1. Historic District Commission Regular Meeting Agenda

   Documents: HDC JUNE 28, 2016 AGENDA.PDF

2. Historic District Commission Regular Meeting Packet

   Documents: HDC PKT 6-28-16.PDF

CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, June 28, 2016
7:00 p.m.

The Ypsilanti Historic District Commission works to safeguard Ypsilanti's built heritage by guiding development and renovation within the Historic District. Enabled by federal, state, and local legislation, the HDC seeks to stabilize and improve property values, to promote preservation education, and to develop the Ypsilanti Historic District as a vital living area.

An audio recording of the meeting will be made for the purpose of assisting in the preparation of official minutes only. Once the official minutes are approved the audio recording will be destroyed.

I. CALL TO ORDER AND ROLL CALL

Anne Stevenson, Chair	P	A
Hank Prebys, Vice Chair	P	A
Ron Rupert	P	A
Alex Pettit	P	A
Jane Schmiedeke	P	A
Erika Lindsay	P	A

II. APPROVAL OF AGENDA
III. PUBLIC COMMENTS ON AGENDA ITEMS
IV. PUBLIC HEARING – None

V. BUSINESS SESSION

A. OLD BUSINESS—none
B. NEW BUSINESS
   1. 10 N Adams St. Window, door, and concrete replacement
   2. 328 E. Cross St. Deck repair
C. STUDY ITEMS
   3. 309 N Adams St. Various projects
D. ADMINISTRATIVE APPROVALS—none
E. OTHER BUSINESS
   4. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS
VII. HOUSEKEEPING BUSINESS

Approval of the minutes of June 14, 2016

VIII. ADJOURNMENT

Secretary of the Interior's Standards for the Rehabilitation of Historic Structures

Developed by the U.S. Department of the Interior, the Standards provide a framework that guides protective decisions regarding historic structures. The Historic District Commission is required to cite applicable Standards with each formal decision it renders. It may also cite HDC Fact Sheets as part of its decision-making process.

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

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

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

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Do not imitate earlier styles.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Preserve significant changes acquired over time.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Preserve distinctive features.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Clean building gently—no sandblasting.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Preserve archaeological resources.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

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

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New work shall be removable.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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Historic District Commission
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III. PUBLIC COMMENTS ON AGENDA ITEMS
IV. PUBLIC HEARING – None

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B. NEW BUSINESS
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   2. 328 E. Cross St. Deck repair
C. STUDY ITEMS
   3. 309 N Adams St. Various projects
D. ADMINISTRATIVE APPROVALS—none
E. OTHER BUSINESS
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HDC Work Permit Staff Review

Property address: 10 N Adams St.

Date of Review: June 21, 2016

Date of Meeting: June 28, 2016

Proposed work: replacement of doors and windows; replacement of concrete at sidewalk; addition of new window

Materials: aluminum windows and doors

Staff review:

1. Applicant attended the previous meeting as a Study Item to discuss the proposed work.
2. Staff photographed the property on 6.21.16.
3. Building Department Staff notified the applicant that the application was incomplete without the required attachments—applicant should have materials by meeting on 6.28.16.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Suggested items to include in a motion to approve:
N/A

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.

Rec 20727

RECEIVED
JUN 20 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

#1

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: 6/28
Action Item/Study Item
Contributing?

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 prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address: 10 N ADAMS Ypsilanti MI 48197

Applicant

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

Name: MOHAMED FAYED

Address: 4850 ARGYLE ST.

City: DEARBORN | State: MI | Zip: 48126

Phone / Fax: 313-282-1821 | E-Mail: fayed8888@Yahoo.Com.

Contractor

Contractor Name & Contact Info: Mohamed Fayed 313-282-1821

Type of work

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

Last modified 24 May 2016

6/20/16 - was told to bring back required info on pg 3 by Thurs 6/23

Complete Description of Proposed Work:

- Removal and replacement of windows and doors.
- Adding additional window
- Concrete replacement (side walk)
-

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

Permit Application Fee (action items only)

The fee is $35 for the first $3,000 in construction cost plus $5 for every additional $3,000 of construction cost.
An additional fee of $50 applies to HDC work started without the applicable permit.

Construction Cost:	Permit fee:
$15,000	$35 + _____ = 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:
	06-20-16

Print Name:
Mohamed Fayed.

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 hdcintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

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

10 N ADAMS

10 N ADAMS

HDC Work Permit Staff Review

Property address: 328 E. Cross

Date of Review: June 21, 2016

Date of Meeting: June 28, 2016

Proposed work: Deck repair at front and side porches; installation of original newel post and new handrails

Materials: original materials and newel post; fir tongue and groove deck boards (1"x4")

Staff review:

1. Applicant wants to make general repairs to the front and side porch—this includes replacing sections of damaged deck boards and loose skirting.
2. Staff spoke with the applicant to clarify plans for the handrails on the front porch. The applicant plans on removing the existing pipe rail and continuing the wooden hand rails still evident on one side of the porch. The applicant is not removing the pipe rail on the side porch.
3. Staff will take additional photographs and provide them at the meeting.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#6, #9, #10

Suggested items to include in a motion to approve:
Work is to include the repair and replacement of damaged deck boards at the front and side porches with new fir decking, 1"x4". Work also to include reattachment of loose skirting and the installation of the original newel post and new handrails at the front porch.

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.

Roc 20757
#2

Ypsilanti Historic District
Work Permit Application

RECEIVED
JUN 21 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

Date filed _____ for HDC meeting date _____

Action item ☑ Study item ☐ *Action items require payment of the application fee. There is no fee to submit a study item for discussion.*

Property Address 328 E. Cross St.

Applicant ☑ Owner ☐ Architect ☐ Contractor

Name Michael R. Newberry

Address 328 E. Cross St.

City Ypsilanti State MI Zip 48198

Phone 734-660-4964 Fax _____

E-mail mnewberry@materialsunlimited.com

Owner _____
(If different than applicant)

Who will perform the work? ☑ Owner ☐ Contractor

Contractor _____
(Name, address, phone) _____

Action Items only:
Construction Cost $1500 **Permit Application Fee** $35
The fee is $35 for the first $3,000 in construction cost plus $5 for every additional or portion of $3,000 of construction cost. An additional fee of $50 applies to HDC work started without the applicable permit.

To complete this application:

1. On the reverse side, summarize the work proposed. Please be clear and complete. List the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
   - **a.** Photo(s) showing all locations where work is proposed.
   - **b.** Paint color chips (if relevant).
   - **c.** Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components.
   - **d.** Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
   - **e.** A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Demolition & moving structures: refer to the Historic District Ordinance and demo application for relevant provisions.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hintern@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed _____ for HDC meeting date _____

Property Address 328 E. Cross St

Applicant Michael R. Newberry

Description of proposed work *(see sample applications)*

Select repairs to front & side porches. Replace small sections of damaged deck boards, reattachment of loose skirting pieces. Re-installation of orig. front newel posts found in crawlspace.

Materials

- Existing / original materials & fir in-kind replacement
- Fir tongue & groove deck boards (1" x 4")

Colors (Attach color chips or samples)

Body _____ Accent 1 _____

Trim _____ Accent 2 _____

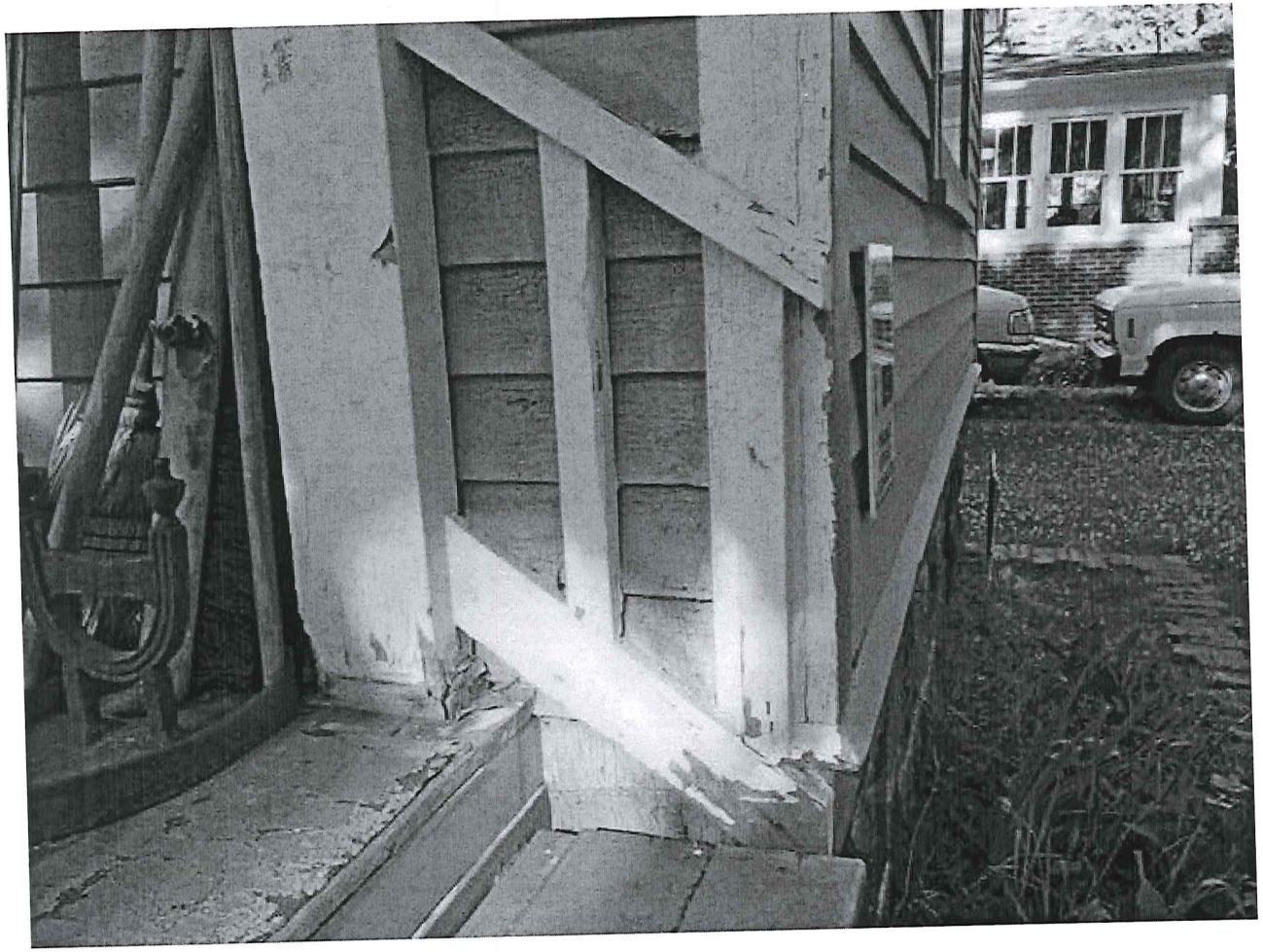
Roof _____ Other _____

☐ 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. (Compliance with this act must be certified to complete this application.)

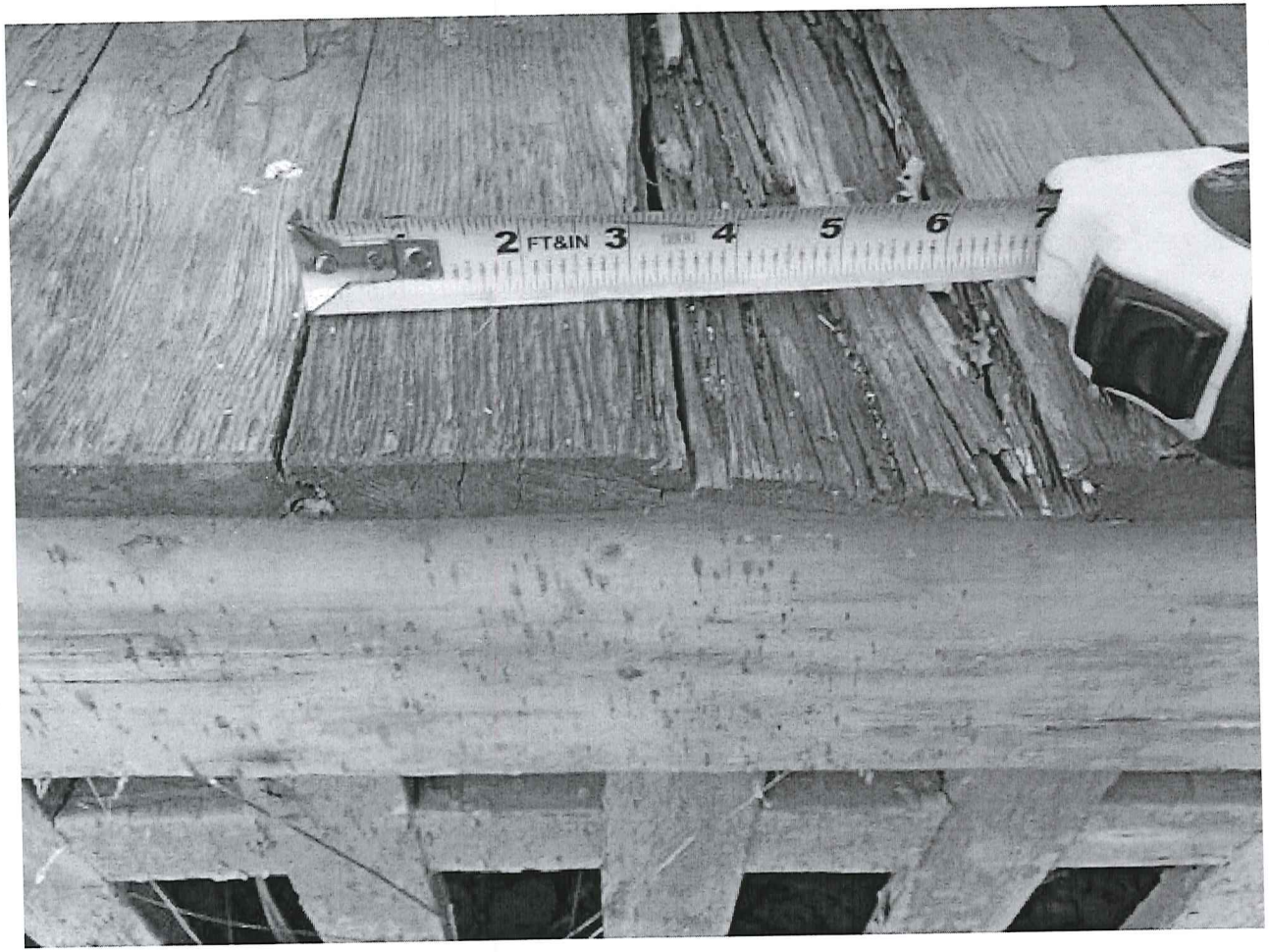
I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application. I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

Michael R. Newberry
Signature of Applicant

6/21/16
Date



Showing detail of engaged railing front porch.

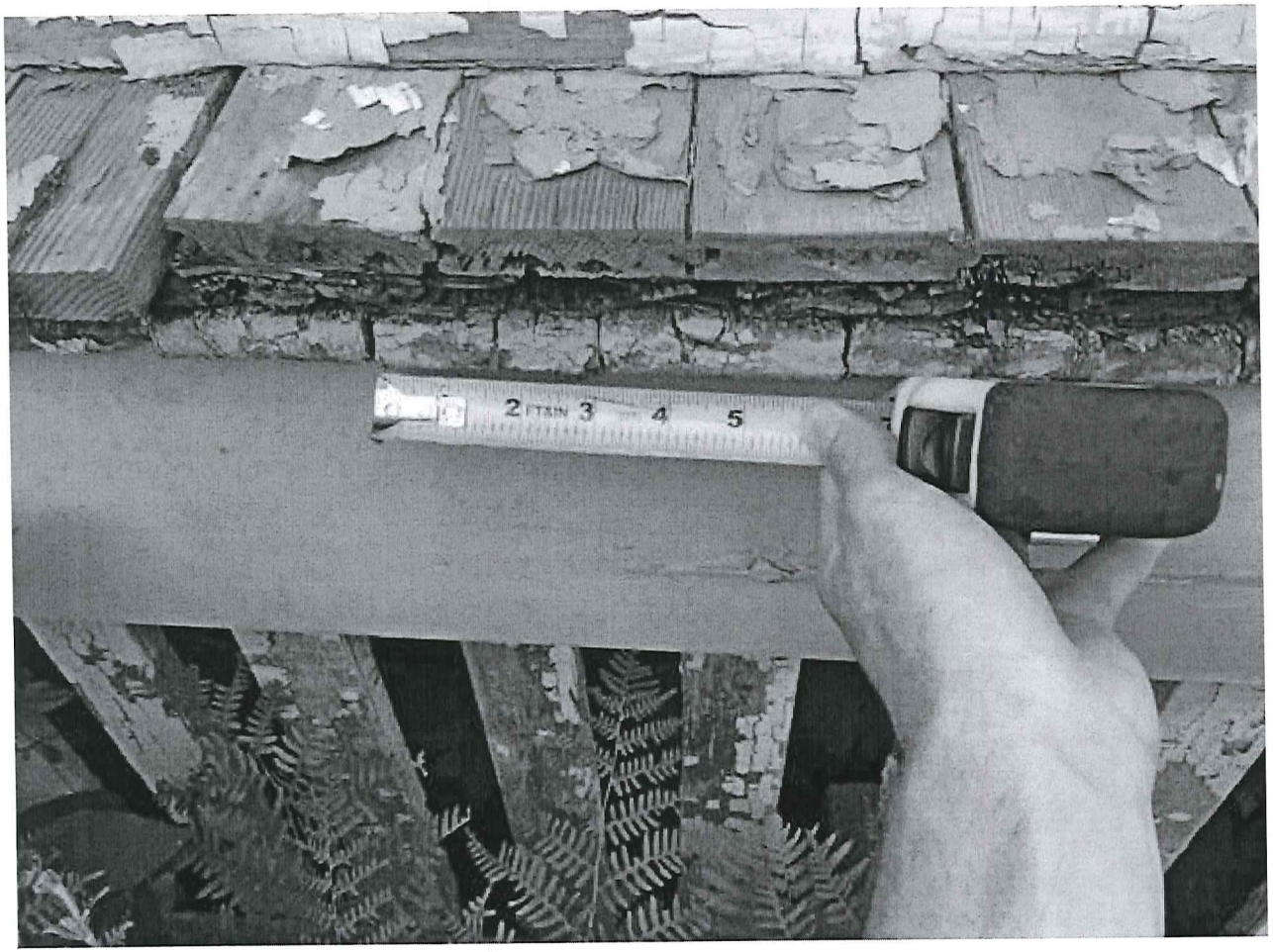


Front porch

3 1/8" exposure

tongue & groove fir

- Replace w/ matching where needed w/ original stock.



Original side porch
deck boards 3 1/8" wide
butt joined

Showing original
Stair newel posts found
in crawlspace.

Overall Height 46"

Height to Rail 36"

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   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 prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address	309 North Adams St.

Applicant

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

Name	309 North Adams LLC	
Address	3220 Lockridge St.	
City: Ann Arbor	State: MI	Zip: 48108
Phone / Fax: 734-531-8850 734-975-6769	E-Mail: S3BProperties@gmail.com	

Contractor

Contractor Name & Contact Info	

Type of work

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

Last modified 24 May 2016

Complete Description of Proposed Work:

1. Replace leaking front porch roof with self adhered roof membrane. Color to match existing black mop on tar. See Attachment A and B one
2. Replace front porch picture window with double hung wood operable window. Keep transom window. See Attachment A and B
3. Replace two small windows with a single wood double hung operable window of appropriate size for egress, similar to other windows on that elevation, See Attachment C.
4. Add kitchen exhaust vents to walls (4 total), See Attachments C, D and E.
5. Add dryer vent and water heater vent to existing basement glass block windows in NE corner of house. See Attachment B.
6. Add handrails and guardrails for stairs and porches. See Attachment D and F.
7. Repaint house, window trim. NO SCRAPING, SANDING or POWERWASHING. Color to match existing. white
8. Add exterior lighting, if desired. See Attachment D and E. Use PVC surface mounted boxes and conduit so it can be removed.
9. Add security cameras. Use pvc surface mounted boxes and conduit so it can be removed, if desired, see attachment A, B, D, E, F
10. Reverse swing of storm door. See Attachment F.
11. Replace broken windows.

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

For windows see Attachment H. There will be screens.
For paint and primer material see Attachments I and J, when dry, it looks identical to paint. See 125 College Place porch for reference.
For dryer vent and water heater vent see Attachment K.
For lighting and camera conduit see Attachment L.
White paint trim is Benjamin Moore Decorator's white. All other colors same as existing colors. See Attachments N and O.

Permit Application Fee (action items only)

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Construction Cost:	Permit fee:
Study item only	$35 + _____ = 0

Signature

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Signature:	Date: 6/21/16
Print Name: Barry Levin	

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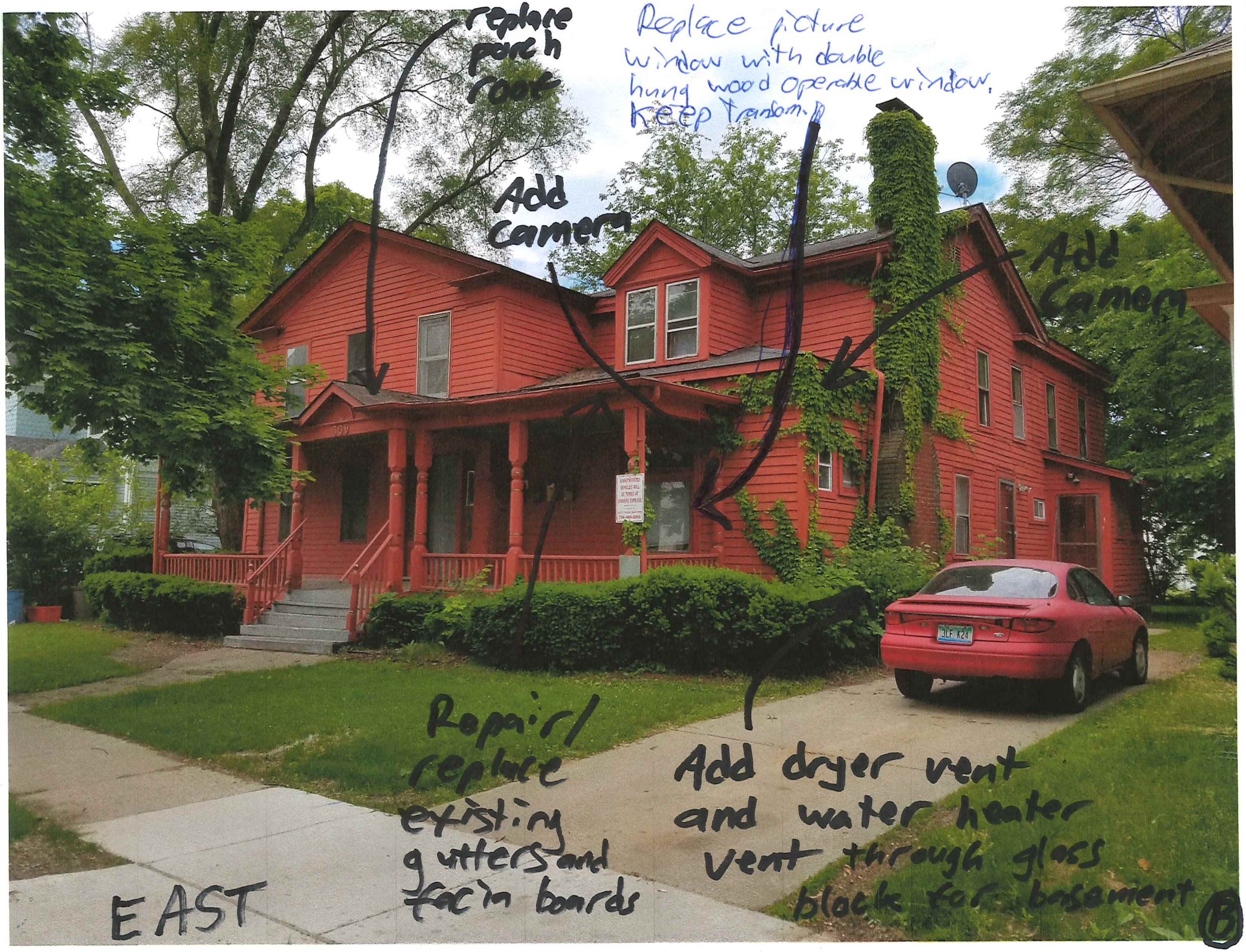
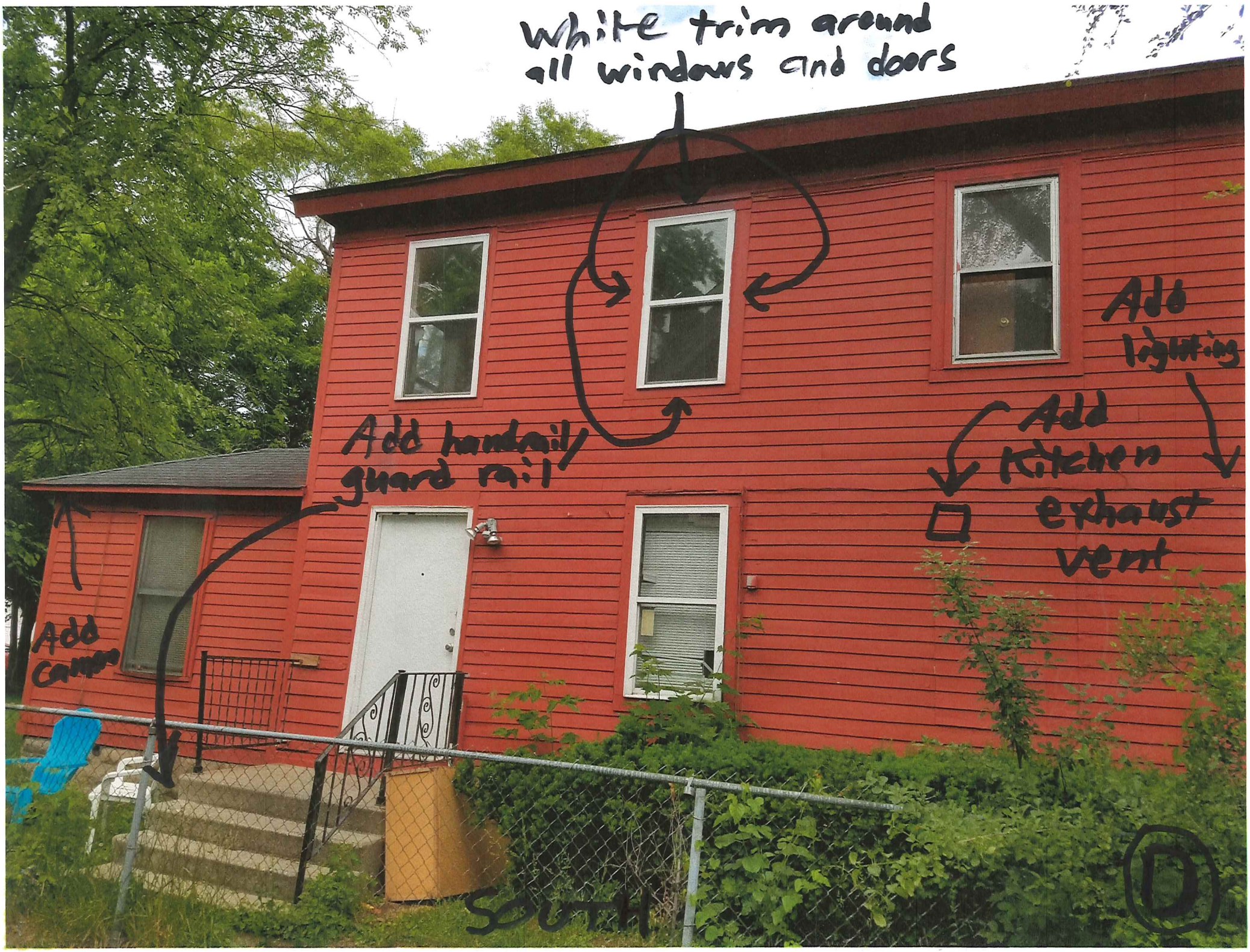
All other necessary Building Permits must be acquired before beginning work.

Repair / replace existing gutters and facia boards
Replace porch roof
Replace picture window with double hung wood operable window. Keep transom.
Add Gutter
EAST
A


replace porch roof
Replace picture window with double hung wood operable window. Keep transom.
Add camera
Add Camera
Repair/ replace existing gutters and fac'n boards
Add dryer vent and water heater vent through glass block for basement
EAST

6

Remove ivy
Add kitchen exhaust vents
Replace 2 small windows with 1 larger double hung wood window similar to
Regaze broken windows as needed
NORTH


White trim around all windows and doors
Add handrail/ guard rail
Add lighting
Add kitchen exhaust vent
Add camera
SOUTH

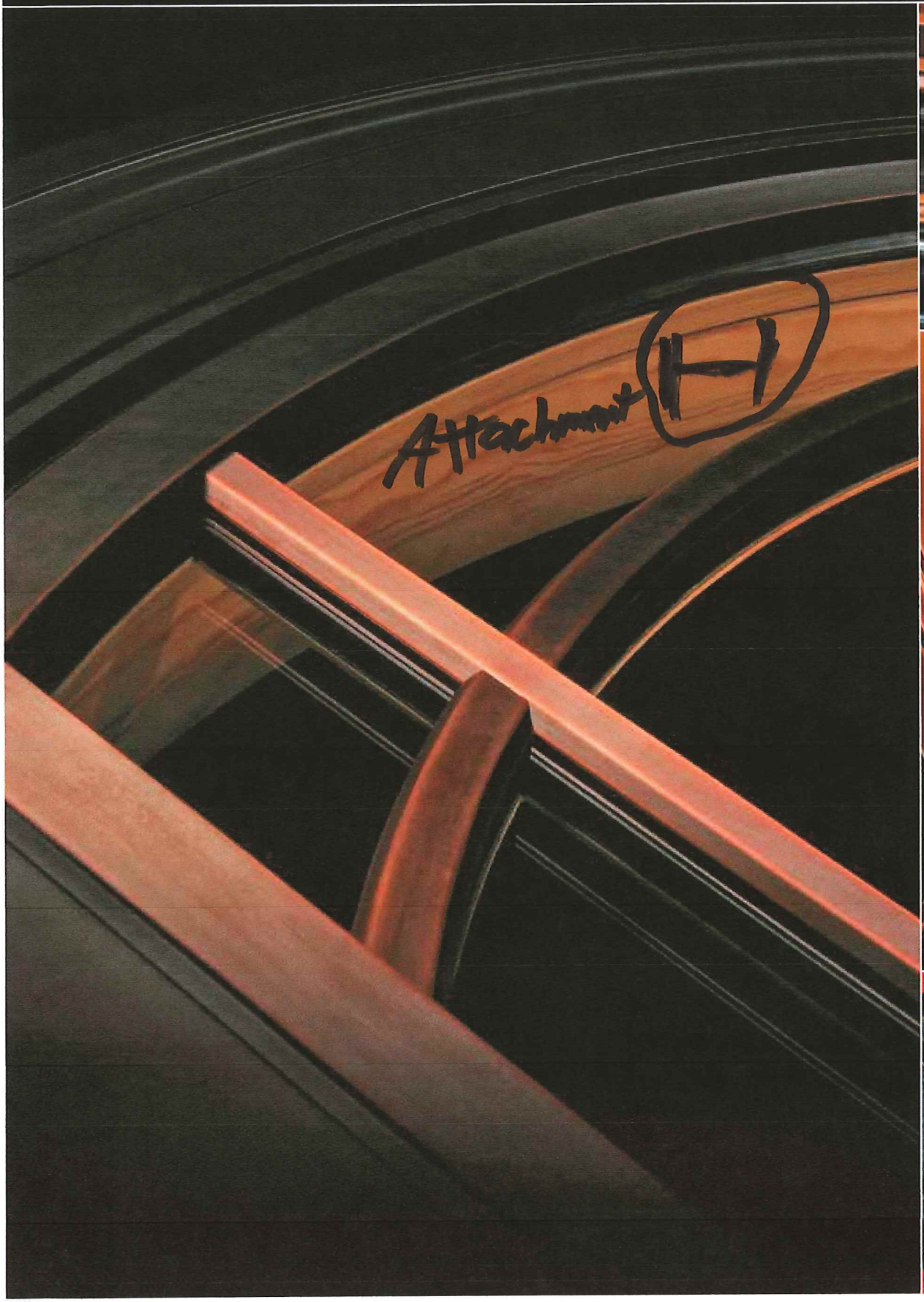
white trim around all windows.
Add Camera
Add exterior lighting
Add camera
WEST
Add kitchen exhaust vent
Add camera
Add exterior lighting
E

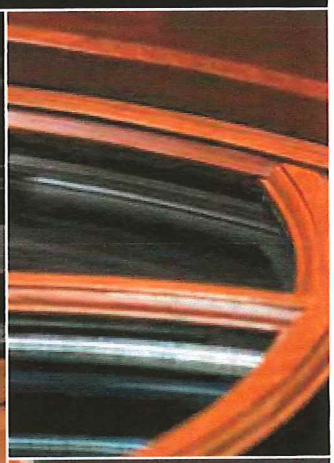
Reverse Storm door swing
Add Handrails and guard rails
Add camera
NORTH
F

Gray stairs, floor door and ceiling
White trim around windows (all).
white posts.
309
EAST
G

JELD-WEN
WINDOWS & DOORS

Custom
Wood Window & Patio Door Features





AuraLast® wood protects against wood rot for as long as you own and occupy your home. Guaranteed.*

A JELD-WEN Exclusive - Only JELD-WEN makes window and door products with natural pine AuraLast wood that are built to last.

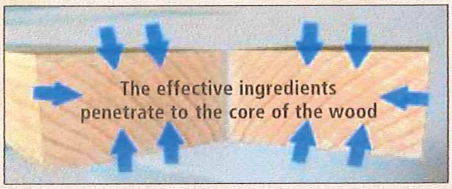
Surface-to-Core Protection - AuraLast wood delivers virtually 100% surface-to-core penetration of the protective ingredients.

Protects Against Wood Decay - AuraLast wood prevents damage and rot due to weather conditions, water saturation or termites.

Working with AuraLast Wood is Easy - AuraLast wood maintains its structural integrity despite what it's put through; it is colorless, stainable and odorless.

JELD-WEN® products made from pine AuraLast wood will not rot.

Virtually 100% Surface-to-Core Protection



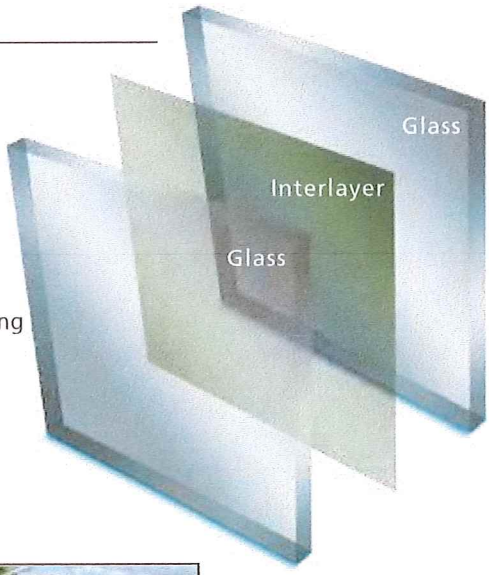
LIFETIME LIMITED WARRANTY

**AuraLast Lifetime Limited Warranty Coverage for Wood Decay and Termite Damage*

Visit jeld-wen.com/auralast for more information

IMPACT RESISTANT GLASS

www.jeld-wen.com/impactgard



This glass stands up to strong impacts from wind-borne debris as well as harsh coastal conditions. In fact, ImpactGard® glass features the industry's leading laminated glass technology that can withstand a nine-pound piece of lumber striking it head-on at approximately 34 miles per hour. It also reduces sound transmission, blocks up to 95 percent of harmful UV rays and enhances home security.

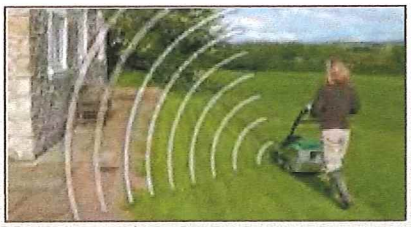
SAFE

Impact resistance to wind-borne debris

SECURE

Forced–entry resistance for increased safety

SOUND



Decreased sound transmission

WOOD & METAL CLAD OPTIONS

Our Custom wood windows and patio doors are built from solid pine AuraLast® wood for lasting beauty, and each one comes standard with energy efficient LoE³-366 and Neat® glass. These windows and patio doors are also available with the greatest array of design options. To review our full range of styles and options, visit **www.jeld-wen.com**.

STANDARD INTERIOR FINISHES

1. Brilliant White
2. Ivory
3. Desert Sand
4. Clear Lacquer
5. Wheat
6. Cider
7. Fruitwood
8. Cordovan
9. Walnut

Colors shown may not match final finish.

Custom paint and stain options available.

FSC® or SFI® certified wood available.

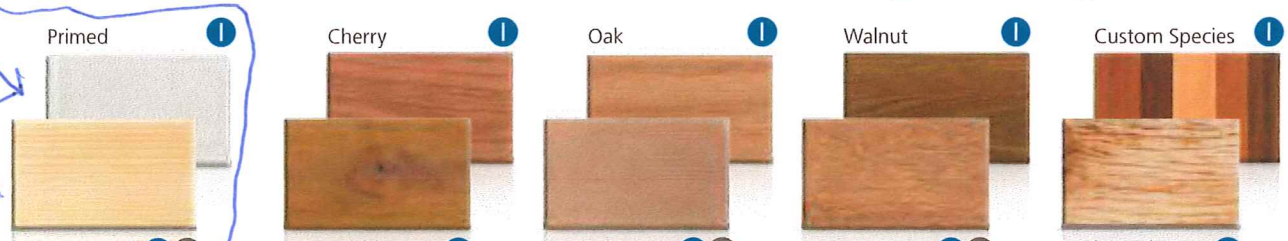
INTERIOR & EXTERIOR OPTIONS FOR WINDOWS & PATIO DOORS

Interior: I Exterior: E

Interior to be painted

Exterior

To be field painted white



Primed	Cherry	Oak	Walnut	Custom Species
I	I	I	I	I

AuraLast® Pine	Knotty Alder	Vertical-Grain Douglas Fir	Mahogany	Reclaimed Douglas Fir
I E	I	I E	I E	I

42 EXTERIOR CLAD COLORS

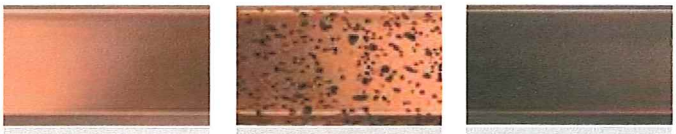
Custom color match available

Actual colors may vary from the samples displayed. Please visit your JELD-WEN dealer for actual samples.

SELECT FINISH

Choose to paint the exterior of the window instead of applying metal cladding.

3 EXTERIOR COPPER CLAD FINISHES



Bright Copper | Speckled Patina Copper | Hand-Rubbed Patina Copper

Windows and patio doors installed within one mile of a saltwater source (or other corrosive environment) have specific maintenance requirements.

For details visit: **www.jeld-wen.com/resources**

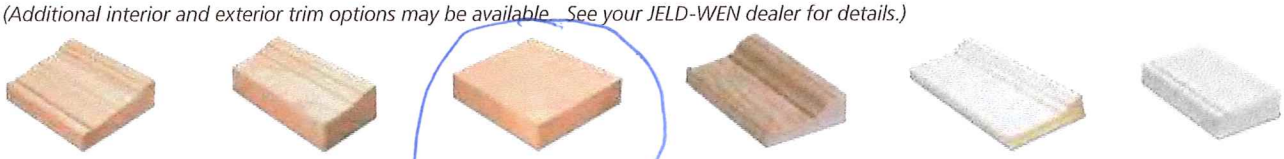
TRIM & DIVIDED LITES

INTERIOR TRIM

WM316 WM346 WM356 WM366 WM445

EXTERIOR TRIM

(Additional interior and exterior trim options may be available. See your JELD-WEN dealer for details.)

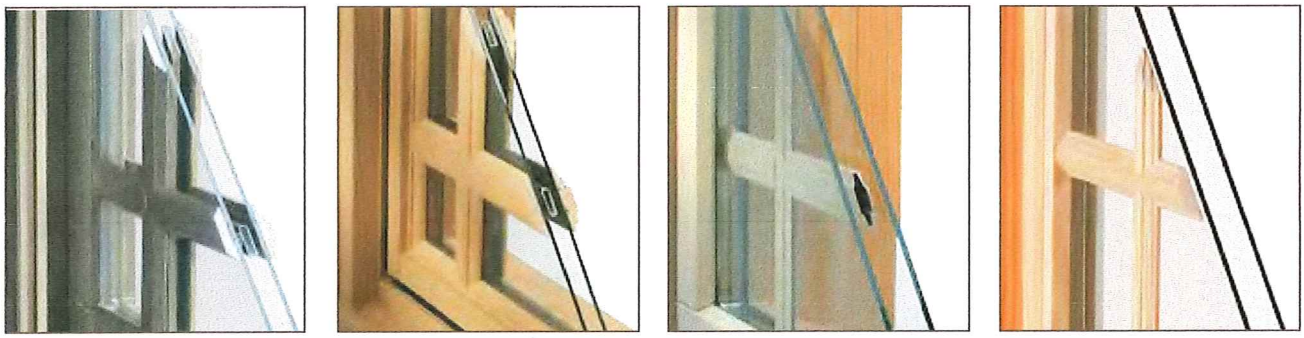


Adams Brickmould Flat (3-1/2", 4-1/2", 5-1/2") Pendleton Backband Heritage

Adams Brickmould Flat Manchester Pendleton

DIVIDED LITES

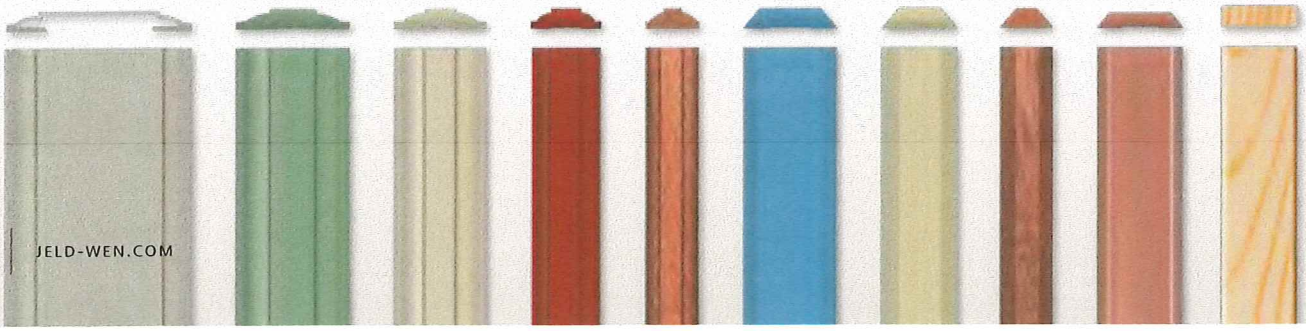
None



Simulated Divided Lites (SDL) | Precise Divided Lites (PDL)* | Grilles Between the Glass (GBG) | Full-Surround Wood Grilles (FS)

**Wood exterior only*
***Available in all sizes shown*

SAMPLING OF OUR SIMULATED DIVIDED LITE PROFILES



TINTED, TEXTURED GLASS & SCREENS

SAMPLING OF OUR TEXTURED AND TINTED GLASS OPTIONS

(Many other glass options available. See your JELD-WEN dealer for details.)

Obscure

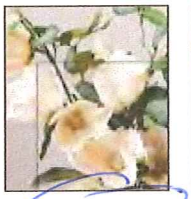
Seedy Reamy

Rain

Narrow Reed

Bronze

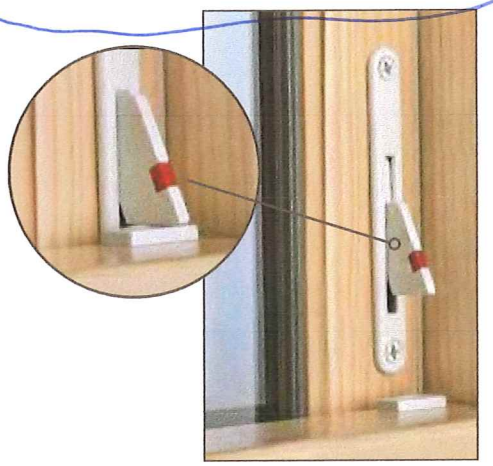
Gray


Clear

Green

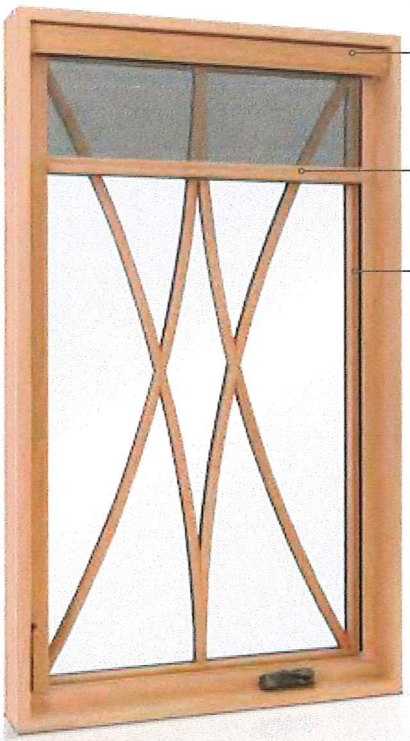
WINDOW OPENING CONTROL DEVICE

Optional: Opening Control Device limits sash opening to 3-3/4 inches for fall prevention.



PHANTOM SCREENS® TECHNOLOGY

Available to match interior wood species



Integrated design creates a seamless look

Fully retractable for a clear view

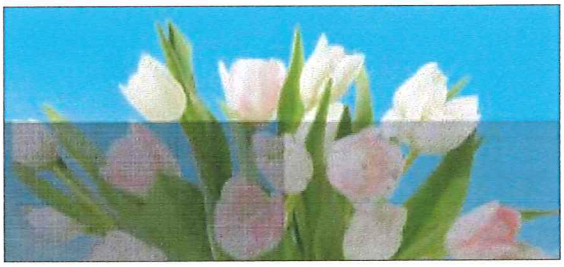
Removable tracks allow sash to tilt in for easy cleaning on double-hung windows

Insect screens are intended to allow air and light in, while keeping insects out. They are not intended to stop children from falling through an open door or window. For additional protection, consider adding a Window Opening Control Device (WOCD) to the window.

**Screens available in all species shown on page 3 with the exception of Reclaimed Fir*

ULTRAVUE™ SCREENS

These screens are designed to keep more insects outside, while letting more natural light inside.

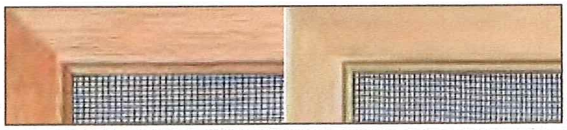


View through regular fiberglass insect screen

View through UltraVue® insect screen (standard)

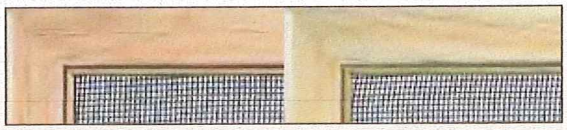
Please note: These images are for illustration purposes only. Actual screen may appear different.

WOOD SELECTION FOR CASEMENT AND AWNING WINDOW SCREENS*



Mahogany

Vertical-Grain Douglas Fir



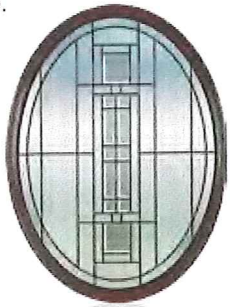
Knotty Alder

Pine

DECORATIVE GLASS None

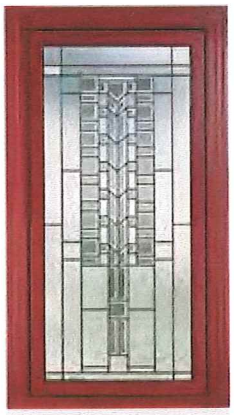
Featuring five popular standard glass collections, this program allows you to design endless decorative glass creations. Using combinations of patterns, colors, obscure glass and caming options, we can build nearly anything you can imagine.

CONTEMPORARY COLLECTION
Modern and bold with a unique look certain to add style to modern-day homes.

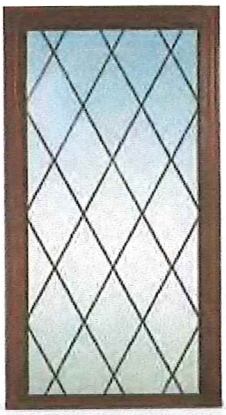


ESTATE COLLECTION
Fits many types of architecture and has straight bold lines adding to the decor of any home.

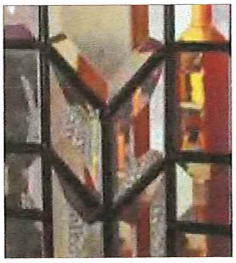
CLASSIC COLLECTION
This elegant collection adds a distinct and timeless design element to any home.

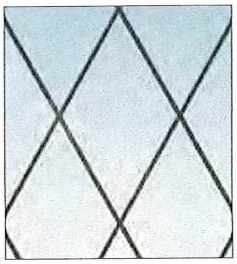


CRAFTSMAN COLLECTION
A tried and true design that represents a theme that has stood the test of time.



DIAMOND COLLECTION
A classic Tudor style that evokes an old world charm.





CAMING SELECTIONS

Choose one of our five caming selections to determine how ornate, elegant or plain your decorative glass will appear.

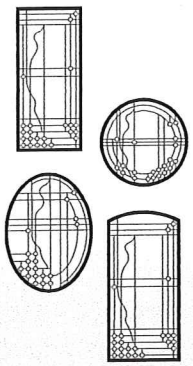
Satin Nickel

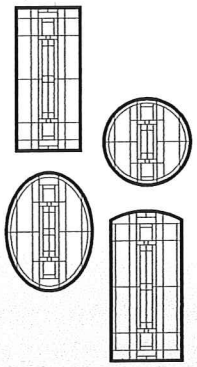
Copper

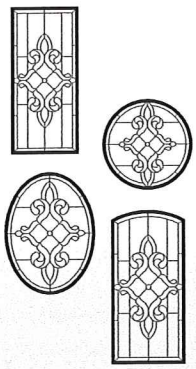
Dark Patina

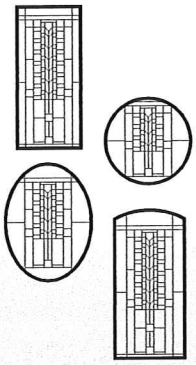
Brass

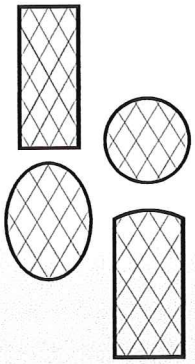
Zinc











Note: Glass patterns will change based on size and style of window.

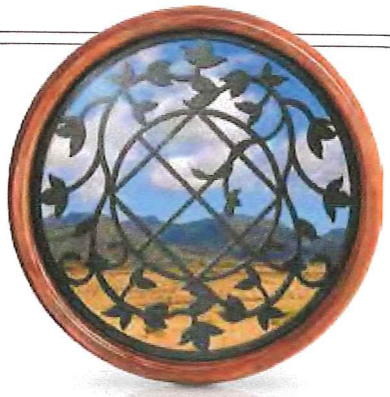
DECORATIVE GRILLES & HARDWARE

DECORATIVE GRILLES BETWEEN THE GLASS

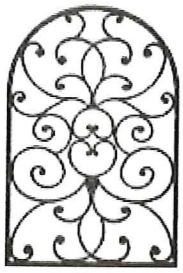
None

The JELD-WEN® Decorative Grille Program features custom capabilities to build your own creations. Using your sketches and combinations of patterns, we can build nearly anything you imagine.

Some of our most popular designs are shown below.

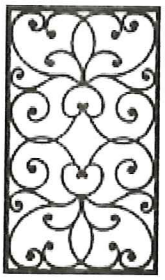


RADIUS TOP



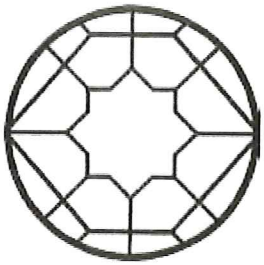
Versailles™

RECTANGLE



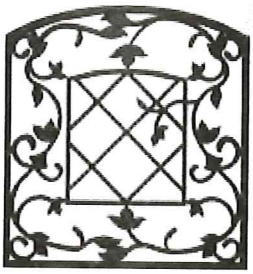
Versailles™

FULL CIRCLE



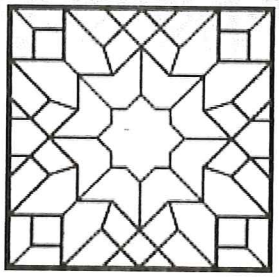
Etruscan™

SEGMENT TOP

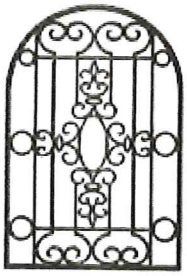


Chateau™

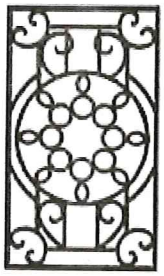
SQUARE



Etruscan™



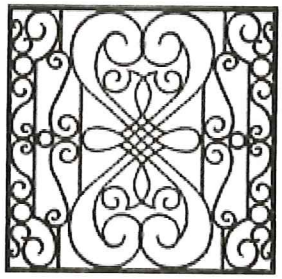
Georgian™



Sundial™

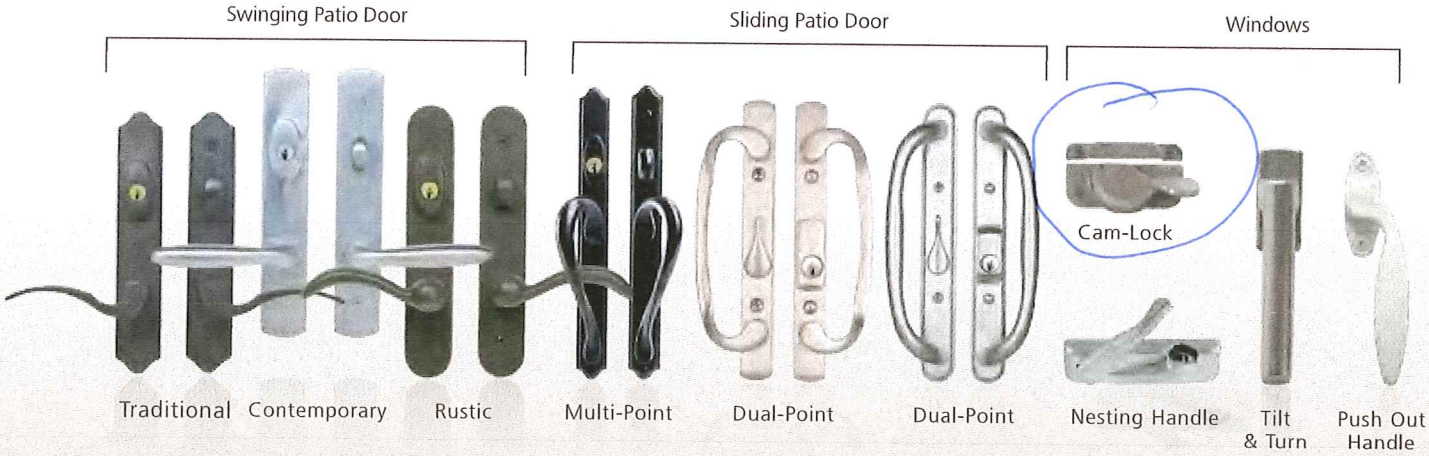
Chateau™

Infinity™



Infinity™

HARDWARE OPTIONS



The JELD-WEN website is your ultimate resource for learning about our reliable windows and doors. It has all the product information and design advice you need. Visit us at **jeld-wen.com** today.

JELD-WEN WINDOWS & DOORS

THE JELD-WEN PROMISE

JELD-WEN products create lasting value for your home. We are so confident that you will be pleased with our Custom wood windows and patio doors that each one carries our industry-leading warranty.

The Window & Patio Door Limited Warranty Includes:

- Lifetime Limited Warranty on AuraLast® wood; protects against wood rot for as long as you own and occupy your home
- 20-year coverage against defects in material and workmanship for most product components (such as insulating glass, metal and wood components, and hardware)
- 20-year coverage on clad finish
- Skilled labor coverage for warranty repairs for 2 years
- Coverage is transferable for 10 years

*NOTE: The above information is a summary of key provisions of the **JELD-WEN Window & Patio Door Limited**. Warranty effective February 1, 2014. For a complete copy of the current warranty, see your sales associate or refer to **www.jeld-wen.com**.*

GREEN BUILDING INITIATIVE MEMBER

Made in USA

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11-558 04/15 (JRP 04/15 6M)

Looks like regular paint when dry.

LeadLock™

Environmentally Advanced Solutions

1. PRODUCT NAME

LeadLock™

2. MANUFACTURER

GLOBAL Encasement, Inc.
701 E. Santa Clara St., Ventura, CA 93001 USA
Phone: (800) 266-3982 / Fax: (800) 520-3291
www.encasement.com

3. PRODUCT DESCRIPTION

LeadLock™ is a high performance, water-based, acrylic, non-toxic, zero VOC super compliant architectural green coating that is tough, abuse-, rust-, mildew-, fire- and chemical-resistant and forms a waterproofing membrane. Its moisture vapor transmission qualities make it perfect for historic preservation and can be custom tinted almost any color. It can be applied over **PrepLESS Primer™** to form a GLOBAL Encasement, Inc. System.

LeadLock™ is excellent for interior or exterior use and is suitable for application over walls, ceilings, trim, ducts, pipes, roofing and siding, windowsills, frames and trim, porch railings, posts, overhangs and fences. It securely seals and encases materials on wood, plaster, stucco, masonry, concrete, structural steel, transite, shingles, built-up roofing, and fiberglass or ceramic fiber.

LeadLock™ GREEN Features:

- Class A Fire Rated
- Extremely Tough, Durable and Flexible
- Mildew and Mold Resistant
- Can be Custom Tinted Almost any Color
- Waterproof
- Flexible
- Zero VOCs (Volatile Organic Content)

4. TECHNICAL DATA AND PROPERTIES

Solids by weight:	66% (+/- 2%)
Solids by volume:	52% (+/- 2%)
Weight per gallon:	11.85 lbs
VOC:	Zero
Liquid appearance:	Bright white with mild scent
Viscosity:	110 +/- 10 KU
Drying time:	To Touch: 1-4 hours Recoat After Dry To Touch: 2-8 hours Full Cure: 10-14 days

LeadLock™ is a DL Labs Certified 20 Year Lead Encapsulant approved for use in all U.S. States and Territories and has passed Independent Testing by third party accredited laboratories, including **ASTM E-1795**, the Standard for Liquid Coating Encapsulation Products for Leaded Paint in Buildings.

D.L. Laboratories Toxicological Report states: "There is no toxicological basis for limiting occupancy of a dwelling unit, or restricting entry of any resident including pregnant women and children under six years of age, to dwelling units during the application of your encapsulant."

This product more than conforms to the minimum VOC requirements set forth by the SCAQMD (Southern California Air Quality Management District) and is considered a super compliant architectural zero VOC green coating.

5. PRODUCT INSTALLATION

- **LeadLock™** is ready to use.
- DO NOT DILUTE. PROTECT FROM FREEZING.
- Apply by brush or roller, or airless sprayer.
- All surfaces must be clean, dry, and free of mold, mildew, chalking, dirt, grease, oil, or other contaminants that would interfere with proper adhesion.
- Best applied in temperatures between 50ºF and 100ºF.
- Dries in 2-8 hours. Cool temperatures and high humidity can affect dry and cure time.
- Follow manufacturer's application guidelines.
- Easy to use and clean up is with water.

COVERAGE:

LeadLock™ coverage rate on a flat surface is:
Interior System = 7 mil DFT @ 137 sq. ft./gallon
Exterior System = 14 mil DFT @ 68 sq. ft./gallon
*DFT: Dry Film Thickness

Product	Wet Mils	Dry Mils
LeadLock™	14	7
	27	14

Coverage varies depending upon the porosity and texture of the surface being encased.

Spray Application: Use self-cleaning reversible spray tip size .019-.035 (.021 is most often used).
Brush: Use any nylon bristle brushes.
Roller: Use a ¾ inch nap.

6. AVAILABILITY AND COST

Call GLOBAL Encasement, Inc. at 800-266-3982 for pricing and availability.

7. WARRANTY

GLOBAL Encasement, Inc. can warrant for a period of up to twenty (20) years from the date of purchase that **LeadLock™** is free of any defects in manufacturing. The Limited Warranty herein described shall be in lieu of any other warranty, expressed or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose.

GLOBAL Encasement, Inc.'s sole liability under this Limited Warranty shall be, at its option, to replace any portion of the product proven to be defective in manufacture.

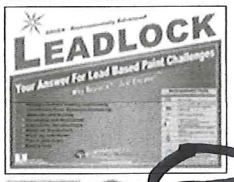
Any defects discovered must be reported to GLOBAL Encasement, Inc. within the Limited Warranty period, and no later than 30 days after discovery.

This Limited Warranty does not extend to liability for any damages due to abuse by occupants, improper maintenance, water damage, or any other causes beyond anticipated conditions and the manufacturer's control.

Why Replace? – Just Encase!

GLOBAL Encasement, Inc.

World-Class Solutions for Better Building Environments



Updated: Aug 2015

GSA Worldwide Service Contract #GS06F0010J

I

No Paint scraping, sanding or power washing.

Prep-LESS Primer™

Environmentally Advanced Solutions

1. PRODUCT NAME

The Original **PrepLESS Primer™**

2. MANUFACTURER

GLOBAL Encasement, Inc.
701 E. Santa Clara St.
Ventura, CA 93001 USA
Phone: (800) 266-3982
Fax: (800) 520-3291
www.encasement.com

3. PRODUCT DESCRIPTION

PrepLESS Primer™ is a clear water-based, non-toxic, flexible, zero VOC, super compliant architectural green coating primer-sealer-neutralizer that acts as a stabilizer for building surfaces that can be only marginally cleaned and where tenacious adhesion is needed. It applies milky white and dries clear, leaving a tacky finish ready to receive any of GLOBAL Encasement, Inc.'s topcoats, including **LeadLock™**, **Moldon't™**, **AsbestoSafe®**, **Your Last Coat™**, **RoofCoat™** or **Clear Coat™**.

PrepLESS Primer™ Features:

- Class A Fire Rated
- Less Prep. Less Mess
- Zero Volatile Organic Content (VOC)
- Excellent for interior or exterior use
- Easy to use
- Waterproof
- Flexible
- Re-attaches loose, peeling, flaking paint

PrepLESS Primer™ can be applied over Lead-Based Paint (LBP), Asbestos Containing Materials (ACM), and surfaces that are difficult to adhere to, such as cracked and painted plaster, concrete, masonry, stucco, fiberglass, vermiculite, ceramic fiber. It is excellent for interior and exterior walls, ceilings, trim, wallboard, sheet rock, ducts, pipes, roofing, all non-friction surfaces, treated or untreated wood, stone and metal.
It is also excellent for making surface repairs. To bridge large cracks or patch holes, use **PrepLESS Primer™** with **Globe Caulk ™** or **GEI Fabric** reinforcement.

4. TECHNICAL DATA

Solids by volume:	48.4% (+/- 2%)
Weight per gallon:	8.67 lbs
VOC:	Zero
Liquid appearance:	Milky white
Drying time:	To Touch: 1-4 Hours
	Recoat After Dry To Touch: 2-8 Hours
	Full Cure: 10-14 Days
Clean up:	Warm, soapy water

PrepLESS Primer™ has an elongation of 4000% at 70°F; superior low temperature flexibility; 9,995 lbs/sf of adhesion strength; has passed ASTM E-84, E-162, ASTM E-119 testing over fireproofing insulation.
This zero VOC product more than conforms to the minimum VOC requirements set forth by the SCAQMD (Southern California Air Quality Management District) and is considered a super compliant architectural zero VOC green coating.

5. PRODUCT INSTALLATION

- **PrepLESS Primer™** is ready to use.
- PROTECT FROM FREEZING.
- Apply by brush or roller, or airless sprayer.
- All surfaces must be clean, dry, and free of mold, mildew, chalking, dirt, grease, oil, or other contaminants that would interfere with proper adhesion.
- Apply in temperatures between 50ºF and 100ºF.
- Cool temperatures and high humidity can affect dry and cure time.
- Follow manufacturer's application guidelines.
- Easy to use and clean up is with water.

COVERAGE:

PrepLESS Primer ™ may be brushed, rolled or spray applied.
The coverage varies depending on porosity, mil thickness, and texture of the surface being encased.

Calculated coverage rates on a flat surface are as follows:

= 6 mil DFT @ 120 sq. ft./gallon
= 7 mil DFT @ 102 sq. ft./gallon
= 8 mil DFT @ 90 sq. ft./gallon
= 9 mil DFT @ 80 sq. ft./gallon
= 10 mil DFT @ 72 sq. ft./gallon
= 11 mil DFT @ 65 sq. ft./gallon
= 12 mil DFT @ 60 sq. ft./gallon

Spray Application: Use self-cleaning reversible spray tip size .017-.025 (.019 is most often used).
Brush: Use any nylon bristle brushes.
Roller: Use a ¾ inch nap.

6. AVAILABILITY AND COST

Call GLOBAL Encasement, Inc. at 800-266-3982 for pricing and availability.

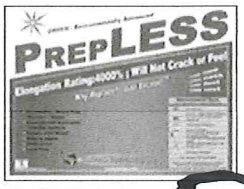
7. WARRANTY

GLOBAL Encasement, Inc. can warrant for a period of up to twenty (20) years from the date of purchase that **PrepLESS Primer™** is free of any defects in manufacturing. The Limited Warranty herein described shall be in lieu of any other warranty, expressed or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose.

GLOBAL Encasement, Inc.'s sole liability under this Limited Warranty shall be, at its option, to replace any portion of the product proven to be defective in manufacture.

Any defects discovered must be reported to GLOBAL Encasement, Inc. within the Limited Warranty period, and no later than 30 days after discovery.

This Limited Warranty does not extend to liability for any damages due to abuse by occupants, improper maintenance, water damage, or any other causes beyond anticipated conditions and the manufacturer's control.



Why Replace? – Just Encase!

GLOBAL Encasement, Inc.

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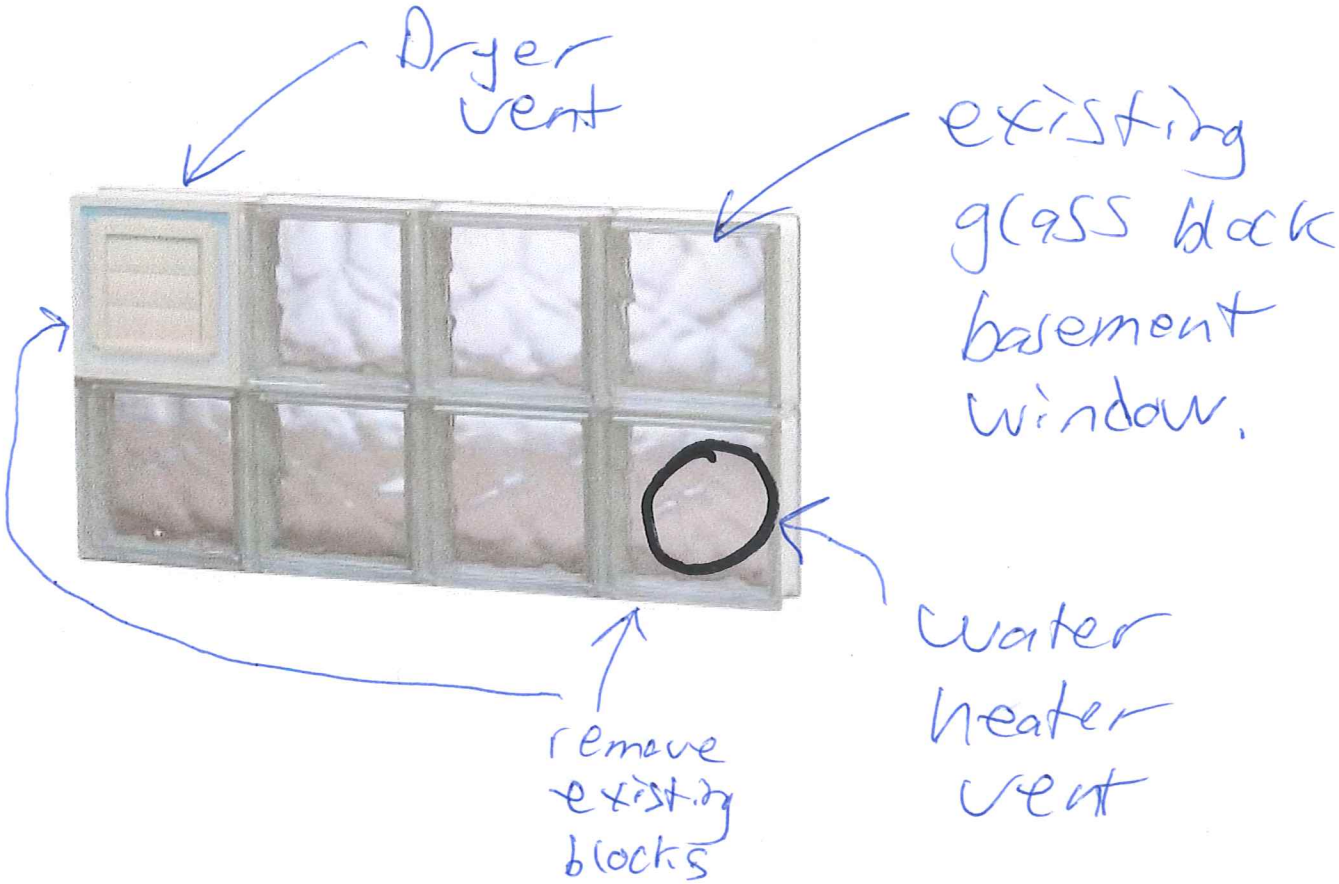
GSA Worldwide Service Contract #GS05F0010J CA NESHAP non Toxic ETV UL

J



For North side, northeast corner.

K

All camera and exterior lighting to use Surface mounted PVC boxes and conduit that are easily removable. They can also be painted to match the house colors.

L

Liberty™ SBS Self-Adhering Roofing System Sell Sheet

Updated: 1/09

GAF ELK™

Quality You Can Trust Since 1886...
From North America's Largest Roofing Manufacturer!™

M

LIBERTY™

SBS Self-Adhering Roofing System

Learn about **Low-Slope Membranes**

Protect Your Building From Fire Dangers And Fumes By Installing....

Self-Adhering Roofing System

A Self-Adhering Roofing System will provide long-lasting protection for the low-slope areas of your property without the danger or hassles associated with the installation of other conventional roofing products.

Liberty™ systems are applied without torches, open flames, hot asphalt, or messy solvent-based adhesives. Unlike traditional roofing systems, they can be installed easily and quickly by a small roofing crew, without the hassles of bulky equipment or unpleasant odors.

Liberty™ self-adhering roofing systems are a key part of the GAF-Elk Smart Choice™ Roof System Solution (see reverse).

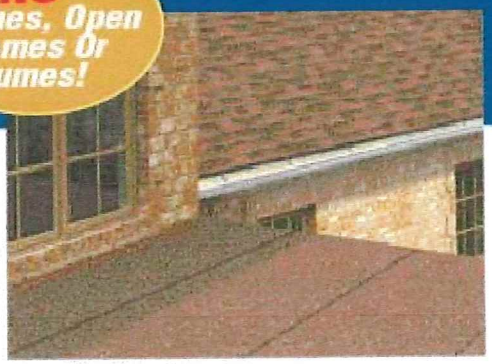
GAF ELK

GOOD HOUSEKEEPING

LIBERTY™

SBS Self-Adhering Roofing System

NO Torches, Open Flames Or Fumes!



Owner's Best Choice

- *Safer For Your Building...* Self-adhering membrane systems eliminate the need for open flames on your roof.
- *No Fumes...* Unlike conventionally-applied systems, eliminates the fumes and odors caused by hot asphalt or solvent-based adhesives.
- *The Best Choice...* For any low-slope roofing applications.
- *Proven Technology...* Based on the same technology used in GAF's commercial roofing systems–proven in the field for decades!
- *Great Warranty...* Free ltd. warranty against material defects for up to 15 years.
- *Extended Guarantee Available...* Labor and Material Guarantees and Limited Product Warranties available for both commercial and residential applications.
- *Peace Of Mind...* Backed by GAF-Elk Corporation, North America's largest roofing manufacturer.
- *Seven Popular Colors...* To complement your Timberline® or other residential shingle roof.

Professional's Best Choice

- *Safer For Your Installers...* No torches, kettles, or dangerous chemicals–may even reduce your insurance premiums!
- *Quicker Installation...* Often 1/3 faster than conventional systems, with minimal set-up or clean-up time.
- *No Extra Tools...* No need to stage expensive equipment.
- *Proven Technology...* Based on the same technology as GAF's Ruberoid® SBS modified bitumen membranes.
- *Flexible Installation Options*

Applicable Standards:

- FM Approved
- UL Classified
- Miami-Dade Approved
- FBC Approved
- Texas Department of Insurance*

* Texas Department of Insurance does not apply to Liberty™ MA Base Sheet

Product Specifications (Nom.)

Liberty™ MA Base Sheet

Roll length	66 ft (20.1m)
Roll width	39.375 in (1.0m)
Roll thickness	0.068 in (1.73mm)
Roll weight	82 lbs (37.2kg)
Roll size	2 squares, 216 sq ft (20.1m²)

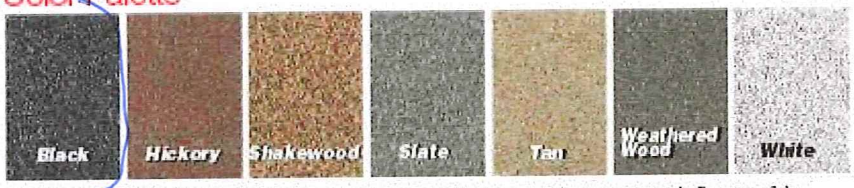
Liberty™ Base/Ply Sheet

Roll length	66 ft (20.1m)
Roll width	39.375 in (1.0m)
Roll thickness	0.068 in (1.73mm)
Roll weight	82 lbs (37.2kg)
Roll size	2 squares, 216 sq ft (20.1m²)

Liberty™ Cap Sheet
Liberty™ Cap FR Sheet

Roll length	34.0 ft (10.4m)
Roll width	39.375 in (1.0m)
Roll thickness	0.157 in (4.0mm)
Roll weight (Cap Sheet)	96.4 lbs (43.7kg)
Roll weight (Cap FR sheet)	99.8 lbs (45.2kg)
Roll size	1 square, 112 sq ft (10.4m²)

Color Palette



Note: These blended colors are designed to complement your shingles, not to be an exact match. Because of the small size of these samples, it is difficult to reproduce the actual color effect. Please be sure to see a full-size roll before making a final color selection.

GAF ELK

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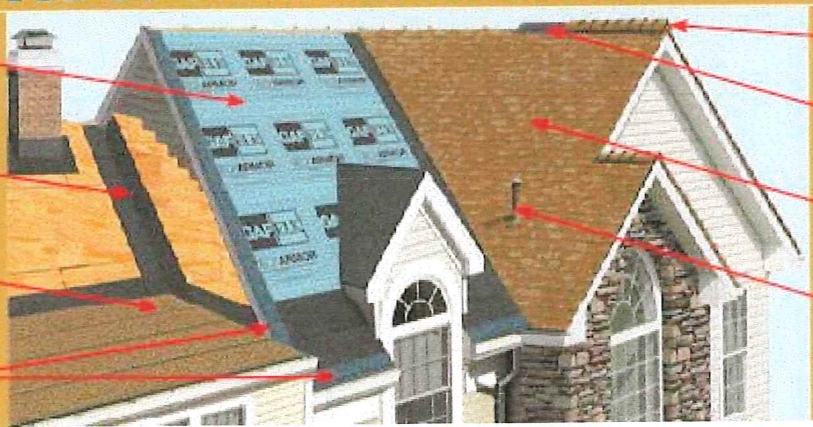

GOOD HOUSEKEEPING

The GAF-Elk Smart Choice® Roof System Solution has earned the prestigious Good Housekeeping Seal, which means that Good Housekeeping stands behind the products in this system (refer to Good Housekeeping Magazine for its consumer protection policy).

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PM

PM-3

N

decorators white

PM-2

white

PM-1

super white

N

Body of house color.

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CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES OF June 14, 2016

CALL TO ORDER AND ROLL CALL

Anne Stevenson	Chair 7:00 PM
Meeting Location:	Council Chambers, 1 S Huron St.
Commissioners Present:	Hank Prebys, Alex Pettit, Ron Rupert, Jane Schmiedeke
Commissioners Absent:	Anne Stevenson, Erika Lindsay
Staff Present:	Haley McAlpine, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moves to approve the agenda as amended to move 1 S Huron to the end of New Business and to include 211 Maple St, 10 N Adams, and 302 E Cross St as study items.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

232 N River St.

**Application is for the replacement of the rear exterior door and the for the repair and reframing of the front porch.*

Applicant: Stefan Szumko, owner—present

Discussion: Prebys: Asks the applicant to explain his project.

Szumko: States that his porch is need of repair, and that he has not yet done the full diagnostic on it but that he imagines the worst case scenario is that he would have to tear it apart and rebuild it as is. States that he wants to incorporate the existing columns. States that it has a slight inward tilt and that the paint and siding are holding it in place. States that he wanted to make sure that there were no problems with him replicating what is there.

Prebys: Asks for questions from the Commissioners.

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Szumko: States that he also wants to replace the kitchen door, which is broken and damaged, with a Therma-Tru fiberglass door. States that he is aware that they frown upon fiberglass, but that the door is on an addition that was built in the 1940s or 1950s and that it is on the rear of the house. States that if it were on the front of the house, he would go for the wood door. States that he is looking for something energy efficient and economic, states that he is already investing a lot into the interior of the kitchen.

Schmiedeke: Asks where the door is located.

Szumko: States that the door is on the rear of the house facing the railroad tracks.

Pettit: States that the existing door has a storm door, asks if he plans to put the storm door back.

Szumko: Affirms, states that he will take it off and put it back on.

Prebys: Asks the Commission for thoughts on the fiberglass door.

Pettit: States that he is not a fan, but that he is considering what would actually show with the storm door closed.

Szumko: States that it will be painted.

Rupert: Asks if the surface of the door appears grain-like.

Szumko: States that he would buy that if they want.

Rupert: States that they do not want the fake graining, that this is their objection with the fiberglass. States that it is a rear door.

Pettit: States that it is a rear door covered mostly by the storm, so he could go with it. States that you wouldn't see the lower half of the door. Asks how are the dividers or muttons in the light done.

Szumko: States that he doesn't know. States that he would remove them if necessary.

Pettit: States that it wasn't divided at all, he would be fine with it. States that having no pattern at all would be ideal. Asks if there is an option for a more plain door. States that with the paneling, the fiberglass becomes a problem. States that in the paneling you can tell that it's not wood. States that if there were no panel, you would not be able to tell what the door is made of.

Prebys: States that it would be more true to what it is. States that the fiberglass door would suggest that it's wooden. States that it would be a fake wooden door. States that if the bottom were flush, they would not be

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trying to fake anything. States that with one light above with no dividers in it, it would be what it is as a very plain door.

Schmiedeke: Asks if they should table it.

Prebys: States that he doesn't think they need to table it, that they could approve it based on their conversation.

Rupert: Asks if there is any work being done to the floor of the porch.

Szumko: States that he is going to take off the ply-wood that he put down several years ago and restore the concrete.

Rupert: Clarifies that it is plywood over the deck.

Szumko: Affirms. States that it has to come off.

Rupert: Asks about the step at the porch.

Szumko: States that he can pretty it up with wood.

Pettit: Asks what it is right now.

Szumko: States that it is wood.

Pettit: Clarfies that he needs one step there.

Szumko: Affirms.

Motion: Pettit (second: Rupert) moves approval for the application for work at 232 N River St. Work to include the removal of the existing rear door and replacement with a fiberglass Therma-Tru Benchmark flush door with a single half-light with no dividers. The door is to be smooth, with no grain finish. The door is to be painted red. Any trim that needs to be replaced in the process of the door replacement shall be replaced with trim of similar material and design. Work is also to include porch repairs. The rotting wood on the porch is to be replaced, any exterior siding that needs to be replaced will be of similar material, and will be painted to match the existing. The existing column is to be retained. The existing single step is to be replaced as appropriate to match the guidelines laid out in the porch fact sheet.

Secretary of the Interior Standards:

#5 - Preserve distinctive features.
#6 - Repair, do not replace.
#10 - New work shall be removable.

Approval: Unanimous. Motion carries.

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1 S Huron St
**Application is for the installation of a steel plate at the south parking lot retaining wall and a mural on the south wall of the building.*

Applicant: Cynthia Kochanek, Assistant City Planner—present

Discussion: Kochanek: States that nothing has changed since it was presented as a Study Item. States that she has provided with the most updated mock-up for the mural. States that it was approved by a design committee.

Motion: Prebys (second: Schmiedeke) moves approval for the application for billboard design at 1 S Huron St. Work is also to include repairing the retaining wall with steel as shown in the application.

Secretary of the Interior Standards:
#9 - Contemporary designs shall be compatible and shall not destroy significant original material.
#10 - New work shall be removable.

Approval: Unanimous. Motion carries.

109 S Huron St.
**Application is for the installation of seven wooden replacement windows.*

Applicant: A & R Total Construction, Donny Lundell contractor—present

Discussion: Prebys: Asks the applicant to explain his project.

Lundell: States that this is a burn unit there that they are remolding. States that the windows were busted out. States that they are going with a full wooden window, inside and out. States that it is a standard wood window, with the same glass size as the existing.

Schmiedeke: States that pocket replacement is not a term she is familiar with. Asks if it is a sash pack or a full replacement window.

Lundell: States that it is a full replacement window.

Schmiedeke: Clarifies that the window they will install already has a frame.

Lundell: Affirms. States that the old trim will stay on the outside of the house, and the new window will slide right up to the old trim.

Schmiedeke: Asks if they are taking the existing frame out.

Lundell: Affrims.

Schmiedeke: Asks if the photo is the window they are going to put in.

Lundell: Affirms, states that the window won't have the divider. States that they will be single pane windows.

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Prebys: Asks how many windows they are replacing.

Lundell: States that there are seven windows.

Pettit: Asks if they will be painted.

Lundell: States that they come primed, but they will be painted with the rest of the house.

Rupert: Clarifies if they are sash packs or replacement windows.

Lundell: States that the old frame will come out. States that the new window will slide right in. States that they are full replacement windows.

Schmiedeke: Asks if they are going to paint the house the same colors.

Lundell: Affirms.

Motion: Rupert (second: Pettit) moves to approve the installation of windows at 109 S Huron St. Work to include the replacement of seven windows with double-hung wooden windows to be painted to match the existing. Windows are to be JELD-WEN , one over one glass, full wood, pocket replacement windows. The exterior moldings and trim are to remain. Work also to include removal of the existing frame. The interior and the exterior of the windows are to be painted.

Secretary of the Interior Standards:

#2 - Do not destroy original character. Do not remove or alter historic material or features.
#5 - Preserve distinctive features.
#9 - Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

513 N River St.
**Application is for the removal of existing concrete patio and replacement with brick pavers.*

Applicant: Joe Secore, owner—present

Discussion: Prebys: Asks the applicant to tell them about the work he is planning.

Secore: States that he is planning on doing pavers from the fence line to the steps leading to the back door, and then all the way back to the clothes line pole and fence pole. States that it will take the whole back area and go around the flower beds. States that will be approximately 2,200 pavers. States that they have to remove some concrete and asphalt, and some sod to get a 6" base with 1" of sand. States that the paver is called the Sienna Blend. States that it is approximately 457 square feet.

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Motion: Rupert (second: Schmiedeke) moves to approve the installation of pavers at 513 N River St with the Sienna Blend paver from the fence to the clothes line post area, and in between the steps and the flower beds.

Secretary of the Interior Standards:

#2 - Do not destroy original character. Do not remove or alter historic material or features.
#9 - Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

201 Oak St.

**Application is for the removal of shingle-siding on the garage, to be replaced with Hardi Plank siding.*

Applicant: Joe Secore, contractor—present

Discussion: Secore: States that it is an old garage and that a previous owner put roof shingles on three sides of it. States that they painted it previously, but now they are deteriorating and they want to remove all of the shingles and go with the Hardi siding. *shows sample of the siding* States that it will be 6 ½" rather than the 9" of the sample. States that they want to match the 4 ½" exposure that it is on the house. States that he also wants to remove the small window on the south side of the garage.

Rupert: Asks if the siding is a smooth surface.

Secore: Affirms. States that they are getting it primed. States that it is HZ5, which is specific to Michigan.

Prebys: Asks if it is a 6" exposure.

Secore: States that it will be a 4 ½" exposure to match the house. States that the paint color is to match the house.

Motion: Rupert (second: Schmiedeke) moves approval for 201 Oak St for the removal of the asphalt shingles and the covering the of the window on the south side of the garage. Work also to include the installation of a 4 ½" exposed Hardi Plank siding, using the smooth side. Siding is to be painted to match the home.

Secretary of the Interior Standards:

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

Approval: Unanimous. Motion carries.

116 Maple St.

**Application is for the amendment to a previous application to include the installation of a reclaimed newel post.*

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Applicant: Katherine Bessmar, owner—not present

Discussion: Staff: States that the applicant has provided them with an explanation for the proposed newel post.

Prebys: States that it is an interior newel post, and that it would not have been found outside. States that it doesn't relate or fit with the rest of the porch posts or spindles. States that it is fabricating history that never was.

Schmiedeke: Agrees that she could not approve it. States that she does not need a post there. States that this newel post is not appropriate.

Rupert: States that it should be similar to the porch posts.

Motion: Rupert (second: Schmiedeke) moves to deny the amendment to 116 Maple St, because the newel post is an interior newel post and is inappropriate for an exterior porch post. The style is also inappropriate for this exterior porch.

Secretary of the Interior Standards:

Approval: Unanimous. Motion carries.

10 N Washington St.
**Application is for the installation of a stairway access to the side entrance and for the installation of two signs.*

Applicant: Rob Hess, tenant—present

Discussion: Hess: States that this is for the ice cream store, and that previously they have been before the Commission and were approved for new window installation. States that now they are looking to install access stairs in the alley which would require handrails as well. States that they are looking for approval for the installation of a new glass door that would match the style of the windows they approved. They also want to install a sign on the alley side of the building, one above the door and one attached to a pole. *shows on plans* States that they are talking about the alley off of Washington St. States that the door is glass and metal, matching the windows. States that the steps and handrails are shown in the drawing, with the sign sticking out into the alley above the door. States that another sign would attach to a metal pole that is not attached to the building. States that he has a color rending of the door/stair combination as well.

Schmiedeke: States that the application lists a ramp.

Hess: States that they were previously approved for a ramp, but there were some issues so City Council actually approved the stair access and has ADA access through the front of the building. States that now they need stairs. States that some folks still refer to them as a ramp.

Schmiedeke: Asks if the stairs will be constructed of treated wood.

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Hess: Affirms. States that they would also use the composite decking material.

Schmiedeke: Clarifies that the risers would be treated wood.

Hess: Affirms.

Rupert: States that the composite decking material isn't very durable or strong. States that when you step on it, it springs back. States that they would have to put the joists closer together so they don't have the spongey-ness.

Hess: States that the plans call for treated wood joists at 16 OC.

Rupert: Suggests going 12 with the joists, rather than 16. States that the composite has no strength.

Pettit: Clarifies the overall height of the steps.

Hess: States that he thinks it is a 19" height overall. States that there is a significant step to the door and there is a pitch to the sidewalk.

Rupert: States that the handrails will be on the side of the building. States that if it is wider than 5' they will need two handrails, two on the side of the building and one coming up the center. States that they may run into a problem with the Building Department.

Prebys: Asks what the handrails will be made of.

Hess: States that they will be metal.

Prebys: Asks what kind of metal.

Hess: States that he is unsure, that they have not been purchased yet.

Pettit: States that the drawing looks similar to pipe-rail. States that they approve that a lot in the district.

Rupert: States that HAABs has a 1 ¼" pipe-rail that it is turned.

Schmiedeke: States that they don't usually allow the treated wood.

Rupert: States that it is OK as a sub-structure, and that they could face it with the composite board. States that the decking needs to extend about 1 ¼" over.

Hess: States that they don't have a measurement listed on the overhang on the architectural plans.

Prebys: Asks if this is a problem area for the Commissioners.

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Pettit: States that if it is wood, then they will require it to be painted.

Rupert: States that he would cover it with the synthetic decking.

Prebys: States that it is going to get a lot of kicking and marring. States that the paint won't hold up.

Pettit: States that the decking might last better. Clarifies that the treds and risers would be the same material.

Rupert: Affirms. States that support underneath should be the treated wood.

Pettit: Wonders if using tread material for risers would mess with the layout or design.

Rupert: States that it is only about ½" thick rather than the ¾" composite. States that they could use a ½" fascia in there.

Pettit: State that there would be a thinner version they could use for the facing.

Hess: States that this is doable. Asks if the color of the metal on the door will match the detail on the windows.

Hess: Affirms. *shows rendering of the door and windows* States that it is a dark brown metal. States that the opening for the door right now has the original brick and a wooden insert that goes on either side of the door and the across the top. States that instead, they will replace that with the glass and the metal of the door with the side lights and top light.

Rupert: States that the entire opening would be door.

Hess: Affirms.

Motion: Pettit (second: Rupert) moves to approve the application for work at 10 N Washington to include the installation of new decking and steps at the side entrance, as shown in the submitted plans. The deck material is to be framed as needed with treated lumber, and the decking is to be synthetic composite decking in the color Dark Brown. The stair risers are to be clad with similar material. The handrails are to be installed as shown in the submitted drawings and are to be a pipe-rail type design. The existing door will be removed and will be replaced with a new aluminum storefront door, the design as indicated in the submitted drawings. The aluminum is to be finished similarly to how the existing windows are currently. The door design is to have sidelights and a transom light. Work to also include the installation of two PVC signs, to be 2'x4'. One sign is to be mounted to the existing steel pole at the eastern end of the alley, using two mounting plates with four anchors each. The second sign will be mounted through the mortar joints above the side entrance using four steel mounting plates with two steel anchors. If the Building Department requires installation of an additional

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handrail, the design is to be similar to the handrails that are to be installed on the side of the building in the pipe-rail design.

Secretary of the Interior Standards:

#2 - Do not destroy original character. Do not remove or alter historic material or features.
#9 - Contemporary designs shall be compatible and shall not destroy significant original material.
#10 - New work shall be removable.

Approval: Unanimous. Motion carries.

STUDY ITEMS

108 Buffalo St.
Applicant: Risa Roache

Discussion: The applicant stated that she would like to replace three windows so that they are functioning. She stated that they are the original wooden windows, and that they are rotten and broken. The applicant stated she wants safe windows that lock. The Commission explained that they would want the windows to be restored if at all possible. The Commission would want to know the specific condition of the windows and if they are able to be restored. The Commission inquired about the storm windows. The Commission suggested that the applicant obtain quotes from carpenters for window repair or restoration, and return with more information.

220 N Huron St.
Applicant: Ypsilanti Historical Society, Valerie Kabat and Alvin Rudisil

Discussion: The applicants were present to discuss the possibility of replacing the sign near the road. They discussed the potential plan of replacing the main sign so that a temporary sign can be attached to it for special events. The main sign would tell passers-by who they are and what their hours are, and the temporary sign would be for special events. The Commission said that they are comfortable with whatever design they choose to go with. The applicants inquired about lighting of the sign, to which the Commissioners explained that if it were to be internally light, only the letters can glow and the background has to be opaque. They could also use exterior lighting, like goose-neck lights. As far as the design is concerned, the Commission explained that the sign does not have to be "old-timey" and could be designed to suite the taste of the applicant. The Commission said the black and white may be best, but that it is ultimately up to the applicant to choose the color scheme.

410 N Huron St.
Applicant: Noah Mass

Discussion: The applicant was present to discuss numerous projects that he intends to work on when the purchase of the property is finalized. Many of the projects were qualified as repairs or general maintenance by the Commission, who informed the applicant that he is not required to seek approval for these types of projects. The Commission did inform the applicant that some of the projects, like the light fixture replacement and major landscaping changes, would need approval. The applicant inquired more about the radon remediation, to which the Commission stated they would like to see the venting be at the rear of the house rather than on the front elevation. The applicant also asked about the

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possibility of replacing the basement windows with glass block windows for security. The Commission explained that these are of a specific historic period and that they would not like to see glass block windows. The Commission suggested using some kind of iron frame or security grate to make the windows more secure.

209 Pearl St.
Applicant: Mark Maynard

Discussion: The applicant presented a plan to have nine windows on the second floor fully restored by Bill Click, a graduate of the EMU Historic Preservation program. The applicant stated that some of the windows have been damaged by fire and that those would be rebuilt to match the original. The Commission was in favor of his proposed window restoration.

211 Maple St.
Applicant: Armand Khan

Discussion: The applicant inquired about the possibility of extending the front porch to wrap around the side of the building to connect with the side porch. The Commission stated that this may not have been historically accurate and that the roof pitch over the front porch would make it difficult to extend the porch. They suggested possibly enlarging the side porch. The applicant also inquired about constructing a new garage at the rear of the property. The Commission said they would be OK with a new garage, as long as the design is sympathetic to the design of the house. They suggested the applicant return with an architectural rendering. They also suggested that the applicant check to see if the interior has retained any of its detailed trim work to get an idea of the style. One Commissioner pointed out a failing gutter on the front of the house. The Commission also suggested that the applicant check with the Ypsilanti Historical Society archives to see if they have an historic photo of the house to give him some clues to as to how to give it more curb appeal.

10 N Adams St.
Applicant: Mohamad and Ali Fayed

Discussion: The applicants were present to discuss work to the exterior of the building. They wanted to install new lighting, a new awning, and change some of the windows and doors. The applicants explained that some of the windows are leaking air, and that they want to replace them with aluminum windows that have a transom at the top to compliment a neighboring building. The applicants stated they want to replace the side wooden door with aluminum, and to pour new concrete around the window wells except for the well with the furnace intake. The Commission inquired about the use of existing sign board and informed the applicants that if they use an internally lit sign, only the letters would be permitted to glow and the background must be opaque. They could also use exterior lighting, like goose-neck lighting. The Commission stated they would need to submit the design and plan for the awnings, and they must comply with the Building Department requirements. The Commission explained the detrimental effects of power washing.

302 E Cross St.
Applicant: Andrea Short, questions presented by HDC Assistant Haley McAlpine

DRAFT

Discussion: Staff inquired about the possibility of replacing the brick foundation with a poured concrete foundation. The Commission stated that they may be open to a poured concrete foundation with a brick edge or façade so that the top visible portion is brick. Staff also inquired about the possibility of using an alternative material for the siding. The Commission explained that they would not allow the replacement of the original wooden siding. The Commission stated that spot-repair may be necessary, but they would not approve replacement. They also stated that the lead abatement may not need to be as intensive as the applicant may think. Staff asked about the potential replacement of the original wooden windows with aluminum clad wood. The Commission stated they would need to know concretely that the windows could not be repaired or restored before they would allow replacements. The Commission would review each window individually.

ADMINISTRATIVE APPROVALS

106 S Huron St.

Motion: Schmiedeke (second: Pettit) moves to approve the administrative approval for the reroof at 106 S Huron St.

Approval: Unanimous. Motion carries.

317 W Cross St.

Motion: Schmiedeke (second: Prebys) moves to approve the administrative approval for the reroof at 317 W Cross St.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Michigan Places Matter and This Place Matters Campaigns

Staff updated Commissioners on the planning for the group photo. The date was finalized for July 21, 2016 at 6:45pm. Staff stated that she would create a formal invitation and distribute it to the Ypsilanti Historical Society, the Ypsilanti Heritage Foundation, and the Towner House Foundation.

Property Monitoring

303 N Hamilton: Staff informed the Commission that the Building Department sent a final notice for the submission of an HDC application, requiring compliance within 30 days.

429 N Adams St: Staff informed the Commission that new concrete steps were installed where the old steps were demolished. Staff also informed the Commission that the Building Department sent a final notice for the submission of an HDC application, requiring compliance within 7 days.

315 Washtenaw Ave: Commissioner Rupert informed Staff and the Commission that the windows were removed and replaced with plywood. Commissioner Rupert stated that they had not approved window replacement.

124 Pearl St: Commissioner Rupert informed Staff and the Commission that the malt corral at the Ypsi Ale House has not been painted or stained and it should be painted or stained with an opaque paint or stain.

DRAFT

522 N Huron St: Commissioner Rupert informed Staff and the Commission that a 6' high privacy fence was installed there with no application and it has not been stained.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of May 24, 2016

Motion: Pettit (second: Rupert) moves to approve the minutes from May 24, 2016.
Approval: Unanimous. Motion carries.

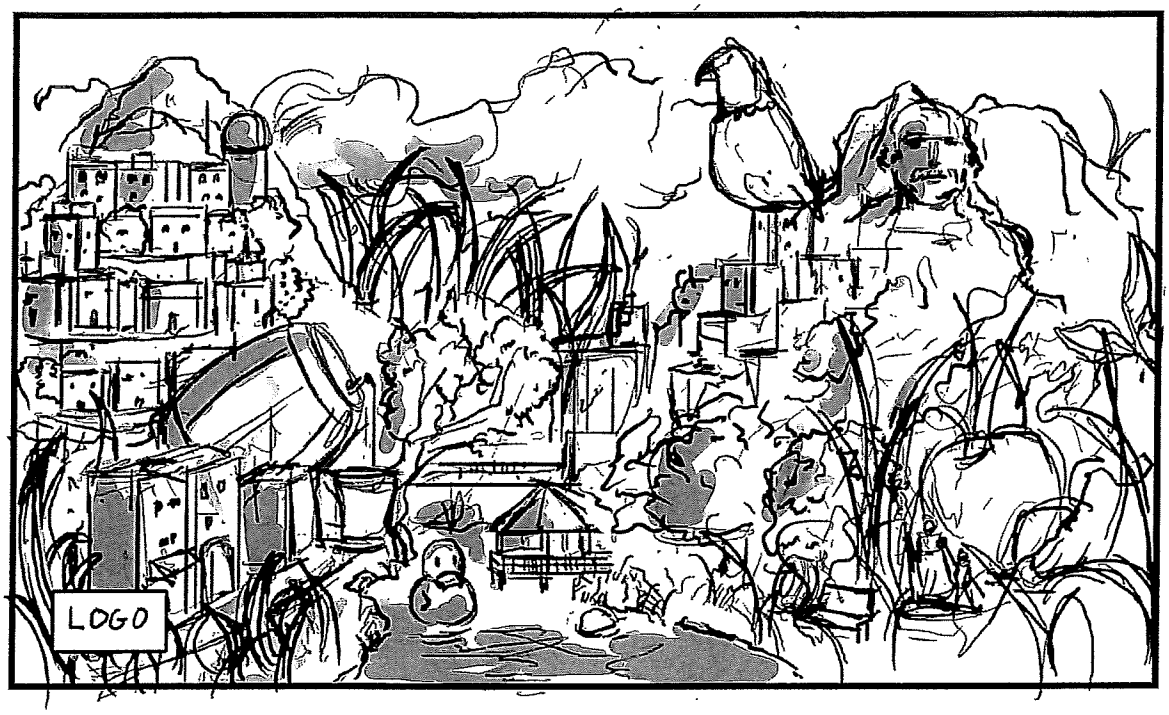
ADJOURNMENT

Motion: Pettit (second: Prebys) moves to adjourn.
Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 8:56pm

SEE FOLLOWING PAGES FOR MATERIALS RECEIVED AT JUNE 14, 2016 HDC MEETING:

DRAFT

PROJECT: Ypsilanti Billboard Design
CLIENT: Ypsilanti

Concept Number 3