't have a survey sheet for the house from 1981/2, and it doesn't appear in the 1972 Study Committee Report. As mentioned, we have seen it on the 1927 Sanborn map, so we know the footprint of the original porch, but staff has not found any historic photos of the house in the Historical Society's online archive. Because of all of the house's modifications over time, staff believes it is safe to say that the house does not contribute to the historic district. Staff had thought previously that maybe it could contribute, because some of the character-defining features are still present—the characteristic trim on the upright

portion is still there, and a window has been revealed that extends into the frieze band, for example—and staff thinks it is important to preserve these authentic features where they are found. However, the house has had so many modifications from roofline to wing addition to porch removal, and now window replacement as well, that staff believes it would be considered noncontributing today.

2. In light of that finding, how to evaluate this application's proposal? The **Secretary of the Interior's Standards for Rehabilitation** state that if material is beyond repair, "the new features will match the old in design, color, texture, and, where possible, materials."
3. The **Guidelines that accompany the Standards** state that, when a material is beyond repair, "using the same kind of material is always the preferred option," but that "a substitute material may be an acceptable alternative if the form, design, and scale, as well as the substitute material itself, can effectively replicate the appearance of the remaining features." The Guidelines state that it is recommended to replace "in kind an entire wood feature that is too deteriorated to repair using physical evidence as a model" (existing siding in this case)... "If using wood is not feasible, then a compatible substitute material may be considered." The Guidelines also recommend "replacing a deteriorated wood feature or wood siding on a primary or other highly visible elevation with a new matching wood feature."
4. The Guidelines do not recommend using substitute material for a replacement that does not convey the same appearance of the surviving components of the wood features, and they don't recommend replacing a deteriorated wood feature or wood siding on a primary or other highly visible elevation with a substitute material.
5. The wood siding on this house is a character-defining feature, along with the historic wood trim in the places where it remains. We know that the house was not well maintained for a long time, and it's possible that the wood siding was not in great condition when it was covered by the asphalt or asbestos siding.
6. As long as historic trim around the house and around windows will be preserved (or accurately replicated if necessary) and still visible after the work, staff believes that the installation of cedar lap siding in the same reveal as is on the front of the house would meet the Secretary of the Interior's Standard for Rehabilitation 6.
7. As long as historic trim around the house and around windows will be preserved (or accurately replicated if necessary) and still visible after the work, staff believes the installation of *smooth* fibercement lap siding (in the same reveal as is on the front of the house) on the sides and rear of the house meets Standard 6 and the Guidelines for Rehabilitation.
8. The City's **Alternative Materials Fact Sheet** (attached) states that wood siding for wood siding is preferred and that fibercement siding can be approved on a case-by-case basis but is usually reserved for new construction and selective repairs.
9. Staff agrees that fibercement would be better for these uses than use on a historic house, but this house has lost a lot of architectural integrity and is, in staff's opinion, noncontributing. In considering Standard 9, as long as the fibercement siding is smooth and in the same reveal as the historic siding on the front of the house, and as long as historic trim would be preserved and the trim and the new siding would fit the same way and look how they did historically, staff finds that this proposed fibercement siding on the secondary elevations would not destroy historic materials, features, or spatial relationships and that the proposed fibercement siding in this case would be compatible

with the historic materials, features, size, scale and proportion, and massing to protect the [remaining] integrity of the property and its environment.

10. *Porch roof:* when staff looks at Greek Revival sample houses, in McAlester and McAlester's *A Field Guide to American Houses* for example, the lines of the upright gable are accented with heavy trim but the porches don't usually have any kind of little gable on them. When the house is not an upright and wing form, there is sometimes a small gable roof over a central entrance to emphasize that center and make it resemble a sort of Greek temple. It is understood that these are historic and this proposed porch is new construction, but staff still thought it might be useful to review historic precedents. Since we know that the historic porch spanned the entire wing portion, it seems to staff the longer that wing portion of the roof is, the better.
 - a. If staff folds the paper Option A is on and lines up house A with house B1 and staff imagines long porch roofs straight across the front of the entire house without any gable or porch roof interest, it looks to staff like it somehow draws attention to the fact that historically, the upright portion of the house would not have had a porch roof across its entire front.
 - b. Actual option A seems to staff to have the wing portion with the long straight porch roof like it would have had (perhaps it could be longer?) and it has a different porch roof on the upright/gable-front section (it looks like a half of a hipped roof maybe?) and somehow, to staff, this looks appropriate. It highlights two entry doors, however.
 - c. Option B has an almost pedimented entrance that seems like it would be appropriate for a Greek Revival but the entrance door is not centered under the pediment. Staff also wishes that, again, the porch roof on the wing could be longer.
 - d. **B1 has the long porch roof on the wing and a centered door under its little pedimented roof. The emphasis here is on one entrance instead of both.** Staff doesn't think the railing is necessary (unless it's necessary by code), but it does here draw attention to the centered door under the little gable front. This porch to staff seems to unify the front instead of focusing on two entries.
 - e. Option C seems to staff to be closest to what was there most recently, but it doesn't try to restore any appearance of the former historic roof across the front of the wing. Staff thinks that is a bit of a missed opportunity.
11. Any of these options would meet Standard 9, staff believes.
12. Before proceeding with work, applicant must obtain the appropriate building department permits.

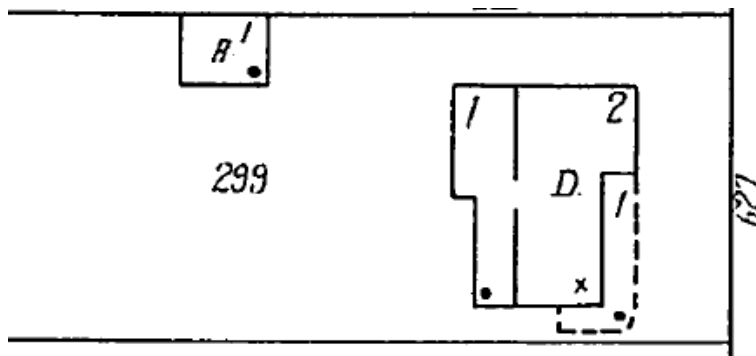
Relevant Secretary of the Interior's Standards:
#6, #9

Recommended Motions:

Move to approve amendments to Application PHDC-23-0029 and issue a certificate of appropriateness for the proposed work at 627 N River to include: removing siding, installing a vapor barrier, installing cedar lap siding on the front (east) in exposure closest to the historic wood siding on the front, and installing smooth fiber cement lap siding in the same historic exposure on the sides and rear (north, south, and west), with the conditions that the fiber cement

siding has a smooth finish, and that all historic trim will be preserved or replicated as necessary, and that the historic trim and the new siding will fit together and appear as it did historically. Also approved is proposed porch option __ [with the conditions that... could include the components of the porch will be painted wood, railing of a height to the bottom of the windows will be included and will meet the porch design guidelines in the city's porch fact sheet/railing won't be included, other conditions commission deems appropriate.] The proposed work meets the Secretary of the Interior's Standards for Rehabilitation 6 and 9.

Prepared by:
Ellen Thackery, Preservation Planner



1927 Sanborn map showing historic porch at 627 N River.



627 N River, September 2023. Staff suggests that the reveal of the lap siding on the front (east) side should be the benchmark for the siding reveal all the way around the house. The historic trim and cornice returns in the gable should be preserved and the new siding should look just like this siding where it interacts with that historic trim.



627 N River, September 2023. Trim includes cornice returns on the house's south side.



627 N River, Sept 2023. The character-defining frieze board visible here should be preserved or replicated, and the windows that are within that frieze board should be kept in that size and location as they were historically.



CITY OF

Ypsilanti

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Historic District Fact Sheet

Alternative Materials

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

All permit applications are available from the Building Department and at cityofypsilanti.com/permits.

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

Building

3rd Floor, City Hall
Phone: (734) 482-1025
cityofypsilanti.com/157

Planning

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/planning

Historic District

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/hd

All permits, fees, and factsheets can be found at cityofypsilanti.com/permits.

Page 1 of 1

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

PLEASE CONTACT THE PRESERVATION PLANNER FOR GUIDANCE.

HDC Considerations for Permitting Alternative Materials

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

HDC Considerations for Types of Alternative Materials

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

General Comments on Alternative Materials

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

Last updated: May 2020



**City of Ypsilanti
Historic District Commission
Work Permit Application**

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

Office Use Only:

Receipt: _____

Method: _____

Action/Study Item

PHDC- 23-0029

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.

RECEIVED

AUG 24 2023

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

627 N RIVER

Applicant

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

Name

DOUG GEIDNER

Address

5757 STONE HEDGE CT

City

ANN ARBOR

State

MI

Zip

48105

Phone / Fax

[REDACTED]

E-Mail *Staff will contact you primarily via email

[REDACTED]

Contractor

Contractor Name & Contact Info

TFS DOUG GEIDNER

734 646 5139

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☒ Application Amendment
☐ Other

Complete Description of Proposed Work:

Concrete porches were approved; porch roofs are now being proposed + plans are attached.
Wood Siding has been exposed (approved) + deterioration is advanced. Being proposed is cedar siding in 6-8" exposure, and fiber cement lap siding on sides + rear. (6-8" exposure).
This will allow for a vapor barrier to be installed.

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

--

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee: \$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.

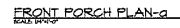
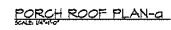
I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature: 	Date: 8-24-23
--	---------------

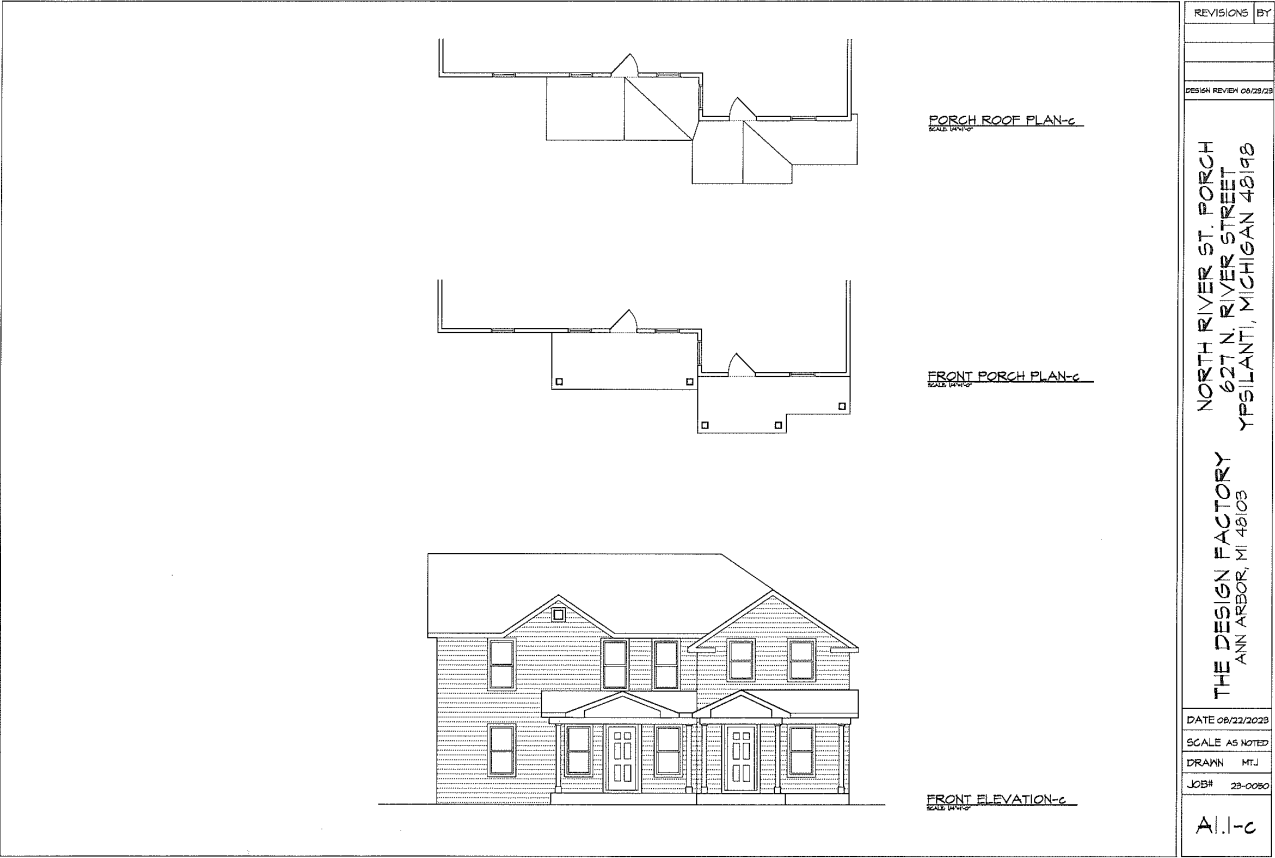
Print Name: Doug Keenan

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.



DATE 08/22/2023	THE DESIGN FACTORY ANN ARBOR, MI 48103	NORTH RIVER ST. PORCH 627 N. RIVER STREET YPSILANTI, MICHIGAN 48198	DESIGN REVIEW 06/23/23	REVISIONS	BY
SCALE AS NOTED					
DRAWN MTJ					
JOB# 23-0080					
A11-a					





HDC Work Permit Staff Review

Property address: 109 Maple

Property History: 109 Maple contributes to both the National Register and local historic districts. The National Register nomination describes this house as, "2-story, hip-roof, early 20th century."

Applicant brought this item to the commission as a study item 8/22/23.

Date of Application: 9/5/23

Date of Review: 9/8/23

Date of Meeting: 9/12/23

Proposed work: Build a new front porch.

Materials: staff believes the structure will be pressure-treated lumber and anything visible will be wrapped in wood and painted or stained. Porch ceiling will be pine tongue-and-groove (2" wide by 6' long? confirm size). 4 square columns to support porch roof, will be painted (4x4" wrapped in 1x6" so finished posts will be 6" square, staff believes), porch railing in wood (confirm height and material), shown as natural but porch design guidelines call for opaque stain or paint. Porch decking in 1x4" fir tongue-and-groove decking as outlined in porch design guidelines. Guidelines call for paint or opaque stain. Handrail on steps to match railing. Lattice skirting. Should be painted or stained.

Staff review:

1. It is clear by witness marks that house had a porch. The details are not clear and no historic photos have been found.
2. Proposed porch is a neutral and simple take on a porch. It includes no conjectural historic-looking features and seems to follow the Secretary of the Interior's Standards for Rehabilitation, and also the city's historic district design guidelines, other than the guidelines state that "All parts of the porch that are above ground

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.

shall be painted or stained an opaque stain." Staff is unclear as to how tall the porch guardrails and handrails would be. How high off the porch deck is the bottom of the large front window and how tall will the porch guardrail be in front of it? How high off the ground will the porch deck be?

3. Porch guardrails: the city's historic district design guidelines (the Historic District Fact Sheets; the porch fact sheet is attached) call for the following requirements for porch guardrails:
 - a. a top rail shall be placed flat & shall have beveled top edges;
 - b. balusters shall be spaced so that a 4" sphere cannot pass through and be set into the top and bottom rail, not attached to the exterior of the rails;
 - c. a bottom rail shall be placed flat with beveled top edges, shall be at least 3" off of porch decking and shall have support blocks if the guard rail exceeds 8' between posts. Balusters are to be encased in between the top and bottom rails; not attached to exterior of the rails.
4. It appears that the proposed guardrail meets these requirements but the pictures don't provide detailed specs and measurements the way the building permit application will.
5. Staff believes that the proposed porch in concept meets the Secretary of the Interior's Standards for Rehabilitation. There are some construction details, mostly regarding porch guardrails and handrail(s) that staff is not positive meet the local design guidelines. Leaving much of the wood unpainted or unstained does not meet the local design guidelines.
6. Before proceeding with work, applicant must obtain the appropriate building department permits.

Relevant Secretary of the Interior's Standards: #9

Potential Motions:

Move to postpone Application PHDC-23-0084 for porch work at 109 Maple for the applicant to provide more detailed elevation drawings that include measurements of all components and materials [+any other information or materials commissioners need]. This commission must act on this application or issue a procedural denial before Friday, November 3, 2023.

Move to approve Application PHDC-23-0084 and issue a certificate of appropriateness for the proposed porch work at 109 Maple to include: building a hipped-roof structure that spans the full width of the front of the house whose main horizontal support beam will be painted to match house trim; wood tongue-and-groove ceiling boards; 4 6"x6" posts painted to match house trim; all-wood porch guardrails with flat balusters and simplified Craftsman-style caps on the posts with balusters encased in the top and bottom rails; graspable handrail(s) to match the guardrails; 1"x4" tongue-and-groove fir porch decking; and lattice porch skirting. All parts of the porch that are above ground shall be painted or stained an opaque stain. Proposed work meets the Secretary of the Interior's Standards for Rehabilitation, Standard 9.

Prepared by:

Ellen Thackery, Preservation Planner



CITY OF

Ypsilanti

PRIDE | DIVERSITY | HERITAGE

Historic District Fact Sheet

Porches

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

All permit applications are available from the Building Department and at cityofypsilanti.com/permits.

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

Building

3rd Floor, City Hall
Phone: (734) 482-1025
cityofypsilanti.com/157

Planning

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/planning

Historic District

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/hd

All permits, fees, and factsheets can be found at cityofypsilanti.com/permits.

The following Historic District Commission (HDC) requirements apply to all porch projects, new or replacement. The Commission encourages the retention of original porch elements which still exist and, in some instances, requires duplication of parts. Historically open porches should not be enclosed, as doing so changes both the appearance and the function of the porch. Please Note: Treated lumber should be used only for the substructure of the porch. All parts of the porch that are above ground shall be painted or stained an opaque stain.

CEILING: the porch ceiling shall, in most cases, consist of bead board.

LIGHTING: Any changes in lighting for the porch area must be approved by the HDC. See the HDC lighting fact sheet for more information on options.

HEADER: the header, if any, and its decorative elements shall be appropriate to the style of the building and in the proper proportion.

POSTS: the style of the posts shall be appropriate to the style of the house and existing porch details. If 4 x 4s are boxed, resulting posts must be at least 5 x 5. Replacement posts must match original posts, if any still exist, or be of the same diameter as the originals. Split posts may be required for attachment to an exterior wall.

NEWEL: newel posts shall match or be related in style and size with porch posts. They shall be mounted on the bottom step and shall be capped.

DECK: the deck (floor) of the porch shall consist of 1 x 4 tongue and groove vertical grain fir porch flooring; a smooth side tongue and groove composite material, in matching thickness and width may be considered on a case-by-case basis. Boards shall be installed with the narrow ends of the boards against the wall of the house. The deck shall overhang the skirt and the skirt trim by at least 1". The last deck boards (one at each end of the porch) shall have the exposed tongue and groove trimmed off. The deck of the porch should be sloped in order to shed water.

SKIRTING: porch skirting is required. The skirt shall be framed in with a minimum of a 1 x 4. Prefabricated lattice is acceptable, although the HDC strongly recommends replicating the original style or using a decorative skirting.

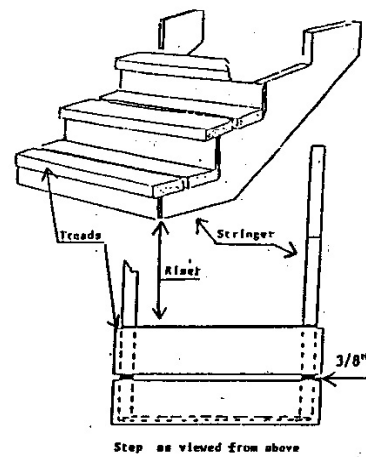
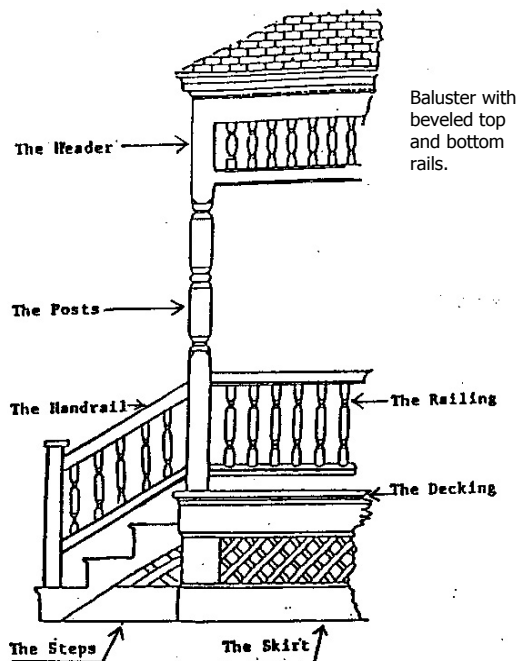
GUARD RAIL (on the porch): a guard rail may be required if the porch floor surface is of a certain height above grade. The guard rail must meet building code requirements in regards to height. If the original rail exists and the height needs to be increased, then an additional railing may be added to the existing in such a way that indicates that the additional railing is not original. The guard rail shall consist of three parts: a **top rail** shall be placed flat & shall have beveled top edges; **balusters** shall be spaced so that a 4" sphere cannot pass through and be set into the top and bottom rail, not attached to the exterior of the rails; a **bottom rail** shall be placed flat with beveled top edges, shall be at least 3" off of porch decking and shall have support blocks if the guard rail exceeds 8' between posts. Balusters are to be encased in between the top and bottom rails; not attached to exterior of the rails. All members shall be centered on the porch posts with butt joints.

Last updated: January 2019

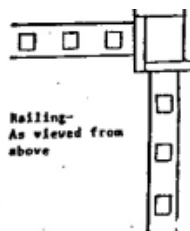
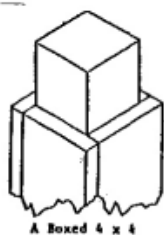
HAND RAIL (down the stairs): if a hand rail is required the hand rail must be graspable. Wood hand rails shall match the guard rail in style. Ends shall return to the wall or terminate at the post. All diagonal members shall be centered on the porch posts and newel posts with butt joints. 1 1/2" painted pipe rails may be approved.

STEPS: there are four different parts to the wooden step unit: stringers, treads, risers and skirt. Treads and risers shall be of 5/4" lumber. Treads shall rest on the stringers, not be rabbeted into the stringers. The tread shall consist of two boards separated by a 3/8" gap. Spacers shall fill the gap over the stringers. Treads shall have a nosing on the side of stringers. The rise must be enclosed with a solid panel and shall cover the stringer. The top step must be one rise below the deck. A skirt shall enclose the area beneath the stringers and shall be the same style as the skirting on the porch. Steps shall be uniform; the maximum difference from highest to lowest is 3/8". Pre-formed, multi-step concrete units are usually not appropriate.

**Porch elements are subject to the requirements as listed in the current building code adopted by the City of Ypsilanti.*



This is an example of an approved way to bring the porch railing up to code.



Last updated: January 2019



City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

109 Maple St

Applicant

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

Name

Matthew Peters

Address

109 Maple St

City

Ypsilanti

State

Mi

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Self

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☒ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Old maps and witness marks show the existence of a porch on the front of the house originally. Proposing to build a front porch on the house again, similar to that which was original to the house (See attached photos). The new front porch would be a hip roof similar and the rest of the home.

Porch framing will be approx 18.25' wide to match the width of the front of the house and 6' deep. Porch decking will run perpendicular to the front of the house and will overhand the porch framing by 1.5" on all 3 sides. Decking will be a 1x4" tongue and groove vertical grain fir. Framing will be made of 2x6 and supported by 4 main beams. Main supporting beams will be constructed of a double 2x10" and will be supported themselves by a total of eight, 8" round by 48" deep concrete tube forms.

Roof framing will consist of 4 main rafters, 3/12 pitch. Rafters will be a double 2x6" boxed with 1x6" and painted white to match the house trim. Decking material will be Southern Yellow Pine 2x6' tongue and groove boards with the plan to remain exposed underneath. The roof will be supported by a beam running the perimeter of the porch to support the 4 main roof rafters. The beam will be a double 2x8" wrapped with 1x8" and painted white to match the house trim.

The back framing of the roof will be solidly attached to the side of the house. The beam supporting the overhanging roof rafters will be anchored to the house where they meet and will be supported by 4 roof supports in front. The roof supports will be a 4x4" wrapped with 1x6" with minor detail being added. Roof supports will be anchored to the porch frame and to the beam.

Materials (for paint include color chips or samples with application):**Permit Application Fee (action items only)**

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

Construction Cost:	Permit fee:
3000	\$45 + _____ = 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: 9/5/2022
--	----------------

Print Name:
Matthew Peters

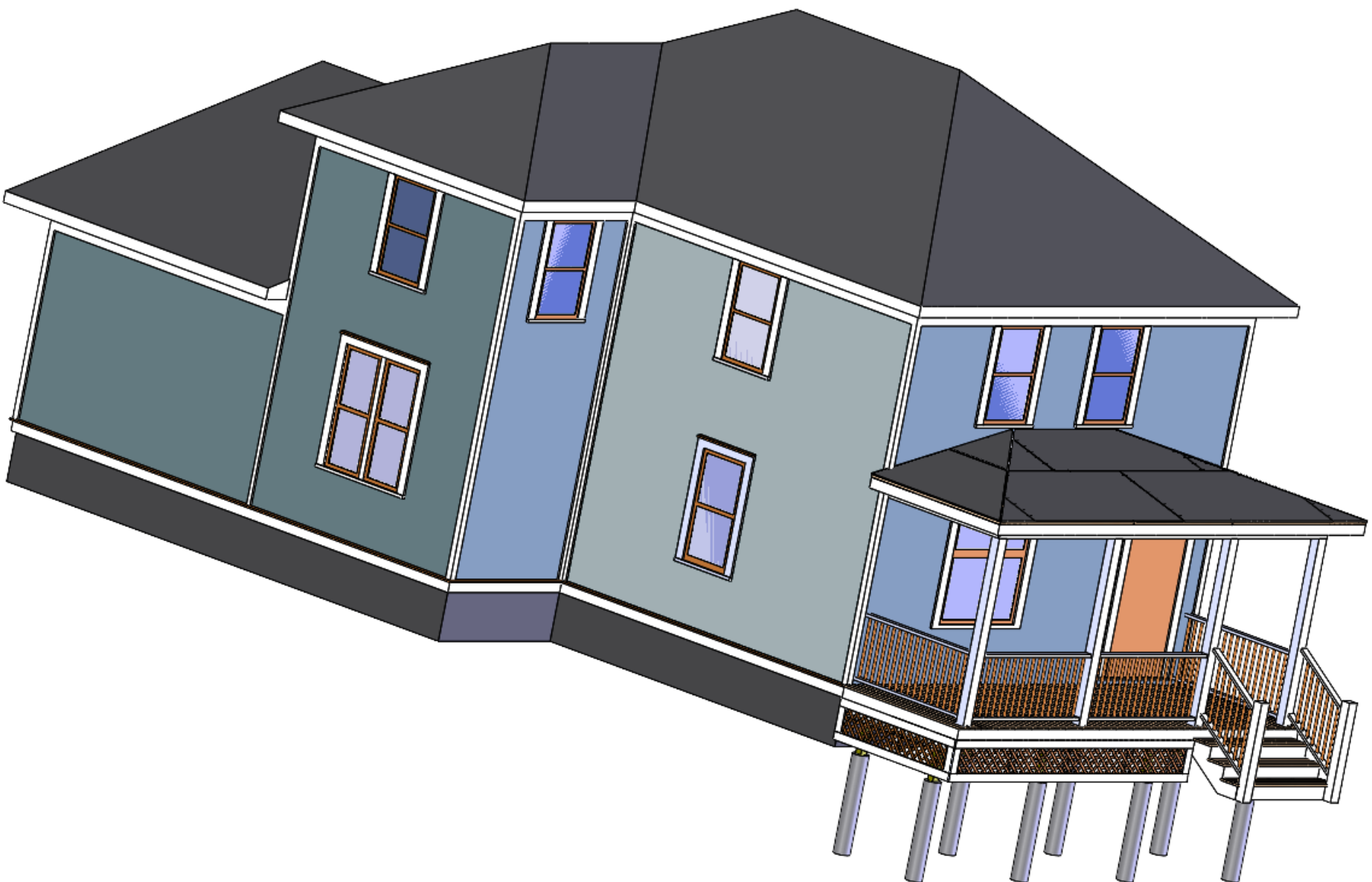
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

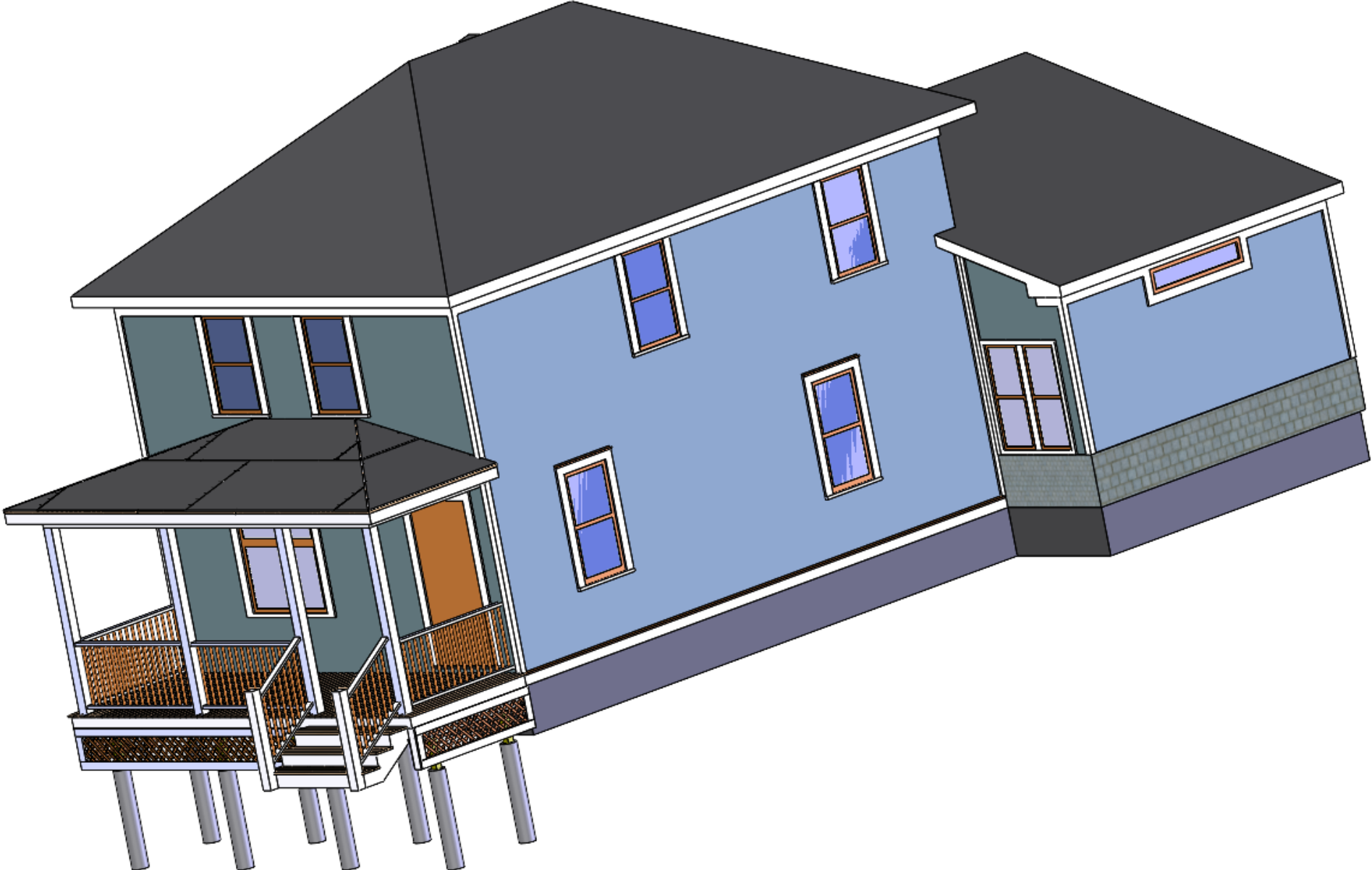
All other necessary approvals and permits must be acquired before beginning work.

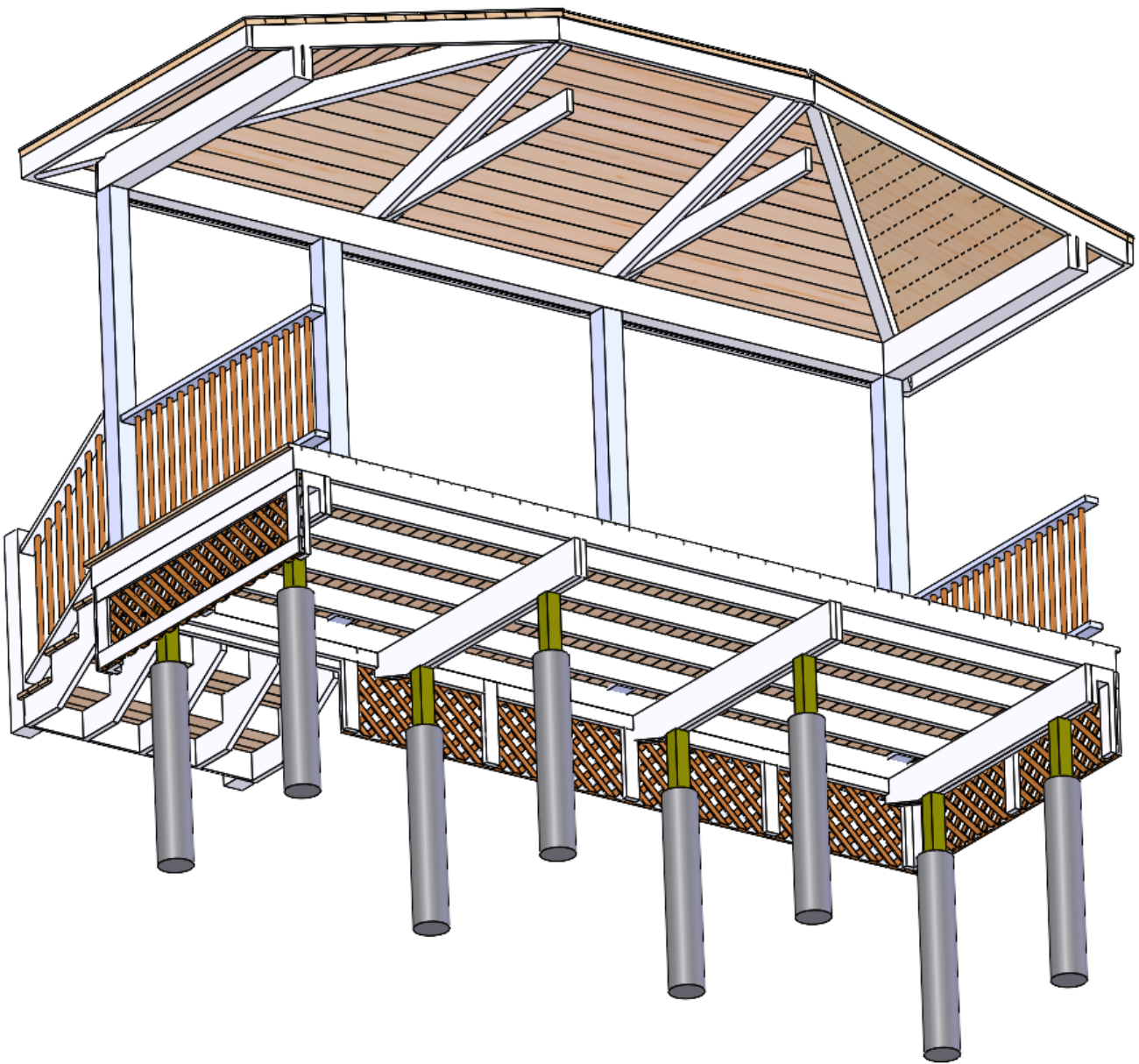
FRONT PORCH PROJECT
109 Maple St
Ypsilanti, MI 48198

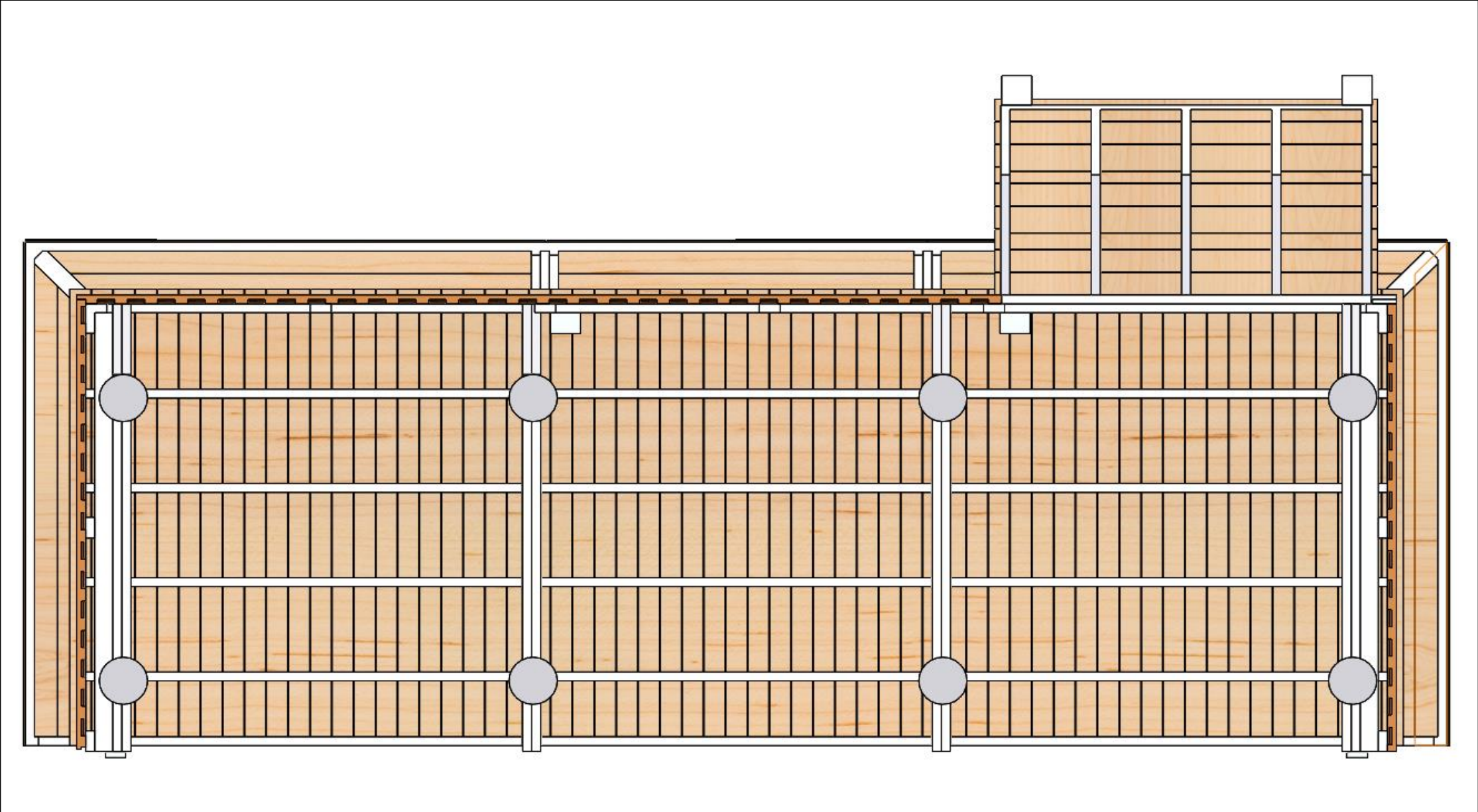










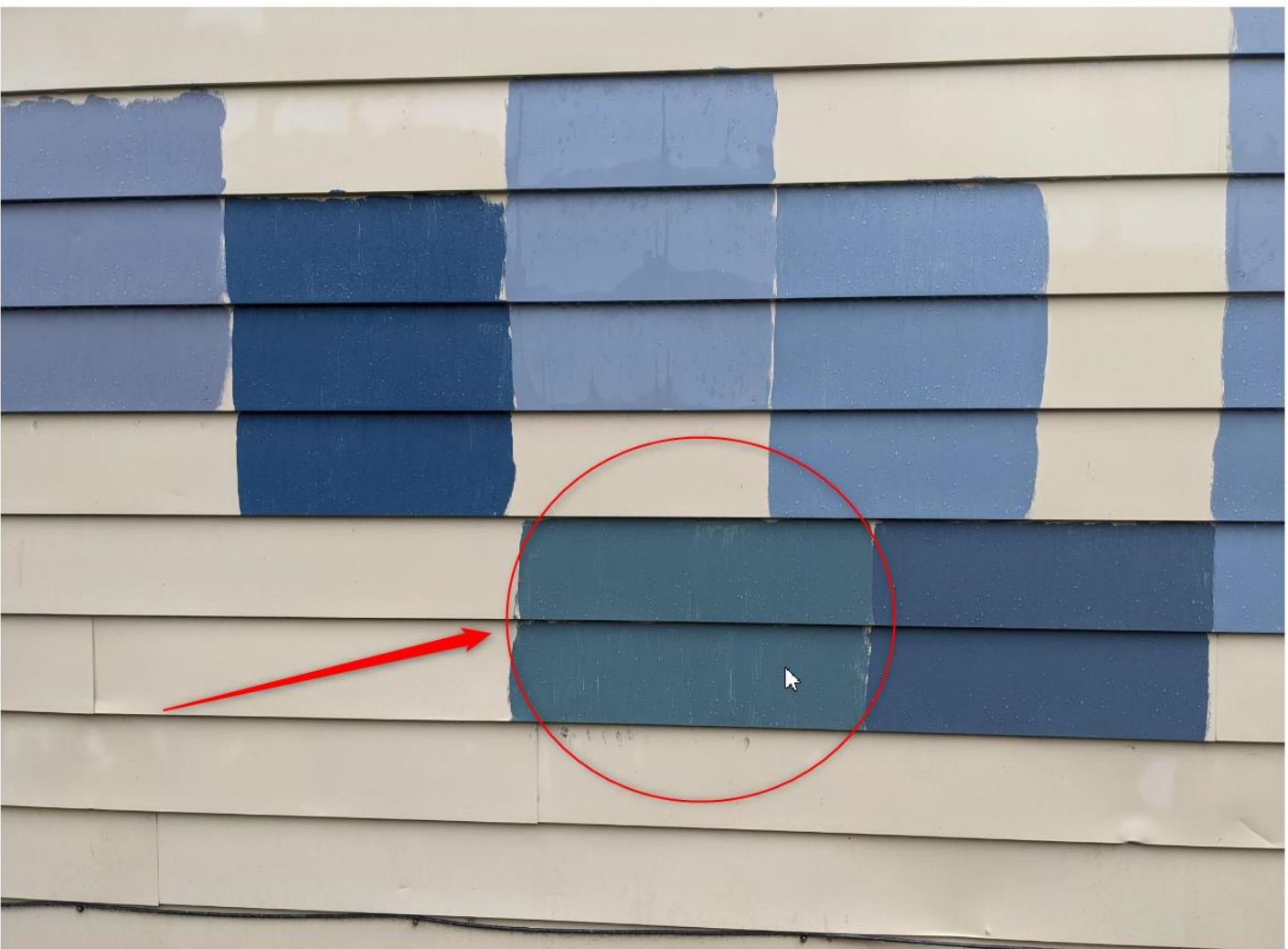




Color Options – Sherwin Williams Everlast

- HGSW3302 RiverWay (House)
 - RGB = 92 113 115
 - HEX = #5C7173
- 90Yr 19/487 Baroque Jewel (Orange Trim)
 - RGB = 174 106 47
 - HEX = #AD6A33
- SW 6691 Glitzy Gold (Yellow Trim)
 - RGB = 221 159 45
 - HEX = #D49F2D







Historic District Commission

Study Item and Materials

306 N River, Suite D

☒ Contributing ☐ Non-contributing ☐ LANDMARK

YPSILANTI MICHIGAN HISTORIC ARCHITECTURE SURVEY

Sheet# _____

SURVEY NAME YPSILANTI ARCHITECTURAL SURVEY

SURVEY DATE Fall 1982 SURVEYED BY Resource Design Group

ADDRESS Behind 306 N. River

HISTORIC NAME _____

CURRENT NAME _____

TYPE OF USAGE: () Residential, () Multi-residential, (☒) Commercial,
() Mixed commercial & residential.

Zoning N

NUMBER OF FLOORS 2 FRONT DIRECTION _____

SURFACE MATERIAL: Brick ROOF MATERIAL: flat

GRADED ITEMS - PLACE A CHECK OR "X" IN THE APPROPRIATE SPACE

STRUCTURAL CONDITION: Excellent () Good () Fair () Poor (☒)

MAINTENANCE QUALITY: Excellent () Good () Fair () Poor (☒)

ALTERATIONS: None () Minor () Moderate () Extensive (☒)

ARE ALTERATIONS: Appropriate () Inappropriate (☒)

Attach photo here



Design R.A. Schweitzer, 1981

Style or Period

ITALIANATE COMMERCIAL

Date of Construction _____

ARCHITECTURAL MERIT

National Importance

Local Excellence

Notable

Worthy of Mention

Poor

Other

INCIDENCE

Rare

Moderate

Common

Date of Photograph Fall 1982

Photo by Resource Design Group

Roll# 27 Frame# 35

41

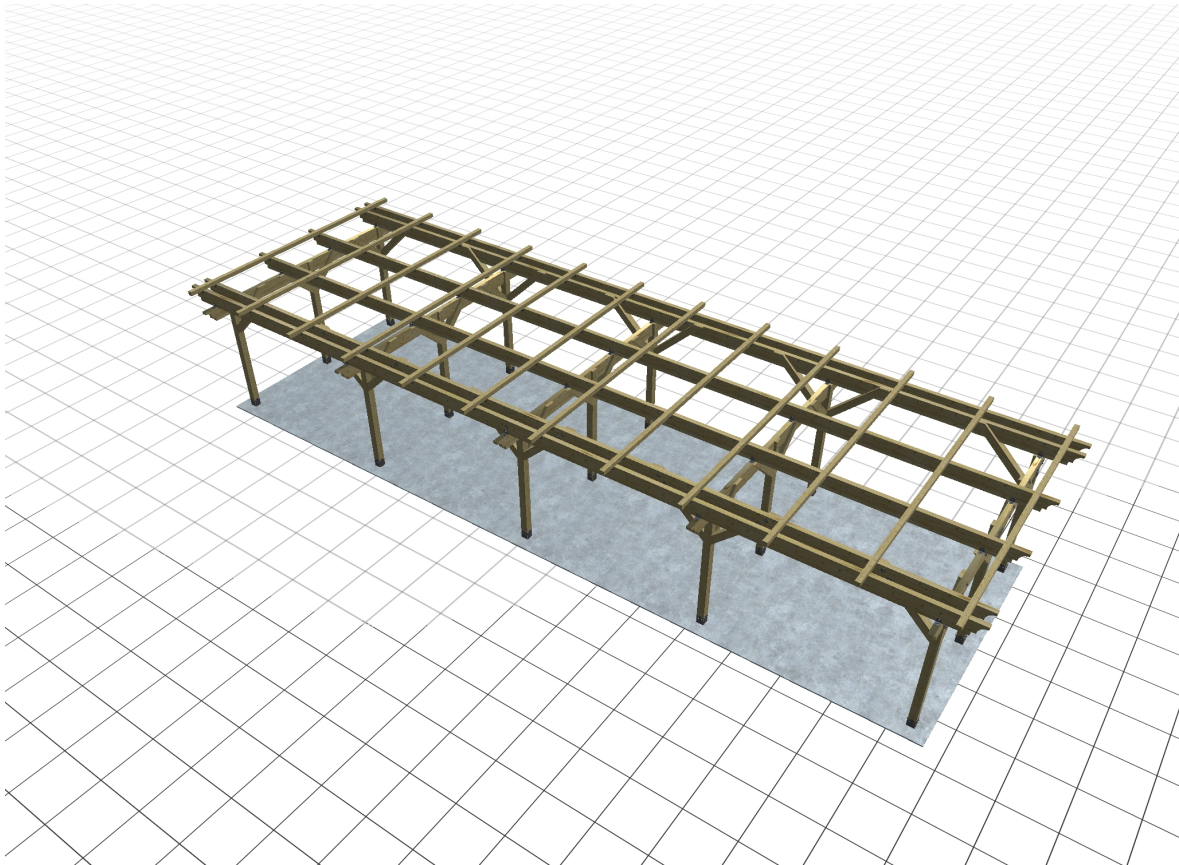






Hyp

SIMPSON
Strong-Tie®



Outdoor Accents®
decorative hardware

Date: 08-02-23

Scale: Not to scale

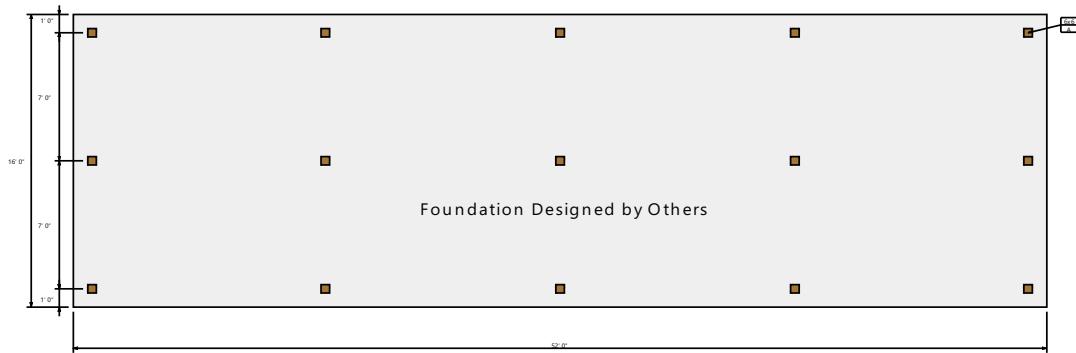
Sheet Number: S1 of 15

Sheet List

Sheet List	
Sheet No.	Sheet Name
S1	Perspective View
S2	Sheet List
S3	Floor Plan
S4	Roof Plan
S5	Elevation 1
S6	Elevation 2
S7	Glossary for Pergola Terms
S8	A Complete Connector System for Building Safer, Code- Compliant Pergolas
S9	Estimated Materials List
S10-11	Material Take Off Connector
S12	Materials Cut List
S13	Dealer Locations
S14	Legal Disclaimer

Outdoor Accents®
decorative hardware

Floor Plan



Outdoor Accents®
decorative hardware

Date: 08-02-23

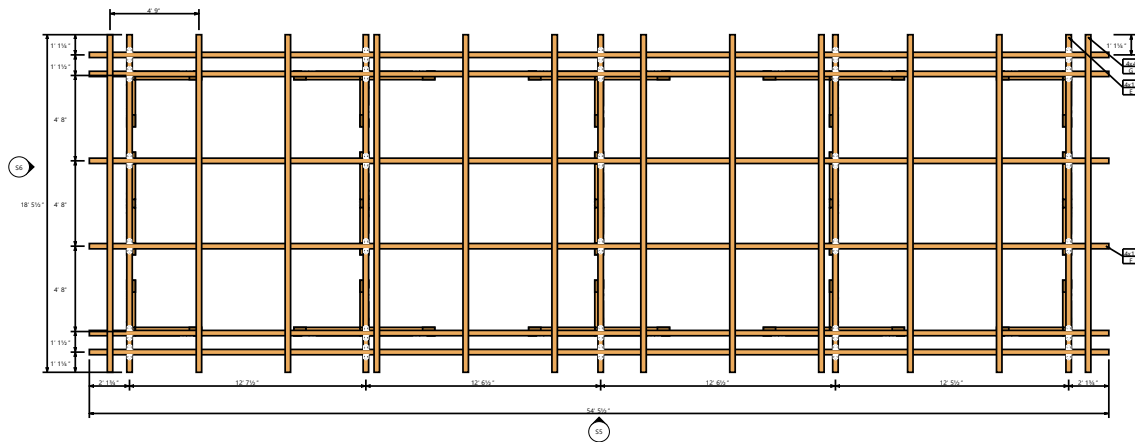
Scale: Not to scale

Sheet Number: S3 of 15

Roof Plan

2' 1 $\frac{3}{4}$ "	Rafter Cantilever
2' 2 $\frac{3}{4}$ "	Beam Cantilever
1' 1 $\frac{1}{4}$ "	Slat Cantilever

*Cantilever is measured from centre of supporting member.



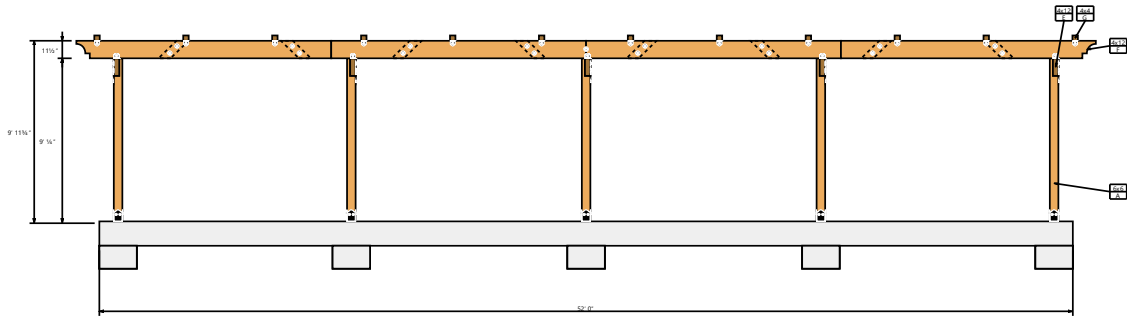
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decorative hardware

Date: 08-02-23

Scale: Not to scale

Sheet Number: S4 of 15

Elevation 1



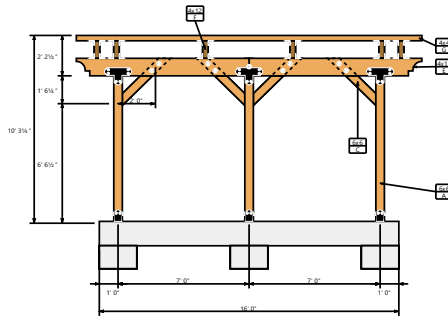
Outdoor Accents®
decorative hardware

Date: 08-02-23

Scale: Not to scale

Sheet Number: S5 of 15

Elevation 2



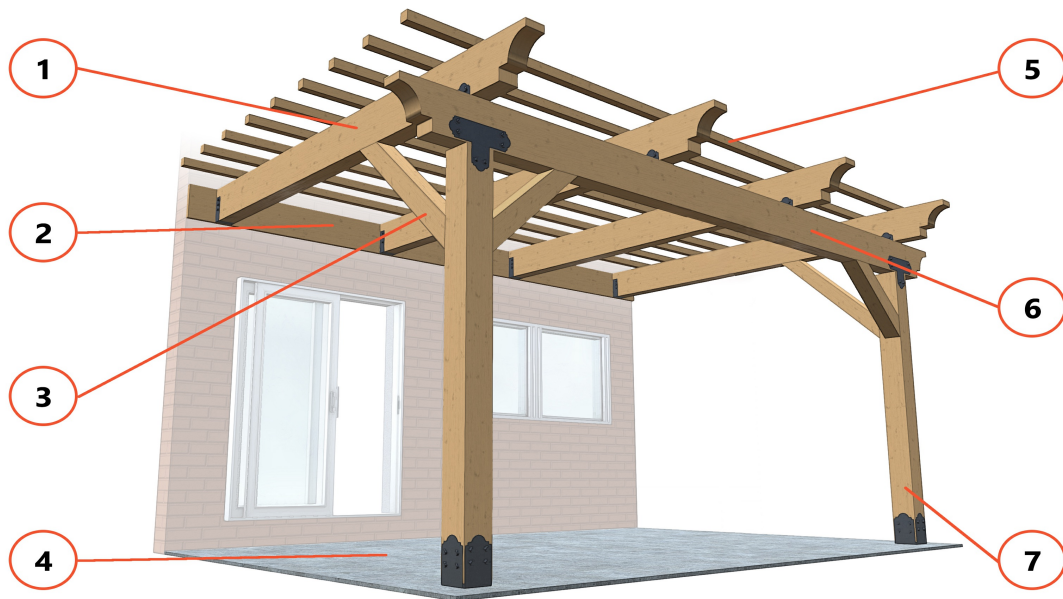
Outdoor Accents®
decorative hardware

Date: 08-02-23

Scale: Not to scale

Sheet Number: S6 of 15

Glossary for Pergola Terms



1. Rafters

Wood members installed across the beams and spaced to accommodate the lattice.

2. Ledgers

The Ledger is a crucial connection because it attaches the pergola to the house. The material used to construct the house may determine the type of connection.

3. Bracing

Diagonal structural member that gives additional support for the beams.

4. Foundation

Concrete element that serves as the foundation of the pergola.

5. Lattice

When properly attached to each rafter, the lattice helps unify the entire structure.

6. Beams

Structural members that support the rafters. Can be installed either sandwiched or over the post.

7. Posts

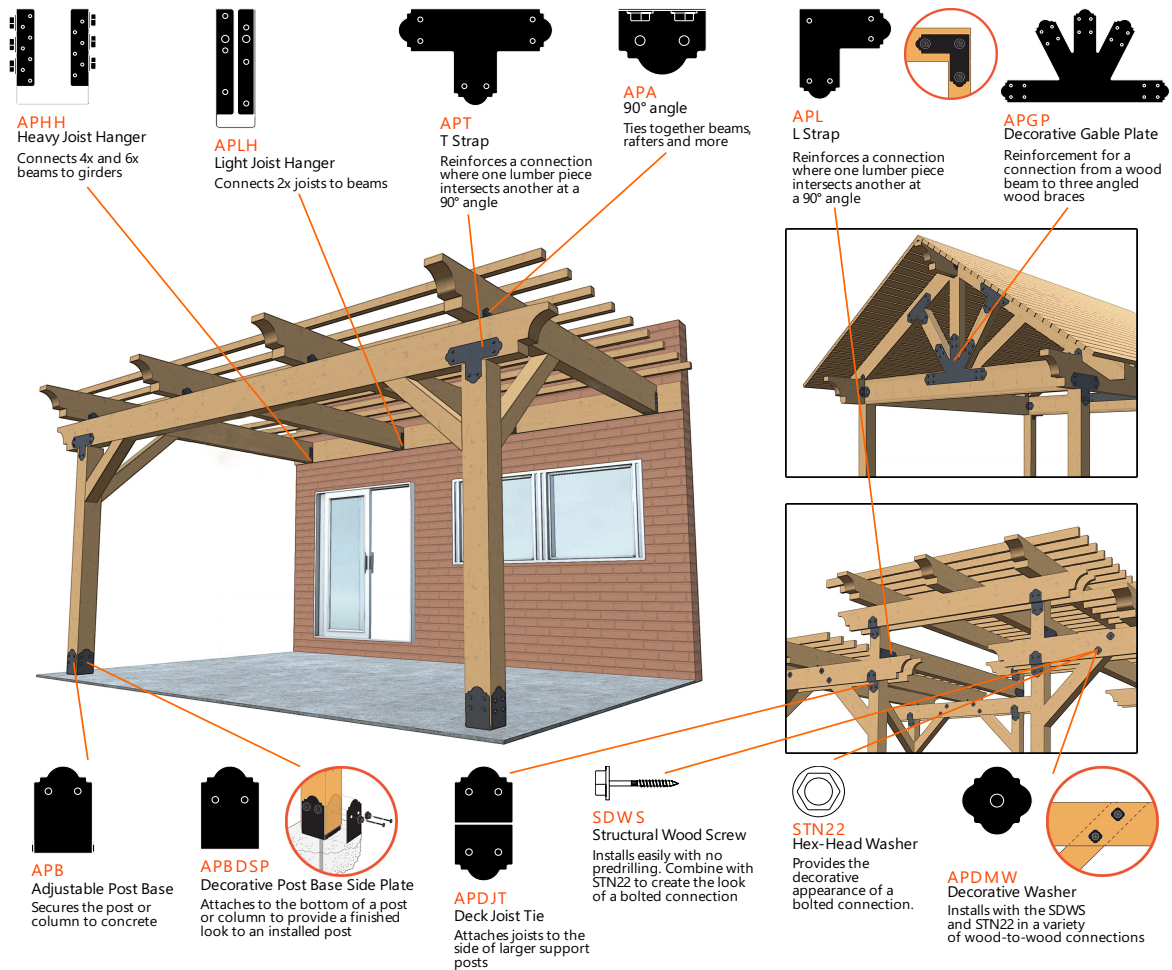
Vertical structural member that supports the beams and attaches the pergola to the footing using a post base.

Outdoor Accents®

decorative hardware

Hyp

A Complete Connector System for Building Safer, Code-Compliant Pergolas



Outdoor Accents®
decorative hardware

Date: 08-02-23

Scale: Not to scale

Sheet Number: S8 of 15

Estimated Materials List

All Materials

Usage	Qty	SKU	Description	Type
Rafters	18		4" x 12" x 20' - Southern Pine Framing	Lumber
Rafters	60	APA4	APA4 - Heavy Angles	Connector
Rafters	120		SDWS22312DBB Structural Wood Screw	Fastener
Rafters	120		STN22 Hex-Head Washer	Fastener
Posts/Footings	8		6" x 6" x 18' - Southern Pine Framing	Lumber
Posts/Footings	15	APB66	APB66 - Adjustable Post Base	Connector
Posts/Footings	30	APB66DSP	APB66DSP - Decorative Post Base Side Plate	Connector
Posts/Footings	120		SDWS22312DBB Structural Wood Screw	Fastener
Posts/Footings	120		STN22 Hex-Head Washer	Fastener
Posts/Footings	15		5/8" x 6" Type 304 Stainless Steel Titen HD® Heavy-Duty Screw Anchor	Fastener
Other	30		SDWS22512DBB Structural Wood Screw	Fastener
Lattice	12		4" x 4" x 20' - Southern Pine Framing	Lumber
Lattice	144	APA4	APA4 - Heavy Angles	Connector
Lattice	288		SDWS22312DBB Structural Wood Screw	Fastener
Lattice	288		STN22 Hex-Head Washer	Fastener
Decorative	4	APDTS3	APDTS3 - Decorative Star	Connector
Decorative	20		SD10112DBB Connector Screw	Fastener
Bracing	9		6" x 6" x 20' - Southern Pine Framing	Lumber
Bracing	72	APDMW56	APDMW56 - Decorative Washer	Connector
Bracing	72		SDWS22312DBB Structural Wood Screw	Fastener
Bracing	108		STN22 Hex-Head Washer	Fastener
Bracing	36		SDWS22512DBB Structural Wood Screw	Fastener
Beams	5		4" x 12" x 20' - Southern Pine Framing	Lumber
Beams	15	APT6	APT6 - T Strap	Connector
Beams	90		SDWS22312DBB Structural Wood Screw	Fastener
Beams	90		STN22 Hex-Head Washer	Fastener

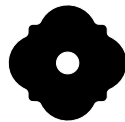
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Simpson Strong-Tie® Connector Schedule

Model	Pack Size	Quantity
APB66	1	15
APDMW56	1	72
APB66DSP	1	30
APT6	1	15
APA4	1	204
APDTS3	1	4
SDWS22312DBB-R50	50	13
SDWS22312DBBRC12	12	4
STN22-R24	24	30
STN22-R8	8	1
THDB62600H4SSF1	1	15
SD10112DBBR50	50	1
SDWS22512DBB-R50	50	1
SDWS22512DBBRC12	12	2



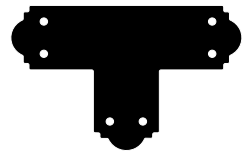
APB66



APDMW56



APB66DSP



APT6

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APA4



APDTS3



SDWS22312DBB-R50



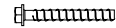
SDWS22312DBBRC12



STN22-R24



STN22-R8



THDB62600H4SSF1



SD10112DBBR50



SDWS22512DBB-R50



SDWS22512DBBRC12

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Materials Cut List

LEVEL 0

Label	Description	Qty	Length	Usage
A	6" x 6" x 18' - Southern Pine Framing	14	8' 10"	Posts/Footings
A	6" x 6" x 12' - Southern Pine Framing	1	8' 10"	Posts/Footings
B	6" x 6" x 20' - Southern Pine Framing	15	5' 2¼"	Bracing
C	6" x 6" x 20' - Southern Pine Framing	15	3' 10"	Bracing
D	6" x 6" x 18' - Southern Pine Framing	1	5' 2¼"	Bracing
C	6" x 6" x 18' - Southern Pine Framing	3	3' 10"	Bracing
C	6" x 6" x 8' - Southern Pine Framing	2	3' 10"	Bracing
E	4" x 12" x 20' - Southern Pine Framing	5	18' 5½"	Beams
F	4" x 12" x 20' - Southern Pine Framing	18	18' 1¾"	Rafters
G	4" x 4" x 20' - Southern Pine Framing	12	18' 5½"	Lattice

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Dealer Locations

Approved dealers local to your ZIP code.

Dealer Name	Address	Phone
N. A. Mans Lumber-Ann Arbor	2275 S Industrial Hwy, Ann Arbor, 48104-6123, US	(734) 217-3260
FINGERLE LUMBER COMPANY	617 S 5th Ave, Ann Arbor, 48104-2984, US	(734) 663-0581
Colony Hardware - Ann Arbor	3934 Varsity Dr, Ann Arbor, 48108-2226, US	(877) 627-5114
HOME DEPOT #2721 (YPSILANTI)	3300 Carpenter Rd, Ypsilanti, 48197-9612, US	(734) 975-1029
LOWE'S #0734 (YPSILANTI)	3900 Carpenter Rd, Ypsilanti, 48197-9645, US	(734) 477-5980

Please re-enter your ZIP code in the user settings of Pergola planner and re publish a report if the results are not desirable.

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Effective Date: August 02, 2023

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Date: 08-02-23

Scale: Not to scale

Sheet Number: S14 of 15

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Date: 08-02-23

Scale: Not to scale

Sheet Number: S15 of 15

GENERAL NOTES - WOOD FRAMING

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE SHORING AND BRACING DURING CONSTRUCTION TO ACCOUNT FOR ALL FORCES, INCLUDING BUT NOT LIMITED TO FORCES FROM GRAVITY, EARTH, WIND, AND UNBALANCED FORCES DUE TO CONSTRUCTION SEQUENCE.

THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-BRACING AND SHALL BE SHORED AND/OR BRACED BY THE CONTRACTOR AS NECESSARY UNTIL STABILIZED BY VIRTUE OF COMPLETED CONNECTIONS.

CONTRACTOR IS TO USE AND FOLLOW ALL STANDARD USES, DETAILS, ETC. AS PROVIDED BY THE SPECIFIC MANUFACTURER OF THE FLOOR TRUSS SYSTEM. IF THESE DRAWINGS CONFLICT w/ ANY INFORMATION PROVIDED BY THE FLOOR TRUSS MANUFACTURER THE MORE STRINGENT SPECIFICATION WILL BE FOLLOWED.

GENERAL REQUIREMENTS

SILLS @ STEEL BEAMS & BEARING PLATES:
ALL STEEL BEAMS & BEARING PLATES ARE TO HAVE PRESSURE TREATED SILLS w/ 1/2" THROUGH-BOLTS @ 32" o.c. (MAX) STAGGERED SIDE TO SIDE.

FRAMING UNDER PARTITIONS:
PROVIDE 2 WOOD '1' JOISTS UNDER ALL PARTITIONS PARALLEL w/ JOISTS OR PROVIDE BLOCKING PANELS ACROSS JOIST BAY @ 16" o.c. (MAX). (THIS ITEM IS NOT SHOWN IN THE PLAN FOR CLARITY)

FLOOR FRAMING:
PROVIDE 2 WOOD '1' JOISTS (TJI/PRO 150) FOR ALL SPANS UP TO 11'-0".
FOR ALL SPANS GREATER, PROVIDE WOOD '1' JOISTS (TJI/PRO 350).
PROVIDE SOLID BLOCKING @ 4'-0" o.c. IN THE FIRST THREE (3) JOIST BAYS FOR LOCATIONS WHERE THE JOISTS AREA PARALLEL TO THE FOUNDATION WALL. (THIS ITEM IS NOT SHOWN IN THE PLAN FOR CLARITY)

WOOD FRAMING

WOOD FRAMING TO BE HEM-FIR NO. 2 OR BETTER FOR 2x8 AND LARGER MEMBERS, AND SPF NO. 2 OR BETTER FOR 2x4 AND 2x6 MEMBERS.

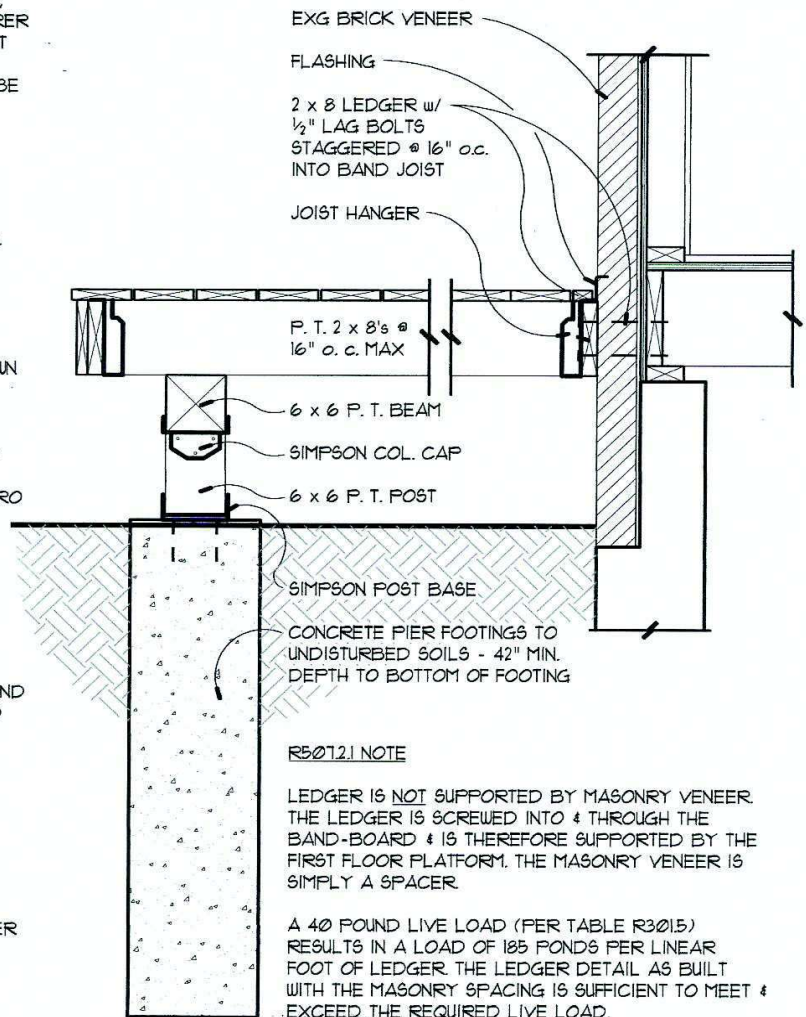
ALL LUMBER IN CONTACT WITH MASONRY OR STEEL TO BE CCA TREATED.

ALL FLUSH FRAMED CONNECTIONS ARE TO BE MADE USING JOIST HANGERS DESIGNED FOR THE SPECIFIC CONDITION UNLESS OTHER CONNECTIONS ARE PROVIDED. ANGLE BRACKETS ARE NOT ACCEPTABLE WITHOUT PRIOR APPROVAL. ALL JOIST HANGERS ARE TO BE INSTALLED PER MANUFACTURE'S RECOMMENDATIONS WITH MANUFACTURER RECOMMENDED NAILS.

Charles Bultman
Architect

cbultman • flash.net

734 223 1358
P. O. Box 3469 • ann arbor, mi 48106



R3012.1 NOTE

LEDGER IS NOT SUPPORTED BY MASONRY VENEER. THE LEDGER IS SCREWED INTO & THROUGH THE BAND-BOARD & IS THEREFORE SUPPORTED BY THE FIRST FLOOR PLATFORM. THE MASONRY VENEER IS SIMPLY A SPACER.

A 40 POUND LIVE LOAD (PER TABLE R3015) RESULTS IN A LOAD OF 185 POUNDS PER LINEAR FOOT OF LEDGER. THE LEDGER DETAIL AS BUILT WITH THE MASONRY SPACING IS SUFFICIENT TO MEET & EXCEED THE REQUIRED LIVE LOAD.

GENERAL NOTES

KRUG RESIDENCE
2106 DEXTER ROAD
ANN ARBOR, MICHIGAN

DATE 21 SEPTEMBER 2020

SCALE 3/4" = 1'-0"

MINUTES

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

Tuesday, August 22, 2023
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, McCready, VanBolt
Nays: None
Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

130 N Huron

Historic District Commission

August 22, 2023

1

**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, McCready, 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

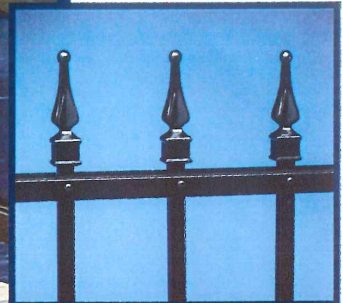
Chairperson Pettit adjourned the meeting, citing the end of the agenda with no further items to discuss.

MEETING ADJOURNED at 9:45 p.m.

Full Minutes Prepared By: Ellen Thackery

Enclosing the "spikes" or "floridelis" in an area would contain them - efficient considering this design.

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



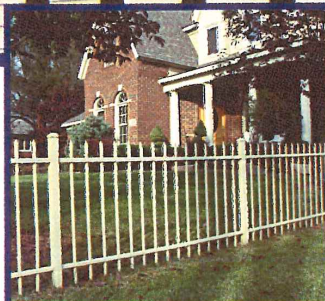
Accents & Accessories.....pgs. 14-15



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



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



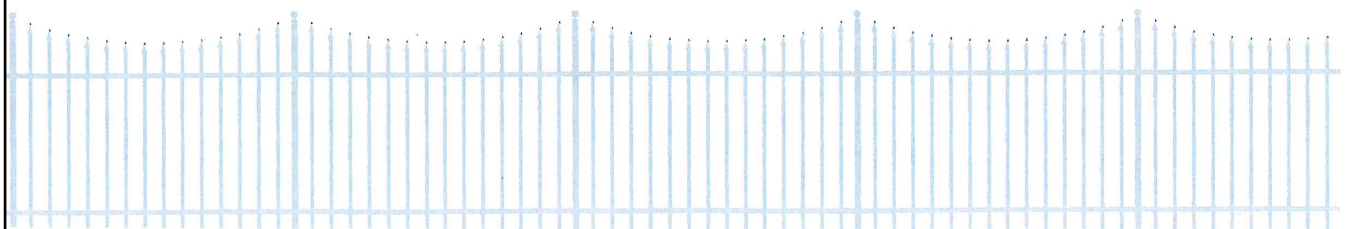
Residential Grade.....pgs. 4-5



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

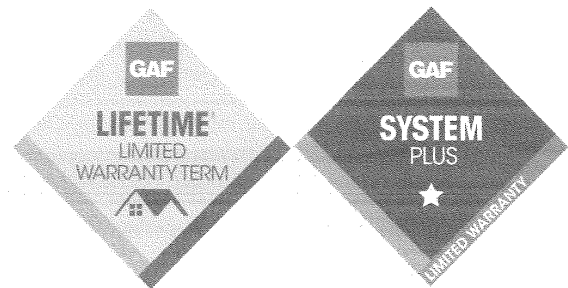
APPROX. BUNDLES/SQ 3

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*.





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 its apart by delivering unmatched color and durability in a zero-VOC waterborne colorant. It's the "why" behind our renowned quality.



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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.



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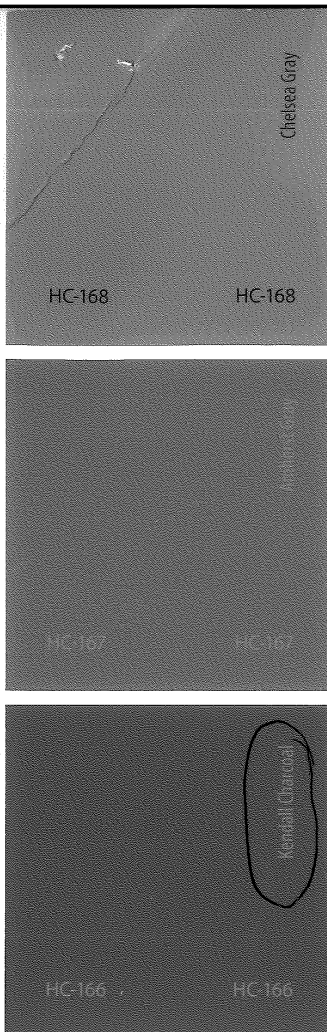
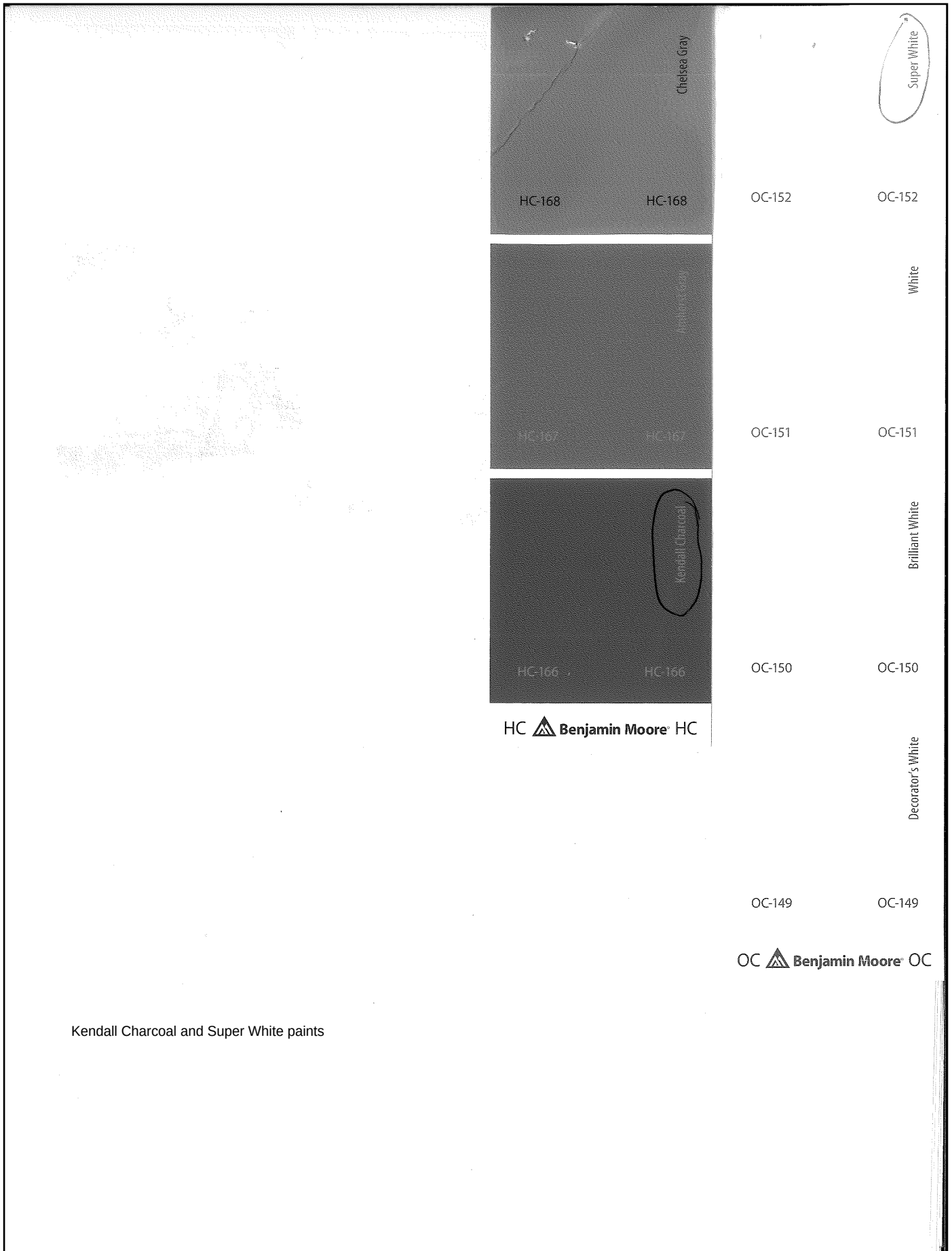




313/17



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

Super White

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