

1. Historic District Commission Agenda 10-23-18

Documents:

[00-HDC OCTOBER 23, 2018 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 10-23-18

Documents:

[HDC MEETING PACKET 10-23-18.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, October 23, 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
Alex Pettit, Vice-Chair	P	A
Erika Lindsay	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. 309 S Washington	Painting
2. 306 N River, Suite D	Window replacement
3. 115 W Michigan	Window replacement
4. 33-35 E Cross	Window replacement
5. 56 N Huron	Storefront renovation
6. 101 W Michigan	Window & storefront replacement, stair/elevator addition
7. 206-210 N Washington	Demo by Neglect
8. Depot Town-E Cross	Sign Installation

C. STUDY ITEMS

9. 501 N Adams	Painting
10. 100 Market Place	Sign installation

D. ADMINISTRATIVE APPROVALS

11. 1 S Huron	Reroof
----------------------	---------------

E. OTHER BUSINESS

12. Administrative approvals discussion
13. CLG Grant discussion/resolution/support
14. Property monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

15. Approval of the minutes of October 9, 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.

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, October 23, 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
Alex Pettit, Vice-Chair	P	A
Erika Lindsay	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. 309 S Washington	Painting
2. 306 N River, Suite D	Window replacement
3. 115 W Michigan	Window replacement
4. 33-35 E Cross	Window replacement
5. 56 N Huron	Storefront renovation
6. 101 W Michigan	Window & storefront replacement, stair/elevator addition
7. 206-210 N Washington	Demo by Neglect
8. Depot Town-E Cross	Sign Installation

C. STUDY ITEMS

9. 501 N Adams	Painting
10. 100 Market Place	Sign installation

D. ADMINISTRATIVE APPROVALS

11. 1 S Huron	Reroof
----------------------	---------------

E. OTHER BUSINESS

12. Administrative approvals discussion
13. CLG Grant discussion/resolution/support
14. Property monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

15. Approval of the minutes of October 9, 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.



HDC Work Permit Staff Review

Property address: 309 S Washington

Date of Review: October 18, 2018

Date of Meeting: October 23, 2018

Proposed work: Painting

Materials: Behr Premium Plus Ultra paint, Dark Pewter PPU18-04, Ultra Pure White PPU18-06, and Formal Maroon PPU1-14.

Staff review:

1. The applicant is looking for approval to paint the exterior of the house. The house is currently yellow with white trim. Proposed colors are Dark Pewter PPU18-04 with Ultra Pure White PPU18-06 and Formal Maroon PPU1-14 trim.
2. HDC to verify where the two trim colors will be applied.
3. A building department permit will not be required for painting.

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

Recommended Motion:

Move to approve and issue a certificate of appropriateness for the exterior painting of 309 S Washington with Dark Pewter PPU18-04, with Ultra Pure White PPU18-06 and Formal Maroon PPU1-14 trim.

Author:

Sarah Stachnik, Community & Economic Development Intern

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.

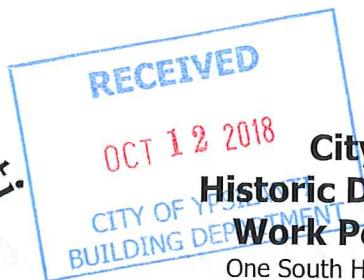
6. Repair, don't replace. Replacements shall match original.

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 NOT BE PLACED ON THE AGENDA

Property

Address

309 S. Washington

Applicant

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

Name

Address

309 S. Washington

City

Ypsilanti

State

Michigan

Zip

48197

Phone / Fax

734-829-7362

E-Mail

Contractor

Contractor Name & Contact Info

Niles Johnson 734-829-7161

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☒ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Paint the outside of the House on or
at: 309 S. Washington, Ypsilanti, Mich 48197,
The Color will be - Light Gray House w/
white and Burgundy Trim. The House is
Now Yellow / w white Trim.

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 \$35.00

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:

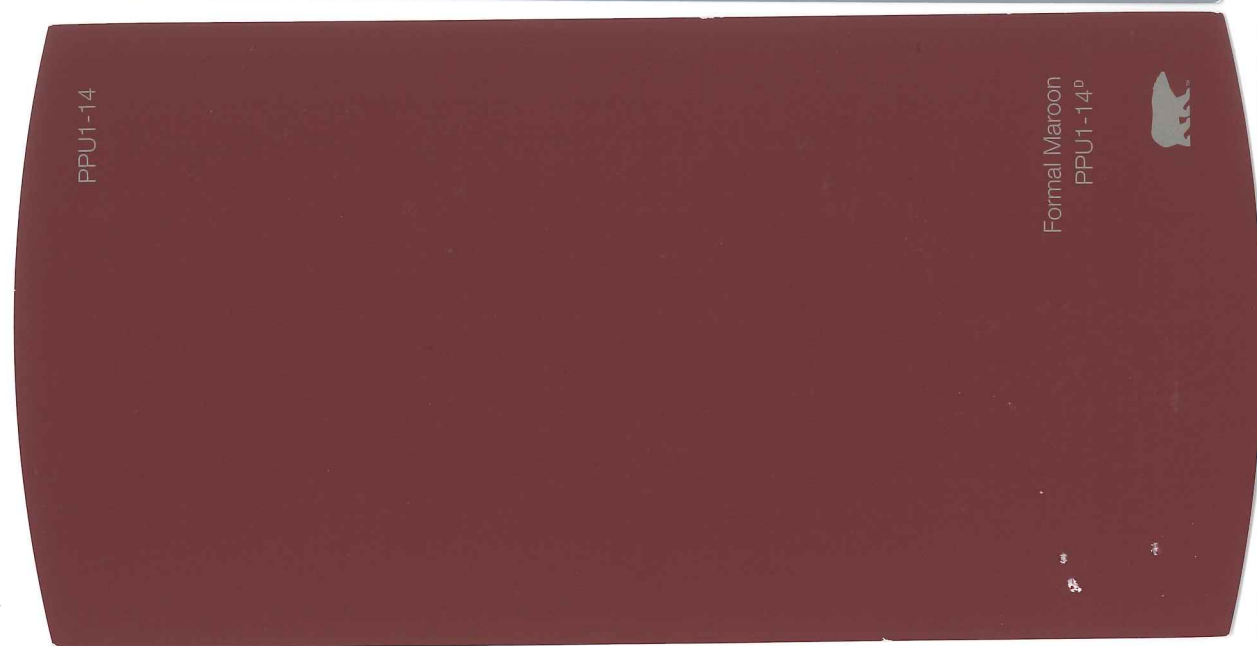
Date:

10-12-18

Print Name:

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 approvals and permits must be acquired before beginning work.



PPU18-06

Formal Maroon
PPU1-14^o



PPU1-14

Formal Maroon
PPU1-14^o



PPU18-06

ULTRA PURE WHITE®







HDC Work Permit Staff Review

Property address: 306 N River, Suite D

Date of Application: October 4, 2018

Date of Review: October 18, 2018

Date of Meeting: October 23, 2018

Proposed work: window replacement

Materials: Marvin Clad Ultimate Double Hung-Next Generation 2.0 1-over-1 windows in evergreen clad exterior and pine interior with aluminum screens

Staff review:

1. The applicant was previously approved for window replacement at the October 13, 2015 HDC meeting. The windows were never installed and when staff was contacted, the applicant was advised that a new application would be required.
2. The applicant originally applied for the Anderson 400 series windows, however after staff researched the windows and verified that they were vinyl-clad the applicant provided a new quote for the Marvin aluminum clad windows.
3. The applicant is proposing to install windows in openings that were previously blocked in with cinderblocks and bricks.
4. The Evergreen exterior color matches the current trim color.
5. A building department permit will be required and should be obtained prior to the start of work.

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

Recommended Motion:

Move to approve and issue a certificate of appropriateness for work at 306 N River, suite D for the installation of Marvin Clad Ultimate Double Hung-Next Generation 2.0 1-over-1 aluminum clad windows in evergreen exterior color with aluminum screens. The windows will be installed in previously blocked in window openings on the south and east sides of the first floor.

Prepared by: Cynthia Kochanek, Preservation Planner

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.

R.24171 #112
PHDC-18-0103



RECEIVED

NOV 05 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

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

306 N River St Suite D

Applicant

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

Name

Eric Mullins (not owner)

Address

306 N River St Suite D

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

734-547-5329

E-Mail

hyperioncoffeeco@gmail.com

Contractor

Contractor Name & Contact Info

Daniel Wheeler

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Replacing cinderblocked up windows with windows that match the upstairs unit of our building.

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

Windows will be made of wood and come pre painted to pine green to match the windows upstairs

Permit Application Fee (action items only)

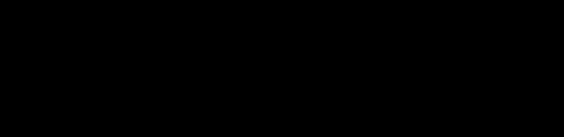
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$35 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost: 9000	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 1977

Signature: 	Date: 10/4/2018
--	--------------------

Print Name:
Eric G Mullins

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 approvals and permits must be acquired before beginning work.

PHDC-18-0103

NORTH RIVER ST. LLC.

734-417-1451
coachcak@me.com

October 4, 2018

306 North River St.
Ypsilanti, MI
48197

Dear DDA and HDC members,

As the owner of 306 North River St. I approve the project to install windows in our building. I look forward to this renovation and the improvements it will make.

Sincerely yours,

Claudia Kretschmer

Owner North River St. LLC



Andersen Windows - Abbreviated Quote Report
Project Name: WHEELER, DANIEL - HYPERION



Quote #: 817 Print Date: 09/24/2018 Quote Date: 09/24/2018 iQ Version: 18.1

Dealer:

Sales Rep: DIANA STANFORD (734) 741-4222

Created By:

Customer: FLC HOUSE

Billing

Address:

Phone:

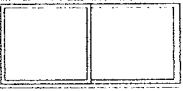
Contact:

Trade ID: 041027

Fax:

Promotion Code:

Item Qty Item Size (Operation)



0001 3 TW21062 (AA)

RO Size = 3' 0 1/8" W x 6' 4 7/8" H Unit Size = 2' 11 5/8" W x 6' 4 7/8" H

400 Series

Unit, Equal Sash, Forest Green/Clear Pine, High Performance Low-E4 Tempered Glass (Each Sash)
Insect Screen, Forest Green

Viewed from Exterior

Zone: Northern

U-Factor: 0.30, SHGC: 0.31, ENERGY STAR® Certified: No

Location

Unit Price Ext. Price

\$ 584.38 \$ 1753.14

Subtotal \$ 1,753.14
Tax (6.000%) \$ 105.19
Grand Total \$ 1,858.33

Total Load Factor

0.912

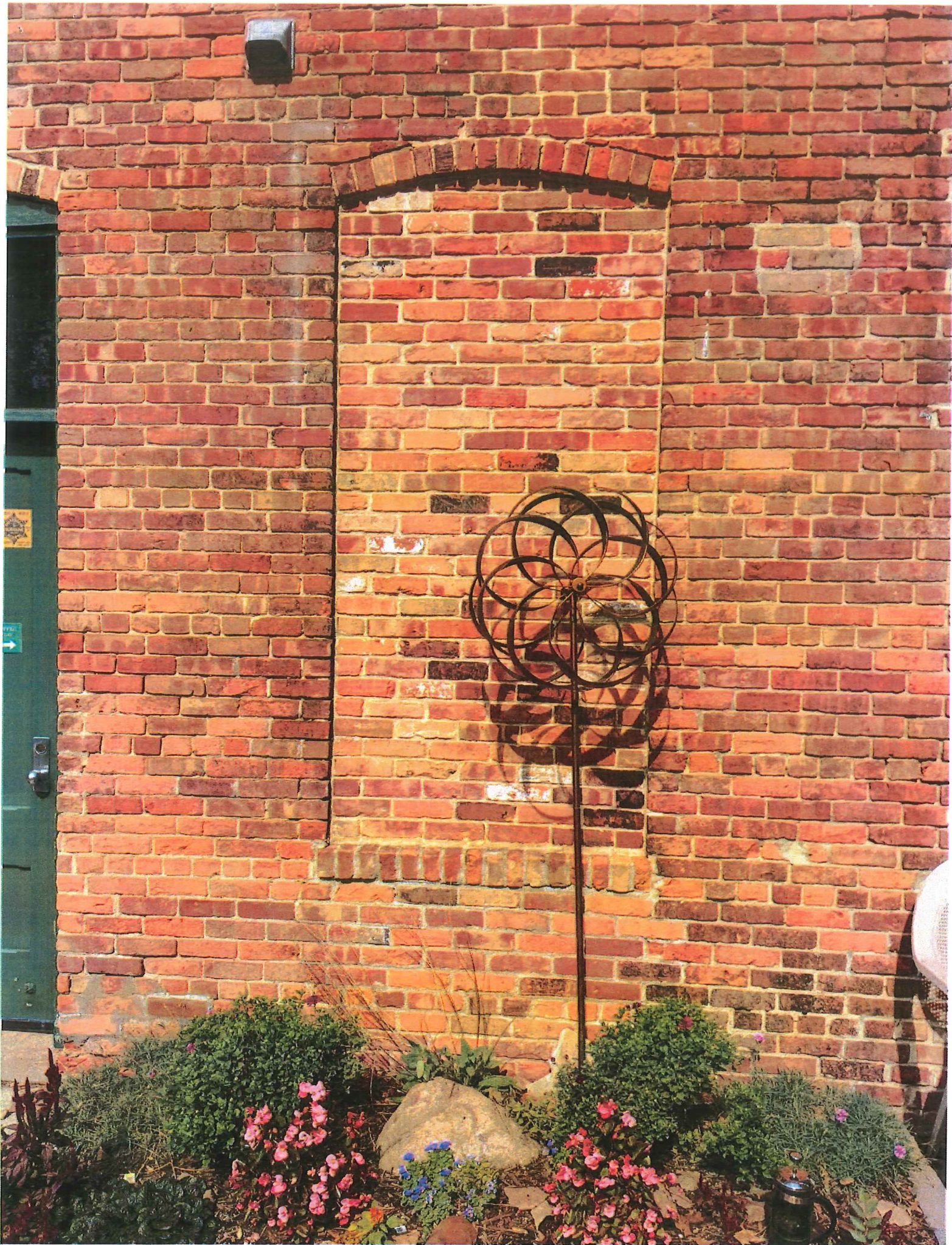
Customer Signature

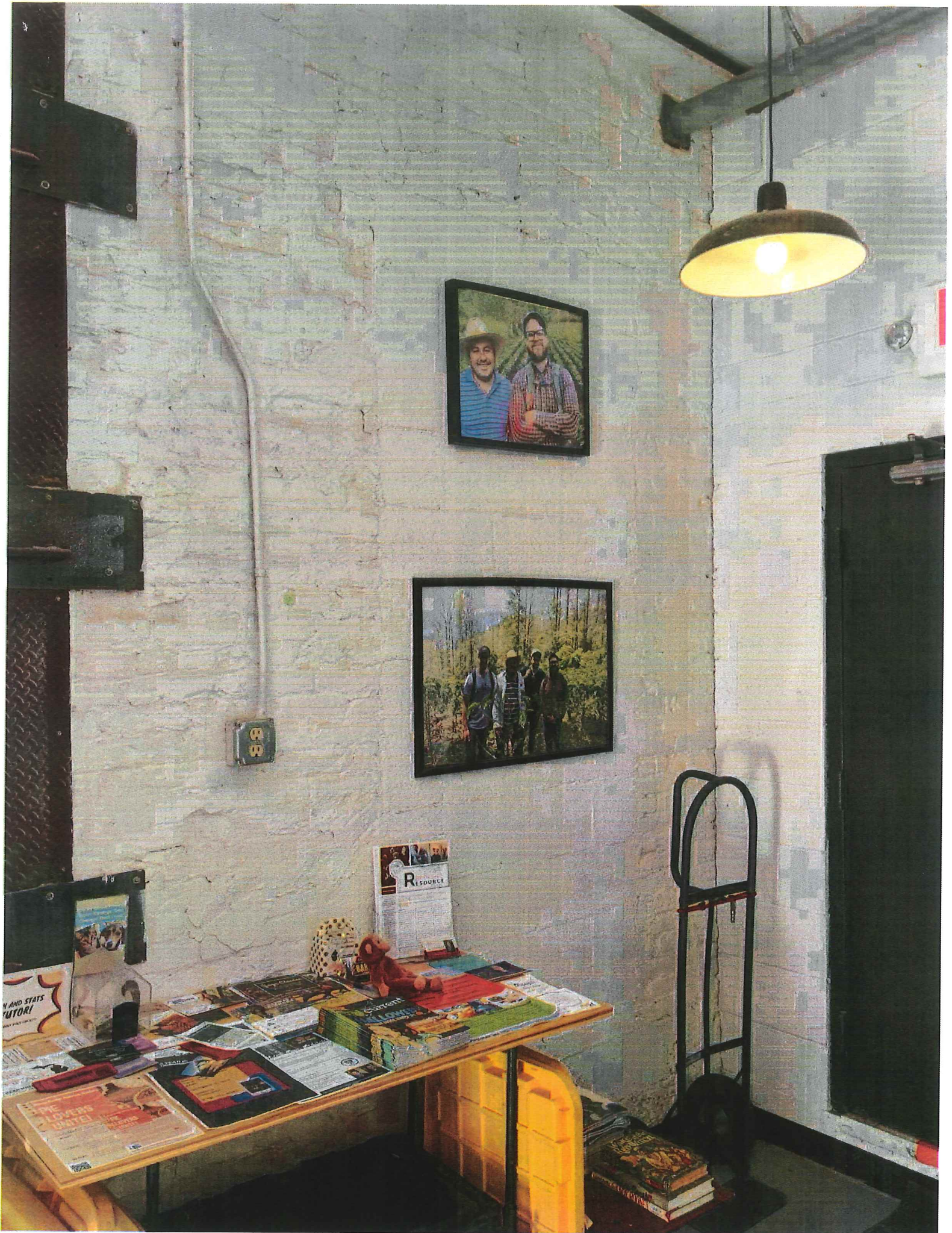
Dealer Signature

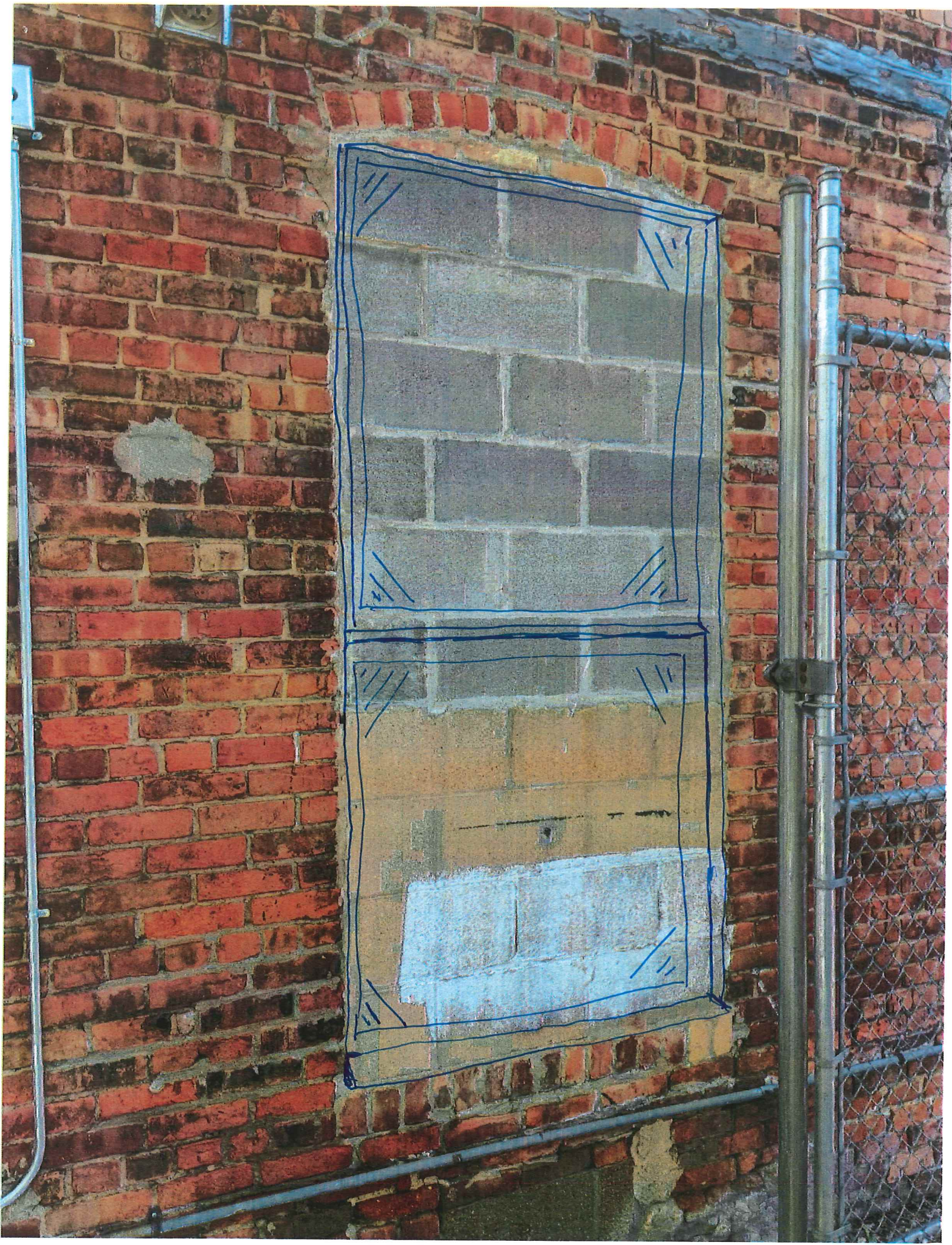
** All graphics viewed from the exterior

** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.



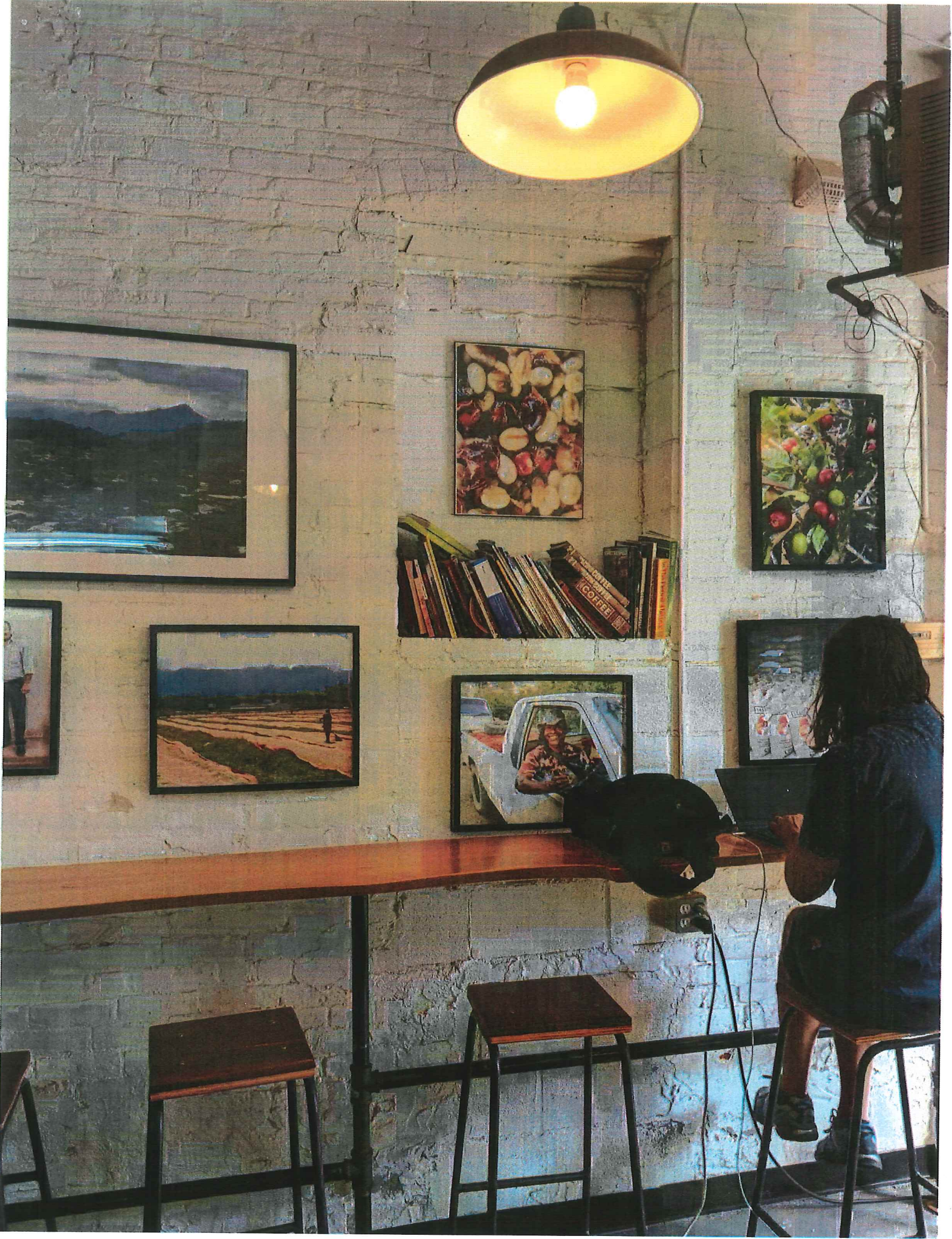






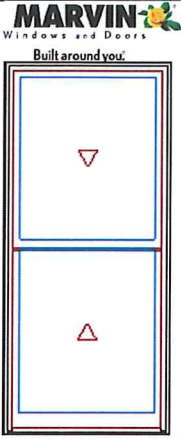






LINE ITEM QUOTES

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:		1,365.70
Qty: 3		Ext. Net Price:	USD	4,097.10
 MARVIN Windows and Doors Built around you. As Viewed From The Exterior FS 35 5/8" X 78 7/8" Egress Information Width: 32 1/32" Height: 34 5/64" Net Clear Opening: 7.58 SqFt Performance Information U-Factor: 0.3 Solar Heat Gain Coefficient: 0.3 Visible Light Transmittance: 0.52 Condensation Resistance: 56 CPD Number: MAR-N-425-17154-00001 ENERGY STAR: NC Performance Grade Licensee #1127 AAMA/WDMA/CSA/101/ I.S.2/A440-08 LC-PG50 1149X2223 mm (45.3X87.5 in) LC-PG50 DP +50/-50 FL17635				
		Evergreen Clad Exterior Clear Interior Finish Pine Interior 114.10 Clad Ultimate Double Hung - Next Generation 2.0 912.80 Frame Size 35 5/8" X 78 7/8" Rough Opening 36 5/8" X 79 3/8" Glass Add For All Sash/Panels 309.40 Top Sash Evergreen Clad Sash Exterior Clear Interior Finish Pine Sash Interior IG - 1 Lite Tempered Low E2 w/Argon Stainless Perimeter Bar Ogee Interior Glazing Profile Bottom Sash Evergreen Clad Sash Exterior Clear Interior Finish Pine Sash Interior IG - 1 Lite Tempered Low E2 w/Argon Stainless Perimeter Bar Ogee Interior Glazing Profile Beige Interior Weather Strip Package Beige Exterior Weather Strip Package Bronze Sash Lock Bronze Top Sash Strike Plate Assembly Color Aluminum Screen Evergreen Surround Charcoal Hi-Transparency Fbgrls Mesh 29.40 ***Screen/Combo Ship Loose 4 9/16" Jamb Nailing Fin		

Project Subtotal Net Price: USD	4,097.10
6.000% Sales Tax: USD	245.83
Project Total Net Price: USD	4,342.93

Cynthia Kochanek

From: Hyperion Coffee Co <hyperioncoffeeco@gmail.com>
Sent: Friday, October 05, 2018 10:41 PM
To: Cynthia Kochanek
Subject: Re: DDA grant and HDC approval
Attachments: WHEELER.pdf

Hey there, contractor just forwarded the attached windows. These are to spec.

Thanks,

Eric-

On Fri, Oct 5, 2018, 11:01 AM Hyperion Coffee Co <hyperioncoffeeco@gmail.com> wrote:
Just got off the phone with him again. He said they don't offer the Andersen without the vinyl. He will requote for the aluminum clad style and will send over the info. Can I just email it to this email for the update?

Thanks,

Eric-

On Fri, Oct 5, 2018, 11:56 AM Hyperion Coffee Co <hyperioncoffeeco@gmail.com> wrote:
According to my contractor it comes in multiple types. The one he quoted for was full wood framing. Hope that helps.

Thanks,

Eric

On Fri, Oct 5, 2018, 11:39 AM Cynthia Kochanek <CKochanek@cityofypsilanti.com> wrote:

Hello,

I took a quick look at the application and looked up the Anderson 400 series windows, the traditional 400 series double hung by Anderson is typically a vinyl clad window according to their website. Vinyl-clad is not something that the HDC permits, if the windows that you proposed are indeed aluminum-clad then the HDC will need to see that verification in writing.

The 400 Series Woodwright double hung window is made with a Fibrex composite material that may be found acceptable by the HDC. Generally the HDC only permits a full wood window or an aluminum clad wood window for replacement.

Please let me know if you have any questions or concerns.

Thanks,

Cynthia Kochanek

Preservation Planner

Community Development Division, City of Ypsilanti

734-483-9646

ckochanek@cityofypsilanti.com

From: Hyperion Coffee Co [mailto:hyperioncoffeeco@gmail.com]

Sent: Wednesday, October 03, 2018 9:42 AM

To: Cynthia Kochanek <CKochanek@cityofypsilanti.com>

Subject: RE: DDA grant and HDC approval

Awesome, thanks for the update. I will get with my contractor to get all the details for the job and will try to get on the next hdc meeting if possible.

Thanks,

Eric-

On Oct 3, 2018 9:14 AM, "Cynthia Kochanek" <CKochanek@cityofypsilanti.com> wrote:

Hello,

That approval was from 2015 and has since expired along with the building permit for that work. You will need to pull new permits for the windows from both the HDC and the building department. The DDA will contact me about the status of the HDC permit and in the past they have been fine knowing that the permit is in the works.

Please let me know if you have any questions or concerns.

Thanks,

Cynthia Kochanek

Preservation Planner

Community Development Division, City of Ypsilanti

734-483-9646

ckochanek@cityofypsilanti.com

From: Hyperion Coffee Co [mailto:hyperioncoffeeco@gmail.com]

Sent: Tuesday, October 02, 2018 2:04 PM

To: Cynthia Kochanek <CKochanek@cityofypsilanti.com>

Subject: DDA grant and HDC approval

Hey Cynthia,

We are going to apply for the upcoming DDA grant to complete out a project that we had started a few years back when we initially got our ADA bathroom put in place. When we started our project we had gotten approval from the HDC for the bathroom, putting in an ADA approved entrance and windows on the exterior of our building where previous windows and doors had once been. With the grant money at the time however, the DDA only covered the bathroom and the ADA door for the building. We are told now however that the current grants that are offered will cover the remainder of the project for the windows, which never got completed the first time around. I still have the letter approval from the HDC approving the ADA entrance and the windows from a few years back. I am wondering if i need to have the letter reissued with current date and revised info to just address the windows at this point or if the old letter will suffice for the project since we are technically still in progress with everything. The DDA grant stuff is due this Friday, so I am sorry about the such short notice on the email and what not, but I was just informed the other day about the existence of the current grant situation by Ben over at Spark. Any help and info on the topic would be much appreciated.

Thanks,

Eric-

--



HDC Work Permit Staff Review

Property address: 115 W Michigan

Date of Application: October 9, 2018

Date of Review: October 19, 2018

Date of Meeting: October 23, 2018

Proposed work: window replacement

Materials: Double hung aluminum clad windows in color to match

Staff review:

1. The applicant is looking to replace the 4 one-over-one windows on the second floor and replace the glass in a front window.
2. When staff spoke with the contractor, he stated that the widow trim would remain.
3. Staff has requested the applicant email more info on the brand and model of the windows as well as better pics of the damage to the windows.
4. The applicant states that the windows will be the same color as they are now.
5. A building department permit will be required and should be obtained prior to the start of work.

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

Recommended Motion:

Move to approve and issue a certificate of appropriateness for work at 115 W Michigan for the installation of *(brand and model info)* 1-over-1 aluminum clad windows in *(color?)* on the upper floor. Work to also include the replacement of glass on the first floor storefront.

Prepared by: Cynthia Kochanek, Preservation Planner

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

rec # 24068
phdc-18-0104

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

115 W. Michigan Ave, Ypsilanti, MI 48198

Applicant

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

Name

11 FRENCH Michigan LLC LINDA FRENCH

Address

115 W. Michigan Ave

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

734-358-6954

E-Mail

LADYFRENCH@AOC.COM

Contractor

Contractor Name & Contact Info

MIKE RABIDEAU LLC

Type of work

- ☐ Roofing
☒ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Tear out old windows + Replace with new ones

ALL window Are The Same

PLACE upper 4 window
w/ Double Hung ALUMINA
CLAD window

REPLACE GLASS in
FRONT window where
SEAL IS BROKEN

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

SEE ATTACHED PIC
SAME COLOR on upper WINDS
CLEAR GLASS ON 1ST FLOOR

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:

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:

10-9-18

Print Name:

LINDA FRENCH

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

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







HDC Work Permit Staff Review

Property address: 33-35 E Cross

Date of Application: October 15, 2018

Date of Review: October 19, 2018

Date of Meeting: October 23, 2018

Proposed work: window replacement

Materials: Jeld-Wen 1-over-1 custom clad double hung windows in Luxury Champagne exterior color and Auralast pine interior with aluminum half screens

Staff review:

1. The applicant is applying to do tuck-pointing on the building as well as replace the seven windows on the 2nd story.
2. The applicant has proposed a Jeld-Wen aluminum clad wood replacement window with an arched top in the color Luxury champagne.
3. The applicant has not provided any details for the tuck-pointing. HDC to advise of the mortar mix as indicated in the HDC fact sheet or type O mortar mix.
4. A building department permit will be required and should be obtained prior to the start of work.

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

Recommended Motion:

Move to approve and issue a certificate of appropriateness for work at 33-35 E Cross for the replacement of the seven upper story windows with Jeld-Wen 1-over-1 aluminum clad double hung arched top windows in Luxury Champagne exterior color with aluminum half screens. Work to also include tuck-pointing that meets the mortar mix requirements listed in the HDC masonry repair and cleaning fact sheet.

Prepared by: Cynthia Kochanek, Preservation Planner

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

R24683
cash
PHOC-18-0107

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 33-35 E. Cross 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

Jeffery Cifer

Address

7502 Tuttle Hill Rd.

City

Ypsilanti

State

Michigan

Zip

48197

Phone / Fax

248-470-6014

E-Mail

Greenbean4meds@outlook.com

Contractor

Contractor Name & Contact Info N.A. Mans Lumber Millwork

Kadkins (734) 714-5800

Type of work

- ☐ Roofing
☒ Window/Door Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

clean and re-grout truck points on exterior of Building. see attached photos. several areas needed. Removal of old upstairs windows and replacement. 7 windows in total on front of Building windows and labor are on proposal sheet catalog photos are attached.

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

See estimate sheet.

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:

\$ 37,417.46

Permit fee:

\$35 + 60 = \$95

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:

10/15/18

Print Name:

Jeffery C. Lora

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 approvals and permits must be acquired before beginning work.



N.A. MANS LUMBER & MILLWORK

47255 MICHIGAN AVENUE

CANTON, MI 48188

TEL. 734-714-5800

QUOTE BY: Kadkins

QUOTE #: J46800094

SOLD TO: Mans Installed Sales

SHIP TO:

PROJECT NAME: Javierall

PO#:

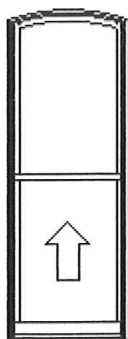
REFERENCE:

Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
----------	-----------------------	--------------------------	-------------------	-----	-------------------

Line-1

RO Size: 31 1/2 X 84 3/4



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size : 30 3/4 X 84, LEG= 81 1/2, RAD= 48 1/2
 (Outside Casing Size: 37 3/4 X 89 23/32)
 Custom Clad Double Hung, Auralast Pine, Extended Circle Segment
 Luxury Champagne Exterior-AAMA 2605 Finish,
 Interior-PrePaint/Brilliant White/M64WL890,
 Pendleton Casing, 2" Sill Nosing w/end caps, Remove Fin, Standard
 DripCap, Luxury Champagne Trim,
 6 9/16 Jamb, 4/4 Thick,
 Single Hung - Fixed Top Sash, Beige Jambliner, w/Jmblnr Covers,
 Concealed Interior Jamb Liner
 White Hardware, Deluxe Cam Lock(s) w/Concealed Tilt Latch With
 Finger Lifts,
 US National-WDMA/ASTM, PG 35,
 Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Silver
 Spacer, Argon Filled, Traditional Glz Bd,
 UltraVue Mesh Luxury Champagne Screen, Half Screen,
 , Upper Sash Will Not Operate With Jambliner Covers In Place,
 Drawing Number: 1

PEV 2018.3.0.2270/PDV 6.367 (09/04/18) PW

\$4,148.58 7 \$29,040.06

Line-2

Installation: Install 7 windows with blocking off sidewalk and
 scaffolding. Install new windows into existing jamb extensions.
 Foam insulate caulk exterior with matching caulk.
 (non-taxable)

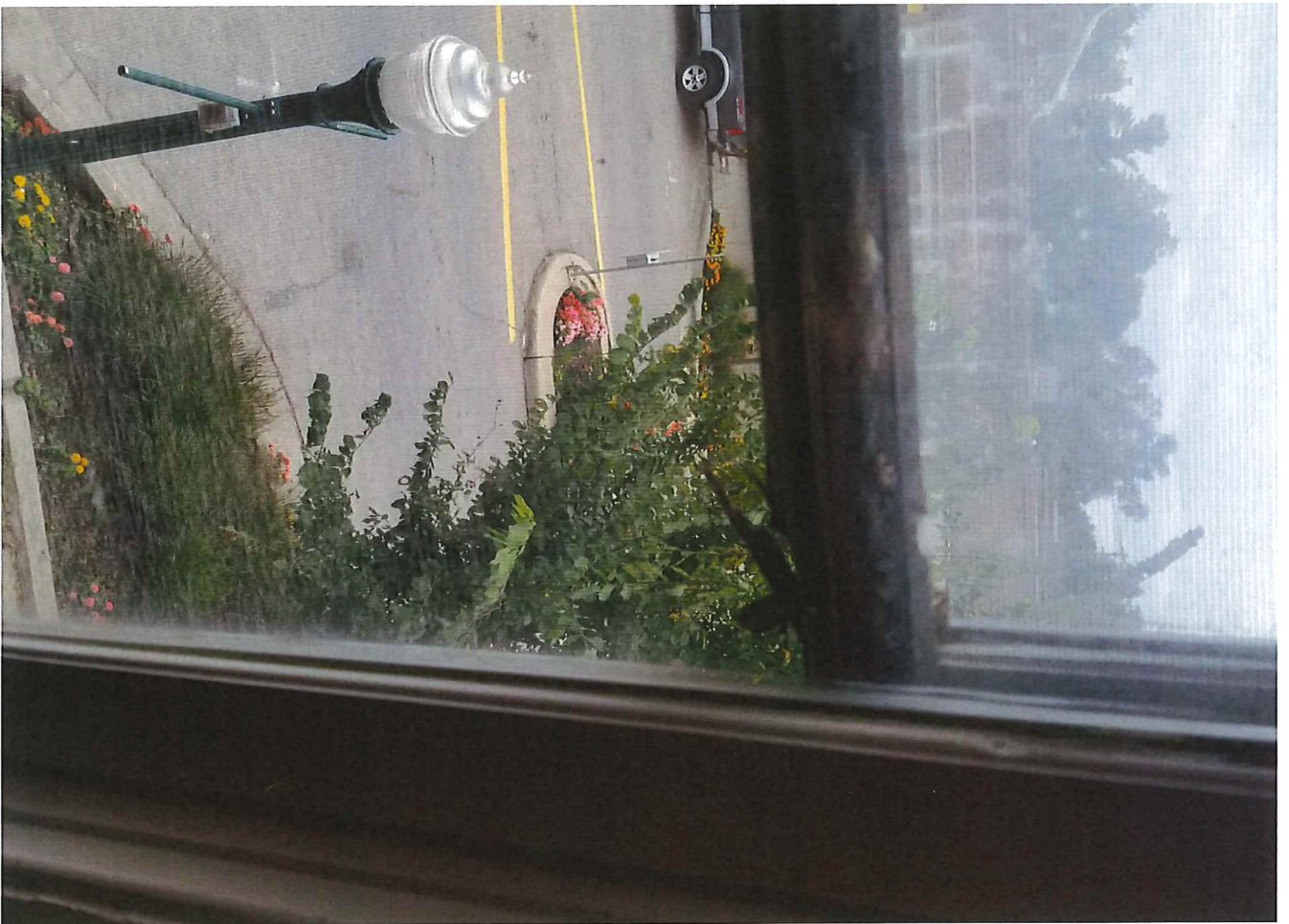
\$6,635.00 1 \$6,635.00

Total: \$35,675.06

MI Sales(6%) \$1,742.40

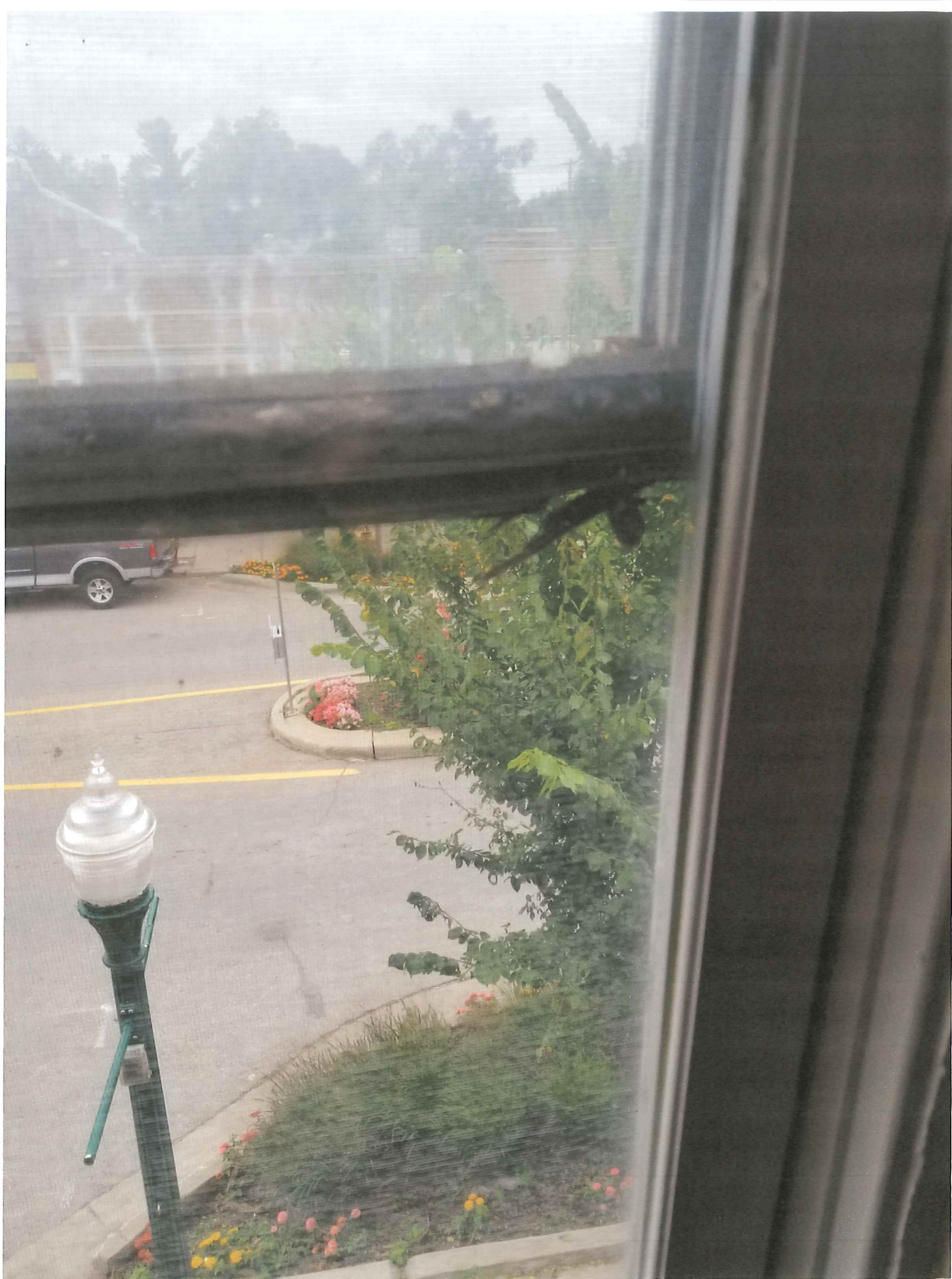
NET TOTAL: \$37,417.46

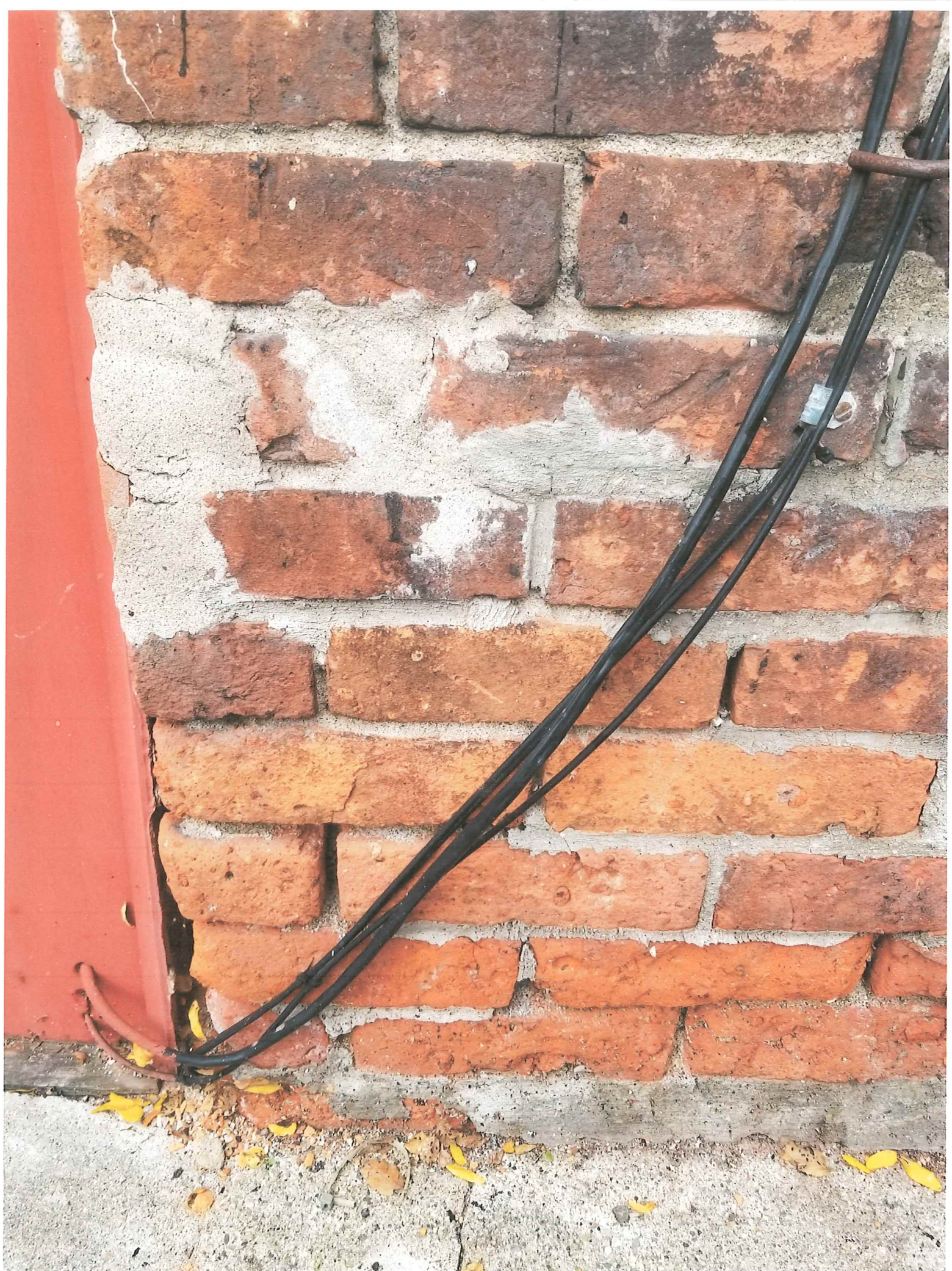
Total Units: 8















Return to [Window Lines Overview \(/windows\)](#)

Architect Series® Reserve™ Monumental Hung Window

Downloads

- 2D Cross Section

(Aluminum-Clad Wood)


- 2D Cross Section

(Wood)


- 3D & BIM

(Aluminum-Clad Wood)


- Specifications

(Aluminum-Clad Wood)


- Specifications

(Wood)


- Thermal and Sound

(Aluminum-Clad Wood)


- Thermal and Sound

(Wood)



- Available in three wood types: Pine, Mahogany, and Douglas Fir.
- Double-hung, single-hung and simulated-hung options.
- Operable sizes up to 6' x 12'.
- Performance Class and Grade up to CW-PG50.
- Authentic butt joinery with through-stile construction.
- Putty Glaze sash profile available with matching grilles.

A local Pella team member is ready to help you with your project.

[Get A Quote](#)
<http://info.pella.com/ProPellaContactUsQuote>

[Custom Window Solutions \(/windows/product-details/custom-architect\)](#) [Installation Guides \(http://www.installpella.com\)](#) [Warranty Info \(/warranties\)](#)



Features & Options

[Sizes and Shapes Architect Series Reserve Monumental Hung Window](#)
[Get A Quote \(http://info.pella.com/ProPellaContactUsQuote\)](http://info.pella.com/ProPellaContactUsQuote)

[Performance Values](#)

[Wood Types](#)

[Interior Finishes](#)

[Exterior Finishes](#)

[Glazing](#)

[Grilles](#)

[Hardware](#)

[Screens](#)

Sizes

- Double-hung, single-hung and simulated-hung options.
- Built-to-order in 1/8" increments.
- Add transoms or adjacent windows for flexible combinations.

[View window combinations \(http://media.pella.com/professional/adm/Clad-Wood/ASR-MDH_COMBO.pdf\)](http://media.pella.com/professional/adm/Clad-Wood/ASR-MDH_COMBO.pdf)

Design Data

[View design data for monumental wood exterior window \(http://media.pella.com/professional/adm/Clad-Wood/ASR-MDH_DD.pdf\)](http://media.pella.com/professional/adm/Clad-Wood/ASR-MDH_DD.pdf)

Shapes

Case Studies & Projects

For Architect Series® Reserve™ Monumental Hung Window



Waksman
Institute of Microbiology, Rutgers University

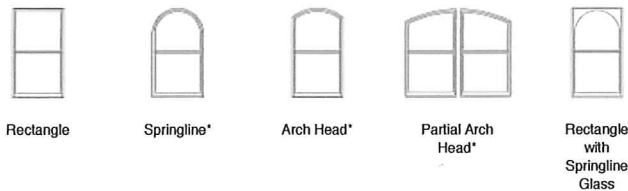
Commercial



Village Community School
Commercial



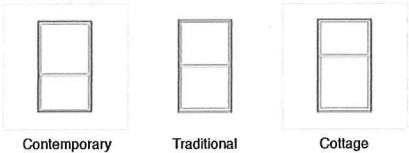
Utilicorp United World Headquarters
Commercial



Sash Splits

Four types of sash splits are available:

- Traditional – the most historically correct look.
- Contemporary – provides the appearance of a fixed window over an awning window, but at a lower cost.
- Cottage – provides the appearance of an awning window over a fixed window, more cost-effectively.
- Variable – contact your local representative for details.



[Learn about all Pella Sizes and Shapes \(/windows/features-and-options/shapes-and-sizes\)](#)



Hotel Andaluz Commercial

[View All in the Project Gallery \(/project-gallery\)](#)



[Find potential LEED credits for this project \(/support/leed\)](#)

Order Pella Replacement Parts Online »

http://parts.pella.com/OA_HTML/beCZzpHcsitex=10040

- Window Parts
- Patio Door Parts
- Supplies

Sign up for news, product updates and more

Email address

ZipCode

Submit



P E L L A P R O F E S S I O N A L

102 MAIN STREET | PELLA, IOWA 50219 | 866-209-4260 | PELLA.PROFESSIONAL.COM

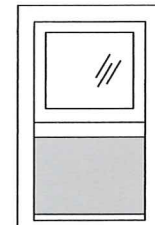
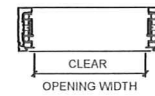

MONUMENTAL HUNG
MONUMENTAL DESIGN DATA
Wood and Aluminum-Clad Exteriors

Miscellaneous Formulas

FRAME DIMENSIONS	MINIMUM	MAXIMUM
RECTANGULAR	13-3/4" W x 24" H (349 x 610 mm)	72" W x 144" H (1 829 x 3 658 mm)
NON-RECTANGULAR	13-3/4" W x 24" H (349 x 610 mm)	60" W x 120" H (1 524 x 3 048 mm)

Equal Sash Only

VENT UNITS	
VISIBLE GLASS (INCHES)	Width = Frame - 7.594
	Height = (Frame - 10.572)/2
ACTUAL GLASS (INCHES)	Width = Frame - 6.245
	Height = (Frame - 7.874)/2
CLEAR OPENING* (INCHES)	COW = Frame - 4.928
	Standard Balances: COH = AGH - 1.313
	Upgraded Balances: COH = AGH - 8.688
	If Frame Height is >120", then Clear Opening Height is limited to 24"
VENT AREA (FT ²)	(COW x COH) / 144



Shaded portion shows vent area.

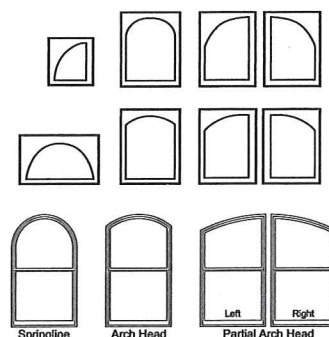
- * Addition of Sash Lug will reduce Clear Opening width and height by 1.25"
- Units > 120" will have limited sash travel.
 - Sash is shipped out of unit when Frame Height > 106" or Individual Sash Weight > 92 lbs or Frame Width > 60"
 - Units will be single hung only when frame height > 120"
 - Maximum sash weight is 200 lbs
 - Standard balance not available when sash weight > 70 lbs or if Frame Height > 96"
 - When sash weight > 92 lbs sash will not have tilt in cleaning feature
 - Full Screen not available when Frame Height > 120"
 - Vivid View Screen Cloth not available when Frame Height > 84" or frame width > 48" & frame height > 48"

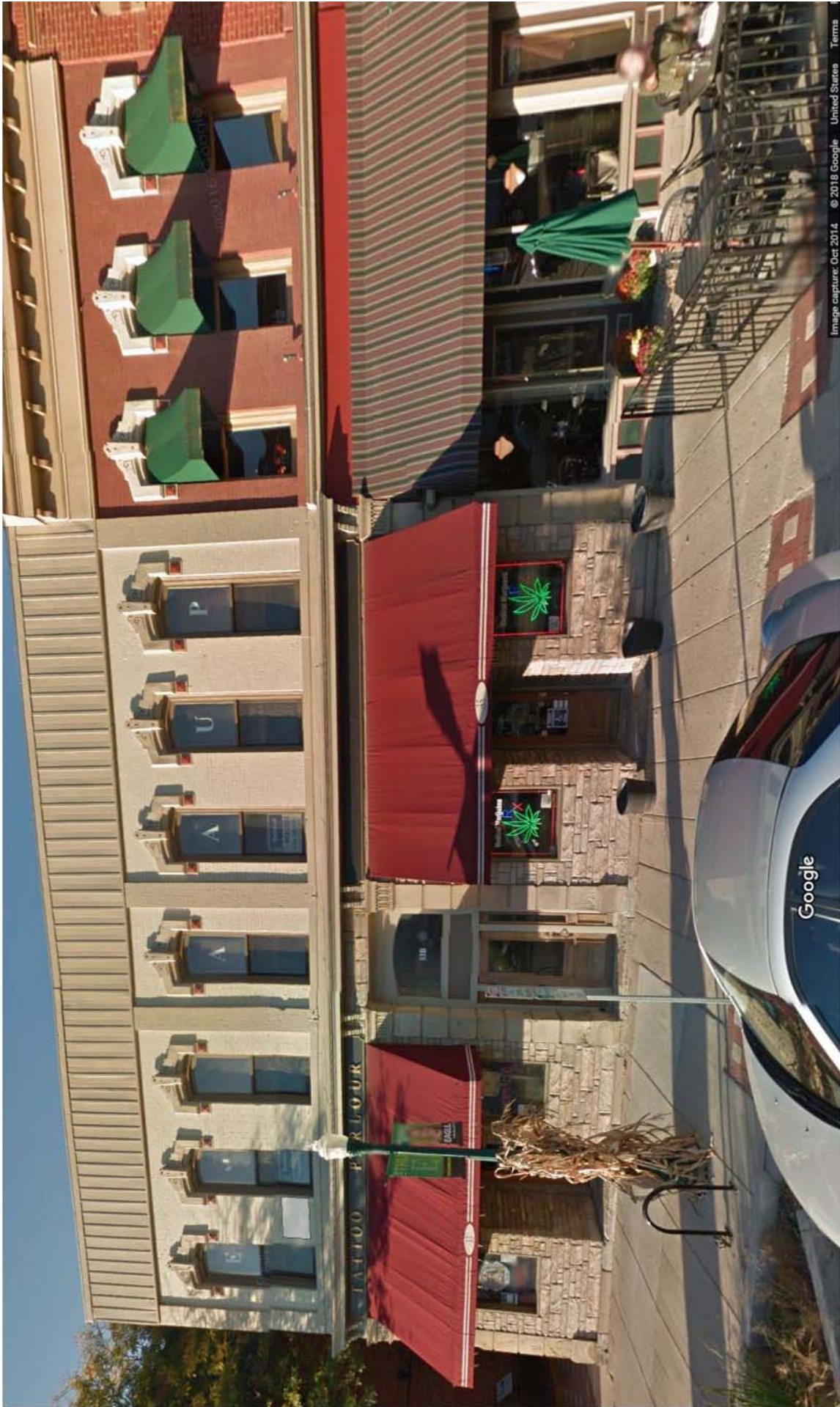
CUSTOM OPTIONS

Pella Architect Series single-hung windows are available in custom shapes shown below, and additional shapes per drawing. For specifications, size limitations, and details on these units, contact your local Pella sales representative.

The following additional options are available:

- Special Wood Types
- Custom Grille Types and Patterns
- Custom Glazing
- Custom Width and height rectangular units
- Custom Width sash stiles and rails
- Curved Top Glass in rectangular sash
- Shape vent and fixed windows
- Specialty Windows - See the Specialty Windows section

GLASS SHAPES






HDC Work Permit Staff Review

Property address: 56 N Huron

Date of Application: October 10, 2018

Date of Review: October 19, 2018

Date of Meeting: October 23, 2018

Proposed work: storefront renovation

Materials: Pella double hung windows, stained glass window, ceramic penny tiles, brown paint

Staff review:

1. The applicant was previously approved for door replacement on the front and the back of the store.
2. The applicant is looking to replace the windows on the front upper level with Pella double hung windows. There is no indication of the model or type of windows on the application; HDC to confirm the type of window to be used. (Pella does make a wood window, however the clad wood windows are only clad in a vinyl or composite material)
3. The applicant has included pictures of windows that appear to be a 60/40 or 70/30 configuration however the existing windows are 50/50 with storms on the exterior. Historic photos support this. HDC to confirm that the new windows will be 50/50.
4. The applicant appears to indicate that the windows may be finished in brown as well as around the front door. HDC to confirm.
5. The applicant is proposing the stained glass window for above the door; there are no historic photos to support that a stained glass window would have been installed in this location however historically storefronts were modified quite often as is indicated in the historic photo from when the police station was located at this address with a 2nd door in the storefront area.
6. The applicant is planning on installing an orange penny tile above and below the large plate glass storefront window.
7. A building department permit will be required and should be obtained prior to the start of work.

Relevant Secretary of the Interior's Standards:
#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 issue a notice to proceed for work at 56 N Huron for the replacement of the three upper story windows with Pella 6-over-1 (*wood?*) windows in (*color?*). A condition of approval is that the windows be in a 50/50 configuration. The window above the door will be replaced with the proposed stained glass window pictured in the application dated October 9, 2018 and an orange ceramic penny tile will be installed above and below the existing plate glass storefront window. A brown paint will be used for around the upper windows and front door.

Prepared by: Cynthia Kochanek, Preservation Planner



Photos courtesy of the Ypsilanti Historical Society's Collections from the Fletcher-White Archives and City files.



**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 # 24664
phdc-18-0105

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

56 N. Huron Ypsilanti Mi. 48197

Applicant

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

Name

Amanda Gaytan

Address

56 N. Huron

City

Ypsilanti

State

Michigan

Zip

48197

Phone / Fax

734 657 7576

E-Mail

AmaMegaytan@gmail.com

Contractor

Contractor Name & Contact Info

MR Remodeling and construction Co.

Type of work

- ☐ Roofing
☒ Window/Door Replacement

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

- ☒ Painting T n i m
☒ Other facade repair
☐ Application Amendment

Complete Description of Proposed Work:

1. Demolition of old upper windows
replace with new sella double windows
case work inside and out \$7,100
(these are triple windows)
2. Change the transom above front door
replace with a colored glass window ...
this window is (to my best belief)
of the same period as the building circa
1920.
3. Place ceramic tile above and below the
large plate glass window next to front door
area which is about 70 square feet
the window will be restored

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

Brown paint
around upper windows and front door

Permit Application Fee (action items only)

Penny tiles can be a good replacement
tile included

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:

\$9300.00

Permit fee:

\$35 + 15.00 = 50.00

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:

Oct. 9 2018

Print Name:

AMANDA MAXTAN

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 approvals and permits must be acquired before beginning work.



QUOTE

MR Remodeling & Construction

INVOICE # 2453
DATE: 09/28/2018

407 E. Race Rd, Leslie MI, 49251
Phone 517.909.0120

To Priscilla Gaytan
56 Huron st.
Ypsilanti MI, 48198

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
L.K.		Due on receipt	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	Demolition of old windows, replace with new pella double hung windows, case work inside and out.		\$7100.00
	Install stained glass window above existing door (transom). Stained glass supplied by owner and meets dimensions of 56 x 33 1/4 inches as I will be using old frame and rehinging it.		\$500
	70 square ft of ceramic tile on façade (owner supplies tile) Merola Tile Quasar Penny Round Orange 11-1/4 in. x 11-3/4 in. x 9 mm Porcelain Mosaic Tile penny-round mosaic tile. Frost resistant for outdoor applications.		\$700
	Site conditions (debris removal, man lift)		\$1000
SUBTOTAL			
SALES TAX			
TOTAL			\$9300.00

Quotation prepared by: Mike Rabideau

This is a quotation on the goods named, subject to the conditions noted below: Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.

To accept this quotation, sign here and return:

THANK YOU FOR YOUR BUSINESS!

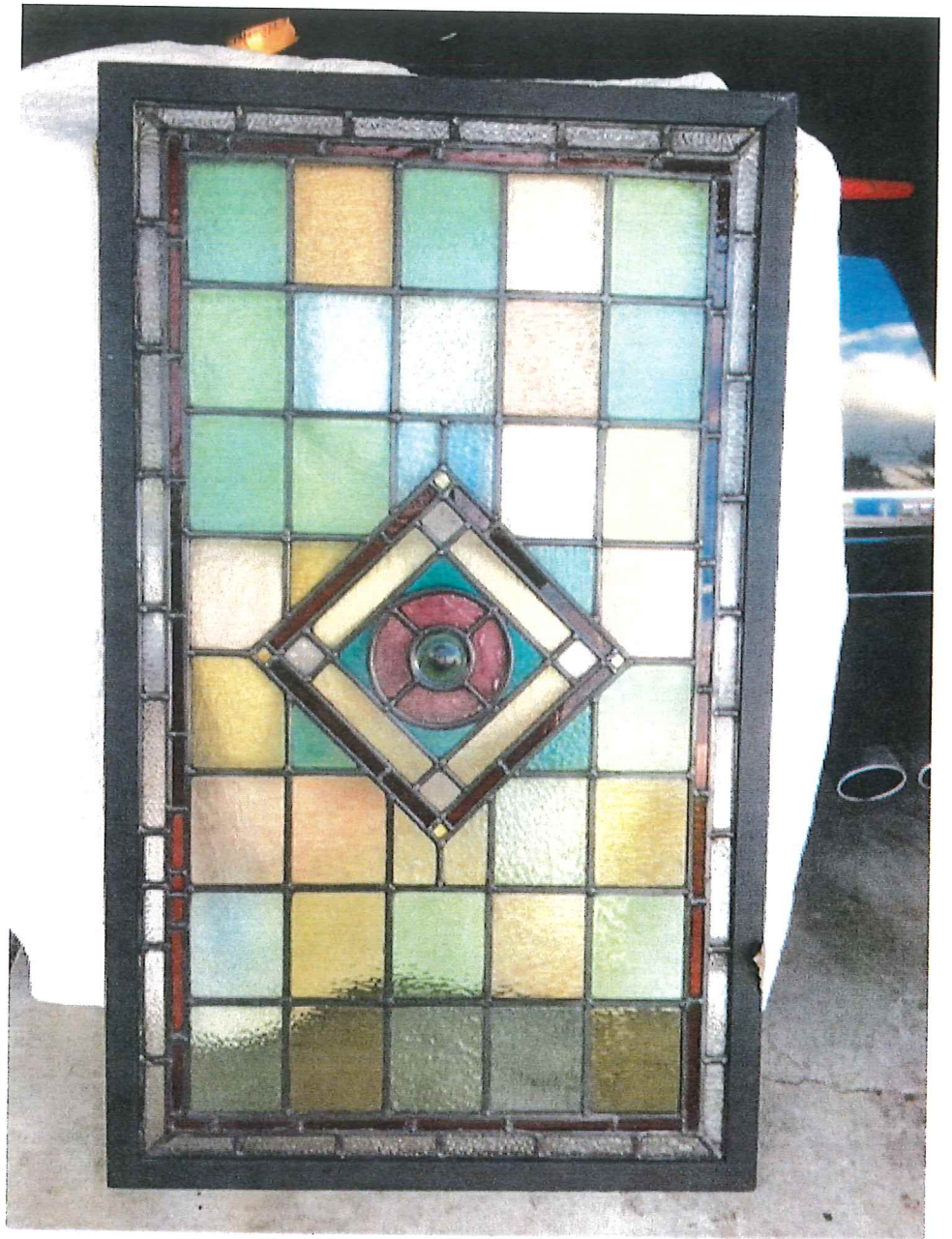
Current

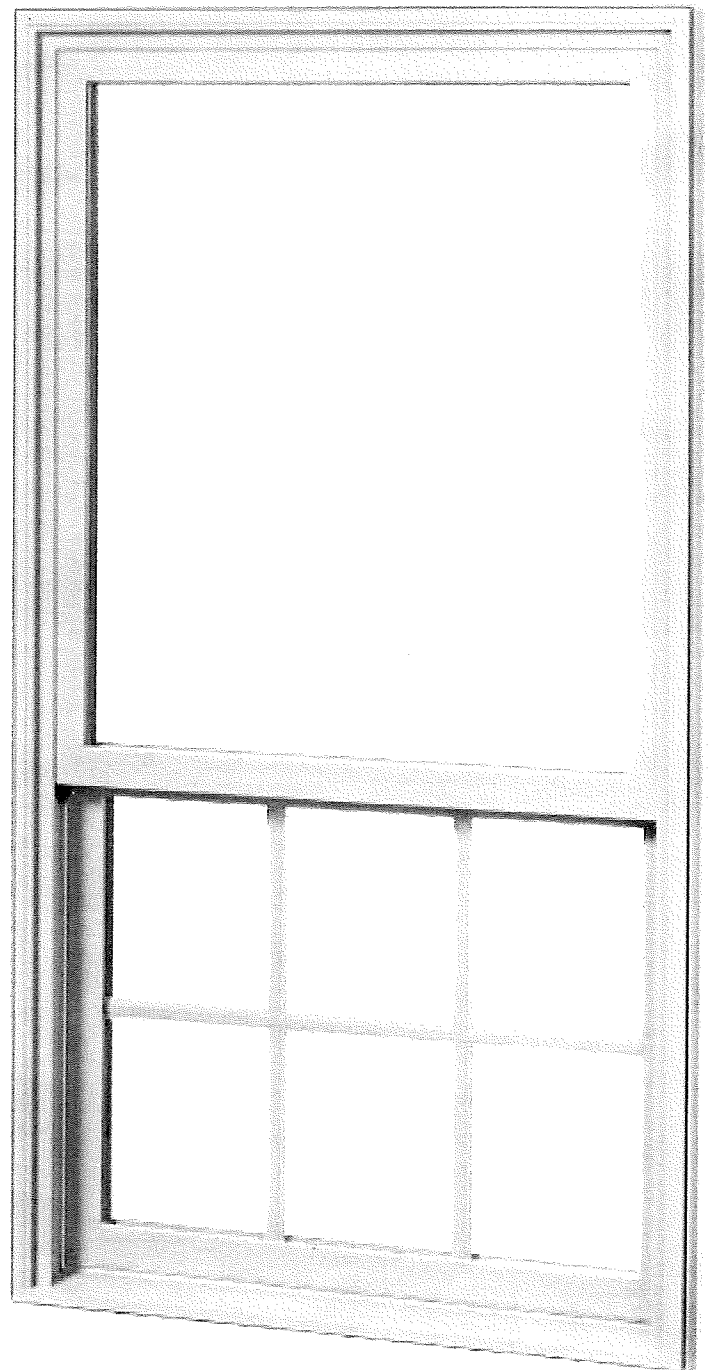
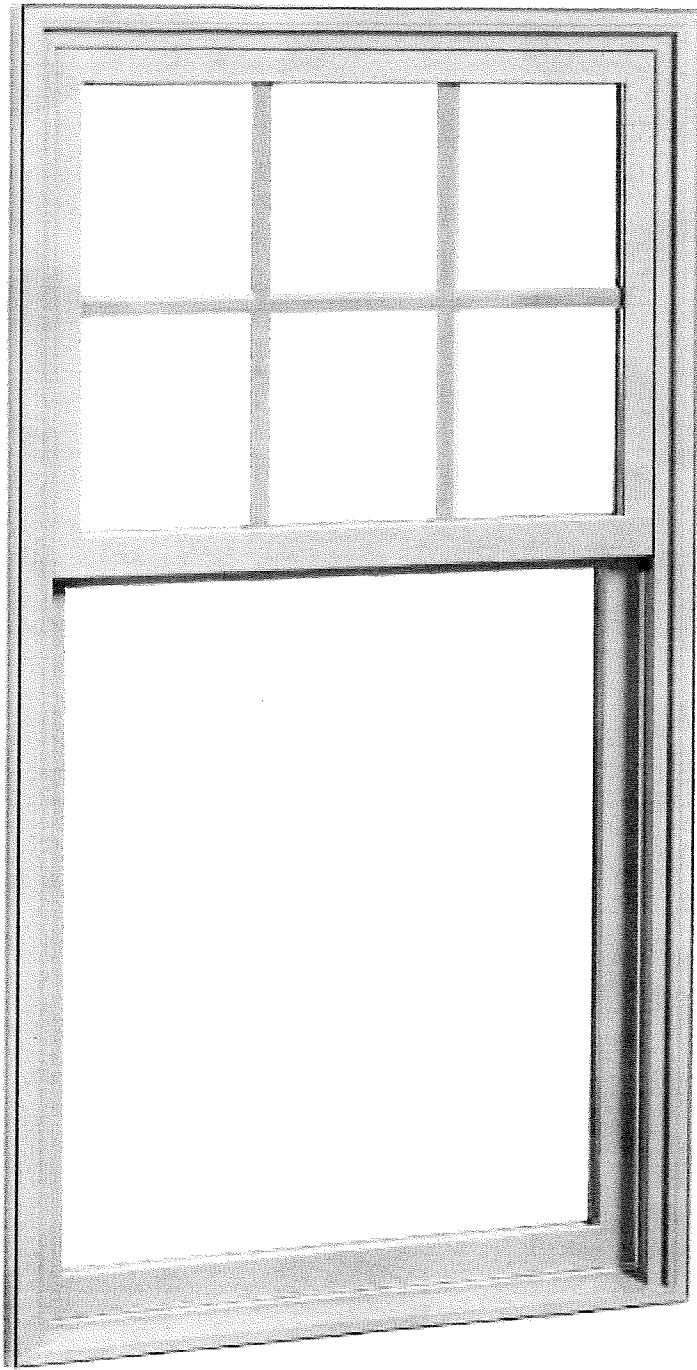


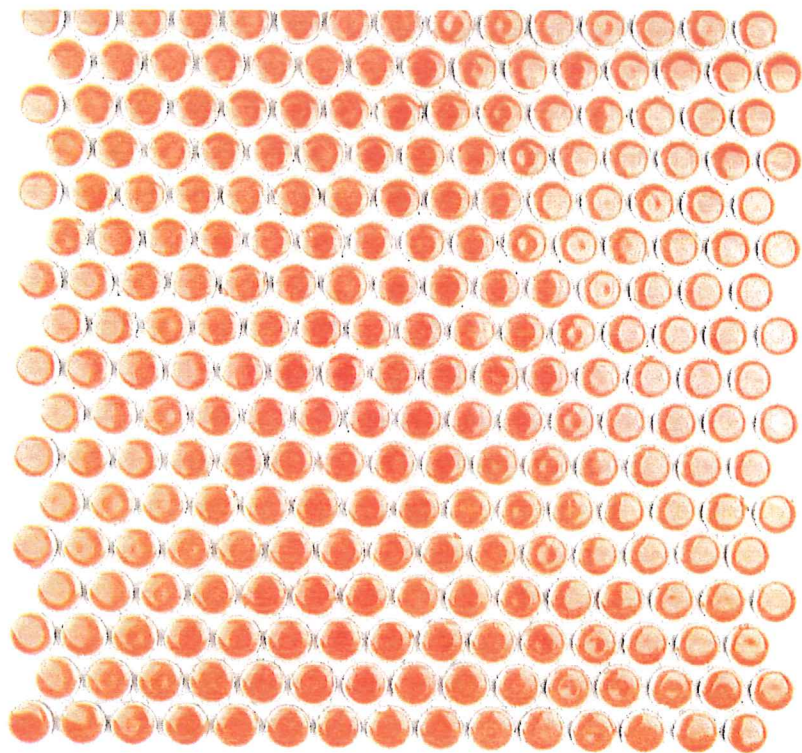
(X) Very old
Particle Board

Sent from my iPhone

Stained glass window
transom
has diamond center
matching diamond design
in the brick (see picture)





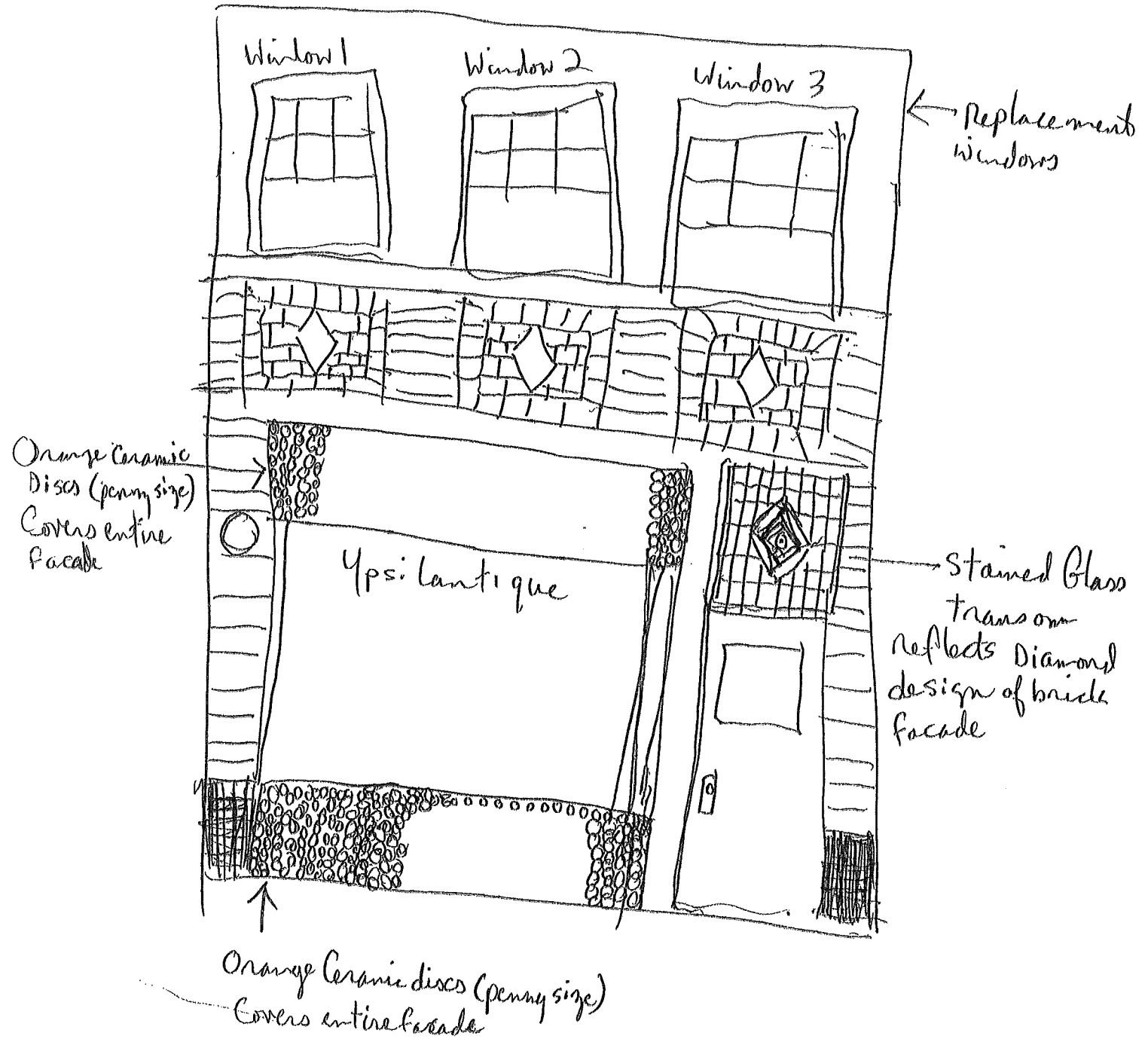


Orange ceramic discs (penny size)
Weatherproof.

List of Exhibits

Exhibit A – The Project Site 56 N. Huron St.

Exhibit B – Design, Description and Cost of Project







HDC Work Permit Staff Review

Property address: 101 W Michigan

Date of Application: October 16, 2018

Date of Review: October 19, 2018

Date of Meeting: October 23, 2018

Proposed work: building restoration

Materials: Aluminum or clad- wood windows, Tubelite 400T system, glass and steel canopy, wood and metal doors, type K mortar mix, aluminum framed storefront windows, plywood, cypress, LED spotlights, signage, Sherwin Williams Historic Exterior Color Catalog: PT-1 = SW7005, PT-2 = SW7057, PT-3 = SW2838, PT-4 = SW2803, PT-5 = SW2805.

Staff review:

1. The applicant is looking to do a building restoration/renovation that includes the storefront, windows, roof, painting, signage, lighting and an addition for stairs/elevator access at the back of the building.
2. The applicant has provided two options for the window replacements; aluminum and clad wood. No indication of the type of cladding is provided. The existing wood windows are historic and perhaps original and should be the material used for replacement. Aluminum cladding would be acceptable.
3. The applicant has provided paint colors but not the locations of the paint colors. HDC to verify same.
4. The applicant has offered two options in the storefront renovations. Staff has included historic photos that do not depict either of these storefront options. Staff has requested these images from the applicant.
5. Type K mortar is acceptable per the NPS preservation brief.
6. The Tubelite and finished metal system for the addition is clearly a modern addition.
7. The applicant has proposed metal and wood replacement doors on the east side of the building, the upper level door is not indicated. HDC to verify if that will remain as well as the material for the new storefront doors.
8. It is unclear as to what the orange area on the plans are, HDC to verify if this is a sign board, awning, etc.
9. Staff suggests that lighting and signage be handled separately at a later time.
10. A building department permit will be required and should be obtained prior to the start of 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, #7, #9, #10

Recommended Motion:

Move to approve and issue a certificate of appropriateness for work at 101 W Michigan to include the building restoration and rear stair/elevator addition as indicated in the plans dated 10-11-2018 with the conditions that the windows be aluminum clad wood windows and the storefront restoration be completed as indicated in the plan page A500.

Prepared by: Cynthia Kochanek, Preservation Planner



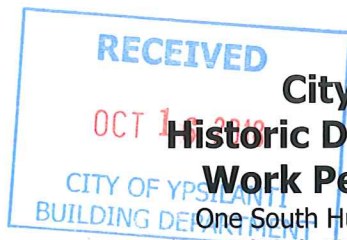
Photo courtesy of the Ypsilanti Historical Society's Collections from the Fletcher-White Archives.



Photo courtesy of the Ypsilanti Historical Society's Collections from the Fletcher-White Archives.



Photo courtesy of the Ypsilanti Historical Society's Collections from the Fletcher-White Archives.



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.24688 #1474
PHDC-18-0108

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

101 West Michigan Avenue, Ypsilanti, Michigan, 48197

Applicant

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

Name

Richard Muszynski

Address

5848 Pinecrest Estate Drive

City

Ann Arbor

State

MI

Zip

48105-9571

Phone / Fax

(917) 548-8800

E-Mail

chocoloco405@hotmail.com

Contractor

Contractor Name & Contact Info

Richard Muszynski

Type of work

☒ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

The project at 101 West Michigan features a complete restoration of the building, located at the corner of Michigan Avenue and Huron Street. Currently the building has a tenant on the first floor with a "modern" facade, which is not period appropriate. The upper two levels of the building are functionally obsolete. There is no mechanical, electrical, or plumbing to the upper levels. The existing roof is an asphalt roof, which is not visible from the grade. All of the windows are original and are deteriorated past the point of repair.

The new work will include removing the "modern" facade and replace it with a replicated facade to match the historic 1800's facade, based on photos provided by the Ypsilanti Historic Society. The first floor will be renovated into a restaurant, adding vibrancy to the corner of Michigan Avenue and Huron Street. The lay-in ceiling will be removed and a tin ceiling will be added to the underside of the existing joists. The upper two levels will be renovated into high end office spaces. These spaces will feature hardwood floors, exposed brick walls, and exposed wood joists ceilings. The existing flat, asphalt roof will be replaced with a white 60 mil TPO roof with a minimum R-30 rigid insulation. The roof is not visible from any angle at grade. A new exit stairwell will be added at the south end of the building. The new addition will feature a storefront window system facing Huron Street. This selection of materials was chose as a way to distinguish the new addition from the historic, character defining, elements of the existing building. A small aluminum framed and glass canopy will be added over the new entry door to the upper levels.

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

All paints are to be by Sherwin Williams Historic Exterior Color Catalog: PT-1 = SW7005, PT-2 = SW7057, PT-3 = SW2838, PT-4 = SW2803, PT-5 = SW2805.

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:

\$100,000.00

Permit fee:

\$35 + 161 = 196

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:

10/9/2018

Print Name:

Richard Muszynski

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 approvals and permits must be acquired before beginning work.



101 W. MICHIGAN

101 WEST MICHIGAN AVE., YPSILANTI, MI

A/C
ACP
AD
ADA
ADJ
AFF
ALT
ALUM
APPROX
ARCH
ASSOC
AUTO
AWP

AIR CONDITIONING
ACOUSTICAL CEILING PANEL
AREA DRAIN
AMERICANS WITH DISABILITIES ACT
ADJUSTABLE
ABOVE FINISHED FLOOR
ALTERNATE
ALUMINUM
APPROXIMATELY
ARCHITECT[URAL, URE]
ASSOCIATED
AUTOMATIC
ACOUSTICAL WALL PANEL

FDN
FE
FEC
FF
FGL
FHC
FIXT
FL
FLUOR
FOC
FOS
FP
FT
FTG
FUR

FOUNDATION
FIRE EXTINGUISHER
FIRE EXTINGUISHER CABINET
FINISHED FACE
FIBERGLASS
FIRE HOSE CABINET
FIXTURE
FLOOR[ING]
FLUORESCENT
FACE OF CONCRETE
FACE OF STUDS
FIREPROOF[ING]
FEET
FOOTING
FURR[ED,ING]

MIN
MISC
MO
MTD
MTG
MTL

MINIMUM
MISCELLANEOUS
MASONRY OPENING
MOUNTED
MOUNTING
METAL

STN
STO
STRUC
SUSP
SYM
SYS

STAIN
STORAGE
STRUCTURAL
SUSPENDED
SYMMETRICAL
SYSTEM

BD
BIT
BLDG
BLKG
BM
BOT

BOARD
BITUMINOUS, BITUMEN
BUILDING
BLOCKING
BEAM
BOTTOM

GA
GALV
GB
GC
GL
GOVT
GT
GWB

GAUGE
GALVANIZED
GRAB BAR
GENERAL CONTRACT[OR]
GLASS, GLAZING
GOVERNMENT
GROUT
GYPSUM WALLBOARD

OC
OD
OH
OPNG
OPP
OPP HD

ON CENTER
OUTSIDE DIAMETER
OVERHEAD
OPENING
OPPOSITE
OPPOSITE HAND

T
T&G
T.O.
TECH
TEL
TEMP
THK
THRESH
TOC
TOM
TOS
TOW
TRANS
TV
TYP

TREAD
TONGUE AND GROOVE
TOP OF
TECHNOLOGY
TELEPHONE
TEMPERED
THICK[NESS]
THRESHOLD
TOP OF CURB
TOP OF MASONRY
TOP OF STEEL
TOP OF WALL
TRANSPARENT
TELEVISION
TYPICAL

CAB
CJ
CLG
CLR
CMU
COL
COM
CONC
CONFIG
CONST
CONT
COORD
CORR
CPT
CT
CTR

CABINET
CONTROL JOINT
CEILING
CLEAR[ANCE]
CONCRETE MASONRY UNIT
COLUMN
COMMUNICATIONS
CONCRETE
CONFIGURATION
CONSTRUCTION
CONTINUOUS
COORDINATE
CORRIDOR
CARPET[ED]
CERAMIC TILE
CENTER

HC
HDR
HDWD
HDWR
HGT
HM
HORIZ
HP
HR
HT
HVAC

HOLLOW CORE
HEADER
HARDWOOD
HARDWARE
HEIGHT
HOLLOW METAL
HORIZONTAL
HIGH POINT
HOUR
HEIGHT
HEATING, VENTILATION & AIR
CONDITIONING

PART
PC
PERF
PL
PLAM
PLAS
PLWD
PNL
PR
PREP
PROV
PSF
PSI
PT
PTD
PVMT

PARTITION
PRECAST
PERFORATE[D]
PLATE
PLASTIC LAMINATE
PLASTER
PLYWOOD
PANEL[ED]
PAIR
PREPARE [SURFACE]
PROVIDE
POUNDS PER SQUARE FOOT
POUNDS PER SQUARE INCH
POINT
PAINT[ED]
PAVEMENT

UL
UNFIN
UON

UNDERWRITER'S LABORATORY
UNFINISHED
UNLESS OTHERWISE NOTED

DEG
DF
DIAG
DIAM
DIM
DIV
DN
DR
DTL
DWG[S]

DEGREE
DRINKING FOUNTAIN
DIAGONAL
DIAMETER
DIMENSION
DIVISION
DOWN
DOOR
DETAIL
DRAWING[S]

ID
IN
INCAN
INCL
INSUL
INT

INSIDE DIAMETER
INCH[ES]
INCANDESCENT
INCLUDE[D,ING]
INSULATION, INSULATED
INTERIOR

QTY
R
RB
REF
REINF
REQD / REQ'D
RES
RET
REV
RFG
RH
RM
RO

QUANTITY
RISER
RUBBER BASE
REFRIGERATOR
REINFORCED
REQUIRED
RESILIENT
RETAINING
REVISION[S] / REVISE[D]
ROOFING
RIGHT HAND
ROOM
ROUGH OPENING

VAR
VCT
VERT
VEST
VIF
VU
VWC

VARIES
VINYL COMPOSITION TILE
VERTICAL
VESTIBULE
VERIFY IN FIELD
VENTILATION UNIT
VINYL WALLCOVERING

E
EA
EJ
EL
ELEC
ELEV
EMER
ENCL
EQ
EQUIP
EST
EXIST
EXP
EXT
FA
FD

EAST
EACH
EXPANSION JOINT
ELEVATION [TOPO]
ELECTRICAL
ELEVATION [ARCH]
EMERGENCY
ENCLOS[E,URE]
EQUAL
EQUIPMENT
ESTIMATE[D]
EXISTING
EXPANSION
EXTERIOR
FIRE ALARM
FLOOR DRAIN

JAN
JT[S]
KIT

JANITOR
JOINT[S]
KITCHEN
LAMINATE[D]
LAVATORY
LABEL
LEFT HAND
LIVE LOAD
LOW POINT
LIGHTING
LINTEL
MASONRY
MATERIAL[S]
MAXIMUM
MECHANICAL
MEDIUM
MEMBRANE
MANUFACTURE[R]

S
SC
SCHED
SECT
SF
SHT
SIM
SPEC[S]
SQ
SS
ST
STD
STL

SOUTH, SEAL
SOLID CORE
SCHEDULE
SECTION
SQUARE FEET
SHEET
SIMILAR
SPECIFICATION[S]
SQUARE
STAINLESS STEEL
STAINLESS
STANDARD
STEEL

&
+
CL
L

NUMBER
AND
EXIST [OR APPROX] DIM - VIF
CENTER LINE
ANGLE



2
1000
EXISTING EXTERIOR



1
1000
NEW EXTERIOR

MATERIAL DESIGNATIONS & SYMBOLS

EXISTING WALL TO REMAIN
NEW WALL
ELEMENTS TO BE REMOVED
EXTENT OF WORK

CMU
CONCRETE
WOOD BLOCKING
STEEL (LARGE SCALE)
PLASTER
RIGID INSULATION
PLYWOOD
MILLWORK

Room name

101

ROOM NUMBER
FINISH TYPE

101

DOOR NUMBER

11

WALL TYPES

11

WINDOW NUMBER

+

EXISTING ELEVATION

+

NEW ELEVATION

+

BATT INSULATION

DETAIL / PLAN / ELEVATION

DRAWING REFERENCE
1
A101
SHEET REFERENCE

BLDG SECTION CUT

DRAWING REFERENCE
1
A101
SHEET REFERENCE

WALL SECTION

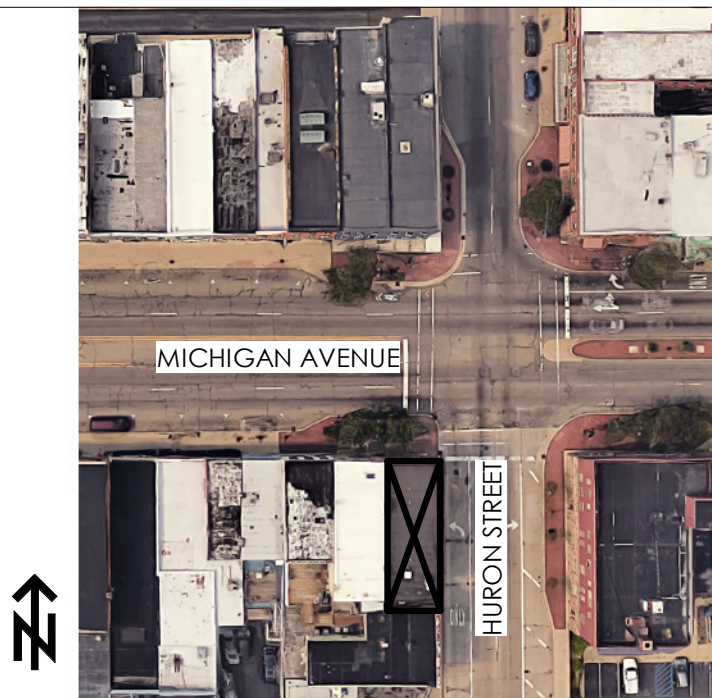
DRAWING REFERENCE
1
A101
SHEET REFERENCE

REFERENCED CODES

2015 MICHIGAN REHABILITATION CODE
2015 MICHIGAN BUILDING CODE
2015 MICHIGAN PLUMBING CODE
2015 MICHIGAN MECHANICAL CODE
2014 NATIONAL ELECTRICAL CODE

*SEE T001 FOR ADDITIONAL CODE INFORMATION

AREA MAP



DRIVEN DESIGN

Driven Design Studio PLLC
11 Carlyle Street
Battle Creek, MI 49017

(269) 753-8040
cody@drivendesignstudio.com

NOT FOR CONSTRUCTION

GENERAL NOTES

- CONSTRUCTION MUST COMPLY WITH ALL NATIONAL, STATE AND LOCAL BUILDING CODES, 2015 MICHIGAN REHABILITATION CODE AND THE CITY OF YPSILANTI ORDINANCES.
- DO NOT SCALE DRAWINGS. NOMINAL DIMENSIONS ARE SHOWN. REFER TO DETAILS, NOTES, SPECIFICATIONS AND PARTITION KEY FOR INFORMATION. CONTACT ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED.
- EXISTING BUILDING INFORMATION WAS OBTAINED FROM THE OWNER AND ADDITIONAL FIELD MEASUREMENTS BY THE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD MEASUREMENTS, OR FIELD OBSERVATION AND THE CONSTRUCTION DOCUMENTS, THE GENERAL CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS RELATING TO THE PROJECT BY FIELD MEASUREMENT, PRIOR TO ORDERING MATERIAL AND OR COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER QUANTITIES AND SIZES TO BE COORDINATED WITH FIELD CONDITIONS.
- INSTRUCTIONS FOR BUILDING CONSTRUCTION MAY BE LOCATED IN ANY PART OF THE CONSTRUCTION DRAWINGS. FAILURE OF THE GENERAL CONTRACTOR OR HIS SUB CONTRACTORS AND SUPPLIERS TO SEE INFORMATION IN ANY PART OF THE CONTRACT DOCUMENTS WILL NOT BE A VALID REASON FOR ISSUING A CHANGE ORDER.
- ALL HOLES CREATED FROM ABANDONED DUCT, CONDUIT, ELEC. DEVICES, ETC... WHICH ARE IN VIEW AND ARE NOT SCHEDULED TO BE BOARDED OVER, OR ON A WALL TO BE DEMOLISHED, ARE TO BE FILLED AND PATCHED TO MATCH EXISTING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED TO EXECUTE WORK.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES NOT BEING REMODELED IN THE PROJECT AND IN THE PATH OF THE CONTRACTORS TRAVEL. SETUP AND/ OR PROJECT MATERIAL STORAGE. THE CONTRACTOR MUST RETURN THE AREAS DISTURBED AS REQUIRED FOR ACCESS TO ITS PRE-EXISTING CONDITION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL LOCAL/REQUIRED PERMITS AND INSPECTIONS.
- ALL SAFETY ISSUES RELATED TO CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST COMPLY WITH ALL STATE, LOCAL, ENVIRONMENTAL AND LABOR LAWS DURING THE CONSTRUCTION OF THIS PROJECT.
- ALL WORK TO BE GUARANTEED A MINIMUM OF ONE YEAR FROM THE DATE OF OWNER ACCEPTANCE OF WORK, EXCEPT WHERE MANUFACTURER'S GUARANTEE IS LONGER.
- IF DISCREPANCIES OCCUR BETWEEN DRAWINGS & FIELD CONDITIONS CONTACT THE ARCHITECT TO VERIFY HOW TO PROCEED BEFORE DOING SO.

TITLE SHEET

101 W, MICHIGAN

101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

ISSUE
90% CONSTRUCTION DOCUMENTS

REVISION

DRAWN BY CMN

DATE 10/11/2018 6:37:15 AM

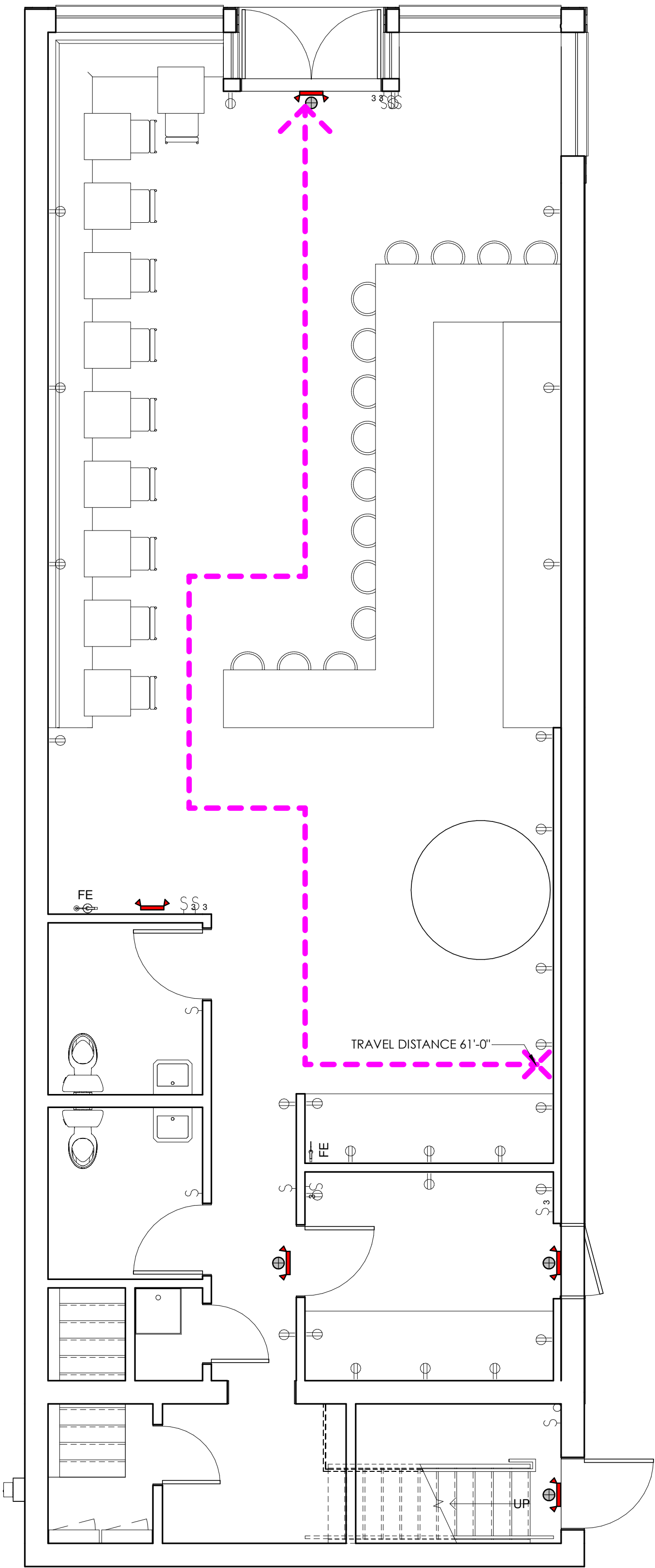
SCALE 1 1/2" = 1'-0"

STAMP

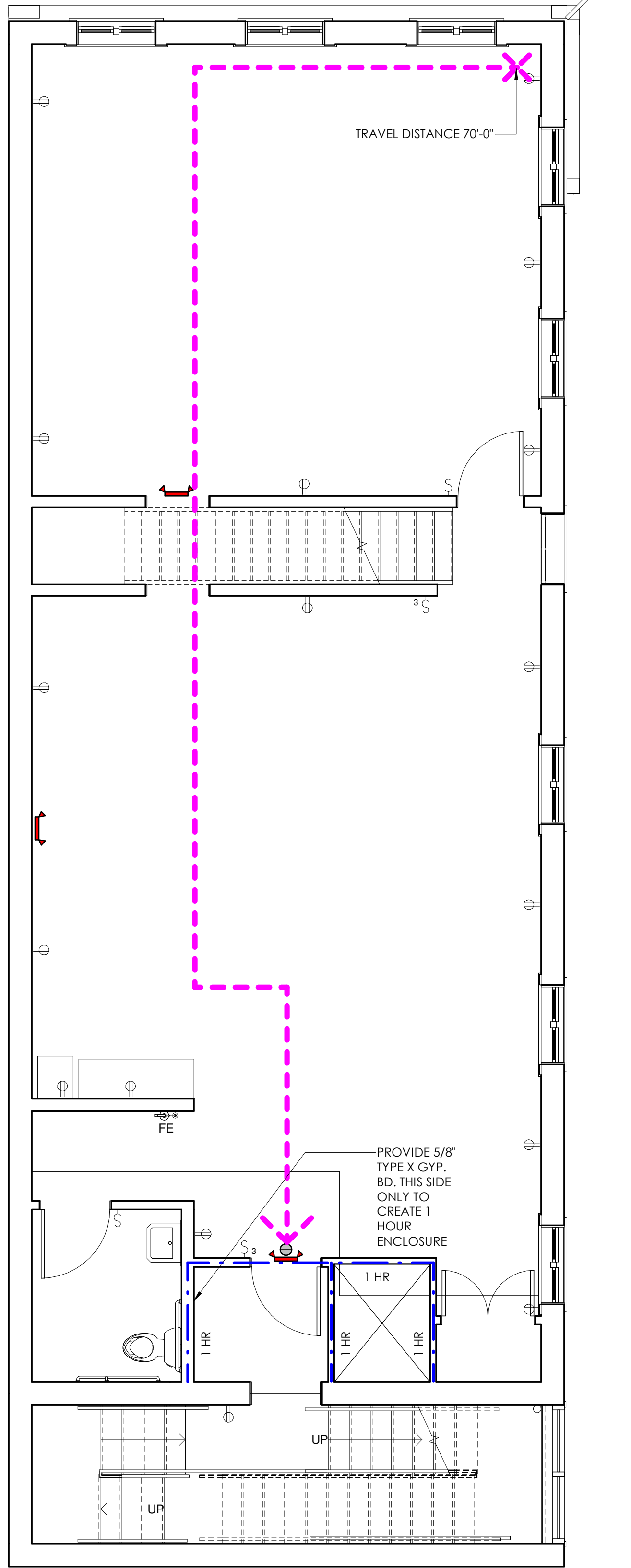
PROJECT
2018.08

SHEET

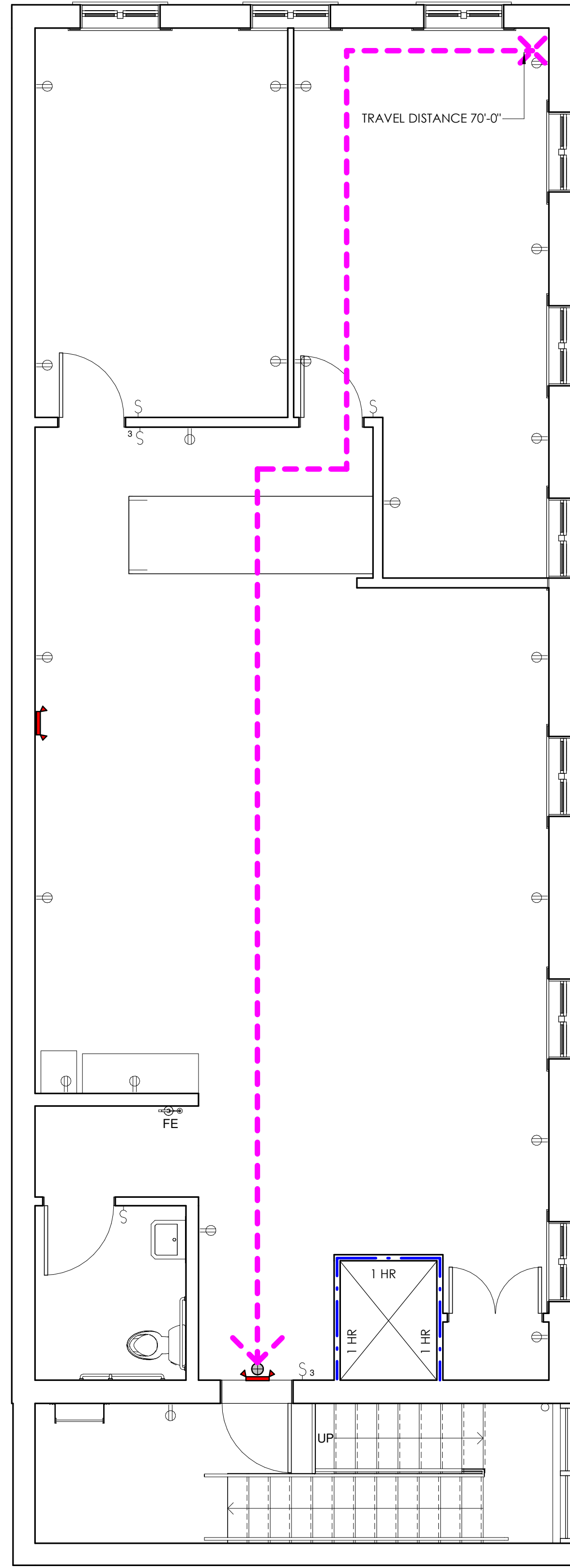
T000



2 LEVEL 1 COMPLIANCE PLAN
1/4" = 1'-0"



3 LEVEL 2 COMPLIANCE PLAN
1/4" = 1'-0"



4 LEVEL 3 COMPLIANCE PLAN
1/4" = 1'-0"

CODE COMPLIANCE			
TOPIC	SECTION	ALLOWED/REQUIRED	ACTUAL
JURISDICTION			
YPSILANTI, MI 48197			
APPLICABLE CODES			
2010 MICHIGAN BARRIER FREE			
2014 NATIONAL ELECTRICAL CODE			
2015 MICHIGAN BUILDING CODE			
2015 MICHIGAN COMMERCIAL UNIFORM ENERGY CODE			
2015 MICHIGAN MECHANICAL CODE			
2015 MICHIGAN PLUMBING CODE			
2015 MICHIGAN REHABILITATION CODE			
503 & 701			
LEVEL 1 REHABILITATION AREA			
FIRST FLOOR			
1,290 SQUARE FEET			
SECOND FLOOR			
1,290 SQUARE FEET			
THIRD FLOOR			
1,252 SQUARE FEET			
TOTAL			
3,832 SQUARE FEET			
TYPE OF CONSTRUCTION			
TABLE 601			
TYPE III-B			
USE			
FIRST FLOOR			
M - MERCANTILE			
SECOND FLOOR			
B - BUSINESS			
THIRD FLOOR			
B - BUSINESS			
OCCUPANCY			
FIRST FLOOR			
TABLE 1004.1.2 MERCANTILE, 60 GROSS			
1,290 SF/60 = 22 PEOPLE			
SECOND FLOOR			
TABLE 1004.1.2 BUSINESS, 100 GROSS			
1,290 SF/100 = 13 PEOPLE			
THIRD FLOOR			
TABLE 1004.1.2 BUSINESS, 100 GROSS			
1,252 SF/100 = 13 PEOPLE			
WATER CLOSET			
FIRST FLOOR			
403.2			
1 UNISEX			
1 MALE / 1 FEMALE			
SECOND FLOOR			
403.2			
1 UNISEX			
THIRD FLOOR			
403.2			
1 UNISEX			
LAVATORY REQUIREMENTS			
FIRST FLOOR			
403.2			
1 LAVATORY			
2 LAVATORIES			
SECOND FLOOR			
403.2			
1 LAVATORY			
THIRD FLOOR			
403.2			
1 LAVATORY			
DRINKING FOUNTAIN			
FIRST FLOOR			
410.4			
NOT REQUIRED, FREE WATER TO BE PROVIDED TO PATRONS			
NOT PROVIDED			
SECOND FLOOR			
410.2			
NOT REQUIRED, LESS THAN 15 OCCUPANTS			
NOT PROVIDED			
THIRD FLOOR			
410.2			
NOT REQUIRED, LESS THAN 15 OCCUPANTS			
NOT PROVIDED			
SERVICE SINK			
FIRST FLOOR			
TABLE 403.1			
1 REQUIRED			
1 PROVIDED			
SECOND FLOOR			
TABLE 403.1			
NOT REQUIRED, LESS THAN 15 OCCUPANTS			
NOT PROVIDED			
THIRD FLOOR			
TABLE 403.1			
NOT REQUIRED, LESS THAN 15 OCCUPANTS			
NOT PROVIDED			
FIRE SUPPRESSION			
AUTOMATIC SPRINKLER SYSTEM			
903.2.7 & 907			
NOT REQUIRED, LESS THAN 12,000 SQ.FT.			
NOT PROVIDED			
ELECTRICAL			
EMERGENCY LIGHTING			
1008.1			
WILL COMPLY			
SEE T001			
EMERGENCY POWER			
1008.3.2, 1008.3.3			
WILL COMPLY			
SEE T001			
EXIT SIGNS			
1011.1			
WILL COMPLY			
SEE T001			
EXITS			
COMMON PATH OF TRAVEL			
TABLE 1006.2.1			
100'			
70'			
DOOR EGRESS WIDTH			
1005			
32" CLEAR			
36"			
EXIT ACCESS TRAVEL DISTANCE			
TABLE 1017.2			
200'			
130'			
NUMBER OF EXITS			
TABLE 1006.3.1			
1			
EGRESS			
ACCESSIBLE MEANS OF EGRESS			
1009.1			
NOT REQUIRED IN EXISTING BUILDINGS			
NOT PROVIDED			
STAIR WIDTH			
1011.2			
36" MIN. WIDTH, OCCUPANT LOAD IS LESS THAN 50			
36" WIDE EGRESS STAIR			

COMPLIANCE LEGEND

SYMBOL	ITEM
FE	FIRE EXTINGUISHER
EXIT SIGN W/ EGRESS LIGHTS	EXIT SIGN W/ EGRESS LIGHTS
EGRESS LIGHTING	EGRESS LIGHTING
EXIT SIGN	EXIT SIGN
TRAVEL DISTANCE	TRAVEL DISTANCE
1 HOUR WALL	1 HOUR WALL
2 HOUR WALL	2 HOUR WALL

*PLEASE ENSURE THIS SHEET IS IN COLOR. IF NOT IN COLOR OBTAIN A COLOR SHEET BEFORE REVIEWING.

*ELECTRICIAN TO VERIFY EMERGENCY EGRESS LIGHTING METS THE REQUIREMENTS PER CODE

NOT FOR CONSTRUCTION

CODE COMPLIANCE
101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

ISSUE
90% CONSTRUCTION DOCUMENTS

REVISION

DRAWN BY CMN

DATE 10/11/2018 6:37:17 AM

SCALE 1/4" = 1'-0"

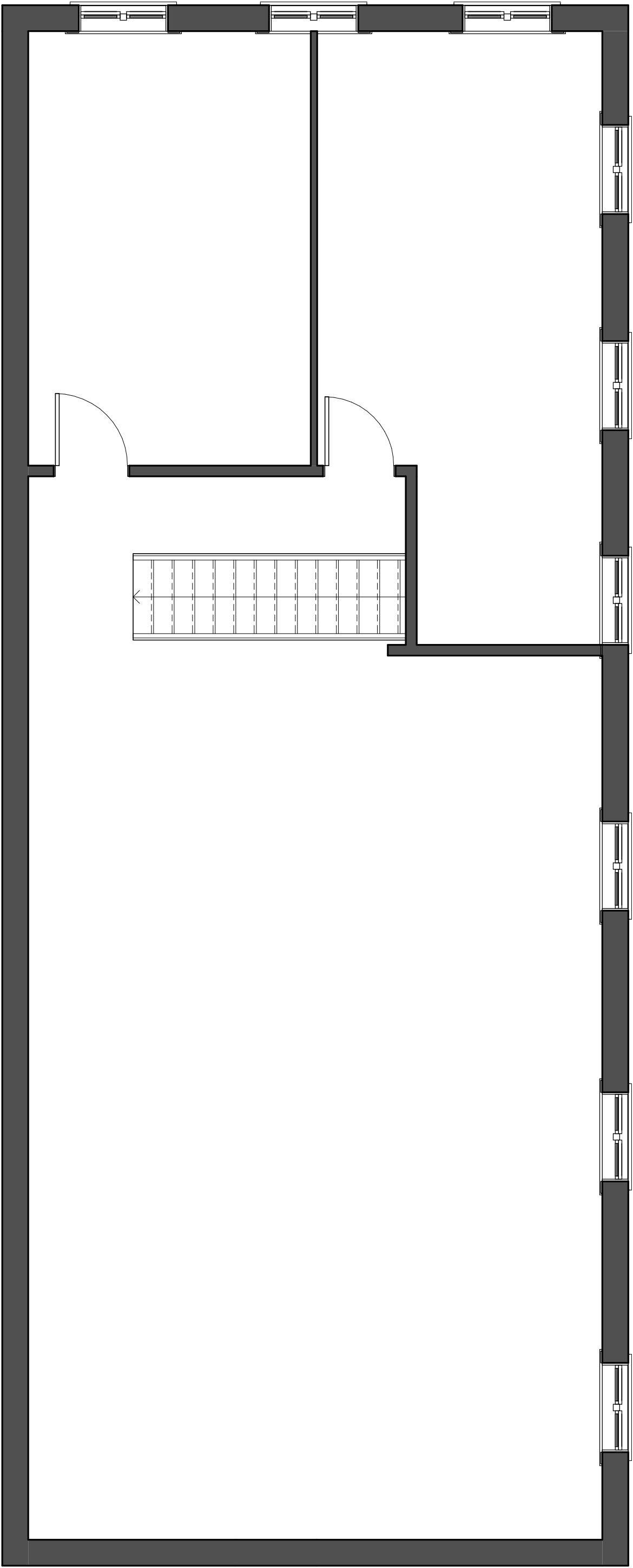
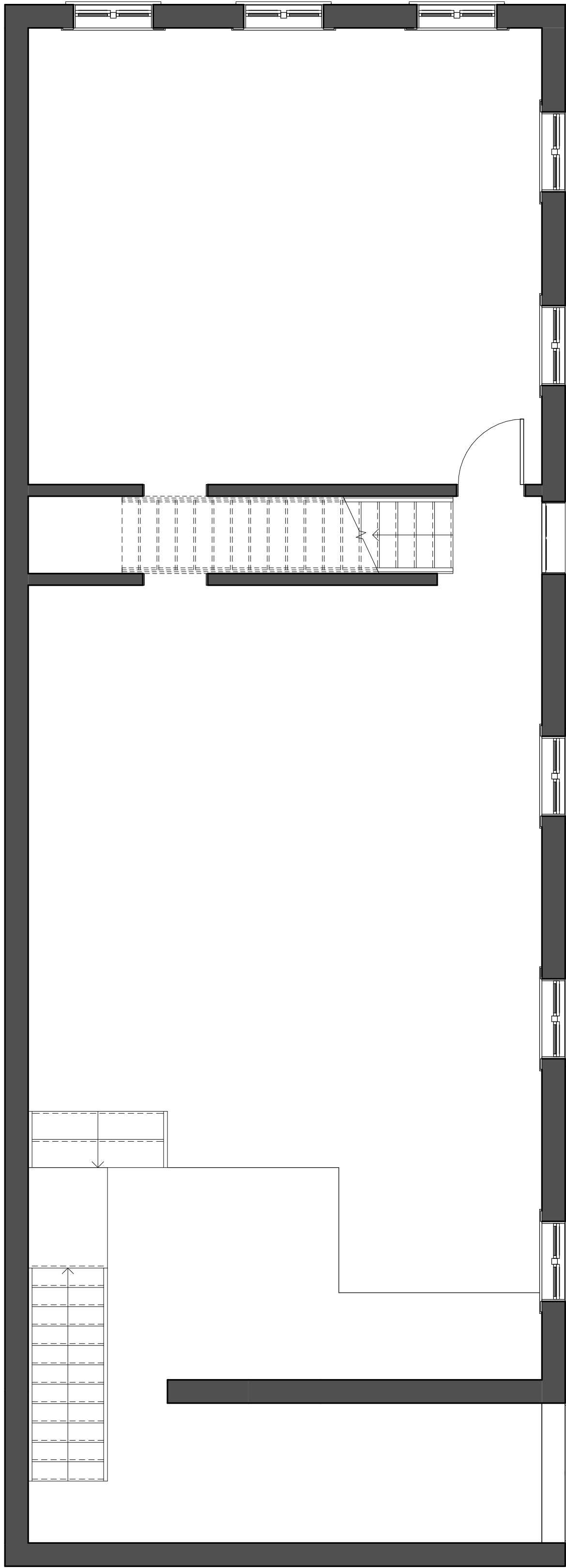
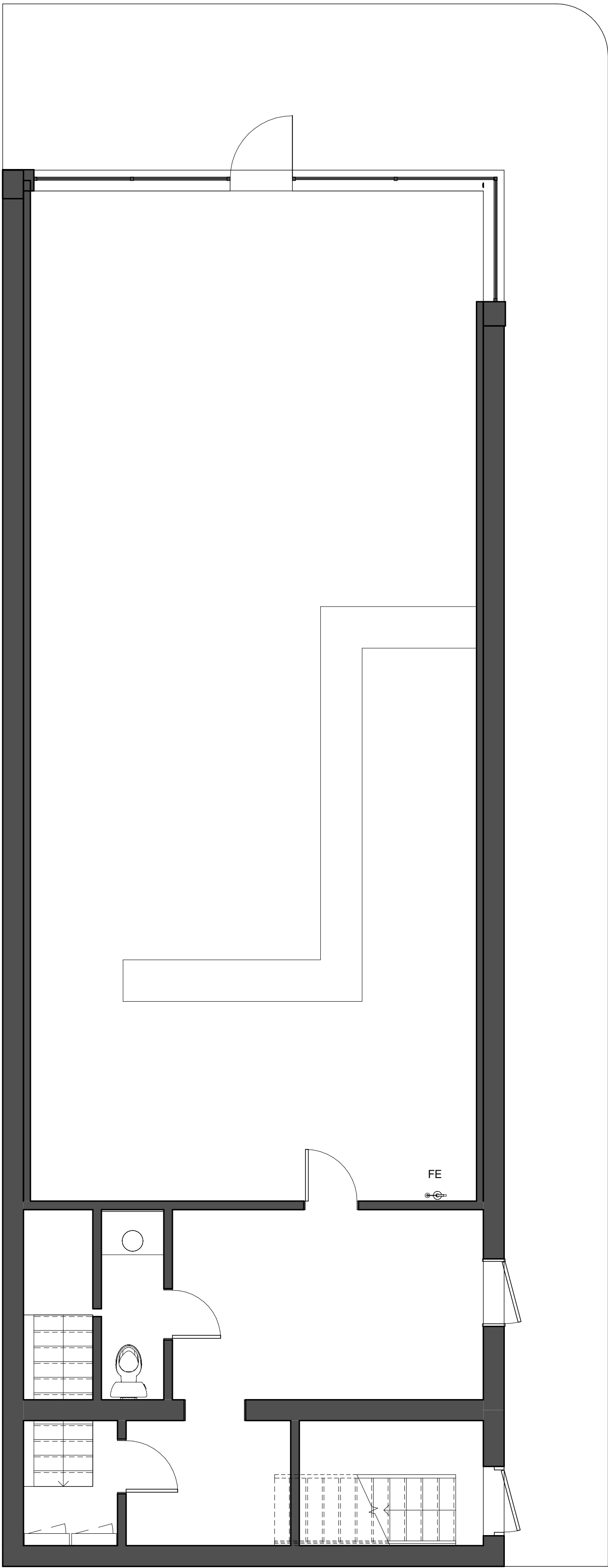
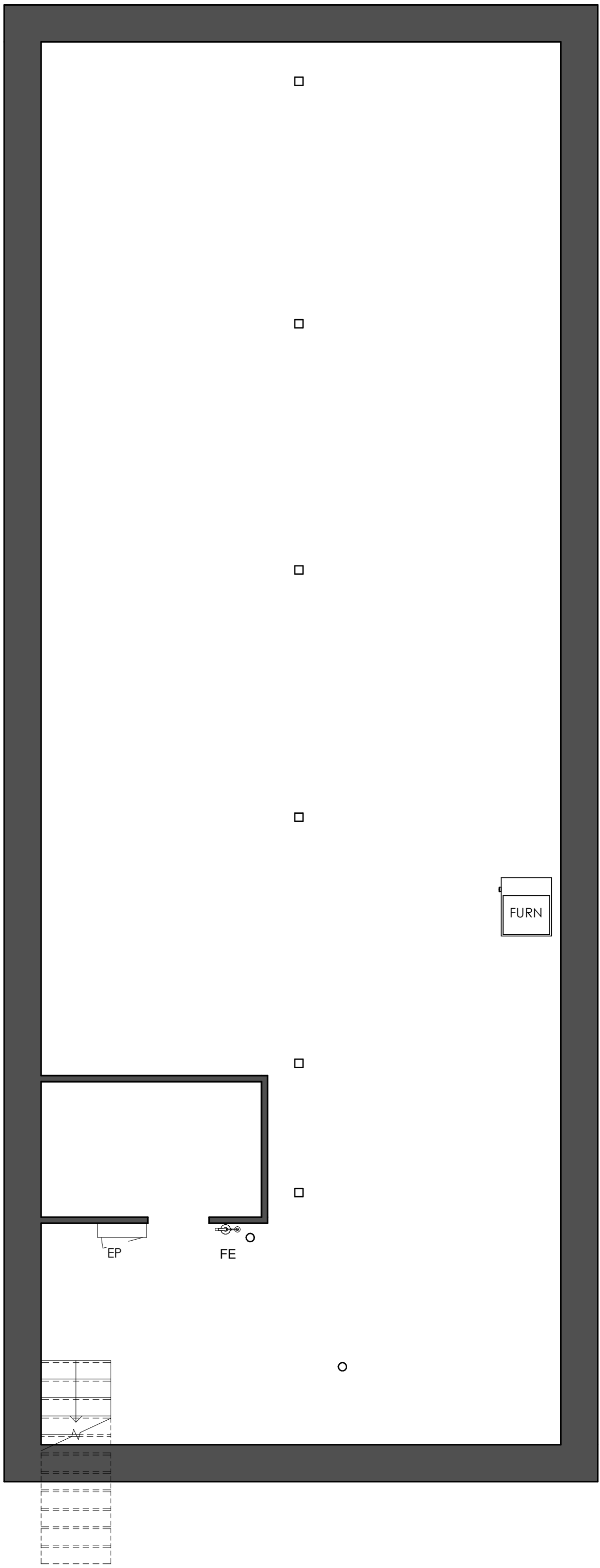
STAMP

PROJECT 2018.08

SHEET

T001

*EXISTING PLANS ARE SHOWN FOR REFERENCE ONLY
*BASEMENT PLAN IS NOT PART OF NEW SCOPE AND
IS TO REMAIN AS IS FOR THE PROJECT.



1
A000
EXISTING BASEMENT PLAN
1/4" = 1'-0"

2
A000
EXISTING LEVEL 1 PLAN
1/4" = 1'-0"

3
A000
EXISTING LEVEL 2 PLAN
1/4" = 1'-0"

4
A000
EXISTING LEVEL 3 PLAN
1/4" = 1'-0"

NOT FOR CONSTRUCTION

EXISTING FLOOR PLANS
101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

ISSUE
90% CONSTRUCTION DOCUMENTS

REVISION

DRAWN BY CMN
DATE 10/11/2018 6:36:39 AM
SCALE 1/4" = 1'-0"
STAMP

PROJECT
2018.08

SHEET

A000

GENERAL DEMOLITION NOTES

1. DEMOLITION TO BE DONE BY GENERAL CONTRACTOR. ALL ASBESTOS, LEAD, OR OTHER HAZARDOUS MATERIAL REMOVAL IS TO BE DONE BY A LICENSED REMEDIATION PROFESSIONAL IN THE STATE OF MICHIGAN.

2. ALL UPPER FLOOR MASONRY WALLS TO BE DRY ICE BLASTED (OR EQUIVALENT) WITH SPECIAL CARE TO BE TAKEN TO THE FACE OF THE BRICK AND ANY HAZARDOUS MATERIALS, SUCH AS LEAD, THAT COULD BE FOUND IN THE PAINT. AN ACID WASH APPROVED BY THE NATIONAL PARK SERVICE COULD ALSO BE UTILIZED, WITH SPECIAL CARE TAKEN TO THE FACE OF THE BRICK AND ANY HAZADOUS MATERIALS.

3. WINDOW REMOVAL TO BE DONE BY WINDOW CONTRACTOR. WINDOW CONTRACTOR IS NOT TO DAMAGE THE MASONRY SURROUNDING THE WINDOWS DURING REMOVAL OR INSTALL. WINDOW CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY HAZARDOUS MATERIALS ON ANY EXISTING WINDOWS, INCLUDING LEAD PAINT AND ASBESTOS.

4. REMOVE ALL EXISTING SYSTEMS INCLUDING, ELECTRICAL, PLUMBING, MECHANICAL, PHONE, ETC. ON THE UPPER LEVELS

5. SALVAGE ALL EXISTING DOORS FOR REUSE.

6. REMOVE ALL WOOD FLOORS ON THE UPPER LEVELS IN PREPARATION FOR NEW WOOD FLOORS.

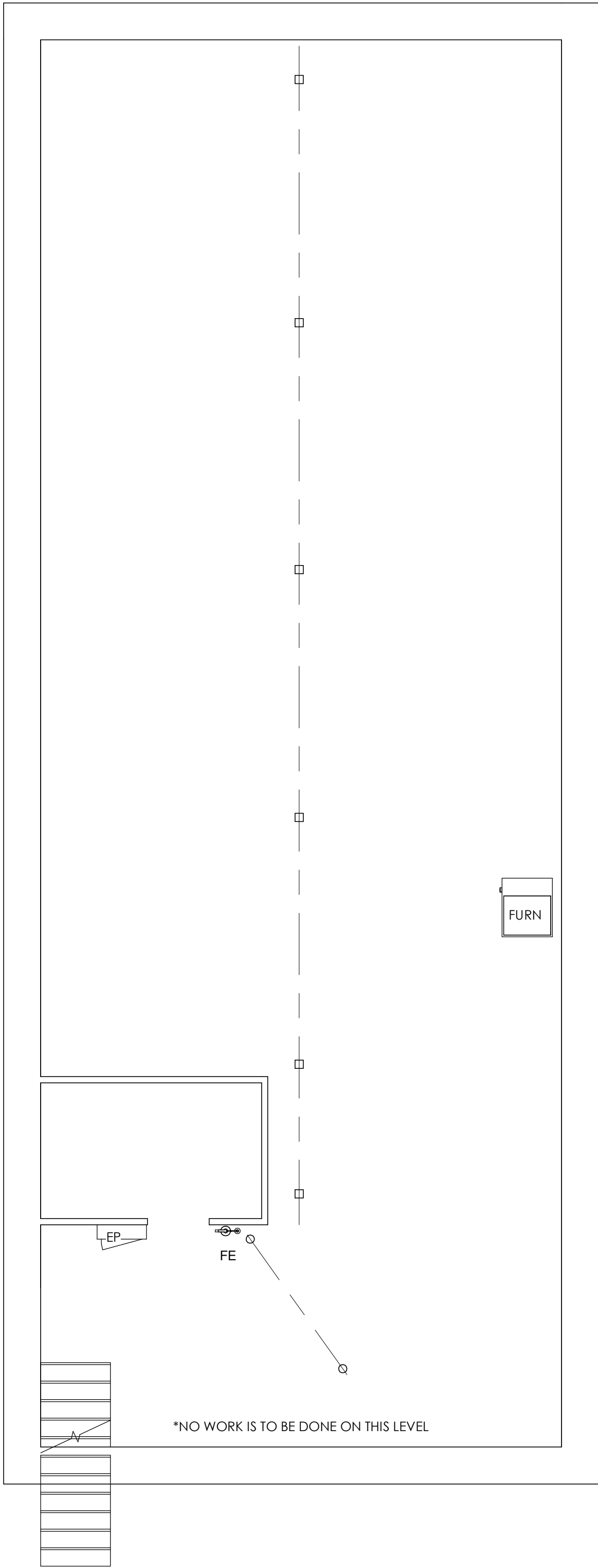
7. SHORE ALL WORK AS REQUIRED DURING DEMO.
8. ALL SAFETY ISSUES RELATED TO DEMOLITION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST COMPLY WITH ALL STATE, LOCAL, ENVIRONMENTAL AND LABOR LAWS DURING THE CONSTRUCTION OF THIS PROJECT.

9. SEQUENCE DEMOLITION WITH STRUCTURAL WORK TO ASSURE SAFETY (SEE STRUCTURAL DETAILS), PROVIDE SHORING AS REQ'D TO ALLOW SAFE CONDITIONS TO EXIST.

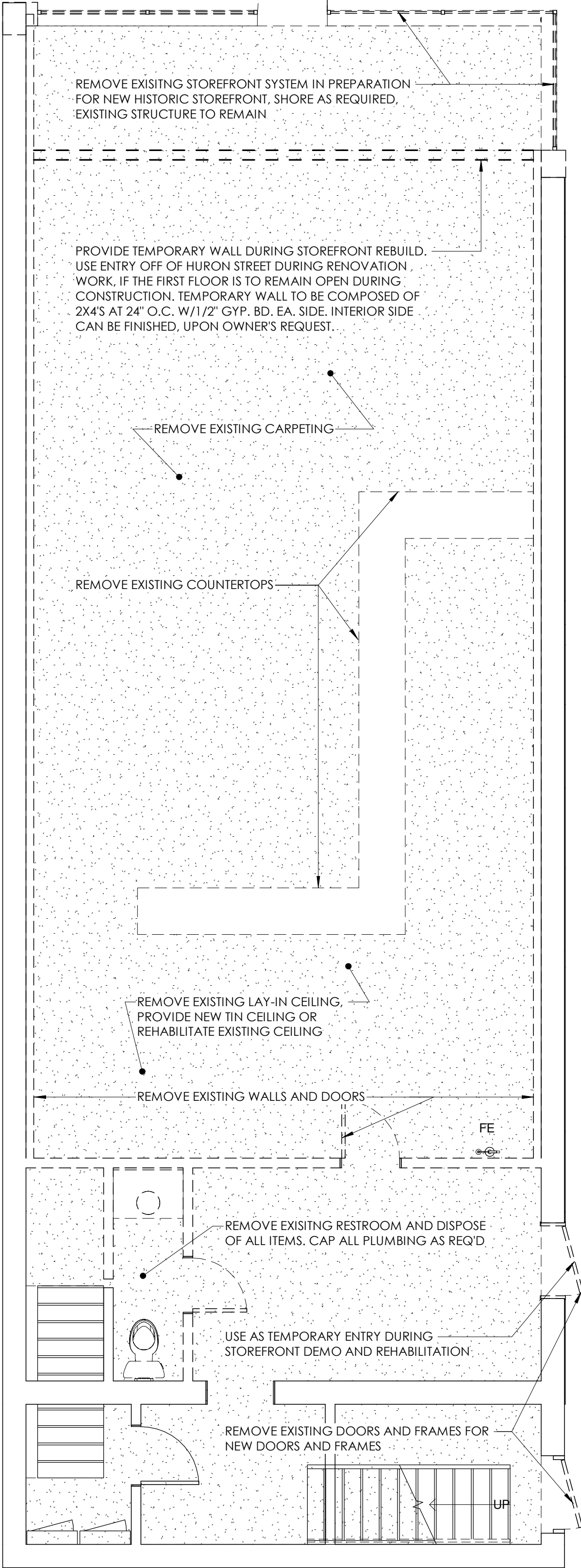
10. ALL HOLES CREATED FROM ABANDONED DUCT, ELEC. DEVICES, ETC. WHICH AREA IN VIEW AND ARE NOT SCHEDULED TO BE BOARDED OVER, OR ON A WALL TO BE DEMOLISHED, ARE TO BE FILLED AND PATCHED TO MATCH EXISTING.

11. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES NOT BEING REMOVED IN THE PROJECT AND IN THE PATH OF THE CONTRACTORS TRAVEL, SETUP, AND/OR PROJECT MATERIAL STORAGE. THE CONTRACTOR MUST RETURN THE AREAS DISTURBED AS REQUIRED FOR ACCESS TO ITS PRE-EXISTING CONDITION.

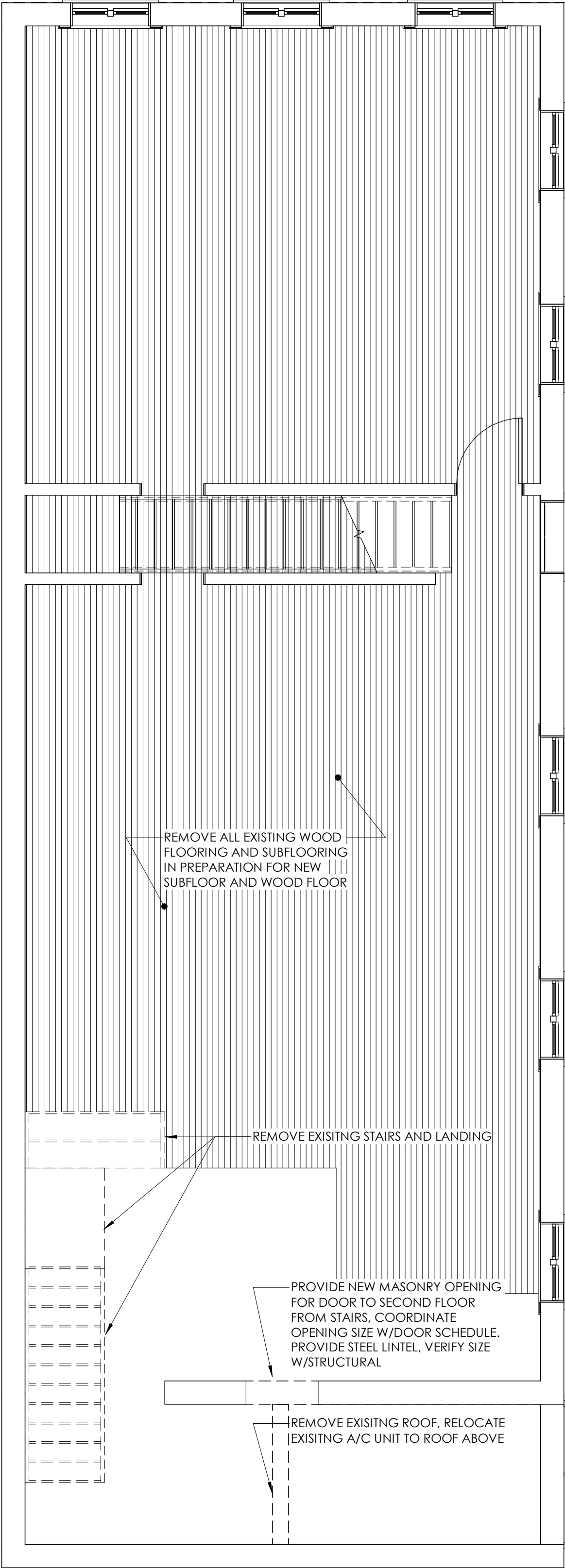
12. IF DISCREPANCIES OCCUR BETWEEN DRAWINGS AND FIELD CONDITIONS CONTACT THE ARCHITECT TO VERIFY HOW TO PROCEED BEFORE DOING SO.



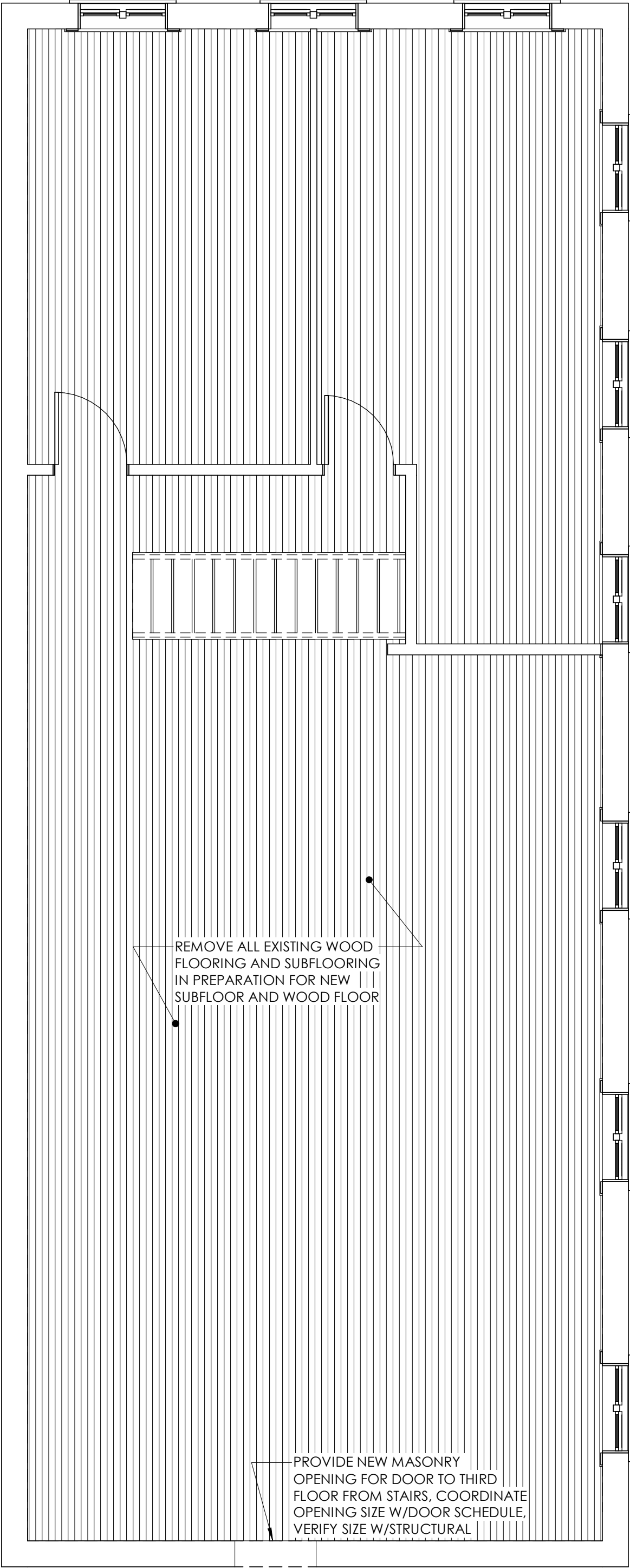
1 BASEMENT DEMO PLAN
1/4" = 1'-0"



2 LEVEL 1 DEMO PLAN
1/4" = 1'-0"



3 LEVEL 2 DEMO PLAN
1/4" = 1'-0"



4 LEVEL 3 DEMO PLAN
1/4" = 1'-0"

NOT FOR CONSTRUCTION

DEMOLITION PLANS
101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

ISSUE
90% CONSTRUCTION DOCUMENTS

REVISION

DRAWN BY CMN
DATE 10/11/2018 6:36:40 AM
SCALE 1/4" = 1'-0"
STAMP

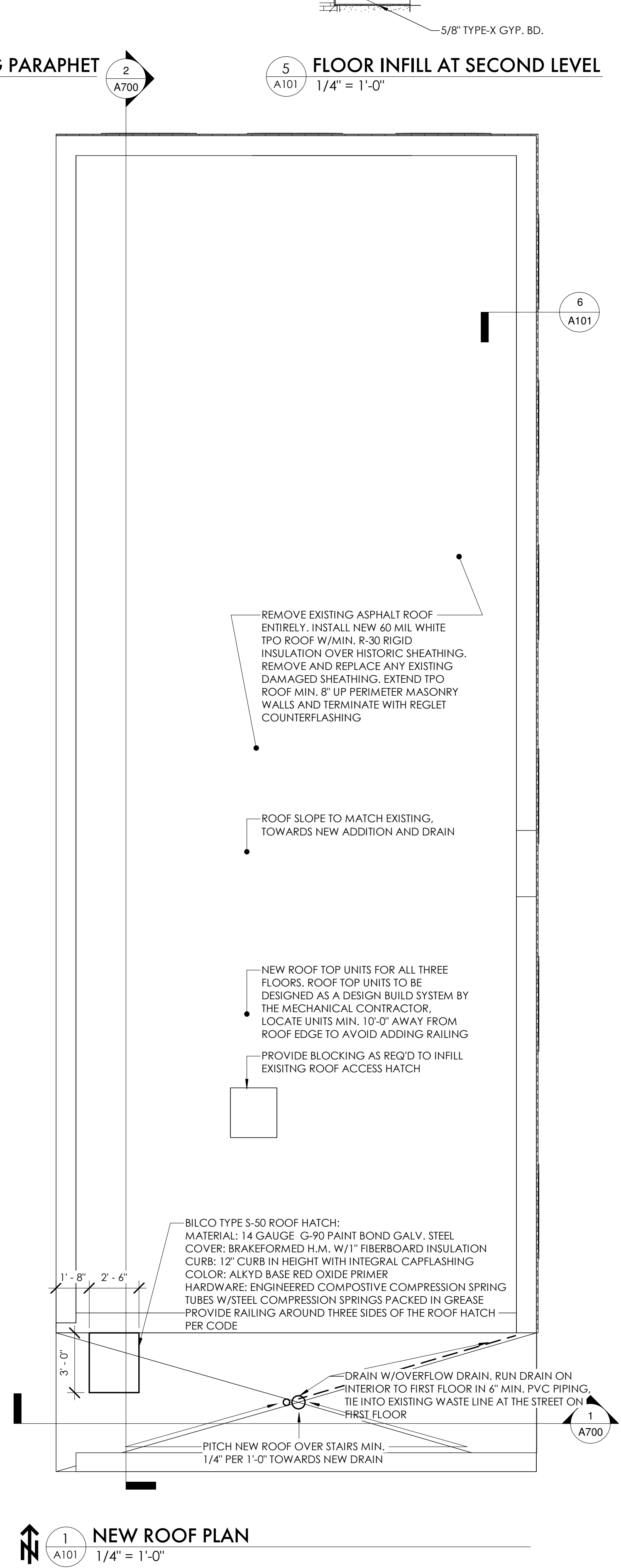
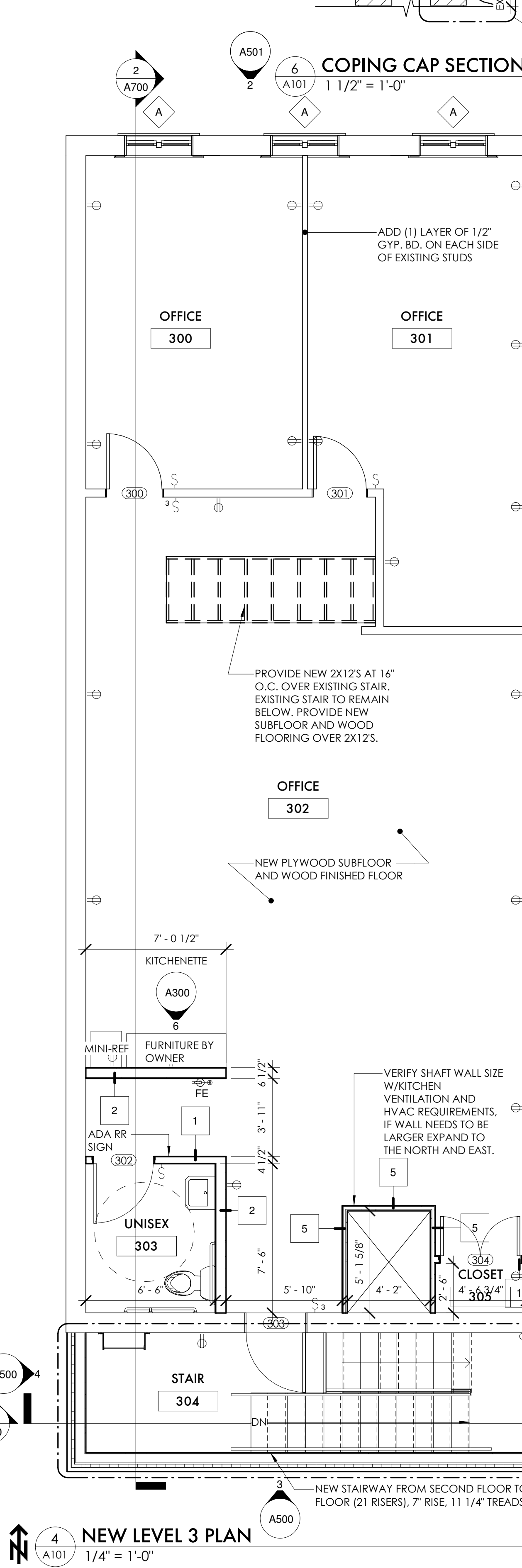
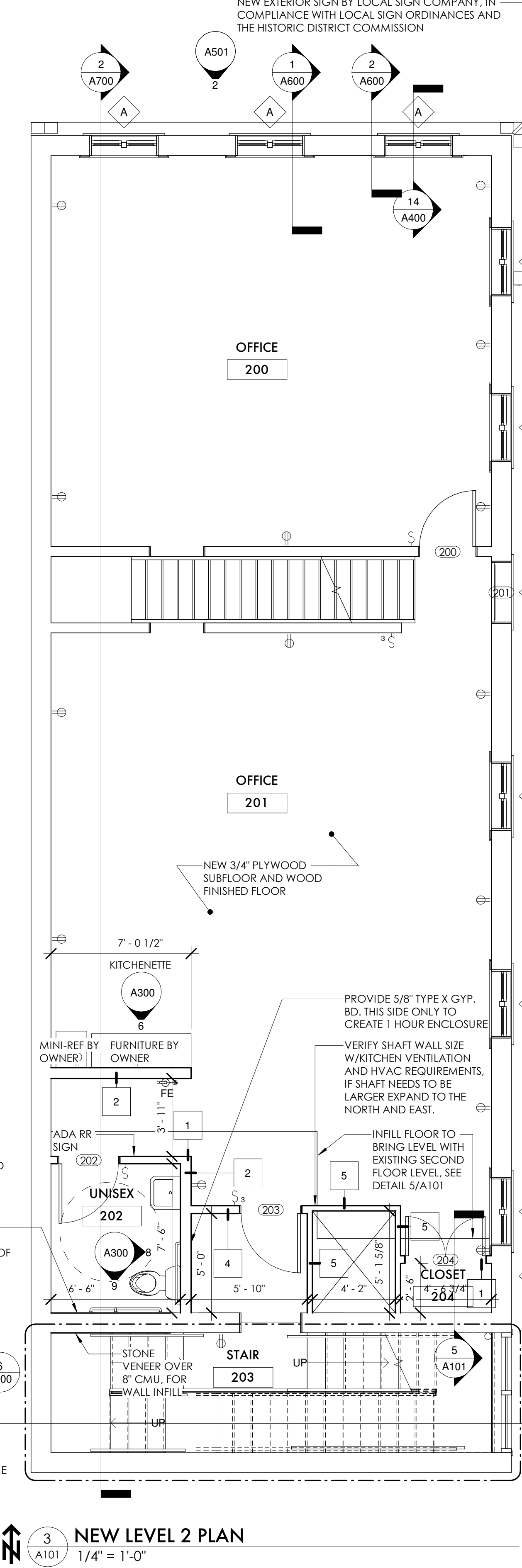
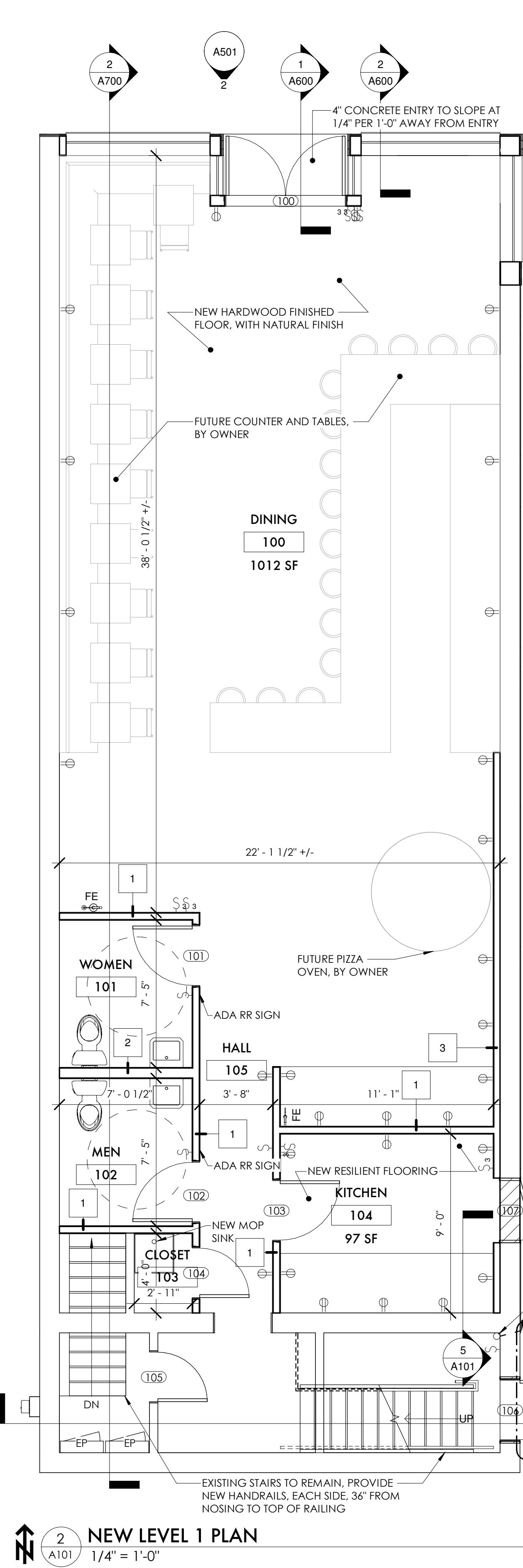
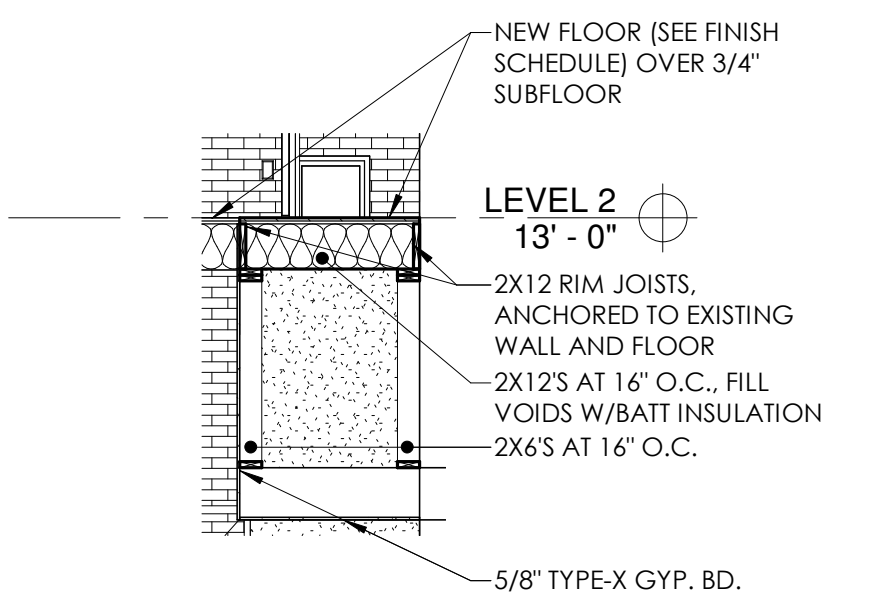
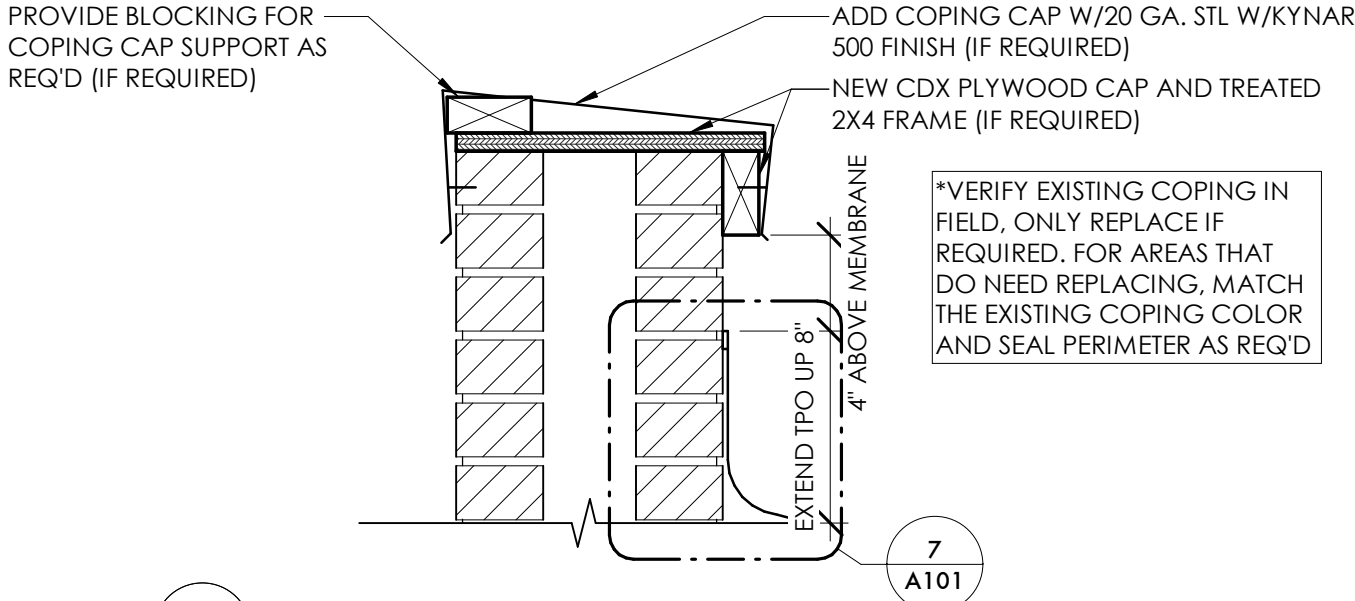
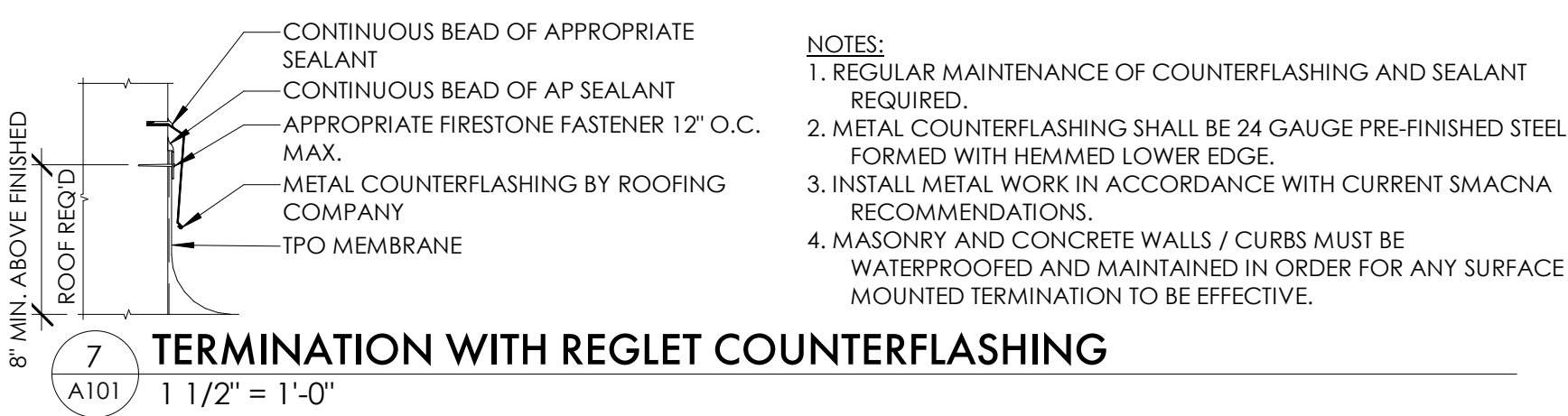
PROJECT
2018.08

SHEET

A100

GENERAL NOTES

- 1. ALL DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE. UNLESS NOTED OTHERWISE.
- 2. ALL SURFACES TO RECEIVE TILE ARE TO HAVE CEMENT BOARD BACKING.
- 3. SEE A300 FOR MOUNTING HEIGHTS, PARTITION TYPES, FINISH SCHEDULE AND ACCESSORIES.
- 4. REVIEW ALL REFERENCED VIEWS NOTED ON THE DRAWINGS FOR ADDITIONAL INFORMATION.
- 5. SEE 1000 FOR ADDITIONAL GENERAL NOTES.



NOT FOR CONSTRUCTION

NEW FLOOR PLANS
101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC
ISSUE
90% CONSTRUCTION DOCUMENTS
REVISION
DRAWN BY CMN
DATE 10/11/2018 6:36:44 AM
SCALE As indicated
STAMP
PROJECT 2018.08
SHEET

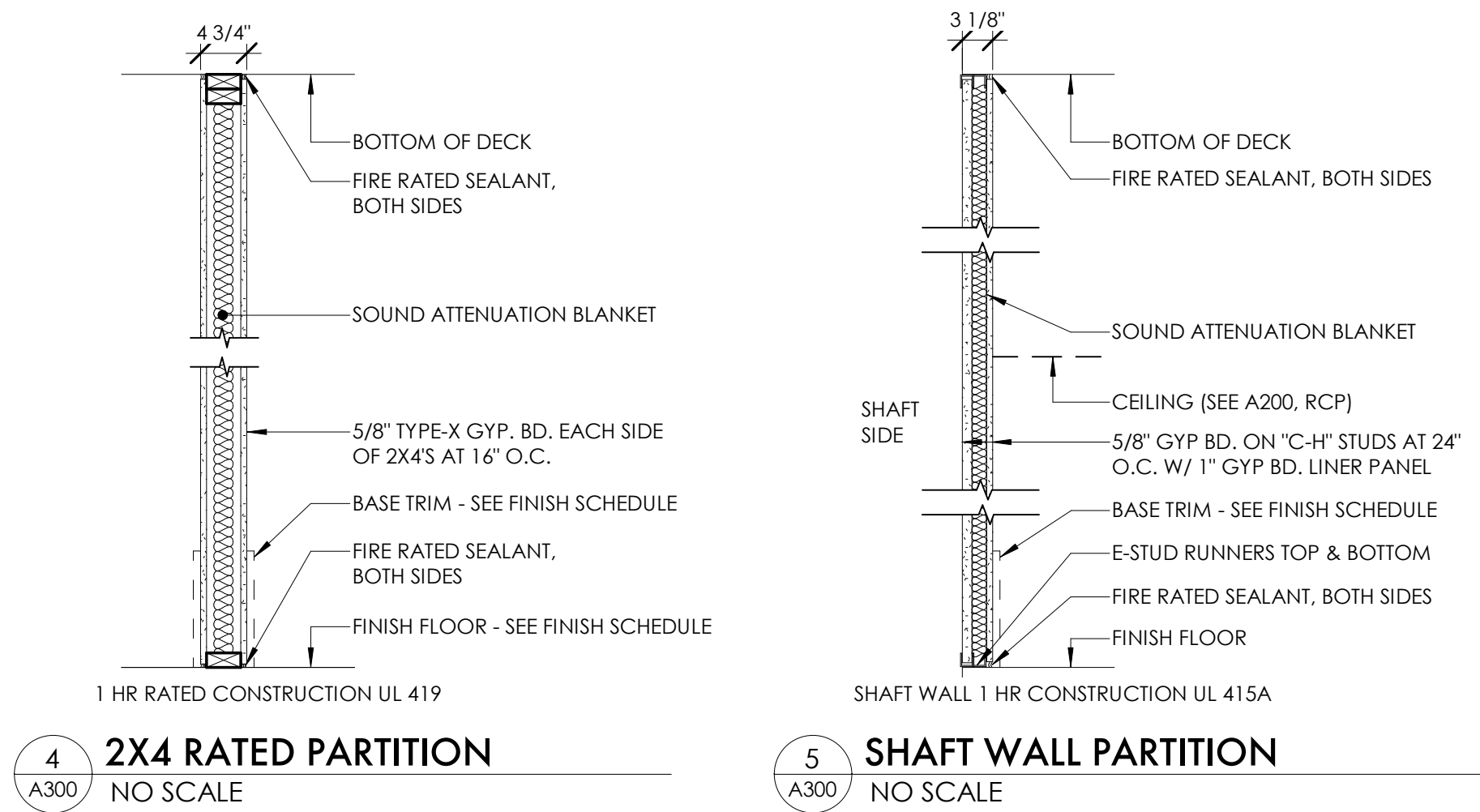
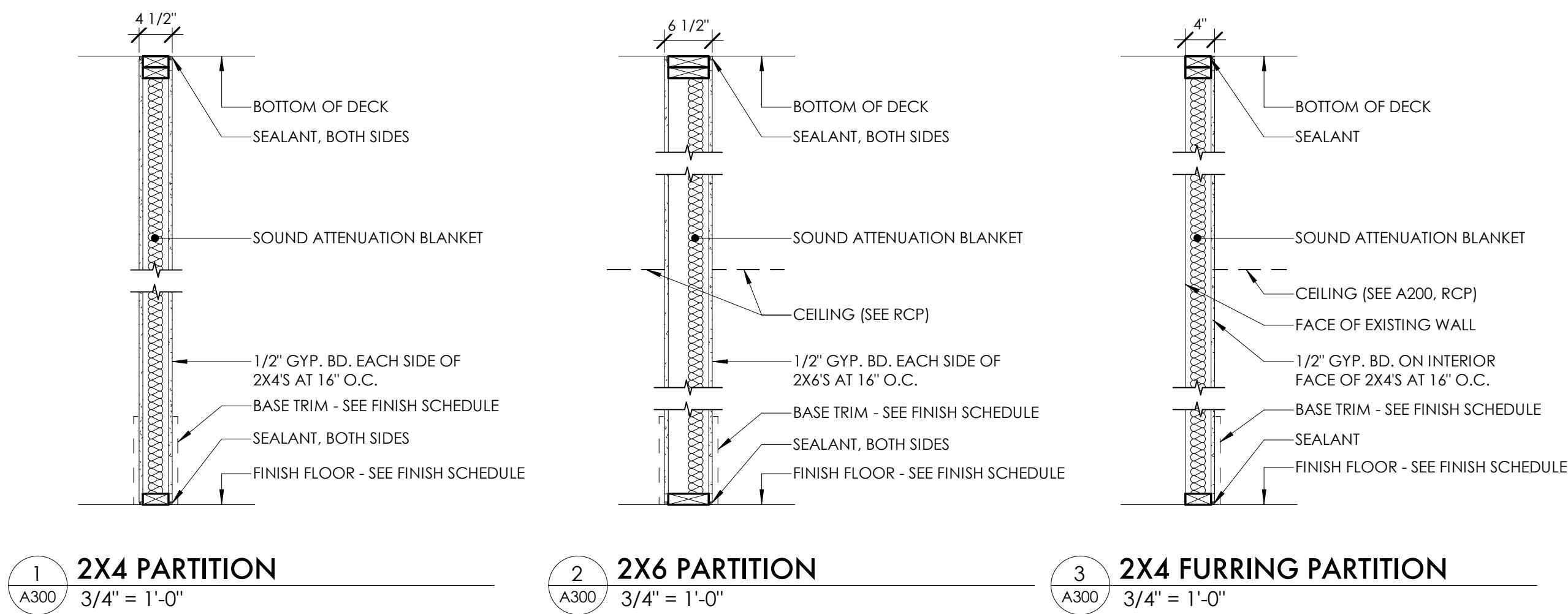
GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRIC CODE AND ALL AUTHORITIES HAVING JURISDICTION.
2. ALL ELECTRICAL WORK IS TO BE DONE AS A DESIGN BUILD SYSTEM. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE POWER, TO THE RESPECTIVE SPACES IN COMPLIANCE WITH ALL ELECTRICAL CODES.
3. ELECTRICAL CONTRACTOR TO SECURE AND PAY FOR ALL PERMITS AND FEES.
4. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES FOR INSTALLATION OF ALL EQUIPMENT. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
5. ALL WIRING SHALL BE COPPER NO. 12 AWG MINIMUM SIZE, TYPE THNN/THXX INSULATION.
6. ALL WIRING SHALL BE INSTALLED IN A METALLIC CONDUIT SYSTEM. RUN ALL NEW CONDUIT CONCEALED IN FINISHED AREAS.
7. ALL RECEPTACLES SHALL BE HOSPITAL GRADE, 20 AMP, GROUNDING TYPE, WHITE COLOR WITH STAINLESS STEEL COVER PLATES. PROVIDE GFCI TYPES WHERE SHOWN. VERIFY AND COORDINATE ALL POWER OUTLETS TYPES AND LOCATIONS WITH OWNER PRIOR TO INSTALLATIONS.
8. ALL LIGHT SWITCHES SHALL BE SILENT TYPE, HOSPITAL GRADE, 20 AMP., WHITE COLOR WITH STAINLESS STEEL COVER PLATES.
9. ALL LIGHT FIXTURE BALLAST SHALL BE T8 ELECTRONIC, PROGRAM RAPID START, 10% THD, ADVANCE BALLAST.
10. MAXIMUM LOAD FOR A 20 AMP BREAKER SHALL BE 15 AMPS OR 1800 WATTS AT 120 VAC.
11. PROVIDE NEW TYPED PANEL INDEXES ON ALL ELECTRICAL PANELS THAT WERE REVISED.
12. ALL NEW LIGHTING TO BE LED.
13. GUARANTEE ELECTRICAL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE.
14. IT IS UNDERSTAND AND AGREED BY THE INSTALLER THAT WORK HEREIN DESCRIBED SHALL BE COMPLETE IN EVERY DETAIL. EVEN THOUGH EVERY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED, INSTALLER SHALL BE HELD TO PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR THE WORK INTENDED AND DESCRIBED FOR A COMPLETE AND OPERATIONAL SYSTEM. SUCH MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO, CONDUIT, FITTINGS, COVERPLATES, WIRING, BREAKERS, CONTROL DEVICES, LIGHTING ACCESSORIES, ETC. THIS ALSO INCLUDES EQUIPMENT REQUIRED BY STATE AND LOCAL CODES.
15. ALL LED LIGHTS SHOWN IN THE STAIRWAY ARE TO REMAIN ON PERMANENTLY AND ARE TO HAVE BATTERY BACK UP IN THE EVENT OF A POWER OUTAGE.

LIGHTING SCHEDULE

*ALL LIGHTING FIXTURES TO BE REVIEWED
AND FINAL SELECTION MADE BY OWNER

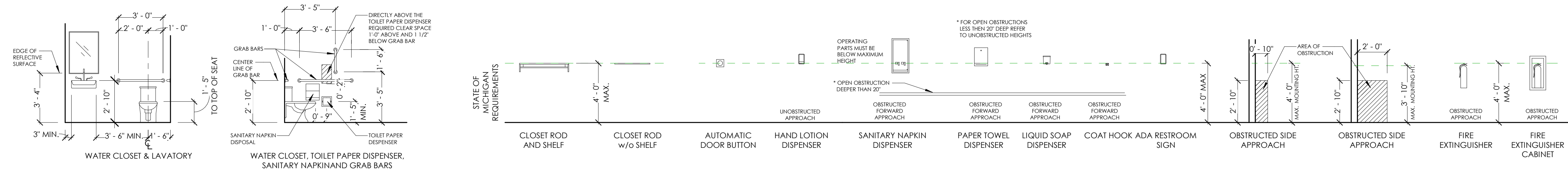
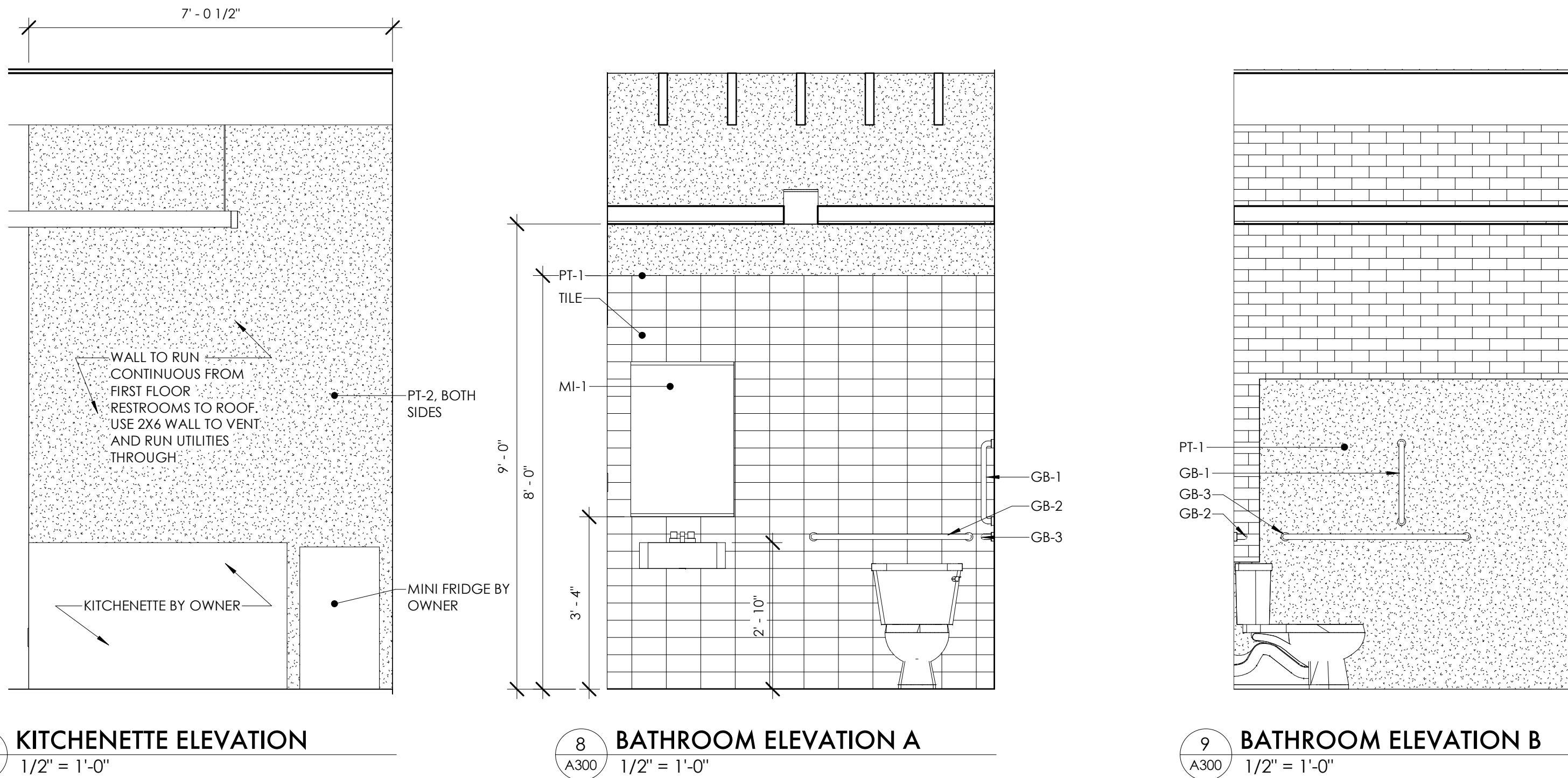
SYMBOL	LAMPS	DESCRIPTION	MANUFACTURER AND MODEL NUMBER
	LED	RECESSED CAN	LITHONIA-L7XLED T24 MW ESL 1000L 30K .60SC PFMW
	LED	LIGHT AND FAN COMBO	BROAN - 100 CFM FAN AND LIGHT MODEL #750
	LED	ROUND PENDANT FIXTURE	BARNLIGHT ELECTRIC - "THE ORIGINAL WAREHOUSE PENANT" BLACK IN COLOR
	LED	LINEAR STRIP PENDANT FIXTURE	LIGHT ART - STATIC SOLA FELT EBONY
	LED	WALL MTD. STAIR LIGHT	WALL LIGHT - FEIT ELECTRIC 4" (2) LIGHT LED SHOP LIGHT MODEL #73985 - HOME DEPOT
	LED	LIGHT BAR AT VANITY MIRROR	DESIGN HOME - KIMBALL 3 LIGHT GALV. STEEL VANITY LIGHT - SILVER IN COLOR
	LED	TRACK LIGHTING	44.5" 3-LIGHT BLACK LED MESHBACK TRACK LIGHTING KIT BY LITHONIA LIGHTING LTKMSBK MR16GU10 LED 27K DBL M4
			SMOKE DETECTOR



ACCESSORIES SCHEDULE				*ACCESSORIES SHOWN ARE BASED ON CODE AND ARCHITECTURAL INPUT, OWNER CAN PURCHASE EQUIVALENTS							
TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL					COMMENTS			
GB-1	18" GRAB BAR	MOEN	R8918P					BY OWNER - 1 PER RESTROOM			
GB-2	36" GRAB BAR	MOEN	R8936P					BY OWNER - 1 PER RESTROOM			
GB-3	42" GRAB BAR	MOEN	R8942P					BY OWNER - 1 PER RESTROOM			
MI-1	MIRROR	FAB GLASS AND MIRROR	24"X36" FRAMELESS					FROM HOME DEPOT - 1 PER RESTROOM			
S	SMOKE DETECTOR							SMOKE DETECTORS TO TIE INTO ALARM SYSTEM			
FE-1	FIRE EXTINGUISHER	AMEREX	CLASS B					BY OWNER - SEE T001			
N/A	UNISEX ADA RESTROOM SIGN	ROCK RIDGE	103					FROM AMAZON - 1 PER UNISEX RESTROOM			
KITCHENETTE	KITCHENETTE	WHALEN	#WSWB60-3DR-E					FROM EBAY - 1 PER UPPER LEVEL FLOOR			
REF	MINI REFRIDGERATOR	HAIER	B00Y81DD0					BY OWNER - 1 PER UPPER LEVEL FLOOR			
N/A	MEN'S ADA RESTROOM SIGN	ROCK RIDGE	101					FROM AMAZON - 1 ON FIRST FLOOR			
N/A	WOMEN'S ADA RESTROOM SIGN	ROCK RIDGE	102					FROM AMAZON - 1 ON SECOND FLOOR			

FINISH SCHEDULE										*WHERE THE CEILING IS EXPOSED THE CEILING HEIGHT IS SHOWN FOR REFERENCE ONLY, V.I.F.	
ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALLS				CEILING	CEILING HEIGHT		
				NORTH	EAST	SOUTH	WEST				
BASEMENT											
000	UNOCCUPIED	EXIST	NONE	STONE	STONE	STONE	STONE	EXPOSED			
LEVEL 1											
100	DINING	WOOD	WOOD	GLAZING	BRICK	PT-2	BRICK	TIN	12' - 0"	TIN CEILING ON UNDERSIDE OF EXISTING DECKING	
101	WOMEN	TILE	TILE	PT-1	TILE/PT-1	PT-2	PT-1	PT-1	8' - 0"		
102	MEN	TILE	TILE	PT-1	TILE/PT-1	PT-2	PT-1	PT-1	8' - 0"		
103	CLOSET	WOOD	WOOD	N/A	PT-1	N/A	PT-1	TIN	12' - 0"	TIN CEILING ON UNDERSIDE OF EXISTING DECKING	
104	KITCHEN	RESILIENT	RESILIENT	FRP	FRP	FRP	FRP	FRP	9' - 0"		
105	HALL	WOOD	WOOD	PT-2	PT-2	PT-2	PT-2	TIN	12' - 0"	TIN CEILING ON UNDERSIDE OF EXISTING DECKING	
LEVEL 2											
200	OFFICE	WOOD	WOOD	BRICK	BRICK	PT-1	PT-1	EXPOSED	11' - 0"		
201	OFFICE	WOOD	WOOD	BRICK	BRICK	BRICK/PT-1	BRICK	EXPOSED	11' - 0"		
202	UNISEX	TILE	TILE	PT-1	TILE/PT-1	PT-2	BRICK	PT-1	9' - 0"		
203	STAIR	WOOD	WOOD	BRICK	GLAZING	BRICK	BRICK	EXPOSED	11' - 0"		
204	CLOSET										
LEVEL 3											
300	OFFICE	WOOD	WOOD	BRICK	PT-1	PT-1	PT-1	EXPOSED			
301	OFFICE	WOOD	WOOD	BRICK	BRICK	WOOD PANEL	PT-1	EXPOSED			
302	OFFICE	WOOD	WOOD	PT-1	BRICK	BRICK/PT-1	BRICK	EXPOSED			
303	UNISEX	TILE	TILE	PT-1	TILE/PT-1	PT-2	BRICK	PT-1	9' - 0"		
304	STAIR	WOOD	WOOD	BRICK	GLAZING	BRICK	BRICK	PT-1	10' - 0"		
305	CLOSET										

FINISH SCHEDULE KEY							
FINISH CATEGORY	FINISH LOCATION	CODE	MATERIAL	MANUFACTURER	STYLE	COLOR	NOTES
HARDWOOD							
HARDWOOD	FLOOR	WOOD	HARDWOOD	SHAW	EPIC PLUS	THREE RIVERS	GF FLOORING IN YPSILANTI
HARDWOOD							
HARDWOOD	BASE	WOOD	HARDWOOD		MATCH EXISTING	MATCH EXISTING	
RESILIENT FLOORING AND ACCESSORIES							
RESILIENT FLOORING AND ACCESSORIES	BASE	ICB-1	INTEGRAL COVE BASE				
RESILIENT FLOORING AND ACCESSORIES	FLOOR	LINO-1	LINOLEUM				
RESILIENT FLOORING AND ACCESSORIES	BASE	RB-1	RUBBER BASE				
RESILIENT FLOORING AND ACCESSORIES	TREAD	RST-1	RUBBER STAIR TREAD				
RESILIENT FLOORING AND ACCESSORIES	FLOOR	RT-1	RUBBER TILE				
TILE							
TILE	FLOOR	TILE	CERAMIC TILE	IMPERIAL	SUBWAY TILE - 4"X8"	BRITE WHITE MATTE	THE TILE SHOP #440163
TILE	BASE	TILE	CERAMIC TILE BASE	IMPERIAL	SUBWAY TILE - 4"X8"	BRITE WHITE MATTE	THE TILE SHOP #440163
PAINT							
PAINT	WALL	PT-1	PAINT	SHERWIN WILLIAMS	MATTE	SW7005 PURE WHITE	
PAINT	WALL	PT-2	PAINT	SHERWIN WILLIAMS	MATTE	SW7057 SILVER STRAND	
PAINT	CEILING	PT-3	PAINT	SHERWIN WILLIAMS	MATTE	SW2838 POLISHED MAHOGANY	
PAINT	WALL	PT-4	PAINT	SHERWIN WILLIAMS	MATTE	SW2803 ROOKWOOD TERRA COTTA	
PAINT	WALL	PT-5	PAINT	SHERWIN WILLIAMS	MATTE	SW2805 RENWICK BEIGE	



FINISH MATERIALS/INSTALL NOTES

- FLOORING SPECIFIED FROM GK FLOORS IN YPSILANTI, MI.
- PRIME AND PAINT WITH ONE FINISH COAT ON ALL UPSTAIRS WALLS. FINAL COAT TO BE BY TENANT.
- PRIME AND PAINT WITH TWO FINISH COATS ON THE FIRST FLOOR RESTAURANT.
- EXTERIOR COLORS ARE TO BE REVIEWED AND APPROVED BY HISTORIC DISTRICT COMMISSION.
- INSTALL ALL SURFACES FLUSH AND LEVEL, UNLESS NOTED OTHERWISE.
- PROVIDE CEMENT BOARD BACKING AT ALL TILE LOCATIONS.
- PROVIDE 3/4" WOOD SUBFLOOR AT ALL HARDWOOD FLOORING LOCATIONS.
- PROVIDE ADA COMPLIANT TRANSITIONS BETWEEN ALL FLOOR FINISHES.
- OWNER CAN PROVIDE EQUIVALENTS ON ALL FINISHES.

INTERIOR DETAILS AND SCHEDULES

101 W, MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

ISSUE
90% CONSTRUCTION DOCUMENTS

REVISION

DRAWN BY CMN
DATE 10/11/2018 6:36:48 AM
SCALE As indicated
STAMP

PROJECT
2018.08

SHEET

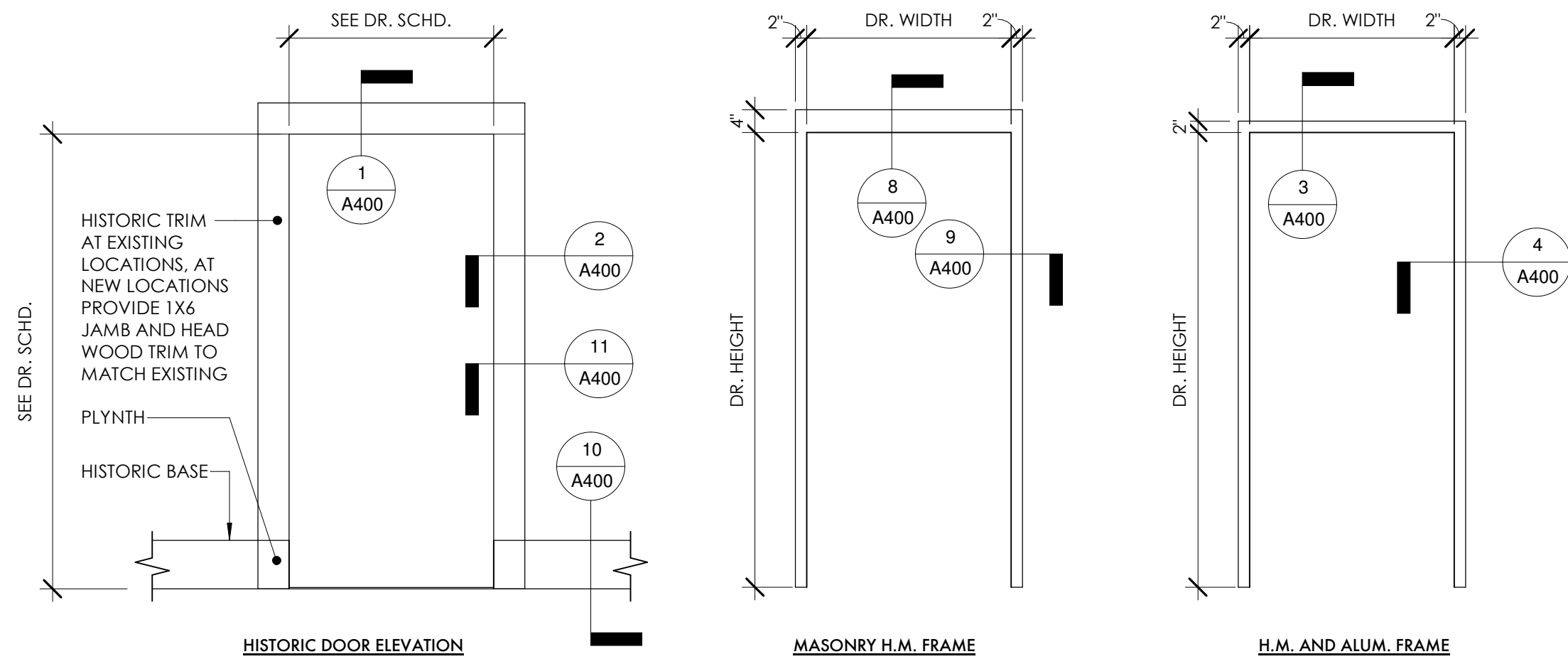
A300

DOOR SCHEDULE														
DOOR NUMBER	NEW OR EXIST	DOOR TYPE	FIRE RATING	DOOR			MAT'L	MAT'L	DOOR FRAME			HDWR SET	PAINT	COMMENTS
				SIZE		THICKNESS			DETAILS					
				WIDTH	HEIGHT					HEAD	JAMB	SILL		
LEVEL 1														
100	NEW	FG		6' - 0"	8' - 0"	1 3/4"	WOOD	WOOD	1/A600	X	X			
101	NEW	F		3' - 0"	7' - 0"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A			
102	NEW	F		3' - 0"	7' - 0"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A			
103	NEW	F		3' - 0"	7' - 0"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A			
104	NEW	F		2' - 6"	6' - 8"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A			
105	EXISTING	F		2' - 6"	6' - 6"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A			
106	NEW	HG		3' - 0"	6' - 10"	1 3/4"	WOOD	H.M.	8/A400	9/A400	N/A			
107	NEW	N		3' - 0"	6' - 10"	1 3/4"	H.M.	H.M.	8/A400	9/A400	N/A			
LEVEL 2														
200	EXISTING	F		2' - 10"	7' - 0"	1 3/4"	WOOD	WOOD	N/A	N/A	N/A			
201	EXISTING	HG		3' - 0"	6' - 10"	1 3/4"	WOOD	WOOD	N/A	N/A	N/A			NO HARDWARE REQUIRED, DOOR TO REMAIN INOPERABLE
202	NEW	F		3' - 0"	7' - 0"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A			
203	NEW	F	45 MINUTE	3' - 0"	7' - 0"	1 3/4"	H.M.	H.M.	8/A400	9/A400	N/A			
204	NEW	F		4' - 0"	7' - 0"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A			
LEVEL 3														
300	EXISTING	4P		2' - 9 1/2"	6' - 6"	1 3/4"	WOOD	WOOD	N/A	N/A	N/A			
301	EXISTING	4P		2' - 8"	6' - 8"	1 3/4"	WOOD	WOOD	N/A	N/A	N/A			
302	NEW	F		3' - 0"	7' - 0"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A			
303	NEW	F	45 MINUTE	3' - 0"	7' - 0"	1 3/4"	H.M.	H.M.	8/A400	9/A400	N/A			
304	NEW	F		4' - 0"	7' - 0"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A			

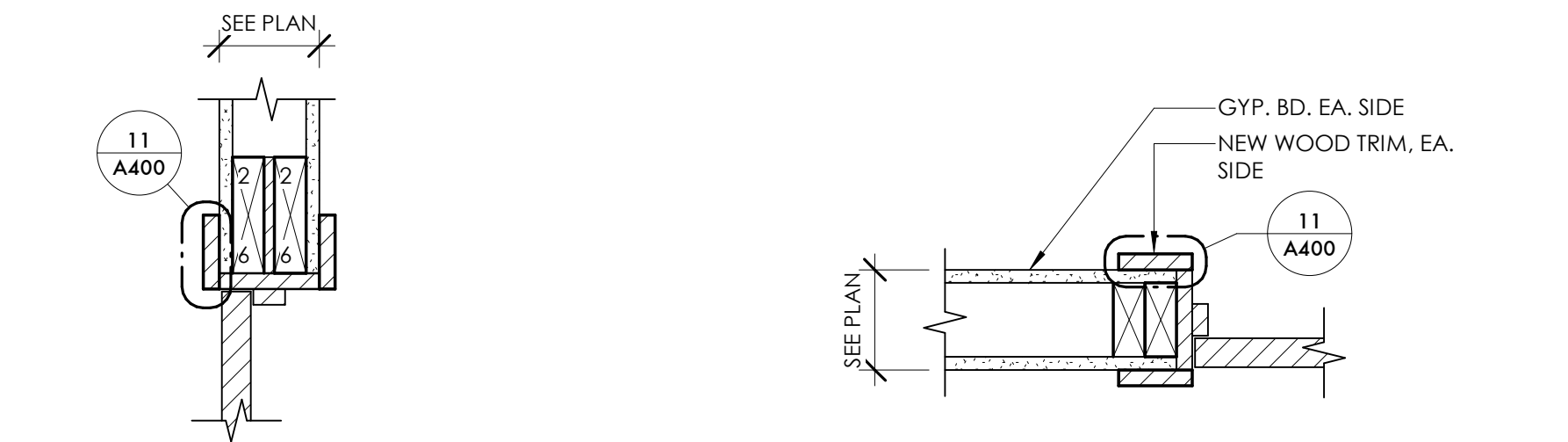
WINDOW SCHEDULE										
WINDOW TYPE	Count	SIZE		MAT'L	GLAZING	DETAILS			FIRE RATING	COMMENTS
		WIDTH	HEIGHT			HEAD	JAMB	SILL		
LEVEL 2										
A	8	3' - 5 1/4"	7' - 4"							
B	1	1' - 7 1/2"	1' - 9 1/2"							
C	1	6' - 0"	6' - 0"							
D	1	3' - 0"	2' - 3"							TRANSOM OVER DOOR
LEVEL 3										
A	9	3' - 5 1/4"	7' - 4"							

WINDOW NOTES

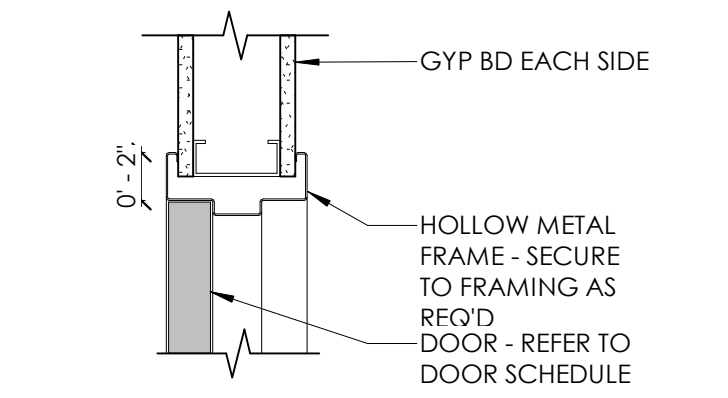
- WINDOW PROVIDER TO VERIFY WINDOW SIZE, PROFILE, AND HEAD, JAMB, AND SILLS IN FIELD. THE DIMENSIONS PROVIDED ARE FOR REFERENCE ONLY
- WINDOWS TO BE IDENTICAL REPLICATIONS USING QUAKER WINDOWS OR EQUIVALENT
- WINDOW REPLICATION IS TO FOLLOW THE GUIDELINES OF THE NATIONAL PARK SERVICE BRIEF NUMBER NINE
- THE WINDOWS APPEAR TO BE ORIGINAL HOWEVER, OVER THE YEARS THE SASHES HAVE BEEN REPLACED
- ANY INTERIOR CASING THAT HAS BEEN REMOVED IS TO BE REPLACED TO MATCH THE ORIGINAL CASING. ORIGINAL CASING IS TO BE CLEANED, SANDED, PRIMED, AND PAINTED WITH TWO FINISH COATS
- SITELINE DIMENSIONS INCLUDE A 2 7/8" BOTTOM RAIL, 1 1/2" SIDE RAIL, 1/2" MUNTINS, 1" MEETING RAIL WITH A 2 3/8" MULLION, 1/2" X 1/2" PARTING BEAD, 3/4" X 1/2" BLIND STOP, 1 1/2" X 3/4" BRICKMOULD, SASH THICKNESS IS 1 1/2" AND SILL FACE IS 1"
- THE EXISTING WINDOW HAS A NARROW SITELITE. COMMON FOR THE TIME PERIOD OF THE 1800'S
- NEW WINDOWS TO BE THERMALLY BROKEN ALUMINUM. THE WINDOWS WILL BE SINGLE HUNG WITH AN EXTERIOR HISTORIC PANNING AND SILL, AAMA 2605 FINISH, LOW-E/ARGON
- NEW WINDOWS TO HAVE STANDARD HARDWARE AND NO SCREENS
- A HAZ-MAT ENVIRONMENTAL ASSESMENT REPORT IS TO BE CONDUCTED TO INSPECT THE WINDOWS FOR PRESENCE OF ACM AND LEAD PAINT.
- ANY ACM OR LEAD PAINT REMOVAL IS TO BE DONE BY A LICENSED PROFESSIONAL IN THE STATE OF MICHIGAN.



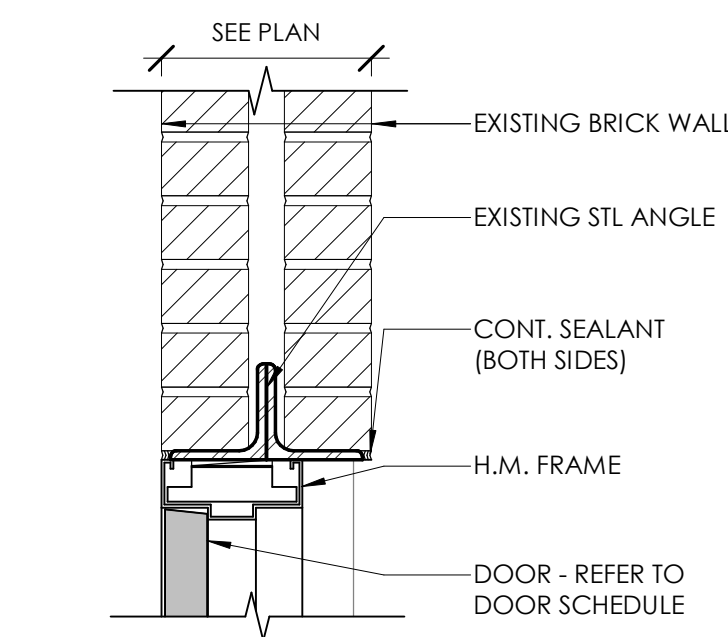
12 DOOR FRAMES
1/2" = 1'-0"



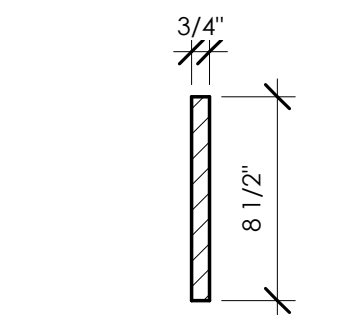
1 HEAD DETAIL - WOOD TRIM
1 1/2" = 1'-0"



3 HEAD DETAIL - GYP BD
1 1/2" = 1'-0"

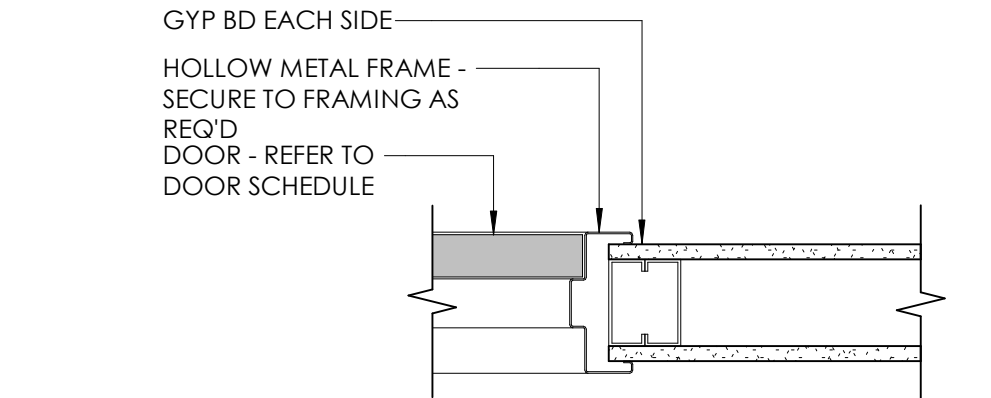


8 HEAD DETAIL - BRICK
1 1/2" = 1'-0"

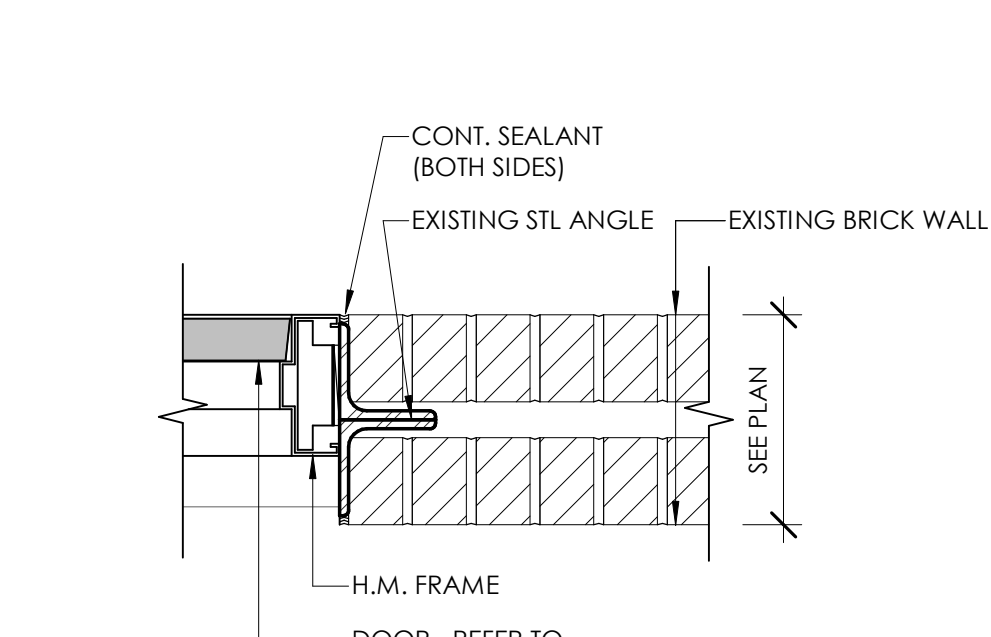


10 BASE TRIM
1 1/2" = 1'-0"

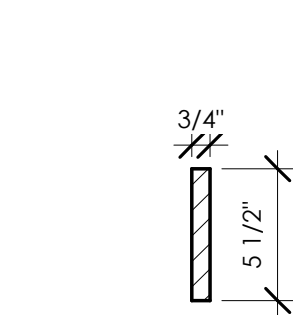
2 JAMB DETAIL - WOOD TRIM
1 1/2" = 1'-0"



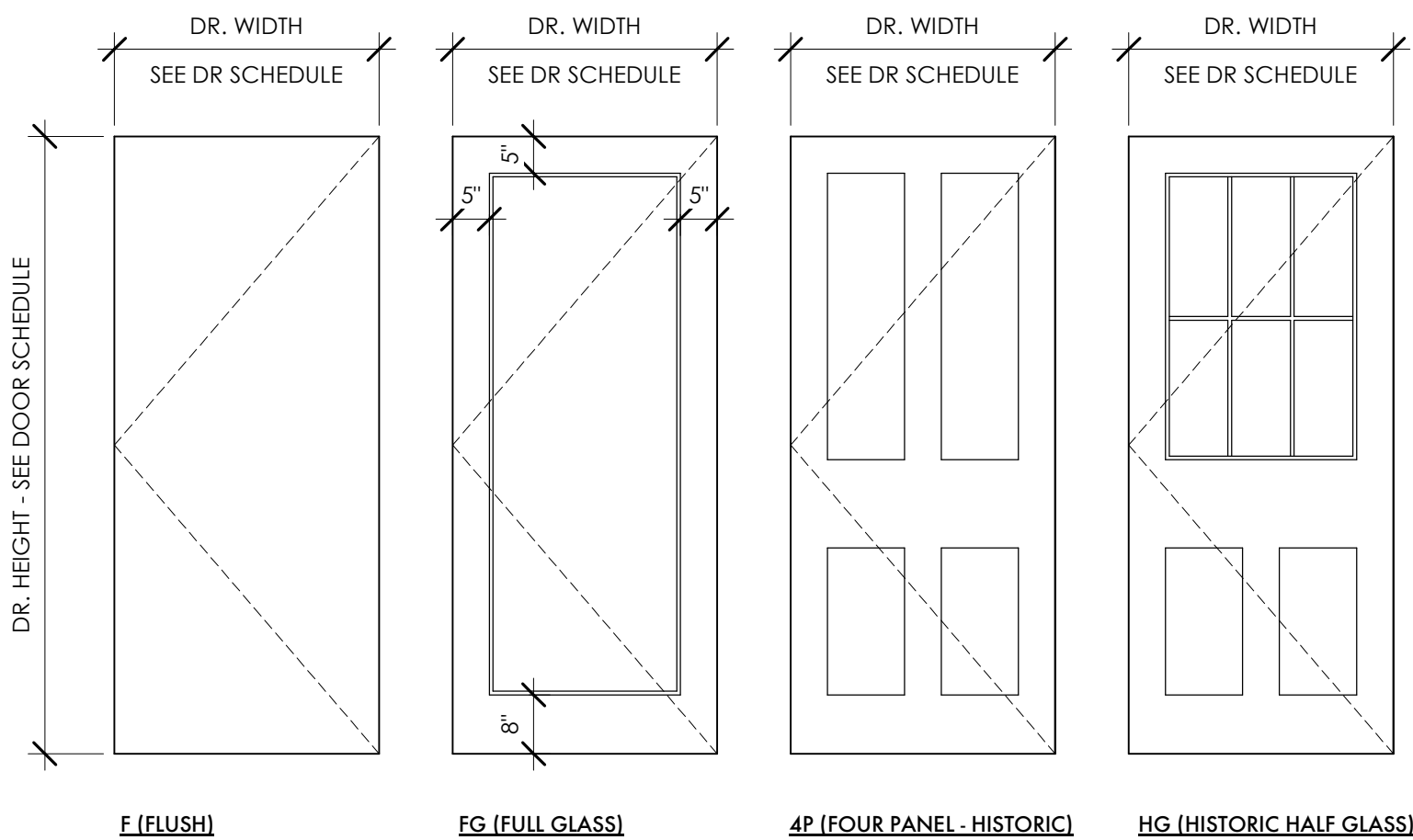
4 JAMB DETAIL - GYP. BD.
1 1/2" = 1'-0"



9 JAMB DETAIL - BRICK
1 1/2" = 1'-0"



11 DOOR AND WNW TRIM
1 1/2" = 1'-0"



13 DOOR TYPES
1/2" = 1'-0"

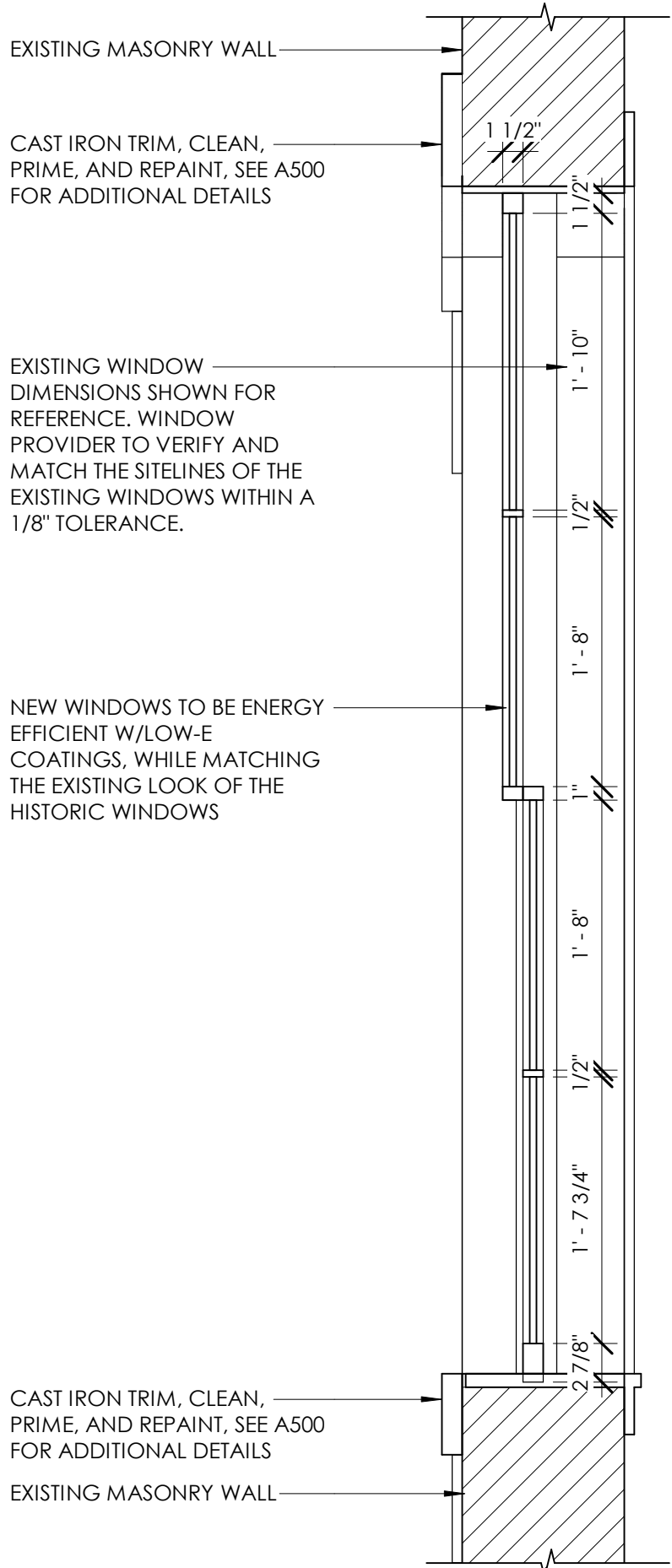
- REFER TO DOOR SCHEDULE FOR HEIGHTS, WIDTHS AND GLAZING TYPES.
- REFER TO SPECIFICATIONS FOR HARDWARE SETS

HARDWARE SETS

HARDWARE SET 1:

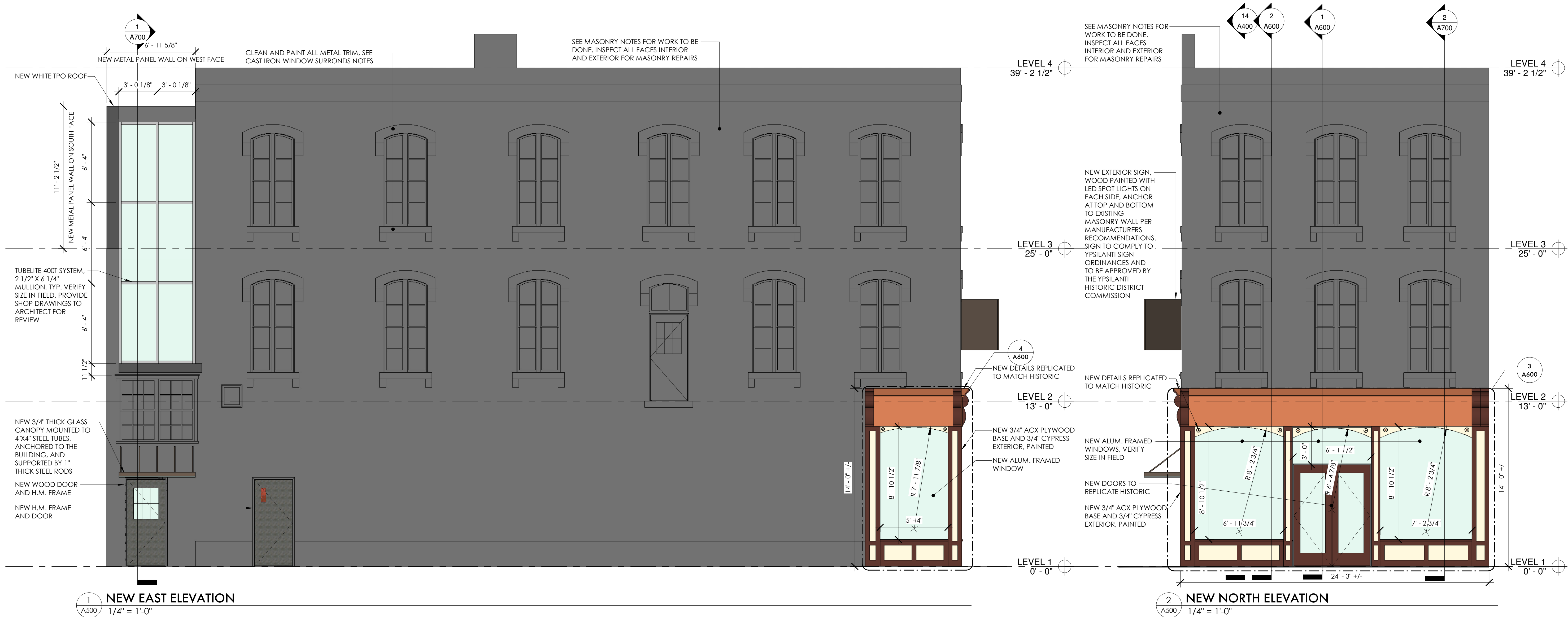
HARDWARE SET 2:

HARDWARE SET 3:



14 WINDOW SECTION
1" = 1'-0"

NOT FOR CONSTRUCTION



MASONRY NOTES

- REPOINT MASONRY WHERE REQUIRED WITH TYPE K MORTAR
- REPOINT ALL JOINTS THAT HAVE ERODED GREATER THAN 1/4" PAST THEIR ORIGINAL FACE.
- ALL MORTAR JOINTS WITH MINOR HOLES OR VOIDS THAT CAN BE PENETRATED WITH A 1/16" DIAMETER WIRE GREATER THAN ONE HALF OF THE BRICK THICKNESS SHALL BE REPOINTED.
- REPOINT ALL OF THE THROUGH DEEP MASONRY CRACKS ABOVE THE WINDOWS ON THE FIRST AND SECOND FLOORS AS REQUIRED. USE THE SQUEEZE BAG METHODOLOGY TO PLACE THE MORTAR AS DEEP AS POSSIBLE.
- ACID ETCH TO ATTEMPT TO BLEND IN THE EXISTING NON-MATCHING MORTARS. THE GRAY PORTLAND CEMENT CONTAINING MORTARS WILL NOT BLEND IN TO MATCH THE EXISTING PERFECTLY. THE INTENT IS JUST TO MATCH IT CLOSER THAN WHAT IS CURRENTLY THERE.
- MORTAR REPOINTING SHOULD OCCUR AS FOLLOWS:
 - MORTAR MATCHING SHALL BE ACHIEVED VIA MATCHING OUR PRE-MADE BISCUITS, FOLLOWED BY AN ONSITE MATCH VERIFIED BY THE OWNER AND ARCHITECT, PRIOR TO REPOINTING.
 - MIX DESIGN SHALL BE A LIME PUTTY-BASED MORTAR WITH MATCHING AGGREGATE TO ACHIEVE NATIONAL PARK STANDARDS OF PROPER BOND AND SAME OR LOWER COMPRESSIVE STRENGTH AS THE MATCHING MORTAR.
 - REMOVE DETERIORATED MORTAR (A MINIMUM DEPTH OF TWO TIMES THE WIDTH OF MORTAR JOINT). ALL PROCEDURES WILL FOLLOW THE CURRENT OSHA STANDARD FOR SILICA DUST CONTROL WHEN PERFORMING THIS WORK.
 - BRUSH, VACUUM OR WATER FLUSH TO REMOVE DEBRIS IN THE JOINT.
 - WATER-SOAK THE BRICK (TO SATISFY THE POROSITY OR THIRST OF THE BRICK).
 - PRE-WET TO REDUCE THE AMOUNT OF INITIAL DEHYDRATION OF THE MORTAR THAT IS ABOUT TO BE REPLACED.
 - DELIVER MORTAR TO THE PREPARED JOINT. SEVERAL LAYERS MAY BE REQUIRED TO FILL THE JOINT FLUSH WITH THE OUTER SURFACE OF THE MASONRY.
 - STRIKE BACK (TOOLING THE JOINT TO MATCH THE EXISTING HISTORIC JOINT).
 - CUT BACK THE JOINT TO RECESS THE FINAL MORTAR SLIGHTLY FROM THE FACE OF THE MASONRY.
 - WAIT FOR THE MORTAR TO SET UNTIL IT IS READY TO BE COMPACTED.
 - DRY BRUSH COMPACT THE JOINTS TO ALLOW FOR FURTHER DEVELOPMENT OF A BOND BETWEEN OLD MORTAR AND BRICK.
 - PRE-WET TO SATURATE THE BRICK IN PREPARATION FOR THE LAST STEP.
 - WEATHERING WASH TO MATCH THE OLD AND NEW MASONRY.

CAST IRON WINDOW SURROUNDS

- CAST IRON WINDOW SURROUNDS WILL HAVE THE EXISTING PAINT REMOVED. ASBESTOS CAULK IS TO BE REMEDIATED BY A LICENSED ASBESTOS CONTRACTOR IN THE STATE OF MICHIGAN.
- CLEAN EXFOLIATED CORROSION PRODUCTS AND APPLY A RUSY METAL RUSTOLEUM PRIMER OR EQUIVALENT.
- APPLY TWO (2) COATS OF PROTECTIVE PAINT, SINGLE COLOR, SW XXXX.

EXTERIOR GENERAL NOTES

- INSTALL A BACK SLOPED METAL CAP SYSTEM THAT EXTENDS DOWN TO THE EXISTING WOOD INSERT WITH THE DRIP EDGE. THIS WILL BE INSTALLED DIRECTLY OVER THE EXISTING PROTECTIVE METAL CAP WITH A COLOR TO MATCH THE CAST IRON WINDOW SURROUNDS.
- A SEPARATION WATERPROOFING MEMBRANE WILL BE INSTALLED ON THE EXISTING METAL PRIOR TO INSTALLING THIS SYSTEM.
- GENERAL CONTRACTOR TO PULL PERMITS FOR THE BUILDING. SUBCONTRACTORS ARE RESPONSIBLE FOR ADDITIONAL PERMITS AS REQUIRED.

EXTERIOR ELEVATIONS

101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

ISSUE
90% CONSTRUCTION DOCUMENTS

REVISION

DRAWN BY CMN

DATE 10/11/2018 6:36:56 AM

SCALE As indicated

STAMP

PROJECT
2018.08

SHEET

A500



1
A501
ALTERNATIVE EAST ELEVATION
1/4" = 1'-0"



2
A501
ALTERNATIVE NORTH ELEVATION
1/4" = 1'-0"

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS ALTERNATE
101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

ISSUE
90% CONSTRUCTION DOCUMENTS

REVISION

DRAWN BY Author
DATE 10/11/2018 6:37:02 AM
SCALE 1/4" = 1'-0"
STAMP

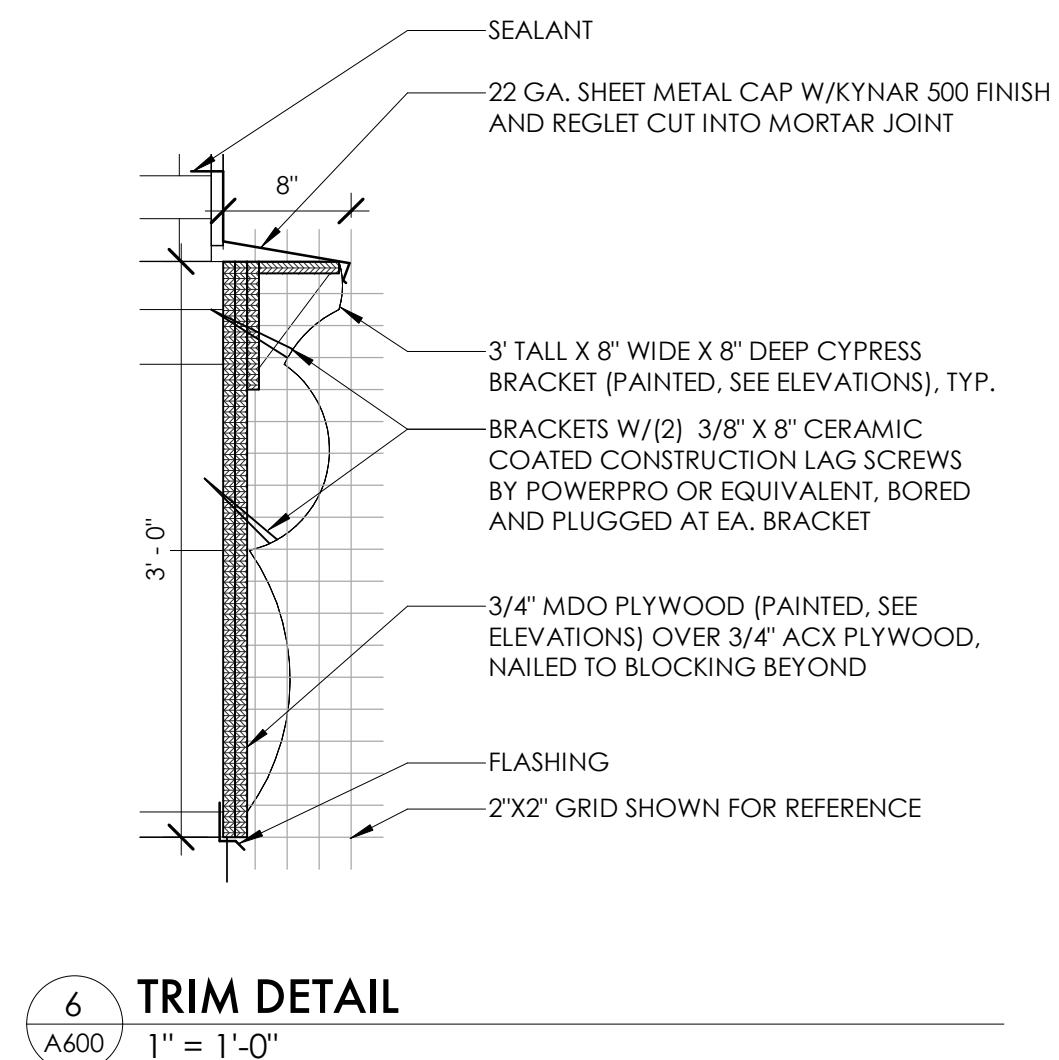
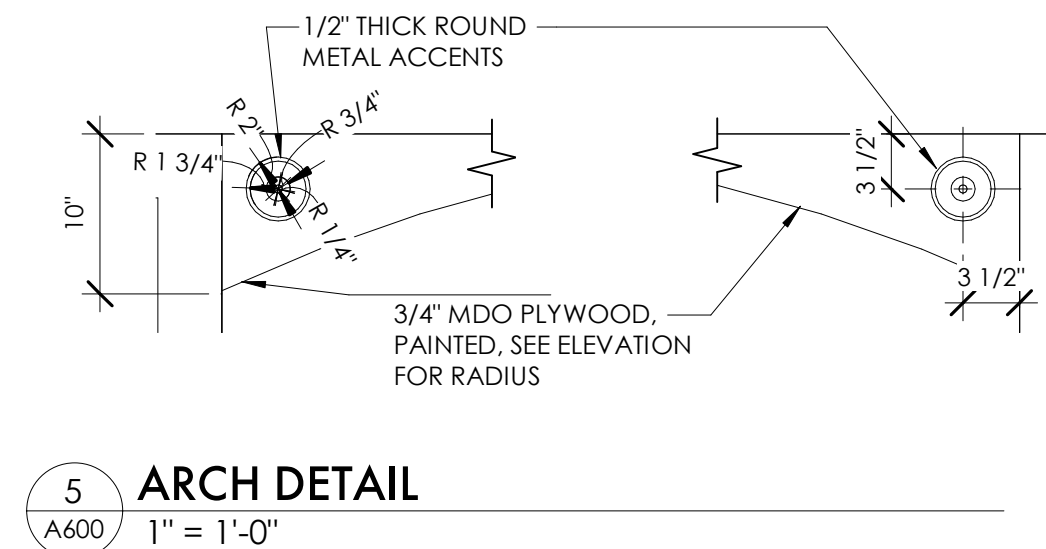
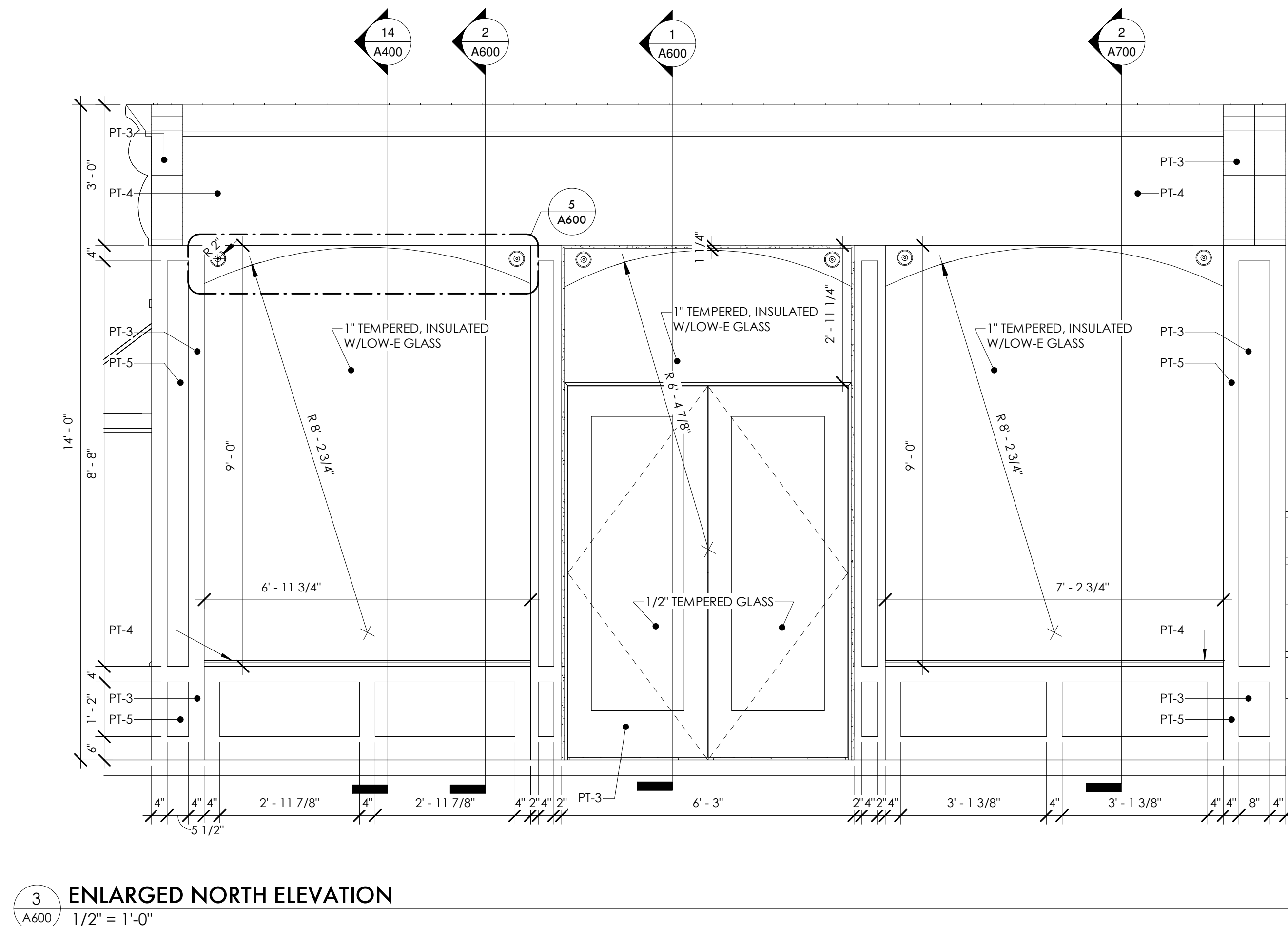
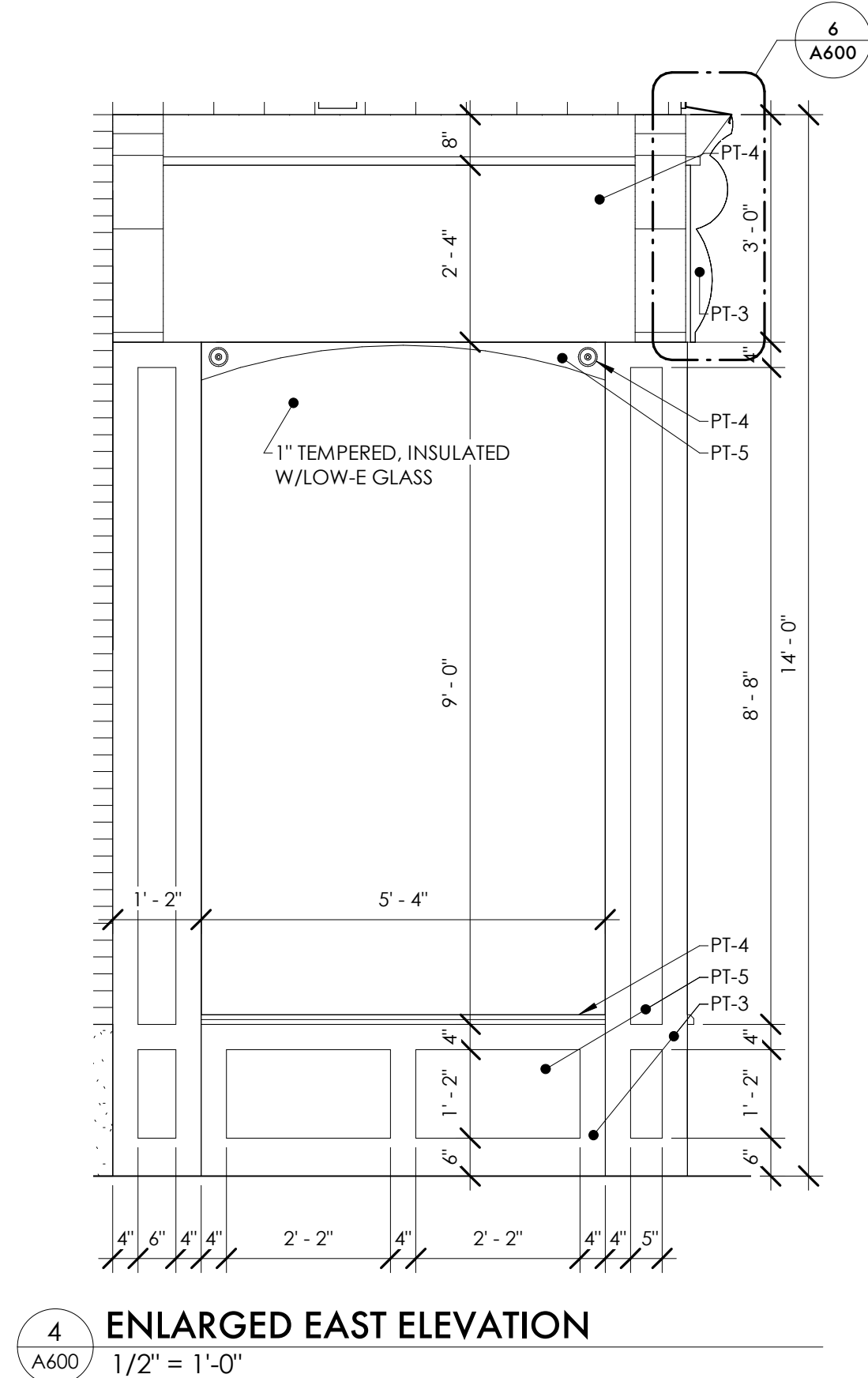
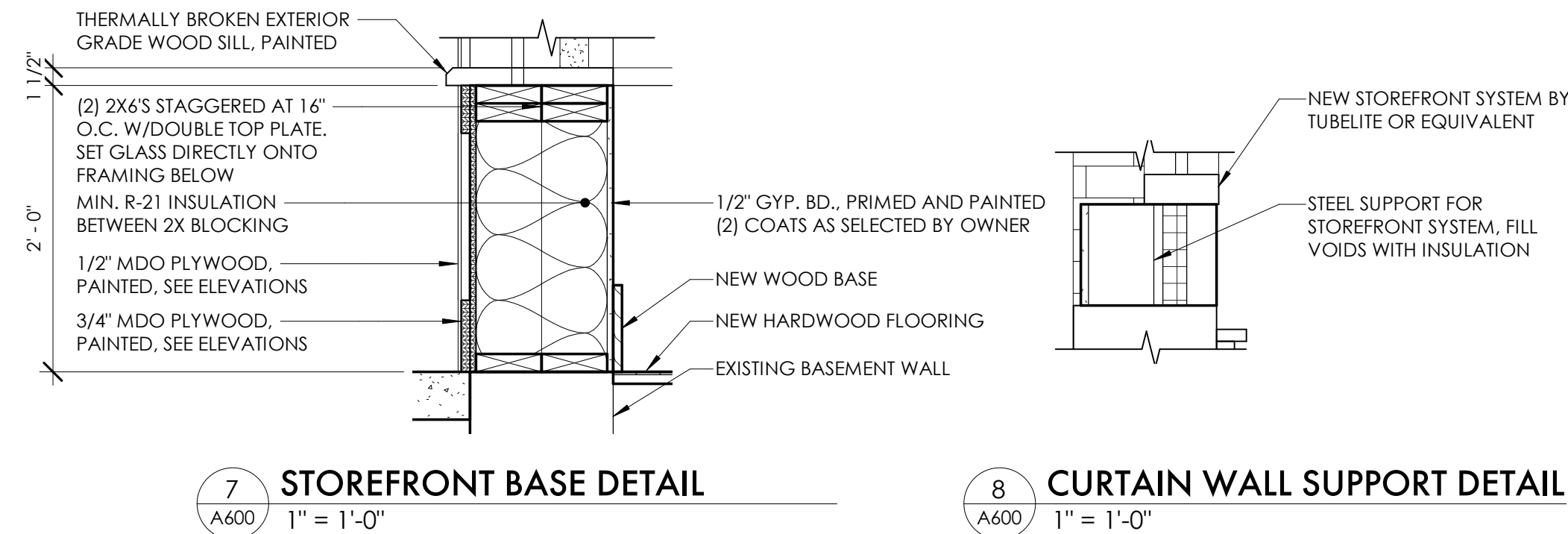
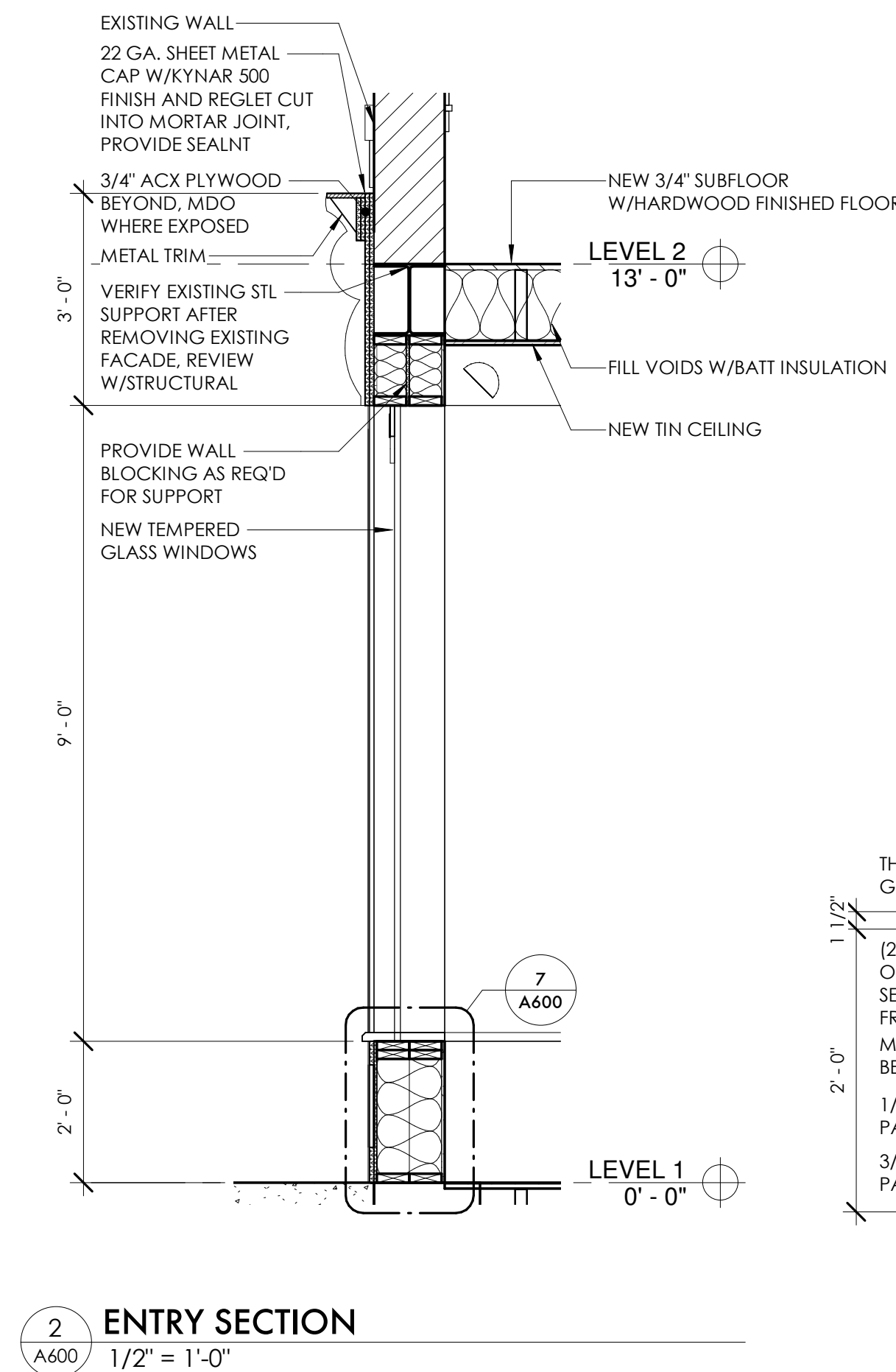
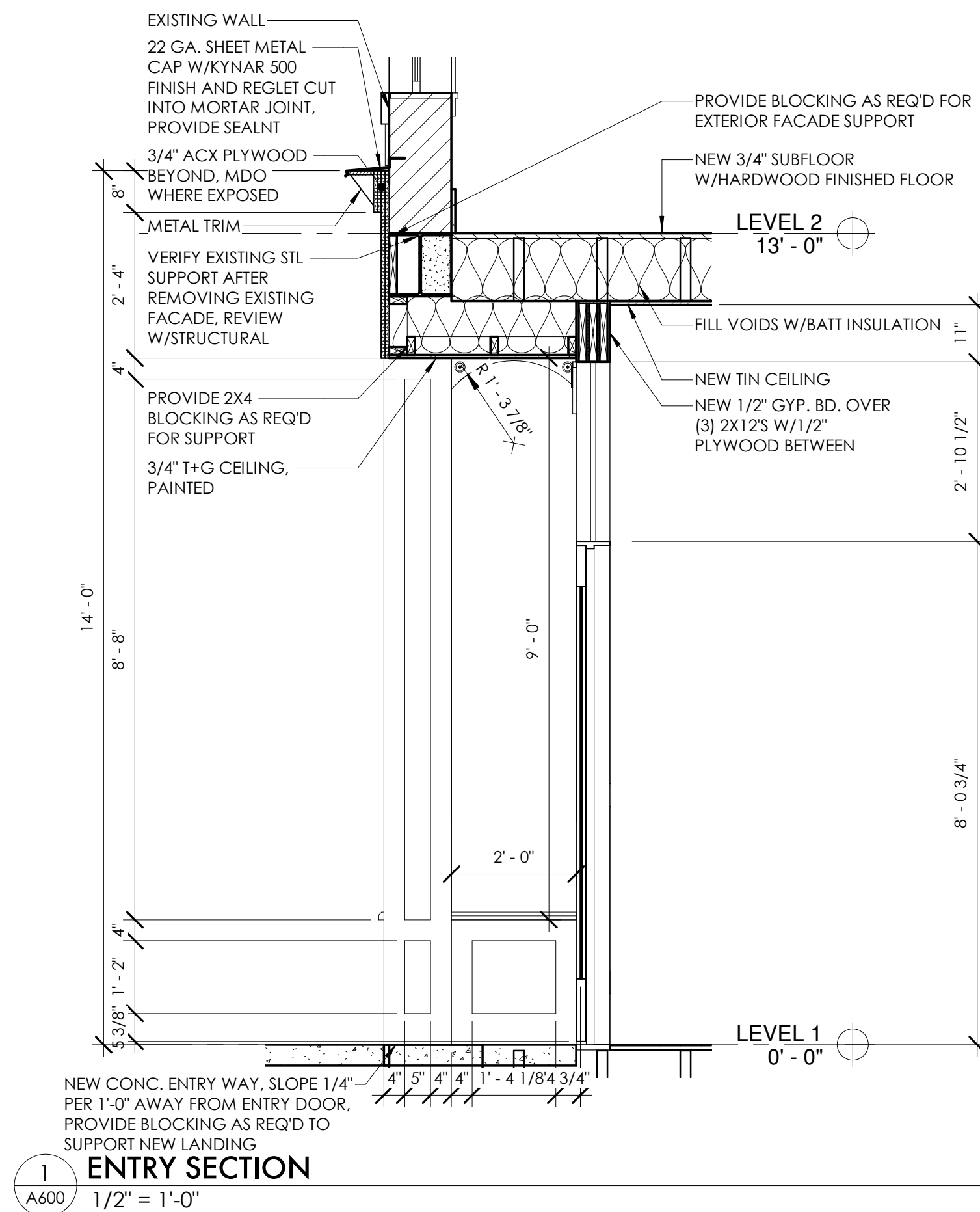
PROJECT
2018.08

SHEET

A501

GENERAL NOTES

1. PROVIDE TEMPORARY WALL ON THE INTERIOR WHEN DOING FACADE WORK. UTILIZE EXISTING DOOR ON HURON STREET AS TEMPORARY ENTRANCE DURING RENOVATION WORK.
2. SHORE ALL WORK AS REQUIRED BEFORE, DURING, AND AFTER DEMOLITION.
3. CAULK ALL JOINTS BETWEEN LAYERS OF WOOD AND BETWEEN WOOD AND METAL FLASHING AT ALL LOCATIONS ON THE FACADE.
4. AFTER REMOVING THE EXISTING STOREFRONT, CONSULT WITH ARCHITECT AND STRUCTURAL ENGINEER FOR DETAILING OF NEW STOREFRONT SYSTEM



NOT FOR CONSTRUCTION

EXTERIOR DETAILS
101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

ISSUE
90% CONSTRUCTION DOCUMENTS

REVISION

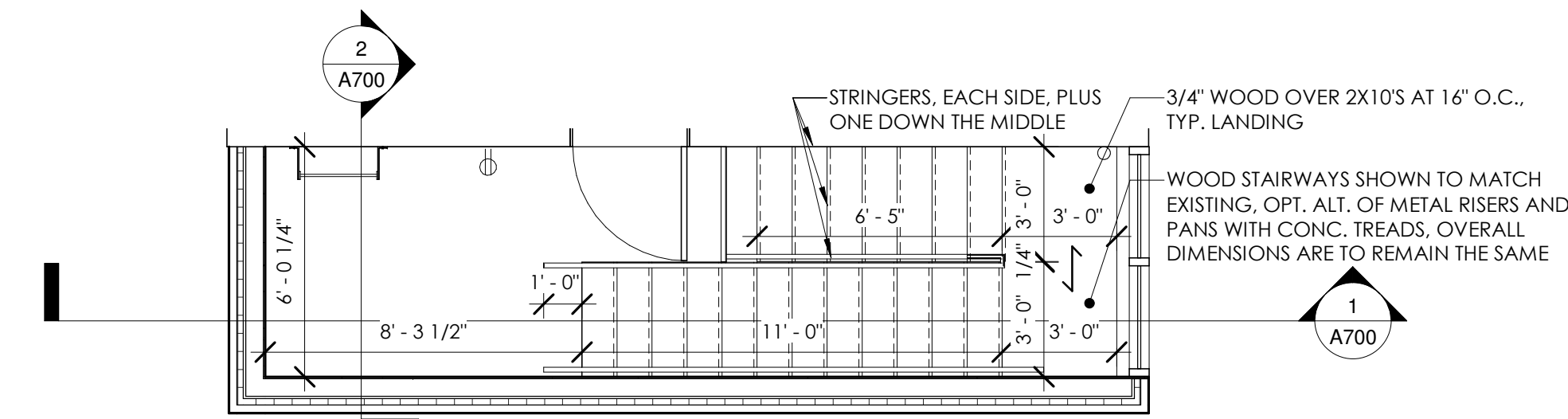
DRAWN BY: AUTHOR
DATE: 10/11/2018 6:37:05 AM
SCALE: As indicated
STAMP:

PROJECT
2018.08

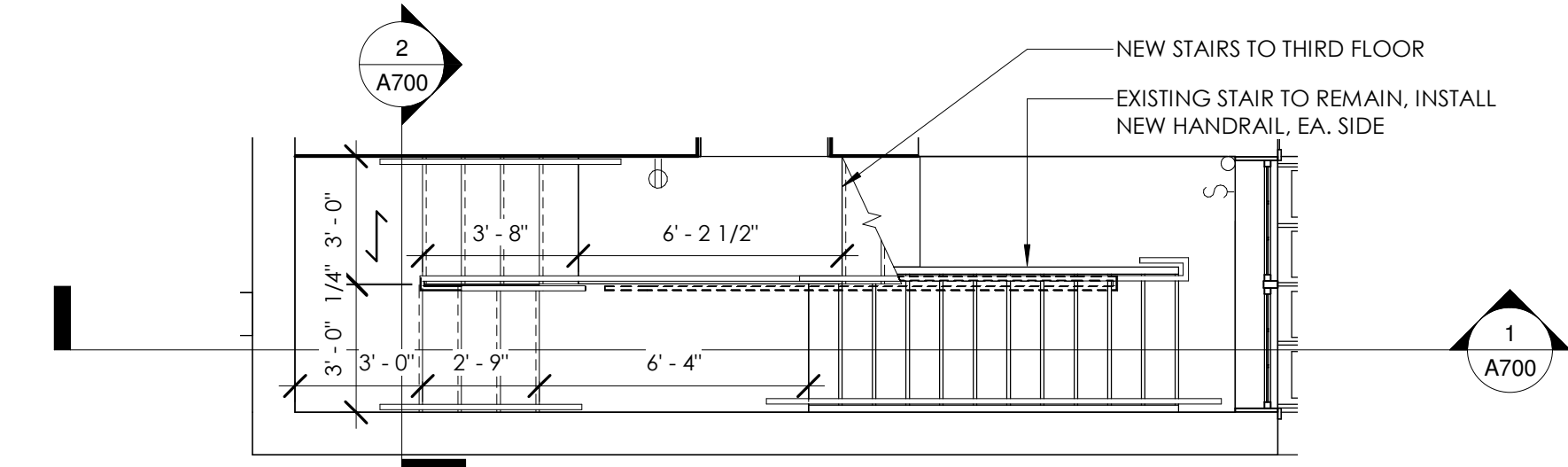
SHEET

A600

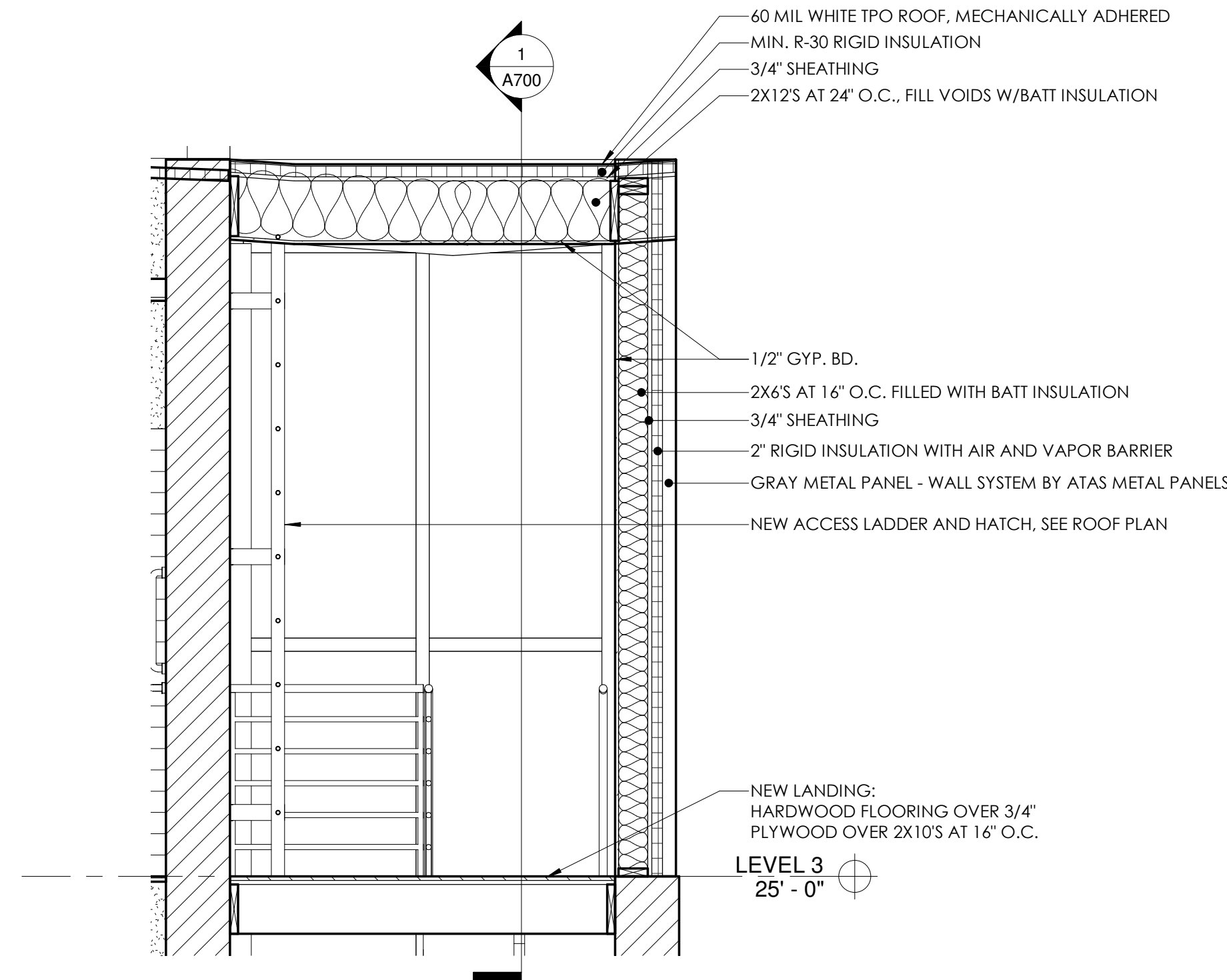
NOT FOR CONSTRUCTION



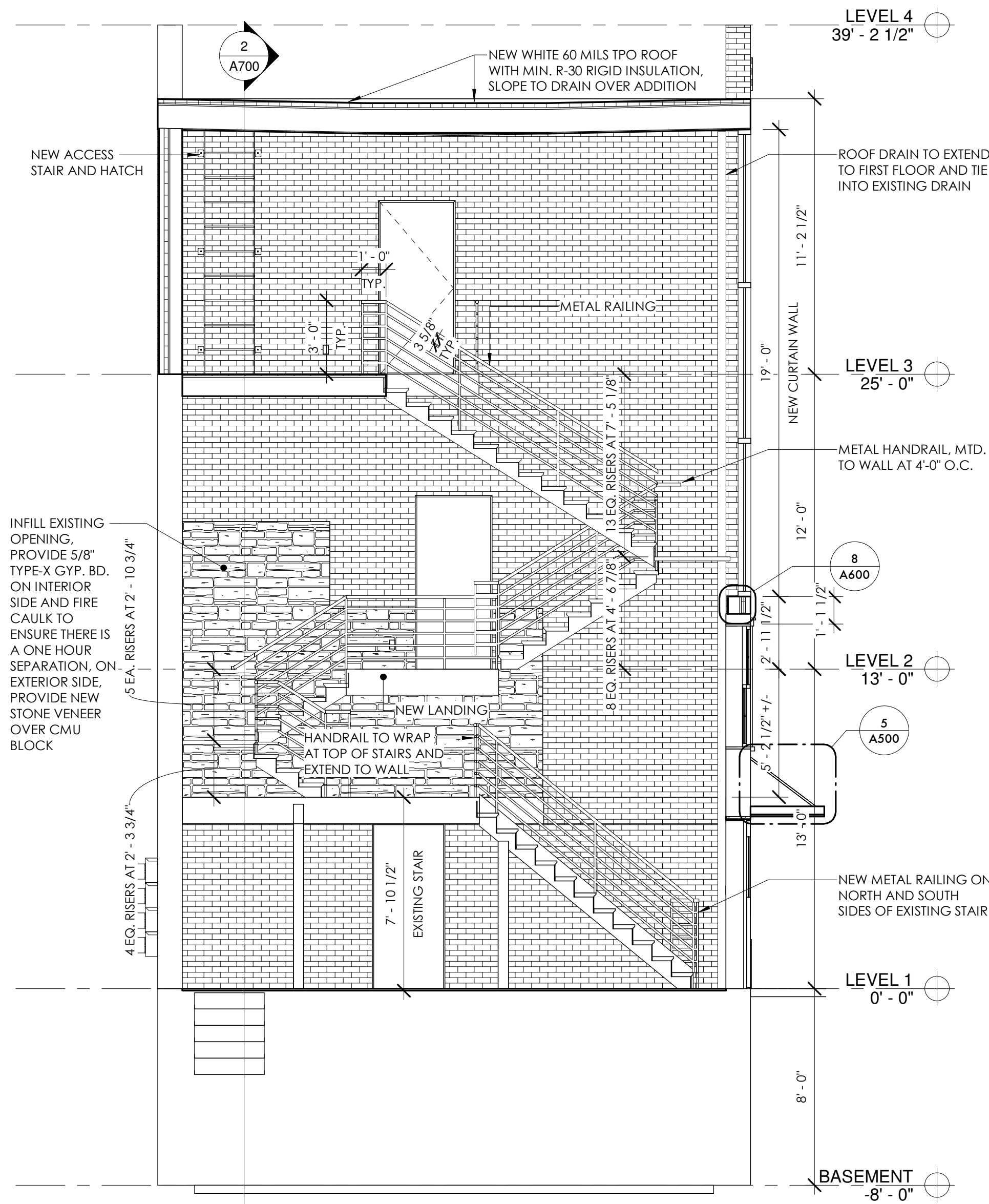
4 ENLARGED 2ND TO 3RD FLOOR STAIR
1/4" = 1'-0"



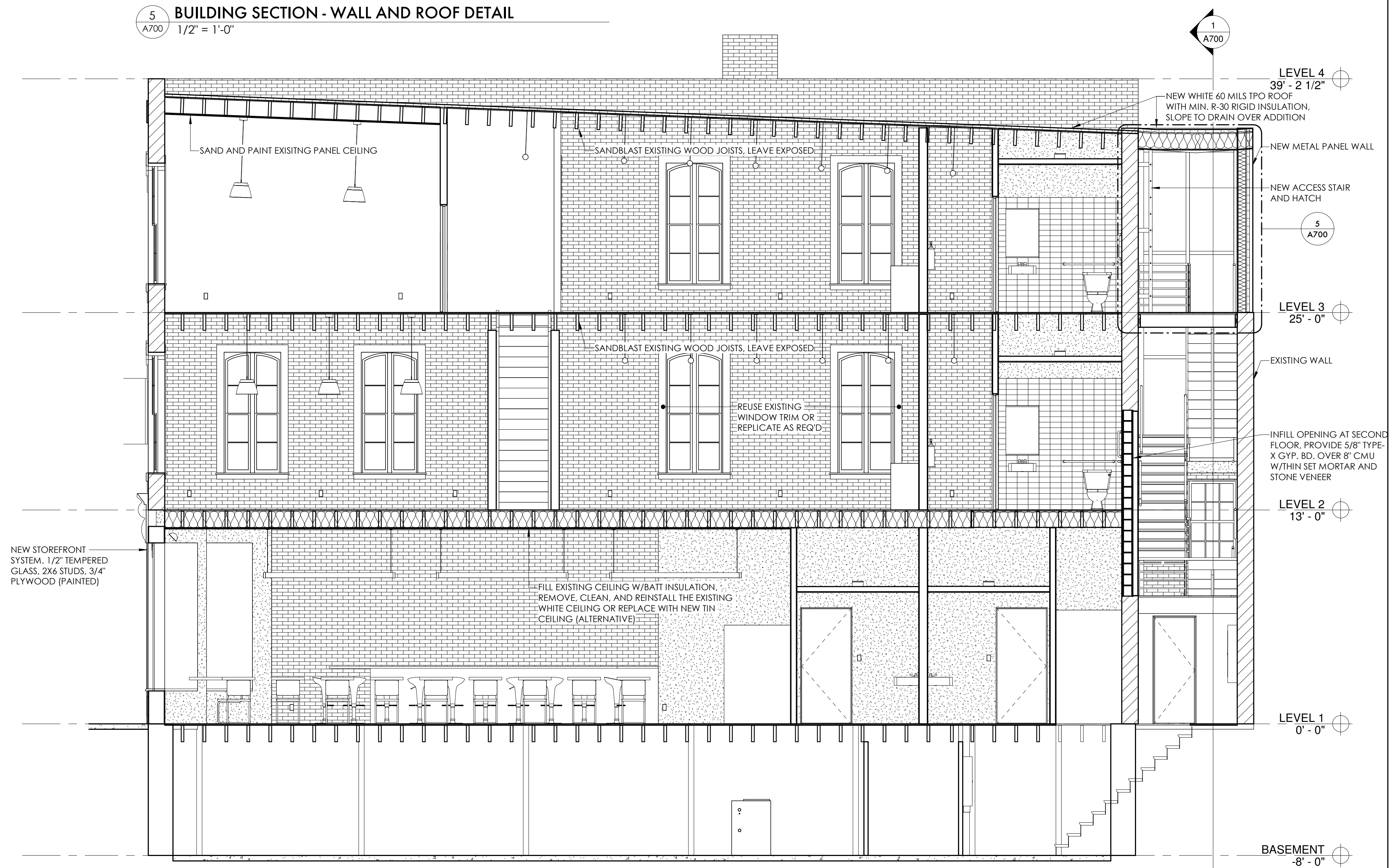
3 ENLARGED 1ST TO 2ND FLOOR STAIR
1/4" = 1'-0"



5 BUILDING SECTION - WALL AND ROOF DETAIL
1/2" = 1'-0"



1 STAIR SECTION
1/4" = 1'-0"



2 BUILDING SECTION
1/4" = 1'-0"

BUILDING SECTIONS
101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

ISSUE
90% CONSTRUCTION DOCUMENTS

REVISION

DRAWN BY CMN
DATE 10/11/2018 6:37:09 AM
SCALE As indicated
STAMP

PROJECT
2018.08

SHEET

A700

PLUMBING GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRIC CODE AND ALL AUTHORITIES HAVING JURISDICTION.
2. ALL ELECTRICAL WORK IS TO BE DONE AS A DESIGN BUILD SYSTEM. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE POWER, TO THE RESPECTIVE SPACES IN COMPLIANCE WITH ALL ELECTRICAL CODES.
3. ELECTRICAL CONTRACTOR TO SECURE AND PAY FOR ALL PERMITS AND FEES.
4. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES FOR INSTALLATION OF ALL EQUIPMENT. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
5. ALL WIRING SHALL BE COPPER NO. 12 AWG MINIMUM SIZE, TYPE THHN/THXX INSULATION.
6. ALL WIRING SHALL BE INSTALLED IN A METALLIC CONDUIT SYSTEM. RUN ALL NEW CONDUIT CONCEALED IN FINISHED AREAS.
7. ALL RECEPTACLES SHALL BE HOSPITAL GRADE, 20 AMP, GROUNDING TYPE, WHITE COLOR WITH STAINLESS STEEL COVER PLATES. PROVIDE GFCI TYPES WHERE SHOWN. VERIFY AND COORDINATE ALL POWER OUTLETS TYPES AND LOCATIONS WITH OWNER PRIOR TO INSTALLATIONS.
8. ALL LIGHT SWITCHES SHALL BE SILENT TYPE, HOSPITAL GRADE, 20 AMP., WHITE COLOR WITH STAINLESS STEEL COVER PLATES.
9. ALL LIGHT FIXTURE BALLAST SHALL BE T8 ELECTRONIC, PROGRAM RAPID START, 10% THD, ADVANCE BALLAST.
10. MAXIMUM LOAD FOR A 20 AMP BREAKER SHALL BE 15 AMPS OR 1800 WATTS AT 120 VAC.
11. PROVIDE NEW TYPED PANEL INDEXES ON ALL ELECTRICAL PANELS THAT WERE REVISED.
12. ALL NEW LIGHTING TO BE LED.
13. GUARANTEE ELECTRICAL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE.
14. IF IT UNDERSTAND AND AGREED BY THE INSTALLER THAT WORK HEREIN DESCRIBED SHALL BE COMPLETE IN EVERY DETAIL, EVEN THOUGH EVERY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED. INSTALLER SHALL BE HELD TO PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR THE WORK INTENDED AND DESCRIBED FOR A COMPLETE AND OPERATIONAL SYSTEM. SUCH MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO, CONDUIT, FITTINGS, COVERPLATES, WIRING, BREAKERS, CONTROL DEVICES, LIGHTING ACCESSORIES, ETC. THIS ALSO INCLUDES EQUIPMENT REQUIRED BY STATE AND LOCAL CODES.
15. ALL LED LIGHTS SHOWN IN THE STAIRWAY ARE TO REMAIN ON PERMANENTLY AND ARE TO HAVE BATTERY BACK UP IN THE EVENT OF A POWER OUTAGE.

- ## PLUMBING FIXTURES

1 1/4" EMT W#4-3
400 AMP METER BANK
W/100 AMP DISCONNECTS

*THIS RISER DIAGRAM WAS DEVELOPED BY A LICENSED ELECTRICIAN IN THE STATE OF MICHIGAN. ELECTRICIAN TO VERIFY LOADS AS A DESIGN BUILD BEFORE EMERGENCY SERVICE IS REQUIRED.

BASEMENT:
100 AMP PANEL

1ST FLOOR:
100 AMP PANEL

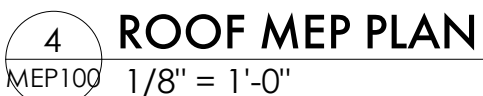
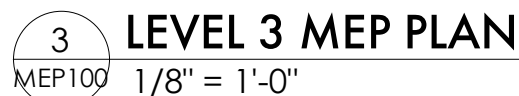
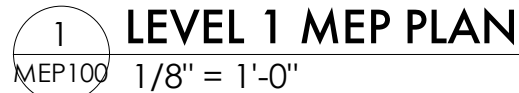
2ND FLOOR:
100 AMP PANEL

3RD FLOOR:
100 AMP PANEL

MEP100 1/4" = 1'-0'

- ## PLUMBING FIXTURES

*FUTURE RESTAURANT EQUIPMENT TO BE SELECTED BY EQUIPMENT COMPANY AND COORDINATED WITH ELECTRICAL, MECHANICAL, AND PLUMBING CONTRACTORS



SHEE

MEP100

06/04/2018

Shelter Bay Realty LLC.
Attn: Richard
101 W. Michigan Ave
Ypsilanti, MI
Phone: (917) 548-8800

Job Name: Ypsilanti Building
Job Location: Ypsilanti, MI

Historic Window Site Review: Budget Pricing

The following is the written Historic Window Site Review for the wood hung windows on the building located at 101 W. Michigan Ave. in downtown Ypsilanti, MI. This information was developed based on a physical site visit, discussions with the owner Richard and adhering to the guidelines for restoration and replication for Wood Window Restoration NPS Brief #9. Likewise, in providing our recommendation for the restoration or replication of wood hung windows we are adhering to the guidelines that meet NPS and SHPO standards based on the information provided that this project may seek to obtain Federal Historic Tax Credits.



I. Existing Conditions: (18) Wood Hung Windows @ (504 sq. ft.)

The existing frames and a majority of the sashes appear to be original to the building. However, at some point, someone replaced a number of sashes, covered the jambs with an interior trim board and appears the rope or chain has been removed as well as possibly the pulley. This has made them unable to operate

Architectural • Historical • Commercial Window and Door Systems

properly and stay in an open position. Most of the interior casing has been removed and replaced. None of this work matches the original windows and was poorly executed. All windows appear to be glazed with $\frac{1}{8}$ " clear glass, outside putty glazed and originally used a pulley, weights and chain or rope balancer for operation. Most of the windows appear to be in very poor to fair condition. The following typical siteline dimensions include $2\frac{7}{8}$ " bottom rail, $1\frac{1}{2}$ " side rail, $\frac{1}{2}$ " muntins, 1" meeting rail with a $2\frac{3}{4}$ " mullion. $\frac{1}{2}$ " x $\frac{1}{2}$ " parting bead, $\frac{3}{4}$ " x $\frac{1}{2}$ " blind stop, $1\frac{1}{2}$ " x $\frac{3}{4}$ " brickmould, sash thickness is $1\frac{1}{2}$ " and sill face is 1". This window is a typical narrow siteline, inexpensive hung window often found in a factory setting. A majority of the windows have missing hardware and sills and muntins that are missing or in very poor condition. Most sills are fissured, decaying and in very poor condition from being exposed to water and years of being unprotected. The overall condition of all the sashes and frames are very poor to fair.



Recommendation:

BlackBerry recommends full replacement of the existing windows based on the overall poor condition of the windows and key components. We recommend one of two options to either use a thermally broken aluminum replica product or a wood/clad replica product. Both would be a single-hung window with an exterior historic panning and sill, AAMA 2605 finish, low-e/argon, standard hardware, and no screens. Windows should be designed to match critical site lines within an $\frac{1}{8}$ " plus or minus, and existing profiles. An environmental haz-mat report should be commissioned and reviewed for presence of ACM and lead paint. Typically, windows of this time period contain ACM. We are a licensed abatement contractor and abatement has been included in the budget price.

Option No. 1: Aluminum Replica Window

Budget Pricing: \$50,500.00

Option No. 2: Wood/Clad Replica Window

Budget Pricing: \$70,600.00

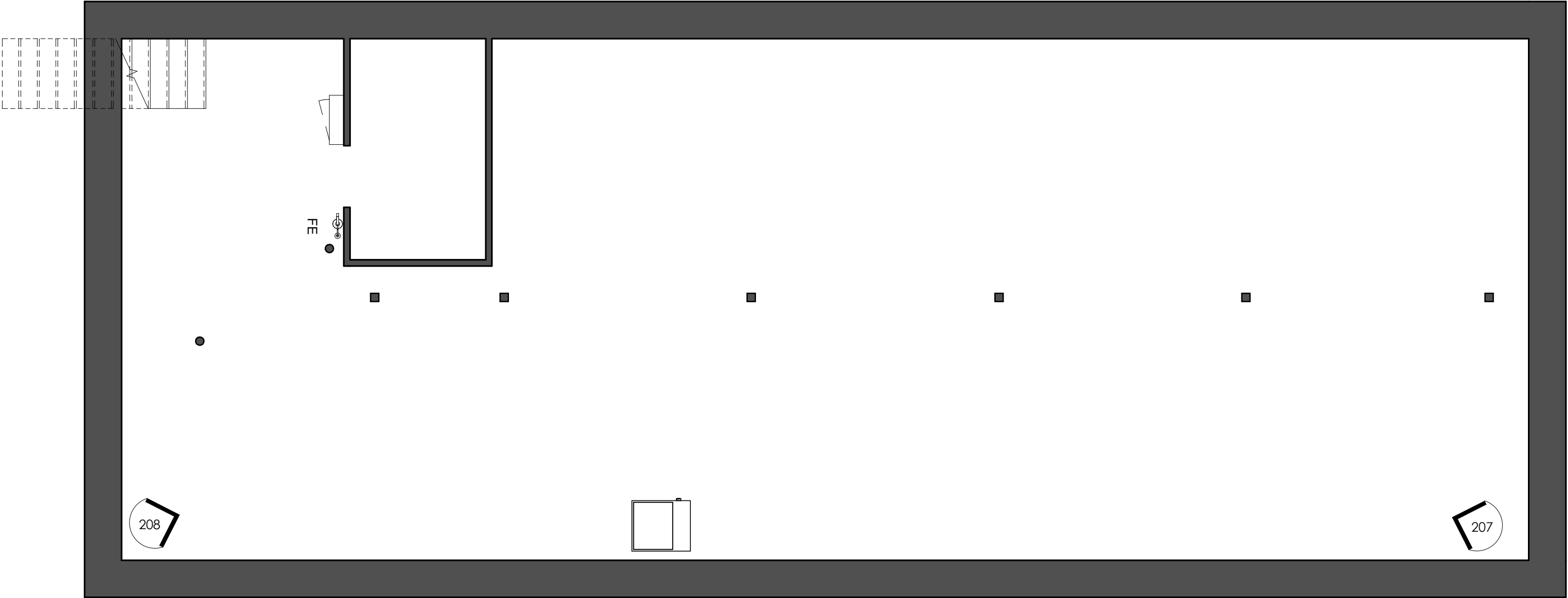
Pricing includes all material, tax on material, labor (Non-Union Wage Rate), employee cost, insurance, delivery, disposal, shop drawings, and supervision.

KES
Kaitlyn E. Shields
Commercial Estimator
BlackBerry Systems, Inc.

06/04/18
Date

101 W. MICHIGAN

101 WEST MICHIGAN AVE., YPSILANTI, MI



⇒ BASEMENT PLAN

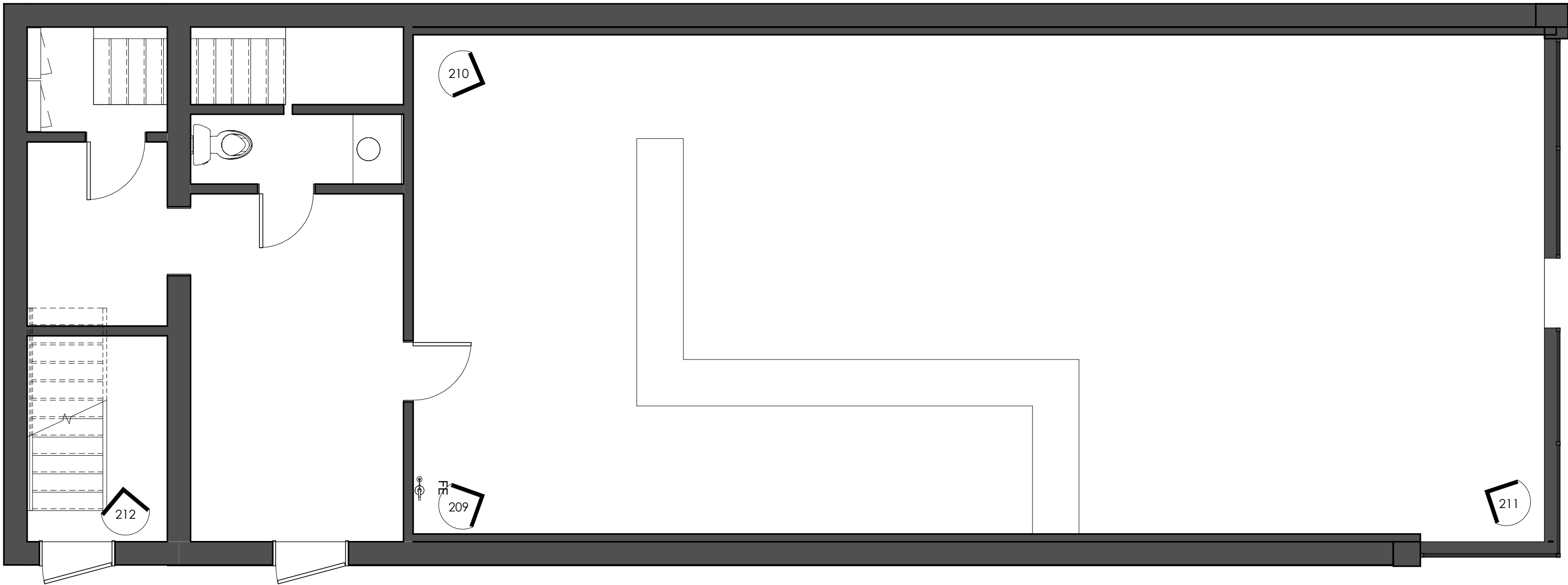
SCALE 1/4" = 1'-0"

9/9/2018 9:16:15 AM

Driven Design Studio PLLC 2018 All rights reserved.

101 W. MICHIGAN

101 WEST MICHIGAN AVE., YPSILANTI, MI



⇒ FIRST FLOOR PLAN

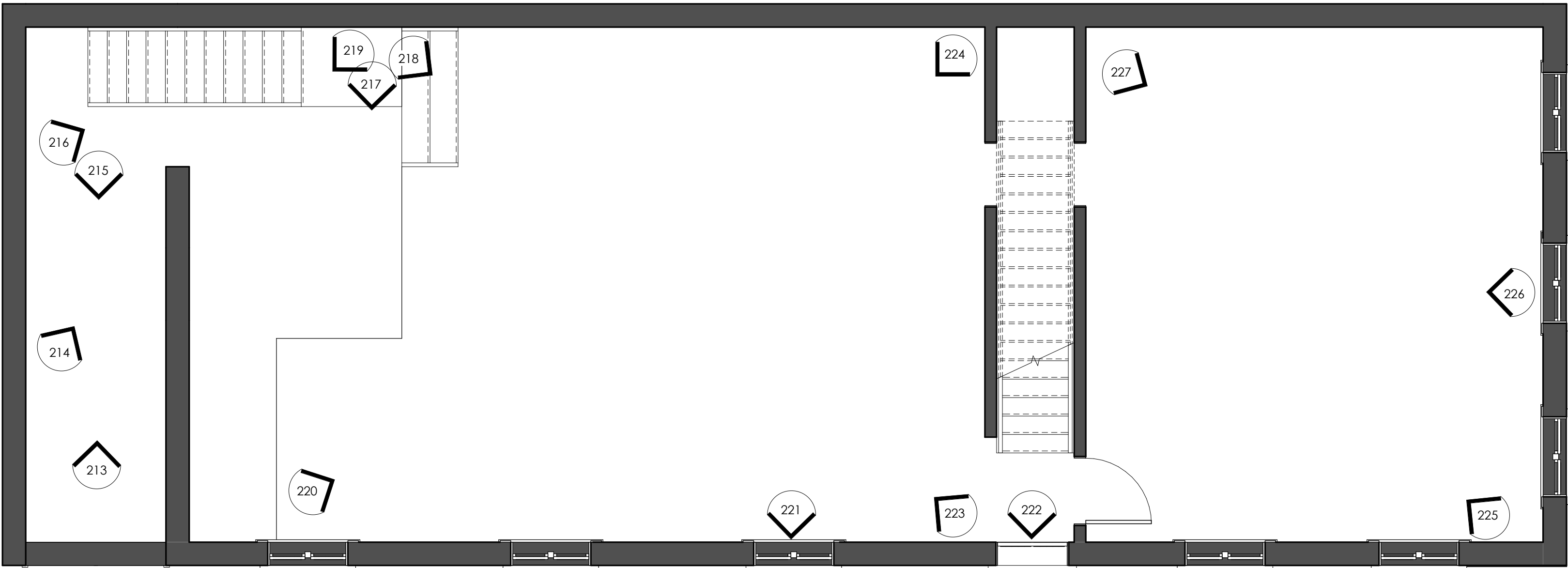
SCALE 1/4" = 1'-0"

9/9/2018 9:16:15 AM

Driven Design Studio PLLC 2018 All rights reserved.

101 W. MICHIGAN

101 WEST MICHIGAN AVE., YPSILANTI, MI



⇒ SECOND FLOOR PLAN

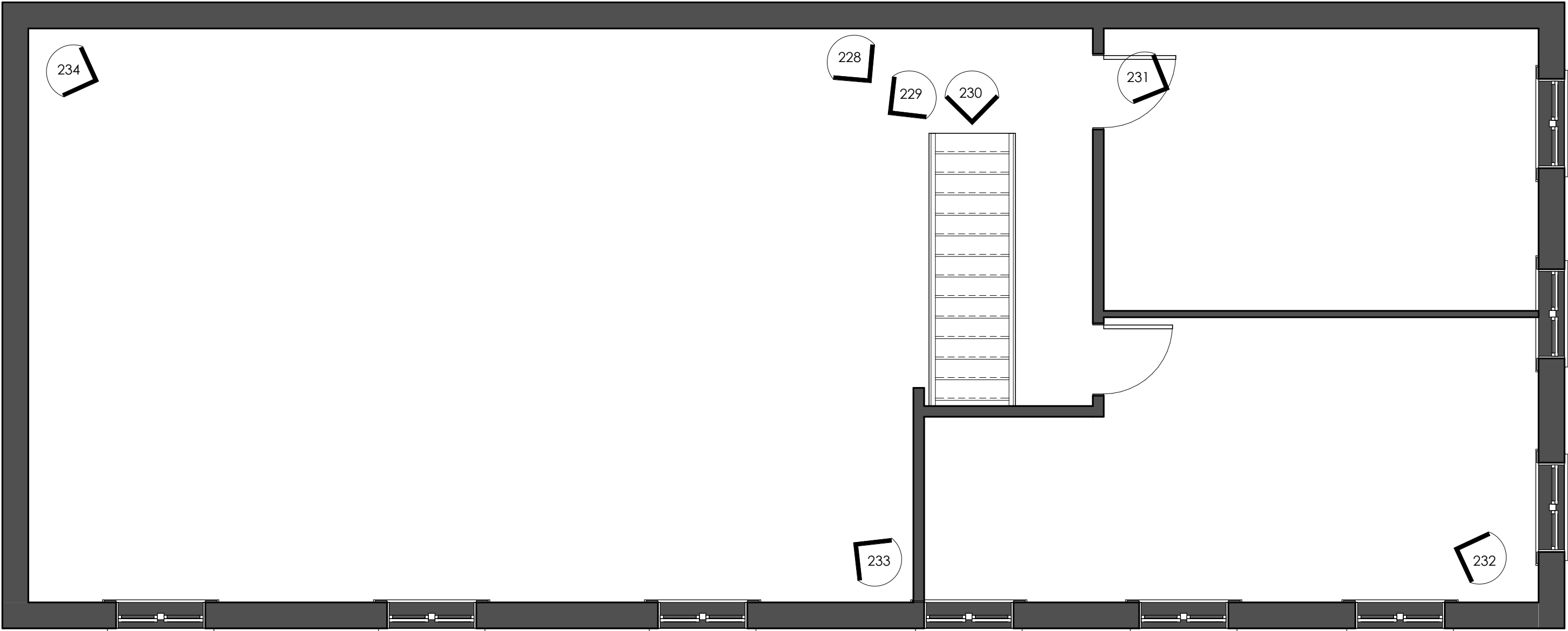
SCALE 1/4" = 1'-0"

9/9/2018 9:16:16 AM

Driven Design Studio PLLC 2018 All rights reserved.

101 W. MICHIGAN

101 WEST MICHIGAN AVE., YPSILANTI, MI



⇒ THIRD FLOOR PLAN

SCALE 1/4" = 1'-0"



9/9/2018 9:16:16 AM

Driven Design Studio PLLC 2018 All rights reserved.

101 W. MICHIGAN

101 WEST MICHIGAN AVE., YPSILANTI, MI



101 WEST MICHIGAN AVENUE
WASHTENAW COUNTY
YPSILANTI, MI 48197
GPS COORDINATES (42.241150, -83.612991)



↑ SITE CONTEXTURAL MAP

SCALE 1" = 100' 0' 100' 200'

9/9/2018 9:16:17 AM

Driven Design Studio PLLC 2018 All rights reserved.

101 W. MICHIGAN

101 WEST MICHIGAN AVE., YPSILANTI, MI



101 WEST MICHIGAN AVENUE
WASHTENAW COUNTY
YPSILANTI, MI 48197
GPS COORDINATES (42.241150, -83.612991)



↑ N SITE CLOSE UP

SCALE 1" = 50' 0' 50' 100'

9/9/2018 9:16:17 AM

Driven Design Studio PLLC 2018 All rights reserved.

BUILDING RESTORATION, INC.

Established 1982

Presented To:

Richard Muszynski
Shelter Bay Realty LLC
101 West Michigan Ave
Ypsilanti, MI 48197
chocoloco405@hotmail.com

Shelter Bay Realty LLC – Masonry Restoration @ 101 West Michigan Ave



Presented By:

Blair Bates, President
Building Restoration, Inc.

Proposal No.: P218301

Date: September 13, 2018

September 25, 2018

Richard Muszynski
Shelter Bay Realty LLC
101 West Michigan Ave
Ypsilanti, MI 48197
chocoloco405@hotmail.com

RE: Masonry Restoration @ 101 West Michigan Ave

Dear Mr. Muszynski,

In accordance with your request and our site review with yourself on the afternoon of Wednesday, September 12, 2018, Building Restoration, Inc. is pleased to provide you with this proposal.

SCOPE OF PROPOSAL

The overall scope of this proposal is to repair the exterior related masonry issues with minor interior repairs.

WORK ITEMS

To complete the above stated scope, we will perform the following items of work:

- **Masonry Repointing:** We will repoint the following areas of masonry with a Type K mortar utilizing the following procedure:

All mortar joints that have eroded greater than ¼" past their original face will require repointing. All mortar joints with minor holes or voids that can be penetrated with a 1/16" diameter wire greater than one half of the brick thickness shall be repointed. The following 16 steps to proper re-pointing shall be followed:

1. Mortar matching shall be achieved via matching our pre-made biscuits, followed by an onsite match to be verified by you, prior to repointing.
2. Mix design shall be a lime putty-based mortar with matching aggregate to achieve national park standards of proper bond and same or lower compressive strength as the matching mortar.
3. Remove deteriorated mortar (a minimum depth of two times the width of mortar joint). All procedures will follow the current OSHA standard for silica dust control when performing this work.
4. Brush, vacuum or water flush to remove debris in the joint.
5. Through close examination determine the extent of deterioration in the joint and surrounding area.
6. Rework the joint as necessary.
7. Brush, vacuum or water flush to remove debris in the joint.
8. Water-soak the brick (to satisfy the porosity or thirst of the brick).
9. Pre-wet to reduce the amount of initial dehydration of the mortar that is about to be replaced.
10. Deliver mortar to the prepared joint. Several layers may be required to fill the joint flush with the outer surface of the masonry.
11. Strike back (tooling the joint to match the existing historic joint).
12. Cut back the joint to recess the final mortar slightly from the face of the masonry.

13. Wait for the mortar to set until it is ready to be compacted.
 14. Dry brush compact the joints to allow for further development of a bond between old mortar and brick.
 15. Pre-wet to saturate the brick in preparation for the last step.
 16. Weathering wash to match the old and new masonry.
- **Cast Iron Window Surrounds:** Cast iron window surrounds will have the existing paint removed. You will need to subcontract out the asbestos caulk removal. Upon removal of the deleterious materials, we will:
 - A clean of the exfoliated corrosion products.
 - Prime utilizing a rusty metal Rustoleum primer.
 - Apply two (2) coats of protective paint, single color of your choice.
 - **Blend in:** In the areas on the east wall, southern section we will acid etch in attempt to blend in the existing non-matching mortars. However, the gray Portland cement containing mortars will not blend in as well but will be much closer than currently exists
 - **Parapet Cap Topping:** We will install a back sloped metal cap system that extends down to the existing wood insert with the drip edge. This will be installed directly over the existing protective metal cap with a matching color system to the windows. A separation waterproofing membrane will be installed on the existing metal prior to installing this system.
 - **Interior Masonry:** We will repoint all of the through deep masonry cracks above the windows on the second and first floors as required. This will be a squeeze bag methodology to place the mortar as deep as possible.
 - **Permits:** Building Restoration, Inc. will provide the permits for the sidewalk closure only. It is understood that you will have a permit pulled for the building itself.
 - **Clean Up:** We shall clean up and remove all items associated with our work and dispose of properly off-site. This clean-up is considered a construction clean-up only. Please note: provisions have not been made to account for creating a dust-free environment.
 - **Schedule:** If awarded, this work will be performed late fall 2018.

Our lump sum bid for the above stated work includes the following and is subject to the Attachments, including the **General Terms and Conditions** attached as Attachment A, which are incorporated into the contract:

- MATERIALS and TAXES
- LABOR: Direct, Supervisory, General, and Administrative (PREVAILING WAGE)
- INSURANCE: Worker's Compensation \$1,000,000; General Liability \$2,000,000; Umbrella Liability \$5,000,000; Automobile Liability for Company Owned Vehicles \$1,000,000.
- EMPLOYEE BONDS: Employees of *Building Restoration, Inc.* are company bonded through Hanover Insurance Company for a maximum of \$10,000.
- SUB-CONTRACTORS: Will not be used as the entire project will be performed by *Building Restoration, Inc.*
- EXCLUSIONS: Our lump sum bid for the above stated work excludes permits. All permits required will be charged to the project at cost plus 10%.

LUMP SUM BIDS:

P218301

\$35,714.00* Masonry Restoration @ 101 West Michigan Ave

**Subject to 30-day acceptance.*

Building Restoration, Inc. would like to thank you for giving us this opportunity to be of service to you, and we hope to be working with you on this project in the near future. If you have any questions, concerns, or if we can be of any further assistance, please feel free to contact us.

Respectfully submitted,



Blair E. Bates
President
Building Restoration, Inc.

Attachment A: General Terms and Conditions

Attachment B: Hazardous Materials

Attachment C: Safety

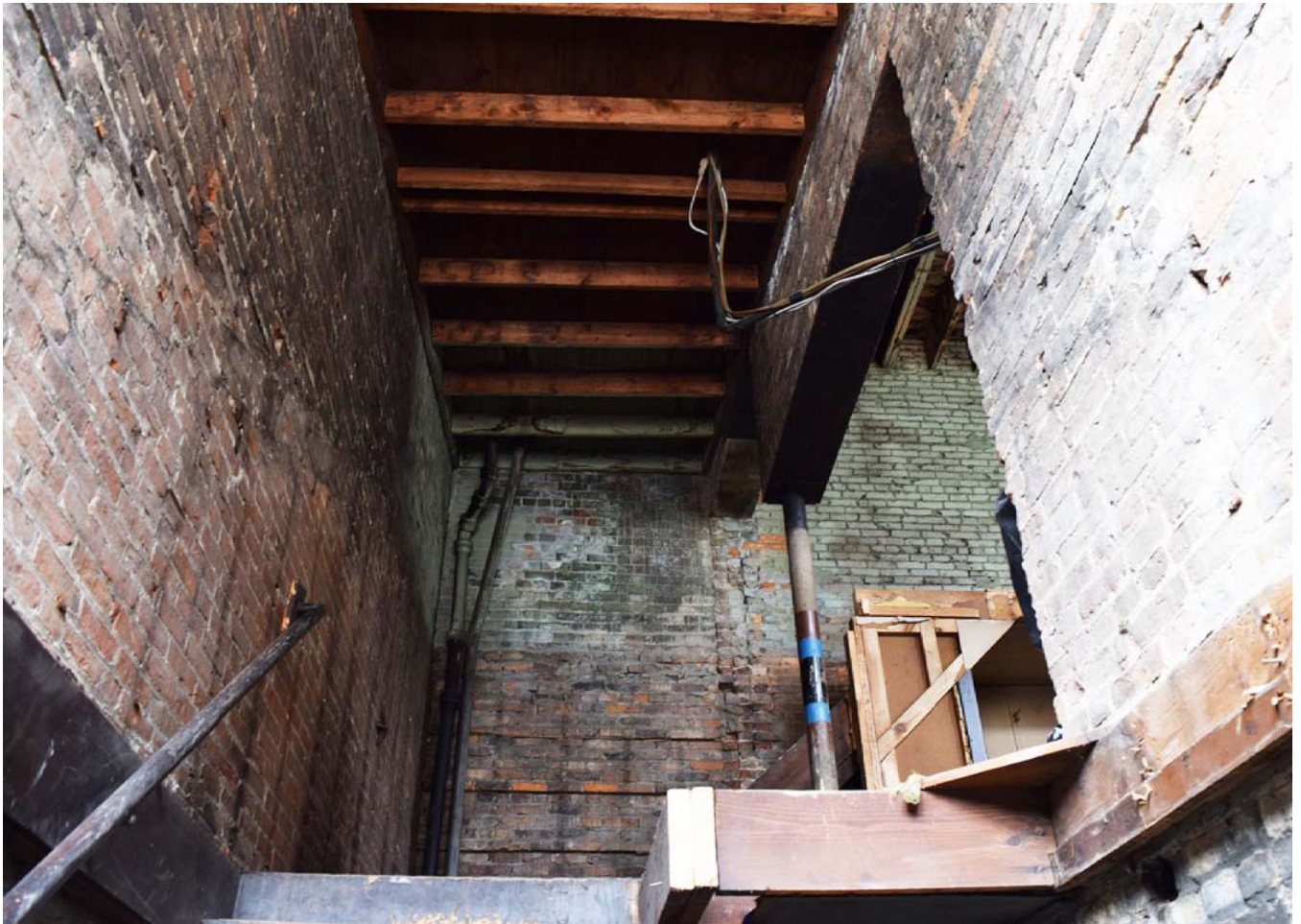
Attachment D: Contract Termination Provisions

Attachment E: Proposal Acceptance















HDC Demo by Neglect Staff Review

Property address: 206-210 N Washington

Date of 1st Demo by Neglect Letter: September 7, 2018

Date of 2nd Demo by Neglect Letter: October 5, 2018

Date of Review: October 16, 2018

Date of Meeting: October 23, 2018

Staff review:

1. The first notice to appear for the demo by neglect consideration for this property was tabled at the September 25th and again at the October 9th meeting.
2. Staff then posted a second notice to appear on October 5, 2018 for the owner's appearance at the October 23, 2018 HDC meeting.
3. Staff has discussed the demo by neglect process and verified with the City Attorney's office that the owner does not need to be in attendance at the meeting in order for the HDC to determine that a property is a demolition by neglect.
4. The property is also listed on the building department's dangerous buildings list.
5. There are many issues with the building, most of which are documented in the photos taken by staff including the building being open to the elements, fire damage, overgrown weeds, damaged/open fencing, debris on site, efflorescence and moss on the bricks.
6. HDC to review the attached documentation and photos and make a determination of whether the property is being demolished by neglect.
7. If the property is determined to be a demo by neglect the HDC will need to work with the applicant on a timeline for repair.

Staff Recommended Motion:

Move to determine that the property at 206-210 N Washington is in danger of demolition by neglect.

Prepared by:

Cynthia Kochanek, Preservation Planner

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.



October 5, 2018

City of Ypsilanti

Community and Economic Development

BALMORAL HOLDINGS LLC
PO BOX 20242
CHEYENNE, WY 82003

NOTICE TO APPEAR-SECOND NOTICE

RE: Potential finding of Demolition by Neglect at 206-210 N Washington St

Dear BALMORAL HOLDINGS LLC,

The Historic District Commission (HDC) is charged with protection of properties in the historic district. It has come to the attention of the HDC that the structures at 206-210 N Washington may be in violation of the Code of Ordinances for the City of Ypsilanti relating to demolition by neglect. Pursuant Chapter 54, Article II, Division 1, Section 54-31 of the Code, demolition by neglect is defined as *"neglect in maintaining, repairing or securing a resource that results in deterioration of an external feature of the resource or the loss of structural integrity of the resource."*

The HDC will consider whether the above mentioned historic resource is threatened with demolition by neglect at its meeting on October 23, 2018 at 7:00 p.m. at City Hall, Council Chambers, 1 S Huron St, Ypsilanti, MI, 48197. You are invited to attend this meeting. You may also provide written comments and documentation in advance of the meeting by email (ckochanek@cityofypsilanti.com) or by delivery to the City Clerk's Office with attention to me.

If the HDC finds that the building is in danger of demolition by neglect, you will be required to appear in order to determine a timeline for repair. In the event you fail to adhere to this timeline or fail to respond to this or subsequent notification, the City may take legal action against you and the property in order to achieve compliance.

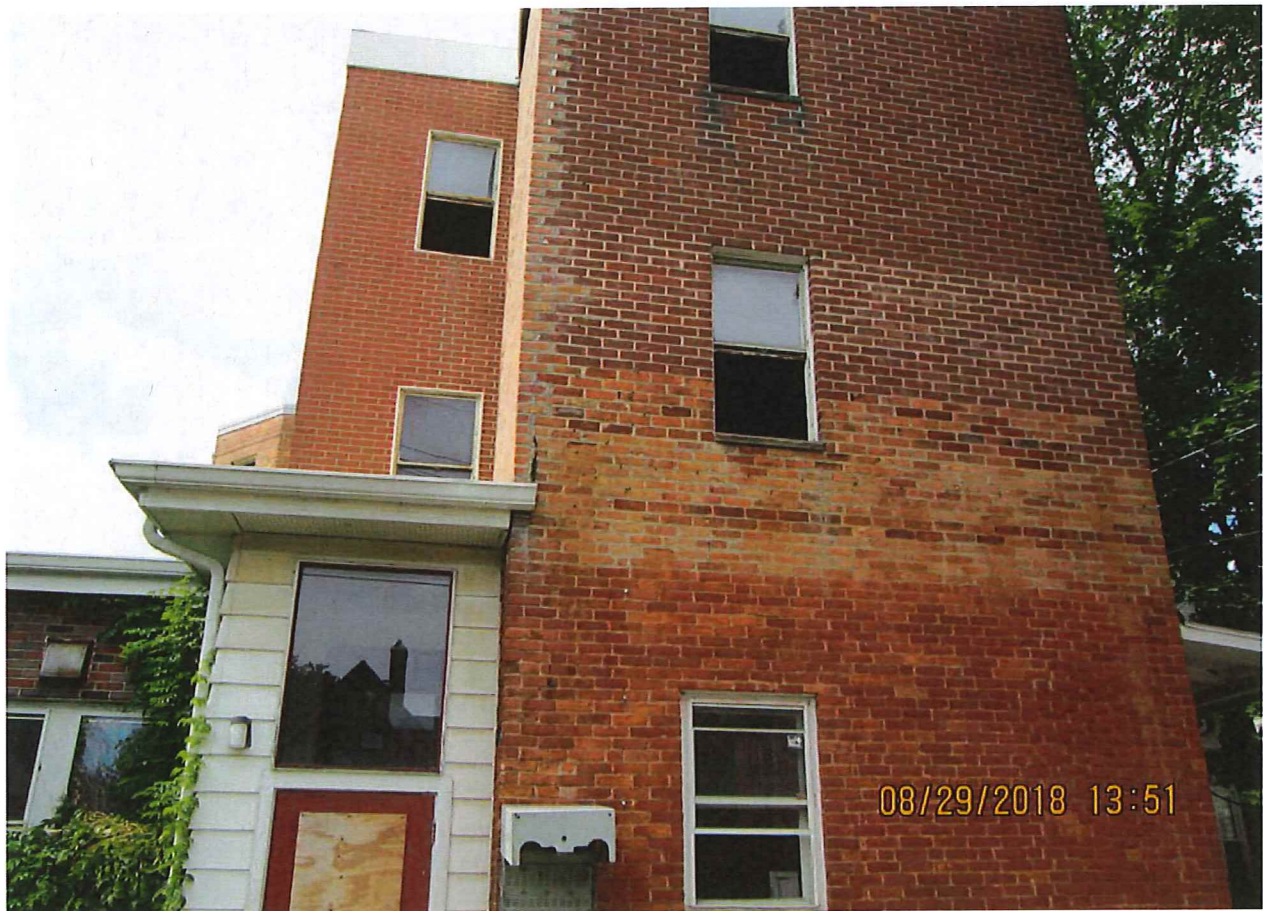
Applications and further information about the Historic District Commission are available online at www.cityofypsilanti.com/hdc. Please contact me at (734) 483-9646 or through email at ckochanek@cityofypsilanti.com with any questions.

Sincerely,

Cynthia Kochanek, Preservation Planner
Community & Economic Development Department

CC: File
Building Department

206-210 N Washington



206-210 N Washington



206-210 N Washington



206-210 N Washington



206-210 N Washington



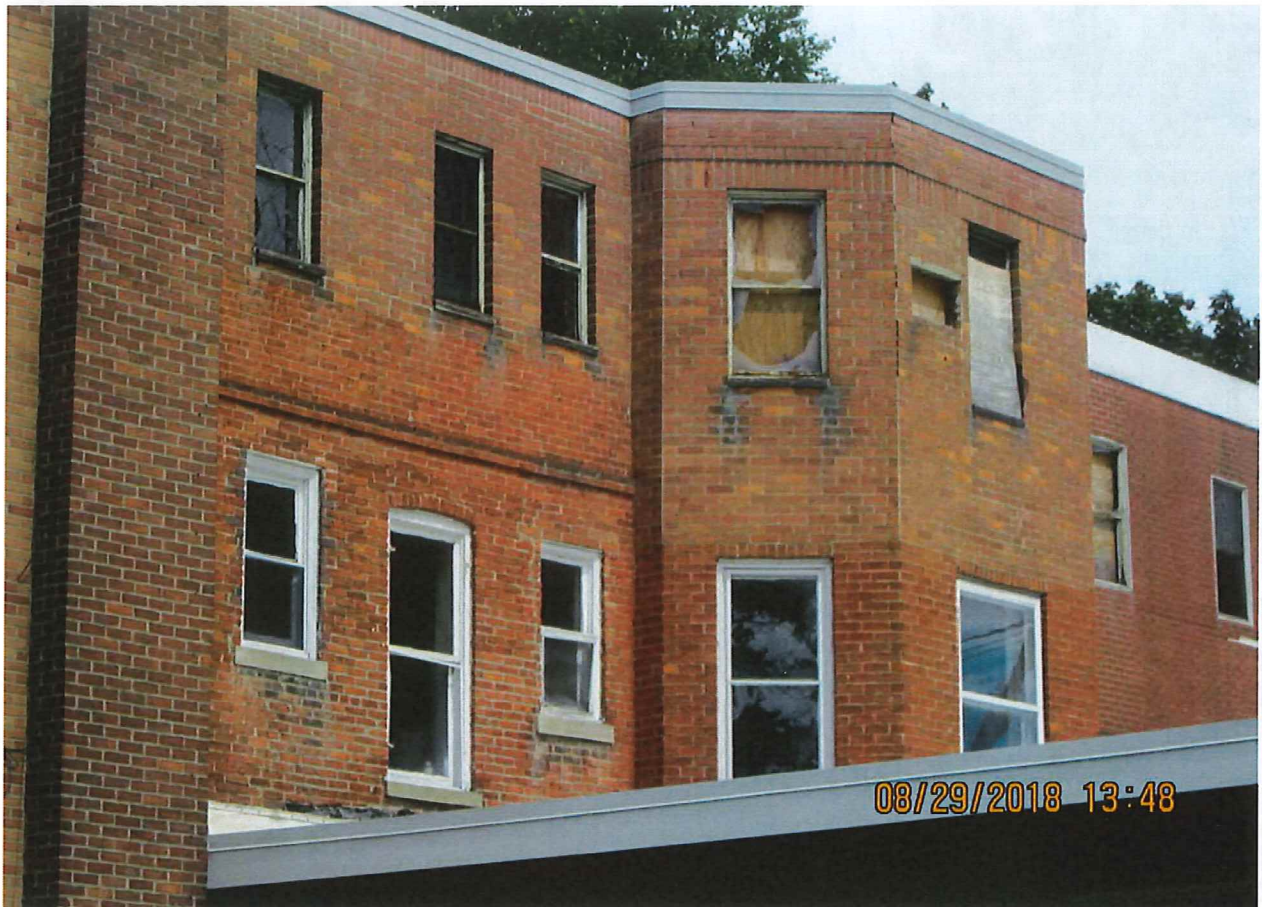
206-210 N Washington



206-210 N Washington



206-210 N Washington





HDC Work Permit Staff Review

Property address: East Cross, in the landscaping island behind the bus stop, between tracks and parking lot.

Date of Review: October 18, 2018

Date of Meeting: October 23, 2018

Proposed work: Addition of historical marker

Materials: Same as Motor City's sign at Corner Brewery on a single metal pole.

Staff review:

1. The City has partnered with EMU and local historians to erect up to six historical markers about Ypsilanti's Black History. The sign within the Historic District about the Civil War, and is planned for placement at this location due to its proximity to the rail stop with relevant historic significance (soldiers departed and returned from battle, and Black activists, including Sojourner Truth, arrived in Ypsilanti).
2. The sign will be about 16" x 24," on a single metal pole about 3' high, angled toward the viewer. Sign will be visible, but not intrusive.

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

Recommended Motion:

Move to approve and issue a certificate of appropriateness for the historical marker in the landscaping area behind the bus stop on East Cross as submitted in the documents with the application dated 10-16-2018.

Author:

Sarah Stachnik, Community & Economic Development Intern

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 NOT BE PLACED ON THE AGENDA

Property

Address

East Cross, in the landscaping island behind the bus stop, ^{between} tracks + parking lot

Applicant

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

Name

City of Ypsilanti

Address

1 S Huron

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734 483 9646

E-Mail

bwessler@cityofypsilanti.com

Contractor

Contractor Name & Contact Info

A2 Benchmarks

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

The City has partnered with EMU and local historians to erect a series of up to six historical markers detailing Ypsilanti's Black History. The sign within the Historic District regards the Civil War, and is planned for placement at this location ~~and~~ due to its proximity to the rail stop at which soldiers departed to and returned from battle, as well as where Black activists, including Sojourner Truth, arrived in Ypsilanti.

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

Sign copy attached
Materials to be essentially the same as the Motor Cities sign @ Corner Brewery outdoor sign ~ 16"x24", on a single metal pole.

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:

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.

N/A 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:

10/16/2018

Print Name:

Bonnie Wessler, City Planner

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 approvals and permits must be acquired before beginning work.

CIVIL WAR

TIMELINE

March, 1863

A dozen Ypsilanti men leave to join the 54th and 55th Massachusetts Infantries.

July 18, 1863

54th Massachusetts Infantry at the Battle for Fort Wagner.

February 17, 1864

1st Michigan Colored Regiment (later 102nd USCT) mustered into service in Detroit.

April 19, 1864

102nd arrives at Hilton Head, South Carolina.

November, 1864

Elements of the 102nd and 54th Massachusetts fight at Honey Hill, Tillifinny and Deveaux Neck.

February 27, 1865

102nd USCT enters the ruins of Charleston.

April 5-29, 1865

Potter's Raid from Georgetown to Camden, South Carolina.

October 19, 1865

102nd returns to Michigan and is disbanded.

Organizing the 102nd USCT

Over seventy men with Ypsilanti connections fought in the Civil War. The vast majority of men enlisted from Ypsilanti, or listed Ypsilanti as their home, when they joined the renamed 102nd United States Colored Troops (USCT), also known as the 1st Michigan Colored Infantry.

In December 1863, a train arrived in Ypsilanti with many of the leading Black activists of the state, including Sojourner Truth, on a mission to recruit Ypsilanti men into the Union Army. Others had already joined as groups of Ypsilanti men traveled east to enlist in the famed 54th and 55th Massachusetts Infantry Regiments.

A War of Liberation

Ypsilanti men were present at perhaps the most iconic Black experience of the Civil War, when they fought and died with the 54th Massachusetts at Fort Wagner on July 18, 1863. Charles Augustus and John Leathermen were killed, while others were wounded.

These military units served much of their time on the Sea Islands off the coast of South Carolina. Here they protected newly freed peoples on the Islands, manned forts and made forays into the mainland to destroy Confederate railroads and cotton stores. Members of these units, including men from Ypsilanti, protested the unequal pay and poor treatment that Black soldiers endured during the war.

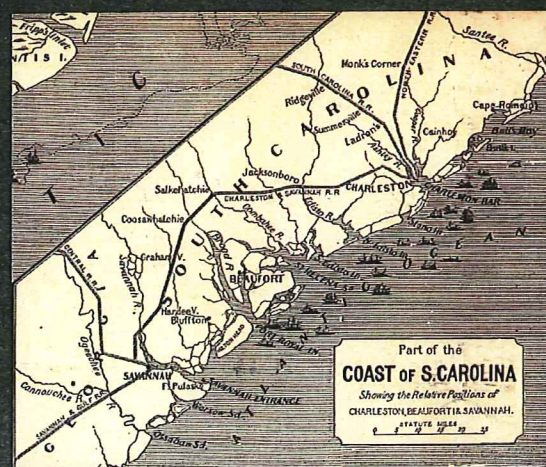
Many of those who fought had themselves escaped from slavery in the South, to return as freedom fighters. In the last month of the war, Ypsilanti men participated in Potter's Raid in South Carolina, liberating thousands of enslaved people. It was during this raid that Jesse Oliver of the 102nd USCT was killed near Bradford Springs, South Carolina, a week after the surrender of General Lee's Army at Appomattox. Oliver was one of the very last men to die in the Civil War.



Returning to Ypsilanti

The men came home from victory to the harsh realities of an unfinished revolution, facing continued racial discrimination, poverty, and unequal rights. Profoundly influenced by their Civil War experiences, many veterans became leaders in Ypsilanti. Here, they built a community, raised the next generation, and continued the struggle for equality that they waged on the battlefield. Many of these heroes are buried in Ypsilanti's Highland Cemetery.

SOJOURNER TRUTH has been carrying food and clothing to Michigan colored soldiers.— She is now eighty years old, and says she wants to live till all her people are free.



Circa 1861

Military map showing the coast of South Carolina, where Black Ypsilantians spent most of the war.

A



B



Additional History

- A The grave of Elias S. Rouse wounded at Fort Wagner with the 54th Massachusetts, in Ypsilanti's Highland Cemetery.
- B Drawing of the 55th Massachusetts, which included Ypsilanti men, liberating Charleston, South Carolina. March, 1865.

BLACK YPSILANTI

Black Ypsilanti: A History illuminates the dynamic, yet under-reported history of Black people in Ypsilanti, Michigan. From the pre-Civil War period through today, Ypsilanti has been home to one of the most vibrant Black communities in Michigan—a community of trailblazers in early childhood education, civic life, and abolitionist activity.

blackypsilantihistory.com

Depot Town near tracks

Depot Town Sign Location



Depot Town Sign Location



MANUFACTURING HISTORY

at the Corner of Norris & Forest



Manufacturing here spanned most of the 20th Century, reflecting the changing economy in Ypsilanti and in America. In 1907 the Ypsilanti Hay Press Company first built a factory here by the Huron River and the railroad tracks to make hay-presses and tractors. Between 1919 and 1964 the site grew to be Central Specialties Company's 28-acre metal foundry complex, producing items like piston-rings and Sears power tools. After the site's 19 buildings were sold to Motor Wheel Corporation in 1964, automotive brake drums and rotors were produced here until closing in 1997. Today's Arbor Brewing Company Microbrewery occupies a Central Specialty / Motor Wheel office building.



History of the Ypsilanti Hay Press factory, 1907. The factory was produced for the agricultural industry of the time, including hay-presses and early gasoline tractors. Image courtesy of the Ypsilanti Historical Society.



Central Specialties Company, looking east along Forest Avenue, 1925. By the time the facility had grown to produce metal products for industry. Photo courtesy of the Ypsilanti Historical Society.



CRAFTSMAN

1920s Craftsman automobile, 1925. Most of Central Specialties' production was for Sears Roebuck & Company, including the Craftsman line of cars. Photo by the Ypsilanti and Motor Wheel. Photo courtesy of the Ypsilanti Historical Society.

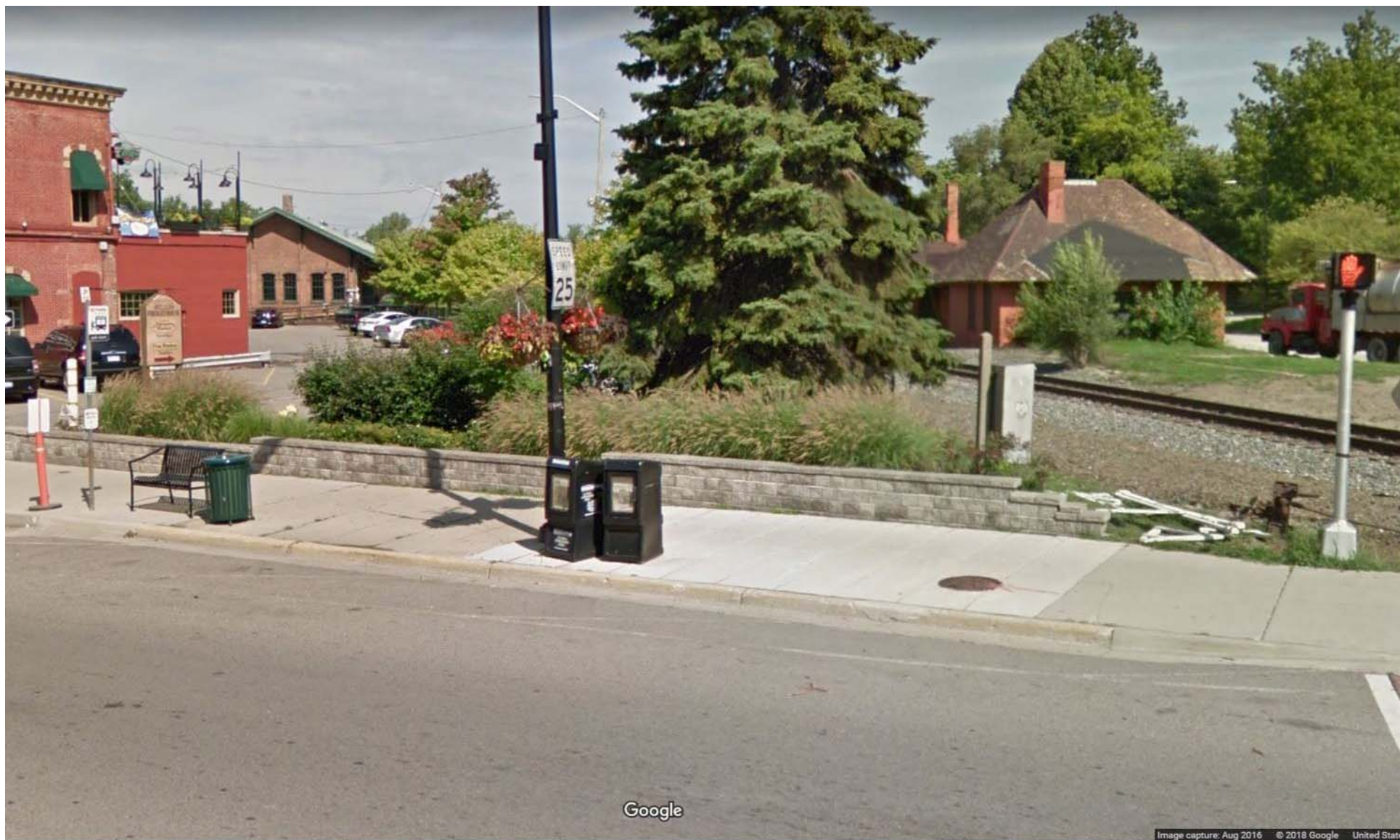


In 2006, a Motor Wheel Corporation office building was produced by Arbor and Motor Wheel. It replaced most of the building. The new building is now the Arbor Brewing Company. Photo courtesy of the Ypsilanti Historical Society.

FUNDING FOR THIS SIGNET PROVIDED BY




Ypsilanti Community & Public Works



Google

Image capture: Aug 2016 © 2018 Google United States







City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address

1 S Huron

Applicant

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

Name

City of Ypsilanti

Address

1 S Huron

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-483-9646

E-Mail

jmeayers@cityofypsilanti.com

Contractor

Contractor Name & Contact Info

Morawski's Roofing and Restoration, 734-439-7663

Type of work

☒ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Reroof the upper main flat roof and elevator shaft roof

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

Versico rubber roofing

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:

\$30,300

Permit fee:

\$35 + _____ = \$0, City Owned

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 detector system that meets or exceeds the requirements of the current state construction code, PA 230 of 1972, as amended.

Signature:

10/18/2018

Print Name:

Joe Meyers

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 approvals and permits must be acquired before beginning work.

MORAWSKI'S

SECOND GENERATION

ROOFING & RESTORATION

Joseph Morawski
Builders License #2101153674
Phone #734-439-ROOF (7663)

ESTIMATE TO:

Name: City of Ypsilanti
Street: 1 S. Huron
City: Ypsilanti
Phone: [REDACTED]

JOSEPH R MORAWSKI SOLE PROP
DBA MORAWSKI SECOND GENERATION ROOFING
7373 ROXBOLT RD
MILAN, MI 48100

ESTIMATE ADDRESS

Name: City Hall
Street: 1 S. Huron
City: Ypsilanti

CSimmons @ cityof ypsilanti

We herby propose to provide all materials, pull all permits, and perform all the labor necessary for the completion of:

Estimate For:

Upper main flat roof; and Elevator shaft Roof

Remove all existing rubber roofing from parapet walls and all rubber that is pulling loose from existing ISO insulation board.

Install new 1/2" hardboard insulation on all parapet walls from roof line up to concrete ledge to prevent new rubber from pulling loose on walls. Install 1/2" hardboard insulation on the entire roof area. Install new drop in style 4" sump drain in the only sump on the roof deck, and install tarp system in the roof area around sump drain.

Fully adhere OGC Versico rubber roofing with a bonding adhesive to the hardboard insulation on the entire roof area, and on all parapet walls from roof line up to concrete ledge. Terminate perimeter with 1 inch termination bar. Seal all roof penetrations with rubber and rubber flashing.

Seal inside of gutter with rubber flashing (inside only nothing on exterior)

Total \$ 27,500.00

For upgrade to 1" insulation Board add \$ 2,500.00
For upgrade to 1 1/2" insulation Board add \$ 2,800.00

Contract Agreement

Our workmanship is guaranteed for 10 years. All materials come with manufacturers warranties. All work described above will be performed in a substantial workman like manner for the sum of: \$ 27,500.00 with a down payment of 50% due at the start of work and material present on job site, balance of the total cost is due upon completion of work. ~~Joseph Morawski 505 English Oak Whitaker MI 48100~~

Signature

[REDACTED]

Date

6/6/18

Signature

Date



City of Ypsilanti

Community & Economic Development Department

Memo

To: HDC

From: Cynthia Kochanek, Preservation Planner

Date: October 19, 2018

Subject: CLG grant application

City staff was contacted by Michigan State Housing Development Authority, State Historic Preservation Office (SHPO) to see if the City would be interested in hosting a training in the spring of 2019, utilizing available 2017 CLG grant funds. A Commission Assistance and Mentoring Program (CAMP) training would be provided by the National Alliance of Preservation Commissions (NAPC) and hosted by the City for local historic districts, their staff and other interested parties. The NAPC is a nonprofit organization that supports local historic commissions using advocacy and training. Ypsilanti would be one of two cities to host training within the state, another training would be held in Kalamazoo.

The Certified Local Government Program is a partnership between local, state and national governments focused on promoting historic preservation at the grass roots level. The program is jointly administered by the National Park Service (NPS) and the State Historic Preservation Offices (SHPOs) in each state, with each local community working through a certification process to become recognized as a Certified Local Government (CLG). CLGs then become an active partner in the Federal Historic Preservation Program and the opportunities it provides, including grant opportunities. The City of Ypsilanti has been a CLG Community since 2002 and in the past has received CLG grants.

The City would be responsible for organizing and covering the cost of the NAPC training through a CLG grant agreement. For organizing this training the city would be reimbursed with CLG grant funds for all eligible project expenses, including staff time. This differs from traditional CLG grants in that this grant will be for full reimbursement instead of the standard 60/40 match. Staff has estimated a total cost for the training to be around \$11,000.

Staff is requesting a resolution in support of the CLG application from the HDC. City Council unanimously supported the CLG application at its October 16, 2018 meeting.



October 23, 2018

RESOLVED BY THE HISTORIC DISTRICT COMMISSION OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti is a Certified Local Government (CLG), eligible to apply for Michigan Historic Preservation Fund grant dollars to support the city's historic preservation program; and

WHEREAS, the Ypsilanti Historic District Commission supports promoting historic preservation through partnerships and training; and

WHEREAS, the Michigan State Housing Development Authority, State Historic Preservation Office (SHPO) has asked the City to host a National Alliance of Preservation Commissions (NAPC) training for historic district commissions; and

WHEREAS, SHPO has proposed that the City of Ypsilanti apply for a CLG grant to administer a contract with the NAPC, a historic preservation training agency, to provide this training.

NOW THEREFORE BE IT RESOLVED THAT, the Ypsilanti Historic District Commission supports the application for a grant from the SHPO CLG Grant Program to be used to contract with NAPC for training.

OFFERED BY: _____

SUPPORTED BY: _____

YES:

NO:

ABSENT:

VOTE:

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF OCTOBER 9, 2018

CALL TO ORDER AND ROLL CALL

Mike Davis, Jr. Chair 7:03 PM

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

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

Commissioners Absent: Anne Stevenson

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

APPROVAL OF AGENDA

Motion: Rupert (second: Schmiedeke) moved to approve the agenda as submitted.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS

206-210 N Washington

**Demolition by neglect consideration.*

Owner: Balmoral Holdings, LLC– Not present

Motion: Schmiedeke (second: Prebys) moved to table the demolition by neglect
consideration for 206-210 N Washington until the October 23, 2018 HDC
meeting indicated in the second notice to appear.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

NEW BUSINESS

130 N Huron

**Application is for reroofing and the replacement of gutters and downspouts.*

Applicant: Thomas Monahan, contractor – Present

Discussion: Davis: Asked applicant to walk the Commission through the application.

Monahan: Stated that the original roof had cedar shake and that two layers of asphalt shingle roofing was added over the years. Stated that the proposal is to remove the three layers of shingle and install a lifetime dimensional shingle in its place. Stated that because the current gutters are hung from the roof, they will need to be removed for the roof replacement. Stated that new gutters will be installed which match the existing.

Prebys: Asked about venting.

Monahan: *[Referencing photos of the outside and attic space]* Stated that there is the attic space and that you can see all of the bottom of the roof decking. Stated that this one was completely insulated and drywalled. *[Continued referencing photos of attic space]* Stated that there is no intake and no exhaust ventilation; that it never was set up with any. Stated that there is no practical way to install ventilation.

[Discussion ensued re: venting considerations]

Davis: Asked about the half-round gutters.

Monahan: Stated that they exactly match the existing. Confirmed that the bracket hanger styles that will be chosen will be historically correct.

Prebys: Asked if there will be a drip edge.

Monahan: Confirmed.

Prebys: Asked about the color of the drip edge.

Monahan: Confirmed black, to color match the shingles.

Rupert: Asked if gutters will be aluminum or galvanized.

Monahan: Confirmed galvanized.

Davis: Asked about a darker color for the downspouts.

Lindsay: Asked about the downspout color possibly matching the shutters.

[Discussion re: gutter and downspout color considerations]

[Commission consensus for dark green for downspouts to color match shutters]

Kochanek: Advised that for roof approvals, the gutter straps need to go under the roof shingles or brackets be used instead.

Monahan: Stated that the gutter installer has a bracket that is put on top of the new plywood but under the shingle roof material.

Rupert: Stated that that is the strap kind.

Monahan: Stated that there is also one that attaches directly to the fascia and also has a clip system over it but does not physically attach to the roof material. *[Deferred to the Commission's recommendation]*

Rupert/Prebys: Stated that as long as it is not on top of the shingles.

Monahan: Stated that due to the height and steepness of the building, that manlifts will need to be used. Stated that it will not be known if the fascia material is solid or needs replacement until the gutters and roof are removed.

Pettit: Stated that repairing as needed with like materials, not doing a mass removal, is considered by the Commission as a repair and appropriate.

Motion: Prebys (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for the work at 130 N Huron to include the reroofing of the structure with CertainTeed Landmark dimensional shingles in the color driftwood. Work to also include the replacement of the existing gutters and downspouts with new half round gutters and downspouts. The gutters are to be in wicker color and the downspouts in green, similar in color to the shutters. They will occur in the same locations as they currently are. Drip edge is to be black.

Secretary of the Interior Standards:

#5- Preserve distinctive features.

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

215 W Michigan

**Application is for door replacement.*

Applicant: Ben Harrington, representative for SPARK & Eric Maurer, owner– Present

Discussion: Davis: Asked applicant to explain to the Commission the work they are

proposing.

Harrington: Stated that the facility is being remodeled with plans of increasing staff and capital equipment investment. Stated that as a security upgrade, the proposal is to replace the existing door with an aluminum frame commercial door with multiple levels of energy efficient glass.

Davis: Asked if the glass will be clear.

Harrington: Confirmed.

Davis: Noted a staff note advising a dark bronze finish to match what is there, rather than the aluminum silver.

Harrington: Stated that the preference is for the aluminum because it matches the interior doors. *[Deferred to the Commission's recommendation]*

Prebys: Stated that when thinking about the exterior and the 19th century quality of the building, that the bronze is more appropriate.

Harrington: Acknowledged.

Kochanek: Asked the Commission about stile preference.

Harrington: Stated that the stile quoted was narrow.

[Commission discussion re: stile preference; consensus as to "narrow", per materials]

Davis: Asked if it would be double doors.

Harrington: Confirmed

Motion: Rupert (second: Prebys) moved to issue a notice to proceed for the work at 215 W Michigan for the replacement of the front entry doors with Ramco narrow stile double door in aluminum with a 10" bottom rail. A condition of approval is that the doors be installed in a dark bronze anodized finish.

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

Approval: Unanimous. Motion Carries.

320 N Washington

**Application is for garage door replacement.*

Applicant: Chris Janowiak, owner – Present

Discussion: Janowiak: Stated that the Commission approved new garage doors for the building three years ago. Stated that authorization was given to do recessed long panel and long windows without dividers *[referencing materials]*. Stated that applicant would prefer installing a different door from a different company. Stated that it is a better built and nicer garage door but that it only comes in a raised panel *[referencing brochure sample]*.

Rupert: Asked if it is an insulated door.

Janowiak: Confirmed.

Kochanek: *[Referencing overhead materials]* Stated that this is the original application, with a recessed long panel with the plain window.

Rupert: Asked if the current door has raised panels.

Janowiak: Confirmed that recessed panels are the existing.

Davis: Asked why they are not being repaired.

Janowiak: Stated that the doors have been repaired many times. Stated that they are not energy efficient.

Lindsay: Stated that in looking at the elevation review of the doors, that the overall proportion of the openings is entirely different – the ones on the right-hand side are square; the ones on the left are tall – that the proportion is actually taller than it is wide.

Janowiak: Stated that that is the way the building was.

Lindsay: Acknowledged. Stated that that is part of the character the Commission is possibly interested in keeping.

[Continued Commission review & discussion of brochure sample, original application/materials, and discussion of appropriate door and window styles/sizes]

Davis: Asked if the Commission is reaching a consensus of reapproving what was approved in 2015.

Lindsay/Pettit: Confirmed.

Davis: Asked if it is the Haas.

Kochanek: Stated that the model number listed on the previous application is #663.

[Discussion continued re: appropriate panel selections]

Janowiak: Asked if the Commission would mark the recommended selections on the brochure.

Davis: Acknowledged.

Kochanek: Asked if there is any designation on the window other than "plain".

Lindsay: Stated that the window is called "plain", under the Carriage House series.

Motion: Pettit (second: Rupert) moved to approve and issue a certificate of appropriateness for work at 320 N Washington to include the replacement of the garage doors on the east side of the building with white Haas # 663 recessed long panel garage doors with carriage house series plain windows to match.

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.

STUDY ITEMS

320 N Washington

Applicant: Chris Janowiak

Discussion: Janowiak: Stated that the proposal is for replacement of non-energy efficient windows and possibly for security fencing around the air conditioning units. Stated that there was theft of two of the units and damage to another one.

[Discussion re: alternative possible window repair options including sash packs, appropriate building lighting options and security fencing alternatives]

Kochanek: *[Provided applicant with a copy of the Commission Lighting Fact Sheet]*

Pettit: Stated that the Commission would want to see specific lighting fixtures, location of lights and motion sensors, as well as color temperature information.

Janowiak: Acknowledged. Stated that applicant would also return to the Commission if any fencing installation is decided on for the protection of the A.C units.

209 Pearl

Applicant: Jesse Kranyak and Mark Maynard

Discussion: Davis: Stated that the Commission received a letter and a drawing.

Maynard: Stated that here are some pictures of the current building and driveway. *[Applicant provided photographs for the Commission to review]*

Stated that applicant was before the Commission a few months ago requesting new doorways be put onto the alley/driveway. Stated that the architect is looking at what could be done with the outside of the building that would increase seating and make the area more desirable, while respecting the history of the building.

[Referencing drawings and photos, applicant explained the vision of the proposed conceptual space]

[Discussion ensued re: alley access, conceptual space breakdown, awning information, concrete & color]

Kochanek: *[Provided applicant with a copy of the Commission Lighting Fact Sheet and Signage & Awning Fact Sheet]*

ADMINISTRATIVE APPROVALS

501 N Adams

**Application is for door replacement.*

307 N Hamilton

**Application is for venting.*

Motion: Prebys (second: Rupert) moved to approve the administrative approvals for 501 N Adams and 307 N Hamilton.

Approval: Unanimous. Motion Carries.

OTHER BUSINESS

Administrative approvals discussion

Staff asked the Commission to continue thinking about what they would feel is appropriate.

Demolition process/application discussion

[Consensus to temporarily suspend discussion]

Property Monitoring

206-210 N Washington

Kochanek: Indicated that a notice to appear was reposted for the October 23rd meeting. Stated that per the City Attorney, the Commission can decide on whether it is demolition by neglect at that time, with or without the applicant's presence.

208 E Cross

Prebys discussed the appearance of the property and asked staff to look into it.

Depot Town Letter

[Discussion re: the letter content; consensus that it is currently not an HDC action item]

Commissioner Davis indicated that the HDC would consider any proposals from the City which fall under its venue.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of September 25, 2018

Motion: Rupert (second: Lindsay) moved to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Chairperson Davis adjourned the meeting, citing the end of the agenda with no further items to discuss.

MEETING ADJOURNED at 8:24 p.m.