

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF August 22, 2017

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:01 PM

Meeting Location: Ypsilanti Freighthouse, 100 Market Place

Commissioners Present: Anne Stevenson, Hank Prebys, Mike Davis, Jr., Erika Lindsay,
Alex Pettit, Ron Rupert, Jane Schmiedeke

Commissioners Absent: None

Staff Present: Cynthia Kochanek, Preservation Planner

APPROVAL OF AGENDA

Motion: Schmiedeke (second: Prebys) moves to approve the agenda as submitted.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING—none

OLD BUSINESS

422 N Hamilton

**Application is for outbuilding rehabilitation.*

Applicant: Karl Staffeld & Azar Sadeghi, Applicant - Present

Discussion: Stevenson: States that this application was tabled at the last meeting for more information on the outbuilding renovation. States that the commission was concerned with retaining some of the original elements on this building.

Staffeld: States that they took the Washtenaw County historic barn tour and tried to get a feel of what would be appropriate for this outbuilding. States that he made new drawings for the proposal. States that the windows he believes are more appropriate, they have been changed to mulled windows. The trim around the windows appeared on some the examples that they saw. States that in the diamond shaped opening he has now placed louvers since the historic photos did not clearly show what that area was. States

that his drawing shows the hayloft door that would not be functional. The large barn doors are no longer there and he did not want to recreate something that was non-functional and would need to be modeled from pictures. In regards to the siding, he states that the entire siding on the south elevation has been replaced and he states that it would be extremely hard to try and retain and repair the existing siding, so he stayed with the plan to replace the siding to match the existing on the house. States that this has not been a livestock barn in a long time and it may never have been a garage.

Rupert: States that he was able to visit and it is in his opinion that the east side, the north side and the west side siding should be retained. That the diamond shapes should have louvers placed in them because that is probably what was there in the past. That the hayloft door should be herringbone or vertical slats. He states that the framework for the doors is still existing and that the applicant should install vertical boards in that framing that should be inset. States that the south side of the building is a mess but that he was able to locate a new siding similar to what is on the south of the building, it is just a little shorter. States that it is a pattern siding called lodge pole pine panel siding. States that the some of the east, north and west may need to be replaced.

Stevenson: States to discuss the elements one at a time. She states to discuss the siding first. States that Commissioner Rupert came up with a proposal but would like to know what the other commissioners think.

Schmiedeke: States that she likes what Commissioner Rupert proposed.

Davis: Asks if the siding found will match the existing, if it is a like for like match.

Rupert: States that it is a little smaller but in the same profile.

Pettit: States that he does not see how this solves any issue for the occupancy of the building. States that the existing siding is not current tight enough to make the building inhabitable.

Prebys: Asks if the applicants would be fine with using the siding that was proposed by Commissioner Rupert on the whole building.

Staffeld: States that that would be fine, then it can be made weather tight.

Stevenson: States that she is looking for a compromise on retaining some original material while making the building weather tight.

Rupert: States that there are options to make it weatherproof inside, behind the siding such as an interior filler such as T1-11.

Sadeghi: Thanks Commissioner Rupert for going to take a look at the property. States that safety should be a consideration in the repair of this

building. States that the whole thing needs to be changed and that they are trying to beautify this building and preserve it at the same time. States that it is too labor intensive to try and retain the existing siding.

Stevenson: States that she is concerned with the building being habitable.

Rupert: States that the inside of the building is just studs and that they can install plywood and then add insulation to the interior of the structure to make it more weatherproof.

Sadeghi: States that that would be too labor intensive.

Schmiedeke: States that if the replacement of the siding is allowed, then the character of the building is lost.

Prebys: States that he is not totally in agreement with Commissioner Schmiedeke but that he likes the idea of the preservation of some of the original siding. He believes that it would be necessary to replace the siding on the south side.

Lindsay: States that the commission needs to look at what is important and the character defining features they would like to see retained. Suggests that perhaps there is some way to retain the current siding on the inside of the building.

Sadeghi: Suggests that all the siding be replaced with the siding that was proposed by Commissioner Rupert and then reuse the existing siding in the door areas.

Davis: States that he is concerned with the barriers and costs of having to preserve the barn for the applicant and that if the owner finds it too expensive then the plans may just be scrapped and the building will sit there and rot. States that he would prefer to find a way to make this barn a good example of a barn rehab that can contribute to the city and its housing.

Stevenson: States that the commission is charged to uphold the Secretary of the Interior's Standards and one of those standards is to preserve as much of the original material that can be preserved. That she thinks that some of the commissioners believe that the siding is a character defining feature.

Pettit: States that the commission needs to look at what this barn contributes to the district overall. States that there is a good amount of warp in the existing materials. States that applicant is not looking to change the footprint or the massing of the building. States that the applicant is already retaining a good majority of what the commission believes are the character defining features.

Stevenson: States to move on from the siding discussion for now and to discuss the windows.

Davis: States that on the west elevation he would prefer the door frame and the window frame to be at the same height.

Stevenson: States that the commission does not allow the vinyl clad windows. States that the windows should be aluminum-clad.

Kochanek: States that she was able to locate the Perma-shield material and that it is a trade name for vinyl.

Prebys: States that he does not like the large picture windows, that these windows are very high style and that they are not very barn-like. States that two smaller windows would be just as effective as the larger picture windows.

Stevenson: Agrees and states that two smaller ones will let in just as much light.

Pettit: States that there is something unusual about the proportions of the square window and that would be less common.

Stevenson: States that the large windows do not work on this building. That smaller windows such as those that are proposed for the upper story would be more appropriate on the first story as well. States that the applicant should take cues from the existing framing on the building and that the framing for the windows should be plainer.

Rupert: States that the framing should be very simple.

Staffeld: States that he will need to bring a new set of drawings back to the commission.

Stevenson: States that the diamond shapes with louver infill should be fine. States to move on to the doors. States that in regards to the hayloft door that she likes the suggestion from Commissioner Rupert that the hayloft door have vertical boards.

Staffeld: States that the front door that is proposed in the cut sheet is different from what is drawn. States that the cut sheet is what the door will look like.

Prebys: States that that door is fine.

Stevenson: States that the lighting and colors are fine.

Prebys: Agrees that the proposed colors were fine.

Rupert: Asks about gutters.

Staffeld: States that he did not propose any gutters.

Davis: Asks if there is an issue with the horizontal louvers on the vents and the vertical siding on the doors.

Stevenson: States that she does not have a problem with the directional difference as they would have been like that historically. States to go back and talk about the siding. States that she hears that the commission agrees that the south side should be resided. She states that the commission is split on the replacement or retaining the siding on the other sides.

Lindsay: Suggests that perhaps encapsulating the existing siding would be a good idea since it would still exist underneath.

Prebys: States that some of the existing siding, such as that above the east side barn doors, still looks good and suggests that the siding that can be, be reutilized on two sides and let the other two sides be resided. States that if the east and west sides were resided then that may change the definition of the openings.

Staffeld: States that the barn is leaning considerably and that it would need to be straightened, states that the existing siding may not survive that repair. States that a ton of caulk would need to be used and that if the old siding is retained a vapor barrier would not be able to be installed. States that it is cost prohibitive to try and save the siding.

Stevenson: States that the windows, the trim and siding are still a concern.

Pettit: Asks about the soffit details from the last meeting. States that there appears to be rafter tails up in the eaves now.

Staffeld: States that there is no longer a return up there and that it is open and that he will have the venting that is required.

Schmiedeke: Asks about the muntins on the windows, asks if they are on the exterior.

Pettit: States that they are interior and exterior muntins.

Motion: Prebys (second: Davis) moves to table the application for 422 N Hamilton pending revised plans.

Secretary of the Interior Standards:
n/a

Approval: Unanimous. Motion Carries.

401 E Forest

**Application is for roof replacement.*

Applicant: Curtis Mullins, Applicant – Not Present

Discussion: Pettit: States that if this was any other house would this not just be considered a repair. Asks why the commission needs more information.

Prebys: States that we need more information.

Stevenson: States that there is a question about what will be painted white and what will be done on the gutters, fascia, decking and trim. States that there is simply not enough info included on the application.

Lindsay: States that it does say repair.

Stevenson: States that there is some confusion about what will be repaired when the application states that there will be reroofing with no changes but that something is going to be painted white.

Lindsay: Agrees that this is an incomplete application.

Motion: Prebys (second: Pettit) moves to table 401 E Forest for lack of attendance and further information.

Secretary of the Interior Standards:
n/a

Approval: Unanimous. Motion Carries.

NEW BUSINESS

406 Oak

**Application is for porch replacement.*

Applicant: Anne Hunter, Applicant – Present

Discussion: Stevenson: Recaps the application and states that the applicant is looking to tear down the existing stoop and vestibule and to build a new covered porch.

Prebys: States that this was before the commission as a study item previously and that this is similar to what was discussed then. Asks if the glass vestibule will be retained.

Hunter: States that the glass vestibule will be removed and that the current door inside the vestibule will be retained. The door that exists on the interior of the vestibule is an exterior door, states that it looks like the one that is drawn.

Davis: Asks about the skirting and the porch ceiling.

Hunter: States that it will be a wood porch and that there will only be one step up. That there is no skirting that she is aware of.

Pettit: States that there will need to be some kind of skirting if it is up off the ground so that no animals end up living under it. States that the applicant would not want the wood directly sitting on the ground.

Lindsay: Asks if we have a porch fact sheet for the applicant.

Hunter: States that she has one.

Schmiedeke: States that there may not be enough room for the framing around the skirting since there is so little space between the ground and the proposed porch. She suggests a hardware cloth might work instead.

Pettit: States to use framed hardware cloth and explains what it is.

Prebys: Asks about the posts.

Hunter: *Provides a supply list to the commission.* States that the posts and deck are treated ponderosa pine in 4 x 4 measurements. The roof will be Owens Corning supreme black three-tab shingles.

Stevenson: Asks about the ceiling.

Hunter: States that she believes that it may be open.

Rupert: States that the HDC factsheet guidelines states that the ceiling needs to be enclosed with a bead board and notes that the posts need to be covered with a $\frac{3}{4}$ " number 2, 1 x 5 or 1 x 6.

Hunter: States that she was aware of that.

Stevenson: Asks if the existing doors will remain, asks if the rendering of the doors is accurate to what is there.

Hunter: Confirms that is correct but that the screen doors in the drawing are not accurate. States that the decking is pretreated ponderosa pine.

Pettit: States that he is more concerned with what type of deck boards they are planning on using. States that it should be tongue and groove for the deck boards.

Hunter: Asks if the fir listed on the fact sheet would be the only type of decking that is permitted.

Pettit: States that the type of wood is less important than the style since it should be tongue and groove.

Rupert: Suggests to insert the wire skirting about 6 inches below the ground and attach it to the bottom of the porch. States that would secure the hardware cloth and prevent critters from getting under the porch.

Davis: Asks about the gutters and downspouts.

Hunter: States that the new gutter will be white and that there will be a downspout on each side of the porch.

Pettit: Asks if the roof will be flat or if the roof will be at the same pitch due to it hitting the house at different points. He states that the drawing does not make it clear.

Hunter: States that it will not be a flat roof and that the roof will start at the current spot that it exists on the house.

Pettit: States that since the roof will hit the house at two different points, the roof may not appear to hit the house at the same point, as drawn.

Motion: Pettit (second: Prebys) moves to approve the application for work at 406 Oak to include the removal of the existing stoop and vestibule and the installation of a new porch as depicted in the submitted drawings with the application. The porch is to be framed with wood as specified in the submitted documentation. The posts are to be clad in 1 by thick dimensional lumber and all exposed wood is to be painted white. The construction of the deck is to follow the HDC porch fact sheet in terms of the decking type, which should be tongue and groove. The decking should be framed with skirting of hardware cloth. The ceiling of the porch to be sheathed in bead board as noted in the fact sheet. The roof for the porch is to have a gutter along the leading edge with a downspouts to follow the columns on the outermost corners, the gutters are to be k-style in white. The porch roof is to be supreme three tab black shingles.

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.

32-42 N Huron

**Application is for painting.*

Applicant: 32-42 N Huron, LLC, Larry Yapp, Owner and Applicant–Present

Discussion: Stevenson: States that staff provided additional sheets from the applicant. Asks that the applicant walk us through the application.

Yapp: States that the colors were picked by the tenants. That there are four retail units. The grey color will be used as a unifying color on the second floor for the apartment door and apartment windows. Then the storefronts will be the different colors to distinguish the four separate retail units.

Stevenson: Confirms that the unifying grey color will be used on the upper transom, apartment windows and apartment door.

Schmiedeke: Advises against power washing.

Davis: States that he has an issue with the paint colors and that he finds that these colors to be inappropriate. States that he finds that the colors kind of obliterate the character of this building. States that the grey is fine and that getting rid of the yellow is a good call.

Schmiedeke: Agrees with Commissioner Davis.

Yapp: States that this was picked by a committee and that they looked to the existing colors in the district to guide them.

Prebys: States that the windows on the second floor and the parapet will be unifying but that this color is temporary and that these are commercial storefronts.

Davis: States that he appreciates that they looked to the district for guidance on the colors but that not every color on every structure in the historic district would be appropriate here.

Lindsay: States that there should to be a more prevalent unifying color in the storefronts.

Yapp: States that he was the one that asked for the unifying color. States that each storefront has its own palate and that it intentional.

Davis: States that these are not separate units, but that they are units in one larger building.

Stevenson: States that there is the bright yellow in the district. States that paint is temporary. States that these colors may be bright. States that perhaps a unifying color will help.

Pettit: States that there are colors in the historic district that the commission may not have approved.

Yapp: Suggests that perhaps they could tone it down by stepping it back in brightness.

Lindsay: Suggests a few good examples in the district.

Pettit: States that he is open to the color since it is temporary and that he does not want to design it.

Stevenson: Agrees that color is temporary and that it will essentially protect the building.

Yapp: States that since the building is western facing that these colors may be substantially faded by springtime.

Motion: Prebys (second: Pettit) moves to approval of the application for painting at 32-42 N Huron with the proviso that a unified color scheme be chosen by the owner for the trim color using one of the colors in the proposed palette otherwise to use the paint colors as submitted.

Secretary of the Interior Standards:
#10 - New work shall be removable.

Prebys: Advises no power washing.

Yapp: Asks for an explanation on the unified color scheme referenced in the motion.

Pettit: States that if the owner was interested in a more unified color scheme within the suggested colors, then he could go ahead with the painting.

Yapp: Asks if they tone it back in the brightness if they would be ok to move ahead with the painting.

Stevenson: Confirms.

Approval: Yays: 4. Nays: 3; Davis, Rupert and Schmiedeke. Motion Carries.

STUDY ITEMS

620 Norris

Applicant: Ryan McCarthy & Angela Peat - Present

Discussion: McCarthy: States that that are looking to get some feedback from the commission on the current plans and about the possibility of phasing the construction.

Rupert: States that these new drawings are very well done. That he would like to know more about the phasing of construction.

Peat: States that stages may make sense and will reduce costs on the front end. That perhaps they can build the house then the garage or vice versa. That they may want to hold off on the carport in the back.

Stevenson: States that the commission would be less concerned with the phasing than other departments with the City.

Lindsay: States that there are a lot of different types of roof pitches and that is a concern of hers.

McCarthy: Advises of the reasoning behind the differences.

Stevenson: States that the dormer on the front looks like it is tiny compared to the proposed roofline.

Lindsay: States that she is also concerned with the various sizes of windows and suggests that they try to get a little more consistency in the sizes.

Peat: States that all the windows are different sizes for a reason, i.e. due to the kitchen and baths.

Pettit: Asks about the basement and any windows that might be there. States that the details on the basement will need to be included in the formal application. States that the dormers appear very small and that the dormers may be more useable if they were larger.

333 Oak St

Applicant: Stephen & Judy Lucchetti, owners- present

Discussion: Lucchetti: States that they are trying to address an egress window for the study/bedroom. States that they are worried about leaving the approved casement window type wide open at night. States that they are looking for some feedback on a newly proposed window which would be a three light transom over a smaller casement window, which looks like the existing windows on the front of the house. It will still be in the same frame.

Stevenson: States that she does not have a problem with that.

Pettit: Asks if the amount of opening would change.

Lucchetti: States that it would not change the existing opening.

Pettit: States that is ok.

Prebys: States that is ok.

Stevenson: Confirms.

Lucchetti: Asks about the condenser for the air conditioner.

Stevenson: States that the installation of an A.C. condenser is fine but that it would require a new application. Requests that the applicant keep it towards the rear of the building.

Lucchetti: Asks about how to apply for the different window.

Stevenson: States that staff can do an administrative approval to approve the different window.

Lucchetti: Asks about a different style for the kitchen windows. States that there is an existing one-over-one window that will not be torn out and she would like to have the new one match that.

Stevenson: States that they will need to go back and take a look at the previous application.

Motion: Rupert (second: Pettit) moves to authorize an administrative approval for the amendment for 333 Oak of the west window as submitted in the cut sheet.

Administrative Approvals

218 N Washington-chimney rebuild

Motion: Prebys (second: Rupert) moves to approve the administrative approval for 218 N Washington for the chimney rebuild.

Approval: Unanimous. Motion carries.

218 N Washington-reroof

Motion: Prebys (second: Rupert) moves to approve the administrative approval for 218 N Washington for the reroof.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Lighting Fact Sheet

Commissioner Davis discusses changes that were made to the fact sheet including those previously suggested by the commission. States that he was not able to get the fact sheet printed in time for the meeting. He will email it to the commissioners for their review.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Vice-chair nominations

Stevenson: States that she was not aware that the vice-chair would need to step up if she resigned and that she will retain the chair position until the February elections.

Approval of the minutes of August 8, 2017

Motion: Prebys (second: Rupert) moves to approve the minutes as written for August 8, 2017.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Schmiedeke (second: Lindsay) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 9:37 p.m.

CARTER

Lumber

Carter Lumber MI 230 (275-22)

2800 E Michigan Ave

Ypsilanti, MI 48198-6051

PH (734) -484-3923

Fax (734) -484-4214

REQUEST DATE	
08/21/17	
EXPIRATION DATE	
09/20/17	
FILLED-BY	DELV-BY
DELIVERED	WILL CALL

SOLD TO
cash230

SHIP TO
McCumb

QUOTE NUMBER
230033242
QUOTE DATE
08/21/17 12:40:45
ACCOUNT NUMBER
cash230
CUSTOMER PO
OPERATOR
Andy Czaja-ISR
PAGE NUMBER
001 OF 003

QUANTITY	X	DESCRIPTION	ITEM	UNIT PRICE	UNIT	EXT PRICE
15		2X6X10' SPF #2 & BETTER	2610	6.79	EACH	101.85
2		2X6X12' SPF #2 & BETTER	2612	7.99	EACH	15.98
2		2x6-20' #1 GRND CNTCT ALT TRT	76201	20.39	EACH	40.78
15		USP RT7A	113437	0.59	EACH	8.85
1		1-1/2X9 HDG JOIST HANGER 5#	80016	13.59	EACH	13.59
3		4X4X12' #2 GRD CONTACT ALT TRT	5412	14.29	EACH	42.87
9		BAGGED CONCRETE MIX 80#	2544	4.19	EACH	37.71
6		1/2X4X8 OSB	86519	16.29	EACH	97.74
6		(230-0000590291) O/C Suprme 3 tab Black Shingles	C0456	28.67	EACH	172.00
1		15 FELT	89971	19.39	EACH	19.39
2		2X6X12' SPF #2 & BETTER	2612	7.99	EACH	15.98
2		1X6X12' #2 PINE	86128	8.89	EACH	17.78
6		USP BCS22-4TZ	106098	7.09	EACH	42.54
4		PCADE34 WHITE DRIP EDGE 10'	82646	3.99	EACH	15.96
2		2X4X16' #1 ABOVE GRD ALT TRT	74161	10.79	EACH	21.58
1		2x6-16' #1 GRND CNTCT ALT TRT	76161	14.79	EACH	14.79
1		2x6-12' #1 GRND CNTCT ALT TRT	76121	11.09	EACH	11.09
4		2x6-8' #1 GRND CNTCT ALT TRT	7681	7.29	EACH	29.16
1		2x6-10' #1 GRND CNTCT ALT TRT	76101	9.29	EACH	9.29

Divisions of the Carter Lumber Company



Continued on page 2

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OPERATOR
Andy Czaja-ISR
PAGE NUMBER
002 OF 003

QUANTITY	X	DESCRIPTION	ITEM	UNIT PRICE	UNIT	EXT PRICE
3		1-5/32x6-8' THK DECK AG ALT TRT	3268	6.29	EACH	18.87
5		1-5/32x6-10' THK DECK AG ALT TRT	32610	7.89	EACH	39.45
12		1-5/32x6-20' THK DECK AG ALT TRT	36861	19.09	EACH	229.08
1		2x6-8' #1 GRND CNTCT ALT TRT	7681	7.29	EACH	7.29
4		2x6-14' #1 GRND CNTCT ALT TRT	76141	12.89	EACH	51.56
3		2x6-12' #1 GRND CNTCT ALT TRT	76121	11.09	EACH	33.27
4		2X8-10' #2 GRD CONTACT ALT TRT	7810	11.59	EACH	46.36
2		1X6X12' APP ABOVE GRD ALT TRT	51612	8.19	EACH	16.38
5		2X4X8' #1 ABOVE GRD ALT TRT	7481	5.09	EACH	25.45
5		2x6-8' #1 GRND CNTCT ALT TRT	7681	7.29	EACH	36.45
2		4X4X8' #2 GRD CONTACT ALT TRT	548	10.59	EACH	21.18
5		4X4X8' #2 GRD CONTACT ALT TRT	548	10.59	EACH	52.95
15		USP JUS26-TZ	159019	1.19	EACH	17.85
4		USP AC5-TZ	112463	2.69	EACH	10.76
96		2X2X42 SGL/PT TRT CA	100704	1.09	EACH	104.64
1		83358LLOK 3-5/8" LEDGERLOK 50CT	33123	35.09	EACH	35.09
4		USP ADTT-TZKT	107247	34.29	EACH	137.16
2		2-1/2X9 CAMO GREEN DECK 350	65744	20.49	EACH	40.98
1		DELIVERY CHARGES TAXABLE	C9907	50.00	EACH	50.00

Divisions of the Carter Lumber Company



Continued on page 3

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OPERATOR
Andy Czaja-ISR
PAGE NUMBER
003 OF 003

QUANTITY	X	DESCRIPTION	ITEM	UNIT PRICE	UNIT	EXT PRICE
ESTIMATE						
CUSTOMER COPY						

NON-TAXABLE
0.00
TAXABLE
1,703.70
Michigan State
102.24
TOTAL
1,805.94

Divisions of the Carter Lumber Company

Holmes Lumber Kempsville
Building MaterialsKight
HOME CENTER

SEE TERMS AND CONDITIONS ON REVERSE OF CUSTOMER COPY.

PAINT DETAILS

Please be aware that the paint colors may appear slightly different on computer monitors (especially blues and purples) – please consult swatches for most accurate color. All colors have been pulled directly from the manufacturer’s website.

COMMON THEME

For consistency, each unit will follow the same color placement.

Base (light color)

- Sign - rectangle insert
- Baseboard - face
- Window – retail windows
- Ceiling - above the entryways

Accent (darker color)

- Sign – trim face
- Baseboard – window frame
- Door, door frame & window above door

Unifying/Common (gray color)

- Sign – trim edge accent
- Baseboards - window accent
- Window – retail window sill

Apartment Door / 2nd Floor Windows

1. Unifying/Common – Iron Frost 4007-2B VALSPAR Dark Grey

Molding at Roof

1. Upper - Blue Mosque 6789 Sherman Williams
2. Unifying/Common – Iron Frost 4007-2B VALSPAR
3. Dark Red– Ancient Burgundy 1011-6 VALPSAR

WORLD OF ROCKS (32 N. HURON)

- 1) Base– Light Purple - Imperial Lilac 4003-9C VALSPAR
- 2) Accent - Darker Purple - Grapolicious 4003-10B VALSPAR
- 3) Unifying/Common - Dark Grey– Iron Frost 4007-2B VALSPAR
- 4) DOOR IS NOT PAINTED

EVENSTAR (36 N. HURON)

- 1) Base– Light Blue - Quench Blue 6785 Sherman Williams
- 2) Accent– Darker Blue - Blue Mosque 6789 Sherman Williams
- 3) Unifying/Common – Dark Grey Iron Frost 4007-2B Valspar

Empty Unit (40 N. Huron)

- 1) Base - Soft Green Color - Kiss of Mint 5007-5B Valspar
- 2) Accent – Yellow - Soft Duckling 3001-2A Valspar
- 1) Unifying/Common - Dark Grey – Iron Frost 4007-2B

SILVER SPOON (42 N.HURON)

- 1) Base -Light Grey– Polished Silver 4008-1B VALSPAR
- 2) Accent -Dark Red– Ancient Burgundy 1011-6 VALPSAR
- 3) Unifying/Common -Dark Grey – Iron Frost 4007-2B VALSPAR



World of Rocks



Imperial Lilac 4003-9C
Valspar



Grapolicious 4003-10B
Valspar



Iron Frost 4007-2B
Valspar





Quench Blue 6785
Sherman Williams



Blue Mosque 6789
Sherman Williams



Iron Frost 4007-2B
Valspar



	Polished Silver 4008-1B Valspar		Ancient Burgundy 1011-6 Valspar		Iron Frost 4007-2B Valspar
	Kiss of Green 5007-5B Valspar		Soft Duckling 3001-2A Valspar		Iron Frost 4007-2B Valspar

