

1. Historic District Commission Agenda 7-10-18

Documents:

[00-HDC JULY 10, 2018 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 7-10-18

Documents:

[HDC MEETING PACKET 7-10-18.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, July 10, 2018 - 7:00 p.m.
City Hall, Council Chambers, 1 S. Huron
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

Mike Davis, Jr., Chair	P	A
Erika Lindsay	P	A
Alex Pettit	P	A
Hank Prebys	P	A
Ron Rupert	P	A
Jane Schmiedeke	P	A
Anne Stevenson	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING—none

V. BUSINESS SESSION

A. OLD BUSINESS—none

B. NEW BUSINESS

1. 16 N Washington

2. 13 N Washington

Painting & sign installation

**Rear wall replacement; entry door,
lighting, aluminum balcony & canvas
awning installation**

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS—none

E. OTHER BUSINESS

3. Administrative approvals discussion

4. Demolition process/application discussion

5. Property monitoring

6. LED lighting strips resolution/policy

7. Special Election-Vice-Chair

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

8. Approval of the minutes of June 26, 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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Agenda
Historic District Commission
Tuesday, July 10, 2018 - 7:00 p.m.
City Hall, Council Chambers, 1 S. Huron
Ypsilanti, MI 48197

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Hank Prebys	P	A
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HDC Work Permit Staff Review

Property address: 16 N Washington

Date of Application: July 3, 2018

Date of Review: July 5, 2018

Date of Meeting: July 10, 2018

Proposed work: painting and sign installation

Materials: Benjamin Moore HC-51-Audubon Russet, Benjamin Moore 2155-40-Semolina, Benjamin Moore 2072-30-Purple Lotus, Benjamin Moore HC-70-Van Buren Brown, Bonze/Brass Letters for sign

Staff review:

1. The applicant is looking for approval for painting and sign installation.
2. The applicant states that the sign will be similar to the old Ypsi Cycle sign. Staff has included a Google image of that sign. Staff advised the applicant that more details will be required on the sign, the applicant plans to get more info to staff prior to the meeting.
3. The applicant plans to paint the building in colors similar to what it found on the same block of N Washington. Semolina will be the primary color, Audubon Russet will be for the inset areas, Van Buren Brown for the trim and Purple Lotus will be an accent/signboard color.
4. The applicant plans to use a chemical/alkaline paint remover and brushes to clean the brick. This cleaning plan should be done in the summer or early fall, prior to the temperature dropping below 50 degrees and a wash used to neutralize the cleaner and a final rinse is recommended by the National Park Service.
5. Signage is subject to the requirements listed in the zoning ordinance.
6. A building department permit will be required for signage and should be obtained prior to the start of any work.

Relevant Secretary of the Interior's Standards:
#7, #9, #10

Recommended Motion:

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.

Move to approve the work at 16 N Washington to include the painting of the building in Benjamin Moore colors 2155-40-Semolina for the main, HC-51-Audubon Russet for the inset areas on the building, HC-70-Van Buren Brown for the trim and 2072-30-Purple Lotus as an accent color. Bronze/Brass letters for a sign reading "Decode Ypsilanti Escape Adventure" will be installed in the existing signboard area.



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

RECEIVED

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

16 N. WASHINGTON

Applicant

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

Name

TIMOTHY PATTON DOYLE

Address

2127 WOODSIDE ROAD

City

ANN ARBOR

State

MI

Zip

48104

Phone / Fax

734-255-0089

E-Mail

pattondoyle@gmail.com

Contractor

Contractor Name & Contact Info

Same as above

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☒ Sign

☐ Fence (or other sitework)

☒ Painting

☐ Other

☐ Application Amendment

3.)

Complete Description of Proposed Work:**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. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

Painting Only

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:

07/02/18

Print Name:

Timothy P. Doyle

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

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

Complete Description of Proposed Work

This application describes the proposed repainting of the front exterior of 16 North Washington, as well as the reuse of the existing sign.

The plan is to repaint the entire front of the building, from Beezy's on the north to 12 N. Washington on the south. The project will include all of the brick, the trim, and the white sign that runs the width of the building. The front face of the building in its current condition is shown in photograph 1.

The surface will be prepped using hand-held scrapers to remove loose paint. The brick will then be cleaned with a mixture of ½ cup of trisodium phosphate to 2 gallons of water, rinsed, and allowed to dry.

The paint to be used is Anderson Paint Armor Flat Exterior, recommended for exterior projects involving brick, which will be applied with brushes and rollers. The following colors are proposed, and their use is indicated on photograph 2.

- Semolina, 2155-40 Benjamin Moore color, will cover the majority of the brick including the areas marked A in photo 2.
- Audubon Russet, HC-51 Benjamin Moore historic color, will cover the inset brick areas around the second floor windows; these areas are marked B in photo 2. NOTE, this color is the same as Beezy's primary color and quite close to one of GO ice cream's colors. The intent is to promote cohesiveness on the block.
- Van Buren brown, HC-70 Benjamin Moore historic color, will be used on the trim around the sign, the header bricks above the windows, the 18 accent items comprised of three stacked bricks above the window headers, and any other miscellaneous trim pieces (such as perhaps the narrow trim around the three top vents). NOTE, this color matches the existing metal trim around the store front windows and the front doors and the newly installed Marvin windows.
- An accent color, matched by Anderson paint to the BEHR color Napa Winery M560-6, will be used to cover the white sign, because this is the primary color of Decode Detroit which will occupy the first floor. The proposal is to affix bronze/brass letters onto the Napa Winery painted sign, mimicking the design of the old Ypsi Cycle sign. The letters will spell 'Decode Ypsilanti Escape Adventure'. The Napa Winery color will be sparingly used in a few other spots, including the narrow red line of trim shown in photo 3 and the two red rosettes, also indicated in photo 3.

2072-30
BMCP

Color Chips Are Included With This Proposal.

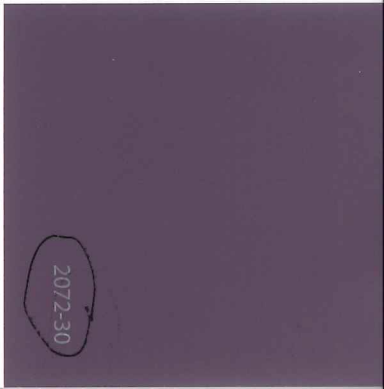
PHOTOGRAPH 1.



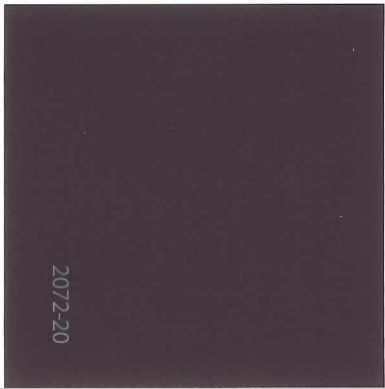
PHOTOGRAPH 2.



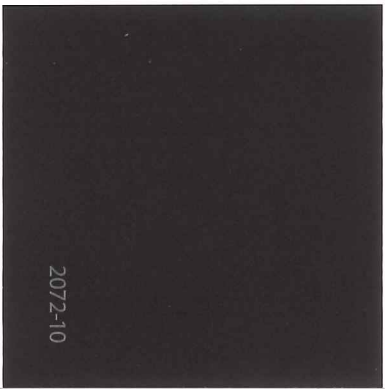




2072-30



2072-20



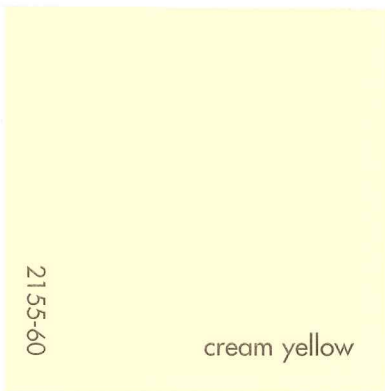
2072-10

CP  Benjamin Moore® CP



2155-70

cotton tail



2155-60

cream yellow



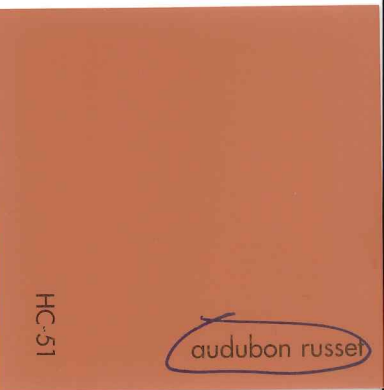
2155-50

suntan yellow



2155-40

semolina



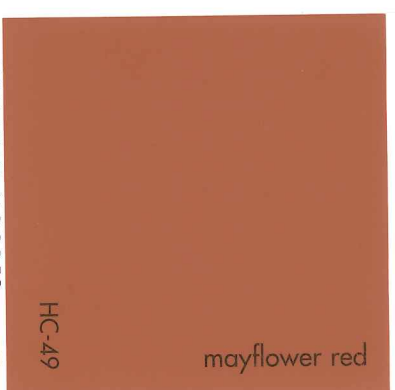
HC-51

audubon russet



HC-50

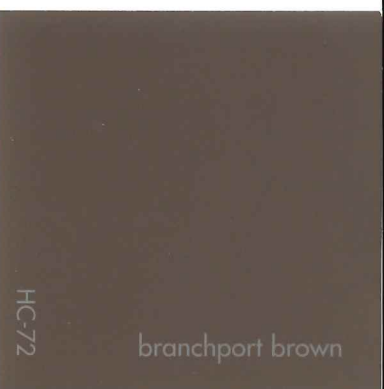
georgian brick



HC-49

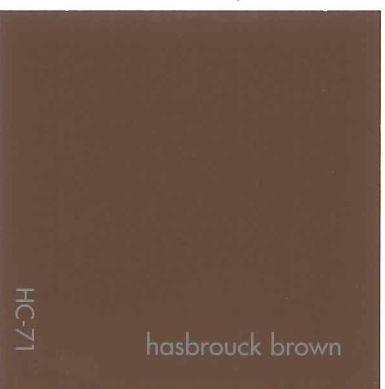
mayflower red

BENJAMIN MOORE®
COLOR PREVIEW® HC



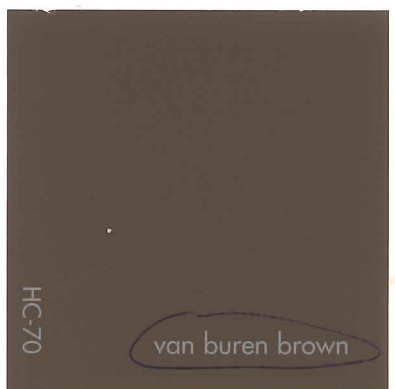
HC-72

branchport brown



HC-71

hasbrouck brown



HC-70

van buren brown

BENJAMIN MOORE®
COLOR PREVIEW® HC

BENJAMIN MOORE®
COLOR PREVIEW® 2155

Ypsi Cycle sign for 16 N Washington Application





HDC Work Permit Staff Review

Property address: 13 N Washington

Date of Application: July 3, 2018

Date of Review: July 5, 2018

Date of Meeting: July 10, 2018

Proposed work: rear wall replacement with the installation of new, larger entry doors, a pre-fabricated aluminum balcony, a canvas awning and lighting

Materials: brick to match the existing masonry on the alley side, InnoTech 5' x 10' horizontal picket balcony, Trex 1' x 6' Composite Wood Decking in Pebble Grey, Sunbrella 5'-10" x 8'-7" canvas awning in concord #4665, Tubelite Storefront medium stile doors in clear anodized finish with sidelight(s), TMS Lighting Sign 7 gooseneck light in architectural bronze (3), Lithonia Lighting WST LED architectural wall sconces in dark bronze (3), Lithonia Lighting OLLWD LED wall cylinder light in dark bronze (2)

Staff review:

1. This application was seen previously as a study item by the HDC on 5-8-18.
2. The applicant was previously approved for work on the building on February 13, 2018. The work approved at that time included work on the front of the building as well as the painting of the rear wall, the installation of a green awning and a window where the door to the balcony is now proposed.
3. The applicant is proposing that the wall be replaced with unpainted brick to match the existing brick on the alley, a storefront door with 2 sidelights be placed on the lower level, a door with one sidelight be placed on the upper level for access to the new balcony, the awning color has been changed to purple and new lighting will be added.
4. Staff verified with the architect that all lighting will be in the bronze finish.
5. Staff confirmed with the application that all signage will be submitted on a separate application for consideration at a later date.
6. A building department permit will be required for this work and should be obtained prior to the start of any work.

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.

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

Recommended Motion:

Move to approve the work at 13 N Washington as proposed in the materials submitted with the application dated July 3, 2018. Work to include the replacement of the rear brick wall with brick to match the existing masonry on the alley side, the installation of an InnoTech 5' x 10' horizontal picket balcony with Trex 1' x 6' Composite Wood Decking in Pebble Grey. A Sunbrella 5'-10" x 8'-7" canvas awning in the color concord #4665 will be installed. A Tubelite Storefront medium stile door in clear anodized finish with a single sidelight will be installed on the upper level for access to the balcony and the same door with two sidelights will be installed on the lower level for entry to the building. The lighting installation will include three TMS Lighting Sign 7 gooseneck lights, three Lithonia Lighting WST LED architectural wall sconces, and two Lithonia Lighting OLLWD LED wall cylinder lights. All lighting to be bronze in color.



RECEIVED

JUL 03 2018

CITY OF YPSILANTI
BUILDING DEPARTMENT

24078-#3271
PHDC 18-0063

**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).
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Property

Address

13 N. Washington St.

Applicant

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Name

13 North Washington Street LLC

Address

13 N. Washington St.

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734.915.0721

E-Mail

newman.john.r@gmail.com

Contractor

Contractor Name & Contact Info

Phoenix Contractors Inc. - contact Brian Wright 734.487.9640

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☒ Other

☐ Application Amendment

Complete Description of Proposed Work:

We propose the replacement of the existing west (rear) wall of building. The existing masonry wall is significantly out-of-plumb and bulging, making masonry restoration/repair difficult.

The new wall would be a masonry cavity wall with face brick to match the existing alley-side masonry. In rebuilding the wall, we are proposing slightly larger openings for entry doors, as well as a new pre-fabricated aluminum balcony, new canvas awning over the entry, and new exterior lighting. We would reuse the existing double-hung windows and the existing outrigger beam would remain.

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

Masonry

Aluminum balcony with Trex composite decking - color: Pebble Grey

Canvas awning with Sunbrella "Shade Collection"- color: Concord

Aluminum storefront entry system, color: clear anodized aluminum

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. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$42,000.00

Permit fee:

\$35 + \$195 = \$230.00

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:

7/3/18

Print Name:

JOHN NEWMAN

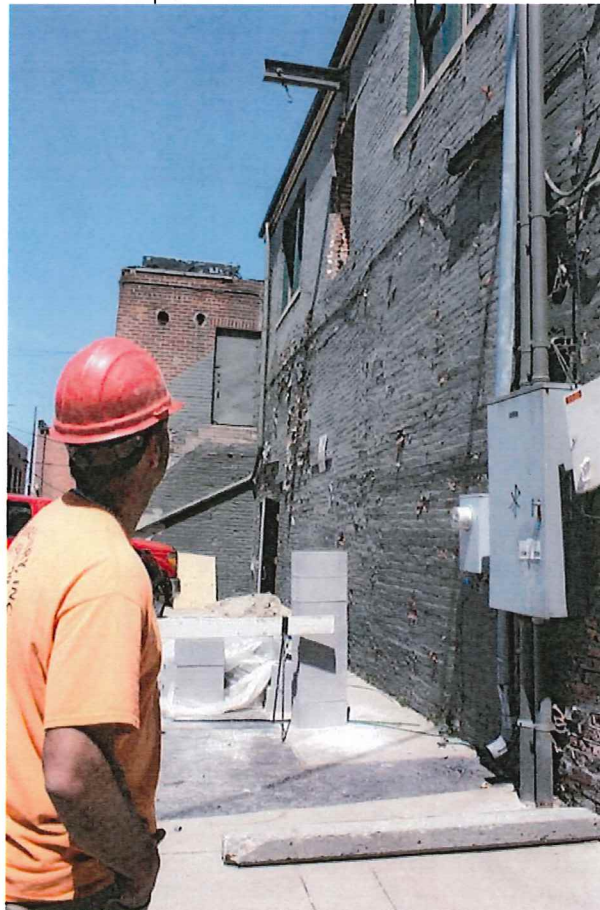
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All other necessary approvals and permits must be acquired before beginning work.

PHDC 18-0063

The Back Office Studio

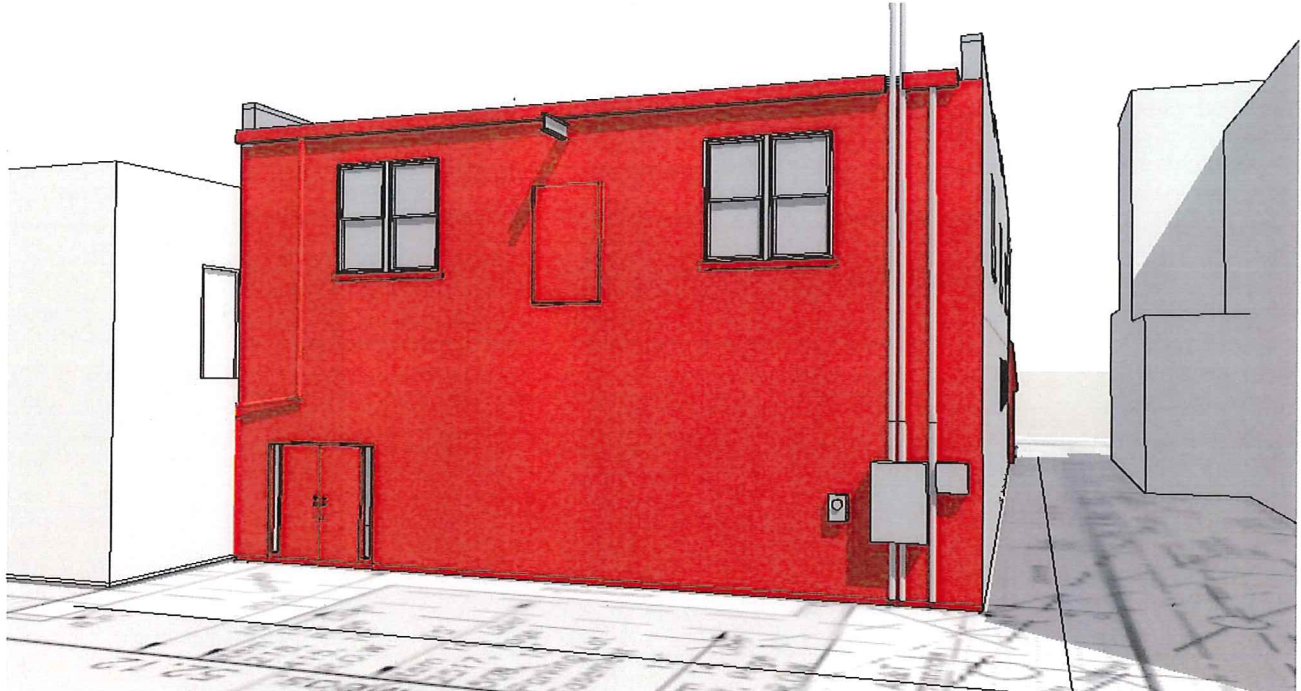
13 N. Washington Street



Existing
West wall

The Back Office Studio

13 N. Washington Street



Proposed Demolition - Rear



Proposed New Construction - Rear

The Back Office Studio

13 N. Washington Street



Proposed West Wall

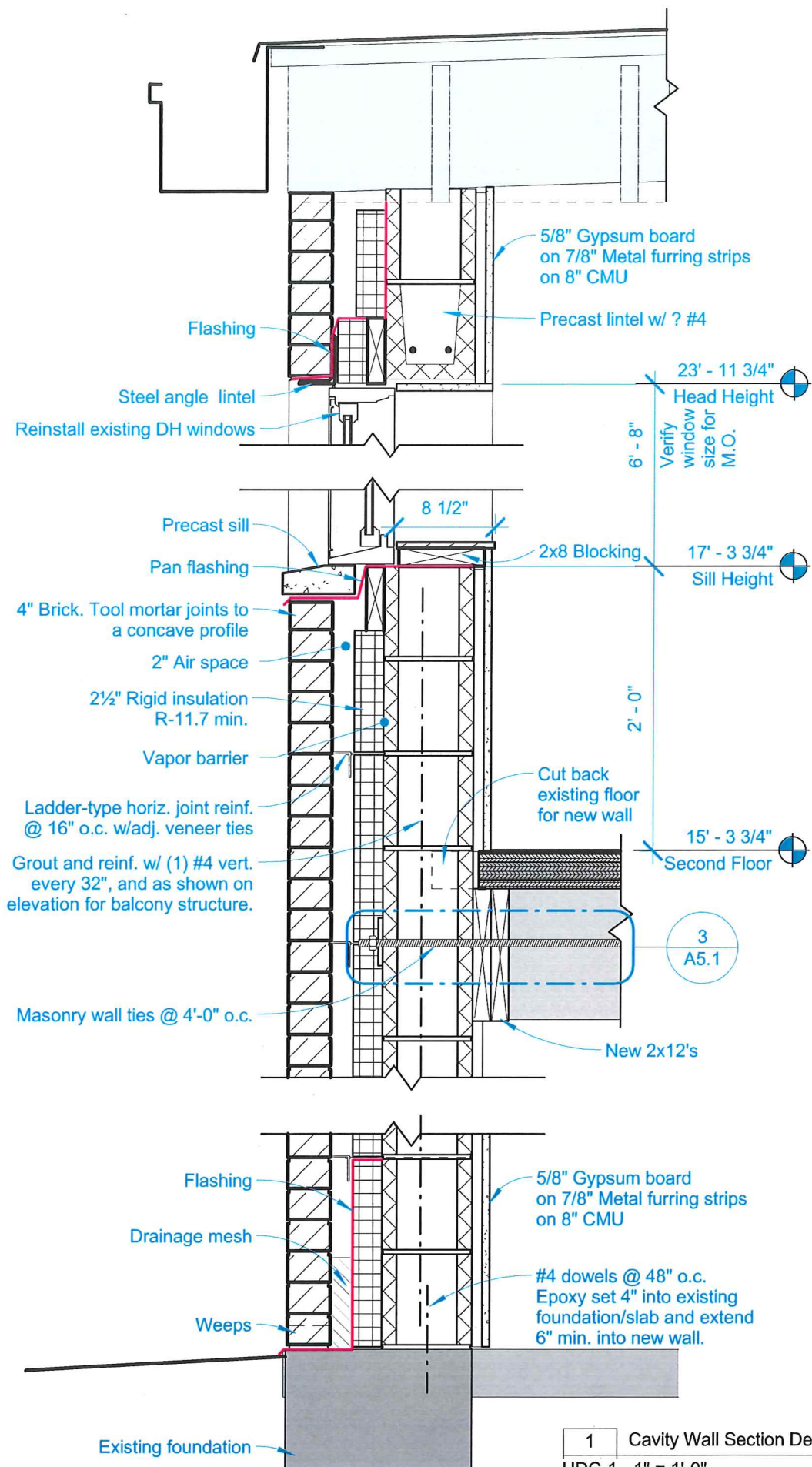
The Back Office Studio

13 N. Washington Street



Proposed West Elevation

Scale: 0 8' 16'



1 Cavity Wall Section Detail
HDC-1 1" = 1'-0"

APPROVAL REQUIRED		NOTICE:		 INNOTECH INCORPORATED	
DRAWING MUST BE SIGNED AND DATED PRIOR TO SCHEDULING OF WORK.		INNOTECH MFG. LLC 100 KINGS ROAD N.E.			
APPROVER		DRAWING NO. 100-000000 SCALE 1"=1'-0" SHEET 1 OF 1		PROJECT 100-000000 PROJECT 100-000000 PROJECT 100-000000	
DATE		DATE 10/10/00 DATE 10/10/00 DATE 10/10/00		PROJECT 100-000000 PROJECT 100-000000 PROJECT 100-000000	

The Back Office Studio

13 N. Washington Street



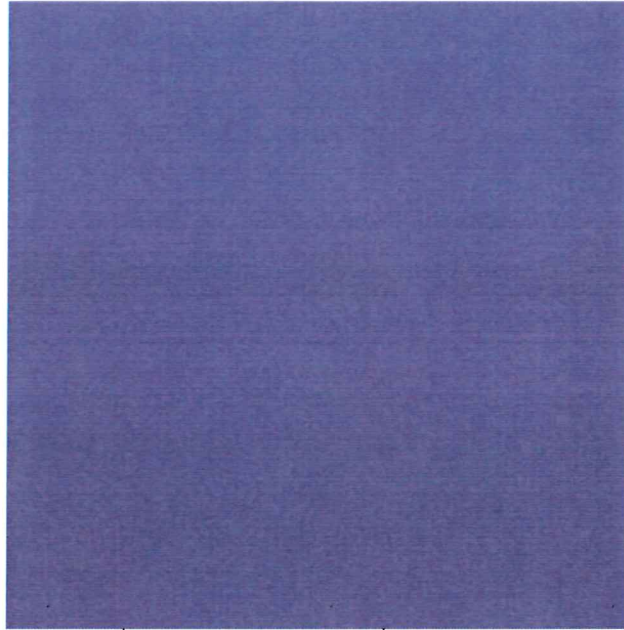
Trex Composite Wood Decking

Trex Select
Color: Pebble Grey

1x6 decking boards

The Back Office Studio

13 N. Washington Street



Sunbrella Awning Fabric

2017-2018 Sunbrella Shade Collection
Color: Concord 4665-0000

Tubelite® has been in the business of fabricating and distributing architectural aluminum products for the glass and glazing industry since 1945. Storefront, entrance and curtainwall systems are available directly from Tubelite® and from a network of independent distributors. Tubelite's corporate office is located in Walker (Grand Rapids), Michigan, and our extrusion plant is in Reed City, Michigan. Fabrication, warehouse, and shipping operations are located in Walker, Michigan and Dallas, Texas. Tubelite's corporate office, fabrication, warehouse, and shipping operations are located in our Walker (Grand Rapids), Michigan facility, and the extrusion plant is in Reed City, Michigan.

Our promise to you is quality in everything we do; fast, reliable and consistent delivery; and responsible, courteous service with a personal touch.

TABLE OF CONTENTS

ENTRANCES.....	3
MODIFIED ENTRANCES	4
THERMAL ENTRANCES.....	4
CUSTOM ENTRANCES	5
MONUMENTAL DOORS	5
4500 SERIES STOREFRONT.....	6
14000 SERIES STOREFRONT	7
14000 I/O STOREFRONT.....	8
14650 SERIES	8
VERSATHERM™ FRAMING	9
3700 SERIES WINDOWS	10
FINISHES.....	11



More recycled content, eco-efficient finishes

TUBELITE®

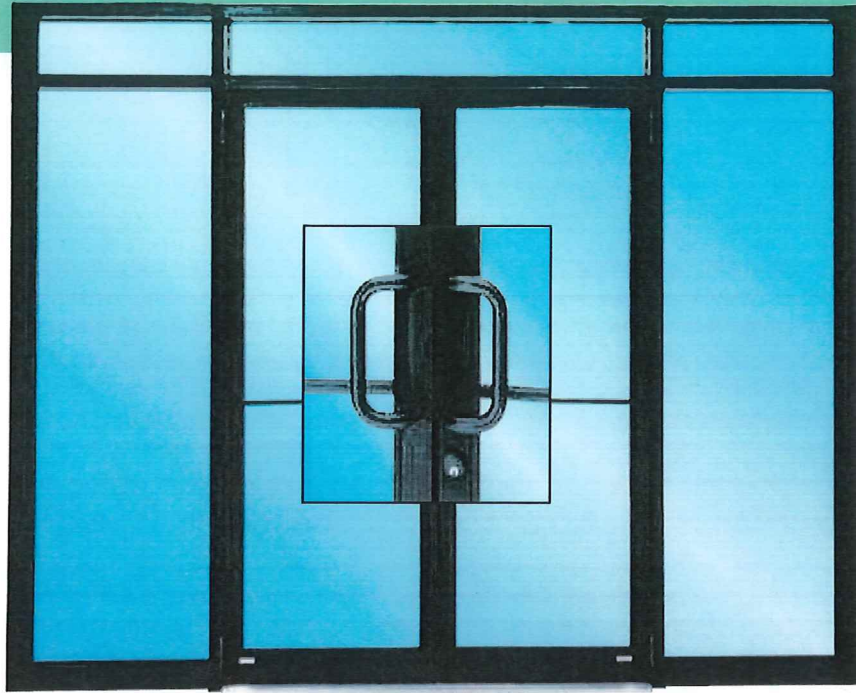
DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS



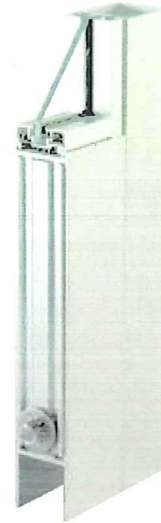
14000 Series Center Glazed Storefront,
0A Clear Anodized; Owner: Nuway
Construction Headquarters, Elkhart, IN;
Tubelite Dealer: Quality Glass

ENTRANCES

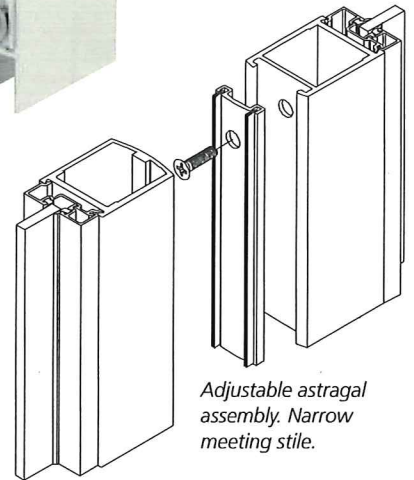


STANDARD ENTRANCES

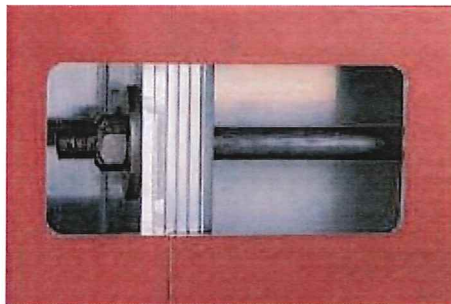
Our Narrow Stile Doors are designed for light to medium use in commercial and retail applications. Standard doors have exterior installation of glass or panels, with 2-1/8" width stiles and top rails, and the option of 4", 7-1/2" or 10" bottom rails for ADA compliance. The smooth design of Tubelite's door hardware features a convenient pull handle and push bar with lock location 36" above the finished floor. Stock doors and frames are anodized with clear or dark bronze finishes, and readily available for quick delivery.



*Standard Narrow Stile
1-3/4" x 2-1/8" Door with
10" Bottom Rail; OA Clear
Anodized Finish; 1/4" Glass*



*Adjustable astragal
assembly. Narrow
meeting stile.*



DURABLE TIE-ROD CONSTRUCTION

The strength and flexibility of steel tie-rod construction is what holds it all together and makes our doors endure. Tie-rod assembly is as durable as welded corner construction, but superior in many ways. Tubelite doors can be modified, disassembled or resized right in the field. No other door offers you this much strength and flexibility.

WE LISTEN

Members of our management staff personally visit our glazing contractor clients regularly. We learn what works and what doesn't — from their perspective, not ours. The result is solutions that work — solutions tailored for the field — so jobs get done right the first time.

STANDARD & MODIFIED DOORS (1/8" WALL)	NARROW STILE	MEDIUM STILE	WIDE STILE
Application	Average traffic, offices, strip centers	Moderate traffic, retail stores	Heavy traffic, public buildings
Vertical Stile 1-3/4" x	2-1/8"	4"	5"
Top Rail 1-3/4" x	2-1/8"	4"	5"
Bottom Rail 1-3/4" x	4", 7-1/2", 10"	6-1/2", 7-1/2", 10"	6-1/2", 7-1/2", 10"
Glass Sizes	3/16", 1/4", 3/8", 1"	3/16", 1/4", 3/8", 1"	3/16", 1/4", 3/8", 1"

Note: Dimensions do not include 1/2" glass stops.

TUBELITE®

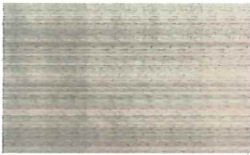
DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

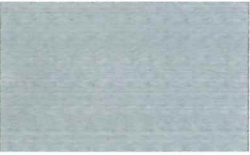


More recycled content, eco-efficient finishes

Anodized Finishes

				
Clear Class 2 C2 Clear Class 1 C1	Champagne CH	Light Bronze LB	Medium Bronze MB	Dark Bronze DB
				
Extra Dark Bronze EB	Black BL	Copper CA		

Standard Painted Colors – 70% PVDF

				
Bone White 1P LT609-70	Colonial White NP LT640-70	Sandstone 5P LT607-70	Burnt Sun 7P LT612-70	Antique Bronze ZP LT641-70
				
Beige BP LT603-70	Light Seawolf Beige CP LT614-70	Dove Gray VP LT615-70	Slate Gray WP LT604-70	Charcoal Gray XP LT605-70
				
Patina Green SP LT616-70	Dark Ivy TP LT617-70	Hartford Green 2P LT606-70	Military Blue DP LT610-70	Black 3P LT601-70
				
Colonial Red RP LT622-70	Boysenberry 9P LT608-70	Sage Brown 8P LT620-70	Quaker Bronze 6P LT602-70	

NOTE Colors shown are not exact and are intended for planning purposes.

For actual job, Tubelite® will supply Linetec color chips.

Sign 7



TMSLIGHTING

ESTABLISHED 1923

Construction

High grade aluminum reflector and mounting arm, with stainless steel hardware.

Lamp

Operates with Cree™ LED (15W max.), compact fluorescent (32W max., PL-T), metal halide (70W max. E-17), and incandescent (100W max., A-19) light sources.

Note: LED systems use 120-277V supply voltage, and are not compatible with 347V. Incandescent and metal halide systems use a medium base socket (E26).

LED modules do not require a socket, and are wired directly to the integral driver.

Diffuser

Globe: clear and prismatic glass globes are available for greater diffusion and lamp protection.

Note: G3 is available with 15LED, 32CF, 70MH and 100IN max.

Only prismatic globes are available with LED systems.

Ballast / Driver

Integral and remote, ballasts and drivers are available for indoor and outdoor locations.

Ballasts are integral and electronic; efficient with a high power factor greater than 90%, and quiet with an "A" sound rating.

The LED source is controlled by an advanced electronic driver that delivers consistent power.

Surge Suppressor

All 120V, 277V, and universal voltage LED luminaires are equipped with an integral, 6kV surge suppressor.

Dimming

The LED dimming option is the 0-10V current-sinking type.

Note: The dimming option is available to systems with 120-277V supply voltage only. Use a current-sinking dimming system (by others) for LED dimming.

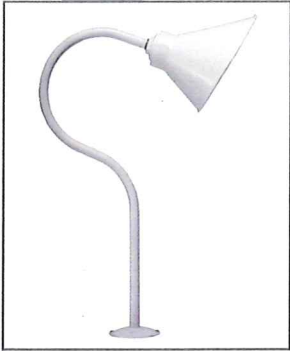
Compatibility of this product is not guaranteed with all control systems.

Features

- Asymmetrical reflector provides uniform coverage
- Approved for indoor and outdoor applications
- Surge suppressor protects the internal components
- Practical options for application and design flexibility
- Quality components for extended lamp and component life

Applications

Sign 6 is ideal for illuminating signage at close or medium range. It also provides good night time security lighting.



Sign 7



TMSLIGHTING

ESTABLISHED 1923

Project: _____

Type: _____

Quantity: _____

Notes: _____

1 • Lamping

100IN: 100W INC (A-19)

26CF: 26W CF (PL-T)

32CF: 32W CF (PL-T)

70MH: 70W MH (E-17)

15LED: 15W LED (CRI 80)

2 • LED CCT (color temp.)

—: None

30K: 3000K

35K: 3500K

40K: 4000K

3 • Voltage

120: 120V

277: 277V

347: 347V (CF and MH only)

4 • Ballast / Driver

—: None

WM: Wall mount (integral)

N1: Remote, indoor mount (NEMA 1)

N4: Remote, outdoor mount (NEMA 4)

5 • Finish

Specialty

BR: Brushed aluminum

AN: Anodized

Powder-coated

F05: White

F06: Clay brown

F08: Midnight blue

F09: Pewter

F10: Fire red

F13: Forest green

F14: Sunshine yellow

F15: Matte black

F16: Gloss black

F18: Flat aluminum

F19: Mirror silver

F21: Architectural bronze

F24: Melted platinum (textured)

F25: Melted gold (textured)

F26: Melted copper

F31: Silver metallic

F32: Bronze metallic

F33: Pyrite bronze

F34: Burnt orange

RAL: RAL custom color (specify)

6 • Dimming

DIML: LED dimming

7 • Emergency

—: None

EM: Integral LED or CF

EMC: Integral LED or CF with cold pack

EMR: Remote LED or CF

EMCR: Remote LED or CF with cold pack

8 • Globes

—: None

G1: Clear, elongated globe

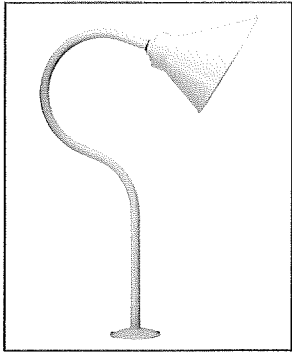
G3: Prismatic, elongated globe

9 • Accessories

—: None

AK: Aiming knuckle

Note: Some options may not be compatible with others. To ensure compatibility between options, go to tmslighting.com, on the "details" page of this luminaire, and use the configuration tool.

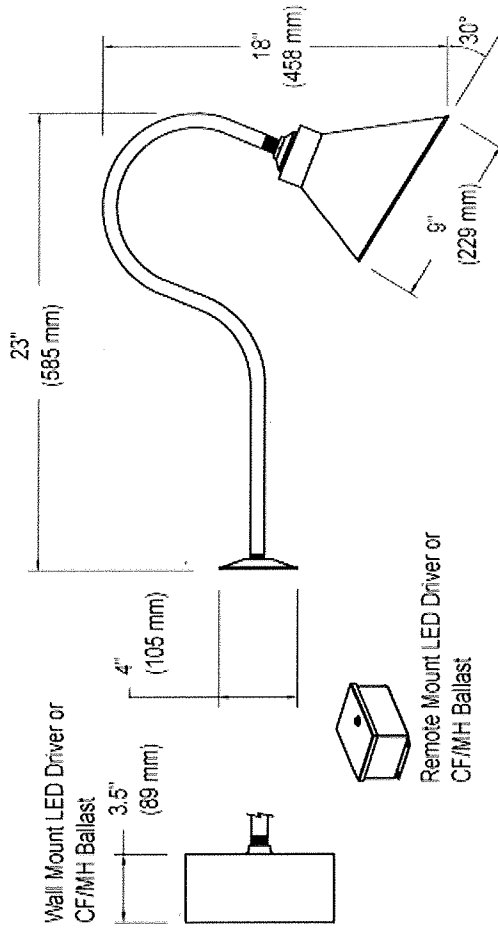


Sign 7

TMSLIGHTING

ESTABLISHED 1923

Dimensions



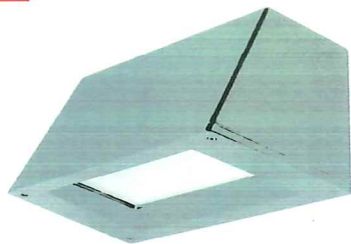
Custom

TMS Lighting can customize many of our standard fixtures. The dimensions, lamp types, enclosure and colors could be modified to suit your lighting and architectural requirements. Contact your local representative for more details: <http://www.tmslighting.com/info/agents>

Specifications are subject to change without notice.

TMS Lighting Inc.
247A Summerlea Road,
Brampton, Ontario,
Canada. L6T 4E1
Web Site: tmslighting.com

North America: (905) 793-1174
Toll-free: (866) 793-1174
Fax: (905) 793-1175
UK & Europe: 44-1474-250-654



WST LED

Architectural Wall Sconce



Catalog
Number

Notes

Title

Specifications

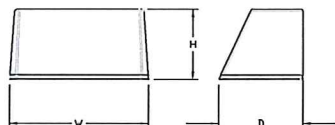
Luminaire

Height: 8-1/2"
(21.59 cm)

Width: 17"
(43.18 cm)

Depth: 10-3/16"
(25.9 cm)

Weight: 20 lbs
(9.1 kg)

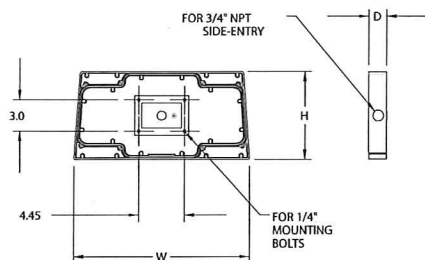


Optional Back Box (PBBW)

Height: 8.49"
(21.56 cm)

Width: 17.01"
(43.21 cm)

Depth: 1.70"
(4.32 cm)

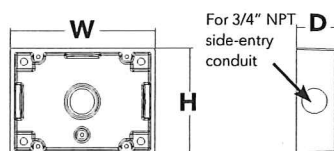


Optional Back Box (BBW)

Height: 4"
(10.2 cm)

Width: 5-1/2"
(14.0 cm)

Depth: 1-1/2"
(3.8 cm)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**¹

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)



FEATURES & SPECIFICATIONS

INTENDED USE

Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

CONSTRUCTION

Cast-aluminum housing with corrosion-resistant paint in either dark bronze or white finish.

ADA compliant.

OPTICS

4000K CCT LEDs.

Polycarbonate lens protects the LED from moisture, dirt and other contaminants.

LUMEN MAINTENANCE: The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

ELECTRICAL

MVOLT driver operates on any line voltage from 120-277V

Operating temperature -30°C to 40°C.

1KV surge protection standard.

INSTALLATION

Surface mounts to universal junction box (provided by others).

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY

Five-year limited warranty. Full warranty terms located at www.AcuityBrands.com/CustomerResources/Terms_and_Conditions.aspx.

Note: Specifications are subject to change without notice.

Actual performance may differ as a result of end-user environment and application.

Catalog
Number

Notes

Type

Outdoor General Purpose

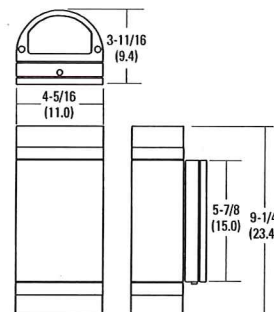
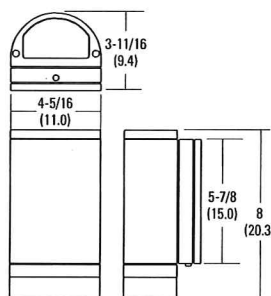
OLLWD & OLLWU

LED WALL CYLINDER LIGHT



Specifications

All dimensions are inches (centimeters)



ORDERING INFORMATION

For shortest lead times, configure products using **bolded options**.

Example: OLLWD

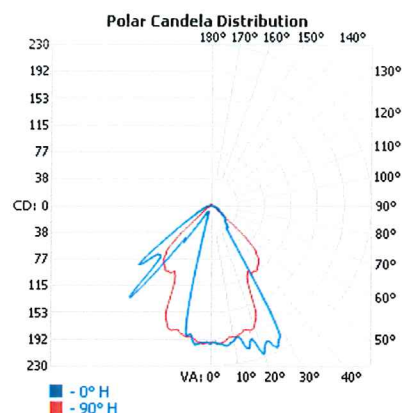
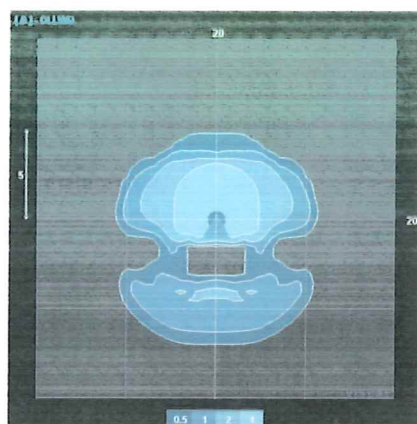
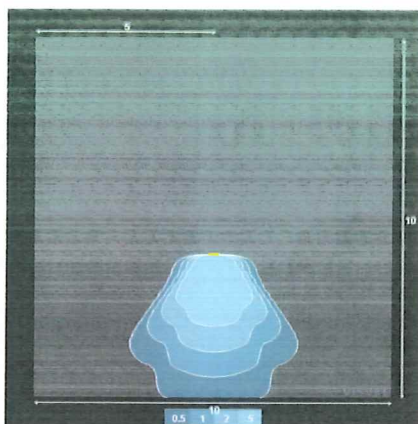
Series	Color temperature (CCT)	Voltage	Finish
OLLWD Downlight	(blank) 4000K	(blank) MVOLT (120V-277V)	DDB Dark bronze
OLLWU Up & downlight			WH White

OLLWD & OLLWU LED Wall Cylinder Light

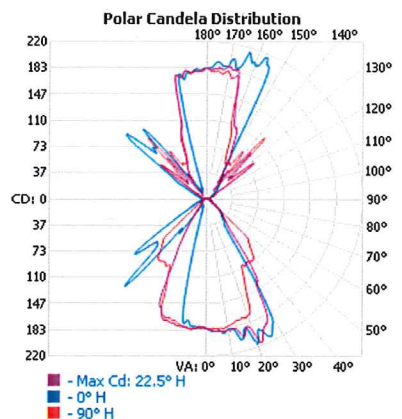
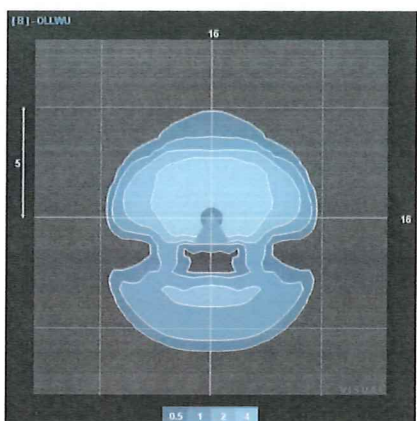
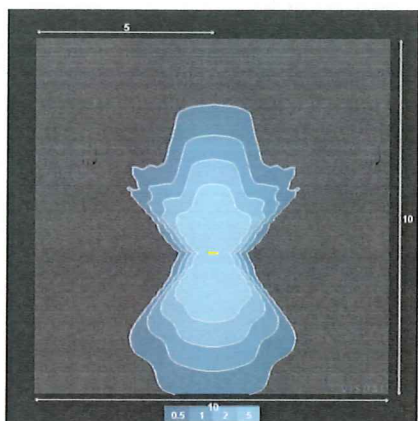
PHOTOMETRICS

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's Outdoor LED homepage
Tested in accordance with IESNA LM-79 and LM-80 standards.

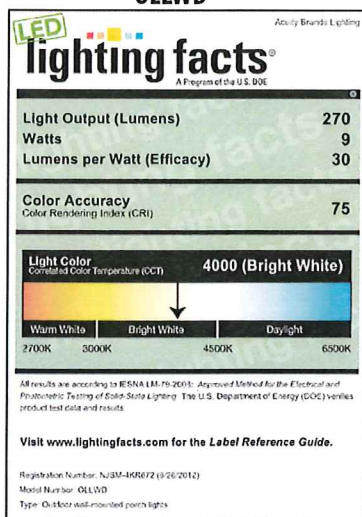
OLLWD



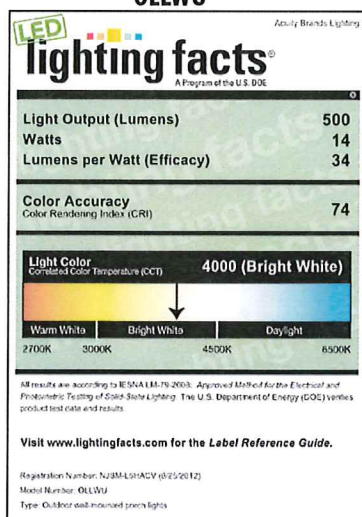
OLLWU



OLLWD



OLLWU



OLLWD-OLLWU

2018
Historic District Commission
Vice-chair special election

NOMINATION FORM

Please check those Commissioners whose names
you wish to appear on the election ballot

	VICE CHAIR
Erika Lindsay	[]
Alex Pettit	[]
Hank Prebys	[]
Ron Rupert	[]
Jane Schmiedeke	[]
Anne Stevenson	[]

Please return completed nomination forms to Staff by the beginning of the July 10th meeting.

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF JUNE 26, 2018

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:01 PM

Meeting Location: City Hall, Council Chambers, 1 S Huron St, Ypsilanti, MI 48197

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

Commissioners Absent: Erika Lindsay, Hank Prebys

Staff Present: Cynthia Kochanek, Preservation Planner
 Nancy Hare-Dickerson, Commission Secretary

APPROVAL OF AGENDA

Kochanek: Removed 301 W Michigan as the application was withdrawn.

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS

113 Buffalo

**Application is for side and rear porch installation*

Applicant: Stewart Beal, owner –Present

Discussion: Beal: Stated that changes that were made on the rear and side porch were that the spindles were removed from the top, the gable over the back was removed and the profile of the spindles and the railing were changed.

Davis: Asked if any reinforcing or extra structure is necessary with the hot tub being on there.

Beal: Stated that there may be something underneath the porch but nothing that would be visible.

Davis: Stated that the revisions seem to reflect what was previously discussed and looks more appropriate.

Schmiedeke: Agreed.

Motion: Davis (second: Schmiedeke) moved to approve the application for work on 113 Buffalo St to include the installation of a wood side and rear wraparound porch as depicted in the architect plans and renderings dated June 21, 2018. Work to include the installation of fir porch decking, a beadboard porch ceiling, and concrete footings with Tamko 3-tab shingles on the roof to match the main house. The porch is to be painted in the existing color scheme of the house: the main color is Valspar Sequoia Glade, the accent color is La Fonda Mirage and the second trim color is to be Cincinnati Hotel Nichols Taupe. K- Style gutters will be installed and painted to match the color scheme. A hot tub will be recessed into the ground at the southeast corner of the rear portion of the porch.

Secretary of the Interior Standards:

3 - Do not imitate earlier styles.

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

#10 - New work shall be removable.

Approval: Unanimous. Motion Carries.

Rupert: Asked if the fir porch decking mentioned by applicant is tongue and groove.

Beal: Confirmed.

6 S Washington

**Application is for amendment to the previous application for work on the storefront*

Applicant: Marcela Rubio, owner–Present

Discussion: Stevenson: Stated that, from her review, this is an amendment to the previous application regarding the awning and the non-replacement of the 8-inch canopy, as well as the signboard area in general, in terms of its compatibility with existing colors and scale with the rest of the building.

Davis: Agreed.

Stevenson: Stated that commissioners were to review previous materials and continue an in-depth discussion today. Stated that in 2012, Ms. Rubio

came in as a study item and was going to purchase the property at that time.

Rubio: Confirmed.

Stevenson: Stated that, at that time, a study item type of conversation was had about requirements, the things the applicant was interested in changing or not changing and wanting to get a feel from the Commission what would be allowable. Stated that discussion items were the porcelain tile in the lower façade, the entry door, the metal overhang and that those things needed to be retained. Stated that in 2015, there was an approval for the removal of the awning with the condition that the trim be reused in the replacement. The awning removal was partially because of the lack of stability and the danger to people walking on the sidewalk; that former Commissioner Condon stated at the time that the exterior metal enamel on the outside of the awning was salvageable and that the Commission would like to see it reused. Stated that part of former Commissioner Condon's motion was that the awning could be removed with the provision that the exterior trim be reused in the replacement awning. Stated that in 2016, there was approval for the work on the north storefront which included the metal trim with the 8-inch projection; that that was the compromise with the property owner, Mr. Epstein, and that the architect being used had agreed that that would be acceptable. Stated that the current issues are still regarding the 8-inch awning replacement – that the material was not salvageable, as it had been removed from the awning. Stated that the Commission has to decide whether that is a defining feature of the property which needs to be there and decide about the cohesion on the bottom half of the rest of the building with regards to the sign and the signboard.

Davis: Agreed.

Stevenson: Asked if the applicant had anything to add to the Commission's information.

Rubio: Stated that when the removal and the replacement was being done, it turned out that it was not a salvageable frame, having rusted out. Stated that a decision was made at that moment, because the workers were there, to put up something that was similar to what other buildings in the area have.

Rupert: Stated that he looked at the project from day 1, met with Mr. Epstein several different times and realized that the wood structure that was supporting the metal was not durable enough and needed to be replaced but that the aluminum metal would not corrode or rust and that it was salvageable. Stated that at the point applicant realized there was a possible issue, that Commission staff should have been contacted.

Pettit: Stated that both Mr. Epstein and the Commission had agreed and then the agreement changed.

Rupert: Stated that the Commission was left out of the loop.

Rubio: Stated that she understands the Commission's concerns but that when you are in the process of doing the build-out, you sometimes cannot wait two weeks to try to get on the (HDC) schedule and then another two weeks to get on to see the Commission. Stated that she was not aware that there was a phone number that you could call to address these issues.

Rupert: Stated that staff is available for any type of discussion.

Rubio: Stated that she was not made aware of that. Asked to move forward and find a solution.

Stevenson: Stated that the awning and the line that that gives with the metal trim is a character-defining feature of the property and needs to be replicated.

Pettit: Stated that they briefly discussed at the last meeting was that the agreement about the 8-inch canopy - that there would be some of the original material brought into it. Asked if, with the original material not being available, if it is still possible to build the structure per the agreement.

Davis: Asked staff to locate the photo of the September rendering in order to view what the owners and architect had worked up. Stated that it shows an 8-inch projection with a metal cap on the end and space above for signage. Stated that that had previously been discussed in 2015 where a sign might be placed above the cornice. Stated that in looking at a motion that former Commissioner Condon had on October 27, 2015, a time before the Commission realized that the whole awning had to come down, that that was the only time that signage had been discussed; that it was agreed that there would be an installation of a cornice above the signboard with some LED gooseneck light fixtures coming down from the top and lighting as shown in some of the drawings.

Rubio: Stated that she does not recall and would like to see it.

Davis: [*referencing the overhead*] Stated that that was what the Commission agreed to in 2015.

Rubio: Asked if this one [*referencing the overhead*] is with the original awning.

Davis: Confirmed.

Rubio: Stated that this was the application for the storefront and that the signage was not addressed.

Davis: Agreed. Stated that signage was not discussed at all.

Rubio: Stated that applicants have not done anything with signage.

Davis: Stated that what has happened with the building is that a flat signboard was installed as is seen on some other buildings in the District.

Rubio: Stated that the reason a flat signboard was installed is because it is seen on many other buildings in the District.

Davis: Stated that this building is unique and is not like other buildings. Stated that corrections that are needed are, at minimum, an 8-inch awning projection extending out from the building, that some sort of metal needs to be discussed and a new more appropriate signboard needs to be installed; that the current signboard is not appropriate for the building.

Rubio: Asked to know more as to what makes it inappropriate.

Davis: Stated that the framing is inappropriate – that the gray portion is just a flat wood on the entire length and that it does not respect any of the other parts of the building. Stated that there is symmetry in the square tiles, the square glass block, the square Xs and that the signboard takes away the symmetry and cuts the building apart. Stated that what would have been appropriate is a sign located on the top of the 8-inch awning, which could have been affixed to the building, as shown in the previous rendering, with lettering that could have been flush. Stated that it should be in that space [*referencing overhead*] and the signboard behind it should look more like this [*overhead*] than this [*current*], which is what you have right here and which is what you have right now.

Rubio: Asked if it needs to look like it has tiles.

Rupert/Davis: Confirmed.

Davis: Stated that it is just a suggestion as to what would be more appropriate as related to applicant's request for information to move forward.

Pettit: Stated that there was no signboard on the building and one has been added; that a suggestion would be to remove the signboard.

Rubio: Stated that there is nothing behind the signboard.

Pettit: Stated that in the prior iteration of the building, what was there was that enameled metal panel which looked like that one section that is still

there, that remains right at the windows, that beige color [*referencing overhead*]. Stated that it could be something along the lines of like that with that cornice there and then the sign above it. Stated that what is currently there is a signboard that looks like the signboard on the new piece next to it, which is not what was discussed.

Davis: Stated that it is not appropriate.

Pettit: Stated that there was discussion and agreement that this direction was appropriate and that what is currently there went in a different direction.

Schmiedeke/Rupert: Agreed.

Pettit: Stated that the Commission is here to guide the process, not here to design the building that fits the guidelines. Stated that there was something on the table which was pretty close that the architect designed.

Rupert: Agreed.

Pettit: Stated that it would help to try to get something closer to that (previous design); to, perhaps, as an example, have the architect, given what is there now, design something more like what was already envisioned.

Rupert: Stated, with the colors, to duplicate the lower section of the porcelain enameled panels, the red and the sand; to keep gray out of it.

Motion: Davis (second: Rupert) moved to deny the work already completed at 6 S Washington on the top portion of the northern storefront with the finding that this work is inappropriate and incompatible with the existing lower half of the storefront and this work does not preserve significant changes that were acquired over time.

This work does not meet the following Secretary of the Interior Standards:

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

Approval: Unanimous. Motion Carries.

Davis: Asked staff to give some advisement to applicant on what the next steps would be.

Kochanek: Stated that applicant will receive a letter that will have all the information on the appeal process if there is interest in pursuing that; that applicant would need to pull an application for any corrections to be made.

If correction does not happen, the Commission has a right to pursue enforcement action after the 60 days for the appeal process has expired.

Davis: Stated that the way the application process works is if an application cannot be approved because of one portion, it has to be tabled and revisions done, which causes further delay. Stated that the applicant could come in as a study item and discuss any potential remedies before paying any more application fees. Stated that the Commission wants to work towards finding a solution that works for all concerned.

301 W Michigan

**Application was removed from the agenda. Staff received a request for the application to be withdrawn.*

216 N Washington

**Application was moved to the end of the agenda.*

NEW BUSINESS

304 N Hamilton

**Application is for painting*

Applicant: Raymond Scherer, owner–Present

Discussion: Stevenson: Stated that the application is for painting -- a color change to blue for the main color on the body of the house and white trim.

Scherer: Stated that the house is currently platinum gray with white trim and that he would like to use a High Reflective White [*referencing paint sample*] on the trim, either Blue Chip or Dynamic Blue for the main body of the house and then either Jade Blue or Dignity Blue, which is a darker blue, for the two entry doors.

Schmiedeke: Asked if the house is currently painted.

Scherer: Stated that it was painted years ago.

Davis: Asked applicant about his thoughts on using the darker blue for the house, especially this color [*referencing paint sample*] and then the lighter blue for the doors.

Scherer: Stated that he was thinking the opposite.

Davis: Stated that the Dynamic Blue is very bold.

Scherer: Stated that he just used the Dynamic Blue on a customer's house and it was not that bad. Stated that he is looking to do the lighter blue for the body of the house and then the darker blue for the doors.

Rupert: Stated that these are too strong with that [*referencing paint sample*].

Scherer: Stated that he is leaning towards the Blue Chip and Jade Blue with the white.

Pettit: Stated that Jade Blue is one of the darker of the two.

Stevenson: Stated that as you are looking down the street, that the Dynamic Blue is going to be glaring; that there are much more muted colors on the houses on either side. Stated that *The National Trust for Historic Preservation* makes a whole palette full of colors that are more appropriate for historic homes.

Schmiedeke: Asked if applicant would like to bring in another color.

Scherer: Answered in the negative, stated that he is set on the blue color; that it will be a unique looking house and that it will look really nice.

Stevenson: Asked applicant to see if there is a blue that feels more appropriate for the District.

Scherer: Stated that Jade Blue is one of the historic colors (by the paint manufacturer).

Davis: Stated that Commissioner Pettit has picked out Jade Blue with the white.

Stevenson: Stated that those two would be okay but that the super bright colors are not appropriate for the house.

Scherer: Asked if the Commission is leaning towards the Dignity Blue, the Jade Blue and the High Reflective White combo.

Stevenson/Davis: Confirmed.

Scherer: Stated he is fine with that.

Rupert: Asked what the siding is on the house.

Scherer: Stated that it is asphalt siding.

Rupert: Asked if it is asbestos.

Scherer: Answered in the negative.

Motion: Davis (second: Pettit) moved to approve the work at 304 N Hamilton. Work to include the painting of the structure in the three paint combination palette; Sherwin Williams #6797-Jade Blue, #6804-Dignity Blue and for trim #7757-High Reflective White.

Secretary of the Interior Standards:
#7 - Clean building gently—no sandblasting.
#10 - New work shall be removable.

Approval: Unanimous. Motion carries.

STUDY ITEM

621 Norris

Discussion: Stevenson: Stated that the Commission received a picture of the property and asked Mr. Fensch to discuss his thoughts.

Fensch: Stated that the picture is basically what it is and that the house is a mid-century brick ranch.

Fensch: Stated that the back windows are very small, like the one on the left [*referencing overhead*] and that those are all the way around the house; that all the windows through all the bedrooms and the bathroom are that size and that there is a front picture window. Stated that he would like to install Wallside vinyl windows.

Stevenson: Asked if the current windows are wood.

Fensch: Confirmed.

Stevenson: Asked the reason for wanting to replace the wood windows.

Fensch: Stated that the current windows are not energy efficient, that there are aluminum storms on the windows that do not look appealing, and that the windows are thin and not sound efficient. Stated that the Wallside vinyl windows are more energy efficient and more secure than the current windows.

Stevenson: Stated that Standard #6 of the *Secretary of the Interior's Standards for the Rehabilitation of Historic Structures* requires that materials be replaced with like materials. Stated that vinyl windows are not permitted in the District and that the Commission would expect that the replacement of a wood window would be with a wood window if repair is not possible.

Fensch: Stated that there is not really anything to repair because they are single pane windows.

Stevenson: Stated that there are opportunities for possibly better storms or repair. Advised Mr. Fensch to bring photos of the windows which show their condition when he returns with the actual application. Reiterated that vinyl windows are not permitted in the District. Stated that applicant might possibly look into wood storms, which might be better than the aluminum storms and that repairing the wood window may also be an option. Stated that with the size of the window, the energy efficiency (of the whole house) is probably only affected very little; that an idea might be to look at the attic and around the base of the basement which is where a lot of the energy is lost.

Fensch: Stated that the attic has been redone with all new insulation and that the basement is insulated and that his typical energy bill for gas and electric is currently about \$50.

Rupert: Stated that Wallside should have told applicant that they are not permitted to install vinyl windows in the District.

Kochanek: Stated that that is the reason Mr. Fensch made the call to staff.

Fensch: Confirmed that Wallside told him he had to talk to the Commission and first get approval (for them to come out).

Rupert: Stated that Mr. Fensch may want to look at the windows, that maybe some of them need reglazing and then put a heavier storm on it, perhaps a wood instead of the aluminum storm. Stated that a properly installed storm and glazed windows will reduce outside sound.

Fensch: Asked if he has to go through an application process if he decides to install wood windows.

Stevenson: Confirmed. Stated that the Commission would still want to see the type of wood windows that would be installed.

Fensch: Asked what type of wood windows are allowed.

Stevenson: Stated that what the Commission primarily looks at is that there is no glass reduction and the size; that aluminum clad windows are allowed, not vinyl clad. Stated that the Commission would want to see a spec sheet of what kind of windows would be installed.

Davis: Stated that there are all sorts of brands for the wood windows.

Rupert: Stated not to buy the Fiberglas ones.

Pettit: Stated that as long as the criteria is met -- the size of the glass is not changing and the windows are wood or aluminum clad, that there are a lot of options.

Fensch: Asked if he would just need to get a building permit to replace his cracked and broken concrete driveway using the same type of materials.

Davis: Advised not to allow the contractor to use a whitener, just the natural concrete.

Kochanek: Stated that it could be considered a repair.

Pettit: Advised that if Mr. Fensch is not changing the size or the color or the footprint of anything, that it could fall under repair in which case it would just be a building permit needed.

Kochanek: Confirmed.

OLD BUSINESS

216 N Washington

**Application is for the installation of a concrete apron and gravel*

***Commissioner Rupert recused himself as a commissioner and moved from his position as a commissioner at the table to the applicant seat.*

Applicant: Ron Rupert, Home Services, LTD, contractor –Present

Discussion: Stevenson: Asked applicant to walk the Commission through his application.

Rupert: Stated that over on the tarp side [*referencing overhead*], is where the drain, pea gravel and sloping is going to go. Stated that if you go to your right, down at the bottom, right in there, there will be the aprons; that the approach is for the two doors. Stated that it is going to be tapered back six feet and then the drain is going to be out three feet.

Kochanek: Asked if, direction-wise, the pea gravel is on the north side and the aprons are on the west.

Rupert: Confirmed. Stated that no white curing compound would be used.

***Commissioner Rupert excused himself from the meeting and left the room for deliberation by the commission.*

Motion: Davis (second: Schmiedeke) moved to approve the work at 216 N Washington on the outbuilding to include the installation of two aprons and pea gravel as depicted in the submitted drawing with the condition that a bright white curing compound will not be used on the concrete.

Secretary of the Interior Standards:

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

Approval: Unanimous. Motion Carries.

ADMINISTRATIVE APPROVALS

216 N Hamilton

**Application is for reroofing*

310 E Cross

**Application is for fence installation*

405 Maple

**Application is for painting*

Motion: Schmiedeke (second: Pettit) moved acceptance of the administrative approvals for 216 N Hamilton, 310 E Cross, and 405 Maple.

Approval: Unanimous. Motion Carries.

OTHER BUSINESS

Administrative Approvals Discussion

The Commission and staff discussed creating a list of allowable items for full-time staff to administratively approve applications and to create a second list in the event of an inexperienced intern of what can and cannot be approved. Any questionable issues regarding an application would be moved to the Commission for review and approval.

Demolition Process/application discussion

Commissioner Lindsay was not present to report on this item.

Property Monitoring

305 Maple

Kochanek: Stated [*referencing overhead*] that the installed fence has not been approved. A notice letter was mailed to owner that permits need to be pulled.

15 W Michigan

Kochanek: Stated that the door is different from what the Commission approved and no amended application was submitted.

Stevenson: Asked that a letter be sent to 15 W Michigan for owner to come in with an amended application.

120 W Michigan

Kochanek: Stated that 120 W Michigan has added lights without a permit, that staff has recently taken photos and that a letter will be sent.

LED lighting strips resolution/policy

Davis: Asked staff to look into the feasibility of light meters and how they might work.

Paint Fact Sheet

The Commission discussed creating an easily accessible paint fact sheet that would give guidance to property owners and allow a wide range of paint colors to choose from that would be appropriate for use in the Historic District.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none**HOUSEKEEPING BUSINESS****Approval of the minutes of June 12, 2018**

Motion: Pettit (second: Davis) moved to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

OTHER BUSINESS**New Materials**

Commissioner Rupert brought to the attention of the Commission a new composite type board material for the Commission to consider. A discussion was had regarding the material, with no decision made on its appropriateness.

Chair Resignation

Chairperson Stevenson announced that she would be stepping down as chair of the HDC but would still remain as a HDC member.

ADJOURNMENT

Motion: Schmiedeke (second: Davis) moved to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 8:26 p.m.