

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF OCTOBER 23, 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, Hank Prebys, Ron Rupert, Jane Schmiedeke
Commissioners Absent:	Erika Lindsay, Anne Stevenson
Staff Present:	Cynthia Kochanek, Preservation Planner Nancy Hare-Dickerson, Commission Secretary

APPROVAL OF AGENDA

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

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

309 S Washington

**Application is for painting.*

Applicant: Niles Johnson, contractor & Bounthanh Katmanivong, owner– Present

Discussion: Johnson: *[Provided cell phone pictures of the home]* Stated that the color scheme is in tune with the neighborhood - grey as the main color, white trim and burgundy accent.

Davis: Asked where the burgundy color will be located.

Johnson: *[Referencing cell phone pictures]* Stated that the burgundy color will highlight over the windows and go up to the peaks. Stated that the overhang roof above the door on the right-hand side of the house will be trimmed in burgundy and white. Stated that the color scheme is a burgundy and white trim around the whole house.

Davis: Asked if it would be mainly burgundy on the window.

Johnson: Stated that one strip on top and one strip on the bottom of the window will be burgundy. Stated that it is white in between, accented with the grey behind it.

[Referencing packet materials, discussion ensued to clarify the location for the proposed colors]

Johnson: *[Referencing cell phone pictures]* Stated that this is the house before it was painted. All these accents in white will remain white.

Pettit: Asked if the corner board and this bottom board will remain white *[referencing materials]*.

Johnson: Confirmed. *[Referencing materials]* Stated that all that you see that is white will remain white. Stated that this triangle here *[referencing materials]* coming up the house to the peak and coming back down this side will be burgundy. Stated that there is a small piece of trim here going to this peak, about an inch and a half wide coming down, which will be burgundy *[referencing materials]*. Stated that the rest of it is going to be white.

Davis: Asked if the trim around the windows will still be white.

Johnson: Stated that burgundy will be on the top and bottom and that the sides will be white. *[Referencing materials]* Stated that this whole area in here is going to be white.

Rupert: Asked applicant if he is referring to the window frame, the top board and the sill.

Johnson: Confirmed. Stated that it will be similar to the corner house on Buffalo and Washington, with the exception that the 309 S Washington window sill is thicker.

Prebys: Asked if it is a line, essentially.

Johnson: Confirmed. Stated just like a pin stripe around the house. Stated that the whole top will be burgundy; that it will be white coming down and these will be burgundy *[referencing materials]*.

Rupert/Pettit: Stated that the entire horizontal frame of the horizontal casing

is going to be burgundy and the vertical casing will remain white.

Johnson: Confirmed. Stated over the top of the windows. *[Applicant provided cell phone picture of an example of a home to show what the proposed color scheme would look like].*

Motion: Pettit (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for the exterior painting of 309 S Washington with Dark Pewter #PPU18-04 and Ultra-Pure White #PPU18-06 and Formal Maroon #PPU1-14. The white and maroon are to be the trim colors; the maroon to highlight the gable ends and the horizontal trim pieces as discussed and the white to be the vertical casing members and other components as discussed.

Secretary of the Interior Standards:

#7- Clean building gently—no sandblasting.

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

306 N River, Suite D

**Application is for window replacement/installation.*

Applicant: Eric Mullins, occupant representative– Present

Discussion: Davis: Stated that the application is for window installation that was previously approved by the Commission.

Mullins: Stated that applicant was unable to install the windows previously approved by the Commission in 2015. Stated that applicant submitted a new application for Andersen 400 series windows which he was advised by staff are vinyl-clad and would not be appropriate. Stated that he provided a new quote and is before the Commission to discuss consideration of an A-series aluminum clad window which is similar to the previously approved Andersen window, with the exception that the cladding is Fibrex –a fiberglass wood composite. Stated that the next window option with wood cladding on the outside would be twice the price of the Andersen series windows and cost prohibitive.

Davis: Stated that the Commission has not previously seen or considered Fibrex material.

Pettit: Asked if the Fibrex is just the cladding.

Mullins: Confirmed. Stated that it is just the cladding on the outside --the material that keeps the moisture off the wood itself.

[Discussion ensued re: material appropriateness/warranty; option possibilities/cost differences]

Mullins: Stated that Andersen has an E-series which is aluminum clad. Stated that he could talk to his contractor about what the cost would be.

Davis: Stated that a sample of the Fibrex material would need to be submitted to the Commission for its review before approval could be considered.

Mullins: Acknowledged.

Motion: Prebys (second: Pettit) moved to table the application for 306 N River, Suite D pending information on the various cladding possibilities for the windows.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

115 W Michigan

**The application for window replacement was moved to the end of the meeting as the applicant was not in attendance.*

33-35 E Cross

**Application is for window replacement.*

Applicant: Chad Seward, owner representative– Present

Discussion: Davis: Asked applicant to provide a run-down of what is proposed.

Seward: Stated that window replacement is needed on the second story of the building, as well as tuck pointing on the corners and by the fuse panels in the back-meter area.

Davis: Asked if there are any proposed changes in window dimensions.

Seward: Stated that there are no window dimension changes and no painting proposed. Stated that the reason for the replacement is due to deterioration on the inside of the windows *[referencing overhead materials]*. Stated that down there *[referencing photo materials]*, you can see where the grout has been removed by one of the frame points and there is no mortar left.

Prebys: Asked what the mortar mix will be.

Seward: Stated that it is 60/10/10.

Schmiedeke: Asked what the custom clad is, in reference to the specification sheet from Mans Lumber.

Seward: Stated that he does not know at this time.

Schmiedeke: Stated that the Commission would need to know that.

Prebys: Stated that an aluminum clad wood window would be the condition for approval.

Seward: Acknowledged.

Rupert: Stated that it should match the existing color.

Seward: Confirmed. Stated that the color will match the original, which is a dark brown on the interior portion of the framework. Stated that no painting is proposed. *[Applicant referred the Commission to an updated photo of what the building would look like after the new window installation].*

Motion: Prebys (second: Rupert) moved 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 also to include tuck-pointing that meets the mortar mix requirements listed in the HDC masonry repair and cleaning fact sheet.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion Carries.

56 N Huron

**Application is for storefront renovation.*

Applicant: Amanda Gaytan, owner– Present

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

Gaytan: Stated that, most importantly, she would like to replace the damaged upstairs windows with Pella standard wood and glass windows to match the original style of the building. Stated that the exterior window paint color will match the existing, which is a dark chocolate brown. Stated that the damaged transom window would be replaced with a 1920s era stained-glass window. Stated that the transom trim would be cleaned up, painted and properly sealed. Stated that the rotted wood around the door would be replaced. Stated that the cleanup of the area would be to repaint

the trim and add tile to the façade that matches the era and style of the building.

Davis: Asked applicant to talk more about the tile.

Gaytan: Stated that the rotted particle board areas would be replaced with tile which would preserve the building, keep it from any more damage and be aesthetically pleasing and representative to the era of the building.

Davis: Asked if the tile is going to be where this white part is here *[referencing materials]*.

Gaytan: Confirmed. Stated that tile would be wherever there are the white parts *[referencing materials]*. Stated that where your pen is *[referencing materials]*, is concrete – that that part right there and on the other side of the door will be cleaned up. Stated that under and over the window and then that little strip up there *[referencing materials]* would be what would be tiled just to keep the water out.

Davis: Asked how the tile would be installed.

Gaytan: Stated that the contractor would mason it and would be doing a standard tile with a standard grey colored grout. Stated that applicant would be comfortable with any of the 1920s deco era tile selections provided *[referencing photocopies of tile samples]*.

Davis: Asked about the window model and type.

Gaytan: Stated that the windows are wood frame.

Davis: Asked if it is aluminum or wood cladding.

Gaytan: Confirmed wood.

Schmiedeke: Asked about the color.

Gaytan: Stated dark chocolate brown, matching the existing.

Rupert: Asked if the windows are double pane.

Gaytan: Stated that they are double hung windows.

Rupert: Asked if the windows are insulated.

Gaytan: Confirmed.

[Discussion continued re: the configuration of the window glass]

Prebys: Asked about the arrangement of the glass in the windows.

Gaytan: Stated that these are solid panes that have a decorative cross here *[referencing materials]*. Stated that it is designed to represent the existing window.

Davis: Referred to a staff note that the existing windows are 50/50 and that the pictures provided of the proposed windows appear to be a different configuration.

Kochanek: Clarified that the existing windows on the building appear to be a 50/50 split. Stated that the windows in the photos that were included with the application appear to be 60/40 or 70/30.

Rupert: Stated that it is the upper and lower sash.

Gaytan: Stated that applicant wanted it to be the exact same as it was before.

Prebys: Asked if the muntin dividers would be on the outside of the window.

Gaytan: Stated that the muntin dividers would be on the inside.

Prebys: Stated that they would need to be on the outside as well.

Rupert: Confirmed.

Gaytan: Acknowledged.

Kochanek: Stated that muntins on the exterior of the window could be listed as a condition of approval.

[Discussion re: possible cladding/sash pack options]

Davis: Asked to talk about the stained glass above the door.

Prebys: Asked about the dimension.

Gaytan: Stated that they are the same; that no adjustment is needed in the transom frame.

[Discussion re: thoughts on swinging/fixed windows]

Davis: Asked if the Commission is comfortable with the stained-glass window *[Commission consensus]*. Asked to talk about the tile.

Schmiedeke: Stated that the tile would need to be compatible with the stained-glass window.

[Discussion re: tile considerations/color & style compatibility, referencing materials]

Davis: Stated that one of the HDC standards is to not imitate earlier styles and to not create history where there may not have been. Stated that the Commission would want to safeguard against putting too much onto the building that would not have previously been there.

Rupert: Asked if there was particle board below and above.

Gaytan: Stated that all of the negative spaces are particle board.

Schmiedeke: Asked if the plan is to put the tile over the particle board.

Gaytan: Stated that the particle board would be sealed, the tile installed over it and then the tile grouted.

[Discussion re: possible alternative recommendations]

Davis: Stated that the Commission is settled on the upper windows and the stained-glass window but not on the tile. Suggested a table on the application to allow for further research on possible other tile types and a return with an amended application.

Gaytan: Stated that applicant is hoping to get the work done at the same time. Stated that the tile portion of the application can be removed if the tile is not appropriate.

[Discussion re: the most efficient way to proceed]

Davis: Suggested an option of approving the application without the tile. Stated that if the contractor is doing repair work and can see that there is cement material underneath, for example, that that might provide applicant with some different ideas.

Pettit: Stated that taking the particle board off might provide information in terms of what is still there and what is not there. Stated that it would be important for the Commission to know what the contractor would propose to do in terms of how he would build that out.

Davis: Stated that for the top and bottom of this window *[referencing materials]*, that there are too many unknowns for the Commission to make an appropriate decision. Stated that the Commission would need to know what is behind the particle board, what is going to be underneath and behind the tile, how the tile is going to be installed and how it will be maintained weather wise. Stated that clarity is also needed about the compatibility of the tile with the stained glass.

Pettit: Stated that it would be helpful for the Commission to know how the overall look is going to be. Stated that although the tile is drawn down to the sidewalk in the drawing, for example, that the discussion seemed to indicate something different.

Gaytan: Stated that there is like a strip.

Pettit: Stated that it would be helpful if the contractor would sketch out or mock-up what he is proposing so the Commission could see how the area will look.

[Clarifying discussion continued re: appropriate steps to move forward with the application]

Prebys: Asked if applicant would prefer that the Commission table the application or, with her permission, alter the application.

Gaytan: Stated that her preference would be to alter the application and be able to order and install the windows. Stated that replacement of the windows are more important than working on the façade aesthetics, which can be done at another time.

Davis: Clarified that the Commission will, tonight, verbally approve the wood windows, 50/50, six-over-one, with exterior muntins in the dark brown, as well as the stained glass and trim work.

Gaytan: Agreed.

Davis: Stated that the current application would be tabled and that the applicant can fill out an amended application excluding the tile portion. Stated that the formal approval of the amended application would occur at the next Commission meeting.

Gaytan: Asked if the contractor can now begin the process of ordering and preparing for installation of the windows.

Davis: Confirmed.

Motion: Rupert (second: Prebys) moved to table the application for 56 N Huron for an amended application.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

101 W Michigan

**Application is for window & storefront replacement, a stair addition, and painting.*

Applicant: Richard Muszynski, owner & Cody Newman, architect– Present

Discussion: Davis: Stated that the application is for a total building renovation/restoration.

Muszynski/Newman: Confirmed.

Davis: Asked that applicant walk the Commission through the application.

Newman: Stated that the building has a 1950/60s façade that was modernized during that period *[referencing materials]*. Stated that all of the proposed exterior masonry work would be tuckpointing, using type K mortar and historic color to match. Stated that all of the window trim is going to be cleaned, repainted and all of the windows replaced. Stated that the windows will be a replica of what is there. Stated that the main street façade is going to be removed and replaced with a replica based off of the photos here *[referencing materials]*. Stated that two different late 1800s window options are being looked at.

Davis: Asked if there is a cut sheet for the two different storefront designs.

Newman: *[Referred the Commission to Plan materials - 500 and 501]*.

Davis: Asked applicant to continue.

Newman: Stated that looking at the exterior palate, on the backside *[referencing materials]*, a stair is going to be added for egress up to the third floor. Stated that it is a Tubelite 400T curtain wall system.

Prebys: Asked if there is a passage there currently.

Muszynski: Confirmed.

Newman: Stated that there is a stair from grade to the second level. Stated that the proposal is to add a new egress stair up to the third floor. Stated that a small glass modern canopy would be added over the door to delineate the difference between what is new and what is old.

Davis: Asked if the building is being painted.

Newman: Stated that the building is not painted.

[Discussion re: building history]

Pettit: Asked about the existing sky door on the second floor *[referencing materials]*.

Newman: Stated that the glass panels up above there may be replaced *[referencing materials]* but not the door itself.

[Discussion re: possible proposed hanging signage/separate application being needed]

Prebys: Asked what the material would be under the store windows, the panels.

Newman: Stated that they would be MDO plywood painted.

[Discussion continued re: the specifics of the proposed material and options]

Rupert: Asked how far off the floor are the windows.

Newman: Stated 24-inches.

Davis: Asked about the material for the doors.

Newman: Stated that for the two doors existing on Huron Street, one is going to be a hollow metal painted service door, similar to the existing. Stated that the other door will be more ornate, similar to the existing second floor door, matching it in style, and in either wood or hollow metal.

Davis: Asked about the front doors.

Newman: Stated either a wood historic replica door with glass in it, matching the photos there *[referencing materials]* or an aluminum door.

Davis: Stated that there are two different options for the windows.

[Discussion re: the window options]

Davis: Asked if signage and lighting information is in the documents.

Newman: Stated that the signage is currently shown schematically, as the specific sign has not been selected. Stated that two lights are proposed – recessed lighting at the entry and also in the canopy over the new entry.

Pettit: Asked if the door schedule includes interior and exterior doors.

Newman: Confirmed. Stated that this is the full set of drawings that you are looking at *[referencing materials]*.

[Discussion re: identifying the exterior doors and types relevant to the application]

[Discussion re: the history of the doors]

Schmiedeke: Asked if the building is going to be cleaned.

Newman: Stated that if the exterior is cleaned, it would be a wash. Stated that it would not be power washed.

Schmiedeke: Asked about the colors.

Newman: *[Referred Commission to the labelled color materials. Also provided physical samples for review]*.

Davis: Stated that based on a staff note and the Commission's review of the drawings, that the lighting and the signage should be submitted on a separate application.

Pettit: Asked if the windows are a fixed single window as opposed to a sash offset look. Asked if there is an upper and lower sash, a simple single pane.

Newman: Stated that it used to be operable but the new ones would not be. Stated it would replicate the old ones.

Rupert: Clarified that there are four sashes in one window unit. Clarified that this is a separate sash and this is a separate sash *[referencing materials]*.

Newman: Confirmed. Stated that all the site lines will match existing.

Rupert: Asked if the lower sashes for this window unit on the other set are recessed so that they go up and down.

Newman: Confirmed. Stated that they were historically operable and, in the future, they will not be. Stated that the site lines will be the same.

Rupert: Clarified that the bottom sash will be recessed from the top sash.

Newman: Confirmed. Stated that it will not be operable.

[Further clarifying discussion re: window glass/panes/sashes/muntins]

Kochanek: *[Referenced the staff note regarding aluminum versus clad wood window material]*.

Newman: *[Referencing the last page of the window report materials]* Stated that it would either be an aluminum replica window or a wood clad replica window.

Prebys: Asked what the replica window would be made of.

Newman: Stated that it is an aluminum panning system. *[Applicant explained the meaning of an aluminum panning system].*

[Further clarifying discussion re: motion language]

Motion: Pettit (second: Rupert) moved to approve and issue a certificate of appropriateness for work at 101 W Michigan. Work to include the building restoration and rear stair addition as indicated in the plans dated 10-11-2018 with the windows to be the aluminum replica windows and the storefront restoration to be completed as indicated in either plan page A500 or A501, as decided by the property owner. A condition of the approval is that this approval does not include any work regarding exterior lighting or exterior signage.

Secretary of the Interior Standards:

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

#7 - Clean building gently—no sandblasting.

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

#10 – New work shall be removable.

Approval: Unanimous. Motion Carries.

Davis: Reminded applicants that they can come before the Commission as a study item at no charge for any future work or plan changes.

206-210 N Washington

**The demolition by neglect consideration was moved to the end of the meeting as the owner was not in attendance.*

Depot Town-E Cross

**The application for signage was moved to the end of the meeting as it was a City presentation.*

STUDY ITEM

501 N Adams

Applicant: Patricia Harroun

Discussion: Harroun: Stated that the Commission previously approved the front door replacement. Stated that she would like to stain the door and then solid stain the door next to it in brown *[referencing materials]*.

[Discussion referencing materials]

Prebys: Stated that an opaque stain would be appropriate.

NEW BUSINESS

** Returned to new business after all other business items for those in attendance were handled.*

115 W Michigan

**The application is for window replacement.*

Applicant: Linda French, owner– Not present

Discussion: Davis: Stated that applicant proposes to replace four one-over-one windows on the second floor and replace the glass in the front window.

Pettit: Asked if the Commission has enough details about the windows at this point.

Davis: Agreed that more information is needed.

[Discussion re: the most efficient way to proceed]

[Clarifying discussion re: allowance of administrative approval for windows]

Motion: Rupert (second: Prebys) moved to table 115 W Michigan for more information regarding the windows.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

Motion: Prebys (second: Rupert) moved to allow an administrative approval for the permit for windows at 115 W Michigan if the application is like-for-like in terms of size, color and for aluminum clad wood windows.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

206-210 N Washington

**Demolition by neglect consideration.*

Owner: Balmoral Holdings, LLC– Not present

Discussion: Kochanek: *[Outlined email and photo attachments received from owner Tuesday 10-23-18, 2:53 pm]*

[Commission discussion re: best way to proceed; possible ramifications of an "in danger of demolition by neglect" or "table" decision]

Motion: Prebys (second: Schmiedeke) moved to determine that the property at 206-210 N Washington is in danger of demolition by neglect.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

Depot Town-E Cross

**Application is for signage.*

Applicant: Cynthia Kochanek, representative for the City– Present

Discussion: Kochanek: *[Referencing materials]* Stated that the City proposes to install up to six historical markers detailing Ypsilanti's Black History, with the materials being similar to the Motor City sign at the Corner Brewery.

Davis: Asked if the installation would destroy the planting bed.

Kochanek: Confirmed not. Stated that it would also not block the Freighthouse sign *[referencing materials]*.

Pettit: Asked how a pedestrian would access the markers.

Kochanek: Stated that it would be up against the landscape wall and low enough for it to be read.

Motion: Prebys (second: Rupert) moved 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.

Secretary of the Interior Standards:
#9 - Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Motion Carries.

ADMINISTRATIVE APPROVALS

1 S Huron

**Application is for reroofing.*

Motion: Prebys (second: Schmiedeke) moved to approve the administrative approval for 1 S Huron for reroofing.

Approval: Unanimous. Motion Carries.

STUDY ITEM

100 Market Place

Applicant: Ron Rupert

Discussion: Rupert: Stated that the Freighthouse Board would like to more strongly identify the parking for Maple Street. Stated that the proposal would be to replace the existing sign with a larger sign that reads "Maple Street Parking", with an arrow.

[Discussion re: reasons for the proposal/possible alternatives/sign details/sign location logistics]

OTHER BUSINESS

Administrative approvals discussion

[No new items for discussion]

CLG Grant discussion / resolution / support

Kochanek: Staff advised of and provided details on the CLG grant.

Motion: Prebys (second: Rupert) offered the resolution dated October 23, 2018 in support of the CLG grant. *[See attached resolution dated October 23, 2018]*

Approval: Motion Carried.

Property Monitoring

227 N Grove

Prebys discussed the appearance of high intensity security lighting on the north side of the building.

220 N Park

Prebys discussed HDC involvement in reviewing plans and proposals.

426 N Huron

Kochanek: Staff discussed a boat shed being built on the property and indicated that a Building Department Stop Work Order was initiated.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of October 9, 2018

Motion: Pettit (second: Prebys) 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 9:29 p.m.



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: Hank Prebys

SUPPORTED BY: Ron Rupert

YES: 5 NO: 0 ABSENT: 2 VOTE: Carried

CITY OF YPSILANTI
Historic District Commission
Tuesday, October 23, 2018 - 7:00 p.m.

Supplemental Materials

Alternate tile options for 56 N Huron

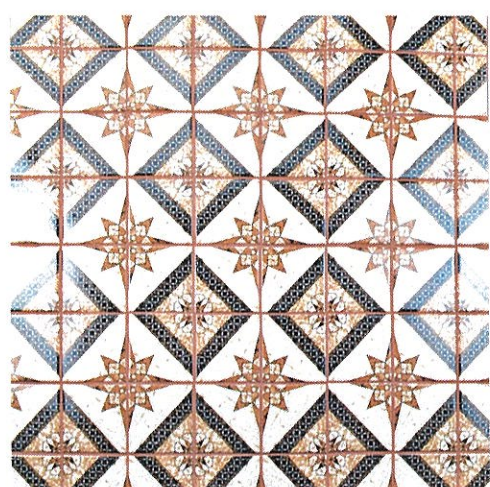
Wayfair.com | Home Improvement | Tiles | Outdoor Tiles | Outdoor Tiles | Outdoor Tiles | SKU: 48052016



12" x 12"

Tile Design	Handmade
Surface Treatment	Glossy
Shade Variation	V3 - Moderate variation
Mosaic Pattern	Grid
Outdoor Use	Yes
PEI Rating	0 - Wall use only
Water Absorption	0.3%
Submersible	Yes
Sealing Required	No
Mesh Mounted	Yes
Water Resistant	Yes
Frost Resistant	Yes
Weather Resistant	Yes
Stain Resistant	Yes
Mildew Resistant	Yes
Rust Resistant	Yes
Fade Resistant	Yes
Fire Resistant	Yes
UV Resistant	Yes
Scratch Resistant	Yes
Eco-Friendly	Yes
Country of Origin	China
Pieces per Carton	20

Wayfair.com | Home Improvement | Tiles | Outdoor Tiles | Outdoor Tiles | Outdoor Tiles | SKU: EML5593



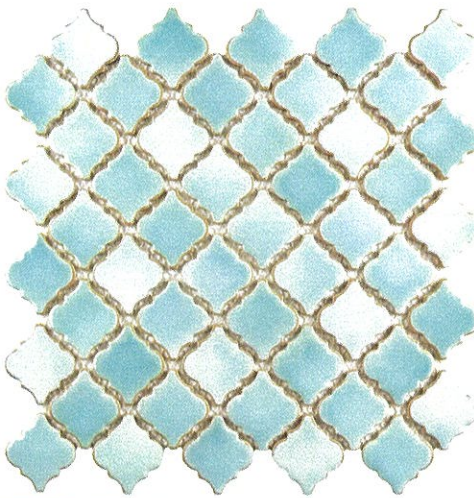
3.83" x 3.83"

Material	Outdoor, Patio
Color	Porcelain
Tile Design	Marble
Surface Treatment	Patterned
Shade Variation	Semi-Gloss
Mosaic Pattern	V2 - Slight variation
Outdoor Use	Grid
PEI Rating	Yes
Water Absorption	4 - Heavy traffic
Submersible	Impervious
Sealing Required	No
Mesh Mounted	Yes
Water Resistant	Yes
Frost Resistant	Yes
Weather Resistant	Yes
Slip Resistant	Yes
Stain Resistant	Yes
Mildew Resistant	Yes
Rust Resistant	Yes
Product Care	Use a non-abrasive, neutral cleaner
Country of Origin	China
Pieces per Carton	10

Wood Look Tile That WOWS! Shop Now. MSI

Alternate tile options for 56 N Huron

Home Improvement / Flooring / Floor Tiles / Tile / Outdoor Tile / SKU: EML3064



Wood Look Tile That WOWS! **MSI** 12.36" x 12.5"

Shop Now.

Material	Accent, Outdoor
Color	Porcelain
Surface Treatment	Smooth
Shade Variation	Glossy
Outdoor Use	V2-Slight variation
PEI Rating	Yes
Water Absorption	4 - Heavy traffic
DCOF Rating	Impervious
Submersible	0-10
Sealing Required	Yes
Mech Mounted	No
Water Resistant	Yes
Frost Resistant	Yes
Weather Resistant	Yes
Weather Resistant Details	Frost resistant
Stain Resistant	Yes
Mildew Resistant	Yes
Rust Resistant	Yes
Product Care	Use a non-abrasive, neutral cleaner
Country of Origin	Indonesia
Pieces per Carton	10

Assembly

Home Improvement / Flooring / Floor Tiles / Tile / Outdoor Tile / SKU: GWS403



Wood Look Tile That WOWS! **MSI** 22.85" x 28.5"

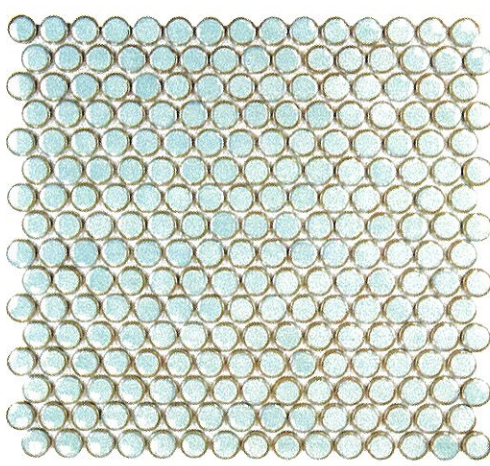
Shop Now.

Material	Porcelain
Color <td>Diva Blue</td>	Diva Blue
Tile Design <td>Patterned</td>	Patterned
Surface Treatment <td>Glossed</td>	Glossed
Shade Variation <td>V2-Slight variation</td>	V2-Slight variation
Mosaic Pattern <td>Grid</td>	Grid
Outdoor Use <td>Yes</td>	Yes
PEI Rating <td>2 - Light traffic</td>	2 - Light traffic
Water Absorption <td>Impervious</td>	Impervious
DCOF Rating <td>50</td>	50
Submersible <td>Yes</td>	Yes
Sealing Required <td>No</td>	No
Mech Mounted <td>Yes</td>	Yes
Water Resistant <td>Yes</td>	Yes
Frost Resistant <td>Yes</td>	Yes
Weather Resistant <td>Yes</td>	Yes
Weather Resistant Details <td>Frost resistant</td>	Frost resistant
Stain Resistant <td>Yes</td>	Yes
Mildew Resistant <td>Yes</td>	Yes
Product Care <td>Use a non-abrasive, neutral cleaner</td>	Use a non-abrasive, neutral cleaner
Country of Origin <td>Indonesia</td>	Indonesia
Pieces per Carton <td>10</td>	10

Alternate tile options for 56 N Huron

Wayfair.com | Home Improvement | Outdoor Tile | Penny 0.8" x 0.8" Porcelain Tile | SKU: DV51077

[Save](#) [Add to Cart](#)



Material
Outdoor
Porcelain

Color
Moss green

Surface Treatment
Glazed, Glossy

Shade Variation
V1-Uniform appearance

Mosaic Pattern
Penny round

Outdoor Use
Yes

PEI Rating
4 - Heavy traffic

Water Absorption
Impervious

DCOF Rating
0.21

Submersible
No

Sealing Required
No

Mesh Mounted
Yes

Water Resistant
Yes

Frost Resistant
Yes

Weather Resistant
Yes

Weather Resistant Details
Frost resistant

Product Care
Use a non-abrasive, neutral cleaner

Country of Origin
Indonesia

Pieces per Carton
10

Assembly
Installation Required: Yes

0.8" x 0.8"

Restore Your Floors. Shop Now.

KRANTON

4:18 PM 10/22/2018

Alternate tile options for 56 N Huron

Wayfair.com

0.71" x 0.71" Porcelain Mosaic Tile - Glossy Marine

SKU: EMLP85

Material: Porcelain
Color: Marine
Surface Treatment: Glossy
Shade Variation: V2 - Slight variation
Mosaic Pattern: Grid
Outdoor Use: Yes
PEI Rating: 2 - Light traffic
Water Absorption: Impervious
Submersible: Yes
Sealing Required: No
Mesh Mounted: Yes
Water Resistant: Yes
Frost Resistant: Yes
Weather Resistant: Yes
Weather Resistant Details: Frost resistant
Slain Resistant: Yes
Mildew Resistant: Yes
Product Care: Use a non-abrasive, neutral cleaner, should be installed correctly with grout to not allow any moisture to get in between when used in a steam sauna room

0.71" x 0.71"

Restore Your Floors. Shop Now.

BRANTON



101 W. MICHIGAN

101 WEST MICHIGAN AVE., YPSILANTI, MI



EXISTING BUILDING

PT-3

PT-4

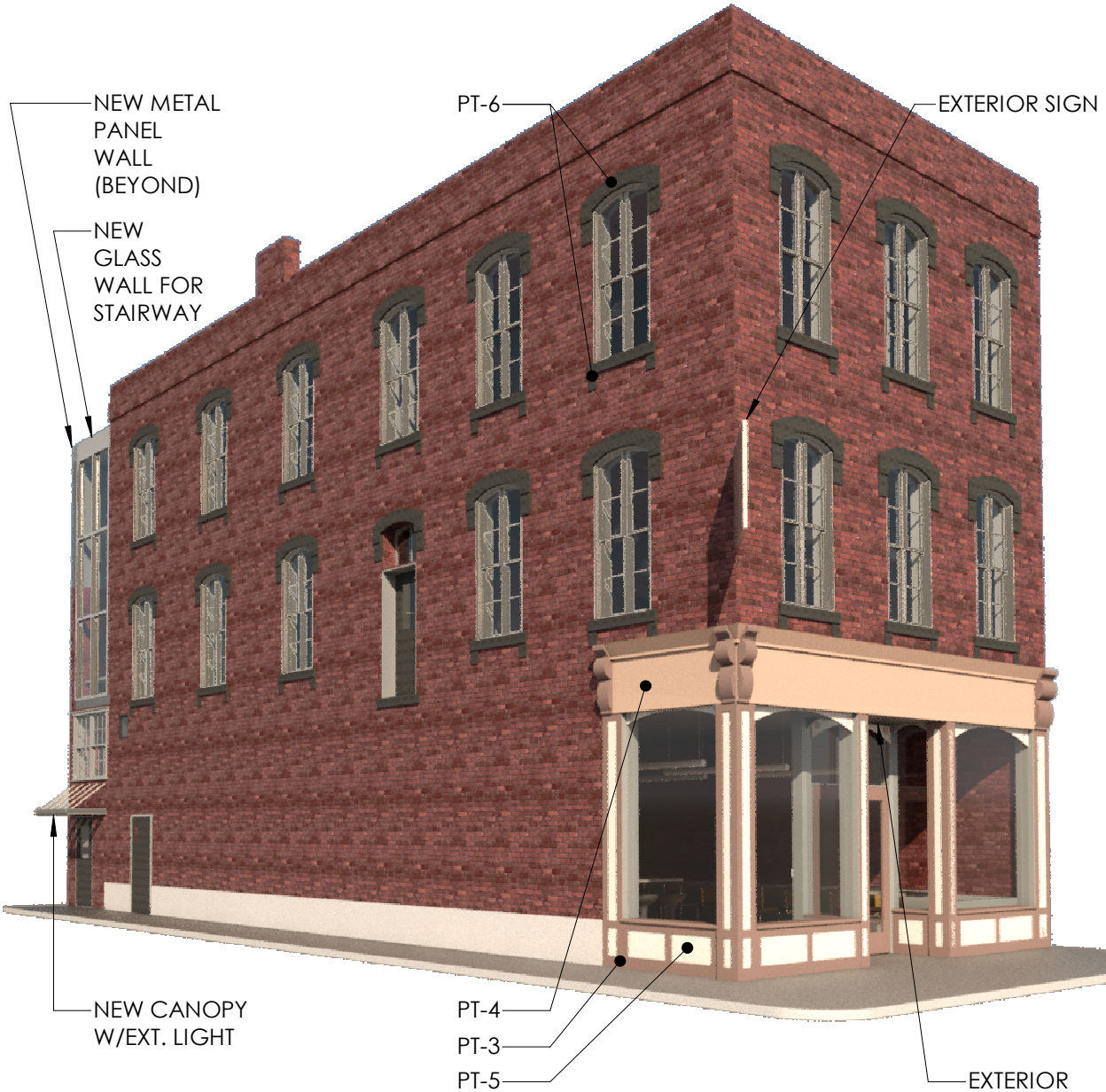
PT-5

PT-6

GLASS WALL

Slate Gray

METAL PANEL WALL



RENOVATED BUILDING



EXTERIOR PALATE

SCALE

Cynthia Kochanek

From: Greg Davel <balmoralholdingsllc@gmail.com>
Sent: Tuesday, October 23, 2018 2:53 PM
To: Cynthia Kochanek
Subject: 206 -210 N. Washington St

Hello Cindy,

I came Ypsi last week to take care of some issues with my buildings and to get the property at 206 -210 N. Washington cleaned up.

I was planning to stay through the weekend and attend the HDC meeting this evening but unfortunately I had to leave Michigan and will not be able to attend this evening. However, I am attaching pics of the property now and you can see that we have cleaned it up considerably and we have also boarded up any broken windows and open air-conditioning holes in the walls.

I do take exception to the "Demolition by Neglect" notice since I have spent more than \$100,000 on the clean up and other things related to the building since the fire on Jan 1, 2017. We removed enough debris after the fire to fill between 40 and 50, 30-yard dumpsters.

Having cleaned up the buildings, removed the debris and added structural reinforcements in the basement of the building to prevent collapse after the fire, my plan was to completely restore the building and develop it into 15 mid to high- end apartments. However, to restore both buildings as I had envisioned will cost upwards of \$1 million and I don't have those funds available to me so I have decided to sell the building and pay the taxes owing. I know that a contractor can take it off my hands and restore it to its original condition or better for a lot less than I can and turn a profit on it, whereas I am starting from a \$900,000 deficit and will never be able to recover my losses by investing more money into this property.

It is my hope that the HDC will recognize the time and effort that has been put into saving this building and providing a clean slate for somebody else to start with and restore to its original beauty and some. The building and surrounds have been cleaned up with the grass cut, weeds removed, bushes trimmed and broken windows covered with plywood. The windows that can still open have been closed and we will use these windows to allow air flow on warmer days.

Please let me know if you will be able to present these photos to the HDC this evening on my behalf and please keep me apprised of any feedback from the HDC meeting.

I have a couple of interested parties who have looked at the building and I will let you know once I find a suitable buyer

Thank you Cindy.

Regards

Greg Davel
Balmoral Holdings LLC


BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER





PICS OF BOARDED UP WINDOWS AND A/C UNITS





