



HDC Work Permit Staff Review

Property address: 100 W Michigan

Date of Application: June 2, 2020

Date of Review: June 3-8, 2020

Date of Meeting: June 9, 2020

Proposed work: New façade windows on the second and third floors.

Materials: Andersen E Series custom windows. Windows are wood-framed with composite cladding.

Staff review:

1. The applicant proposes to remove the non-historic vinyl windows on the façade second and third floors and replace with custom-built windows that are similar to those in-place historically.
2. The widow replicates the original central mullion flanked by two double-hung sashes. The mutin grille pattern is replicated as well.
3. The original windows were arched. The arched opening was discussed at the May 26 meeting as a study item. The HDC seemed open to having a rectangular window placed within the remaining arched openings.
 - a. A similar window treatment was implement on the façade second floor of Thompson Block (400 N River).
4. Masonry will be repaired infilling the arched openings.
5. Several types of grill installations and trim patterns were submitted with the spec sheets. The applicant is to clarify to the HDC which will be implemented.
6. The original application included ornamental window pediments. The applicant has voluntarily removed those from the application per staff recommendation, as they were not historically appropriate.

Recommended Motions:

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 or power washing.

8. Preserve archaeological resources.

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

10. New work shall be removable.

Move to approve and issue a Certificate of Appropriateness for the work at 100 W Michigan, as submitted in the application dated June 2, 2020 for replacement of the façade second and third floor windows with custom Andersen E Series windows as specified.

Relevant Secretary of the Interior's Standards:
#5, #9

Prepared by:
Scott E. Slagor, Preservation Planner



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

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

100 W Michigan Ave Ypsilanti MI 48103

Applicant

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

Name

Conor Doran

Address

City

State

Zip

MI

48103

E-Mail

Contractor

Contractor Name & Contact Info

O'Neal Construction C/O Tim Stout tstout@oncalconstruction.com

Type of work

Roofing

Window/Door
Replacement

Porches

Sign

Fence (or other sitework)

Painting

Other

Application Amendment

Complete Description of Proposed Work:

Windows replacements on Michigan Ave facade.

Remove existing vinyl windows

Remove exterior metal trim and 2x4 mounts surrounding each window

Tuck point and repair rectangular window opening.

Fill in arch of 3 of the windows with masonry. Currently 9 of 12 are already filled in with masonry.

Install new custom Anderson windows per specs provided.

Install new pediments above each window per specs provided.

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

Permit Application Fee (action items only)

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

Construction Cost:

\$100,000

Permit fee:

\$45 + 165

= \$210

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:

6/2/20

Print Name:

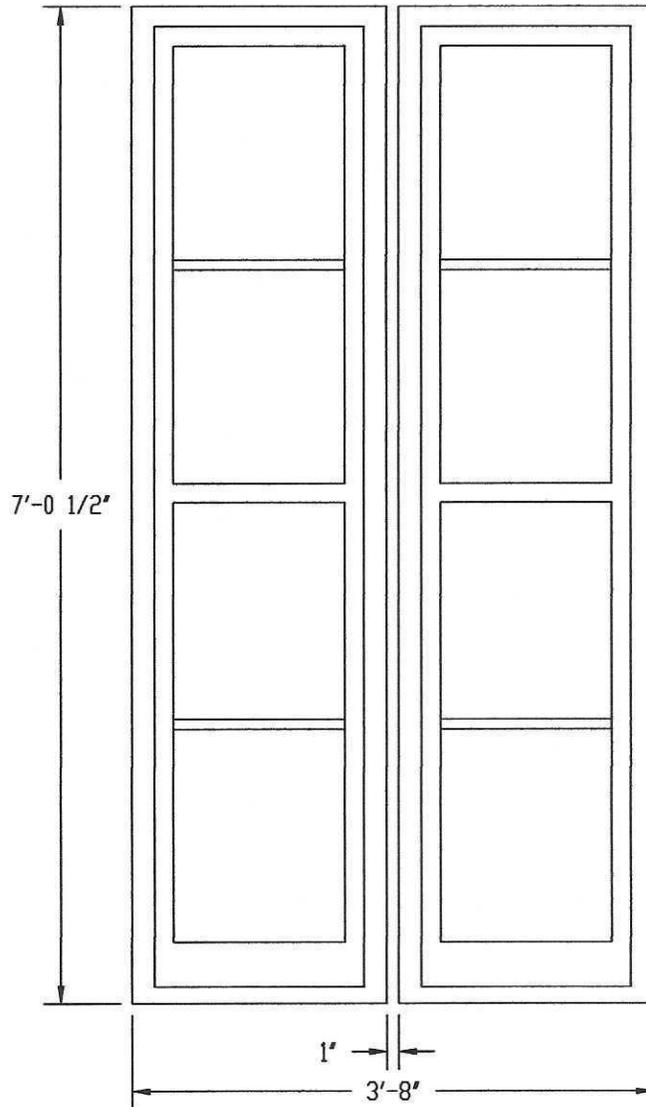
Conor Doran 100 Michigan ventures LLC

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

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

Note: Any representation of muller units is provided to show aesthetics only. It remains the responsibility of a building professional to determine the proper design of muller to provide sufficient structural strength for load bearing and wind resistance considerations.

VIEWED FROM EXTERIOR
GRILLE TYPE:



Line 3

*** EXTERIOR VIEW ***
 T7 Talon Double Hung
 AFS = 1'-9 1/2" x 7'-0 1/2"
 7/8" KD Grille (Traditional)
 Contemporary Glass Stop
 Tag: Standard rectangle shg

CUSTOMER SIGNOFF DRAWING

Customer Approval:

Date:

OrderTrack# 25935672

Drawn By: SMW

Date Drawn: 5/21/2020

DRAWING #

Andersen.
ARCHITECTURAL
COLLECTION



E-SERIES
WINDOWS & DOORS

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148376 B

REVISION # 1

DOUBLE-HUNG WINDOW

FEATURES

DOUBLE-HUNG WINDOWS

FRAME & SASH

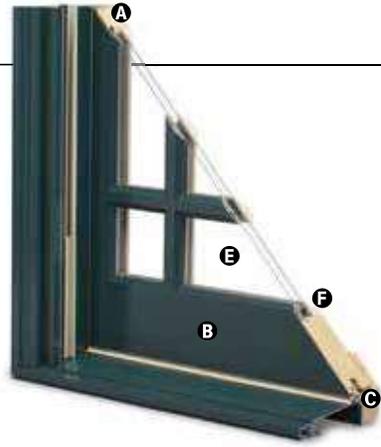
A Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany, maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory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

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

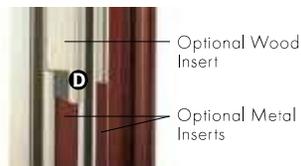
Optional vinyl installation flanges are pre-applied into a kerf on the frame exterior to facilitate installation. Optional aluminum flanges or metal installation clips are available.

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

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



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



GLASS

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

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

HARDWARE

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

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

HARDWARE OPTIONS



Lock



Sash Lift

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

Windows with VeriLock® sensors use a different sash lock. See the next page for details.

HARDWARE FINISHES



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

EXTERIOR & INTERIOR OPTIONS

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

INTERIOR WOOD SPECIES



Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

All factory-finished options are shown on pine.

FACTORY-FINISHED INTERIORS



Painted options available on pine. Dark bronze and black painted options available on pine or maple.

Anodized silver painted option available on maple only.

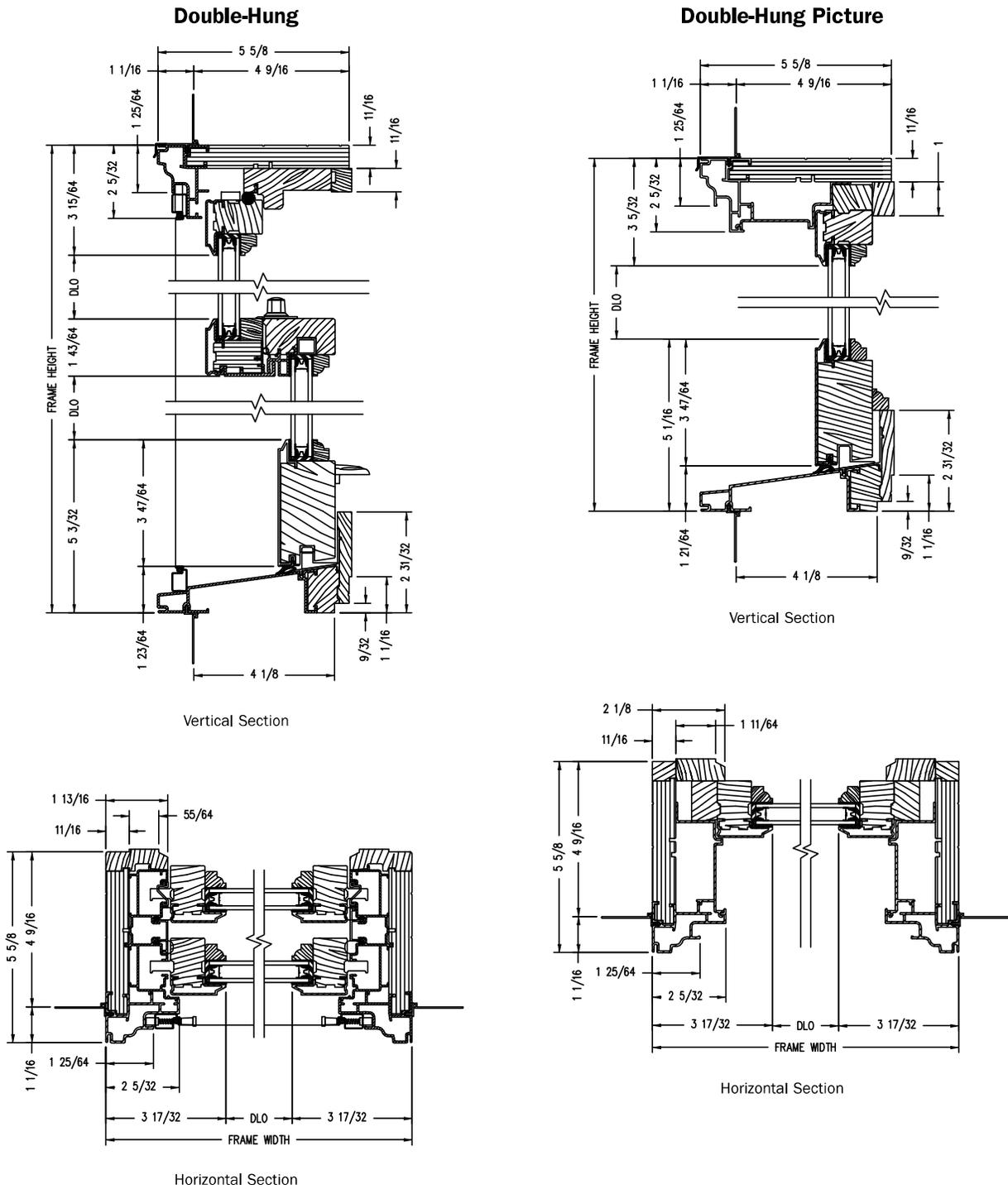
Interior custom stains, paints and color matching available.

INTERIOR PAINTED OPTIONS



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

Double-Hung Windows



Shown with ovolo (colonial) glass stops.

PROPER INSTALLATION AND MAINTENANCE OF E-SERIES PRODUCTS IS ESSENTIAL TO ATTAIN OPTIMUM PERFORMANCE AND OPERATION. WRITTEN INSTALLATION INSTRUCTIONS THAT PROVIDE GUIDELINES FOR PROPER INSTALLATION ARE AVAILABLE BY VISITING ANDERSENWINDOWS.COM. CUSTOM SIZES ARE AVAILABLE. CONTACT YOUR LOCAL SUPPLIER FOR MORE INFORMATION. DRAWINGS ARE NOT TO SCALE.

EXTERIOR & INTERIOR TRIM OPTIONS

Details take your project from ordinary to extraordinary. The perfect finishing touches make every window and patio door an irreplaceable part of any home or commercial building. We offer the trim and accessory metals that make the final details of your project easier to complete and more beautiful to look at.

EXTERIOR TRIM

Designed to add depth and traditional appeal, our exterior trim options extend outward from the window or door frame, casting a shadow line consistent with true historical applications. Choose from our extended selection of flat and profiled casings, brick mould casings and sill nose. Match or contrast the trim with your windows and doors in any of our 50 exterior colors, custom colors and anodized finishes.



3 1/2" backband and bead casing and 1 1/2" sill nose shown on casement



3 1/2" flat casing shown on hinged inswing patio door



2" brick mould and 1 1/2" sill nose shown on casement



3 1/2" brick mould and 1 1/2" deep sill nose shown on double-hung

INTERIOR TRIM COMPONENTS

Extension Jambs

Pre-installed, dimensional extension jambs save time on jobsites and help enable a perfect installation. Available in all wood species, extension jambs can accommodate a wide variety of wall conditions.



Drywall Returns

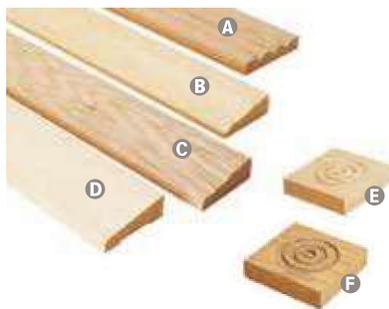
We offer drywall returns in three depths:

1 1/16", 3/16" and 7/16"



Wood Casing

A subtle touch around the perfect window or door makes your view even more special. Choose from four different casings and add plinth blocks at the corners for just the right touch of detail.



- A** 1/2" x 3 1/4" Fluted Casing
- B** 1 1/16" x 2 1/4" Colonial Casing (WM366)
- C** 1 1/16" x 2 1/4" Colonial Casing (WM356)
- D** 1 1/16" x 2 1/4" Ranch Casing (WM324)
- E** 2 1/2" Plinth Block
- F** 3 1/2" Plinth Block



Facing north to facade



Facing northwest to facade and east elevation



Facing southwest to north and east elevations





DAVIS & KISHLAR.

YPSILANTI, MICH, No 306



LANDY'S
FURNITURE

NO LEFT TURN

CRANE RENTALS
STEEL ROOFS INSTALLED
YPSILANTI STEEL FABRICATION CO

FAMILY DEPT. ST.

NEWS - HOME - BOOKS - RECORDS - RECORDS - RECORDS

EMERSON



PEARS
cloth boys
shoe

MID-CITY



PEAR'S CLOTHING

mens
boys

PEAR

ONE WAY
→

WYHZ

PEAR'S



ONE WAY
→

NO TURN ON RED

WEST

BUSINESS

12

WEST

17



WGM RADIO

PEAR'S

SALE

FOR RENT
CALL...



ONE WAY
→

PUBLIC PARKING LOT
→

WEST

BUSINESS

12

WEST

17

↑

→

NO TURN ON RED

VISITOR INFORMATION

DALAT Restaurant