

1. Historic District Commission Agenda 4-10-18

Documents:

[01-HDC APRIL 10, 2018 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 4-10-18

Documents:

[4-10-18 HDC MEETING PACKET.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, April 10, 2018 - 7:00 p.m.
SPARK East, 215 W Michigan Ave
Ypsilanti, MI 48197

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
Mike Davis, Jr., Vice Chair	P	A
Erika Lindsay	P	A
Alex Pettit	P	A
Hank Prebys	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. 116-118 W Michigan

Front & rear façade work; window & door replacement & window reopening, roof deck & balcony installation, rear expansion, painting & cleaning

B. NEW BUSINESS

2. 16 N Washington

Window replacement

3. 211 Maple

Freestanding deck construction

4. 414 Maple

Window and door replacement

5. 114 N River

Window replacement

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

6. 201 S Washington

Reroof

E. OTHER BUSINESS

7. Norris St Development

8. Property monitoring

9. LED lighting strips resolution/policy

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

10. Approval of the minutes of March 27, 2018

VIII. ADJOURNMENT

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

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

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

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

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

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

3. Do not imitate earlier styles.

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

4. Preserve significant changes acquired over time.

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

5. Preserve distinctive features.

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

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

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

7. Clean building gently—no sandblasting.

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

8. Preserve archaeological resources.

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

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

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

10. New work shall be removable.

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

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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: 116-118 W Michigan Ave

Date of Application: February 16, 2018

Date of Review: April 5, 2018

Date of Meeting: April 10, 2018

Proposed work: Front & rear façade work; window & door replacement & window re-opening, roof deck & balcony installation, rear expansion, painting & cleaning, awning/sun shade installation

Materials: concrete sill, storefront systems with 1" low-e insulated glass and 4" wood framing, 4' projected metal sun screen, 4'x18' steel balcony w/ cable railing, 3" exp. corrugated metal siding, treated wood, planter box railing, composite beadboard, steel, brick infill, 3' deep arched metal canopy

Staff review:

1. The application was tabled at the last three HDC meetings, staff has been in communication with the architect but has not received any more details on the project at the time of this review.
2. The applicant has submitted a written request for an extension of the application timeframe to May 22, 2018, since the HDC 60 day deadline for a procedural denial is April 10, 2018.
3. The applicant was issued a building department permit for interior work. Once work started it became evident that the storefronts would need to be removed.
4. When the storefronts were removed staff sent a letter to the owner regarding the need for an HDC permit prior to any work commencing on the exterior of the building.
5. The application does not include any details on the windows, paint colors, signage, exterior flooring material, planter box railing nor lighting specs. Other smaller details are missing as well.
6. An additional building department permit will be required for this work and should be obtained prior to the start of any further work.

Relevant Secretary of the Interior's Standards:

#5, #9, #10, not applicable

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

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

10. New work shall be removable.

Recommended Motion:

Move to accept the April 5, 2018 written request for an extension of the timeframe for consideration of the Historic District Work Permit application dated February 16, 2018 for 116-118 W Michigan. The timeframe is to be extended to May 22, 2018 per the applicant's written request.

Move to table the application for work at 116-118 W Michigan due to the need for further details on the project.



April 5, 2018

Ypsilanti Historical District Committee

RE: 116-118 Michigan Ave, Ypsilanti building remodel

Dear Committee,

The owner of the project, Adam Tasselmyer, would like to ask for an extension of the application deadline that was issued on 2-16-18 for the work at 116-118 Michigan Ave. We would request that the deadline be extended to the May 22nd meeting.

We are making good progress on the details, material selections, colors and submittals but will not have all our items resolved by the April 10 meeting, when the current application is set to expire. We would much rather present all items requested at one time instead of having several partial approvals. No new work will begin on the exterior of the building until we have your full approval.

Thank you for considering our request for this extension. We understand the importance of this building in the architectural landscape of the city and want to make sure we are doing what is best in that regard.

Sincerely,



Van Hunsberger AIA, NCARB
VanArchitects PLLC



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

REC # 23358

OFFICE USE ONLY

Date Filed:

Meeting Date: 2/27

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 BE REJECTED

Property

Address

116-118 MICHIGAN AVE.

Applicant

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

Name

VAN HUNSBROOKER / VANARCHITECTS PLLC

Address

2000 HOGBACK RD, SUITE 3

City

ANN ARBOR

State

MI

Zip

48105

Phone / Fax

734-971-4000 / 734-971-9450

E-Mail

VANARCH@AOL.COM

Contractor

Contractor Name & Contact Info

DONOVAN CONSTRUCTION INC

BRUCE DONOVAN, 734-320-1190 P.O. BOX 308 HAMBURG RD HAMBURG, MI 48139

Type of work

- ☒ Roofing
☒ Window/Door Replacement

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

☒ Other

Complete Description of Proposed Work:

SOUTH FACADE.

- STONEFRONT ALTERATION
- NEW SIGNAGE AWNING (METAL)
- NEW WINDOWS
- NEW PAINT
- REPAIR OF PARAPET

NORTH FACADE.

- EXTENDING 1ST FLOOR RECESS OUT TO MATCH REST OF FACADE.
- REPLACE EXISTING WINDOWS
- INSTALL WINDOWS IN BOARDED OPENINGS
- ENLARGE WINDOWS IN BRICK INFILL OPENINGS.
- NEW ENTRY POOR & CANOPY
- NEW SUSPENDED BALCONY
- NEW STAIR/ELEVATOR TOWER
- NEW ROOF-TOP DECK w/ PLANKER RAILING & SUN TRILLS.
- CLEAN BRICK (NO PAINT)

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

Permit Application Fee (action items only)

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

Construction Cost:

\$ 228,000

Permit fee:

\$35 + 375 = \$410

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:

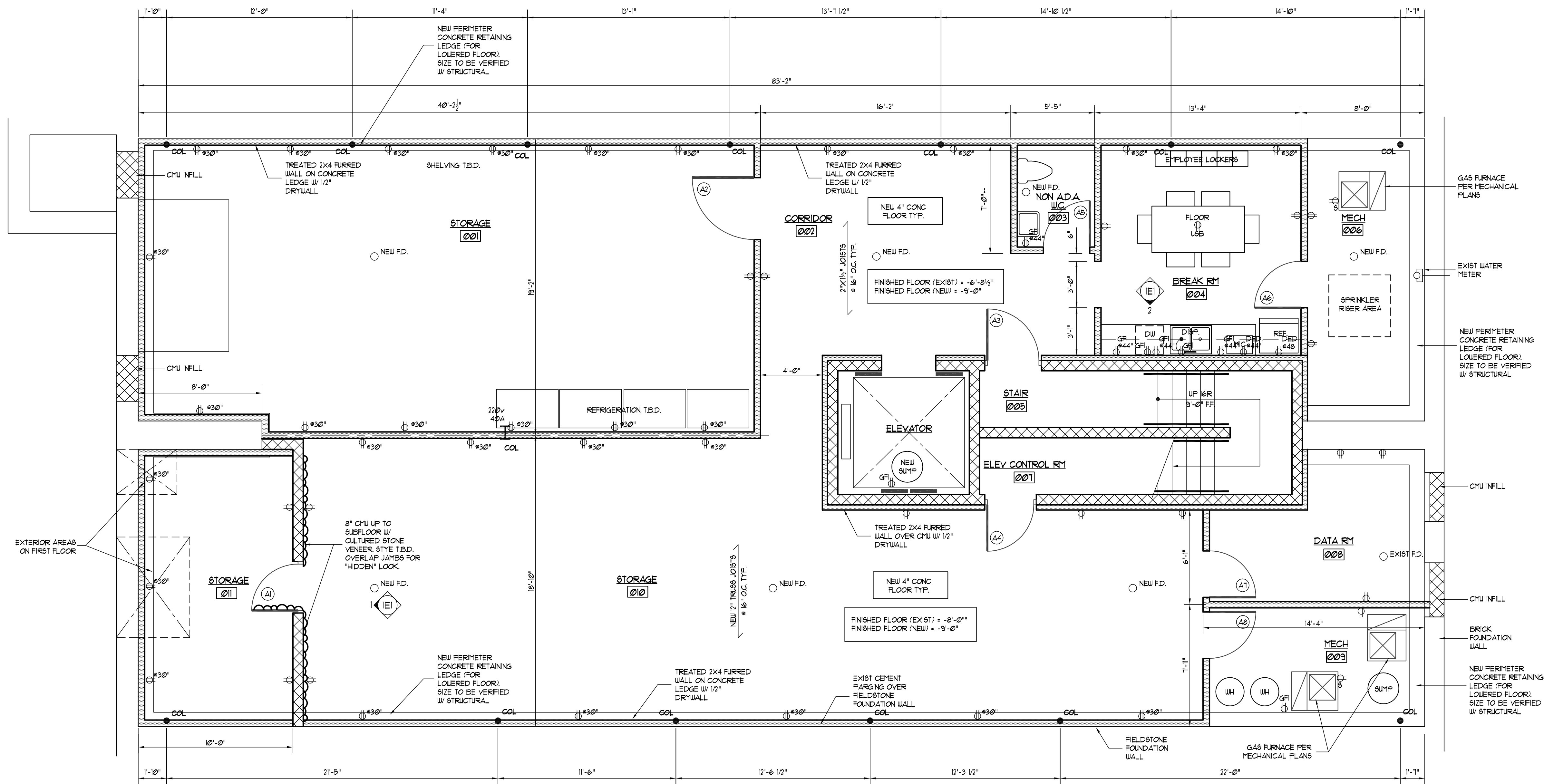
2-16-18

Print Name:

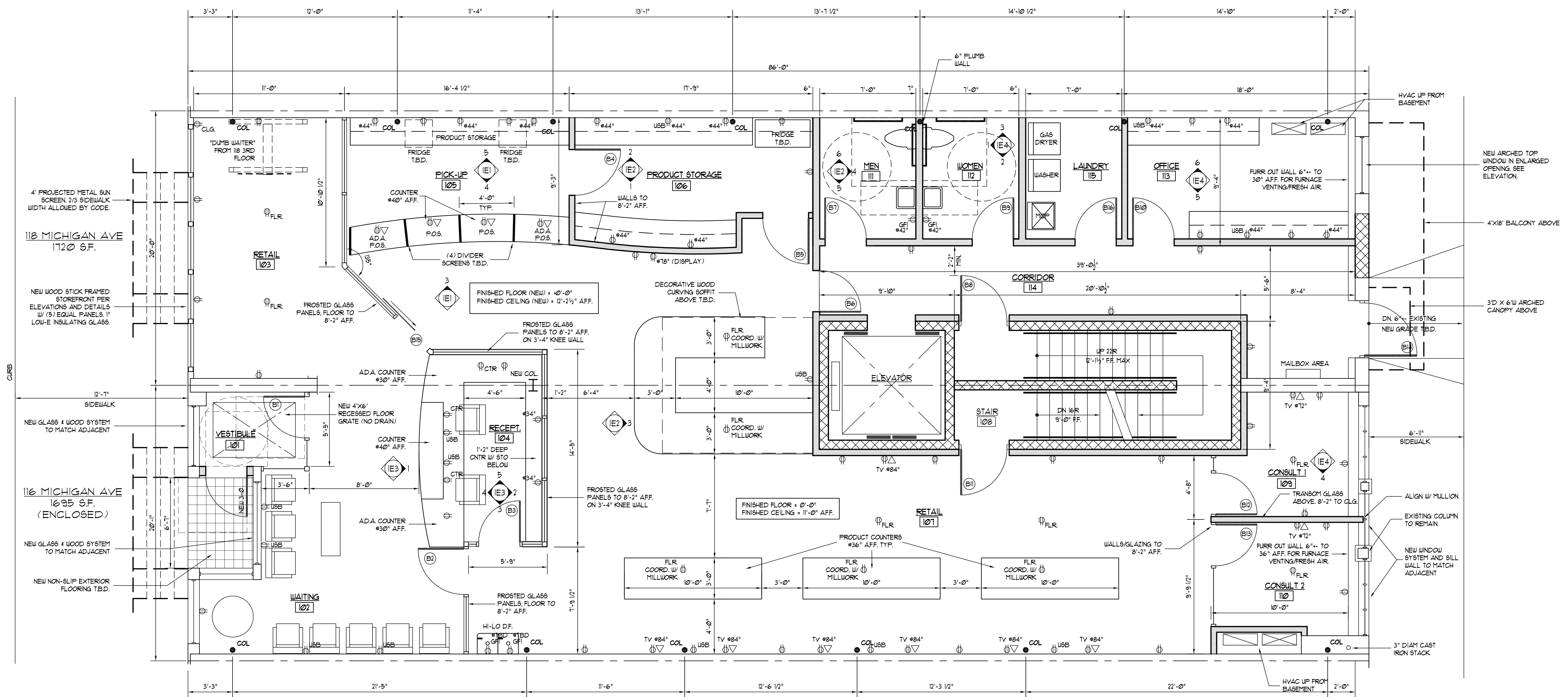
VAN HUNSBERGER

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 ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

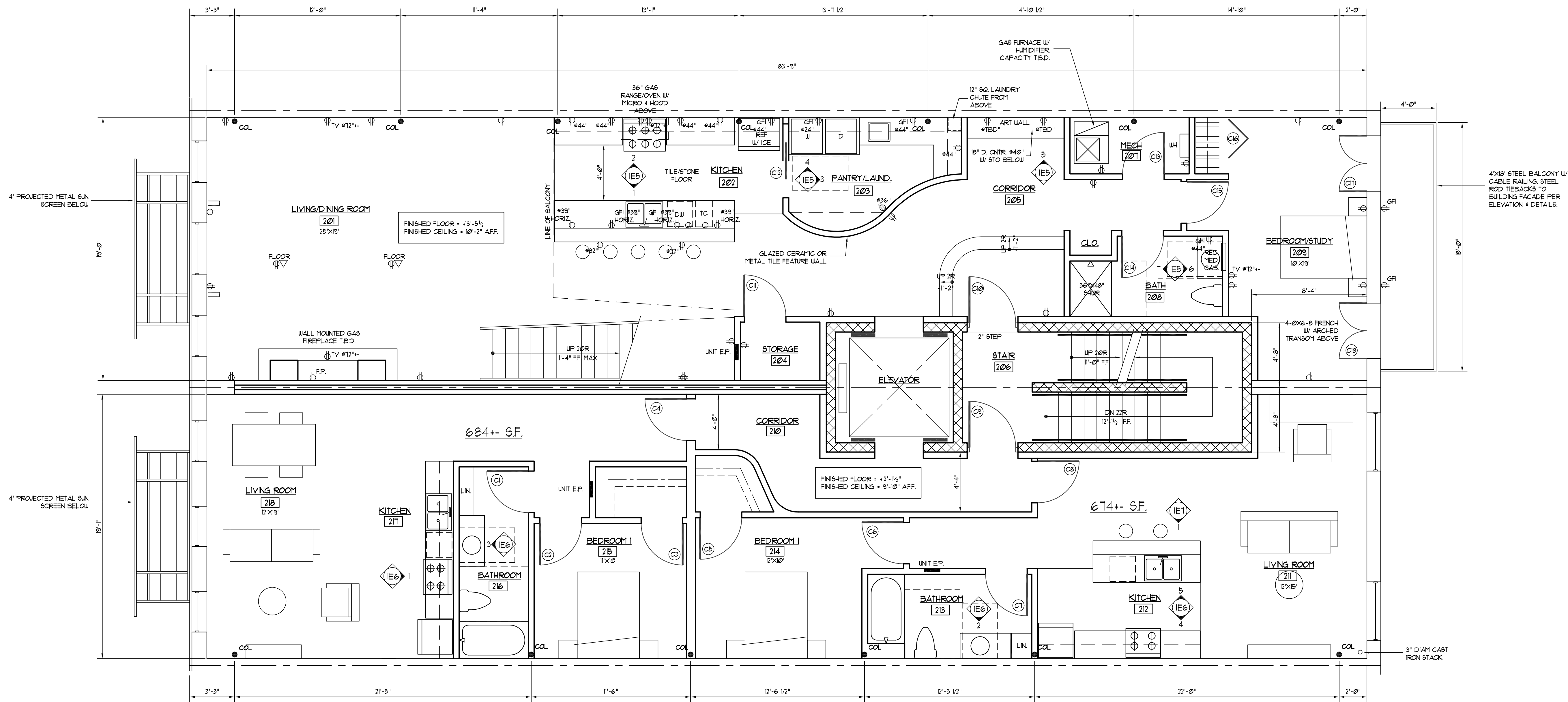
All other necessary Building Permits must be acquired before beginning work.



BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"

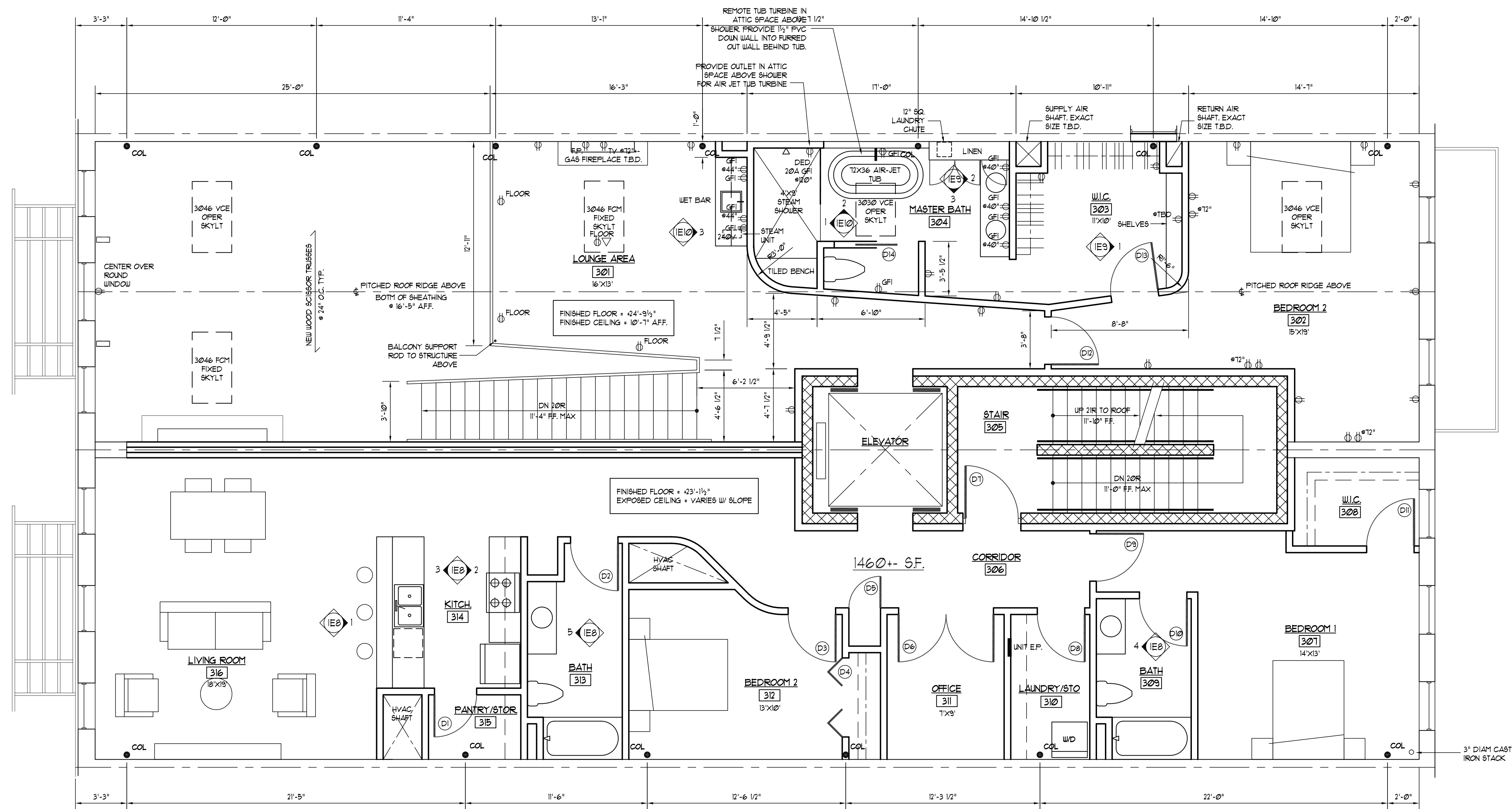


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



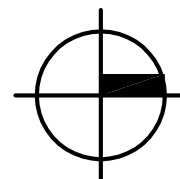
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: ALL GENERAL PURPOSE (NON
DEVICE SPECIFIC) OUTLETS IN OWNER
OCCUPIED UNIT SHALL HAVE USB PORTS.
ALL OUTLETS @18" AFF. UNLESS NOTED.

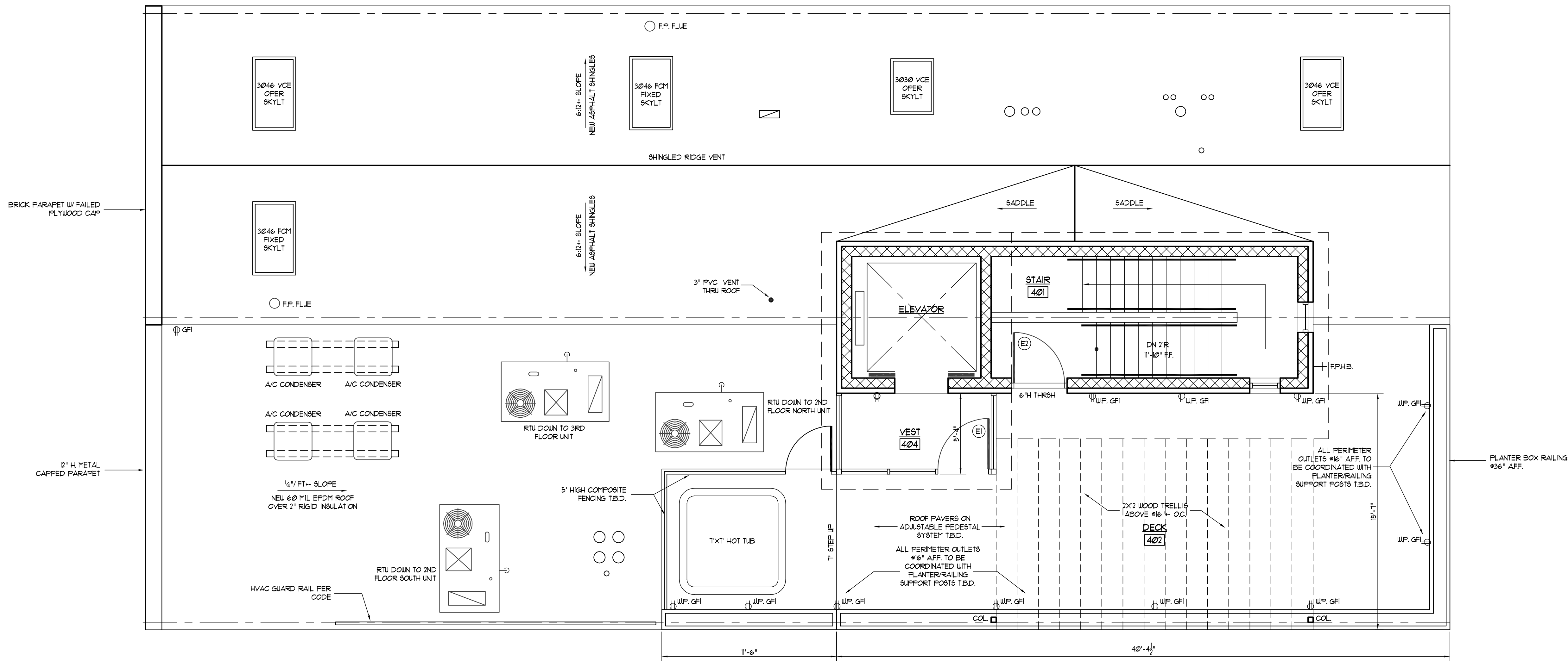


THIRD FLOOR PLAN

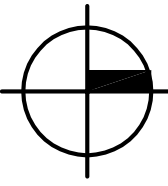
SCALE: 1/4"=1'-0"



NOTE: ALL GENERAL PURPOSE (NON
DEVICE SPECIFIC) OUTLETS IN OWNER
OCCUPIED UNIT SHALL HAVE USB PORTS.
ALL OUTLETS AT 18" AFF. UNLESS NOTED.



ROOF PLAN
SCALE: 1/4" = 1'-0"

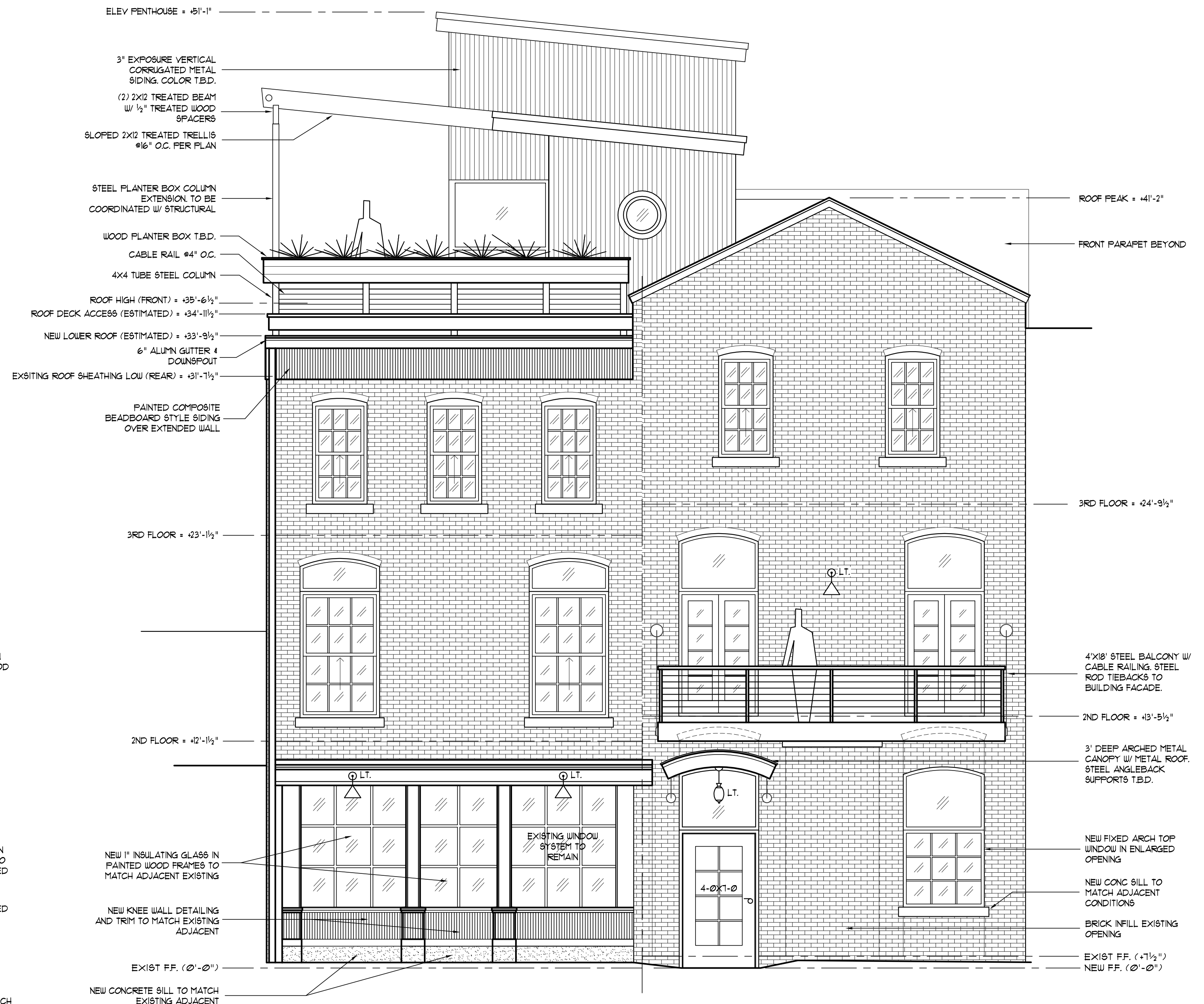




SOUTH ELEVATION
SCALE: 1/4"=1'-0"

ALL 2ND & 3RD FLOOR WINDOWS TO BE REMOVED AND REPLACED WITH NEW ALUMN CLAD W/ INSULATING GLASS. FRAME & MULLION PROFILES TO BE APPROVED BY HDC PRIOR TO INSTALLATION.

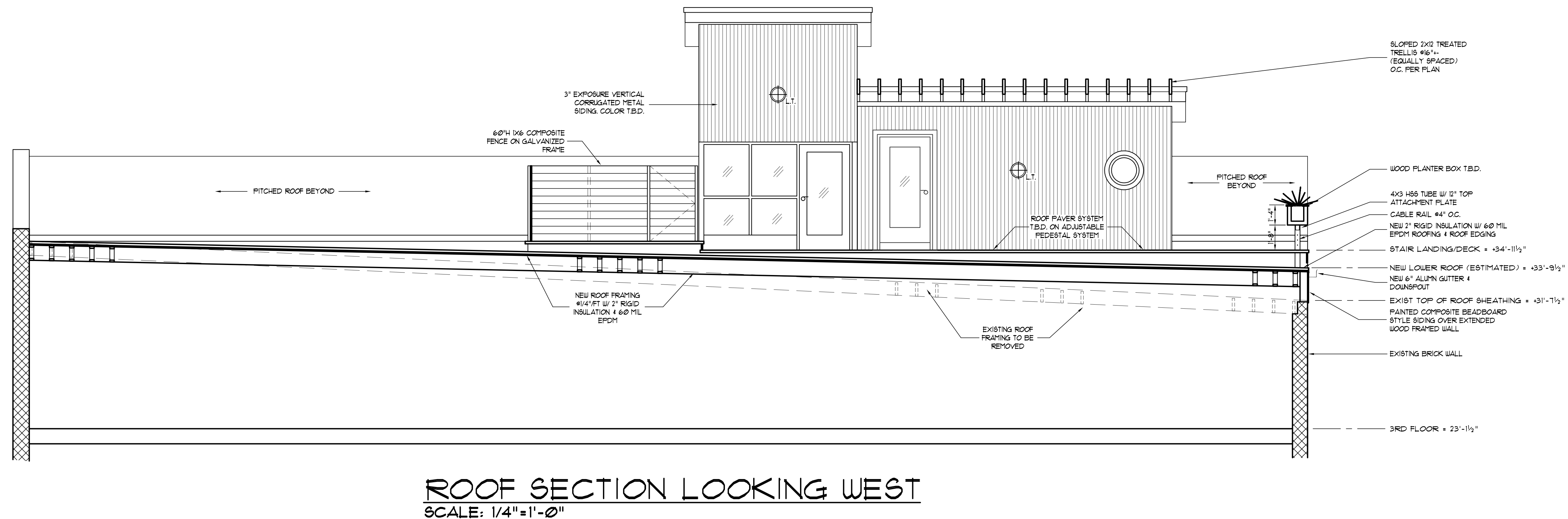
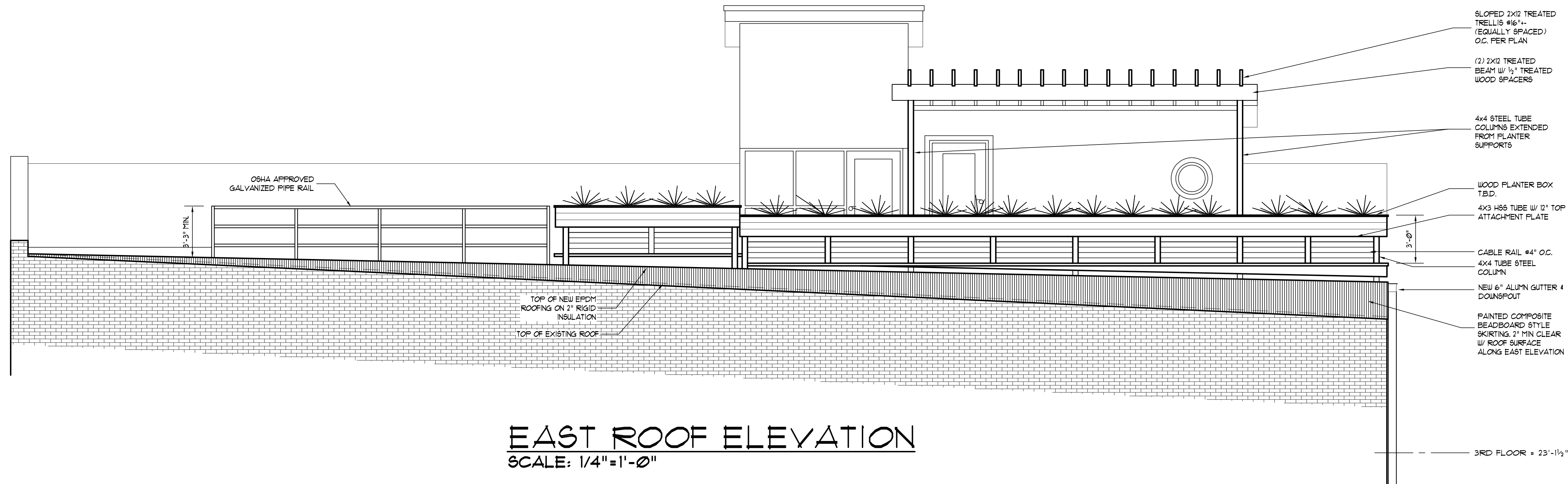
ALL BRICK AND WOOD SURFACES ON SOUTH ELEVATION TO BE PAINTED. COLOR T.B.D.



NORTH ELEVATION
SCALE: 1/4"=1'-0"

ALL 2ND & 3RD FLOOR WINDOWS TO BE REMOVED AND REPLACED WITH NEW ALUMN CLAD W/ INSULATING GLASS. FRAME & MULLION PROFILES TO BE APPROVED BY HDC PRIOR TO INSTALLATION.

ALL BRICK ON ELEVATION TO BE CLEANED BUT NOT PAINTED. ALL WOOD AND COMPOSITE SURFACES TO BE PAINTED.







YPSILANTI CYCLE LLC

OPEN

YPSILANTI
CYCLE

RACING

Y P O


FUJI
Bicycles Since 1899



YPSILANTI CYCLE LLC



OPEN

YPSILANTI
CYCLE





HISTORIC
STRUCTURE
C. 1852
YPSILANTI
HERITAGE
FOUNDATION

YPSILANTI CYCLE LLC

LIVINGSTON



YPSILANTI CYCLE LLC

YPSILANTI
CYCLE
BICYCLE REPAIRS
1000 WEST WASHINGTON AVE. YPSILANTI, MI 48197

BICYCLE REPAIRS



YPSILANTI CYCLE LLC

YPSILANTI
CYCLE LLC
BICYCLE SALES AND REPAIRS
116-118 W. MICHIGAN AVE. 482-7881



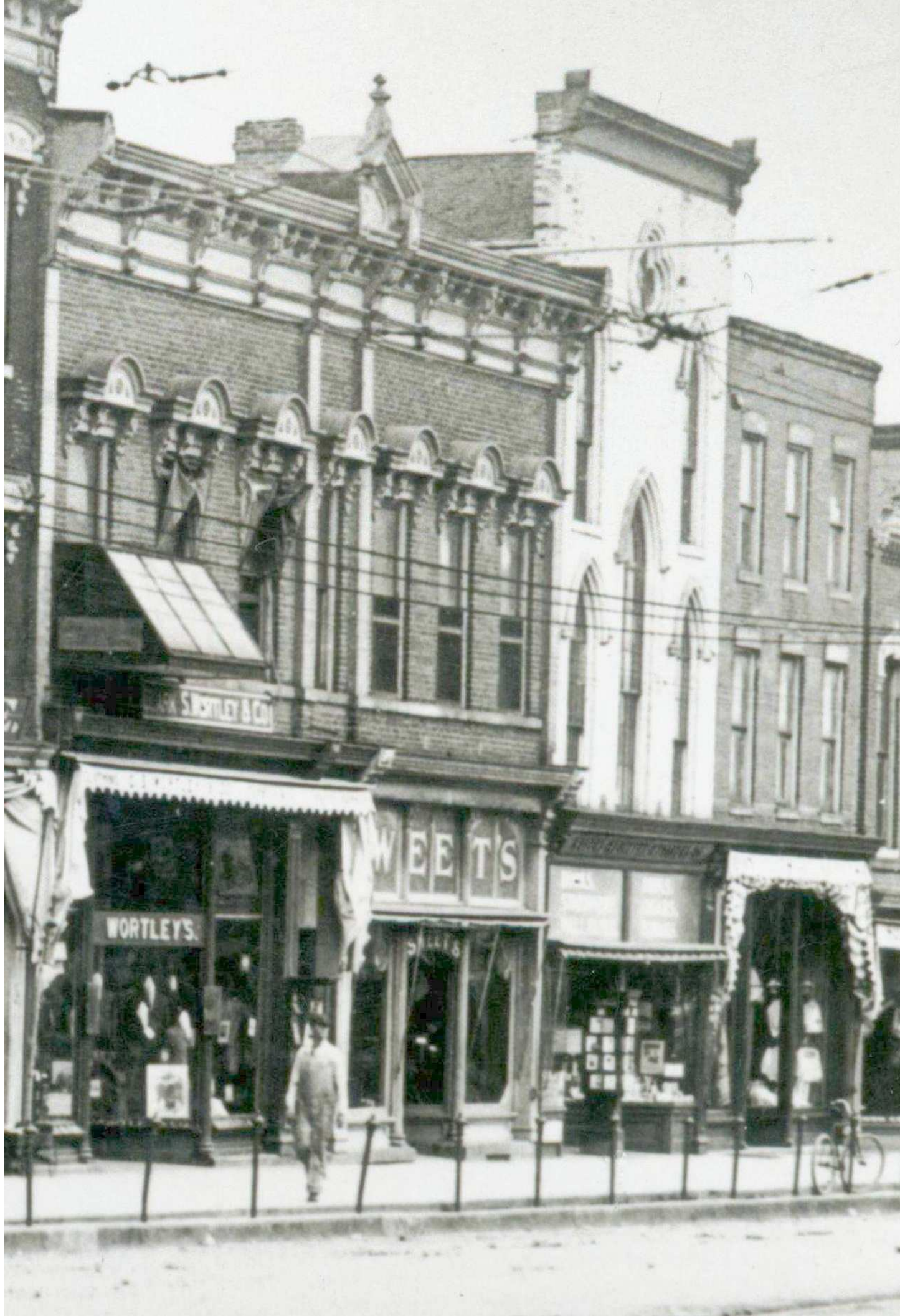
OKW 3669

YPSILANTI CYCLE LLC

BICYCLE REPAIRS

OPEN



















HDC Work Permit Staff Review

Property address: 16 N Washington

Date of Application: March 30, 2018

Date of Review: April 5, 2018

Date of Meeting: April 10, 2018

Proposed work: replacement of window on the rear of the building for egress

Materials: Marvin (aluminum) clad ultimate casement windows—right hand open in bronze with white aluminum screens

Staff review:

1. The applicant is applying to replace the one window on the upper right hand side of the rear of the building with two side-by-side casement windows. The window opening size will need to be increased to accommodate the new windows that are required for egress.
2. The applicant will be using windows in the same color (bronze) and material (aluminum clad wood) as the windows that were recently replaced on the building.
3. Staff noted that on the quote for the windows that white framed aluminum screens are quoted; black framed screens may blend in better with the applicant's chosen window color.
4. A building department permit will be required for this work and should be obtained prior to the start of any work.

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

Recommended Motion:

Move to approve the work at 16 N Washington to include the installation of two Marvin aluminum-clad ultimate casement windows with a right hand swing in bronze in the upper right hand side of the rear of the structure as depicted in the submitted drawing dated 3-28-18.

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

APR 02 2018

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

R.23542 #1017
PHDC-18-0027

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.

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Property

Address

16 N. Washington, Ypsilanti, MI

Applicant

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

Name

Timothy P. Doyle

Address

2127 Woodside Rd

City

Ann Arbor

State

MI

Zip

48104

Phone / Fax

734-255-0089

E-Mail

patton.doyle@gmail.com

Contractor

Contractor Name & Contact Info

Kurt's Kustom, 734-341-5714 / Greg Bricker, 313-418-8961
Installation Masonry

Type of work

- ☐ Roofing
☒ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

This project will replace an existing 2nd floor window on the back wall of the building with a larger window that meets the egress code requirement. Attached -

- two photos of existing back wall; the upper right (north-east) window will be replaced
- an elevation of the ~~new~~ new back wall
- window specification sheet
- a statement from the architect indicating the structural integrity will not be impacted.

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

The replacement window is from the same Marvin window line used for all the other building windows, and it will be the same color.

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: \$2,800 (\$1,375 for window)

Permit fee:
\$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: 03/30/18

Print Name: Timothy P. Doyle

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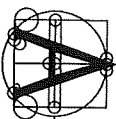
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PHDC 18-0037





PHDC-18-0027

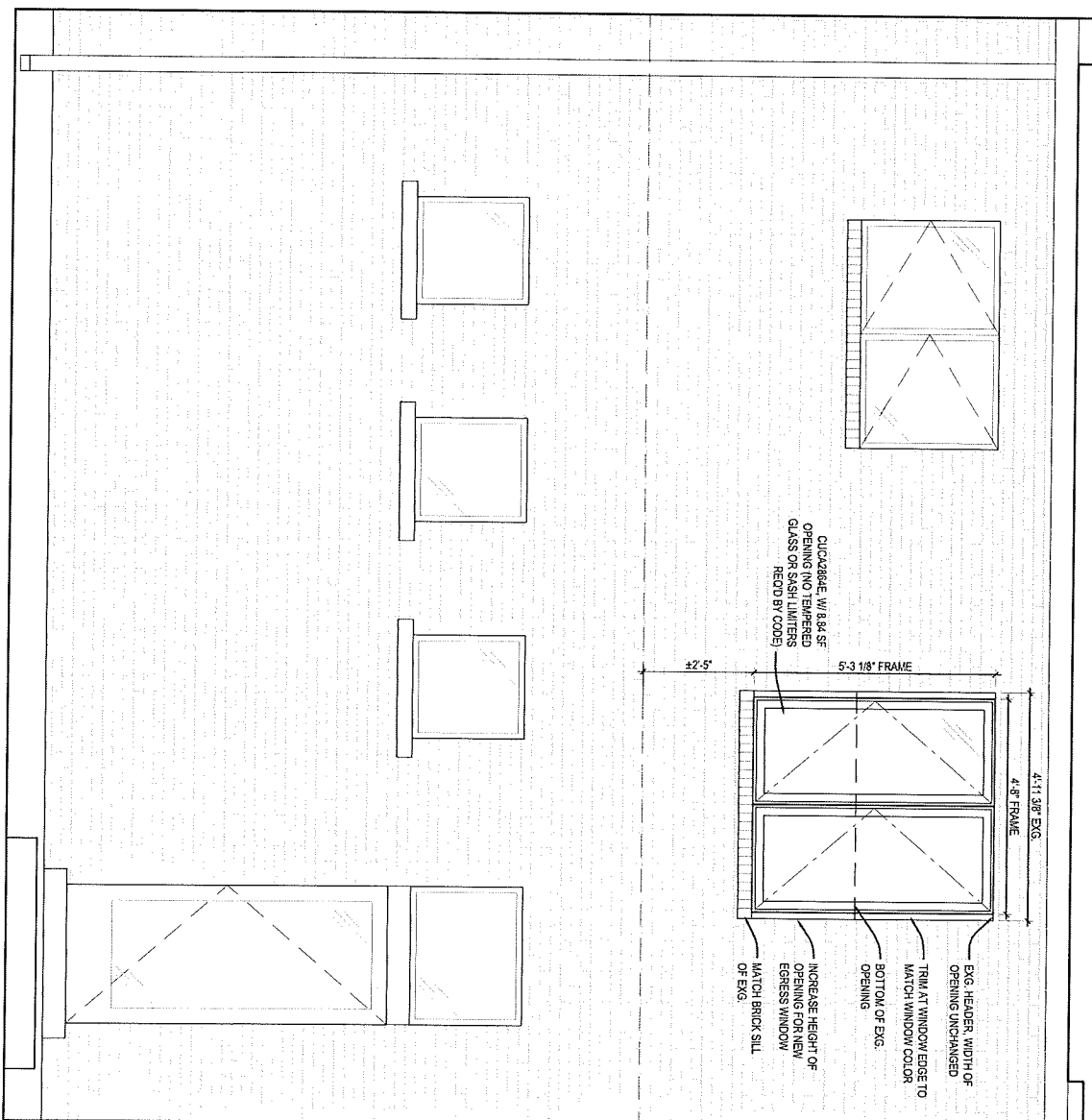


Angelini & Associates
Architects
113 East Ann Street
Ann Arbor, MI 48104
(734) 998-0735

Decode Detroit- Ypsi
16 N. Washington St. Ypsilanti, MI

Rear Exterior Elevation

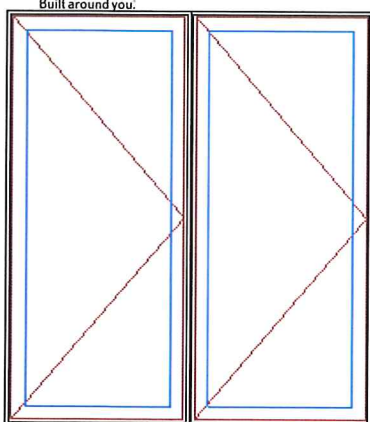
1/4" = 1'-0"
3.28.18



LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:	1,297.76
Qty: 1		Ext. Net Price:	USD 1,297.76



As Viewed From The Exterior

FS 56" X 63 1/8"

RO 57" X 63 5/8"

Performance Information A1, A2

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.29

Visible Light Transmittance: 0.49

Condensation Resistance: 58

CPD Number: MAR-N-342-13243-00001

ENERGY STAR: NC

Bronze Clad Exterior
Primed Pine Interior
2W1H - Rectangle Assembly
Assembly Rough Opening
57" X 63 5/8"

Unit: A1

Clad Ultimate Casement - Right Hand
CN 2864
Rough Opening 29" X 63 5/8"
Frame Size 28" X 63 1/8"
Bronze Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Bronze Folding Handle
***Handles/Covers Ship Loose
Bronze Multi - Point Lock
Sash Limiter - 3" Travel
Aluminum Screen
White Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose

Unit: A2

Clad Ultimate Casement - Right Hand
CN 2864
Rough Opening 29" X 63 5/8"
Frame Size 28" X 63 1/8"
Bronze Clad Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Black Weather Strip
Bronze Folding Handle
***Handles/Covers Ship Loose
Bronze Multi - Point Lock
Sash Limiter - 3" Travel
Aluminum Screen
White Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose

Factory Mull Charge

4 9/16" Jambs

Nailing Fin

***Note: This configuration is certified to AAMA 450. Mull certification ratings may vary from individual unit certification ratings.

Project Subtotal Net Price: USD	1,297.76
6.000% Sales Tax: USD	77.87
Project Total Net Price: USD	1,375.63



Patton Doyle <pattondoyle@gmail.com>

Decode Rear Egress Window

1 message

Theresa Angelini <TAngelini@angeliniarchitects.com>

Thu, Mar 22, 2018 at 4:52 PM

To: Patton Doyle <pattondoyle@gmail.com>

Cc: Kelsey Jensen <kjensen@angeliniarchitects.com>

Hi Patton,

This email is to confirm that the replacement window proposed to meet egress at the east side of the second floor of [16 N. Washington](#) will not disturb the structural integrity of the existing lintel. The existing lintel will remain exactly as it exists now.

Kind regards,

Theresa Angelini, AIA, NCARB, Partner

Angelini & Associates Architects

[113 East Ann Street](#)

[Ann Arbor, MI 48104](#)

[734-998-0735](#)



HDC Work Permit Staff Review

Property address: 211 Maple

Date of Application: April 2, 2018

Date of Review: April 5, 2018

Date of Meeting: April 10, 2018

Proposed work: freestanding deck construction

Materials: cedar tone pressure treated pine lumber

Staff review:

1. This was previously seen as a study item at the 10-24-17 HDC meeting. At that time the applicant was advised that the deck would need to be painted.
2. The applicant is applying to install a freestanding deck in the middle of the back yard. The decks dimensions will be 12' x 24'.
3. The applicant plans to use a pressure-treated pine in a cedar tone for the building of the deck. The deck will be about 1 foot in height and will have a single step that spans the full deck.
4. No paint color is indicated on the application. HDC to advise of the need to finish the deck in a paint or opaque stain.
5. Zoning will be reviewed at the time that the applicant applies to the building department for the deck construction. The deck structure is subject to relevant setbacks.
6. A building department permit will be required for this work and should be obtained prior to the start of any work.

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

Recommended Motion:

Move to approve the work at 211 Maple to include the installation of a 12' x 24' freestanding pressure treated pine deck in the rear yard in the location indicated on the drawing submitted with the application dated April 2, 2018. The deck will be about 1 foot in height and will have a single step that spans the full deck. A condition of approval is that the deck be finished in a paint or opaque stain.

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

APR 03 2018

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

R. 23547 Visa
PH DC-18-0028

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

211 MAPLE ST., YPSILANTI, MI 48198

Applicant

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

Name

JENNIFER BOEHME

Address

211 MAPLE ST., YPSILANTI, MI 48198

City

YPSILANTI

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

SELF

Type of work

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

Complete Description of Proposed Work:

Installation of a 12' x 24' Deck in backyard. The deck will be appx. one foot high along its north edge and two feet along its south edge due to property gradient. The north edge will be strung with appx. six feet of horizontal wire to act as a trellis. The south edge will have a single step ~~railing~~ spanning the full length of the deck. The west edge will have an appx. three foot railing. The deck will be constructed of cedar tone treated pine. Posts will be installed in concrete footings to a depth of 42".

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

Pressure treated lumber from Home Depot. Galvanized bolts, washers, nuts, lag bolts, and joist hangers, quickcrete, and composite deck screws

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 -

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:

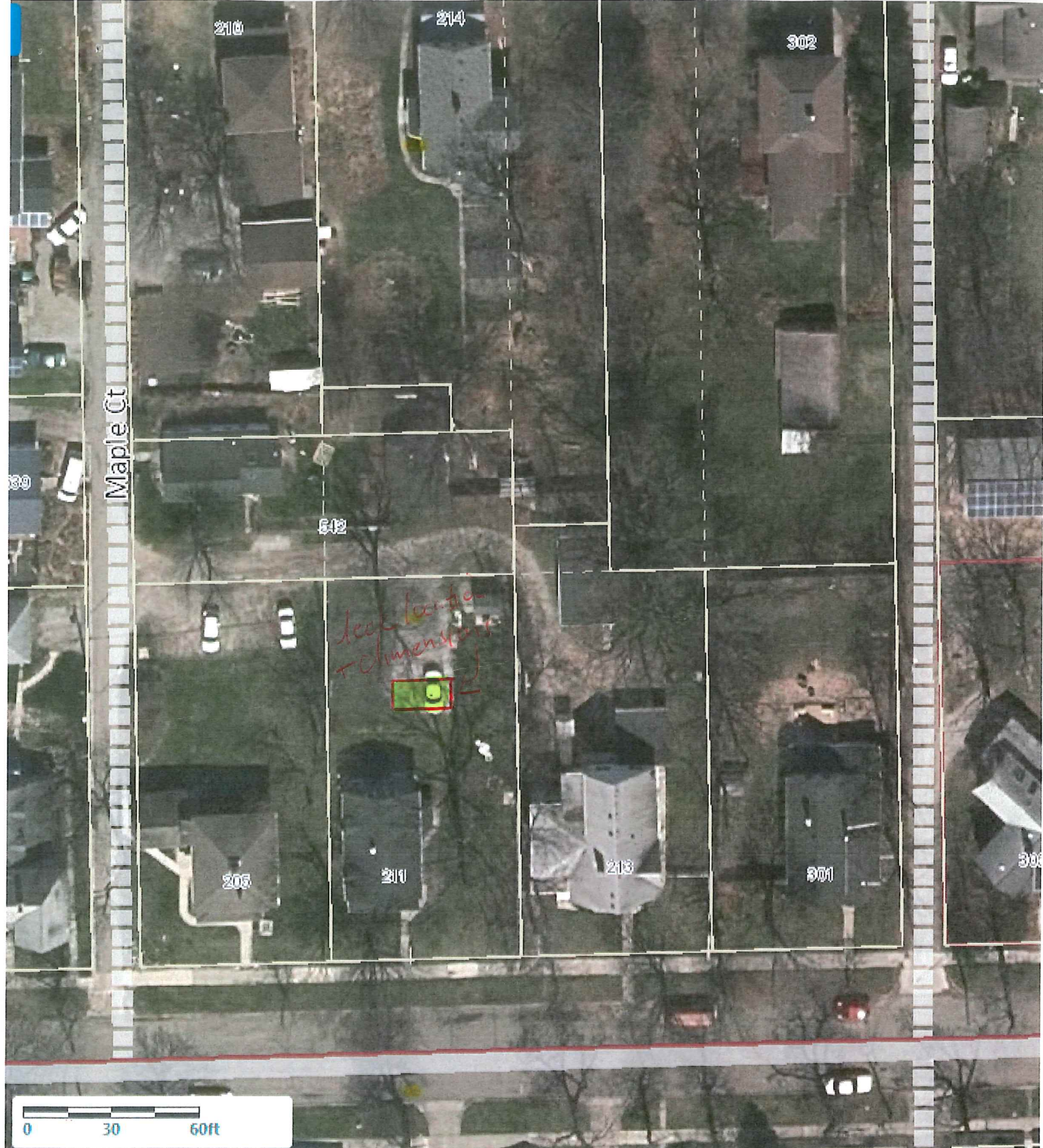
Apr. 2, 2018

Print Name:

Jennifer Boehme

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-18-0008

Deck location & dimensions to scale

12' x 24'

211 maple St.



HDC Work Permit Staff Review

Property address: 414 Maple

Date of Application: March 21, 2018

Date of Review: April 5, 2018

Date of Meeting: April 10, 2018

Proposed work: replacement of windows and doors

Materials: Vinyl windows and steel doors

Staff review:

1. The applicant is applying to replace 29 windows and 3 entry doors on the house. The applicant is proposing the vinyl windows and steel doors for the replacements.
2. Staff has advised the applicant that vinyl will be considered an inappropriate material for the replacement of the windows and that sliders are inappropriate for anything other than the addition from mid-century.
3. Staff has advised that the HDC generally does not approved metal doors for a front door and that a wood door is more appropriate but that steel may be considered appropriate for a back or side door.
4. Staff has advised about the possibility of storm windows to help with drafts and other repair options.
5. A spec sheet or brochure was not included for the doors or windows, but the owner has stated that a representative from the company will attend the meeting to discuss the project.

Relevant Secretary of the Interior's Standards:
N/A

Recommended Motion:

Move to deny the proposed work at 414 Maple for the installation of twenty-nine vinyl replacement windows and three steel replacement doors with the finding that these materials are inappropriate and will destroy the original character of the property. It should be noted that the steel door replacements for the side and the rear doors on the property may be considered approvable under a separate application.

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.



**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 BE REJECTED

Property

Address

414 Maple St. Ypsilanti, MI 48198

Applicant

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

Name

Erin Cicero

Address

414 Maple St.

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

734 260 4339

E-Mail

Erin@DavidMueller.com

Contractor

Contractor Name & Contact Info

Alexandria Windows + Doors

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Replace all 29 windows and 3 entry way doors. Current windows consist of 10 Aluminum, 6 Vinyl and 13 wood windows. 7 out of the 29 windows open. You can see from the photos that every wood window has rotted. None of the wood windows open and there is one that won't shut. The aluminum windows have 0% insulation. On a windy day, papers will blow off my desk with the windows closed. Hopefully the photos will tell the story that every window in this home needs to be replaced. Each window will be custom made to meet historic commission requirements.

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

Sales rep from Alexandria Windows will come to present to the Historic Commission the materials and labor involved. Brochures and Additional info attached to application

Permit Application Fee (action items only)

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

Construction Cost:

\$23,867.51

Permit fee:

\$35 + 30 = \$65.00

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:

3/21/18

Print Name:

Erin Cicero

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 ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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

Alexandria Windows and Doors
24293 Telegraph Rd Ste: 180
Southfield, MI 48033
(248)809-3214
alexandriawindows@gmail.com
www.alexandriawd.com

Estimate



ADDRESS

Erin Cicero
414 Maple St
Ypsilanti, Michigan 48198 USA
(734) 260-4339

SHIP TO

Erin Cicero
414 Maple St
Ypsilanti, Michigan 48198 USA
(734) 260-4339

ESTIMATE

6067

DATE

11/13/2017

CUSTOMER REP:

Johnny

ACTIVITY

AMOUNT

Windows:Single Slider

Single Slider Window. FOR HOME. WHITE IN WHITE OUT. Lo-E 262. FULL FRAME
INSTALLATION

25,830.00T

BASEMENT

MAIN: 4 PC, 48"*34"

FIRST FLOOR

ENTRY: 3 PC, 28"*65"

ENTRY: 48"*65"

BATH: 28"*65"

KITCHEN: 2 PC, 32"*68"

OFFICE: 4 PC, 48"*34"

BED: 96"*34"

SECOND FLOOR

FRONT BED: 64"*68"

FRONT BED: 32"*56"

BATH: 32"*56"

BATH: 32"*68"

HALLWAY: 36"*68"

GUEST: 3 PC, 30"*54"

SIDE: 3 PC, 32"*68"

Door:Entry Door

Entry Door. FOR HOME. WHITE IN WHITE OUT. Lo-E. STEEL. QUARTER GLASS.

3,300.00T

FRONT: 36"*84"

SIDE: 36"*84"

BACK: 36"*84"

Thank you for considering Alexandria Windows and Doors for your home improvement needs.

ACTIVITY

AMOUNT

Windows:Windows Warranty

0.00

Windows Manufacturer's Warranty:

- Lifetime Warranty on all window hardware and installation.
- Warranty covers all hardware including window seal and operation hardware.
- Warranty is transferable with Deed of property where windows and/or doors are installed.
- If there is any warranty work that needs to be done, there is no deductible charge for any parts or labor for the repair.

Disclaimer:Installation

0.00

The total amount of this order is including complete installation and capping of all products purchased. Unless otherwise noted on this Invoice/Estimate.

Dear Erin,

SUBTOTAL

29,130.00

Thank you for allowing Alexandria Windows & Doors into your beautiful historic home! We will work to not only preserve the exterior look of your home, but also make the interior of your home look modern and finished.

DISCOUNT

-5,957.66

TAX (3%)

695.17

TOTAL**\$23,867.51**

When you have a meeting date with the city council or historic council, please give me a call and let me know. (248)961-5581.

Should you wish to change from having a window in your upstairs side bedroom to having a door instead, the price will go up by \$920, and your final price would be \$24092.34 + tax \$722.77, for a final price of \$24815.11.

Thanks again!

-Johnny

248-961-5581

Accepted By

Accepted Date

Thank you for considering Alexandria Windows and Doors for your home improvement needs.



414 Maple



414 Maple



414 Maple



414 Maple



414 Maple



414 Maple



HDC Work Permit Staff Review

Property address: 114 N River St

Date of Application: April 3, 2018

Date of Review: April 6, 2018

Date of Meeting: April 10, 2018

Proposed work: replacement of windows

Materials: Marvin (aluminum) clad insert windows in Stone White

Staff review:

1. The applicant (Marvin Windows) was originally seen at the 12/13/2016 meeting and approved for aluminum-clad replacement windows with the condition that the windows be bronze in color.
2. The same applicant returned to the HDC on 3-14-17 to request a color change to white; that application was denied.
3. The owners of the property would like to discuss with the commission the possibility of installing white windows.
4. Staff has noted some conflicting information while researching appropriate color palates for this structure. Historic photos do depict the window sashes were previously a dark color.
5. The submitted cut sheet depicts an insert window. HDC to verify that this is *not* a full frame replacement and if a reduction in glass size will occur. A reduction in glass size is considered inappropriate.
6. A building department permit will be required for this work and should be obtained prior to the start of any work.

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

Motions:

Move to approve the work at 114 N River to include the installation of new Marvin aluminum-clad wood windows with the conditions that the windows be full frame replacements and that the windows be a dark color that the applicant finds acceptable.

Move to deny the application for work at 114 N River for the installation of replacement insert windows in white with the findings that white is not a historically appropriate color for window sash and trim on a structure from this time period and insert windows are inappropriate due to the reduction in glass size.

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

APR 03 2018

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.comR. 23549
Visa
PHDC-18-0029

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

114 N. RIVER ST

Applicant

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

Name

SOS COMMUNITY SERVICES

Address

101 S. HURON ST.

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

734 485 8730 / 734 485 8739

E-Mail

elizabethc@soscs.org

Contractor

Contractor Name & Contact Info

MARVIN DESIGN GALLERY (MARVIN WINDOWS)

2350 FRANKLIN RD. SUITE 115
BLOOMFIELD HILLS, MI 48302

PAUL MANION 810 922 0799

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

Complete Description of Proposed Work:

WINDOW REPLACEMENT (INSERTS) APPROVED ON 12/13/2016 IN BRONZE EXTERIOR FINISH.

BUILDING OWNER IS OPPOSED TO THE BRONZE EXTERIOR.

WE APPEARED BEFORE HDC AGMN ON 3/14/17 TO REQUEST THE WHITE EXTERIOR FINISH BE APPROVED AND THE REQUEST WAS DENIED. BOTH APPEARANCES WERE MADE BY A MARVIN REPRESENTATIVE. NOBODY FROM SOS WAS PRESENT.

RHONDA & ELIZABETH FROM SOS WOULD LIKE AN OPPORTUNITY TO ADDRESS THE BOARD AT THE APRIL 10 MEETING.

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

STONE WHITE CLASS EXTERIOR TO MATCH THE EXISTING COLOR SCHEME.

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: \$ 24,282.38	Permit fee: \$35 + \$40 = \$75.00
------------------------------------	--------------------------------------

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: 4/3/2018
--	----------------

Print Name: PAUL MANION.

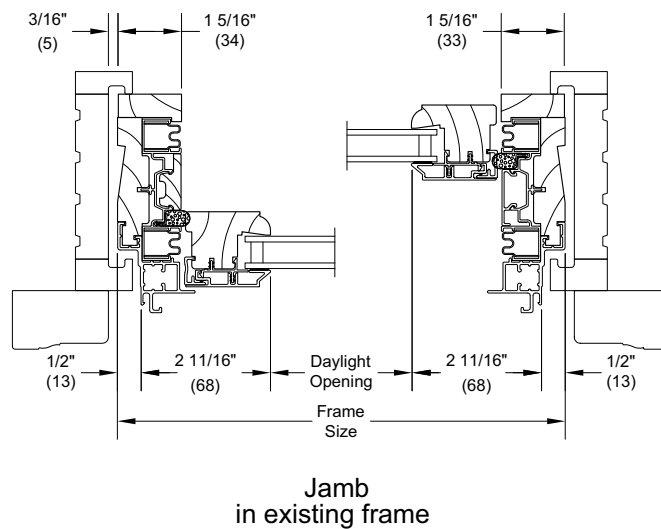
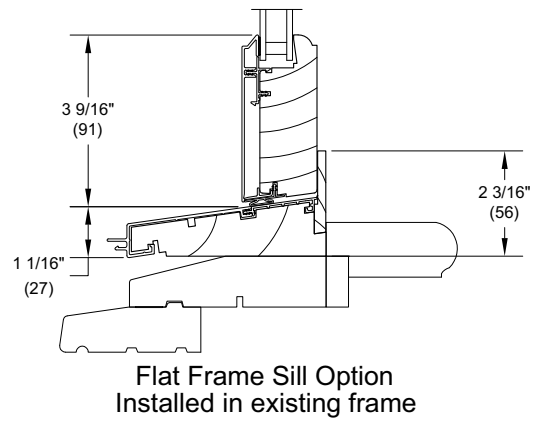
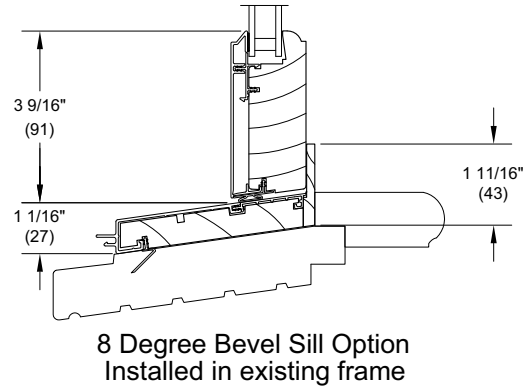
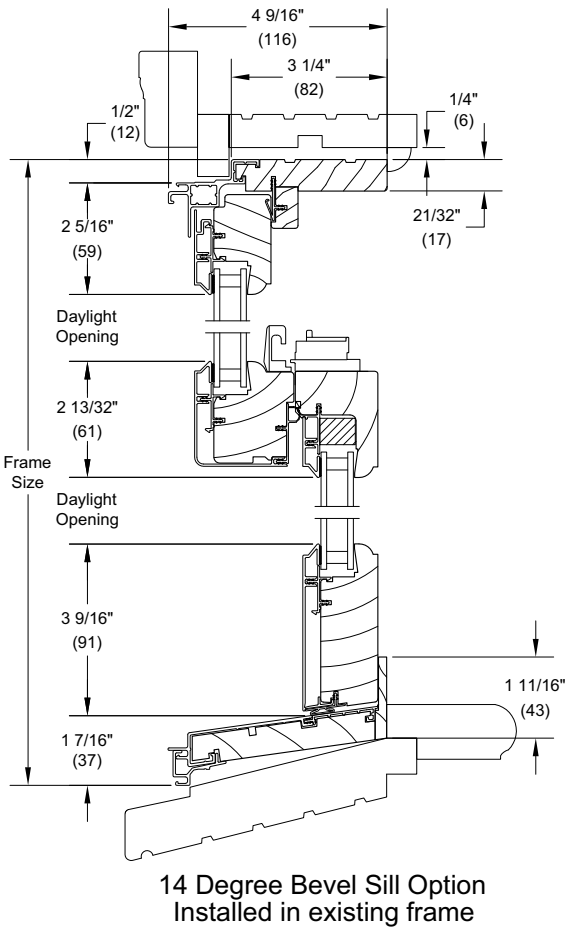
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

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

Clad Insert Double Hung

Section Details: Operating

Scale: 3" = 1' 0"







Historical Society photo-114 N River prior to move - 900 block of Washtenaw



Historical Society photo-114 N River- just after the move

Historic Colors of America

A Guide to Style, Color, and Architectural Periods

This list provides guidance on usage and application of the Historic Colors of America paints and expands recommendations for selecting appropriate paint colors by architectural style and period.

Colors noted after the general listings are recommended for doors, window sash, and/or shutters only, not general application as an exterior body or trim color.



Popular Colors by Architectural Period

FIND PERIOD-APPROPRIATE COLORS FOR HOUSES OF ANY ERA

Colonial, mid 1600-1780

Interior: Shaker Red, Redrock Canyon, Cogswell Cedar, Pumpkin, Georgian Yellow, Farmhouse Ochre, Knightley Straw, Asian Jute, Tailor's Buff, Blonde Lace, Meetinghouse Blue, Lexington Blue, Standish Blue, Tory Blue, Bold Bolection, Hawthorne, Elise, Marrett Apple, Venetian Glass, Grassy Meadow, Phillips Green, Warren Tavern, Parsnip, Langdon Dove, Pettingill Sage, Woolly Thyme, Burnished Pewter, Milkweed, Pitch Pine, Nankeen, Ginger Root, Tankard Gray, Otis Madeira, Liberty, Burnt Umber, Portobello, Wooden Nutmeg, Rawhide, Chocolate, Quincy Granite, Vinal Haven, Monument Gray, Fieldstone, Polished Pewter

Exterior: Shaker Red, Cogswell Cedar, Knightley Straw, Asian Jute, English Bartlett, Tailor's Buff, Blonde Lace, Warren Tavern, Parsnip, Langdon Dove, Pettingill Sage, Woolly Thyme, Burnished Pewter, Milkweed, Pitch Pine, Nankeen, Ginger Root, Portobello, Tankard Gray, Wooden Nutmeg, Rawhide, Chocolate, Quincy Granite, Vinal Haven

Note: Brattle Spruce, Sayward Pine are for use on shutters and doors only.

Federal 1780-1830

Interior: Clementine, India Trade, Lady Banksia, Jonquil, Barrett Quince, York Bisque, Lyman Camellia, Woodstock Rose, Mountain Laurel, Rundlet Peach, Tudor Ice, Appleton, Lucinda, Bulfinch Blue, Citadel Blue, Meetinghouse Blue, Cottage Green, Coral Springs, Amelia, Hawthorne, Elise, Marrett Apple, Historic Morning Dew, Bristol Green, Longfellow, Viscaya, Wainscot Green, Phillips Green, Jewett White, Wild Oats, Parsnip, Langdon Dove, Jackson Antique, Phelps Putty, Bayberry Wax, Sandy Bluff, Quincy Granite, Vinal Haven

Exterior: Knightley Straw, Asian Jute, Jewett White, Plymouth Beige, Wild Oats, Yarmouth Oyster, Parsnip, Langdon Dove, Jackson Antique, Phelps Putty, Bayberry Wax, Sandy Bluff, Rain Barrel, Pettingill Sage, Flaxen Field, Nankeen, Winter Meadow, Coastal Sand, Britches, Toffee, Quincy Granite, Vinal Haven

Note: Grassy Meadow, Amish Green, Brattle Spruce, Sayward Pine are for use on shutters, doors, and sash.

Greek Revival 1825-1855

Interior: Codman Claret, Redrock Canyon, Portsmouth Spice, Clementine, India Trade, English Bartlett, Mountain Laurel, Rundlet Peach, Blonde Lace, Bulfinch Blue, Citadel Blue, Lexington Blue, Standish Blue, Hawthorne, Elise, Marrett Apple, Melville, Green Bonnet, Jewett White, Plymouth Beige, Wild Oats, Yarmouth Oyster, Parsnip, Langdon Dove, Jackson Antique, Phelps Putty, Quincy Granite, Vinal Haven

Exterior: Knightley Straw, Asian Jute, Danish Pine, Wainscot Green, Jewett White, Plymouth Beige, Wild Oats, Yarmouth Oyster, Parsnip, Langdon Dove, Jackson Antique, Phelps Putty, Bayberry Wax, Sandy Bluff, Flaxen Field, Rain Barrel, Milkweed, Nankeen, Winter Meadow, Coastal Sand, Britches, Quincy Granite, Vinal Haven, Monument Gray, Fieldstone

Note: Grassy Meadow, Amish Green, Brattle Spruce, Sayward Pine are for use on shutters, doors, and sash.

Victorian 1840-1900 and Italianate 1845-1865

Interior: Madder, Alden Till, Flowering Chestnut, Roseland, Codman Claret, Lady Banksia, Jonquil, Blonde Lace, Mountain Laurel, Rundlet Peach, Lucinda, Bulfinch Blue, Citadel Blue, Standish Blue, Historic Morning Dew, Coral Springs, Bristol Green, Green Bonnet, Jewett White, Plymouth Beige, Yarmouth Oyster, Parsnip, Langdon Dove, Jackson Antique, Phelps Putty, Quincy Granite, Vinal Haven

Exterior: Beetroot, Madder, Covered Bridge, Alden Till, Flowering Chestnut, Roseland, Richardson Brick, Jonquil, Knightley Straw, Asian Jute, English Bartlett, Danish Pine, Canyon Gold, Jewett White, Plymouth Beige, Wild Oats, Yarmouth Oyster, Parsnip, Langdon Dove, Jackson Antique, Phelps Putty, Bayberry Wax, Sandy Bluff, Flaxen Field, Rain Barrel, Nankeen, Winter Meadow, Britches, Toffee, Ginger Root, Bean Pot, Rawhide, Chocolate, Quincy Granite, Vinal Haven, Monument Gray, Fieldstone



Note: Amish Green, Brattle Spruce, Sayward Pine are for use on shutters, doors, and sash.

Mansard/Second Empire 1855-1880

Interior: Flowering Chestnut, Roseland, Codman Claret, Stagecoach, Portsmouth Spice, India Trade, Knightley Straw, Asian Jute, Georgian Yellow, Farmhouse Ochre, English Bartlett, Danish Pine, Canyon Gold, Tailor's Buff, Blonde Lace, Mountain Laurel, Rundlet Peach, Lexington Blue, Standish Blue, Portsmouth Blue, Winter Harbor, Muted Mulberry, Brookside, Whispering Willow, Wainscot Green, Boardman, Hazelwood, Newbury Moss, Picholine, Amish Green, Baize, Pointed Fir, Yarmouth Oyster, Parsnip, Langdon Dove, Jackson Antique, Phelps Putty, Bayberry Wax, Sandy Bluff, Flaxen Field, Pettingill Sage, Woolly Thyme, Burnished Pewter, Milkweed, Pitch Pine, Nankeen, Winter Meadow, Coastal Sand, Britches, Toffee, Ginger Root, Maple, Bean Pot, Palomino, Portobello, Tankard Gray, Hitching Post, Cummings Oak, Brownstone, Otis Madeira, Liberty, Burnt Umber, Hickory Nut, Tyson Taupe, Wooden Nutmeg, Quincy Granite, Vinal Haven, Monument Gray

Note: These colors can be used for Shingle, Queen Anne, and Stick Style interiors as well.

Exterior: Knightley Straw, Asian Jute, Farmhouse Ochre, Danish Pine, Canyon Gold, Wainscot Green, Brookside, Boardman, Warren Tavern, Hazelwood, Newbury Moss, Picholine, Amish Green, Baize, Gedney Green, Pointed Fir, Moss Glen, Parsnip, Langdon Dove, Jackson Antique,



WELCOME TO THE LANDMARK SERVICES OLD HOUSE RENOVATION BLOG

Paint Color Do's and Don'ts for Historic Houses

The selection of exterior paint colors for historic houses is, admittedly, a very subjective topic. Color schemes that please some people might give their neighbors nightmares. As subjective and personal issue as this topic is, however, it is clear to me that some color schemes enhance the look of an old house while others can make a house look either too bland or clownishly over the top.

Some basic knowledge is helpful. Until the Industrial Revolution, most paints were mixed in small batches using naturally found earth pigments. Paint colors, therefore, tended to reflect these pigments: red oxide, yellow ocher, lamp black, red and white lead, etc. Common exterior colors were reds, yellows, and greens. I think that the colors from [Old Village Paints](#) represent 18th and 19th century paint colors fairly well. White was most often reserved as a trim color in the 18th century. Around 1820 or so it became a more popular body color. Greek Revivals, in particular, were often painted white - or had white trim and a body color such as straw yellow or a gray or tan meant to suggest stone. It should be noted, however, that the "white" that was used back then was more of an off white, not the super whites available these days.

Even after paints started being mass produced in the second half of the 19th century, exterior colors still favored earth tones such as ochres, various shades of green, browns, and deep reds. Roger Moss' [book on historic colors](#) captures this well. New colors were being introduced during this period, too, so the options were much greater

There are two common mistakes with exterior paint colors that I see. The first is to paint a house that would have had many colors just one color, usually white. Take a look at the two houses below (which sit side by side in a Boston suburb). The one painted all white really obscures the wonderful detail that was so important in this period. The multi-color scheme expresses the architectural detail. In point of fact, however, neither scheme is historically

accurate. These houses would likely have had dark trim colors against medium body colors. Light (or white) trim colors were not commonly used until the 20th century.



HISTORIC IPSWICH

Painting your historic house, a guide to colors and color schemes

Prepared by John Fiske for the Ipswich Historical Commission and the Architectural Preservation District Commission

PART I: COLONIAL AND FEDERAL 1640-1840

Paint was used to delineate the three main visual elements of Colonial and Federal houses:

- Body: the walls – usually clapboarded or shingled, sometimes boarded.
- Trim: the decorative woodwork that framed the large wall surfaces and often the smaller elements such as windows and doors.
- Sash: The movable elements – doors, windows, shutters.

First Period houses rarely painted trim and sash in different colors and so were generally of two colors only; later styles often had three.

Colonial Period (1640-1780)

First Period or Post-Medieval (1640s–1720s)

- Architecture: asymmetry, verticality. 17th-century colors were derived from earth, stone or other natural pigments.
- Interiors: Earthy reds, indigos, ochre, burnt umber.
- Body: clapboards, originally not painted or stained but weathered to dark brown. Chocolate paint appropriate today.
- Trim: Unpainted or painted Indian red/Spanish brown to contrast with unpainted body.

Second Period or Georgian (1725-1780)

- Architecture: symmetry, horizontality, classical proportions

- Georgian houses favored stronger colors from naturally derived pigments. Colors imitating stone construction were popular exteriors, interiors were bolder and brighter than once thought. Modest and rural houses often not painted. Strongly contrasted color schemes favored.
- Body: dark stone colors, chocolates, orange, ochers, greys and reds.
- Trim: Almost always white, but a softer, yellower white than today's white.
- Cornices, window and door casings, cornerboards and molded details often simulated stone – pale grey, yellowish-white, very pale blue, sometimes with sand blown into the wet paint.
- Doors: always dark color – chocolate, red, green or blue.
- Roofs: occasionally red, chocolate or yellow

Federal Period (1780-1830)

Fashionable taste moved away from the more robust Georgian toward lighter colors: white, off-white, pale shades of stony gray, and ochre. Bright, clear tones in interiors, often in contrast with pale trim – creams, pumpkins, sage green, muted blues etc. The 1812 painting guide by Hezekiah Reynolds of CT advised a palette of “white, cream, straw, orange, pea-green, parrot green, grass green, red, slate and black.” Lighter colors were fashionable, but darker ones were still used for more traditional tastes. Contrasts were less marked than on Georgian houses.

- Body: White, cream, straw were fashionable, but orange, pea-green, red, slate met more conservative, traditional tastes.
- Trim: White, or sometimes the same color as the body.
- Shutters and doors were dark green or black.
- House fronts were sometimes painted in fashionable, lighter (and more expensive) colors, while the back and/or the sides were in the more traditional, and cheaper, reds.
- Rural houses were often unpainted until the middle of the 19th century.

Greek Revival (1825-1860)

Colors remained traditional with no technological innovation in colors till 1850s, so the earth-based pigments and natural stone colors of the Federal period are suitable for interiors and exteriors. Interior colors begin to reflect the richness and depth of color of the Victorian period.

- Body: White or off-white, or stone colors (greys, pale blue greys, grey browns, tans) or straw (ochres and yellows.)
- Trim: White, off-white, cream
- Sash: Typically green doors and shutters, and black sash.
- The most common (almost standard) color scheme: White or off-white body, green doors and shutters, black sash.
- Rural houses were increasingly painted from 1825 onward.

PART II: VICTORIAN 1840-1900

Paint was used to delineate the three main visual elements of Victorian period houses:

- Body: the walls – usually clapboarded or shingled, sometimes boarded.
- Trim: the decorative woodwork that framed the large wall surfaces and the smaller elements such as windows and doors.
- Sash: the movable elements – doors, windows, shutters.
- Body, trim and sash were usually painted different colors. A three-color paint scheme was the most common, but later in the period houses were often given four or even five colors.

Victorian architecture is characterized by the fact that different styles of house were popular at the same time. In this respect, it differs significantly from Colonial architecture, where styles were sequential rather than simultaneous. In paint colors and paint schemes, the Victorian period saw a gradual transition toward a wider range of deeper colors and stronger contrasts. There were two distinct color periods: 1870 was the turning point.

Early Victorian (1840-1870)

Common architectural styles: The most popular was the Italianate, but Gothic Revival houses were quite common. Paint colors did not change much from the Federal period: Paints were still mixed by the painter from natural pigments ground into white lead and linseed oil, so many of the earth/stone colors continued to be used. The first “color card” published in the US (1842) included three shades of grey, and three of fawn (called “drab”). Darker, dignified colors were used on larger houses and those in exposed locations: lighter, livelier shades for smaller, more concealed houses. The so-called “positive” colors (white, yellow, red, blue and black) were avoided.

- Body: Traditional stone- and earth-colors, soft and naturalistic to blend in with surroundings.
- Trim: Never white, often a darker shade of the body color, or vice-versa if the body was dark. Sometimes body, trim and sash were painted in three increasingly darker shades of the same color.
- Sash: Often the same as the trim.

Later Victorian (1870-1900)

Common architectural styles: Second Empire/Mansard, Stick, Queen Anne, Shingle. Paints now were mass-produced and mass-marketed in resealable cans. The wider range of colors included both new pastels (rose, peach, terracotta and olive) as well as deeper and more saturated colors. Strong contrasts were favored. Three-color schemes for the exterior became the norm: one color for the body; a second for the trim; the third, always the darkest, for the sash (doors, sashes, shutters.)



RECEIVED

MAR 28 2018

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

R. 23533
mc
PHDC-18-0026

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 BE REJECTED

Property

Address

201 South Washington St, Ypsilanti, MI 48197

Applicant

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

Name

Caitlin Nagler

Address

Washtenaw County Office of Community & Economic Development

415 W Michigan Ave, suite 2200

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-544-3008

E-Mail

naglerc@ewashtenaw.org

Contractor

Contractor Name & Contact Info

A.H. Construction, LLC Ali Huwio 734-481-1983

Type of work

☒ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Remove and dispose of all shingles. Following all applicable codes and manufacturers recommendations. As ridge venting exists already, ridge venting will be replaced with new and matching ridge vent. Install preformed aluminum, drip edge, and new vent pipe boots. Install a minimum 300 lb. fiberglass asphalt shingle. Replace all flashing.

The color of shingles, flashing, and drip edge will all remain the same.

Roof is being replaced due to deteriorated shingles, old roof; replacing roof to match existing materials and colors as closely as possible.

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

300 lb fiberglass asphalt shingle

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:

\$9,000

Permit fee:

\$35 + \$10 = \$45

Signature

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

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

Signature

[Redacted Signature]

Date:

3/20/18

Print Name:

Caitlin Nagler

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 ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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



Housing Rehabilitation Project Information

Project Name/Overview: roof replacement – Minnie Hughes

Project Address: 201 South Washington, Ypsilanti, MI 48197 (City of Ypsilanti)

Work Scope: Remove and dispose of all roofing materials & defective sheathing. Following all applicable codes and manufacturers recommendations. Install shingle-over ridge vent and cut a 1" wide vent at ridge board. Install preformed aluminum, drip edge, and new vent pipe boots. Install owner's choice of a minimum 300 lb. fiberglass asphalt shingle. Use modified roofing materials where required by code. Replace all flashing. New roof installation is to be vented to code.

Ridge vent will be replaced with new/identical ridge venting, as required by Michigan SHPO office.

Note: This house is located in the Ypsilanti Historic District.





OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future

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Ypsilanti, MI 48197

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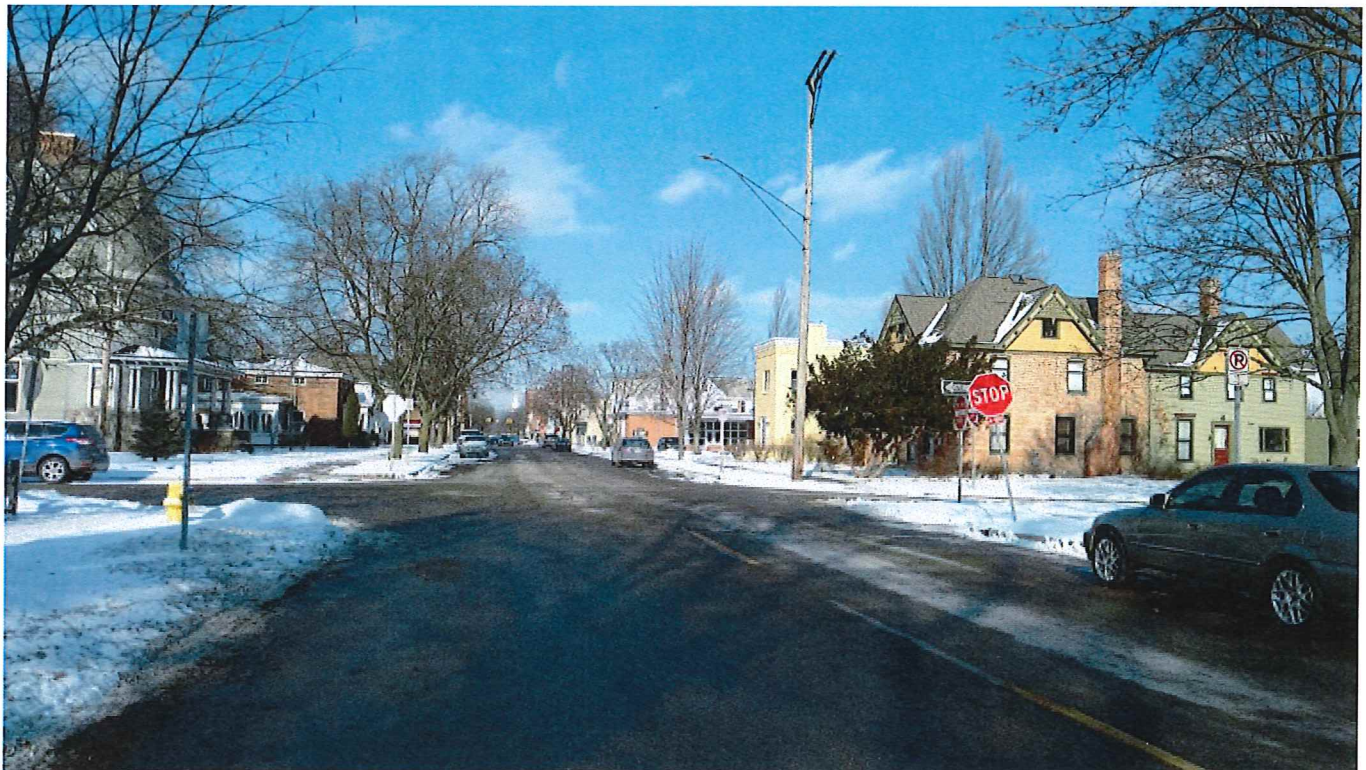
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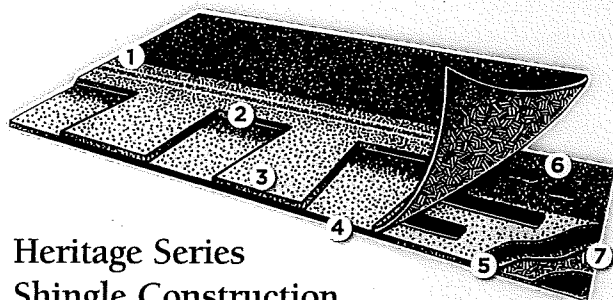


View to the north of property, towards downtown City of Ypsilanti

The Beauty of Heritage®

- Rugged Shake-like Appearance
- Shadowtone Blended Shadow Line
- Double-layer Random-cut Design
- Fiberglass Mat
- UL Listed for Class A Fire Resistance
- UL Evaluation Reports UL ER2919-01 and UL ER2919-02

- UL Classified for Wind Resistance: ASTM D 3161, Class F and ASTM D 7158, Class H
- UL Classified in Accordance with ASTM D 3462 and ICC-ES Acceptance Criteria AC438
- Florida Building Code Approved: FL 18355



Heritage Series Shingle Construction

- 1) Double-layer (common bond) area for fastening
- 2) Shadowtone feature adds dimension, depth of appearance and curb appeal
- 3) Random-cut sawtooth design adds beauty to replicate a wood-shake look
- 4) Self-sealing strip of asphalt on bottom side
- 5) Moisture-resistant weathering-grade asphalt coating
- 6) Asphalt laminate adhesive
- 7) Fiberglass mat

The Heritage cut application method helps to add speed and reduce waste—only two cuts are required to start five courses, and pieces that are 8 inches wide or longer can be worked back into the field. See Heritage application instructions for further details.

LIMITED WARRANTIES

Shingles begin to age as soon as they are exposed to nature. Buildings experience aging factors differently, so it is difficult to predict how long shingles will last. That's why TAMKO provides a Limited Warranty containing a binding arbitration clause and other terms and conditions which are incorporated herein by reference. You may obtain a copy of the Limited Warranty at tamko.com or by calling 1-800-641-4691.

Heritage shingles' Limited Warranty offers a 15-year Full Start Period—the critical period of time in which shingles and the labor to install them are covered at 100 percent (labor does not include tear-off, removal or disposal). Heritage Premium shingles' Limited Warranty offers a 20-year Full Start Period.



HERITAGE Premium Shingles

- 50-year Limited Warranty
- 20-year Full Start Period
- 15-year Limited Warranty Coverage for Winds up to 110 mph†
- 10-year Algae Relief—Algae Cleaning Limited Warranty*



HERITAGE Shingles

- 30-year Limited Warranty
- 15-year Full Start Period
- 15-year Limited Warranty Coverage for Winds up to 110 mph†
- 10-year Algae Relief—Algae Cleaning Limited Warranty*

† Up to 130 mph when installed using High Wind Application.

* Provides for cleaning of discoloration caused by certain algae growth.



Building products for the professional.

Since 1944, building professionals and homeowners have looked to TAMKO® for building products. Today, we offer a wide range of building products, including 3-tab shingles, MetalWorks® steel shingles, waterproofing materials, ventilation products, EverGrain® and EverGrain® Envision® Composite Decking, and Marquee Railing® and Tam-Rail® Railing Systems.



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Joplin, MO 64802-1404
1-800-641-4691
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Frederick

NOTE: TAMKO RECOMMENDS VIEWING AN ACTUAL ROOF INSTALLATION PRIOR TO FINAL COLOR SELECTION FOR THE FULL IMPACT OF COLOR BLENDING AND PATTERNS. Certain colors and products may not be available in your area. Information included in this sample was current at the time of printing. To obtain a copy of the most current version of this sample, visit us online at tamko.com or call us at 1-800-641-4691.

Front cover roof color is Weathered Wood. Gatefold spread roof color is Natural Timber.

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HERITAGE[®]

LAMINATED ASPHALT SHINGLES



BRING
COLOR & STYLE
HOME

TAMKO[®]
BUILDING PRODUCTS

Weathered Wood



Express your style and showcase the beauty of your home with the rustic hues and bold textures of Heritage® Series Laminated Asphalt Shingles. Choose Heritage Premium shingles with a 50-year Limited Warranty and 20-year Full Start Period, or select Heritage shingles with a 30-year Limited Warranty and 15-year Full Start Period.

See how the Heritage Series can enrich your home's beauty.

IMPORTANT: SHINGLES BEGIN TO AGE AS SOON AS THEY ARE EXPOSED TO NATURE, AND BUILDINGS EXPERIENCE AGING FACTORS DIFFERENTLY. BECAUSE IT IS DIFFICULT TO PREDICT HOW LONG SHINGLES WILL LAST, TAMKO® OFFERS A LIMITED WARRANTY THAT INCLUDES A BINDING ARBITRATION CLAUSE AND OTHER TERMS AND CONDITIONS WHICH ARE INCORPORATED HEREIN BY REFERENCE. YOU MAY OBTAIN A COPY OF THE LIMITED WARRANTY AT TAMKO.COM OR BY CALLING 1-800-641-4691.

HERITAGE®
LAMINATED ASPHALT SHINGLES

HERITAGE®
Premium
LAMINATED ASPHALT SHINGLES

HERITAGE® AMERICA'S NATURAL COLORS® COLLECTION



Natural Timber

Symbols shown beside each color name denote product options and availability.

HP

Heritage® Premium Shingles

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Heritage® Shingles

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Invest in curb appeal. Roofing is the highest return on investment for exterior remodeling projects,

according to the NARI and National Association of REALTORS.

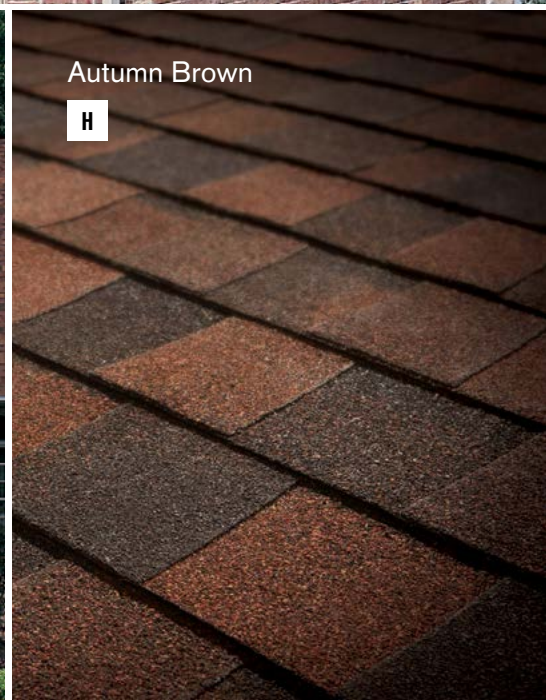
REALTOR® Mag, Dec. 2015,
<http://tamko.com/realtormag-value>

Autumn Brown



Autumn Brown

H



Welcome beauty home with the lively tones and intense warmth and contrast of America's Natural Colors.® Inspired by the woodsy browns, stormy greys and other vibrant hues found in nature, these colors will help you craft a roof that fits your personal style.

Black Walnut

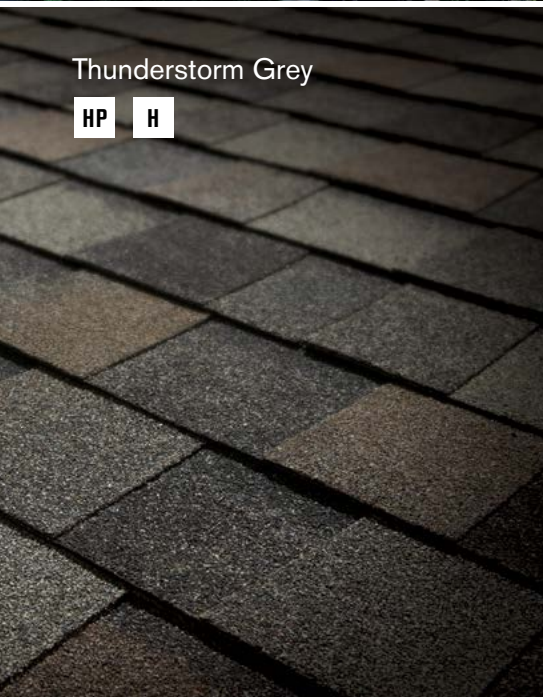


Thunderstorm Grey



Thunderstorm Grey

HP H



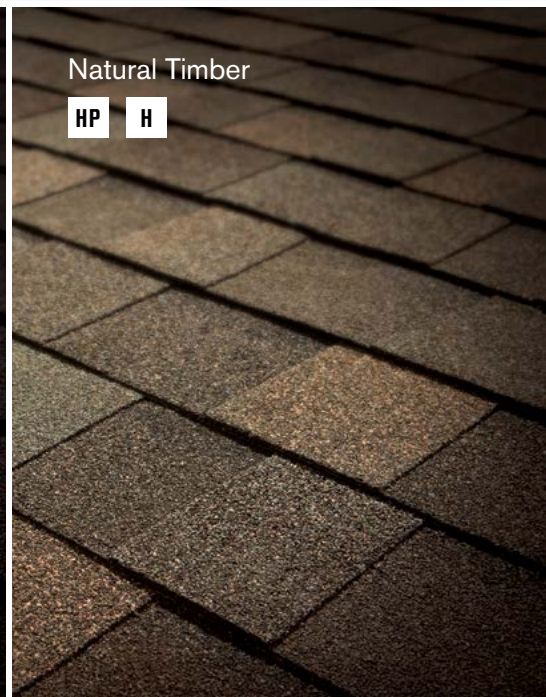
Black Walnut

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Natural Timber

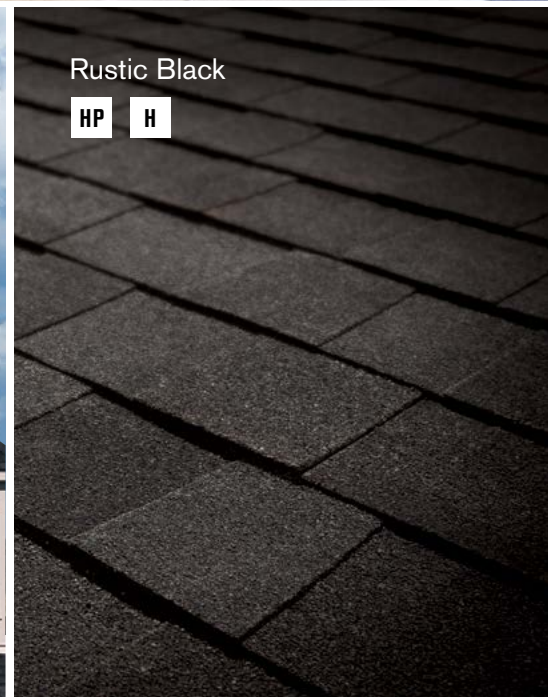
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Rustic Redwood

HERITAGE® CLASSIC COLORS COLLECTION



Make your home a focal point with classic, traditional shades. With Classic Colors, choose from a selection of charming greys, elegant reds and earth tones to create a roof that complements your home's unique style.

Olde English Pewter



Oxford Grey



Shingles are just the beginning. TAMKO® offers a variety of additional accessories for your roof.

Additional accessories include Underlayments, Shingle Starter, Cements & Sealants, Heritage Shingle Options, Ventilation and Hip & Ridge Shingles.

See back for details.

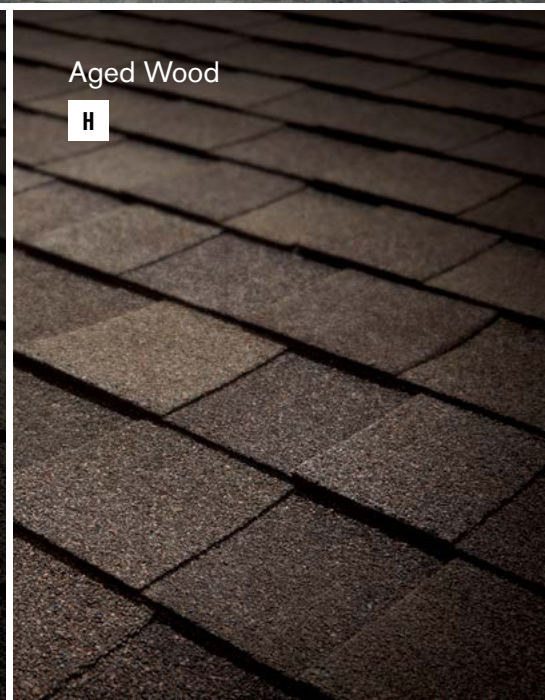
Oxford Grey

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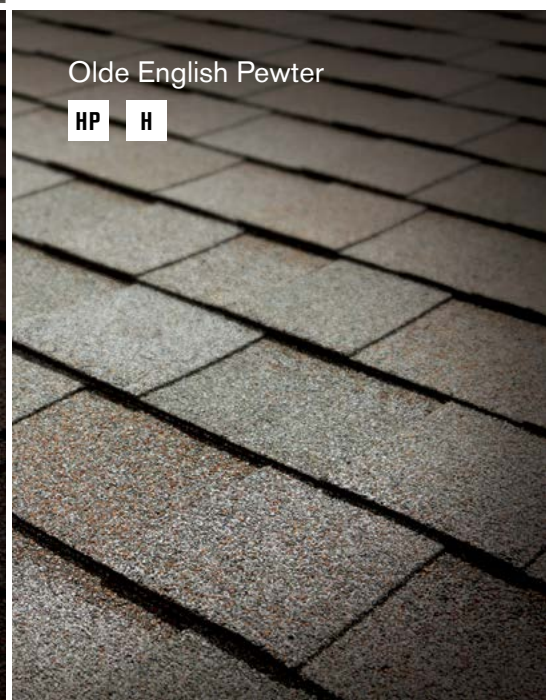
Aged Wood

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Olde English Pewter

HP H



HERITAGE® CLASSIC COLORS COLLECTION

Rustic Redwood



Symbols shown beside each color name denote product options and availability.

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Heritage® Premium Shingles

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Heritage® Shingles

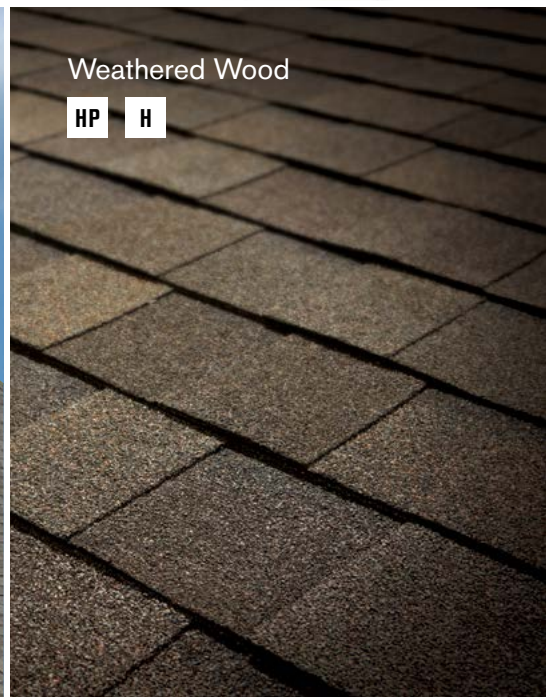
Weathered Wood

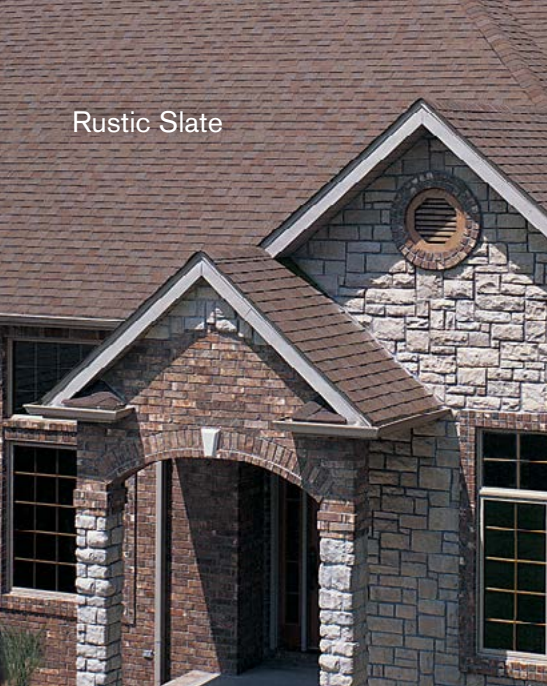


Weathered Wood

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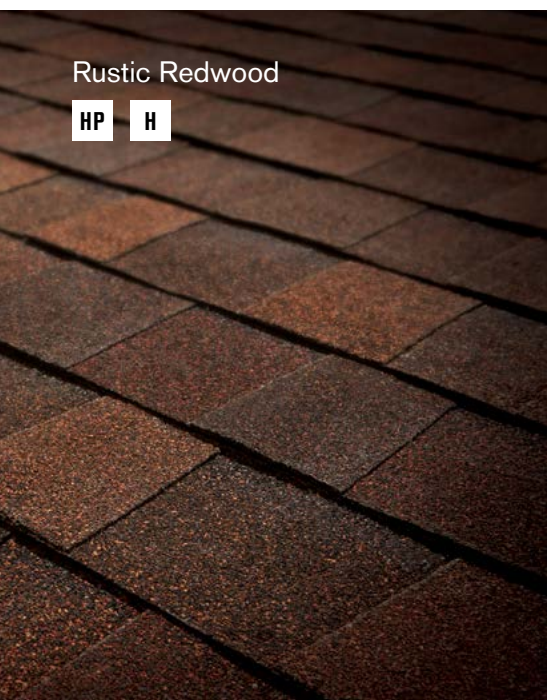
Rustic Slate

“ My Heritage
Rustic Cedar
roof looks great!
The neighbors
have been
complimentary.”

—Paula C.
Phoenix, Arizona

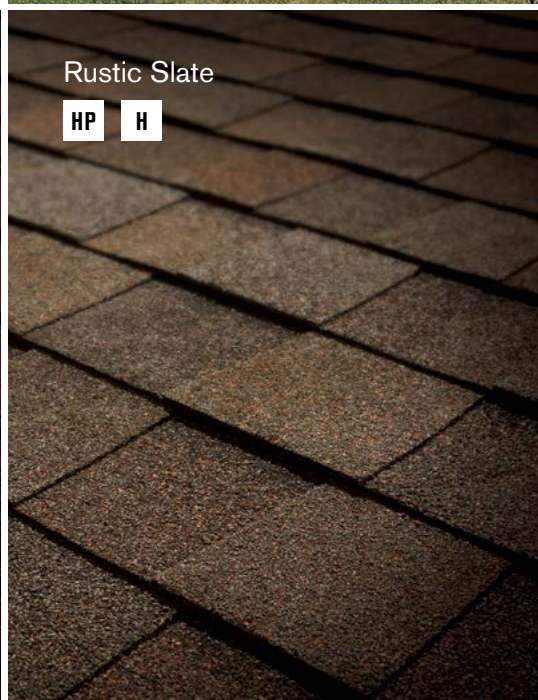


Rustic Cedar



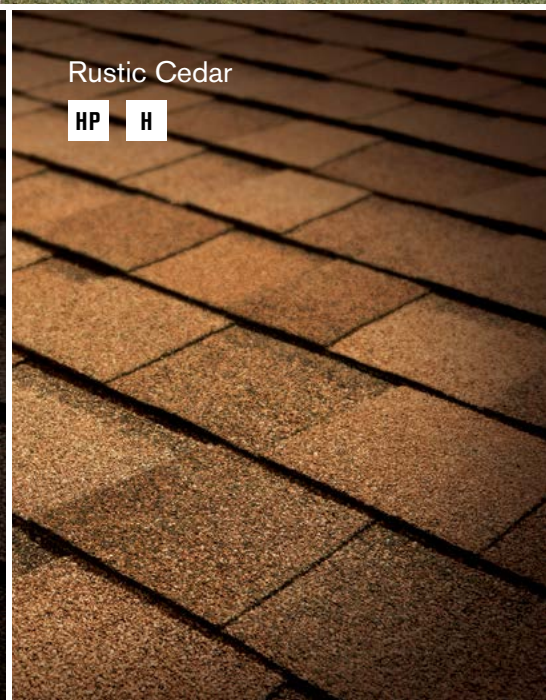
Rustic Redwood

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Rustic Slate

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Rustic Cedar

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HERITAGE® CLASSIC COLORS COLLECTION



Virginia Slate

Symbols shown beside each color name denote product options and availability.



Heritage® Premium Shingles



Heritage® Shingles

Rustic Evergreen



Come home to HERITAGE.

According to the National
Association of REALTORS,

**61% of homeowners
enjoy spending
more time at home
since completing
a roofing project.**

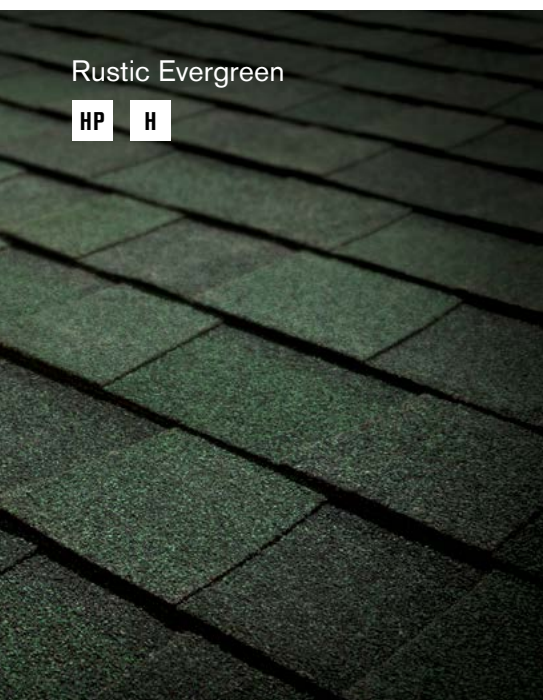
2015 Remodeling Impact Report,
National Association of REALTORS®/NARI,
<http://tamko.com/Remodeling-Report>

Slatetone Grey



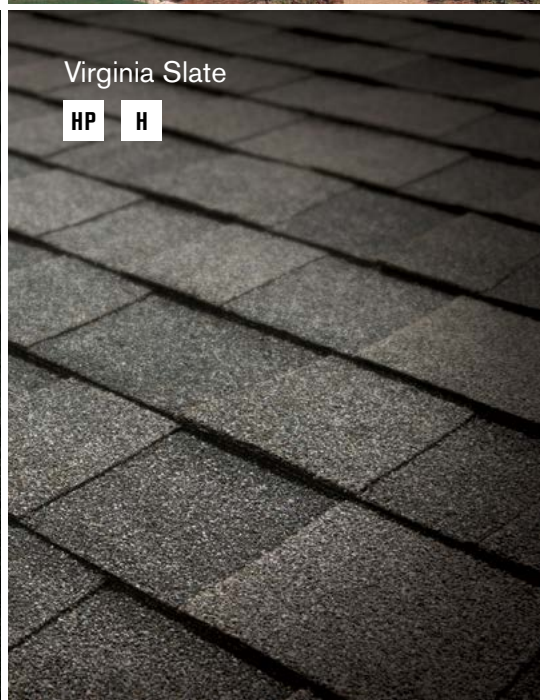
Rustic Evergreen

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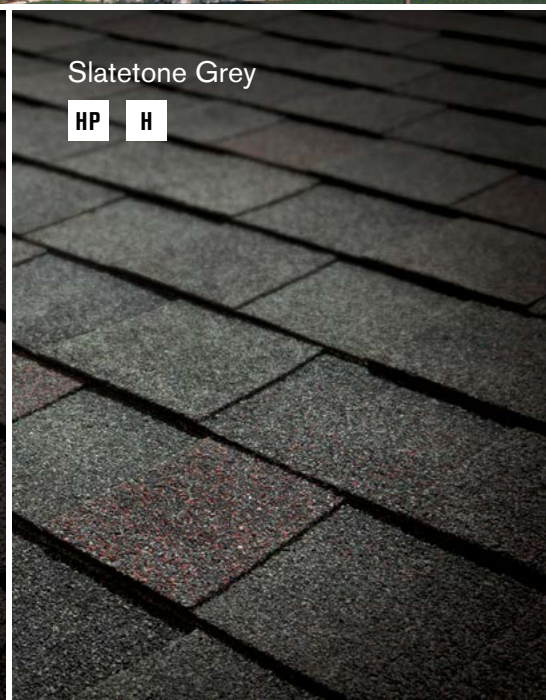
Virginia Slate

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Slatetone Grey

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AND BUILDINGS EXPERIENCE AGING FACTORS DIFFERENTLY. BECAUSE IT IS DIFFICULT TO PREDICT HOW LONG SHINGLES WILL LAST, **TAMKO® OFFERS A LIMITED WARRANTY THAT INCLUDES A BINDING ARBITRATION CLAUSE AND OTHER TERMS AND CONDITIONS WHICH ARE INCORPORATED HEREIN BY REFERENCE.** YOU MAY OBTAIN A COPY OF THE LIMITED WARRANTY AT TAMKO.COM OR BY CALLING 1-800-641-4691.

THE BEAUTY OF HERITAGE®

- Rugged Shake-like Appearance
- Shadowtone Blended Shadow Line
- Random-cut Sawtooth Design
- Fiberglass Mat Construction
- UL Listed for Class A Fire Resistance
- UL Evaluation Reports UL ER2919-01 and UL ER2919-02
- UL Classified for Wind Resistance: ASTM D 7158, Class H and ASTM D 3161, Class F
- UL Classified in Accordance with ASTM D 3462 and ICC-ES Acceptance Criteria AC438
- Miami-Dade County Approved
- Florida Building Code Approved: FL 18355
- Hip & Ridge Shingles Available
- Heritage Premium – 50-year Limited Warranty, 20-year Full Start Period
- Heritage – 30-year Limited Warranty, 15-year Full Start Period
- Heritage Premium qualifies for Mastercraft Limited Warranty Enhancement at no additional cost to the homeowner when installed by a **TAMKO® Pro** Certified Contractor. See tamko.com for details.



IMPORTANT ACCESSORIES

The beauty of your roof is only half the story. Underneath are several additional layers. TAMKO offers a variety of accessories for your roof.

- 1 Ice & Rain Underlayments
- 2 Underlayments
- 3 Shingle Starter
- 4 Cements & Sealants
- 5 Heritage Shingle Options
- 6 Ventilation
- 7 Hip & Ridge Shingles

The above illustration shows the placement of important accessories for new roof installation and is not meant to show proper installation techniques. Visit tamko.com to download product application instructions.



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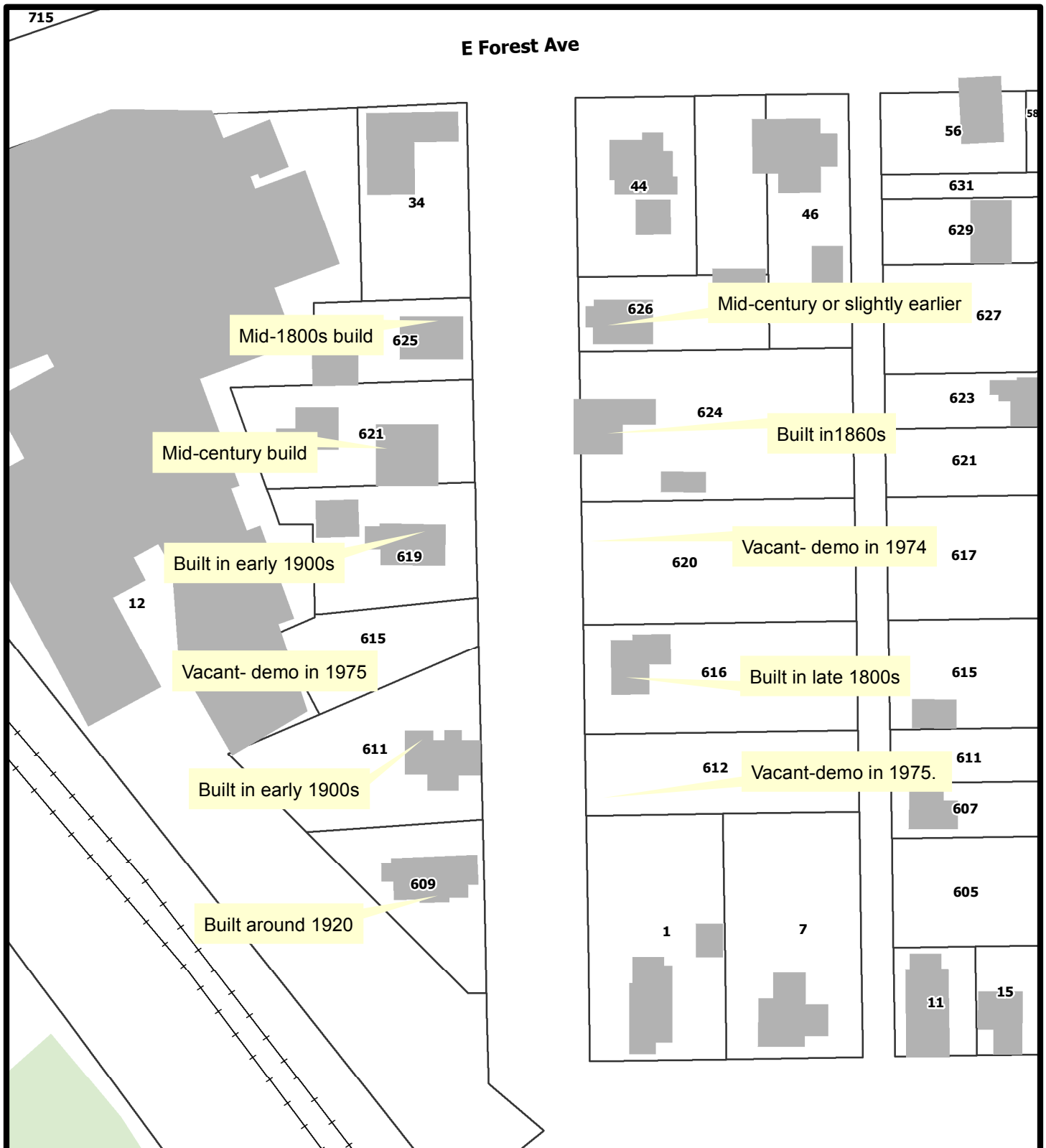
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600 Block of Norris St Historic Development



609 Norris



611 Norris



619 Norris



620 Norris





CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF MARCH 27, 2018

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair, 7:02 pm

Meeting Location: City Hall, Council Chambers, 1 S. Huron St.

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

Commissioners Absent: Erika Lindsay

Staff Present: Cynthia Kochanek, Preservation Planner
Seth Torkelson-Regan, Commission Secretary

APPROVAL OF AGENDA

Kochanek: Added 206 N Huron as a study item.

Motion: Prebys (second: Schmiedeke) moved to approve the agenda as amended.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS—none

OLD BUSINESS

400 N River

** Application is for an amendment to previous application for door & window openings, lighting, parking and painting.*

Applicant: Dick Mitchell, architect – Present

Discussion: Mitchell: Recapped the changes as listed in the application. States that they plan to use forms for the concrete for the outdoor seating area as previously suggested by a commissioner.

Rupert: Asked if it will be natural or tinted concrete.

Mitchell: Stated that it will be natural, not tinted. He further stated that in regards to the reconstructed oriel window that they have now changed

some of the elements from composite wood to PVC, since some of the details could not be found in the composite wood. States that PVC would hold up better.

Rupert: Asked if the PVC is like AZEK.

Mitchell: Stated that it is not AZEK but similar.

Prebys: Asked where this material will be used.

Mitchell: [*Points out the areas on the plans on the screen*]

Prebys: Stated that it is for the decorative elements.

Mitchell: Confirmed that is the case. Continued that the stone foundation will not be painted on the south side of the building. Discussed the planned lighting for the east side of the parking lot. Stated that the light color temperature is 4000k. Stated that it can be reduced to 3100k since he was made aware that the commission has a preference for that.

Davis: Asked about the signs.

Mitchell: Stated that the plan is to return for the signs at a later date. Stated that in regards to the parking, there is a space for each unit.

Pettit: Asked what the dumpster enclosure looks like.

Mitchell: Responds it is a screened area with a gated entry.

Rupert: Asked what is happening between the parking lot and the house on the east.

Mitchell: Responded that there is a bio-swale there.

Davis: Stated that the HDC did not approve the dumpster enclosure. Stated that it is not on the current application.

Stevenson: Stated that the enclosure can be placed on the application with the signage. Stated that she does not see the PVC cladding in the details on the diagram.

Mitchell: Responded that everything they could not find in composite wood, they went with PVC. But that if the preference for the commission was for them to build the details in real wood that would be an option but that they would need to be replaced often.

Davis: Stated he would prefer the larger pieces to not be PVC, he would prefer that those be in the composite wood, but he is okay with PVC on the smaller details, like the coffered molding.

Pettit, Prebys and Stevenson: Agreed.

Davis: Stated that in regards to the lighting, the commission only allows 3000k max, but 3100k will suffice. Stated that the style of the lights are fine.

Stevenson: Asked again why there are lines in the front concrete.

Mitchell: Stated the purpose of the lines is to make the concrete look more industrial, the form liners will be in random lengths as previously suggested by one of the commissioners. States that it is pretty subtle, it will still look like poured concrete.

Motion: Davis (second: Prebys) moved to approve the amended plans for work at 400 N River as submitted in the application dated March 8, 2018, with lighting plans dated 6/21/2017 and elevation plans dated 8/24/2017 with the conditions that; the oriel window materials be changed back to a smooth composite wood siding, the bay window have Hardieboard plank siding wherever possible, and the lighting temperature be at a maximum of 3100k. With the trash enclosure and signage applications to follow.

Secretary of the Interior Standards:

#5- Preserve distinctive features.

#7- Clean building gently—no sandblasting.

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

Approval: Unanimous. Motion carries.

116-118 W Michigan

**Application is for front & rear façade work; window & door replacement & window reopening, roof deck & balcony installation, rear expansion, painting & cleaning*

Applicant: Van Hunsberger, architect- Not present

Motion: Davis (second: Pettit) moved to table the application for 116-118 W Michigan for the applicant to attend for more information.

Approval: Unanimous. Motion carries.

NEW BUSINESS

209 Pearl

**Application is for door installation*

Applicant: Mark Maynard, owner - Present

Discussion: Maynard: Stated the only thing the he added from the last time [*as a study item*] was the spec sheet. There was a question about the finish on the metal. His designer indicated a polished brass.

Motion: Prebys (second: Schmiedeke) moved for approval of the application for work at 209 Pearl St as submitted in the application dated March 19, 2018. Work to include the installation of two bronze aluminum storefront 3' x 7' doors in the existing window openings on the east side of the structure as indicated in the architectural drawings dated 3/9/2018.

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.

64 & 76 N Huron

**Application is for sign installation*

Applicant: Ryan Molloy, applicant – Present

Discussion: Stevenson: Asked how he plans to install the bracket to the wall.

Molloy: Responded it will be fastened to the grout in the wall.

Motion: Davis (second: Prebys) moved to approve the work at 64 & 76 N Huron as submitted in the application dated March 20, 2018. The work to include the installation of adhesive vinyl film signage and artwork to the windows of both properties and the installation of a black painted steel frame bracket for a banner sign as indicated in the submitted plans. The bracket is to be installed in the mortar joints of the building.

Secretary of the Interior Standards:

#7- Clean building gently—no sandblasting.

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

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

218 N Adams

**Application is for reroofing, masonry repair, painting, site improvements & solar installation*

Applicant: Brenda Rigdon, Architect and John Sprentall, Paint and Design expert for the applicant – Present

Discussion: Stevenson: Suggested changing the bottom two colors because they are too similar.

Sprentall: Responded that those color choices are intentional.

Rupert: Suggested a satin finish.

Davis: Clarified that the solar panels will only be on the south elevation of the annex.

Rigdon: Responded yes.

Schmiedeke: Asked why the Hawthorne color is chosen for the fence color, since it doesn't appear to relate to the color on the building.

Sprentall: Responded that the Hawthorne looks more brown than the printed color on the spec sheet. It will not be so orange.

Rupert: Asked if they will do priming.

Sprentall: States that they will be using an opaque or semi-transparent stain.

Rupert: States that on the other elements that are down to the bare wood on the building he would suggest an oil based primer.

Sprentall: Responded he can only address the colors.

Rigdon: Stated that in regards to the lights, she has noted that they will need to keep the temperature to 3100k or below.

Davis: Asked how they will paint the existing sign and repair the stone base.

Rigdon: Responded they will paint the sign frame black and repair the stone base. Both signs will be painted the same color.

Motion: Prebys (second: Schmiedeke) moved to approve the work at 218 N Adams as indicated in the application dated March 20, 2018. Work to include reroofing with CertainTeed Landmark shingles in Driftwood. A

combination of ridge and can vents that match the roof will be used. Can vents to be installed so as to not be visible from the front of the building. Repointing and repair of masonry and stone work is planned as well as painting in Sherwin Williams #7020-Black Fox, Sherwin Williams #7025-Backdrop, Sherwin Williams #7026-Griffin, Sherwin Williams #7580-Carnelian as indicated in the application. A 6' high dog ear style pressure treated spruce or pine fence stained in Sherwin Williams #3518-Hawthorne is to be installed on the eastern boundary of the property. Lighting on the annex to be replaced with 5" round cylinder downlights in black by Progress lighting #P5674-31. Solar panels are to be installed on south face of the annex roof as depicted in the submitted plans. The lighting not to exceed 3100k color. The HDC would prefer the painting of the fence to be opaque.

Secretary of the Interior Standards:

#7- Clean building gently—no sandblasting.

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

#10- New work shall be removable.

Approval: Unanimous. Motion carries.

STUDY ITEMS

218 N Washington

Applicants: Daneen Zureich, Louise Schmaltz

Discussion: Zureich: Stated that they are looking for some guidance and advice from the HDC on their plans for work.

Stevenson: Suggested that tasks should be prioritized by which ones target issues that are the most detrimental, namely water infiltration. Added that some of the items described in the application seem like repairs with the same materials, which do not require HDC approval.

Prebys: Added that replaced brick needs to be soft brick.

Zureich: Asked if when washing the exterior of the house, if power washing can be done on the wood.

Prebys: Responded no because it will let water seep in between the cracks in the wood to the area behind it, which will cause damage.

Rupert: Suggested that when stripping lead paint from wood, make sure to have masks and place the paint in bags and take it to a landfill that will be able to handle it. Suggested a peel away substance that takes the paint away in layers, which is easier, though expensive. Or have a professional that is familiar with lead paint handle it.

206 N Huron

Applicant: Dave Strenski

Discussion: Strenski: Stated 206 N Huron needs 14 kW of power, but only 9.5-10 kW can be supplied with the limited space on the roof surface.

Stevenson: Stated her major concern is that some of the solar baskets would be seen from the street, but it appears it may be minimal. She would be okay with what is described. Another concern is with the removal of any trees and their impact on environmental value. Tree removal is under the purview of the HDC.

Strenski: Suggested replacing one of the trees with one that won't grow as tall.

Davis: Suggested a survey of the property for when they plan to remove any trees to be sure that they are actually on the property.

ADMINISTRATIVE APPROVALS

314 Maple

**Application is for the installation of a water heater exhaust vent*

Motion: Prebys (second: Schmiedeke) moved to approve the admin approval for 314 Maple.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property monitoring

6 S Washington

Kochanek: Stated the old Elbow Room has received their first letter for work without a permit.

Demo by Neglect

Prebys: Asked if there are plans to look at the neglected buildings in the historic district by the city.

Kochanek: Responded that if they want to pursue demo by neglect, they can begin working towards that but she is not familiar with any historic structures on the dangerous buildings list.

Prebys: Suggested that demo by neglect is the direction they should take, especially for 302 E Cross.

534 N Huron

Kochanek: Stated the 534 N Huron project is going to the Planning Commission in April before they come to the HDC.

LED lighting strips policy/resolution

Davis: Stated they should start thinking about how they want to put together a policy. Based on his research, there is little to no precedence to follow.

Rupert: Asked if there is a possibility to use a policy from a different city.

Davis: Responded he could not find any.

Kochanek: Stated she will ask someone from Ann Arbor's HDC what they do. Also proposed the idea of measuring the amount of light that is shed on the street.

Pettit: Stated that his concern is not type but intensity. The movement is towards LED because of their efficiency.

Davis: Agreed with Pettit about intensity of lighting. Thinks all exterior and exterior-affecting lights need to be approved by the HDC and that all lights should meet the dark sky standard.

Schmiedeke: Stated that the amount of light doesn't bother her as much as the color of the light.

Kochanek: Clarified that holiday lights should be excluded from any policy.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of previous minutes for March 13, 2018

Motion: Davis (second: Schmiedeke) moved to approve the minutes for March 13, 2018.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Chairperson Stevenson adjourned the meeting, citing the end of the agenda with no one remaining in the audience.

MEETING ADJOURNED at 8:57 p.m.