CITY OF YPSILANTI
Historic District Commission
Regular Meeting Agenda

Tuesday, January 10, 2017
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
Mike Davis Jr.	P	A
Erika Lindsay	P	A
Alex Pettit	P	A
Ron Rupert	P	A
Jane Schmiedeke	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING – None

V. BUSINESS SESSION

A. OLD BUSINESS
- **1. 39 E. Cross** — **Awning, window glass and sign replacement; painting.**

B. NEW BUSINESS
- **2. 76 N. Huron** — **Window Replacement**
- **3. 25-27 N. Washington** — **Guard Rail Installation**

C. STUDY ITEMS – **400 N. River**

D. ADMINISTRATIVE APPROVALS - **None**

E. OTHER BUSINESS
- **4. Property Monitoring**
- **5. 2016 Annual Report**
- **6. 2017 HDC Meeting Schedule**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of the minutes of December 13, 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.

HDC Work Permit Staff Review

Property address: 39 E. Cross St.
Date of Review: November 17, 2016
Date of Meeting: January 5, 2017
Proposed work: Remove awnings in front of building. Replace existing awnings on the upper and side of building. Replace existing paint on building. Install new thermal glass in front of building and one panel on side of building nearest to the front of the building. Install new sign in front of the building above door. Transom glass to be restored and/or replaced with the same thermal glass stated above. Existing historical "pool" sign to receive glass to protect neon sign. New text above door "Pizza & Grill."
Materials: Paint in colors SW7673 "Pewter Cast" (Body). SW7667 "Zircon" (Trim). SW 7069 "Iron Ore" (Accent 1). SW 7007 "Ceiling Bright White" (Accent 2). Canopy fabric Sunbrella 4897-0000 Silica Charcoal. Sign w/back lighting "Aubree's".
Staff review:

1. Application was tabled at November 22nd meeting and the December 13th meeting due to questions about signage. Applicant was contacted and will be bringing additional information to meeting.
2. Applicant advised signage and lettering may exceed city ordinances and given information about a Request for Modification of Sign Standards. Also advised that back-lit signs are generally not preferred in the Historic District.
3. There is to be no sandblasting of the building surface and all cleaning is to be done with the gentlest means necessary.
4. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#2, #5, #9, #10
Suggest items to include in a motion:
Work to include the removal of awnings in front of building, replacement of existing awnings on the upper and side of building and replacement of existing paint on building. Paint colors to include paint in colors SW7673 "Pewter Cast" (Body). SW7667 "Zircon" (Trim). SW 7069 "Iron Ore" (Accent 1). SW 7007 "Ceiling Bright White" (Accent 2). Also to include installation of new thermal glass in front and side of building, installation of new signs in front of building and replace or restore transom glass windows with same windows as mentioned above. Historic "Pool" sign to receive glass to protect the neon sign. Work to also include new text above the door reading "Pizza & Grill."

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.

PHDC-16-0106
Rec 21306

RECEIVED
NOV 03 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY
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 prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address
39 E. Cross Street Ypsilanti, MI 48198

Applicant

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

Name		
Andrew French		
Address		
39 E. Cross Street		
City	State	Zip
Ypsilanti	MI	48198
Phone / Fax	E-Mail	
734-216-6555	andy @aubrees.com	

Contractor

Contractor Name & Contact Info
Bill Kinley 2111 Golfside Drive, Ypsilanti, MI

Type of work

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

Complete Description of Proposed Work:

1. Remove awnings in front of building.
2. Replace existing awnings on the upper and side of building.
3. Repaint existing paint on building:
    a. Body: sw7673 Pewter Cast
    b. Trim: sw 7667 Zircon
    c. Accent 1: sw 7069 Iron Ore (Crown & Behind text).
    d. Accent 2: sw 7007 Ceiling Bright White (above windows).
    e. Roof: Existing
    f. Canopy: Sunbrella 4897-0000 Silica Charcoal
4. Preperation of Paint:
    a. Scrape loose paint
    b. Hand sand as needed
5. New thermal glass in front of building & one panel on side of building nearest to the front of the building.
6. New sign in front of the building above door. ("Aubree's")
7. Tramsom glass to be restored and/or replaced with same thermal glass as stated above.
8. Existing historical "pool" sign to receive glass (To protect neon sign).
9. New text above door ("Pizza & Grill")

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

1. Paint
2. Sign w/back lighting (Aubree's)
3. Acrylic text letters spelling "Pizza & Grill"
4. Fabric for awnings

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: $35 + 55 = 90

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: Andrew French	Date: 10·5·2016
Print Name: Andrew French	

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

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

Aubree's Depot Town

39E. CROSS STREET
YPSILANTI, MI 48198

The owners, the French family wish to improve the facade of the building to restore its classic appeal. This report outlines the treatments we are proposing for returning the building to a more authentic state.

Index

HISTORY OF DEPOT TOWN 3-10
EXISTING CONDITIONS 11-30
BRICK 12
MISSING CORBELS 13
LIGHTING 14-16
CANOPIES 17-18
PAINT 19-36
GLASS 37-40
EXTERIOR SIGN 41-43
FINAL BUILDING 44-45
MATERIALS PAINT 46
MATERIALS CANOPY & GLASS 47

History of Depot Town

The building where Aubree's is now located was built in 1870, at one point being called the Oliver House which was a hotel with eight rooms on the first floor and some retail space on the first floor.

Eventually, the hotel was made into the Alibi Bar, which Bill's dad had purchased in 1968. In 1979 Bill and his wife Sandee bought the bar and renamed it to Aubree's; a combination of Bill's first name Aubrey and Sandee.

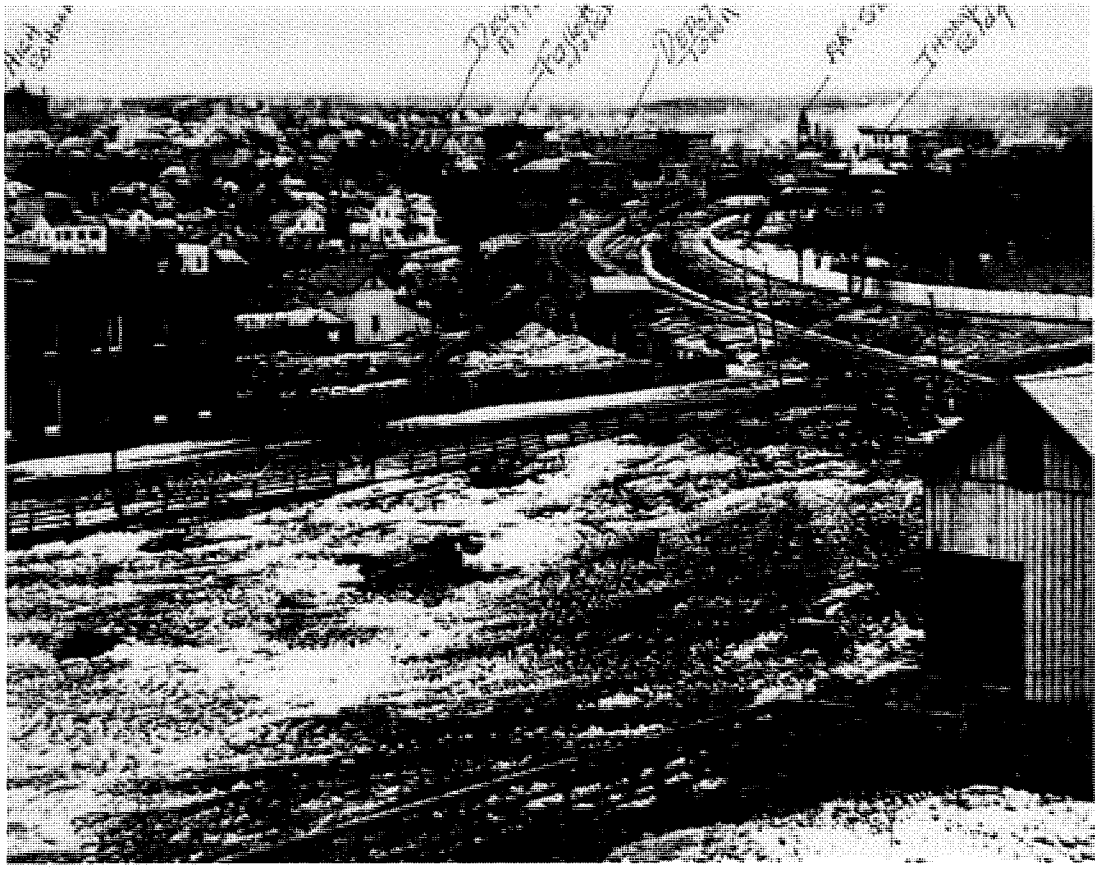
Over time, Aubree's saloon suddenly became an Ypsilanti institution, with fresh flavorful food and free-flowing drinks that made this the place to be.

History of Depot Town

East of the Huron River came the development of a trade town known as Depot Town.

Wood framed structures where first built, but were then replaced in 1864 with brick masonry structures.

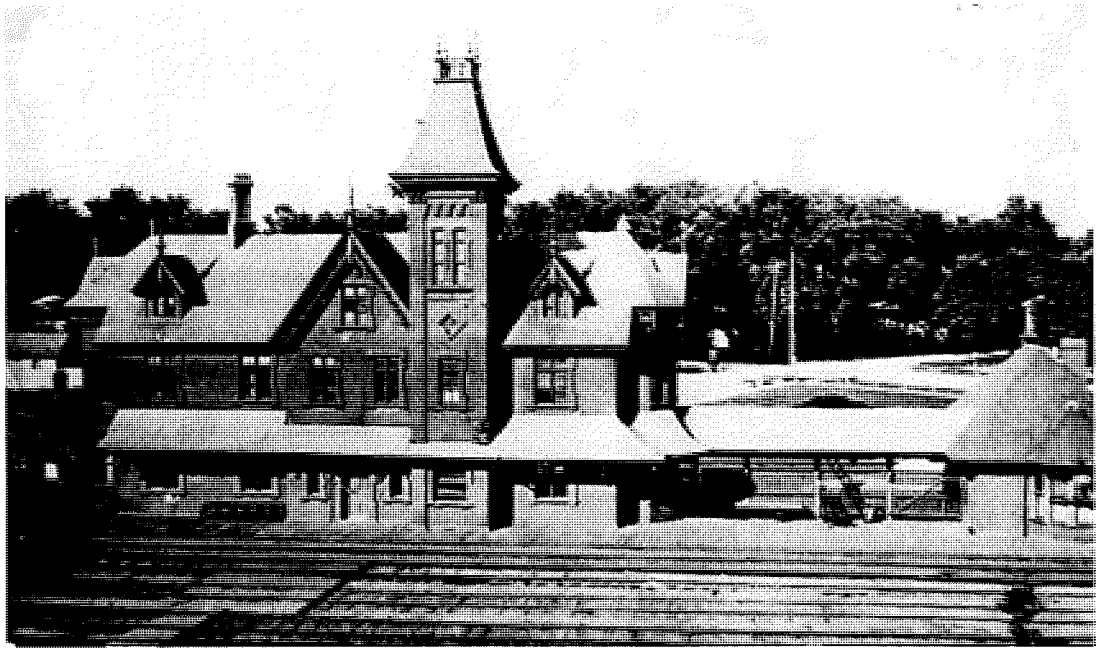
Depot Town, at the time, was considered to be the greatest stop from Detroit to Chicago .



http://quod.lib.umich.edu/y/yhsic1?type=boolean;view=thumbnail;rgn1=yhsic1_st;q1=Depot%2520Town

History of Depot Town

The railroad was the main source of trade for this new town.

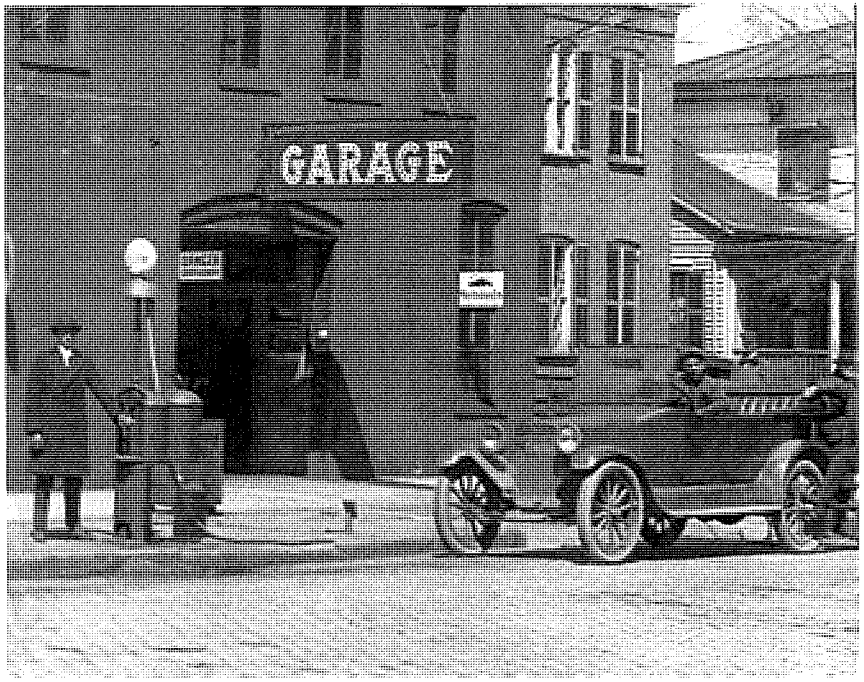


http://quod.lib.umich.edu/y/yhsic1?type=boolean;view=thumbnail;rgn1=yhsic1_st;q1=Depot%2520Town

History of Depot Town

As the area continued to grow , many new structures were built. Including a mill that made fine knit underwear .

The company's motto was "Never a Rip, Never a Tear, Ypsilanti Underwear".



http://quod.lib.umich.edu/y/yhsic1?type=boolean;view=thumbnail;rgn1=yhsic1_st;q1=Depot%2520Town
http://cityofypsilanti.com/325/Ypsilanti-History

History of Depot Town

The prosperity of the era remains apparent today in the Victorian-era mansions that were built along the Huron River.

http://quod.lib.umich.edu/y/yhsic1?type=boolean;view=thumbnail;rgn1=yhsic1_st;q1=Depot%2520Town

History of Depot Town

In 1949 the American Legion sponsored a parade marching down through Depot Town's Cross Street, featuring a centennial banner and spaceman-like float.

The streetscape on Cross Street included Ann's Café (short lived), Weber Drugs at 37 East Cross Street (owned by Alfred E. Weber), Ken's Bar and Tavern at 39 East Cross Street (owned by Kenneth Brokaw), Turner's Lunch at 36 East Cross Street (owned by Louie Turner), Ring's Hi-Speed Gas Station at 24 East Cross Street (owned by Mrs. Josephine Ring), and City Body Shop at 20 East Cross Street (owned by Ernest Gonyou).

http://quod.lib.umich.edu/y/yhsic1?type=boolean;view=thumbnail;rgn1=yhsic1_st;q1=Depot%2520Town

History of Depot Town

A 1940 parade of the Ypsilanti High School Girls Drum & Bugle Corps, marching east through Depot Town in front of Weber Drugs at 37 E. Cross Street and the Oliver Hotel at 39 E. Cross Street.

In front are Mary Battelle, Catherine Oakes, Hilda Davis, and Shirley Briggs.

The second row has Joan Coleman, left and Betty Harden in middle.

The majorette is Martha Wolter.

http://quod.lib.umich.edu/y/yhsic1?type=boolean;view=thumbnail;rgn1=yhsic1_st;q1=Depot%2520Town

History of Depot Town

Past meets the present

1940

http://quod.lib.umich.edu/y/yhsic1?type=boolean;view=thumbnail;rgn1=yhsic1_st;q1=Depot%2520Town

2016

Existing Condition

Current Front View of the Building

Current Side View of the Building

Existing Brick to be Cleaned

Brick to be cleaned with water and mild cleaner to not damage or alter the exterior brick. No high pressure washers will be used to clean brick.

Missing Corbels

Missing corbels shall be replaced with wood or pvc to replicate the existing corbels.

All of the Corbels will then be painted Iron Ore exterior grade paint color by Sherwin Williams.

SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-C7

Existing Lighting to be Removed

Existing lighting under canopy to be removed and holes due to the mounting bracket to be filled, sanded and painted.

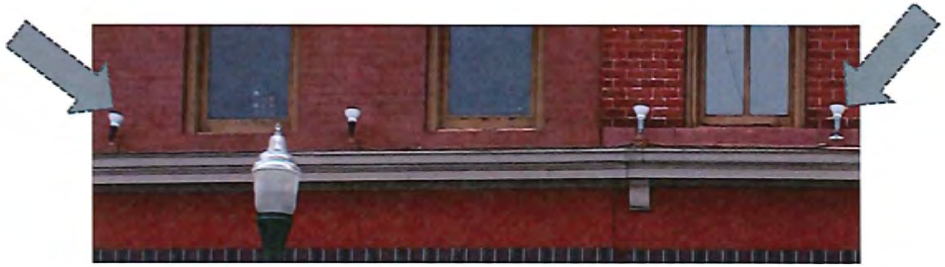
Existing Lighting to Remain

Existing lights on each side of the entry door to remain the same and to be repainted black as needed.

Existing Lighting to Remain

Existing lighting above 1st level canopies to remain.

Housing to be painted black as needed.

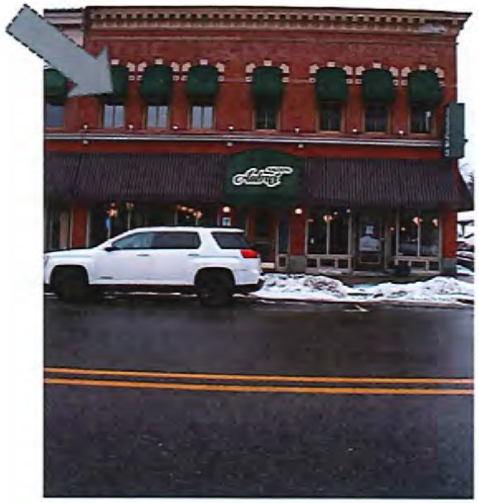


Existing Canopies to be Removed

Existing Canopies and Brackets that are located on the front of the building on the 1st floor are to be removed.

Holes where the brackets where mounted are to be repaired , sanded and painted.

New Canopies



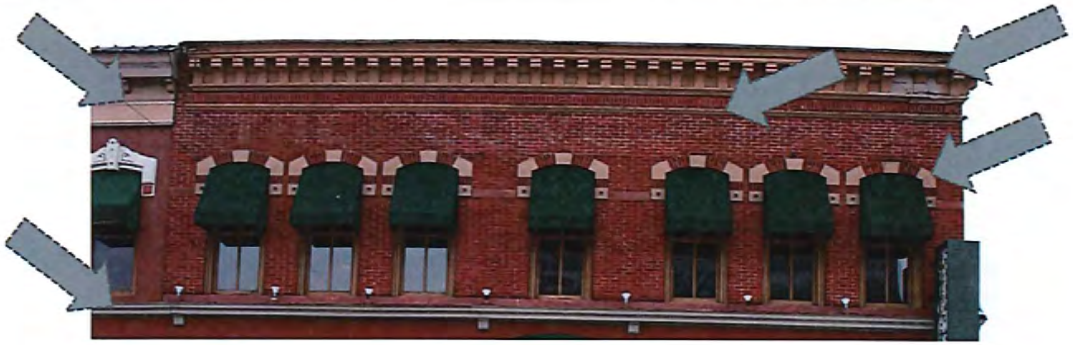
The existing canopies on the 2nd level and the 1st level on the side of the building to be replaced with new fabric.

Mounting hardware and brackets to be replaced as needed and will match existing hardware.

Frames and hardware, of the canopies, to be painted black.

<u>Sunbrella Fabric:</u>
4897-0000
Silica Charcoal

New Paint Preparation



All existing paint to be scraped and sanded by hand.

No high pressure cleaning of any exterior materials are to be used.

New Paint for Top Crown Molding

After preparation, the crown moldings at the top of the building (front and the side) are to be painted Iron Ore exterior grade paint by Sherwin Williams.

SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-C7

New Paint for Existing Trim Over Windows on the 2nd Floor

After preparation, the decorative trim and light colored brick (only), to be painted Pewter Cast exterior grade paint color by Sherwin Williams.

SW 7673
Pewter Cast
Interior / Exterior
Locator Number: 282-C4

New Paint for Existing Trim

After preparation, the existing trim pieces around all exterior doors, except the main entry door, to be painted Pewter Cast exterior grade paint by Sherwin Williams.

SW 7673
Pewter Cast
Interior / Exterior
Locator Number: 282-C4

New Paint for Existing Trim above Canopy

After preparation, the long trim located above all of 1st level canopies, to be painted Iron Ore exterior grade paint color by Sherwin Williams.

SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-C7

New Paint for Existing Trim above Canopy

After preparation, the long trim located above all of the windows, on the 1st level, to be painted Ceiling Bright White exterior grade paint color by Sherwin Williams .

SW 7007
Ceiling Bright White
Interior / Exterior
Locator Number: 257-C2

New Paint for Existing Trim by Entry Door

After preparation, the main entry door (only) to be painted Iron Ore exterior grade paint color by Sherwin Williams.

SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-C7

New Paint for Existing Panel above Doors

After preparation, the front panels above doors in the front of building to be painted Iron Ore exterior grade paint color by Sherwin Williams.

SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-C7

New Paint for Existing Panel above Doors

After preparation, the front panels above doors in the front of building to be painted Iron Ore exterior grade paint color by Sherwin Williams.

SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-C7

New Paint for Existing Panel at Bottom of Building

After preparation, the front panels, below the windows, to be painted Iron Ore exterior grade paint color by Sherwin Williams.

SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-C7

New Paint for Existing Panel Behind Grate

After preparation, the front panels behind the grates, to be painted Iron Ore exterior grade paint color by Sherwin Williams.

SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-C7

New Paint for Existing Metal Grate

After preparation, the cranberry metal grate diamond detail to be painted Pewter Cast exterior grade paint color by Sherwin Williams.

SW 7673
Pewter Cast
Interior/Exterior
Locator Number: 232-C4

New Paint for Existing Metal Grate

After preparation, remaining grate to be painted Iron Ore exterior grade paint color by Sherwin Williams.

SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-C7

New Paint for Body of Building

After preparation, the front of the exterior body, above and below the windows , to be painted Pewter Cast exterior grade paint color by Sherwin Williams.

SW 7673
Pewter Cast
Interior / Exterior
Locator Number: 282-C4

New Paint for Body of Building

After preparation, the front of the exterior body, above and below the windows , to be painted Pewter Cast exterior grade paint color by Sherwin Williams.

SW 7673
Pewter Cast
Interior / Exterior
Locator Number: 282-C4

New Paint for Body of Building

After preparation, the front of the exterior body that surrounds the main entry, to be painted Pewter Cast exterior grade paint color by Sherwin Williams.

SW 7673
Pewter Cast
Interior / Exterior
Locator Number: 282-C4

New Paint for Body of Building

After preparation, the front of the exterior body pilasters above their base to be painted Pewter Cast exterior grade paint color by Sherwin Williams.

SW 7673
Pewter Cast
Interior / Exterior
Locator Number: 282-C4

New Paint for Body of Building

After preparation, the base of the pilasters , to be painted Iron Ore exterior grade paint color by Sherwin Williams.

SW 7069
Iron Ore
Interior / Exterior
Locator Number: 251-C7

New Exterior Thermal Glass

All existing store front allows a great amount of heat loss due to their non-thermal properties.

The 1st level exterior glazing is are to be replaced with new thermal Low E double pane glass.

The glass color is to be a clear as possible in order to Maintain the exterior façade integrity.

Existing

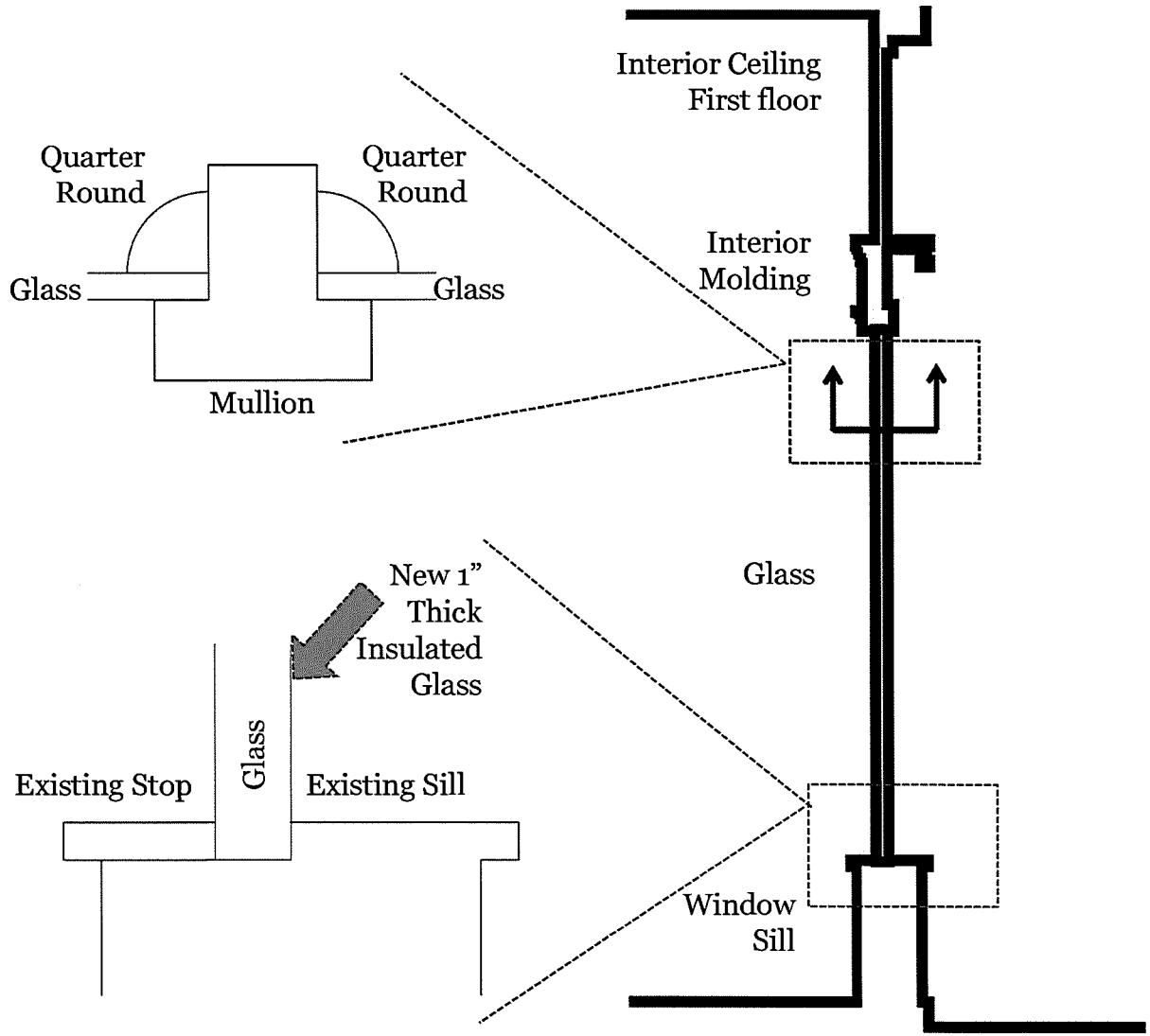
Proposed

New Exterior Thermal Glass

Glass to be recessed in the existing opening in the window sill.

Opening in the sill to be increased in width to accommodate the new thermal glass thickness.

All existing trim and molding around the windows to be reused.



Close up of Glass Section

New Glazing

Make-up Name	Make-up Icon	Outboard Substrate & Coating	Transmittance Visible (τv %)	Transmittance UV (τuv %)	Transmittance Solar (τe %)	Reflectance Visible ρv % out	Reflectance Visible ρv % in	Reflectance Solar ρe % out	U-Value Winter Night	U-Value Summer Day	R-Value	Relative Heat Gain (RHG)	Shading Coefficient (sc)	Solar Heat Gain Coefficient (SHGC)	Light To Solar Gain (LSG)	Thermal Stress (CFC)
Default Make-up 01		SunGuard® SN 68 (North America) on Clear (North America)	68	30	33	11	12	33	0.29	0.28	3.42	90	0.43	0.38	1.80	Go

Calculation standard: NFRC 2001

Default Make-up 01

Outdoors

LITE	Clear (North America) Thickness = 1/4" = 6mm	#1 — #2 SunGuard® SN 68 (North America)
GAP	100% Air, 1/2" = 12.7 mm	
LITE	Clear (North America) Thickness = 1/4" = 6mm	#3 — #4 —

Total Unit = 0.942 in / 23.927 mm Slope = 90° Window Height = 1 meter

Indoors

Product compliance and authorization to use the IGCC®/IGMA® label

Test Specification: ASTM E2190
Date Fabricated: 11/12/2012
Report Date: 10/28/2013
Report No. NCTL-110-16171-3

Substrate: U/C2, (1) 3/16-inch clear
Spacer: MA, ½ inch Fenzi
Frame Construction: MC4/PLK/IC Allmetal
Desiccant: LF, 3A Haixen 1 long & 1 short side filled
Primary Sealant: PIB, Butylver, Fenzi
Secondary Sealant: PS, Thiover Fenzi
Air Space Material: Muntins by Allmetal

Conclusion:
Based on a review of available information, as referenced above, IGCC®/IGMA® considers the indicated insulating glass model in compliance with IGCC®/IGMA® certification program guidelines and requirements and ASTM E2190 "Insulating Glass Unit Performance and Evaluation" for seal durability performance, resistance to fogging and argon Gas Concentration Initial and After weathering (GCIA), as indicated.

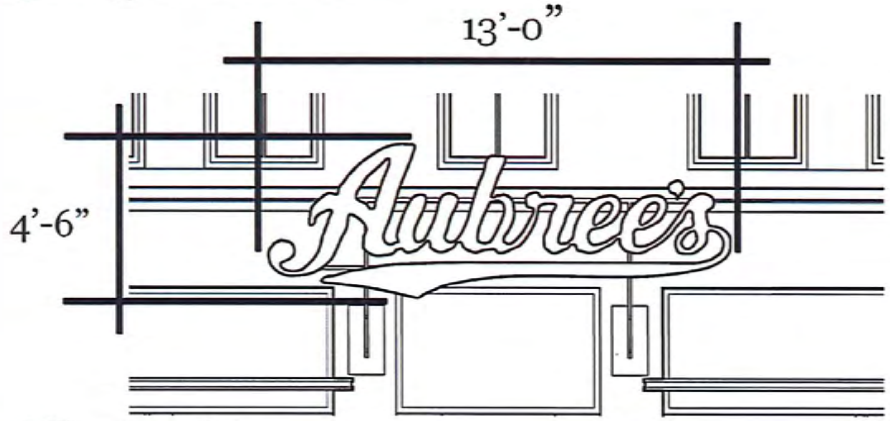
New Exterior Sign

Existing exterior canopy sign to be removed and replaced with "Aubree's" sign.

Sign to be made of self illuminated white metal channel letterins on metal frame.

The height of the sign will be 4'-6" x 13'-0" long, with an **area of 58.5 sq. ft**.

Existing canopy to be removed



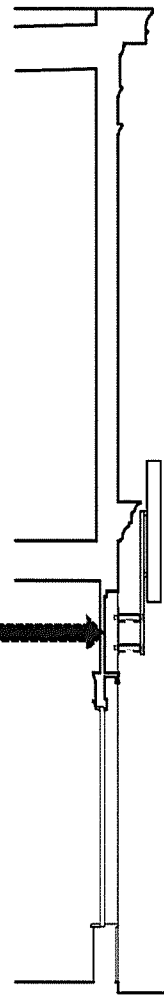
New self illuminated sign

New Exterior Sign

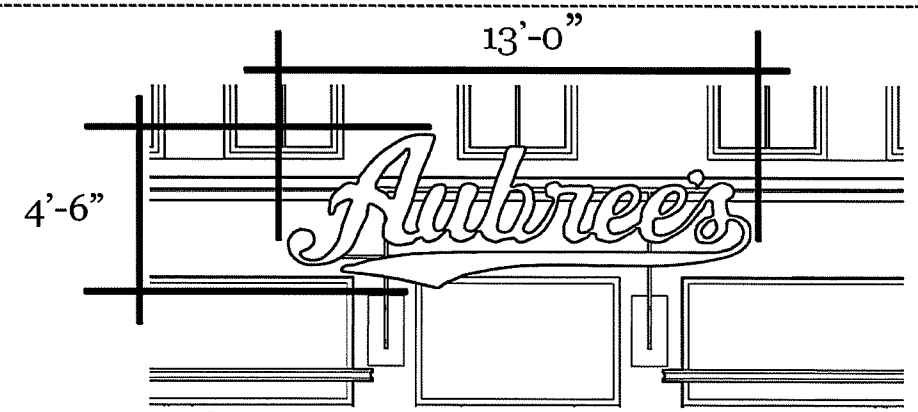
Sign will be mounted to the sign structure, which will be mounted to the metal stud structure, which will be anchored directly to the surface of the existing wood, into the building structure.

The sign does NOT attach to brick.

16 GA Galvanized 6" Metal Studs will be anchored to the structure with a ½" DIA Anchor Bolt @ 16" O.C. The rear support bracket for the sign will be attached to the metal studs with anchor bolts.



Building Section



Hardware:

16 GA Galvanized 6" Metal Stud

½" DIA Anchor Bolt @ 16" O.C.

Rear Support Bracket for Metal/Acrylic "Aubree's" Sign

Final Building Enhancement

Aubree's is a significant part of the historical fabric of Depot Town.

The French family, through these proposed changes, will return the building to a more authentic state.

Final Building Before & After Images

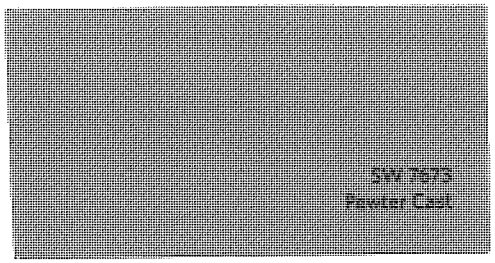
1940

Before

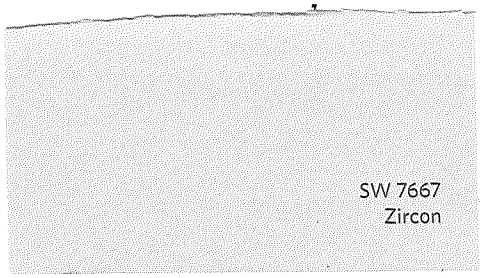
After

Materials
Paint

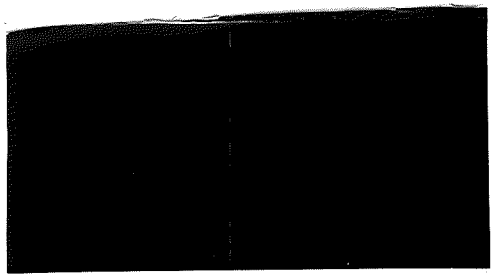
Body: SW 7673 Pewter Cast



Trim: SW 7667 Zircon



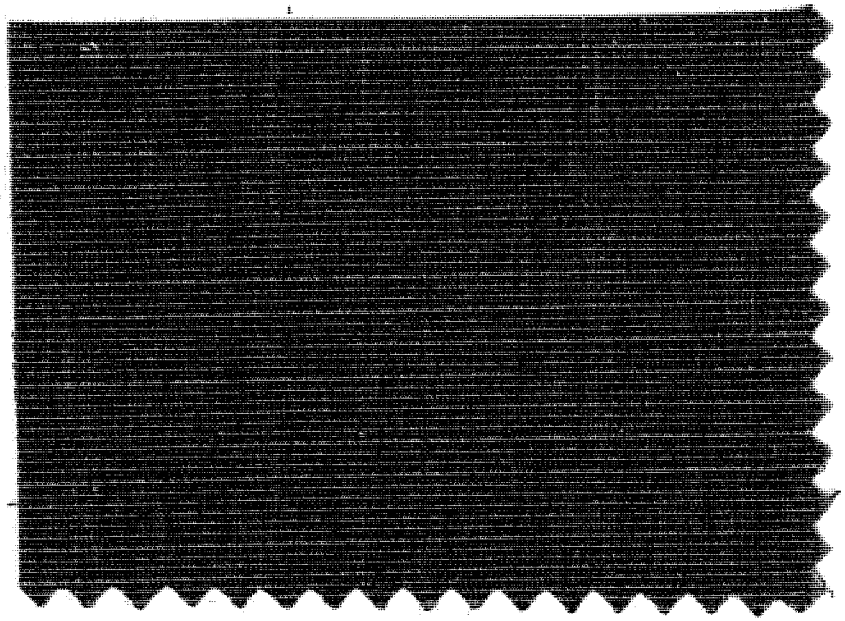
Accent 1: SW 7069 Iron Ore



Accent 2: SW7007 Ceiling Bright White

Materials Canopy & Glass

Canopy: Sunbrella 4897-0000 Silica Charcoal



HDC Work Permit Staff Review

Property address: 76 N. Huron

Date of Review: January 5, 2017

Date of Meeting: January 10, 2017

Proposed work: Removal of concrete block from old window opening and installation of casement window to replicate original window that was removed in the 1970s.

Materials: TBA, paint to match previously approved paint scheme for front façade windows.

Staff review:

1. Applicant was advised to provide detailed information regarding window type at meeting including dimensions, material, etc.
2. Applicant was also advised to provide proof that replacement window replicates original window that was removed.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#3, #5, #6, #10

Recommended Motion:

Motion to approve the removal of the concrete block from the old window opening and to install a casement window to replicate the original window.

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.

RECEIVED
DEC 22 2016
CITY OF YPSILANTI
BUILDING DEPARTMENT

PHDC-160112

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 prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address
76 North Huron St

Applicant

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

Name		
Barry LaRue on behalf of Riverside Arts Center		
Address		
302 Oak St.		
City	State	Zip
Ypsilanti	MI	48198
Phone / Fax	E-Mail	
734-320-6418	blarue@umich.edu	

Contractor

Contractor Name & Contact Info
Phoenix Contractors, Golfside 734-487-9640

Type of work

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

Complete Description of Proposed Work:

On north face of building -
Remove concrete block from old window opening and install a casement window to visually replicate the original (removed in 1970).

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

Paint to match previously approved paint scheme for front facade windows.

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:
$2,500	$35 + _____ =

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: 12/22/2016
Print Name: Barry LaRue	

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

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

HDC Work Permit Staff Review

Property address: 25-27 N. Washington

Date of Review: January 5, 2017

Date of Meeting: January 10, 2017

Proposed work: Installation of a guard rail at the rear of 25 N Washington, second floor at the emergency exit for apartment #3.

Materials: Posts and top rail: 1 ¼" square steel
Bottom rails: 3/8" x 1 ¼" flat steel bar
Pickets: ½" square steel
Rails to be painted a the direction of the HDC.

Staff review:

1. A Certificate of Occupancy of Occupancy inspection on December 5, 2016 required a guard rail from the apartment exit to the existing stairway.
2. Before proceeding with work, applicant must seek the appropriate building department permits.

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

Recommended Motion:

Motion to approve a guard rail from the apartment exit to the existing stairway at the rear of the second floor emergency exit of 25 N Washington. The guard rails will be made of steel and will be painted...

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 21564

RECEIVED
JAN 03 2017
CITY OF YPSILANTI
BUILDING DEPARTMENT

PHDC-17-0001

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 prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address
25-27 N. Washington

Applicant

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

Name		
David Hamilton		
Address		
7846 Ramblewood		
City	State	Zip
Ypsilanti	MI	48197
Phone / Fax	E-Mail	
Home 734-485-8049 Cell 734-645-3535	dave@ypsi.com	

Contractor

Contractor Name & Contact Info
Dan Parrotte, fabricator 734-649-8077

Type of work

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

Complete Description of Proposed Work:

install a guard rail where there never was one at the rear of 25 N Washington, second floor, emergency exit for apartment #3. The exit from the apartment goes onto a roof over an addition, and continues down an existing steel fabricated stairway.

A certificate of occupancy inspection December 5, 2016 requires a guard rail from the apartment exit to the existing stairway, some 17' of length in two sections. I propose to have the guard rail fabricated of steel, primed, and installed by contractor Dan Parrotte. It will be painted in the spring at the direction of the HDC.

There would also be a 4' section from the existing stairway to the building, protecting the opening over the stairwell to the basement.

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

Posts and top rail: 1 1/4" square steel
Bottom rails: 3/8" x 1 1/4" flat steel bar
Pickets: 1/2" square steel

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: $2,000	Permit fee: $35 + 0 = $35.00

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: 12-27-16
Print Name: David Hamilton	

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

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

PHDC-17-0001

PROPSOED RAILS FOR APARTMENT #3 EMERGENCY EXIT

PROPSOED RAILS FOR APARTMENT #3 EMERGENCY EXIT

42" ABOVE WALKING SURFACE, PICKET SPACING TO CODE, PAINT COLOR AT DIRECTION OF HDC

PROPSOED RAILS FOR APARTMENT #3 EMERGENCY EXIT

PROPSOED RAILS FOR APARTMENT #3 EMERGENCY EXIT

42" ABOVE WALKING SURFACE, PICKET SPACING TO CODE, PAINT COLOR AT DIRECTION OF HDC

City of Ypsilanti
Community and Economic Development
January 2017

2016 Annual Report
Historic District Commission
Ypsilanti, Michigan

INTRODUCTION

The Historic District Commission of the City of Ypsilanti is governed by the Michigan Local Historic Districts Act, State of Michigan Public Act 169 of 1970, and by Chapter 54 of the City of Ypsilanti Code of Ordinances.

MEMBERSHIP

Anne Stevenson, Chair
Hank Prebys, Vice-Chair
Mike Davis
Erika Lindsay
Alex Pettit
Ronald Rupert
Jane Schmiedeke

COMMISSION AND STAFF

Throughout 2016, the Historic District Commission (HDC) continued meeting on the second and fourth Tuesday of each month at 7:00 p.m. in the City Council Chambers.

The HDC was staffed by interns Haley McApline, through August, and Yasmin Ruiz, beginning in September, and by Associate Planner Cynthia Kochanek. In the HDC Assistant role, they worked 15-20 hours per week performing various administrative tasks to enable the Historic District Commission to fulfill its responsibilities under the Historic District Ordinance. Staff responsibilities included reviewing Historic District Work Permit Applications prior to meetings; corresponding with applicants; preparing meeting agendas, commission packets, and minutes; property monitoring; and preparing reports, as needed.

The Commission continued to provide prompt review of applications. Applications are collected from the Building Department and reviewed by staff for completeness. Incomplete applications are addressed through email or phone correspondence with the applicant, requesting additional information be provided prior to the meeting. If that information is not provided, the application is returned to the applicant. Staff reviews are written for each application and are designed to address issues and to fill in gaps with the applications. These staff reviews are included in the meeting packets. Meeting packets are then posted on the City of Ypsilanti's website and emailed to the Commission by the Friday prior to each meeting.

The HDC Assistant attends each HDC meeting in order to take minutes. After the meeting, the HDC Assistant writes decision letters and drafts the official minutes. The draft is then forwarded to the HDC Chair for review. The turnaround time for this process, from application submittal to mailing of decision letters, generally takes about

DRAFT

two weeks; however, the approvals are provided to the building department the day after the meeting to expedite the work.

Potential applicants are encouraged to bring projects to the Commission as study items before the formal submission of a Work Permit Application. This allows the Commission to provide feedback to property owners at a conceptual stage, clarifying expectations and allowing for a more predictable final review.

INITIATIVES

HDC Application Revisions

A new application format and application checklist to help applicants understand what is expected of them when applying was implemented in early 2016 to streamline the application process.

New Owner Outreach

"New Owner" mailings occurred quarterly in March, June, September, and December.

This Place Matters / Michigan Places Matters

Photos were taken at the Towner House in Ypsilanti featuring members of the HDC, City staff and members of the local historic foundations as part of the National Trust for Historic Preservation's "This Place Matters" campaign. The photos were placed in circulation on social medial and sent to MHPN to be included in their "Michigan Places Matter" campaign.

Vinyl Resolution

The HDC updated the vinyl resolution making it clearer to homeowners that vinyl windows will only be allowed in the Historic District in very rare instances.

Photo Survey

An update to the district-wide photo survey began at the end of 2016 and is expected to be completed in 2017. All properties in the Historic District will be included.

Realtor Outreach

A new realtor outreach program was initiated in which postcards were sent to the realtor of any property that was listed for sale in the historic district advising that the listed property is in the district and what that involves for potential owners.

APPLICATIONS

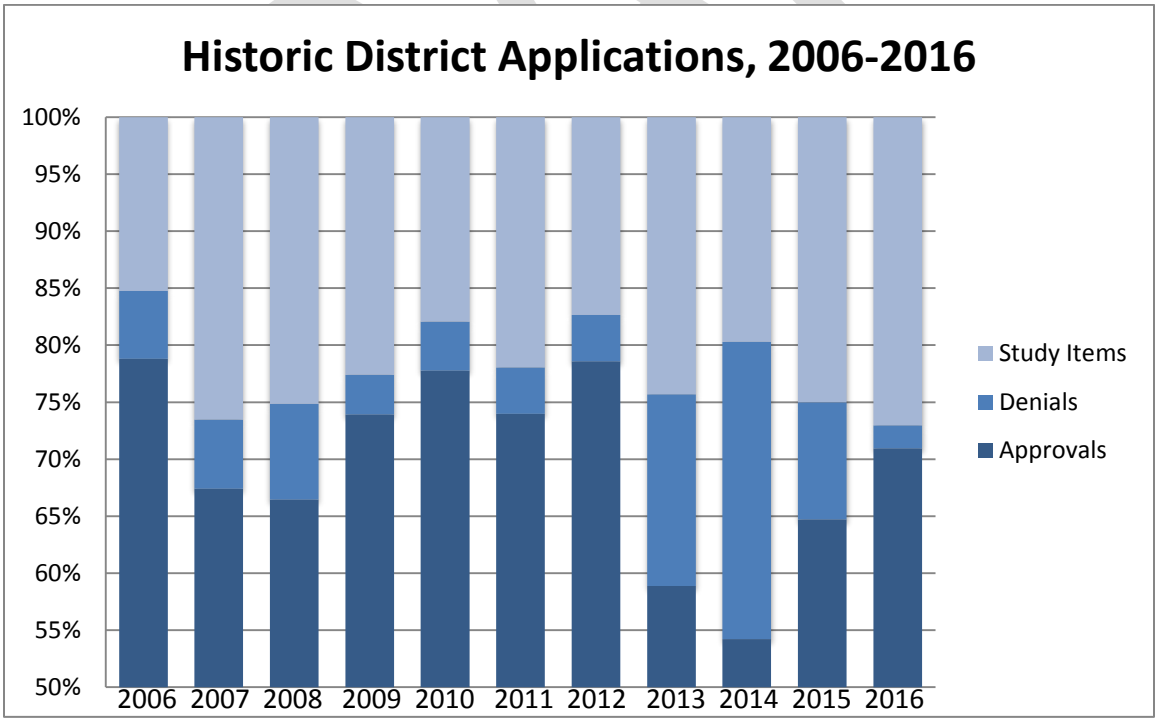
The number of applications received this year closely matched the amount received in 2015, which was the highest amount received since 2007. The number of study items was also the highest it has been since. The lower amounts of applications in recent years reflect the impact of economic issues. The ambitious scope of many of the approved projects reflects the commitment of residents and businesses to the improvement of the local community. The number of applications and actions taken is depicted in the table below.

DRAFT

Historic District Commission Actions, 2011-2016

	2011	2012	2013	2014	2015	2016
Approved as submitted	51	44	62	54	79	69
Approved with modifications	15	10	6	25	15	14
Approved administratively	11	9	9	9	11	13
Amended approvals	5	2	2	3	1	4
Denied: lack of information	1	2	0	0	3	1
Denied: inappropriate	3	3	5	5	0	5
Total Action Items	**103**	**70**	**84**	**96**	**109**	**106**
Study Items	17	26	28	34	40	42

To illustrate the number of projects within the Historic District this year as compared to the past ten years, the chart below depicts HDC Work Permit application activity from 2006 through 2016.



MAJOR PROJECTS

The Historic District continued to benefit from investment over the past year. Some of the significant projects are summarized here:

- Ypsilanti Freighthouse- Major interior work was completed in order for the building to move toward obtaining a temporary certificate of occupancy and opening to the public. Bathrooms were added to the interior, the floors were finished and heating and plumbing were installed. New signs and solar panels were also installed on the property.

- 106 Michigan Ave- The existing storefront was demolished and replaced with a new, aluminum storefront brought flush with the sidewalk.

- 539 Maple Court- The HDC approved a solar panel installation for the south side of the roof on the main structure.

- 600 N. River – The main entry stair to the building was repaired and replaced. Work was approved in such a way to save the owners an estimated $12,000.

Demolitions

In August of 2016, the HDC approved the demolition of an accessory structure (a garage) at 111 Maple St. The HDC agreed that the garage was of no historical significance, and was deemed a safety hazard by the City of Ypsilanti. The garage was ultimately demolished in the fall of 2016.

Appeals

An appeal was filed with the State Historic Preservation Review Board in 2016 by Barnes and Barnes for a denial by the HDC. The appeal was settled with the City prior to the court date and the appeal was subsequently withdrawn.

Looking Forward

2017 should be an exciting and eventful year for the historic district and the commission. The temporary Certificate of Occupancy should be issued in mid-January for the Ypsilanti Freighthouse and the building should be open to the public by late January 2017. Construction will continue in the summer to finalize the outstanding construction needed prior to a permanent Certificate of Occupancy being issued. Once open, the Ypsilanti Freighthouse will offer a unique event venue in the heart of Ypsilanti.

Staff will also be making necessary updates and revisions to current HDC Fact Sheets, as well as producing new Fact Sheets to better inform the public of the HDC's design guidelines. Minor modifications will be made to the HDC Work Permit Application to streamline the application process.

DRAFT

SUMMARY

Although of varied scope and scale, the projects completed throughout 2016 are excellent examples of the continued preservation efforts of property owners within the Ypsilanti Historic District. Commendation by the City is due to these owners for their substantial contribution to the community as they continue to support the efforts of the Historic District to beautify the district and preserve the heritage of Ypsilanti's built environment.

This report adopted at the January 24, 2017 regular meeting of the Historic District Commission and respectfully submitted to the Ypsilanti City Council.

_____ _____

Anne Stevenson, Chair — Date
Historic District Commission

_____ _____

Yasmin Ruiz, Historic District Assistant — Date
Community & Economic Development Department

DRAFT

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
ONE SOUTH HURON STREET
YPSILANTI, MICHIGAN 48197

2017 CALENDAR OF MEETINGS

The regular meetings of the City of Ypsilanti **Historic District Commission** for the year of 2017 will be held on the **second and fourth Tuesdays of each month,** unless a holiday falls on that date, with no meeting on the fourth Tuesday in December. Unless otherwise indicated, meetings will start at 7:00 p.m. in the City Hall Council Chambers (first floor) at One South Huron Street, Ypsilanti, Michigan.

Dates for the 2017 HDC meetings are as follows:

January 10	January 24
February 14	February 28
March 14	March 28
April 11	April 25
May 9	May 23
June 13	June 27
July 11	July 25
August 8	August 22
September 12	September 26
October 10	October 24
November 14	November 28
December 12	

The City of Ypsilanti encourages persons with disabilities to participate and will provide necessary reasonable auxiliary aids and services, such as signed for the hearing impaired, Limited English Proficiency (LEP) services, and audios of printed materials being considered at the meeting to individuals with disabilities upon two (2) days notice to the City. Individuals with disabilities requiring auxiliary aids or services should contact the City by writing or calling the following:

City Clerk's Office
One South Huron Street
Ypsilanti, Michigan 48197-5420
(734) 483-1100

All persons are welcome to attend. For further information on the Historic District Commission, contact the Planning and Development Department at the above address, or 734-483-9646 or www.cityofypsilanti.com/hdc.

CITY OF YPSILANTI

HISTORIC DISTRICT COMMISSION

MINUTES DECEMBER 13, 2016

CALL TO ORDER AND ROLL CALL

Anne Stevenson	Chair 7:00 PM
Meeting Location:	Council Chambers, 1 S Huron St.
Commissioners Present:	Jane Schmiedeke, Hank Prebys, Mike Davis Jr., Alex Pettit, Ron Rupert, Erika Lindsay, Anne Stevenson
Commissioners Absent:	None
Staff Present:	Cynthia Kochanek, Associate Planner Yasmin Ruiz, HDC Assistant

APPROVAL OF AGENDA

Motion: Prebys (second: Rupert) moves to approve the agenda as amended to add 114 N River as a study item.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—NONE

OLD BUSINESS

39 E. Cross

**Application is for awning, window glass and sign replacement; painting.*

Applicant: Andrew French - Owner (absent).

Discussion: Stevenson: States the applicant submitted a new reduced sign and they omitted the "pizzeria" lettering. The size is thirteen by four inches. States that she does not have a problem with the size of the sign but the brightness is her main concern.

Davis: States that Aubree's is attempting to take the façade back to its historic past but this sign is doing the exact opposite. Even with the reduction in size the sign just does not fit. States that the rest is great.

DRAFT

Prebys: Asks about the argument that it is removable.

Lindsay: Also states that the cotemporary designs must also be compatible.

Stevenson: States that in the end we must go back to the standards and ask what is and what isn't compatible.

Pettit: States except for this one thing it is not compatible. It is like nothing else in the district.

Lindsay: States she appreciates that they want the sign to go over the door way but the internally lit sign feels out of proportion with the overall dimension with the façade.

Davis: Asks if they came back and didn't light; everything was the same but the letters were pained would that be ok.

Prebys: States that still would not be compatible.

Schmiedeke: States it would not meet their need for advertising at night.

Stevenson: States the issues is the lit sign because that may change the entire design.

Lindsay: States that we should recommend to the applicant that everything else in the application is acceptable except for the sign. We need additional information before we can approve the entire information.

Davis: States that if are going to talk about the relocation if it is going to break the signboard plane we should make it slightly smaller. It is still very large because if it is almost in the signboard sticking out a little bit it should be addressed.

Pettit: States the issues are location and the lighted sign.

Motion: Lindsay (Second: Prebys) Moves to table the application of 39 E. Cross citing we do not allow a lighted sign of this manner and the sign should not break that far out of the signboard and should not break the horizontal elements of the façade. The placement and the backlighting are the only concerns.

Secretary of the Interior's Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carries.

NEW BUSINESS

8 N. River

**Application is for the removal and re-building of fire-damaged areas.*

DRAFT

Applicant: Phillip Meyers – Owner, Robert Hopps – Contractor (present).

Discussion: Hopps: States the NE corner of the building suffered a fire. Essentially what we are proposing is to put the building back together the way that it was. States staff asked for examples of the siding to be brought to the meeting *shows examples of siding.* States the roofing shingles are three-tab black, which is what is on there now. The gutters are half-round. The windows will be wood and will follow all HDC rules. States they were at the HDC meeting two years ago for work on the front of the house and has pictures of the door in the front. Asks if the back door has to match the front door because it was a very expensive door system.

Stevenson: Asks what the current door is in the back of the house.

Hopps: States it was a flush slab door. States they have to replace that door. Asks if they could use a steel energy-efficient door on the back of the house.

Lindsay: States she would not have a problem with a steel door on the back of the house. States it would be fine as long as they cannot see it.

Pettit: States they have approved steel doors in the past.

Schmiedeke: States that the railing on the back deck needs to match the porch fact sheet.

Hopps: Asks if the type of railing that can be used is specified on the porch fact sheet.

Staff: States that some examples are shown on the fact sheet.

Stevenson: States that the rails appear to be acceptable.

Hopps: Asks if the balusters need to be turned.

Stevenson: States they do not. They just need to sit in the bottom rail because it looks like they go below the bottom rail. States she is ok with a flush steel door at the back and asks for the opinion of the other commissioners.

Prebys: States he is fine with the flush steel door.

Stevenson: Asks if all the other repairs will be done with like materials. Asks if the wood window will be replaced with a similar wood window.
Hopps: States they will be.

Rupert: States the applicant has the option to use an aluminum-clad wood window in order to preserve the window better.

DRAFT

Stevenson: Asks if the security light and the half-round gutters will be the same as what was originally there.

Hopps: States they will all be the same.

Motion: Prebys (second: Pettit) Move approval for the application for work at 8 N. River. For the removal and replacement of the north-east corner of the building which will be replaced with like shingles and roof. The gutters are to be half-round and downspouts to match the rest of the building. The back deck and steps will be replaced according to the porch fact sheet. The rear door may be flat slab steel and the window may be wood or aluminum-clad wood at the owner's discretion. All materials will be the same as existing.

Secretary of the Interior's Standards:

#5 – Preserve distinctive features.
#6 – Repair, don't replace. Replacements shall match original.
#9 – Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

513 N. Washington

**Application is for fence replacement.*

Applicant: Mr. Simms – Owner (present).

Discussion: Simms: States that he would like to replace his fence. The wire fence is very old and falling apart and is most likely from the 1940s. On one side he would like to add a privacy fence to attach to his neighbor's fence that already exists. States he would also add a 12' gate on the side of the house to an existing fence.

Schmiedeke: States she is hesitant to approve a chain-link gate.

Stevenson: States she is also hesitant.

Prebys: States that the fencing is fine but there are questions about the chain-link gate at the entrance of the driveway.

Simms: Asks what would be more appropriate.

Prebys: States that wood would work or anything besides chain-link.

Stevenson: Suggests something that would match the dog-eared fencing.

Simms: States it was chain-link in order to match the neighbor's existing fence. That would be where the driveway is. States it would be just one gate on the driveway side.

DRAFT

Stevenson: States they normally do not permit chain-link fence. States that if the gate would be wood that when the other chain-link fence is removed it would be replaced with wood to match the new dog-eared fence and gate.

Lindsay: States that the gate does not have to be a privacy fence.

Simms: States he prefers a privacy fence since he intends to get a puppy.

Pettit: States that they do approve wire fencing and that another alternative could be a tighter, smaller frame with less material involved and a lighter gate.

Davis: States that this is a good compromise.

Simms: Asks if anything besides a chain link would be acceptable.

Prebys: States that the wooden fence needs to be stained or painted and if stain is used it must be opaque. Raw wood is not permitted.

Motion: Pettit (second: Stevenson) moves approval for the application for work at 513 N Washington to include the replacement of existing chain link fence with new six foot dog-eared pressure treated wood plank fencing as shown in the submitted diagram. Fence to be painted or opaque stained to be used that complements adjacent structure. Work to also include the addition of a five foot gate across the driveway. Construction to be either wood gate in similar style to the fencing or a metal wire style gate or wrought iron. Chain link fencing would not be appropriate.

Secretary of the Interior Standards:
#3 – Do not imitate earlier styles.
#5 – Preserve distinctive features.
#9 – Contemporary designs shall be compatible and shall not destroy significant original material.
#10 – New work shall be removable.

Approval: Unanimous. Motion carries.

64 N. Huron
**Application is for window replacement*

Applicant: Matthew Craven - Marvin Window Rep, Contractor (present).

Discussion: Stevenson: States that this is an amendment to a previous application. States that now the applicant would like to do a full-frame replacement of the twelve windows instead of the sash packs that were previously approved due to lead.

Craven: States that is correct. States that after further research the paint on the sash and the frame is lead and cadmium based. DTE has requested that

DRAFT

all of it be removed and new windows be installed. States that he has slides on the topic to show the Commission.

shows slide show
Craven: The slide shows the existing conditions. States they wish to make not only aesthetic improvements but safety improvements as well. Some of the glass is falling out and the windows are falling out. DTE wants to do a full replacement. Some potential issues with the renovations would be that they would just be re-caulking that and paint it. If they do a full-frame replacement they can repair and mitigate any future issues with leaking and water damage. The full frame replacement is one of the approved options that the HDC provides. The dimensions showed here very closely replicate the existing dimensions so they will stay historically accurate.

Craven: States he was not able to get an exact measurement of the casing but was able to go to an existing building and used a contour device to measure that casing. He compared them to their catalog of historic casing and found one that is an almost exact match which is the Thorton casing. By using this casing they will be able to maintain the historic value going with the full-frame replacement.

Craven: There is an ogee-lug that they will be able to emulate by doing the full-frame replacement. Those are the main three concerns and they can properly address them and keep the historic value. The next item is color. They have a stone white (a brighter white) and a sierra white which is closer to the original. There is an evergreen that was partially applied by a previous tenant but was abandoned. There is copper paint on the bottom that was recently applied and a Bahama brown on the barn doors. *shows slide* On the upper-right there is a window that was facing the exterior ally but is now on the interior so it has been wonderfully preserved after they filled in the alley. The color is Hampton Sage on that window and is on the neighboring building across the street. By keeping this color they would accurately maintain the historic feel of the building as this was most likely an original color. This last slide shows our recommendation which is the full-frame replacement using the Thorton casing, the ogee-lugs and the Hampton Sage exterior.

Rupert: Asks where the covered window is located.

Craven: States the building was originally two buildings in the 1950s and there was an ally in the middle and it was made into one building at some point after that.

Phillips: States the window is on the inside of the ally which is now covered. It once faced the exterior but has been covered for many years by the new wall.

Craven: States the window has not seen weather in many years.

Stevenson: Asks if there are any questions about the project.

DRAFT

Motion: Prebys (second: Pettit) moves approval for the amendment to the previous application at 64 N. Huron to include a full-frame replacement of the windows with the Thorton casing and ogee-lug. Color to be Hampton Sage.

Secretary of the Interior Standards:
#2 – Do not destroy original character.
#9 – Contemporary design shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

114 N. River
**Application is for window replacement*

Applicant: Matthew Craven - Marvin Window Rep, Contractor (present).

Discussion: Craven: *shows slideshow* States that this slide depicts the existing conditions. On the left side there are vinyl replacement windows that were put in ten years ago. There are currently 22 vinyl replacement windows and two original wood windows. The next slide shows some existing conditions. There is about three-and-a-half inches to where the glass is where the edge of the frame. His recommendation is as Ultimate insert double-hung. The reason he is discussing insert replacement would allow them to gain glass real estate. It would allow them to keep the exterior and interior trim. The client is S.O.S. and this would allow them to have aluminum-clad wood windows which would give them more glass, would allow them to operate more efficiently and would fit in with their budget. Since they will be going from vinyl to aluminum-clad wood windows the size of the glass would not shrink it would actually become bigger, making them more historic. The next slide shows the available colors; it would be up to the HDC for any recommendations. The final slide shows the applicant's recommendation which is an aluminum clad Ultimate double-hung in a color recommended by the HDC.

Stevenson: Asks if there are any photos of the original wood windows.

Craven: *shows examples on the slides.*

Stevenson: Asks the dimensions of the windows in terms of the casing around them.

Lindsay: Asks if the original windows are also being replaced.

Craven: States that they are all being replaced.

Schmiedeke: States they are considerably smaller.

Lindsay: States they do not appear operable.

DRAFT

Craven: Agrees that they are not operable.

Lindsay: Asks if he will be replacing them with like.

Craven: States that they will be replaced like-with-like, not a double-hung.

Rupert: Asks for more information about the Ultimate Insert Double-Hung replacements.

Craven: States that it is an insert replacement window and since they are going with a stronger substrate they can get a narrower style and frame which allows for a stronger window in a smaller space.

Rupert: States that the vinyl windows are already starting to deteriorate. Asks why not use a sash pack in order to get more window space and go back to the original size since the frame is already there.

Craven: If they go to the sash packs some of the concerns are, especially with an aluminum-clad sash pack, is abrasion if it is not totally square in the frame. It also costs less to install. This system is more efficient, more user-friendly and easier to install. And this is why it was part of their recommendation. They had been a study item at an earlier meeting and had proposed protruded fiberglass which was declined. S.O.S. was able to find more money in their budget and have tried to make this work for them.

Pettit: Asks what this inserts into.

Craven: *points to the slide.* All of this will be coming out so there will be a frame around here. All of the vinyl will be coming out. They will put in a wood frame and a wood window.

Lindsay: Asks if they will be pulling all of the vinyl out.

Craven: States they will be removing it all.

Stevenson: States it is good that all of the vinyl will be removed.

Prebys: States he is in favor of this just to get rid of all the vinyl.

Craven: States the other option is they go back and rip this out but now they would have to redo the siding and all of the trim and this puts it beyond their budget.

Stevenson: States that this would be a good opportunity to return the windows back to their original size and that is what she would ultimately like to see for the building but understands the budgetary concerns. The main issue now is to remove all of the vinyl.

Davis: Asks, in their estimation, what is the difference in the size of the glass if they were to do a sash pack.

DRAFT

Craven: States they would gain about a quarter inch.

Prebys: Asks that the color recommendation is up to the Commission.

Schmiedeke: Asks that the outer frame will still be there and will still be white.

Craven: Confirms that is the case.

Schmiedeke: States now is the chance to do the inner frame in a color.

Stevenson: Asks if there is a recommendation and states it would gave the house a more three-dimensional look.

Craven: States that the two metallic colors have a small upcharge.

Prebys: States that if they were thinking Mid-Century it would be a bronze or ebony.

Craven: States the Gun Metal and the Copper are the metallic colors.

Stevenson: States that the bronze would be their recommendation.

Pettit: Asks about the fixed-pane windows would be replaced with.

Craven: States they will always replace like with like.

Lindsay: States that they do not have dimensions of the two wood windows so they cannot know if they will have any reduction in glass size.

Stevenson: States that in the motion they can specify that there will be no loss in glass size because that is one of the big issues.

Motion: Rupert (second) moves approval for the application at 114 N. River. Work to include the replacement of 24 existing vinyl windows with aluminum-clad wood insert windows with a bronze finish. The two original wood windows replaced with the same aluminum-clad wood insert windows with no reduction in glass size.

Secretary of the Interior Standards:

#2 – Do not destroy original character.
#5 – Preserve distinctive features.
#6 – Repair, don't replace. Replacements shall match original.
#9 – Contemporary designs shall be compatible and shall not destroy significant original material.
#10 – New work shall be removable.

Approval: Unanimous. Motion carries.

DRAFT

101 S. Huron
**Application is for window replacement*

Applicant: Matthew Craven - Marvin Window Rep, Contractor (present).

Discussion: Craven: This building will use aluminum windows by the same distributor they are using on the octagon house. They had previously suggested aluminum-clad wood windows as a study item but this was declined in order to keep like with like. The current windows are inefficient picture windows. The proposed solution is thermally broken extruded aluminum windows. The recommendation is all aluminum to match in a clear anodized color.

Prebys: Asks if there is a change in glass size.

Craven: States that there will be. Currently the windows have a one inch frame but the new windows have a two inch frame. The two inch frames are thermally broken so when you look at the two inch it is essentially two one inch frame. The ones that are in place now are not and are terribly inefficient. You could go with a one inch frame but you will lose the thermal break and the price will go way up.

Prebys: Asks which windows will be replaced.

Craven: States all of them will, including the front façade.

Pettit: Asks if in the replacement window what will be removed.

Stevenson: States they will be adding an additional inch.

Pettit: Asks if the tops and bottoms will look a little bit slimmer.

Prebys: Asks if that is glass at the bottom of the pane.

Craven: State that it is metal panel at the bottom and that it will remain.

Stevenson: States that she is alright with the plans as presented.

Motion: Lindsay (second: Prebys) moves approval for the application at 101 S. Huron to include the full frame replacement of existing aluminum windows with aluminum replicating windows in a clear anodized color. The exterior finish to be painted in a clear anodized color.

Secretary of the Interior Standards:
#2: Do not destroy original character.
#9: Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion carries.

DRAFT

STUDY ITEMS

214 N. Huron

Applicant: Cheryl Farmer, owner (present).

Discussion: Farmer: Came into possession of antique cast-iron fencing. The home had at one time belonged to a building that the city had taken down on S. Huron St. that was once used as a police department. She has enough for about 80-85 fence elements. She would like to put them up in the front of her house. She believes they are the same style that was used on her house. She would like to put them in the front of her house.

Pettit: Asks how many feet of fencing this would give her.

Farmer: States it would give her about fifty feet of fencing.

Prebys: States that if she would need more fencing she would be able to cast some molds and then paint the additional elements.

Farmer: States that if money was no object it would certainly be an option!

Lindsay: Asks if she would do the walks as well as the front.

Farmer: States she did not think about that but would consider that.

Prebys: States that he thinks it's great.

Pettit: Asks if they bolt together.

Farmer: States they bolt together on the top and the bottom.

Schmiedeke: States that she can put them together any way she wants to really.

114 N. River

Applicant: Henry Clark, contractor (present).

Discussion: Clark: States that S.O.S has an interest has an interest in re-vamping the ramp and was also interest in putting in Portland cement or an asphalt cement parking lot. One question is the handrail is a bit of an issue. They would like to go with a railing material that would require less maintenance and a new railing.

Rupert: Asks if the current ramp is made of plywood.

Clark: States it is made of plank, he believes but he did not measure it. States it looks like it has been neglected for quite some time.

Stevenson: Asks what he would like to see the ramp made out of.

DRAFT

Clark: States possibly something composite. He will bring in samples to the next meeting.

Davis: States he has some concern to do to safety.

Pettit: States that it can be painted to give tread to composite.

Rupert: States that joists would have to be added to composite since composite is not as durable as wood.

Davis: Asks the Commission if they would allow composite for the ramp.

Stevenson: States that they would but it could cost three times as much as wood.

Clark: States they also want to spruce up the porch landing. The paint has come away a little bit. It doesn't appear to be unsafe. It's more of an aesthetic issue and not a safety issue.

Prebys: Asks the Commission if they have any strong feelings regarding the materials of the surface parking lot.

Schmiedeke: States she does not.

Prebys: States it could be concrete, gravel, or concrete.

OTHER BUSINESS

Property Monitoring

215 S. Washington: Staff states that the property is currently on the Dangerous Buildings list. Stevenson: Asks if he is currently being fined. Staff advises that he should be but is not currently paying any taxes on the property.

302 E. Cross: Staff states that the property is currently on the Dangerous Buildings list. Stevenson: requests that staff get an update on this property.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of November 22, 2016.

Motion: Prebys (second: Pettit) Moves approval of the minutes as submitted.
Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Lindsay (second: Prebys) moves to adjourn the meeting.
Approval: Unanimous. Motion carries.

DRAFT

MEETING ADJOURNED at 8:36 p.m.

DRAFT