

1. HDC Meeting Packet June 9, 2020

Documents:

00-HDC JUNE 9, 2020 AGENDA.PDF  
01-100 W MICHIGAN\_STOREFRONTS.PDF  
02-100 W MICHIGAN\_WINDOWS.PDF  
03-228 N RIVER.PDF  
04-ALTERNATIVE MATERIALS\_DRAFT.PDF  
05-HISTORIC DISTRICT 5-26-2020 FULL MINUTES.PDF  
FULL PACKET HDC JUNE 9, 2020.PDF  
PN-JUNE 9 2020 HDC VIRTUAL MEETING.PDF

**CITY OF YPSILANTI**  
**Agenda**  
**Historic District Commission**  
**Tuesday, June 9, 2020 - 7:00 p.m.**  
**Remote Meeting via Zoom**

*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**

|                            |   |   |
|----------------------------|---|---|
| Alex Pettit, Chair         | P | A |
| Anne Stevenson, Vice Chair | P | A |
| Erika Lindsay              | P | A |
| Ron Rupert                 | P | A |
| Amy Swift                  | P | A |
| James Chesnut              | P | A |
| VACANT                     |   |   |

**II. APPROVAL OF AGENDA**

**III. PUBLIC COMMENTS ON AGENDA ITEMS**

**IV. PUBLIC HEARING—none**

**V. BUSINESS SESSION**

A. OLD BUSINESS—none

B. NEW BUSINESS

- |                          |                                                       |
|--------------------------|-------------------------------------------------------|
| <b>1. 100 W Michigan</b> | <b>Storefronts</b>                                    |
| <b>2. 100 W Michigan</b> | <b>New Windows</b>                                    |
| <b>3. 228 N River</b>    | <b>Partial replacement of a rear egress staircase</b> |

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS—none

E. OTHER BUSINESS

- 1. Draft Alternative Materials Fact Sheet —for approval**
- 2. Property monitoring**
- 3. Commissioner comments**

**VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS**

**VII. HOUSEKEEPING BUSINESS**

- 1. Approval of meeting minutes May 26, 2020**

**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:* 100 W Michigan

Historically known as the Worden Block, the prominent building at the northwest corner of Huron and Michigan was erected ca.1850 as a three-story Italianate-style commercial block with two storefronts on Michigan Avenue.<sup>i</sup> The building is contemporary with the adjacent Convention and Visitors Bureau building, and once had similar brickwork and fenestration. Worden Block was first depicted on a Sanborn Map in 1888; which noted the building as housing a cobbler and dry goods store on the first floor and a barber in the basement. The third floor of the building include a paint shop and a "Colored Lodge R'm" with an adjacent band room. Presumably, this was the gathering place for an African American fraternal origination. Preliminary staff research did not identify which organization met here. This room configuration remained in place through the 1890s.<sup>ii</sup>

As of 1909, the ground floor had been converted to one large shop and the former dividing wall was replaced by a series of iron columns. Sanborn maps indicate there was a combination dry goods and jewelry business there. Historical photos indicate this was a firm known as Davis & Kishlar. The building's third floor housed a "moccasin factory" in the former lodge room. A full directory-researched history of the occupants has yet to be completed.

The building did not substantially change its appearance until the mid-twentieth century. In 1959 the building was purchased by Max and Ceil Pear for their clothing store, after their former building was demolished for a city parking lot.<sup>iii</sup> They occupied the ground floor and reopened Pears' [Men's] Clothing. Around this time, the building exterior was remodeled as well. Metal cladding was installed to cover the walls and windows; and a flat awning and screen signboard were installed on the facade. Photos indicate that the façade (Michigan elevation) was covered first, and later followed by the east (Huron Street) elevation. Max and Ceil Pear sold their business to relatives in 1980, who kept the Pear name. The business continued until 1997 when it closed.<sup>iv</sup> Most recently, the building housed Dalat, a Vietnamese restaurant.

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 or power washing.
8. Preserve archaeological resources.
- 9. Contemporary designs shall be compatible and shall not destroy significant original material.**
10. New work shall be removable.



As part of the building rehabilitation underway, the exterior aluminum panels were removed in 2019 and masonry repairs undertaken in early 2020.

*Date of Application:* June 2, 2020

*Date of Review:* June 3-8, 2020

*Date of Meeting:* June 9, 2020

*Proposed work:* New storefront systems.

*Materials:* Anodized bronze, and particle board.

*Staff review:*

1. The applicant is proposing a new storefront system for the façade at 100 (east) and 102 (west) W Michigan addresses.
  - a. Some of this work has already been completed.
2. The current window size and pattern will remain.
  - a. The current aluminum windows and doors will be replaced with anodized bronze-framed units.
3. Particle board will form the new signboard space and finish out the storefronts.
  - a. The applicant has not specified trim for the particle board.
4. The historic prism glass transom will be retained on the 102 W Michigan storefront. A hand-painted sign reading "Ypsi Tasting Room" will be painted on the signboard above the window. Signage above the 100 W Michigan side is yet to be determined.
5. The applicant has provided color-coded drawings and a spec. sheet for the trim material to be used.
  - a. Staff recommended revisiting the submitted drawings to show something more specific. Full façade and storefront rehabs typically have a sketch or rendering showing what the final product will look like.
  - b. Staff is concerned that there is no clear location for the trim pieces. In most storefronts downtown, the signboard and bulkheads of the storefront are paneled and trimmed. Also, there should be a trim piece or cornice where the storefront meets the bricked portion of the facade, so there is some type of transition between the particle board and brick.
6. The applicant has stated that the contractor will be at the meeting to address these types of questions and therefore wishes to move forward with the application.
7. The work also includes replacing an aluminum-framed display window and entry door on the east elevation with the same anodized bronze material. This work appears to have already been completed

*Recommended Motions:*

Move to table the application for storefront systems and new display windows and entry doors at 100 W Michigan so the applicant may provide drawings that more clearly detail the proposed work; including signage and trim.

\*\*\*

Move to approve and issue a Certificate of Appropriateness for the work at 100 W Michigan, as submitted in the application dated June 2, 2020 for installation of anodized bronze storefront systems with particle board as specified- and replacement of the display window and entry door on the east elevation.

*Relevant Secretary of the Interior's Standards:*  
#9

*Prepared by:*  
Scott E. Slagor, Preservation Planner

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<sup>i</sup> Robert O. Christensen, *National Register of Historic Places Registration Form: Ypsilanti Historic District* (Lansing: Bureau of History, 1988).

<sup>ii</sup> Sanborn-Perris, *Ypsilanti, Michigan* (New York: Sanborn-Perris Map Co., June 1893), 4.

<sup>iii</sup> Peg Porter "The Pear Family Coming to America," *Ypsilanti Gleanings* (Ypsilanti Historical Society, Summer 2017), 16.

<sup>iv</sup> *Ibid.*, 16.



**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

100 W Michigan Ave Ypsilanti MI 48103

**Applicant**

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

Name

Conor Doran

Address

City

Ann Arbor

State

MI

Zip

48103

Phone / Fax

E-Mail

**Contractor**

Contractor Name & Contact Info

O'Neal Construction C/O Tim Stout tstout@onealconstruction.com

**Type of work**

☐ Roofing

☒ Window/Door  
Replacement

☐ Porches

☒ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

**Complete Description of Proposed Work:**

Storefront Replacement Project.

Remove existing storefronts removed during structural work.

Install new anodized bronze storefronts. Exact dimensions as previous storefront.

Install 2 new anodized bronze windows to replace existing windows removed during structural work. Same dimensions as previous windows.

Install new anodized bronze door to replace existing door on Huron Ave elevation.

Install MDO trim surrounding storefront.

Install MDO sign backboard above 100 W Michigan storefront.

Painted sign ("Ypsi Tasting Room") above 102 storefront similar to pictures provided of Ann Arbor Distilling.

Restore original multi pane window at 102 W Michigan.

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

See specs provided.

**Permit Application Fee (action items only)**

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$50,000

Permit fee:

\$45 + 80

= \$125

**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:

6/2/20

Print Name:

Conor Doran 100 Michigan ventures LLC

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 or view our factsheets online at [cityofypsilanti.com/hd](http://cityofypsilanti.com/hd).

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







# SIGNAL® MDO

Sign Board



- Ideal for cutout letters and quality signs
- Minimal wood grain & no patch show through
- Long term, smooth surface for paint & coatings
- Enhanced panel stability using "Swan Peel™" Technology
- Waterproof bond for exceptional machinability and weatherability
- High face/edge screwholding
- NAUF - meets CARB requirements

**Swanson Group® provides the highest proven performance in panel solutions.** Customers recognize our exceptional history of performance, exhibited in our panel solutions, including the first high gloss UV coated MDO panel in North America.

We are now enhancing our capability to provide superior panel performance. "Swan Peel"™ Technology provides a smoother surface: less grain show through, and improved glue and overlay bond. "Swan Peel"™ Technology reduces thickness variability: resulting in an enhanced balanced construction, tighter core lines, and dimensional stability.

**Swanson is manufacturing overlay panels in a new state-of-the-art facility - the most technologically advanced operation in North America.**

#### Product Description:

Signal® MDO is a medium density overlaid, hardwood faced plywood with tight core for superb machinability and weatherability. It is ideal for cutout letters and quality signs.

#### Panel Construction/Moisture Resistance:

Signal® MDO is constructed of an MDO overlay on hardwood faced plywood with Douglas Fir/Hemlock inner plys. It is manufactured with a two-step® layup with minimal core voids using our Swan Peel™ Technology, has a waterproof glue bond and meets APA PS 1-09. All Swanson products are made in the USA.

#### Working Faces/Treatment:

- Signal® MDO is available with two working faces only consisting of natural (brown) overlays.

#### Working Edges/Treatment:

- Edges are factory sawn without edge treatment.
- Fill, prime and top coat all exposed wood with at least two coats of acrylic, polyurethane or polyurethane-acrylic.

#### Applications:

- Exterior letters, signage and billboards.
- Cabinet, display, fixture, shelving and workbench tops.
- Pallets, bins, totes, crates & reels.
- Agricultural & industrial wall lining; soffit & fascia, noise barrier
- Truck body & trailer liners and doors; boat seats.
- Theatre/movie set scenery.

#### Limitations:

Signal® MDO is not a finished product. It requires priming, two top coats and two edge coats for prolonged exposure in exterior applications.

**Thicknesses & Sizes:** Signal® MDO is available in 3/8", 1/2", 5/8", & 3/4" thickness. Standard panel sizes are 4' X 8' and 10' only.

#### Sign Board:

- Highway® HDO - Premium sign panel, prepped for reflective film.
- SignReady UV™ - Prefinished, high gloss, paint/vinyl letter ready, 5-yr. limited warranty.
- Prefinished UV™ - Prefinished, satin gloss, paint/vinyl letter ready, 2-yr. limited warranty.
- Signal® MDO - Two-step®, hardwood faced, tightly laid core, ideal for cutout letters.
- Pre-Primed MDO - Exclusive, primed overlay, Two-step®.
- Crezon Two-Step® MDO - Premium paint grade.
- Guardian® One-Step MDO - Standard paint grade.

#### Technical Data Applicable Standards

All panels are manufactured by Swanson Group® per product standard PS1-09. This standard is available at [www.apawood.org](http://www.apawood.org).

| Physical Properties                       | 3/8" to 1/2"                               | 5/8" to 3/4"                                |
|-------------------------------------------|--------------------------------------------|---------------------------------------------|
| Modulus of Rupture <sup>2,3</sup>         | 6,905 psi                                  | 7,544 psi                                   |
| Modulus of Elasticity <sup>2,3</sup>      | 846,890 psi                                | 879,603 psi                                 |
| Lineal Expansion <sup>2,3</sup>           | 0.045%                                     | 0.042%                                      |
| Thickness Swell                           | 3.4%                                       | 3.4%                                        |
| Water Absorption (24-Hours)               | 6.0%                                       | 6.0%                                        |
| Internal Bond <sup>2</sup>                | 173 psi                                    | 206 psi                                     |
| Shelf Stiffness EI ASTM D-3043 C          | 68,280 lb-in <sup>2</sup> /ft <sup>6</sup> | 322,465 lb-in <sup>2</sup> /ft <sup>6</sup> |
| Shelf Bending FbS ASTM D-3043 C           | 1,625 lb-in/ft <sup>6</sup>                | 4,785 lb-in/ft <sup>6</sup>                 |
| Face Screw Holding <sup>2</sup>           | 414 lbs.                                   | 454 lbs.                                    |
| Edge Screw Holding <sup>2</sup>           | Not Applicable                             | 422 lbs.                                    |
| Moisture Content <sup>2</sup> ASTM D-1037 | 6-9%                                       | 6-9%                                        |
| Specific Gravity <sup>2</sup> ASTM D-1037 | .572                                       | .592                                        |
| Density <sup>2</sup> ASTM D-1037          | 35.6 lbs./ft. <sup>3</sup>                 | 36.9 lbs./ft. <sup>3</sup>                  |
| Flame Spread ASTM E-84                    | 76 - 200 <sup>5</sup>                      | 76 - 200 <sup>5</sup>                       |
| Smoke Developed ASTM E-84                 | 25 - 270 <sup>5</sup>                      | 25 - 270 <sup>5</sup>                       |
| Flame/Smoke Spread Rating E-84            | Class C                                    |                                             |
| Formaldehyde Level E-1333                 | <0.01 parts/million                        |                                             |

| Panel Tolerances <sup>2</sup> | 3/8" to 3/4"       |
|-------------------------------|--------------------|
| Thickness Tolerance           | +/- 1/64" (.016")  |
| Length & Width Tolerance      | +0, -1/16" (.062") |
| Squareness                    | 1/16" (.062")      |
| Straightness                  | 1/16" (.062")      |

<sup>1</sup>5-panel average. Product averages vary for individual thicknesses, consult sales or technical staff for exact properties.<sup>2</sup>

All tolerances and specifications apply at the time of manufacture.

<sup>3</sup>ANSI 208.1 test result.

<sup>4</sup>Calculations based on test averages of along and across grain.

<sup>5</sup>Shelving physical properties based on engineering calculations.

<sup>6</sup>Flame and smoke spread properties based on engineering calculations.

<sup>7</sup>Shelving stiffness/bending properties are based on a limited 5-panel average.

Note: All tolerances and specifications apply at the time of manufacture.

Note: Product averages vary for individual thicknesses. Consult sales or technical offices for exact properties.

**Product Grade:** Standard product is shipped on grade only. Special product is shipped allowing up to 10% total Good One Side (G1S) and/or Shop, identified & priced separately. Shipments of G1S and shop may be available.

## Weatherability:

| Signal® MDO                                                                                             |                  |                    |                             |             |                |
|---------------------------------------------------------------------------------------------------------|------------------|--------------------|-----------------------------|-------------|----------------|
| EMMAQUA® Outdoor Accelerated Weathering Test<br>Simulates 3.4 years in Florida and 2.9 years in Arizona |                  |                    |                             |             |                |
| Test                                                                                                    | CHALK UNWSH      | COLOR CHNGE UNWSH  | CRACK UNWSH                 | BLIST UNWSH | CHECK UNWSH    |
| ASTM #                                                                                                  | D 4214-97        | D1729-96 (2003)    | D661-93 (2000)              | D 714-02    | D660-93 (2000) |
| Cromatic                                                                                                | Barely Traceable | Moderate Bleaching | NONE                        | NONE        | NONE           |
| Oil Alkyd                                                                                               | Moderate         | Moderate Bleaching | Moderately Severe Long Line | NONE        | NONE           |
| Acrylic Latex                                                                                           | Trace            | None               | Barely Traceable Irregular  | NONE        | NONE           |

\*Equatorial Mount with Mirrors for Acceleration with Water.

CHALK UNWSH = Chalking, unwashed area: ASTM D4214-97 - Test methods for evaluation degree of chalking of exterior paint films (Method A/Cloth Method).

COLOR CHNGE UNWSH = Visual color, unwashed area: ASTM D1729-96 (2003) - Practice for visual appraisal of color and color difference of diffusely-illuminated opaque materials.

CRACK UNWSH = Cracking, unwashed area: ASTM D661-93 (2000) - Method for evaluating degree of cracking of exterior paints.

BLIST UNWSH = Blistering, unwashed area: ASTM D714-02 - Method for evaluating degree of blistering paints.

CHECK UNWSH = Check, unwashed area: ASTM D660-93 (2000) - Method for evaluating degree of checking of exterior paints.

## Standard Packaging:

| Thickness | Signal® MDO Average Weight* lbs./Panel | Pieces per Unit |
|-----------|----------------------------------------|-----------------|
| 3/8"      | 40.0                                   | 88              |
| 1/2"      | 49.5                                   | 66              |
| 5/8"      | 57.6                                   | 50              |
| 3/4"      | 71.4                                   | 44              |

\*Average product weights may vary +/- 10%

## Signal® MDO Finishing Instructions

**General:** Do not use interior grade paints, water base vinyl-acrylic, solvent based alkyd flat or alkyd solid color stains.

- Coating System:** Use a high quality exterior industrial enamel:
  - Water Based: All-Acrylic semi-gloss or gloss enamel system or:
  - Solvent Based: Industrial semi-gloss or gloss enamel system.
  - Sign Chromatic Based: Semi-gloss or gloss system.
 Application: Follow overcoat recommendations. Use good painting practices. Perform a tape pull test (ASTM D3359) before lettering.
- Prime Coat:** For good performance, 2 coats of primer should yield about 1 mil dry film thickness. Latex primers are recommended. Follow the spreading rate recommended by the manufacturer.
- Top Coat:** Once properly primed, panels must be top-coated with 2 coats of a variety of finishes, including solvent-thinned and water-thinned paints and enamels. Both primer and topcoat should be obtained from the same manufacturer to ensure compatibility. Follow manufacturer's application instructions. Do not apply automotive primers and enamels, lacquer undercoats and topcoats directly to overlaid plywood.
- Edge Coating:** Fill, prime and top coat all exposed wood with at least two coats of acrylic, polyurethane or polyurethane-acrylic primers and paints or exterior grade caulking.

**Suitability for Use and Warranty:** Nothing herein constitutes a warranty express or implied, including any warranty of merchantability or fitness for use, nor is protection from any law or patent to be inferred. The exclusive remedy for all claims is replacement of materials. Contact Swanson Group® for a copy of the complete Swanson Terms and Conditions of Sale.

## Warehouse Storage and Handling

- Store in a dry, clean, well-ventilated area indoors
- Avoid temperatures and moisture extremes. Allow panels to equalize for 72 hours or more before use
- Pieces must not be stored in contact with the ground
- Limit the stacking height to four or five units. Separate units with clean, dry spacers of uniform thickness, aligned carefully. Use three spacers for panels 8' long, four or five spacers for longer panels.

## Environmental Impact

- Swanson Group® uses process by-products to produce energy
- Swanson products are renewable, biodegradable and recyclable

**Warnings:** This product will generate wood dust from sawing, sanding, or shaping. Safety data sheets are available on Swanson's website at [www.swansongroup.biz](http://www.swansongroup.biz) and upon request.

Structural panels (PS-1) are exempt from California Air Resources Board regulations, however, this product is below CARB limits for all uses.

Find out more at [www.swansongroup.biz](http://www.swansongroup.biz)

## Signal® MDO Shelving Load Span Table:

| Table 1 - Face Grain Across Supports - Multiple Spans <sup>1</sup>      |       |       |       |       |       |       |
|-------------------------------------------------------------------------|-------|-------|-------|-------|-------|-------|
| Span <sup>1</sup>                                                       | 1/2"  |       | 5/8"  |       | 3/4"  |       |
|                                                                         | ℓ/240 | ℓ/180 | ℓ/240 | ℓ/180 | ℓ/240 | ℓ/180 |
| 4"                                                                      | 1,899 | 1,899 | 2,340 | 2,340 | 2,870 | 2,870 |
| 8"                                                                      | 730   | 730   | 900   | 900   | 1,104 | 1,104 |
| 12"                                                                     | 414   | 414   | 557   | 557   | 683   | 683   |
| 16"                                                                     | 233   | 233   | 367   | 367   | 495   | 495   |
| 19.2"                                                                   | 155   | 162   | 255   | 255   | 405   | 405   |
| 24"                                                                     | 80    | 104   | 163   | 163   | 307   | 307   |
| 30"                                                                     | 41    | 54    | 85    | 104   | 170   | 196   |
| 32"                                                                     | 33    | 44    | 70    | 92    | 141   | 173   |
| 36"                                                                     | 23    | 31    | 49    | 66    | 100   | 133   |
| 40"                                                                     |       | 22    | 36    | 48    | 73    | 98    |
| 48"                                                                     |       |       | 24    | 32    | 49    | 65    |
| 60"                                                                     |       |       |       |       | 24    | 32    |
| Table 2 - Face Grain Parallel to Supports - Multiple Spans <sup>1</sup> |       |       |       |       |       |       |
| Span <sup>1</sup>                                                       | 1/2"  |       | 5/8"  |       | 3/4"  |       |
|                                                                         | ℓ/240 | ℓ/180 | ℓ/240 | ℓ/180 | ℓ/240 | ℓ/180 |
| 4"                                                                      | 1,457 | 1,457 | 1,811 | 1,811 | 2,208 | 2,208 |
| 8"                                                                      | 560   | 560   | 696   | 696   | 849   | 849   |
| 12"                                                                     | 307   | 307   | 431   | 431   | 526   | 526   |
| 16"                                                                     | 173   | 173   | 289   | 289   | 381   | 381   |
| 19.2"                                                                   | 111   | 120   | 201   | 201   | 312   | 312   |
| 24"                                                                     | 55    | 74    | 128   | 128   | 230   | 230   |
| 30"                                                                     | 28    | 27    | 82    | 82    | 129   | 147   |
| 32"                                                                     | 23    | 30    | 71    | 72    | 106   | 129   |
| 36"                                                                     |       | 21    | 50    | 57    | 74    | 99    |
| 40"                                                                     |       |       | 36    | 46    | 54    | 72    |
| 48"                                                                     |       |       | 24    | 32    | 35    | 47    |
| 60"                                                                     |       |       |       |       | 23    |       |
| Table 3 - Face Grain Across Supports - Single Spans <sup>2</sup>        |       |       |       |       |       |       |
| Span <sup>2</sup>                                                       | 1/2"  |       | 5/8"  |       | 3/4"  |       |
|                                                                         | ℓ/240 | ℓ/180 | ℓ/240 | ℓ/180 | ℓ/240 | ℓ/180 |
| 4"                                                                      | 2,374 | 2,374 | 2,926 | 2,926 | 3,588 | 3,588 |
| 8"                                                                      | 913   | 913   | 1,125 | 1,125 | 1,380 | 1,380 |
| 12"                                                                     | 307   | 410   | 609   | 652   | 854   | 854   |
| 16"                                                                     | 125   | 167   | 257   | 343   | 507   | 619   |
| 19.2"                                                                   | 71    | 94    | 147   | 197   | 296   | 394   |
| 24"                                                                     | 35    | 47    | 74    | 99    | 151   | 202   |
| 30"                                                                     |       | 23    | 37    | 50    | 77    | 102   |
| 32"                                                                     |       |       | 31    | 41    | 63    | 84    |
| 36"                                                                     |       |       | 21    | 28    | 44    | 59    |
| 40"                                                                     |       |       |       | 20    | 32    | 42    |
| 48"                                                                     |       |       |       |       | 21    | 28    |
| Table 4 - Face Grain Parallel to Supports - Single Spans <sup>2</sup>   |       |       |       |       |       |       |
| Span <sup>2</sup>                                                       | 1/2"  |       | 5/8"  |       | 3/4"  |       |
|                                                                         | ℓ/240 | ℓ/180 | ℓ/240 | ℓ/180 | ℓ/240 | ℓ/180 |
| 4"                                                                      | 1,822 | 1,822 | 2,263 | 2,263 | 2,760 | 2,760 |
| 8"                                                                      | 690   | 690   | 870   | 870   | 1,062 | 1,062 |
| 12"                                                                     | 221   | 295   | 514   | 514   | 657   | 657   |
| 16"                                                                     | 87    | 116   | 270   | 289   | 395   | 476   |
| 19.2"                                                                   | 48    | 64    | 152   | 201   | 224   | 299   |
| 24"                                                                     | 24    | 32    | 75    | 100   | 112   | 149   |
| 30"                                                                     |       |       | 37    | 50    | 56    | 74    |
| 32"                                                                     |       |       | 30    | 41    | 46    | 61    |
| 36"                                                                     |       |       | 21    | 28    | 32    | 42    |
| 40"                                                                     |       |       |       | 20    | 23    | 30    |

Maximum allowable loads are psf. Uniform loading is assumed. Loads are for dry conditions. For wet conditions, reduce loads approximately 25%. Inquire for precise data. Basic allowable stresses (bending F<sub>b</sub> and shear F<sub>s</sub>) increase 15% for shelving use per the APA experience factor. Pallet design normally is based on higher allowable loads than given. NOTES: <sup>1</sup>Spans are center-to-center of supports. <sup>2</sup>Span is out-to-out of supports. Allow for 1-1/2" supports on each end.

# Swanson Group

## Swanson Group Sales

1651 S F. Street  
Springfield, OR 97477

Email: [overlays@swansongroup.biz](mailto:overlays@swansongroup.biz)

Toll Free: 800-331-0831

Local: 541-832-1121

Fax: 541-832-1139

[www.swansongroup.biz](http://www.swansongroup.biz)



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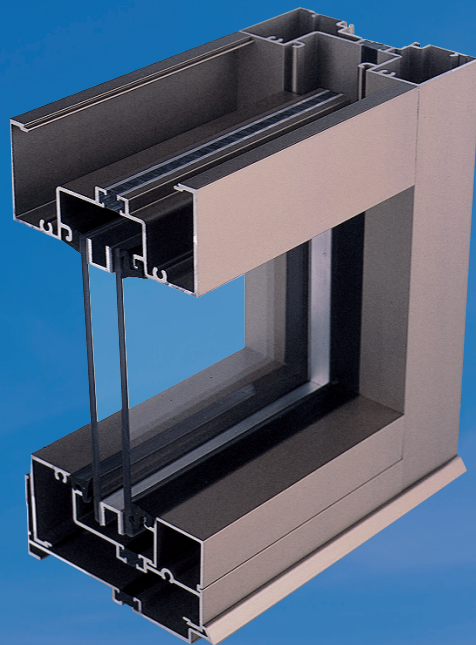
## T14000 Series Storefront

*Single cavity pour and debridge thermal barrier*

For optimal strength and thermal performance, use Tubelite's 14000 Series Storefront Framing, a flush-glazed system for use on storefront and low-rise applications. Framing is available in standard single cavity pour and debridge thermal barrier members with 2" x 4-1/2" profiles and a 1/2" bite for use with glass or panels up to 1-1/8" thick. Extra-heavy intermediate verticals are available for high performance against strong windloads.

Reduce project labor costs with the flexibility of inside or outside glazing. Members can be assembled using screw spline or clip joinery, and framing is compatible with Tubelite Narrow, Medium and Wide Stile Doors.

Our 14000 Series Storefront products are subjected to thorough testing by an independent laboratory, ensuring that you get the highest quality storefront framing products that the industry has to offer.



**Standard Medium  
Stile Entrances**

**ALSO  
USED  
WITH**

**200 Series  
Curtainwall**

Wendy's, Cemetery Road, Hilliard, OH

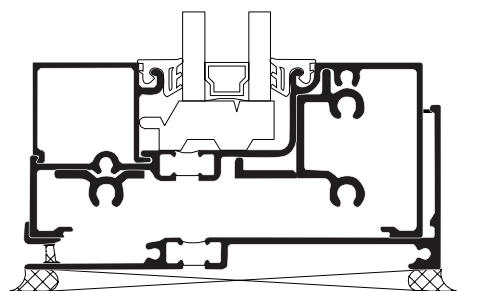
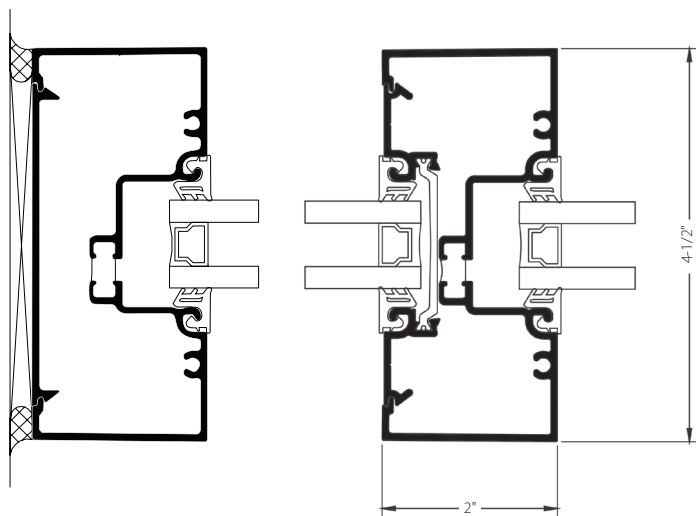
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CURTAINWALL AND ENTRANCE SYSTEMS



# T14000 Series Storefront

*Single cavity pour and debridge thermal barrier*

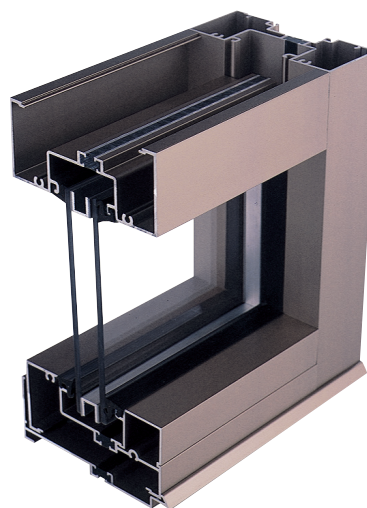


## System Features:

- Standard 2" (50.8mm) sight-line on verticals and horizontals
- 4-1/2" (114.3mm) system depth
- Single cavity pour and debridge thermal barrier with Azon's Lancer® mechanical lock
- EPDM wedge type gaskets for 1" glass or panel thickness
- Glass centered in the system depth

## Optional Features:

- Screw-spline or shear block connections
- Steel reinforcing if required
- Easily integrates with standard or thermal doors, operable vent windows & sun shades
- 7 anodized and 19 painted standard finishes
- Curved Headers
- Non-thermal Framing



## T14000 Series Product Specifications

**Application:** Low-rise commercial buildings: retail, office, healthcare, schools, etc.

**Description:** 2" x 4-1/2" center set, outside or inside flush glazed storefront

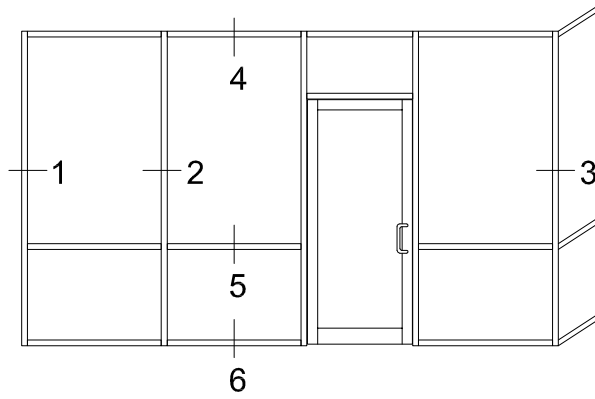
| Face Width: | System Depth: | Glass:                    | Air Infiltration:           | Water Infiltration:                 | Structural:                          | CRF:                                           | U-Factor**:                                           | Acoustic:         |
|-------------|---------------|---------------------------|-----------------------------|-------------------------------------|--------------------------------------|------------------------------------------------|-------------------------------------------------------|-------------------|
| 2"          | 4-1/2"        | 1" std<br>(1/8" – 1-1/8") | 0.06 CFM/Ft.2<br>@ 6.24 PSF | 10 PSF – Static<br>10 PSF – Dynamic | 30 PSF – Design<br>45 PSF – Overload | T (Thermal) 62 <sub>f</sub><br>68 <sub>g</sub> | 0.38 - Thermally Insulated<br>0.33 - Thermally Broken | STC 32<br>OITC 26 |

\*\* U-Factor per NFRC 100. Refer to the U-Value table at: [www.tubeliteinc.com/products/storefront/14000-series-storefront-framing/](http://www.tubeliteinc.com/products/storefront/14000-series-storefront-framing/)

DISCLAIMER: Tubelite takes no responsibility for product selection or application, including, but not limited to, compliance with building codes, safety codes, laws, merchantability or fitness for a particular purpose; and further disclaims all liability for the use, in whole or in part, of this Technical Guide in preparation of project specifications and/or other documents. Technical Guides are subject to change at any time, without notice, and at Tubelite's sole discretion. ©2017 Tubelite Inc.

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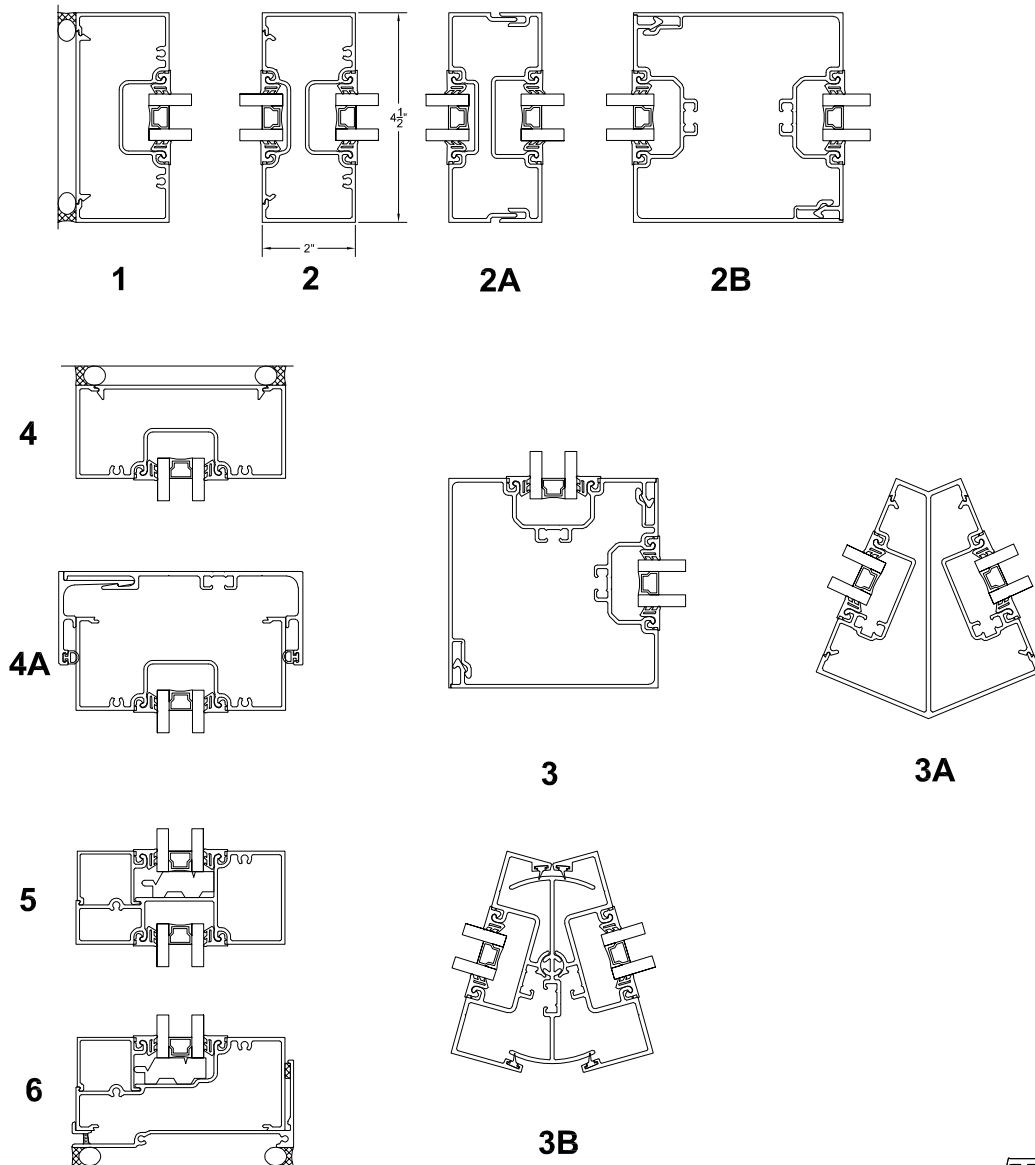
## E14000 STOREFRONT



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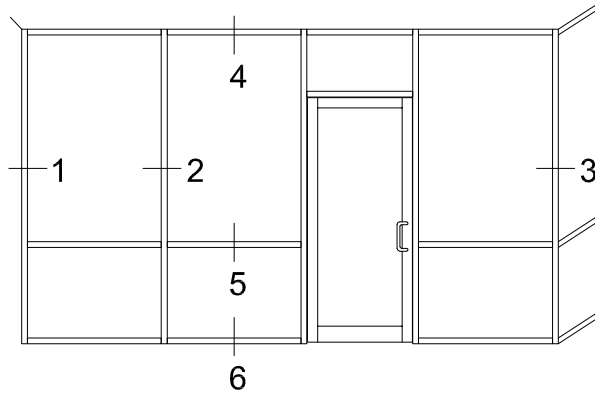
### Standard Outside Glazed Details 1/4 scale



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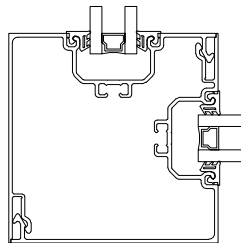
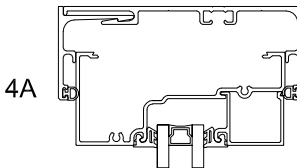
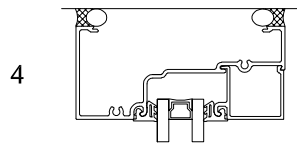
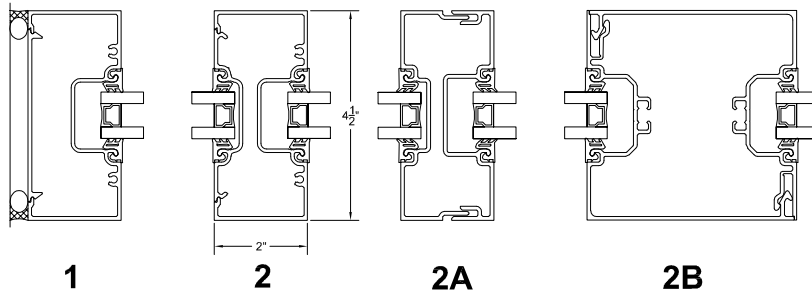
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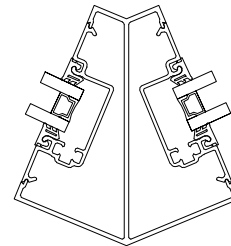
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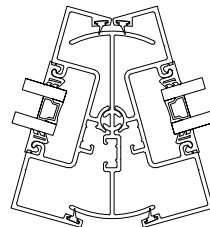
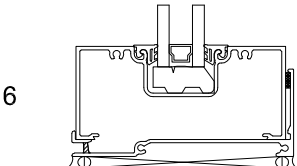
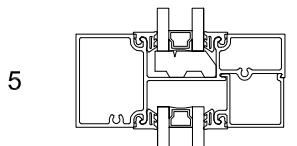
## Standard Inside Glazed Details 1/4 scale



3



3A



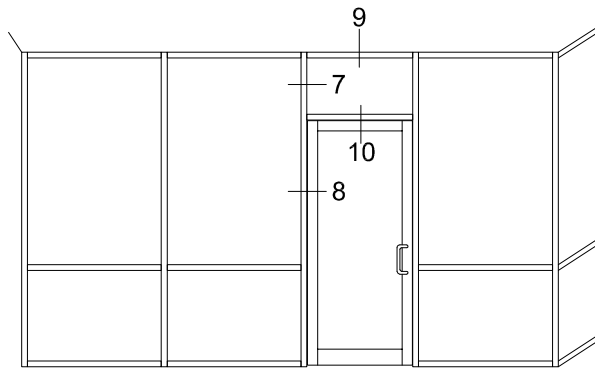
3B

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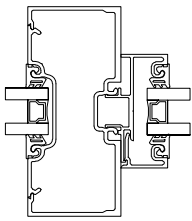
## E14000 STOREFRONT



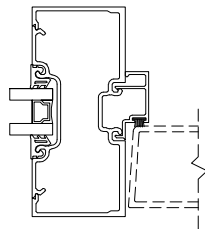
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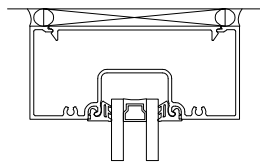
### Standard Details 1/4 scale



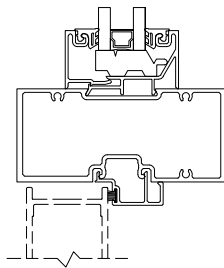
7



8



9



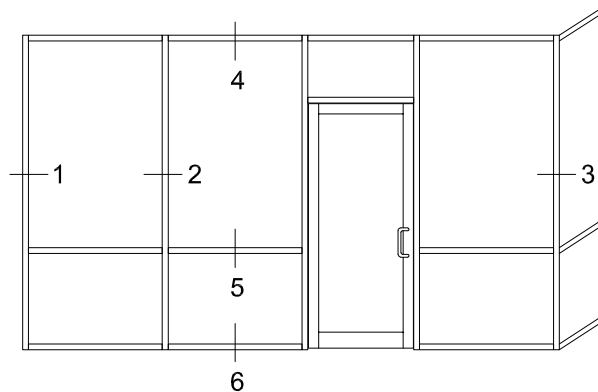
10

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# T14000 STOREFRONT

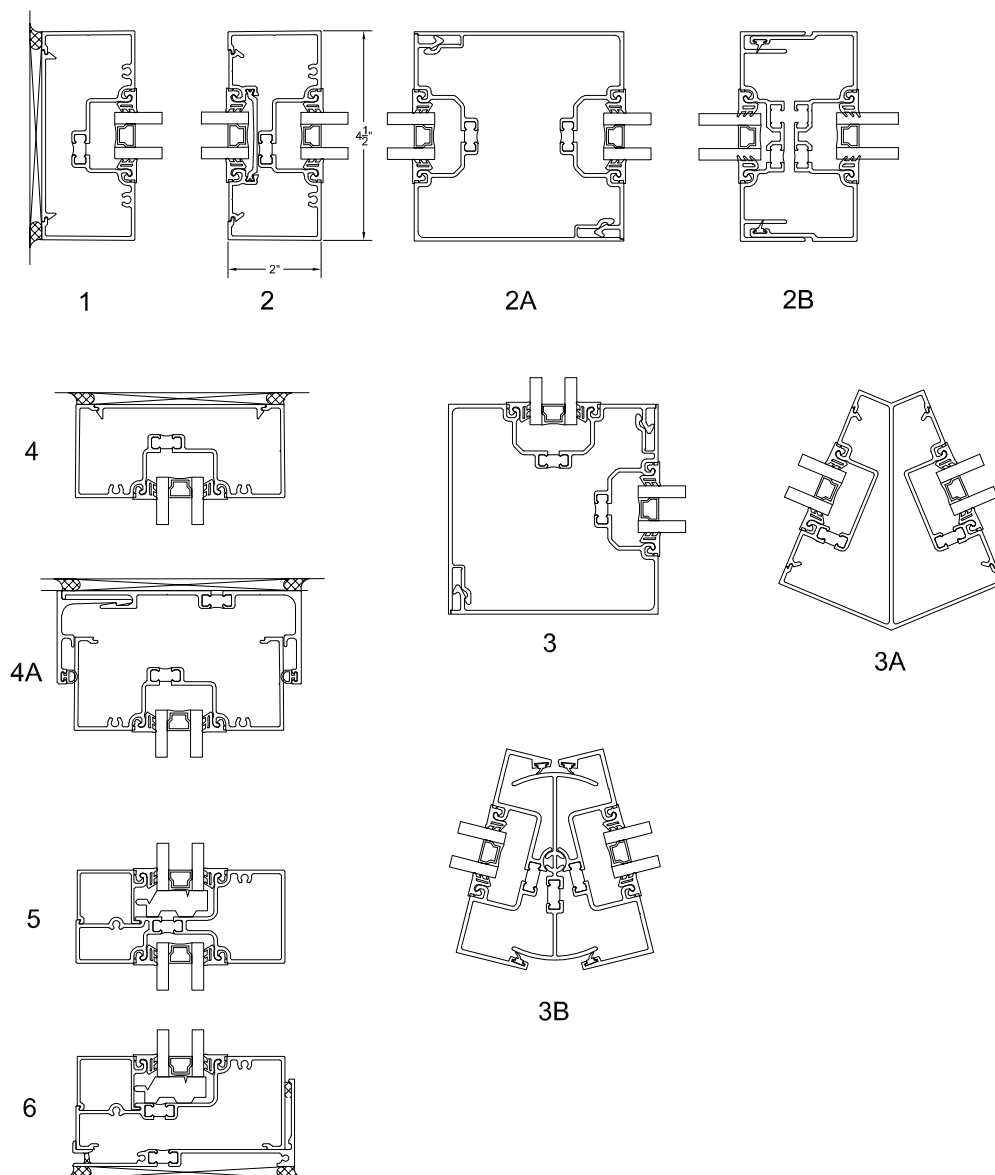


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## Standard Outside Glazed Details

1/4 scale



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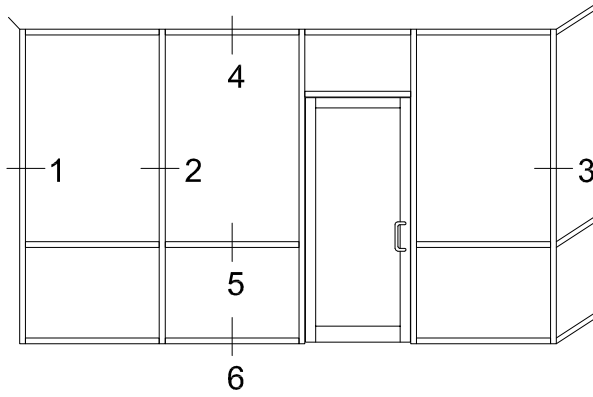
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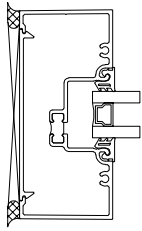




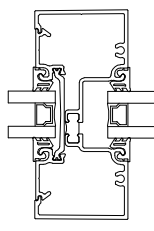
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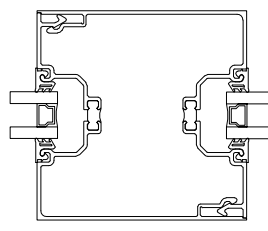
## Standard Inside Glazed Details 1/4 scale



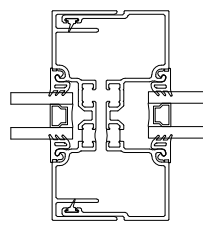
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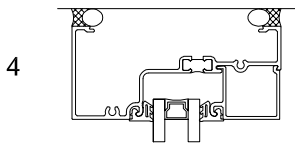
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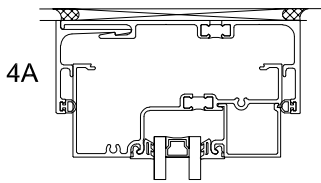
2A



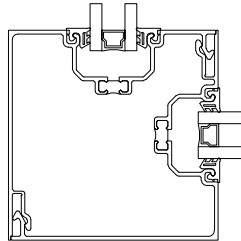
2B



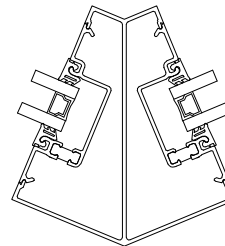
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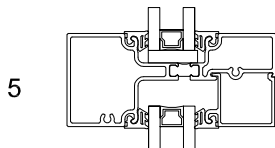
4A



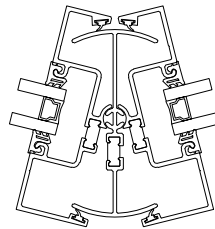
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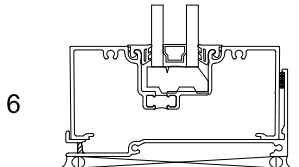
3A



5



3B



6

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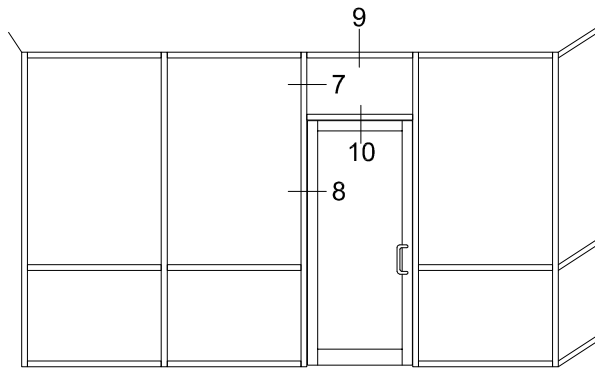
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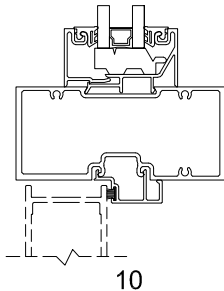
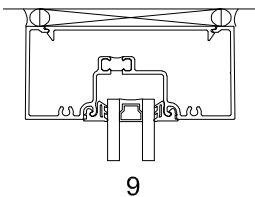
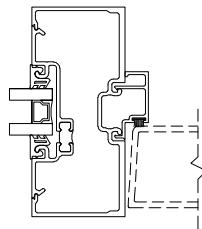
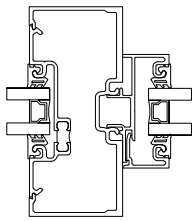
## E14000 STOREFRONT



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### Standard Details 1/4 scale



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# EXTERIOR & INTERIOR TRIM OPTIONS

Details take your project from ordinary to extraordinary. The perfect finishing touches make every window and patio door an irreplaceable part of any home or commercial building. We offer the trim and accessory metals that make the final details of your project easier to complete and more beautiful to look at.

## EXTERIOR TRIM

Designed to add depth and traditional appeal, our exterior trim options extend outward from the window or door frame, casting a shadow line consistent with true historical applications. Choose from our extended selection of flat and profiled casings, brick mould casings and sill nose. Match or contrast the trim with your windows and doors in any of our 50 exterior colors, custom colors and anodized finishes.



3 1/2" backband and bead casing and 1 1/2" sill nose shown on casement



3 1/2" flat casing shown on hinged inswing patio door



2" brick mould and 1 1/2" sill nose shown on casement



3 1/2" brick mould and 1 1/2" deep sill nose shown on double-hung

## INTERIOR TRIM COMPONENTS

### Extension Jamb

Pre-installed, dimensional extension jambs save time on jobsites and help enable a perfect installation. Available in all wood species, extension jambs can accommodate a wide variety of wall conditions.



### Drywall Returns

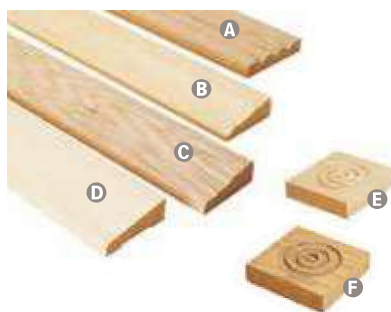
We offer drywall returns in three depths:

1 1/16", 3/16" and 7/16"



### Wood Casing

A subtle touch around the perfect window or door makes your view even more special. Choose from four different casings and add plinth blocks at the corners for just the right touch of detail.



- A** 1/2" x 3 1/4" Fluted Casing
- B** 1 1/16" x 2 1/4" Colonial Casing (WM366)
- C** 1 1/16" x 2 1/4" Colonial Casing (WM356)
- D** 1 1/16" x 2 1/4" Ranch Casing (WM324)
- E** 2 1/2" Plinth Block
- F** 3 1/2" Plinth Block



100 W Michigan Storefront





102 W Michigan Storefront





Interior Storefront Photo





Interior Storefront Photo





N Huron entry door.





N Huron display window





Facing north to facade





Facing northwest to facade and east elevation





Facing southwest to north and east elevations









DAVIS & KISHLAR.

YPSILANTI, MICH. No 306





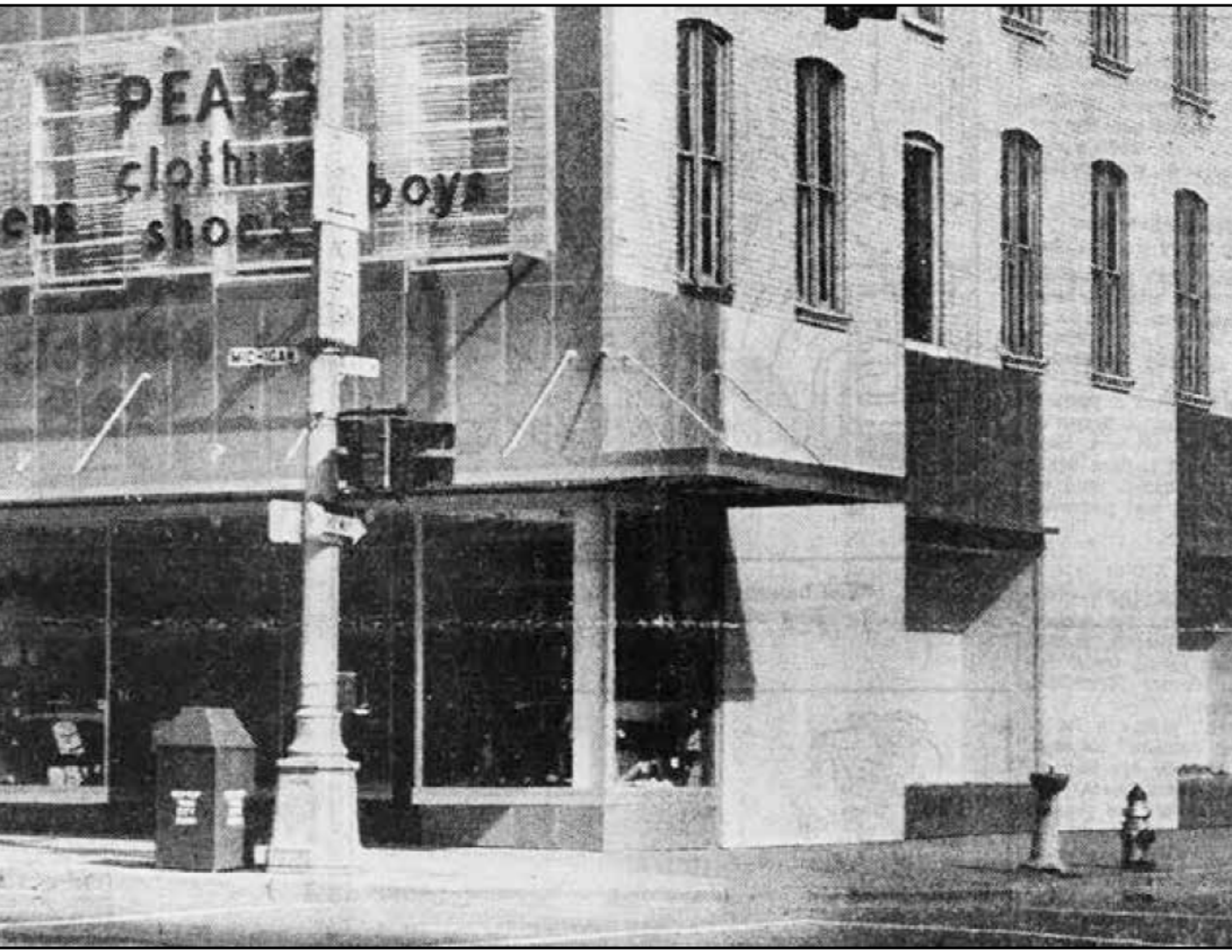
LANDY'S  
FURNITURE

CRANE RENTALS  
STEEL ROOFS INSTALLED  
YPSILANTI STEEL FABRICATION CO.

NO LEFT  
TURN

FAMILY DEPT. ST.  
NEWS - GROC. - MEAT  
DEAD FISH - FRESH

354 EIGHTH



PEARS  
cloth boys  
shoe

W-1011



PEAR'S CLOTHING

PEAR'S

men's

boys

PEAR

clothing

WYHZ

ONE  
WAY  
→





ONE  
WAY



NO  
TURN  
ON RED

WEST

BUSINESS

12

WEST

17



WGM  
RADIO

PEAR'S

SALE

FOR SALE  
ON LEASE







# HDC Work Permit Staff Review

*Property address:* 100 W Michigan

*Date of Application:* June 2, 2020

*Date of Review:* June 3-8, 2020

*Date of Meeting:* June 9, 2020

*Proposed work:* New façade windows on the second and third floors.

*Materials:* Andersen E Series custom windows. Windows are wood-framed with composite cladding.

*Staff review:*

1. The applicant proposes to remove the non-historic vinyl windows on the façade second and third floors and replace with custom-built windows that are similar to those in-place historically.
2. The widow replicates the original central mullion flanked by two double-hung sashes. The mutin grille pattern is replicated as well.
3. The original windows were arched. The arched opening was discussed at the May 26 meeting as a study item. The HDC seemed open to having a rectangular window placed within the remaining arched openings.
  - a. A similar window treatment was implement on the façade second floor of Thompson Block (400 N River).
4. Masonry will be repaired infilling the arched openings.
5. Several types of grill installations and trim patterns were submitted with the spec sheets. The applicant is to clarify to the HDC which will be implemented.
6. The original application included ornamental window pediments. The applicant has voluntarily removed those from the application per staff recommendation, as they were not historically appropriate.

*Recommended Motions:*

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 or power washing.

8. Preserve archaeological resources.

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

10. New work shall be removable.



Move to approve and issue a Certificate of Appropriateness for the work at 100 W Michigan, as submitted in the application dated June 2, 2020 for replacement of the façade second and third floor windows with custom Andersen E Series windows as specified.

*Relevant Secretary of the Interior's Standards:*  
#5, #9

*Prepared by:*  
Scott E. Slagor, Preservation Planner



**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

100 W Michigan Ave Ypsilanti MI 48103

**Applicant**

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

Name

Conor Doran

Address

City

State

Zip

MI

48103

E-Mail

**Contractor**

Contractor Name & Contact Info

O'Neal Construction C/O Tim Stout tstout@onealconstruction.com

**Type of work**

☐ Roofing

☒ Window/Door  
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

**Complete Description of Proposed Work:**

Windows replacements on Michigan Ave facade.

Remove existing vinyl windows

Remove exterior metal trim and 2x4 mounts surrounding each window

Tuck point and repair rectangular window opening.

Fill in arch of 3 of the windows with masonry. Currently 9 of 12 are already filled in with masonry.

Install new custom Anderson windows per specs provided.

Install new pediments above each window per specs provided.

**Materials (for paint include color chips or samples with application):****Permit Application Fee (action items only)**

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$100,000

Permit fee:

\$45 + 165 = \$210

**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:

6/2/20

Print Name:

Conor Doran 100 Michigan ventures LLC

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 or view our factsheets online at [cityofypsilanti.com/hd](http://cityofypsilanti.com/hd).

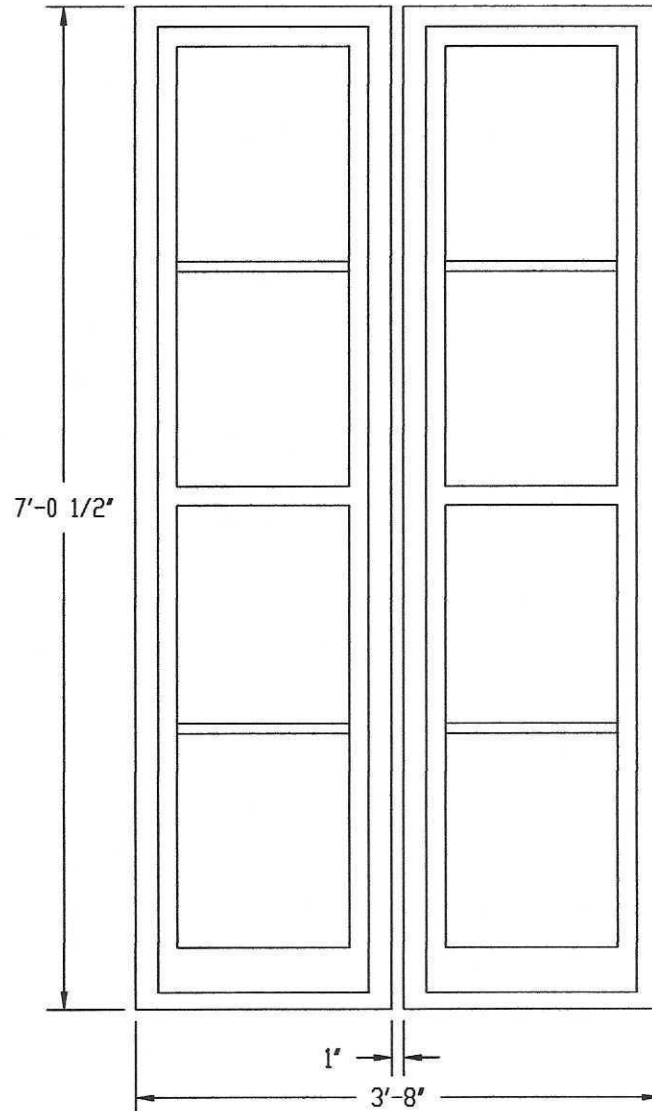
**All other necessary approvals and permits must be acquired before beginning work.**



Note: Any representation of muller units is provided to show aesthetics only. It remains the responsibility of a building professional to determine the proper design of mulls to provide sufficient structural strength for load bearing and wind resistance considerations.

VIEWED FROM EXTERIOR

GRILLE TYPE:



Line 3

\*\*\* EXTERIOR VIEW \*\*\*  
 T7 Talon Double Hung  
 AFS = 1'-9 1/2" x 7'-0 1/2"  
 7/8" KD Grille (Traditional)  
 Contemporary Glass Stop  
 Tag: Standard rectangle shg

CUSTOMER SIGNOFF DRAWING

Customer Approval:

Date:

OrderTrack# 25935672

Drawn By: SMW

Date Drawn: 5/21/2020

DRAWING #

**Andersen.**  
 ARCHITECTURAL  
 COLLECTION



**E-SERIES**  
 WINDOWS & DOORS

THE INFORMATION CONTAINED IN THIS DOCUMENT IS CONFIDENTIAL AND PROPRIETARY TO ANDERSEN CORPORATION AND ITS SUBSIDIARIES AND MAY NOT BE DISCLOSED TO NONEMPLOYEES OF THE COMPANY OR USED IN ANY WAY OR FOR ANY PURPOSE OUTSIDE OF THE COMPANY WITHOUT THE EXPRESS WRITTEN CONSENT OF ANDERSEN CORPORATION. UNAUTHORIZED USE, REPRODUCTION, DISCLOSURE OR RETENTION OF ANY INFORMATION CONTAINED HEREIN IS EXPRESSLY PROHIBITED.

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148376 B

REVISION # 1

# DOUBLE-HUNG WINDOW

## FEATURES

### DOUBLE-HUNG WINDOWS

#### FRAME & SASH

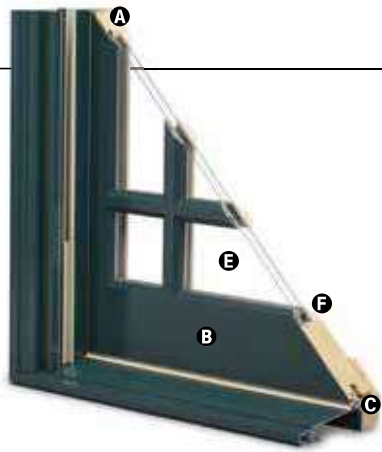
**A** Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany, maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory primed. Factory-applied finishes are available in a variety of stain and paint options.

**B** Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 and 2605 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

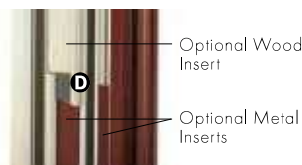
Optional vinyl installation flanges are pre-applied into a kerf on the frame exterior to facilitate installation. Optional aluminum flanges or metal installation clips are available.

**C** Compression bulb weatherstrip is applied on the bottom sash, head jamb, at the meeting rail and on side jambs for a maximum weather seal.

Jamb liners encase balancer assemblies that allow each sash to be tilted 90° inward from a bottom pivot and stay securely in place for washing.



**D** Double-hung jamb liners incorporate synthetic interior and exterior inserts or optional painted aluminum exterior and wood-veneered interior inserts.



#### GLASS

**E** High-Performance Low-E4® glass with a low-conductivity spacer. Triple-pane glass, tinted, clear dual-pane, high-altitude glass and other special glazing options are available.

**F** Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in ovolo (colonial) and contemporary profiles.

#### HARDWARE

Sash lock/tilt mechanisms and keepers give a slim, more traditional design and allow opening and tilting of the window in one operation. Tilting the sash from the inside for cleaning is effortless.

Optional surface mount sash lifts allow for easy operation. Units less than 3' wide use one lift. Units 3' wide and greater use two lifts.

#### HARDWARE OPTIONS



Lock



Sash Lift

Antique Brass | **Black** | Bright Chrome | Bronze | Gold  
Oil Rubbed Bronze | Pewter | Polished Brass | Satin Chrome | White

Windows with VeriLock® sensors use a different sash lock. See the next page for details.

#### HARDWARE FINISHES



Oil rubbed bronze is a "living" finish that will change with time and use.

## EXTERIOR & INTERIOR OPTIONS

**EXTERIOR COLORS** 50 exterior colors, 7 anodized finishes and custom colors. See exterior colors on page 11.

#### INTERIOR WOOD SPECIES



Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

All factory-finished options are shown on pine.

#### FACTORY-FINISHED INTERIORS



Painted options available on pine.

Dark bronze and black painted options available on pine or maple.

Anodized silver painted option available on maple only.

Interior custom stains, paints and color matching available.

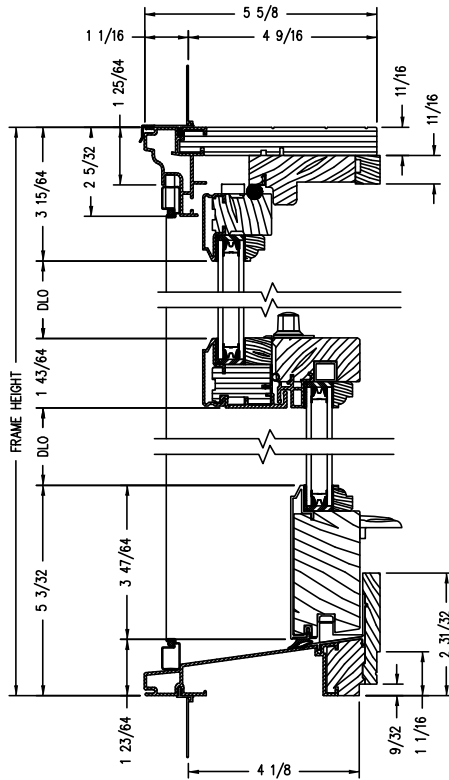
#### INTERIOR PAINTED OPTIONS



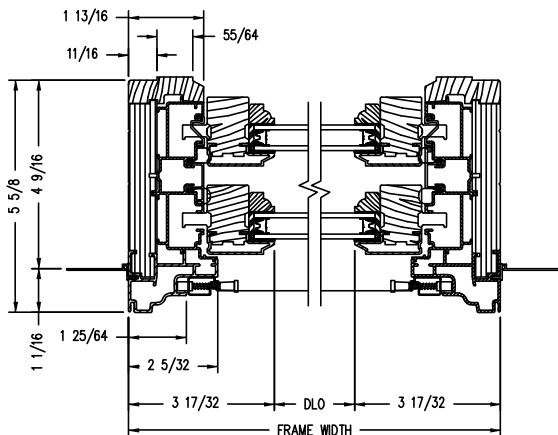
\*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies. Printing limitations prevent exact replication of colors and finishes. Please see your Andersen supplier for actual color and finish samples.

## Double-Hung Windows

**Double-Hung**

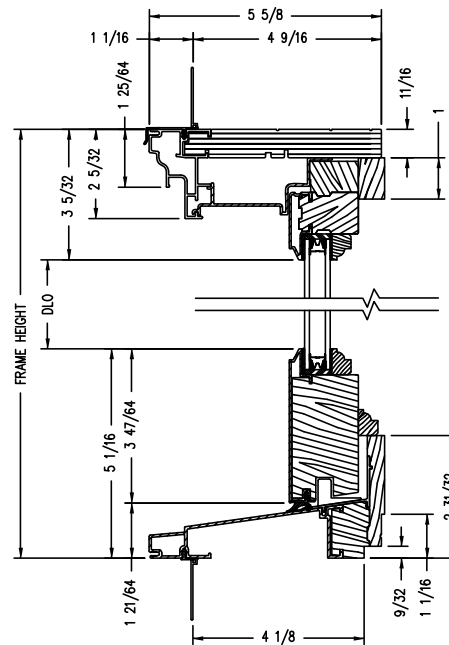


Vertical Section

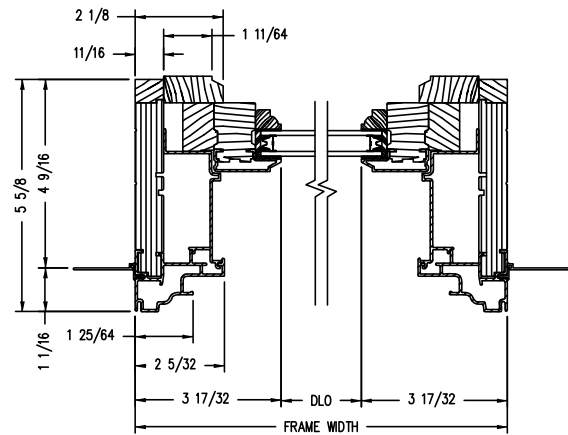


Horizontal Section

**Double-Hung Picture**



Vertical Section



Horizontal Section

Shown with ovolo (colonial) glass stops.

PROPER INSTALLATION AND MAINTENANCE OF E-SERIES PRODUCTS IS ESSENTIAL TO ATTAIN OPTIMUM PERFORMANCE AND OPERATION. WRITTEN INSTALLATION INSTRUCTIONS THAT PROVIDE GUIDELINES FOR PROPER INSTALLATION ARE AVAILABLE BY VISITING [ANDERSENWINDOWS.COM](http://ANDERSENWINDOWS.COM). CUSTOM SIZES ARE AVAILABLE. CONTACT YOUR LOCAL SUPPLIER FOR MORE INFORMATION. DRAWINGS ARE NOT TO SCALE.



# EXTERIOR & INTERIOR TRIM OPTIONS

Details take your project from ordinary to extraordinary. The perfect finishing touches make every window and patio door an irreplaceable part of any home or commercial building. We offer the trim and accessory metals that make the final details of your project easier to complete and more beautiful to look at.

## EXTERIOR TRIM

Designed to add depth and traditional appeal, our exterior trim options extend outward from the window or door frame, casting a shadow line consistent with true historical applications. Choose from our extended selection of flat and profiled casings, brick mould casings and sill nose. Match or contrast the trim with your windows and doors in any of our 50 exterior colors, custom colors and anodized finishes.



3 1/2" backband and bead casing and 1 1/2" sill nose shown on casement



3 1/2" flat casing shown on hinged inswing patio door



2" brick mould and 1 1/2" sill nose shown on casement



3 1/2" brick mould and 1 1/2" deep sill nose shown on double-hung

## INTERIOR TRIM COMPONENTS

### Extension Jamb

Pre-installed, dimensional extension jambs save time on jobsites and help enable a perfect installation. Available in all wood species, extension jambs can accommodate a wide variety of wall conditions.



### Drywall Returns

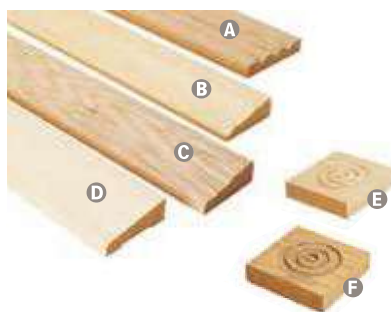
We offer drywall returns in three depths:

1 1/16", 3/16" and 7/16"



### Wood Casing

A subtle touch around the perfect window or door makes your view even more special. Choose from four different casings and add plinth blocks at the corners for just the right touch of detail.



- A** 1/2" x 3 1/4" Fluted Casing
- B** 1 1/16" x 2 1/4" Colonial Casing (WM366)
- C** 1 1/16" x 2 1/4" Colonial Casing (WM356)
- D** 1 1/16" x 2 1/4" Ranch Casing (WM324)
- E** 2 1/2" Plinth Block
- F** 3 1/2" Plinth Block



Facing north to facade





Facing northwest to facade and east elevation





Facing southwest to north and east elevations









DAVIS & KISHLAR.

YPSILANTI, MICH, No 306



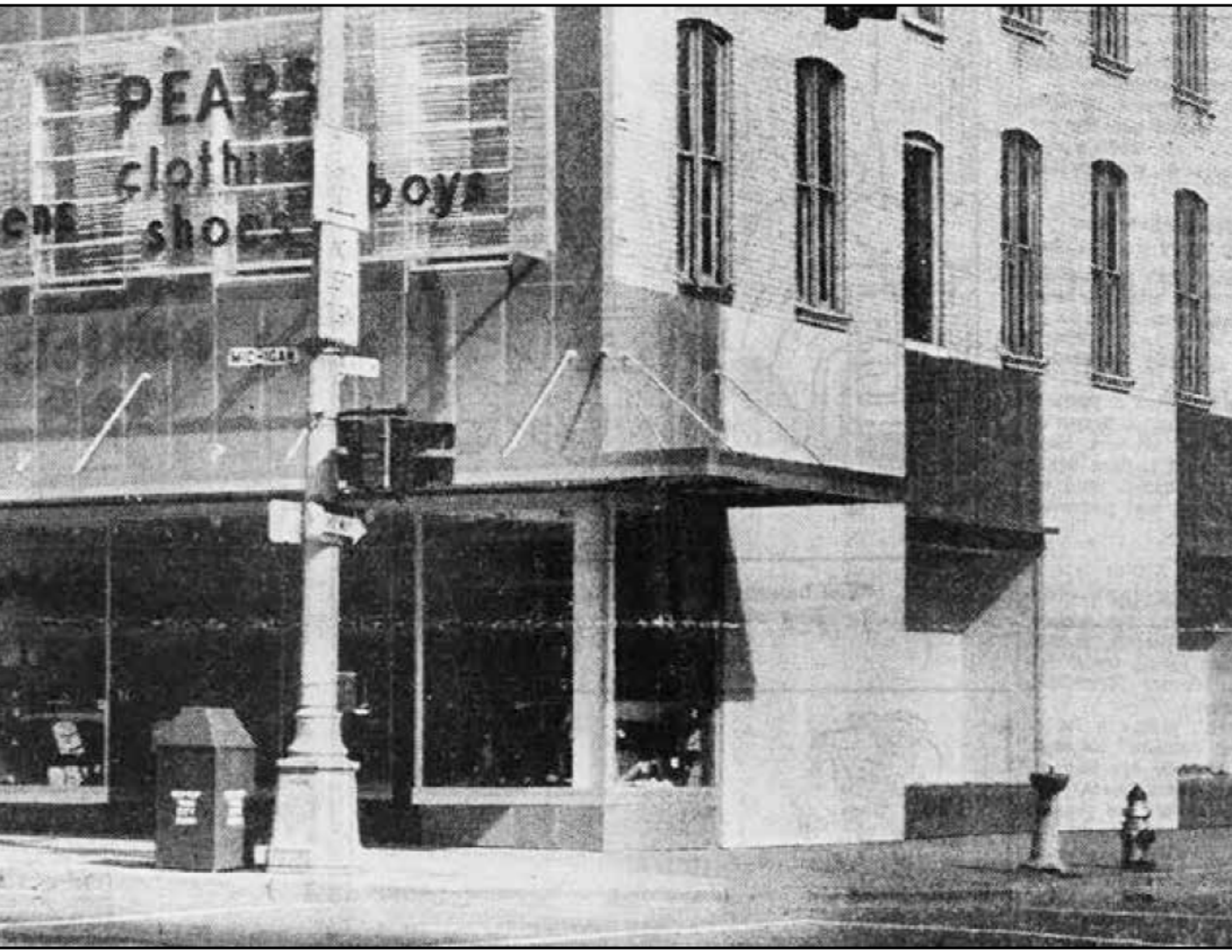


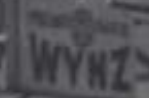
LANDY'S  
FURNITURE

CRANE RENTALS  
STEEL ROOFS INSTALLED  
YPSILANTI STEEL FABRICATION CO.

NO  
LEFT  
TURN

FAMILY DEPT. ST.  
NEWS - GROC. - MEAT  
DEAD FISH - FRESH









ONE  
WAY



NO  
TURN  
ON RED

WEST

BUSINESS

12

WEST

17



WGM  
RADIO

PEAR'S

SALE

FOR SALE  
ON LEASE







# HDC Work Permit Staff Review

*Property address:* 228 N River

*Property History:* The property includes a Minimal Traditional-style house that was erected in 1941. At the time of the National Register listing, the house was noted as non-contributing because of its age. At some point, the second story was expanded with a large shed dormer on the rear (east) elevation. This dormer offers a secondary egress to the building.

*Date of Application:* June 2, 2020

*Date of Review:* June 4, 2020

*Date of Meeting:* June 9, 2020

*Proposed work:* Partial replacement of egress structure on east elevation.

*Materials:* Treated lumber, Trex Flooring, and aluminum coils.

*Staff review:*

1. The upper landing of the rear egress staircase has been structurally compromised and needs to be replaced.
2. The new landing will be supported by 6"x6" posts, per the attached drawings.
3. The landing will need to be attached to the house for added stability. To do this, the applicant proposes cutting out the portion of the roof below the dormer and tying the landing into the house with a joist. See page three of the drawings for a full description of the proposal.
  - a. The applicant will leave the gutter and fascia, but will cut out the original rafter tails.
  - b. The applicant proposes to cover the overhand with Azek or other composite wood. (Some of the original roof sheathing has rotted out). Then, the Azek will be covered with aluminum, painted black.
4. Trex synthetic in a gray finish flooring will be used as the deck of the landing. The deck boards are not

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 or power washing.

8. Preserve archaeological resources.

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

10. New work shall be removable.



tongue-and-groove in profile. They will be installed smooth side up so that there is no faux wood grain exposed.

- a. In staff opinion, this is a modern egress staircase on the rear of the building and synthetic flooring would not be inappropriate in this application.
  - b. Typically, the HDC has not adhered fully to standard porch requirements in secondary rear egresses.
5. Aluminum sheathing will be placed below the deck surface. The coil is a 2-ft. wide roll of aluminum, white on one side and colored on the other (could be painted/stained). It will be placed under the deck to keep water from dripping so the space below can eventually be transformed into an outdoor living space.
  - a. It is unclear where the runoff from the aluminum will be directed. Staff recommend considering directing the aluminum toward the existing gutter. The HDC is to confirm with the property owner how runoff water will be handled.
6. A stained balustrade that matches the rest of the structure will be implemented. The applicant says they are happy to consider redesigning the balustrade to meet the HDC guidelines, because they recognize the whole staircase unit will eventually need to be replaced. The corner posts of the balustrade have been salvaged so they can be reused.
  - a. The HDC typically requires that balusters are in line with the upper and lower rails, rather than on the exterior of the rails as it is currently.
7. The wood components will be stained by Cabot Solid Stain, in "Frontier."
8. The metal awning and posts will not be reinstalled.

*Recommended Motions:*

Move to approve and issue a Certificate of Appropriateness for the work at 228 N River, for reconstruction of the upper landing and balustrade on the rear egress staircase, as specified in the submitted drawings. The wood components of the system will be stained in an opaque finish. The deck shall be synthetic flooring with aluminum below to catch runoff.

*Relevant Secretary of the Interior's Standards:*

#9

*Prepared by:*

Scott E. Slagor, Preservation Planner



**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  
228 N River 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  
House-Storian, LLC - Stefan Szumko

Address  
[REDACTED]

City  
Ypsilanti

State  
MI

Zip  
48198

Phone / Fax  
[REDACTED]

E-Mail  
[REDACTED]

**Contractor**

Contractor Name & Contact Info  
House-Storian, LLC - Stefan Szumko

**Type of work**

- ☐ Roofing  
☐ Window/Door Replacement

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

- ☐ Painting  
☐ Other  
☐ Application Amendment

**Complete Description of Proposed Work:**

Replace existing wood, brown-stained rear upper egress stair landing (balcony) with similar.

New framing materials: brown-stained (to match existing stairs), treated wood.

Add 6x6 post on north side adjacent to house (~16" away from building)

Change of deck materials from wood to gray Trex, to include continuous layer of aluminum coil stock (white side up, tan side down) between decking and framing. Deck boards not visible from street.

Eliminate metal awning above downstairs window below deck.

Leave in place existing stairs at this time.

**Materials (for paint include color chips or samples with application):****Permit Application Fee (action items only)**

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

Permit fee: 5  
\$45 + \_\_\_\_\_ = 50

**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:

Print Name:

Stefan J Szumko

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 or view our factsheets online at [cityofypsilanti.com/hd](http://cityofypsilanti.com/hd).

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



June 2, 2020

To Whom It May Concern:

We authorize Stefan Szumko from House-storian LLC, to perform work at 228 N. River St, Ypsilanti, MI 48198.

We also authorize Stefan Szumko, to apply for Historic District permission/permits on our behalf for work done at 228 N. River St, Ypsilanti 48198.

Thank you,

[REDACTED] dotloop verified  
06/02/20 1:13 PM EDT  
A303-NP7Z-QJFX-A05K

Erin Cicero

[REDACTED]

[REDACTED] dotloop verified  
06/02/20 1:17 PM EDT  
2G1B-8QDY-DNZR-QQ8V

Ann O'Sullivan

[REDACTED]

PH-20-0077



½" = 1 ft.

Reuse existing awning – attached to deck rail

**Rear View**

228 N River – Rear Deck

2June2020

Stefan Szumko

734-649-5024

4x4 corners carriage bolted to framing

2x6 deck rails @36" high

Awning supports

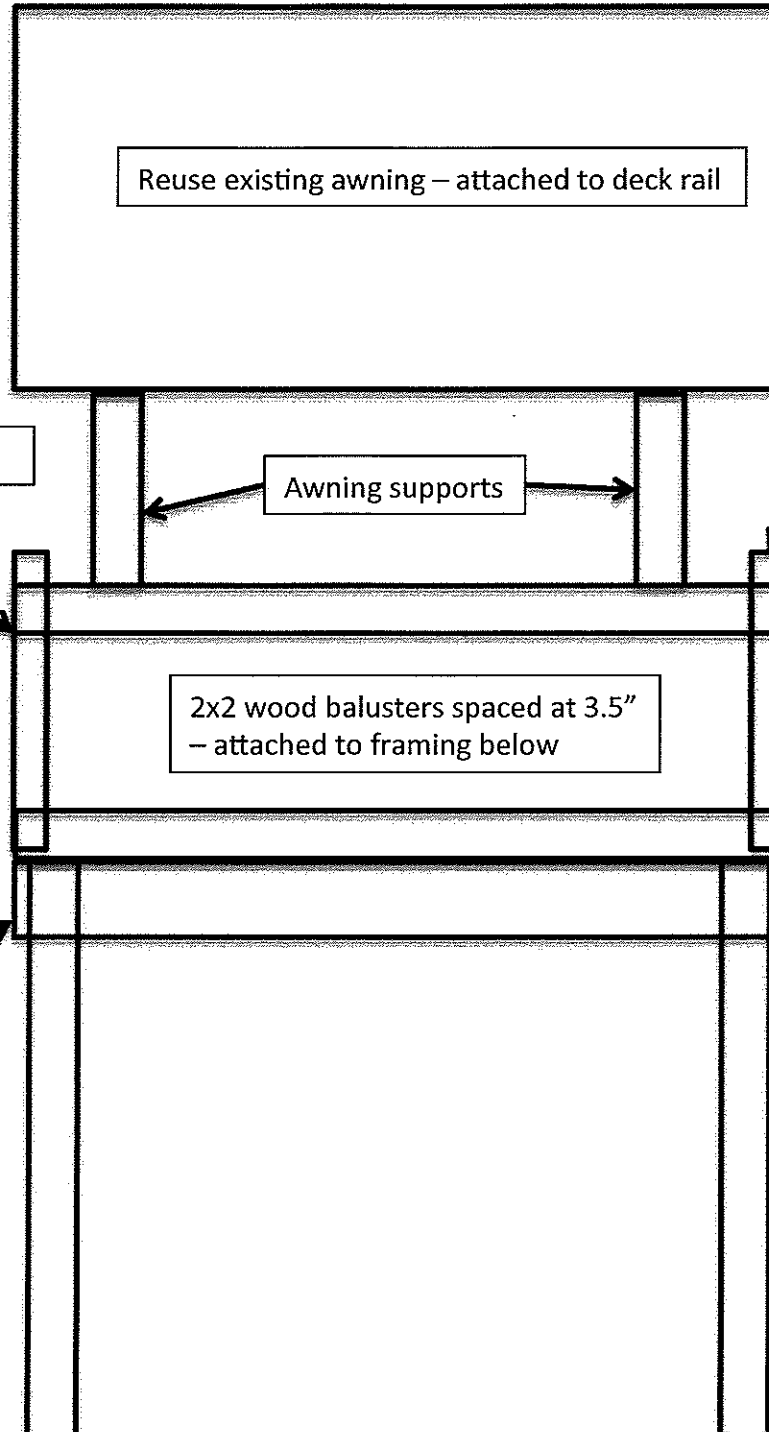
Trex deck boards on top of  
layer of aluminum coil stock  
above framing

2x2 wood balusters spaced at 3.5"  
– attached to framing below

2x8 framing, joists at 16" o.c.  
with steel joist hangers

2 – 2x10 dropped beam

6x6 posts (~12') on 42" deep  
concrete footings, with steel  
post brackets and 3" anchor  
bolts.





$\frac{1}{2}" = 1 \text{ ft.}$

**Side View**

228 N River – Rear Deck

2June2020

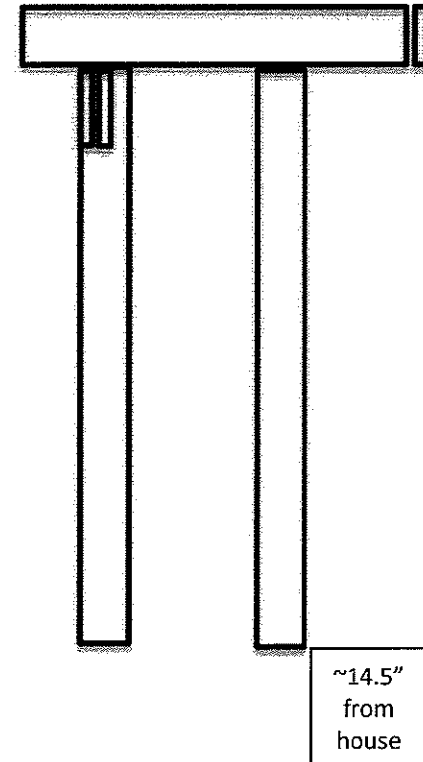
Stefan Szumko

734-649-5024

House

2-2x10 dropped beam

Add new post on north side adjacent to house  
(original had 3 posts).  
Posts to match location at stairs on south side.  
Tie existing stairs into posts on south side (no  
work to be done on existing stairs).



## Roof Removal Framing Details

228 N River – Rear Deck

2June2020

Stefan Szumko

734-649-5024

1" = 1 ft.

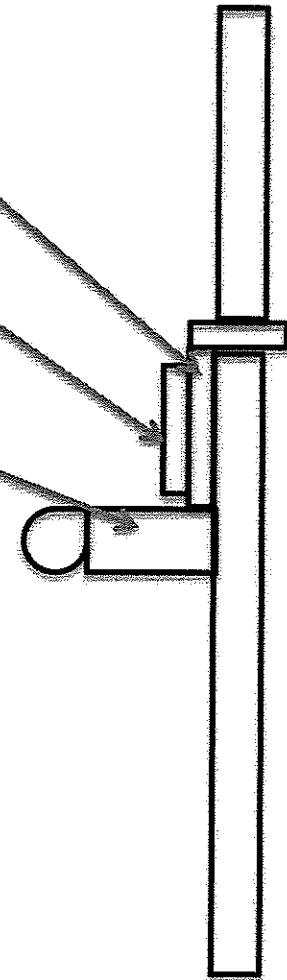
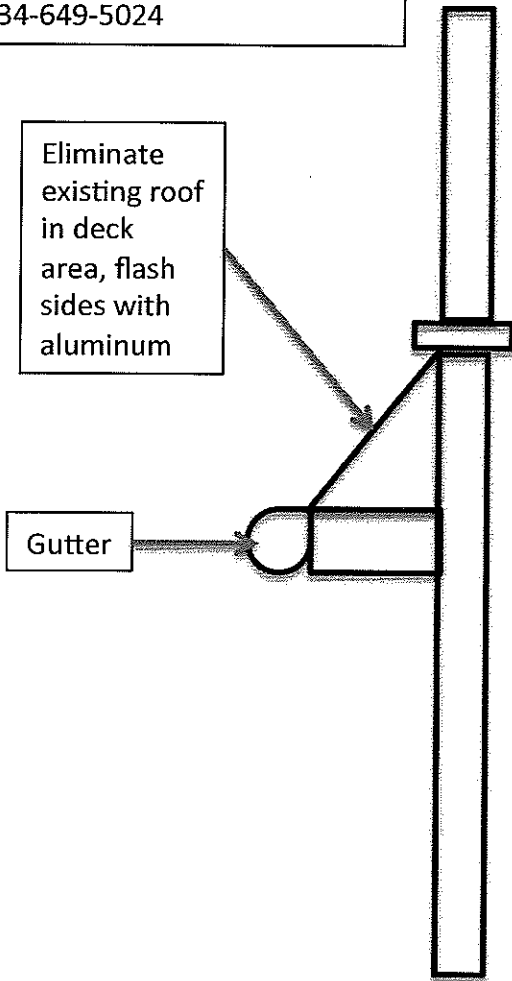
Eliminate  
existing roof  
in deck  
area, flash  
sides with  
aluminum

Gutter

2x10 – external band joist – tied into  
framing with 3" ledgerlok fasteners

2x8 ledger – tied into external  
band joists with 3" ledgerlok  
fasteners in a W-pattern

Plywood sheathing above eave  
overhangs with outward  
sloping as much as possible –  
tyvek, aluminum coil stock  
above (tucked behind gutter  
and behind ledger).



# 6x6 - POSTS - 4

- 3" - ANCHOR BOLTS (OR MANUFACTURER SPECS)
- POST BRACKETS (1" OFF CONCRETE)
- 42" DEEP FOOTINGS
- 16" CONCRETE FORM TUBES

226 N. RIVER

REAR BALCONY - FRONT VIEW

6/3/20/20

STEPAN J. SWANICK

HOUSTON, TX, LLC

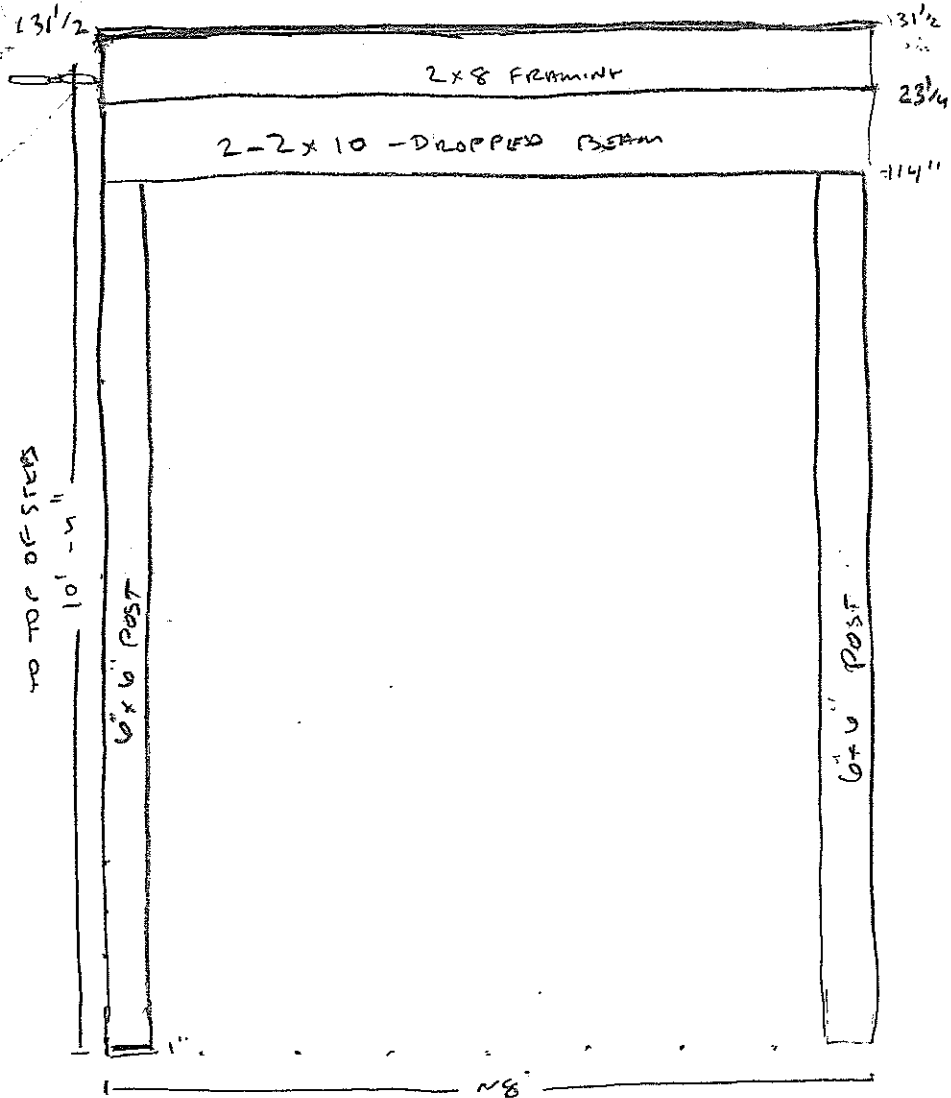
734-649-5024

1/2" = 1'

STAIRS - NOT IN SCOPE  
OFF WORK

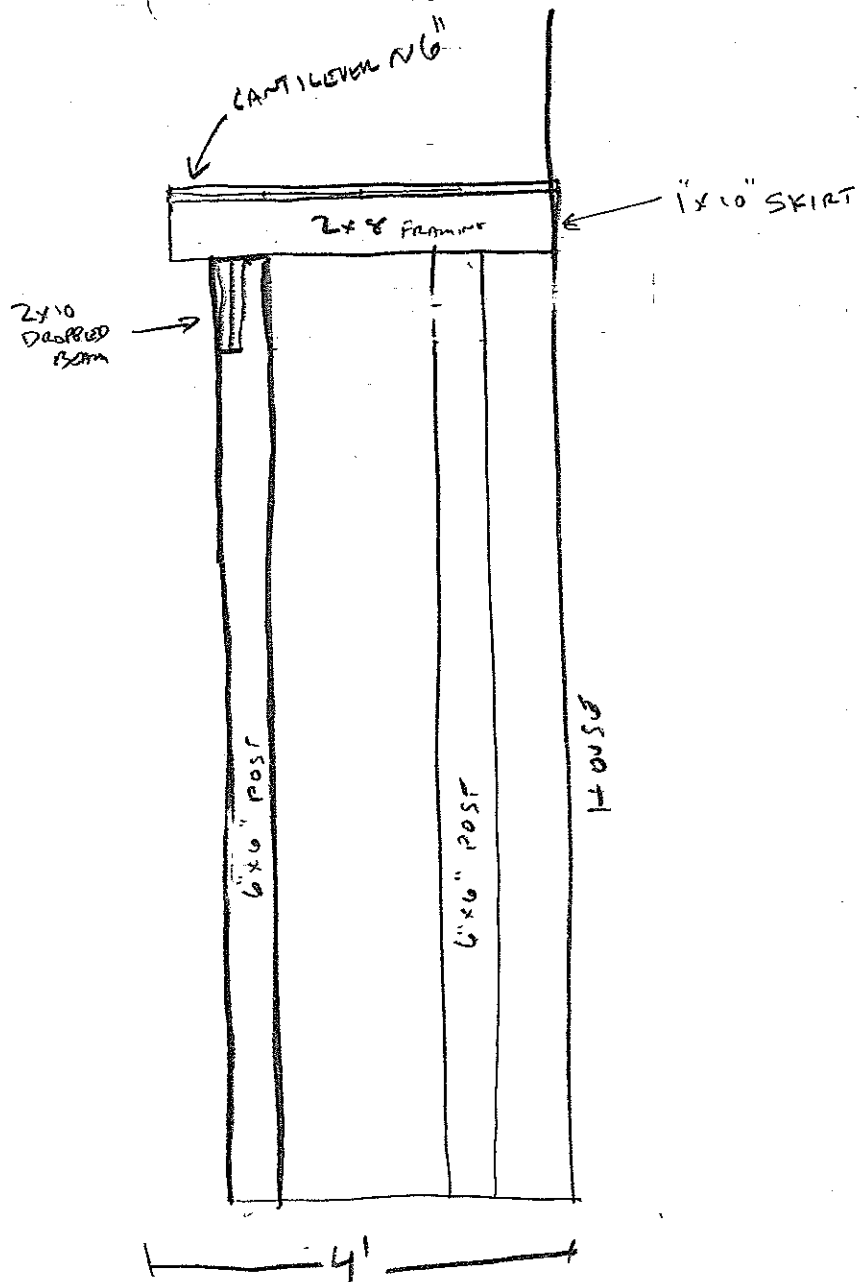
STAIR HEIGHT  
7 1/2"

DECK TOP  
TOP STEP  
@ 124"



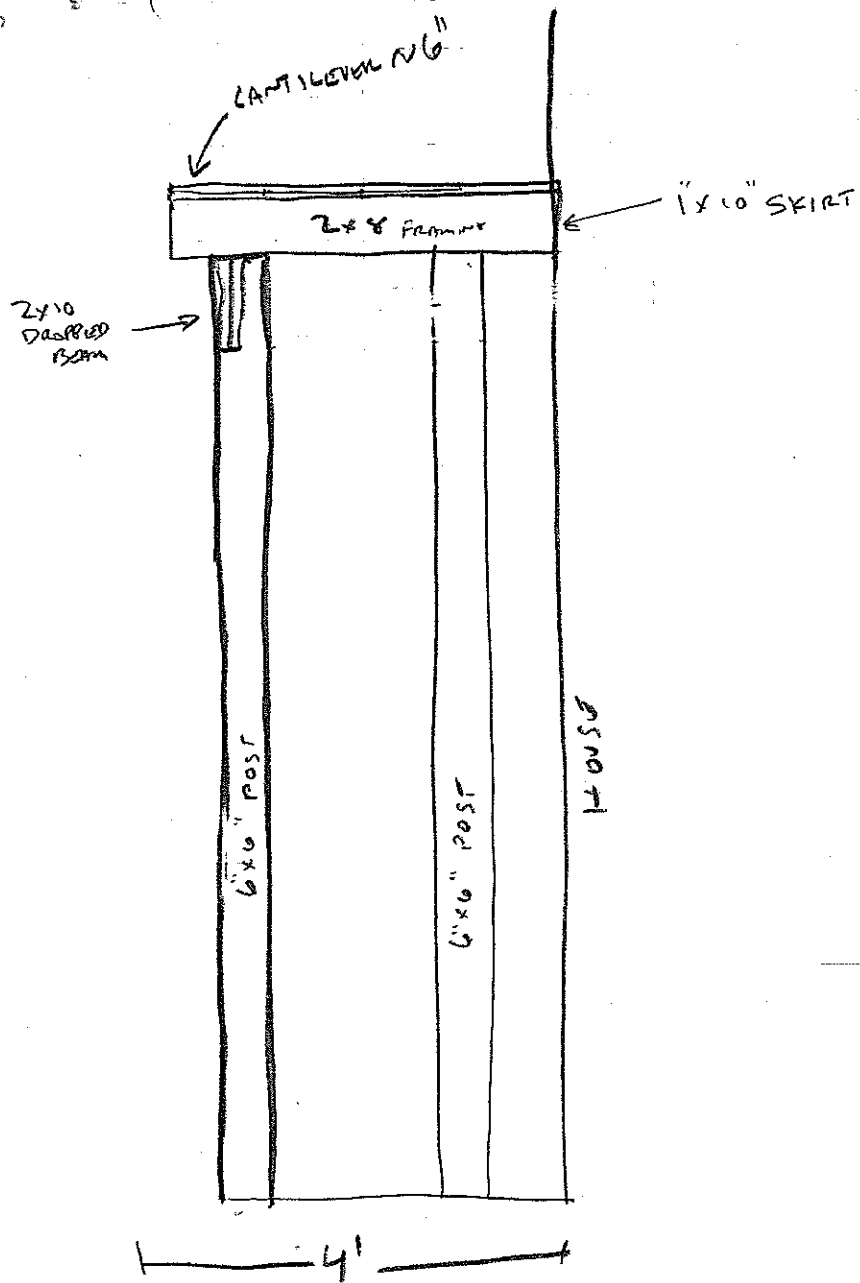
124"





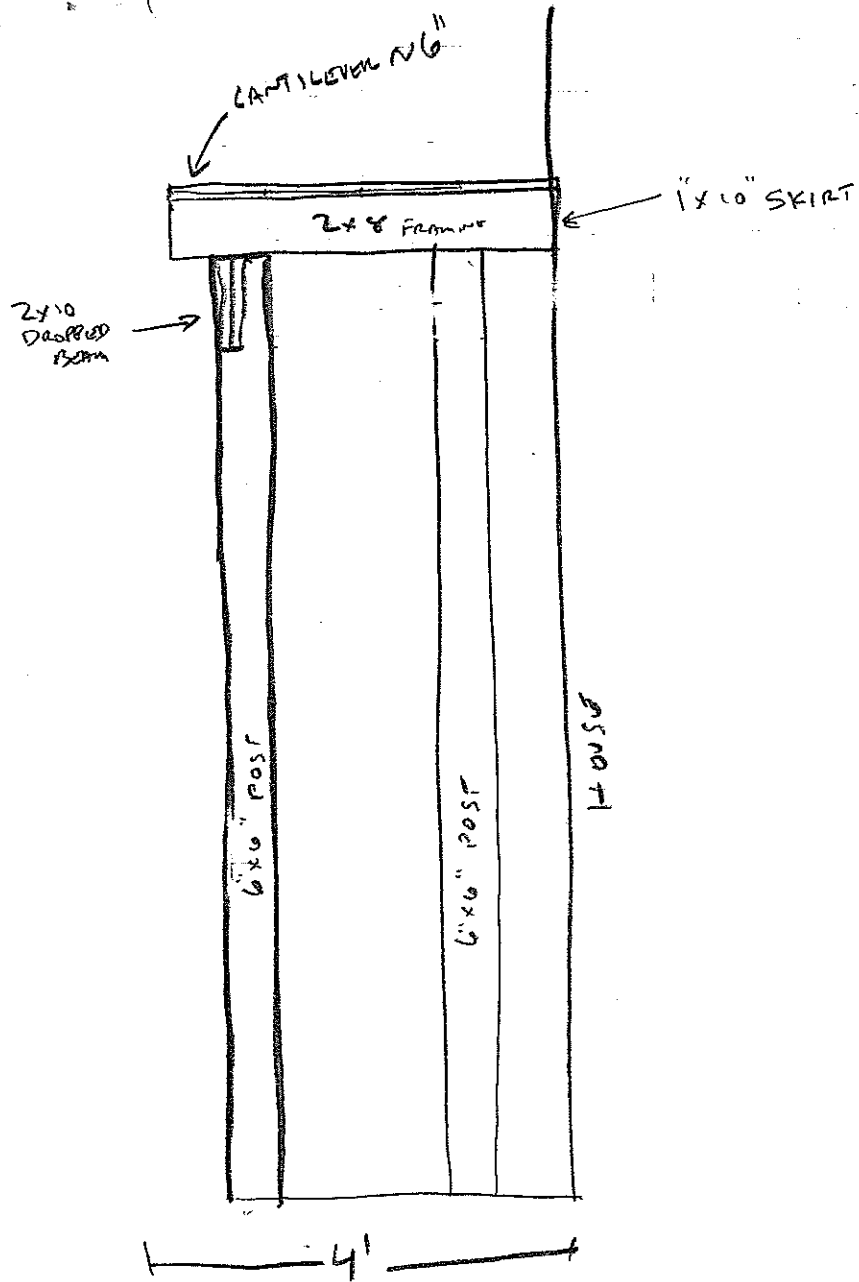
228 N. RIVER  
 ROBB BALCONY - SIDE VIEW  
 4/3/2020  
 STEPHEN J. SUMMERS  
 HOUSESTORIAN, LLC  
 734-644-5024

1/2" = 1'



228 N. RIVER  
 ROTAR BALCONY - SIDE VIEW  
 4/3/2020  
 STEPHAN J. SEMINO  
 HOUSE STORMIAN, LLC  
 734-644-5024

1/2" = 1'



228 N. RIVIERA

ROBBY BALCONY - SIDE VIEW

4/3/2020

STEPAN J. GUMINO

HOUSESTORIAN, LLC

734-644-5024

1/2" = 1'



\$14.00

★★★★★ 70

[View Q&A](#)

## Trex Enhance Basics 8-ft Clam Shell Composite Deck Board

Item #1217528 Model #CS010608E2S01

- Protective outer shell for durability; resists fading and staining
- Quality low-maintenance material; cleans easily with soap and water
- Backed by 25-year Limited Residential and Fade and Stain Warranties

**Manufacturer Color/Finish:** Clam Shell



Actual Length (Feet)

8



—

1

+

Qty

## Overview

---

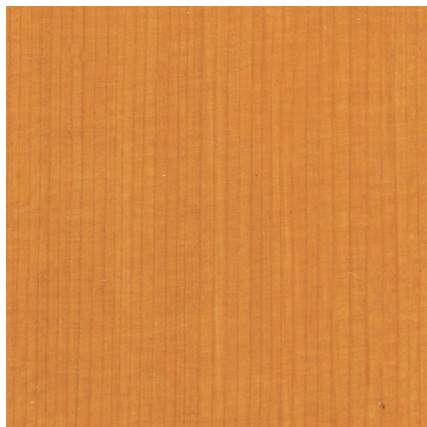
- Protective outer shell for durability; resists fading and staining
- Quality low-maintenance material; cleans easily with soap and water
- Backed by 25-year Limited Residential and Fade and Stain Warranties
- Available in grooved-edge boards for our hidden deck fasteners or square-edge for traditional installation
- Made of high-performance composite; won't rot, warp or splinter, unlike wood
- Made of 95% recycled materials, with a low carbon footprint
- Easy-to-build decking; no specialty tools required
- Lightweight scalloped profile for easy handling
- Priced to put the pressure on treated lumber

## Specifications

|                             |                |
|-----------------------------|----------------|
| Series Name                 | Enhance Basics |
| Material                    | Composite      |
| Type                        | Deck Board     |
| Actual Thickness (Inches)   | 0.94           |
| Actual Width (Inches)       | 5.5            |
| Actual Length (Feet)        | 8              |
| Manufacturer Color/Finish   | Clam Shell     |
| Grooved for Hidden Fastener | ✕              |
| For Use with Decking        | ✓              |

|                                     |                      |
|-------------------------------------|----------------------|
| For Use with Porches                | ✓                    |
| Color/Finish Family                 | Gray                 |
| Warranty                            | 25-year limited      |
| CA Residents: Prop 65 Warning(s)    | ⚠ Prop 65 WARNING(S) |
| Edge Profile                        | Square               |
| Square Footage Per Piece (Sq. Feet) | 3.66                 |
| Package Quantity                    | 1                    |
| Finish Texture                      | Solid                |
| Sample Item Number                  | 1289410              |



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## Frontier

Solid Stain

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### Semi-Solid Deck & Siding Stain

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1-800-US-STAIN

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OK



Facing southwest to north and east elevations.



Facing east to facade (for reference)



CITY OF

# Ypsilanti

PRIDE | DIVERSITY | HERITAGE

## Historic District Fact Sheet

### Alternative Materials

This Fact Sheet is not a substitute for the ordinance, but addresses common questions about City ordinances. For further information, please contact the Preservation Planner.

All permit applications are available from the Building Department and at [cityofypsilanti.com/permits](http://cityofypsilanti.com/permits).

Completed applications may be dropped off at the Building Department.

#### City Hall

One South Huron  
Ypsilanti, MI 48197

#### Building

3<sup>rd</sup> Floor, City Hall  
Phone: (734) 482-1025  
[cityofypsilanti.com/157](http://cityofypsilanti.com/157)

#### Planning

3<sup>rd</sup> Floor, City Hall  
Phone: (734) 483-9646  
[cityofypsilanti.com/planning](http://cityofypsilanti.com/planning)

#### Historic District

3<sup>rd</sup> Floor, City Hall  
Phone: (734) 483-9646  
[cityofypsilanti.com/hd](http://cityofypsilanti.com/hd)

All permits, fees, and factsheets can be found at [cityofypsilanti.com/permits](http://cityofypsilanti.com/permits).

There are a variety of home improvement products on the market today that claim to have a better quality, longevity, and affordability to traditional building materials. Not all of these products are appropriate for historic resources. Historic preservation strives for authenticity and prioritizes repair over replacement. When replacement is necessary, it should be in-kind. The HDC recognizes that an in-kind replacement is not always feasible and has produced this fact sheet as a guide for selecting appropriate alternative materials.

*PLEASE CONTACT THE PRESERVATION PLANNER FOR GUIDANCE.*

### HDC Considerations for Permitting Alternative Materials

1. Is the item proposed for replacement a historic feature of the building?
2. Does the item being addressed actually need a full replacement, or can it be repaired?
3. Are the historic building materials still available? Wood siding, for instance is still produced, while historic stone may be a greater challenge.
4. Has the historic material failed due to causes out of the applicant's control- such as environmental factors?
5. Does repeated repair and replacement of historic materials pose a threat to the structure as a whole?
6. Does Building Code prohibit the historic material?
7. Will retaining historic materials cause undue financial burden to the applicant? *Ask staff for Financial Hardship Requirements.*

### HDC Considerations for Types of Alternative Materials

1. Is the alternative material compatible with the original material in such areas as size, texture, and finish?
2. How does the material interact with the other materials on the building? Consider expansion/contraction rates and moisture permeability.
3. Is this material repairable and easily sourced- or will it pose another challenge when it needs replacement?
4. The City of Ypsilanti has committed to sustainability. Is it possible to recycle or reuse this product when it has ceased to function? Most historic materials are natural and can biodegrade or be recycled.

### General Comments on Alternative Materials

- Vinyl has proven inappropriate for historic resources and therefore vinyl siding and vinyl/vinyl-clad windows will not be approved.
- Fiber-cement siding (such as HardiePlank) has been approved on a case-by-case basis, primarily for new construction and selective repairs.
- Composite (mixture of wood and fibrous materials) windows have been approved on a case-by-case basis. Please see the Windows Fact Sheet.
- Composite decking has been approved on a case-by-case basis.
- All composite materials should have a smooth or textured finish. Faux-wood grain is not appropriate.
- Applicants presenting new alternative materials should bring samples and product information to the HDC meeting.





# MINUTES

## City of Ypsilanti HISTORIC DISTRICT COMMISSION Virtual Meeting

Tuesday, May 26, 2020  
7:00 P.M.

### CALL TO ORDER AND ROLL CALL

Chairperson Pettit                      Video/telephone usage instructions given for potential attendees  
Meeting called to order at 7:02pm

Commissioners Present:              Alex Pettit, Erika Lindsay, Amy Swift, James Chesnut

Commissioners Absent:              Anne Stevenson, Ron Rupert

Staff Present:                              Scott Slagor, Preservation Planner  
Nancy Hare-Dickerson, Commission Recording Secretary

Additional Staff Present:              Andrew Hellenga, City Clerk  
Joe Meyers, Economic Development Director  
Christopher Jacobs, Downtown Development Authority Director  
Elize Jekabson, Downtown Development Authority Coordinator

### APPROVAL OF AGENDA

Slagor:                      Staff requested to add discussion of windows at 100 W Michigan to the agenda as a study item.

Motion:                      Lindsay (second: Swift) moved to approve the agenda as amended.

Roll Call Vote - Ayes:              Commissioners Pettit, Lindsay, Swift, Chesnut  
Nays:                      None  
Absent:                      Commissioners Stevenson, Rupert

Unanimous.                      Motion carried.

**PUBLIC COMMENT ON AGENDA ITEMS-** none

**PUBLIC HEARING**—none

**OLD BUSINESS**—none

### NEW BUSINESS

**100 W Michigan**

*\*Exterior paint.*

Applicant: Conor Doran, architect- present

Discussion: Pettit: Asked applicant to talk the Commission through what is proposed.

Doran: Indicated that the proposal is to paint the building per the engineer's report which was previously submitted. Stated that the plan is to paint the entire façade, with the exception of the Landy's Furniture sign.

Pettit: Initiated discussion regarding the proposed paint color.

Doran: Stated that the goal is to hide the many imperfections and various different types of masonry and to try to make the façade more uniform. Stated that per the engineer's recommendation, the old brick is quite soft and the paint would harden and weatherproof it.

Swift: Asked about the surface prep proposed for the paint application process.

Doran: Stated that it would be as minimally invasive as possible. Stated that they do not want to damage the brick in any way.

*[Continued discussion as to prep considerations]*

Swift: Asked about the areas that are infilled with brick, the window openings - if those would be treated with the same color.

Doran: Stated -- just one solid color.

Motion: Lindsay (second: Swift) moved to approve and issue a Certificate of Appropriateness for the work at 100 W Michigan, as submitted in the application dated May 12, 2020, for painting the exterior of the building with DOWSIL™ AllGuard Silicone Elastomeric Coating in "Petoskey." The building shall not be sandblasted or power-washed in preparation for painting; gentle washing and scraping are fine. The historic "Landy's Furniture" sign shall not be painted over.

Secretary of the Interior Standards:

#7 – Clean building gently- no sandblasting or pressure washing.

#10 – New work shall be removable.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioners Stevenson, Rupert

Unanimous. Motion carried.

## **15 W Michigan**

*\*Installation of a walk-in cooler.*

Applicant: David Murabito - present.

Discussion: Murabito: Stated that the plan is to install a walk-in cooler at the rear of the building.

Pettit: Indicated that there is an existing concrete pad in place.

Murabito: Indicated that it is an ideal size for the proposed cooler. Stated that the cooler is a free-standing unit with a floor that is built in. Stated that the cooler comes fully assembled and will be dropped at the back of the building. Stated that all they have to do is then plug it in.

Pettit: Asked if the cooler is butted right up against the building.

Murabito: Confirmed, no. Stated that the supplier indicated that two to three inches should be given for proper ventilation. Stated that it does not make any contact with the building itself.

Pettit: Asked about electricity connections.

Murabito: Indicated that there is an exterior outlet on site which the cooler will be plugged in to.

Swift: Asked about the suitability for the cooler to be located outside.

Murabito: Stated that it is an exterior walk-in cooler.

Pettit: Asked if it is the natural aluminum finish.

Murabito: Confirmed. Stated that it is anodized aluminum.

Motion: Swift (second: Chesnut) moved to approve and issue a Certificate of Appropriateness for the work at 15 W Michigan, as submitted in the application dated May 19, 2020, for installation of a walk-in cooler on the existing concrete pad south of the building, as specified.

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

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut  
Nays: None  
Absent: Commissioners Stevenson, Rupert  
Unanimous. Motion carried.

### **310 N Grove**

*\*Replacement of porch floor and steps.*

Applicant: Michael Condon, contractor- present

Discussion: Pettit: Asked the applicant to talk the Commission through the application.

Condon: Stated that the proposal is for replacement of the porch surface. Stated that it has been replaced before. Stated that it has eroded significantly *[per reference photo]*. Indicated that he has replaced other similar porch surfaces with the Azek-Timbertech material that is being proposed. *[Discussed results of past installation projects using the Azek-Timbertech material]*



Swift: Asked if the finish of the new porch will match the existing.

Condon: Stated, yes, that the color planned is "Coastline", which is a kind of medium grey.

*[Further discussion clarifying color appearance per reference photos]*

Swift: Asked if the steps will also be grey.

Condon: Confirmed.

*[Clarifying discussion as to color matching of porch and steps]*

Swift: Asked -- so you are going to replace the porch surface as well as the surface of the stairs and it is all going to match, color wise.

Condon: Confirmed.

Swift: Asked if the timber would be different.

Condon: Confirmed.

Swift: Asked how the columns will be supported while replacing the deck surface.

Condon: Stated -- with shoring posts.

*[Further discussion as to the installation process]*

Chesnut: Asked if there are plans to make changes to the risers or stringers.

Condon: Stated that the plan is to just replace the surface of the treads. Indicated that he will check with the Building inspector as to Code.

*[Discussion regarding the type of porch floor finish proposed, in order to clarify wording of the appropriate motion]*

Motion: Chesnut (second: Lindsay) moved to approve and issue a Certificate of Appropriateness for the work at 310 N Grove, as submitted in the application dated May 19, 2020, for replacement of the façade porch floor and steps with the new Azek-Timbertech 5/4" x 3 1/2" tongue- and- groove porch flooring, in the "Coastline" finish. Approval is conditioned on the floor not having a faux wood-grain finish.

Secretary of the Interior Standards:

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

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioners Stevenson, Rupert  
Unanimous. Motion carried.

## **STUDY ITEMS**

### **100 W Michigan**

*\*Windows.*

Applicant: Conor Doran, architect.

Discussion: Doran: *[Discussed proposed window design, reference drawing]*. Stated that the proposed window will be functional and will swing open just like the original windows did. Stated that it will not have the arched top.

Swift: Asked if the arch will remain in the brick but just be trimmed out.

Doran: Stated that that is the goal.

Swift: Asked if there are two double hung windows on either side of the mullion *[reference drawing]*.

Doran: Stated that the only information he has is that they are functional. Stated that he will have to get information from the contractor before the next meeting or have the contractor attend the next meeting.

Swift: Asked about the operability – how the windows function.

*[Discussion as to type, aesthetics and functionality of proposed windows, reference drawing]*

Pettit: Asked which window openings the proposed window will go into.

Doran: Stated on the second and third floor on the Michigan Avenue façade.

Pettit: Asked about the actual infill application.

Doran: Stated that he would need to do some more homework on that. Stated that the goal is that it would go tight up against the brick so that there is, in effect, no need for trim.

Pettit: Stated that it would make sense at this point to get some more details on the installation of the window that meets the styling.

*[Reference photo: discussion continued as to existing window infills/existing window conditions/replacement options]*

Swift: Stated that understanding how many instances of each situation will be helpful for the Commission to guide a visually cohesive approach to the façade. Stated that it is the main façade. Indicated that consistency is important.

Doran: Stated that if they have to re-create arches, that that is going to be difficult. Stated that they are putting square windows in; the easiest thing to do would be to leave the ones that are bricked in, square. Asked about the acceptability of leveling off all of the openings and making everything uniform.

Swift: Indicated that that is the reason for asking about how many of each occurrence there is.

Stated that if there are only a few that are different that are with the arches, then that is a different conversation than if most have arches and there are just a few that are different that are squared off.

*[Further discussion continued as to the above considerations]*

*[Discussion, per applicant query, as to appropriate window frame colors]*

*[Discussion regarding pediments]*

Pettit: We would need to see more detail on the pediments.

Doran: Acknowledged.

*[Commissioners explained examples of documentation to bring before the Commission which will aid in the decision-making process; e.g. window details (cut sheets), pediment details, detail of materials, condition of existing arches, multiple options for consideration where appropriate; also, contractor attendance would be beneficial]*

## **ADMINISTRATIVE APPROVALS**

### **25 S Huron – Roof Replacement**

Motion: Lindsay (second: Chesnut) moved to accept the administrative approval for 25 S Huron for roof replacement.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioners Stevenson, Rupert

Unanimous. Motion carried.

## **OTHER BUSINESS**

### **1. Draft Alternative Materials Fact Sheet**

Commissioners/Staff reviewed a draft of a new HDC Alternative Materials Fact Sheet and discussed potential revisions.

### **2. Property Monitoring**

Commissioner/Staff discussion as to property monitoring.

### **3. Commissioner Comments-** none

## **AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none**

## **HOUSEKEEPING BUSINESS**

### **Approval of the minutes of May 12, 2020**

Motion: Lindsay (second: Chesnut) moved to approve the minutes of May 12, 2020 as submitted.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioners Stevenson, Rupert

Unanimous. Motion carried.



## **ADJOURNMENT**

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

**MEETING ADJOURNED at 8:22 p.m.**

Full Minutes Prepared By: Nancy Hare-Dickerson

**CITY OF YPSILANTI**  
**Agenda**  
**Historic District Commission**  
**Tuesday, June 9, 2020 - 7:00 p.m.**  
**Remote Meeting via Zoom**

*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**

|                            |   |   |
|----------------------------|---|---|
| Alex Pettit, Chair         | P | A |
| Anne Stevenson, Vice Chair | P | A |
| Erika Lindsay              | P | A |
| Ron Rupert                 | P | A |
| Amy Swift                  | P | A |
| James Chesnut              | P | A |
| VACANT                     |   |   |

**II. APPROVAL OF AGENDA**

**III. PUBLIC COMMENTS ON AGENDA ITEMS**

**IV. PUBLIC HEARING—none**

**V. BUSINESS SESSION**

A. OLD BUSINESS—none

B. NEW BUSINESS

- |                          |                                                       |
|--------------------------|-------------------------------------------------------|
| <b>1. 100 W Michigan</b> | <b>Storefronts</b>                                    |
| <b>2. 100 W Michigan</b> | <b>New Windows</b>                                    |
| <b>3. 228 N River</b>    | <b>Partial replacement of a rear egress staircase</b> |

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS—none

E. OTHER BUSINESS

- 1. Draft Alternative Materials Fact Sheet —for approval**
- 2. Property monitoring**
- 3. Commissioner comments**

**VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS**

**VII. HOUSEKEEPING BUSINESS**

- 1. Approval of meeting minutes May 26, 2020**

**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:* 100 W Michigan

Historically known as the Worden Block, the prominent building at the northwest corner of Huron and Michigan was erected ca.1850 as a three-story Italianate-style commercial block with two storefronts on Michigan Avenue.<sup>i</sup> The building is contemporary with the adjacent Convention and Visitors Bureau building, and once had similar brickwork and fenestration. Worden Block was first depicted on a Sanborn Map in 1888; which noted the building as housing a cobbler and dry goods store on the first floor and a barber in the basement. The third floor of the building include a paint shop and a "Colored Lodge R'm" with an adjacent band room. Presumably, this was the gathering place for an African American fraternal origination. Preliminary staff research did not identify which organization met here. This room configuration remained in place through the 1890s.<sup>ii</sup>

As of 1909, the ground floor had been converted to one large shop and the former dividing wall was replaced by a series of iron columns. Sanborn maps indicate there was a combination dry goods and jewelry business there. Historical photos indicate this was a firm known as Davis & Kishlar. The building's third floor housed a "moccasin factory" in the former lodge room. A full directory-researched history of the occupants has yet to be completed.

The building did not substantially change its appearance until the mid-twentieth century. In 1959 the building was purchased by Max and Ceil Pear for their clothing store, after their former building was demolished for a city parking lot.<sup>iii</sup> They occupied the ground floor and reopened Pears' [Men's] Clothing. Around this time, the building exterior was remodeled as well. Metal cladding was installed to cover the walls and windows; and a flat awning and screen signboard were installed on the facade. Photos indicate that the façade (Michigan elevation) was covered first, and later followed by the east (Huron Street) elevation. Max and Ceil Pear sold their business to relatives in 1980, who kept the Pear name. The business continued until 1997 when it closed.<sup>iv</sup> Most recently, the building housed Dalat, a Vietnamese restaurant.

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 or power washing.
8. Preserve archaeological resources.
- 9. Contemporary designs shall be compatible and shall not destroy significant original material.**
10. New work shall be removable.

As part of the building rehabilitation underway, the exterior aluminum panels were removed in 2019 and masonry repairs undertaken in early 2020.

*Date of Application:* June 2, 2020

*Date of Review:* June 3-8, 2020

*Date of Meeting:* June 9, 2020

*Proposed work:* New storefront systems.

*Materials:* Anodized bronze, and particle board.

*Staff review:*

1. The applicant is proposing a new storefront system for the façade at 100 (east) and 102 (west) W Michigan addresses.
  - a. Some of this work has already been completed.
2. The current window size and pattern will remain.
  - a. The current aluminum windows and doors will be replaced with anodized bronze-framed units.
3. Particle board will form the new signboard space and finish out the storefronts.
  - a. The applicant has not specified trim for the particle board.
4. The historic prism glass transom will be retained on the 102 W Michigan storefront. A hand-painted sign reading "Ypsi Tasting Room" will be painted on the signboard above the window. Signage above the 100 W Michigan side is yet to be determined.
5. The applicant has provided color-coded drawings and a spec. sheet for the trim material to be used.
  - a. Staff recommended revisiting the submitted drawings to show something more specific. Full façade and storefront rehabs typically have a sketch or rendering showing what the final product will look like.
  - b. Staff is concerned that there is no clear location for the trim pieces. In most storefronts downtown, the signboard and bulkheads of the storefront are paneled and trimmed. Also, there should be a trim piece or cornice where the storefront meets the bricked portion of the facade, so there is some type of transition between the particle board and brick.
6. The applicant has stated that the contractor will be at the meeting to address these types of questions and therefore wishes to move forward with the application.
7. The work also includes replacing an aluminum-framed display window and entry door on the east elevation with the same anodized bronze material. This work appears to have already been completed

*Recommended Motions:*

Move to table the application for storefront systems and new display windows and entry doors at 100 W Michigan so the applicant may provide drawings that more clearly detail the proposed work; including signage and trim.

\*\*\*

Move to approve and issue a Certificate of Appropriateness for the work at 100 W Michigan, as submitted in the application dated June 2, 2020 for installation of anodized bronze storefront systems with particle board as specified- and replacement of the display window and entry door on the east elevation.

*Relevant Secretary of the Interior's Standards:*

#9

*Prepared by:*

Scott E. Slagor, Preservation Planner

---

<sup>i</sup> Robert O. Christensen, *National Register of Historic Places Registration Form: Ypsilanti Historic District* (Lansing: Bureau of History, 1988).

<sup>ii</sup> Sanborn-Perris, *Ypsilanti, Michigan* (New York: Sanborn-Perris Map Co., June 1893), 4.

<sup>iii</sup> Peg Porter "The Pear Family Coming to America," *Ypsilanti Gleanings* (Ypsilanti Historical Society, Summer 2017), 16.

<sup>iv</sup> *Ibid.*, 16.





**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

100 W Michigan Ave Ypsilanti MI 48103

**Applicant**

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

Name

Conor Doran

Address

City

Ann Arbor

State

MI

Zip

48103

Phone / Fax

E-Mail

**Contractor**

Contractor Name & Contact Info

O'Neal Construction C/O Tim Stout tstout@onealconstruction.com

**Type of work**

☐ Roofing

☒ Window/Door  
Replacement

☐ Porches

☒ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

**Complete Description of Proposed Work:**

Storefront Replacement Project.

Remove existing storefronts removed during structural work.

Install new anodized bronze storefronts. Exact dimensions as previous storefront.

Install 2 new anodized bronze windows to replace existing windows removed during structural work. Same dimensions as previous windows.

Install new anodized bronze door to replace existing door on Huron Ave elevation.

Install MDO trim surrounding storefront.

Install MDO sign backboard above 100 W Michigan storefront.

Painted sign ("Ypsi Tasting Room") above 102 storefront similar to pictures provided of Ann Arbor Distilling.

Restore original multi pane window at 102 W Michigan.

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

See specs provided.

**Permit Application Fee (action items only)**

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$50,000

Permit fee:

\$45 + 80

= \$125

**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:

6/2/20

Print Name:

Conor Doran 100 Michigan ventures LLC

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 or view our factsheets online at [cityofypsilanti.com/hd](http://cityofypsilanti.com/hd).

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





# SIGNAL® MDO

Sign Board



- Ideal for cutout letters and quality signs
- Minimal wood grain & no patch show through
- Long term, smooth surface for paint & coatings
- Enhanced panel stability using "Swan Peel™" Technology
- Waterproof bond for exceptional machinability and weatherability
- High face/edge screwholding
- NAUF - meets CARB requirements

**Swanson Group® provides the highest proven performance in panel solutions.** Customers recognize our exceptional history of performance, exhibited in our panel solutions, including the first high gloss UV coated MDO panel in North America.

We are now enhancing our capability to provide superior panel performance. "Swan Peel"™ Technology provides a smoother surface: less grain show through, and improved glue and overlay bond. "Swan Peel"™ Technology reduces thickness variability: resulting in an enhanced balanced construction, tighter core lines, and dimensional stability.

**Swanson is manufacturing overlay panels in a new state-of-the-art facility - the most technologically advanced operation in North America.**

#### Product Description:

Signal® MDO is a medium density overlaid, hardwood faced plywood with tight core for superb machinability and weatherability. It is ideal for cutout letters and quality signs.

#### Panel Construction/Moisture Resistance:

Signal® MDO is constructed of an MDO overlay on hardwood faced plywood with Douglas Fir/Hemlock inner plys. It is manufactured with a two-step® layup with minimal core voids using our Swan Peel™ Technology, has a waterproof glue bond and meets APA PS 1-09. All Swanson products are made in the USA.

#### Working Faces/Treatment:

- Signal® MDO is available with two working faces only consisting of natural (brown) overlays.

#### Working Edges/Treatment:

- Edges are factory sawn without edge treatment.
- Fill, prime and top coat all exposed wood with at least two coats of acrylic, polyurethane or polyurethane-acrylic.

#### Applications:

- Exterior letters, signage and billboards.
- Cabinet, display, fixture, shelving and workbench tops.
- Pallets, bins, totes, crates & reels.
- Agricultural & industrial wall lining; soffit & fascia, noise barrier
- Truck body & trailer liners and doors; boat seats.
- Theatre/movie set scenery.

#### Limitations:

Signal® MDO is not a finished product. It requires priming, two top coats and two edge coats for prolonged exposure in exterior applications.

**Thicknesses & Sizes:** Signal® MDO is available in 3/8", 1/2", 5/8", & 3/4" thickness. Standard panel sizes are 4' X 8' and 10' only.

#### Sign Board:

- Highway® HDO - Premium sign panel, prepped for reflective film.
- SignReady UV™ - Prefinished, high gloss, paint/vinyl letter ready, 5-yr. limited warranty.
- Prefinished UV™ - Prefinished, satin gloss, paint/vinyl letter ready, 2-yr. limited warranty.
- Signal® MDO - Two-step®, hardwood faced, tightly laid core, ideal for cutout letters.
- Pre-Primed MDO - Exclusive, primed overlay, Two-step®.
- Crezon Two-Step® MDO - Premium paint grade.
- Guardian® One-Step MDO - Standard paint grade.

#### Technical Data Applicable Standards

All panels are manufactured by Swanson Group® per product standard PS1-09. This standard is available at [www.apawood.org](http://www.apawood.org).

| Physical Properties                       | 3/8" to 1/2"                               | 5/8" to 3/4"                                |
|-------------------------------------------|--------------------------------------------|---------------------------------------------|
| Modulus of Rupture <sup>2,3</sup>         | 6,905 psi                                  | 7,544 psi                                   |
| Modulus of Elasticity <sup>2,3</sup>      | 846,890 psi                                | 879,603 psi                                 |
| Lineal Expansion <sup>2,3</sup>           | 0.045%                                     | 0.042%                                      |
| Thickness Swell                           | 3.4%                                       | 3.4%                                        |
| Water Absorption (24-Hours)               | 6.0%                                       | 6.0%                                        |
| Internal Bond <sup>2</sup>                | 173 psi                                    | 206 psi                                     |
| Shelf Stiffness EI ASTM D-3043 C          | 68,280 lb-in <sup>2</sup> /ft <sup>6</sup> | 322,465 lb-in <sup>2</sup> /ft <sup>6</sup> |
| Shelf Bending FbS ASTM D-3043 C           | 1,625 lb-in/ft <sup>6</sup>                | 4,785 lb-in/ft <sup>6</sup>                 |
| Face Screw Holding <sup>2</sup>           | 414 lbs.                                   | 454 lbs.                                    |
| Edge Screw Holding <sup>2</sup>           | Not Applicable                             | 422 lbs.                                    |
| Moisture Content <sup>2</sup> ASTM D-1037 | 6-9%                                       | 6-9%                                        |
| Specific Gravity <sup>2</sup> ASTM D-1037 | .572                                       | .592                                        |
| Density <sup>2</sup> ASTM D-1037          | 35.6 lbs./ft. <sup>3</sup>                 | 36.9 lbs./ft. <sup>3</sup>                  |
| Flame Spread ASTM E-84                    | 76 - 200 <sup>5</sup>                      | 76 - 200 <sup>5</sup>                       |
| Smoke Developed ASTM E-84                 | 25 - 270 <sup>5</sup>                      | 25 - 270 <sup>5</sup>                       |
| Flame/Smoke Spread Rating E-84            | Class C                                    |                                             |
| Formaldehyde Level E-1333                 | <0.01 parts/million                        |                                             |

| Panel Tolerances <sup>2</sup> | 3/8" to 3/4"       |
|-------------------------------|--------------------|
| Thickness Tolerance           | +/- 1/64" (.016")  |
| Length & Width Tolerance      | +0, -1/16" (.062") |
| Squareness                    | 1/16" (.062")      |
| Straightness                  | 1/16" (.062")      |

<sup>1</sup>5-panel average. Product averages vary for individual thicknesses, consult sales or technical staff for exact properties.<sup>2</sup>

All tolerances and specifications apply at the time of manufacture.

<sup>3</sup>ANSI 208.1 test result.

<sup>4</sup>Calculations based on test averages of along and across grain.

<sup>5</sup>Shelving physical properties based on engineering calculations.

<sup>6</sup>Flame and smoke spread properties based on engineering calculations.

<sup>7</sup>Shelving stiffness/bending properties are based on a limited 5-panel average.

Note: All tolerances and specifications apply at the time of manufacture.

Note: Product averages vary for individual thicknesses. Consult sales or technical offices for exact properties.

**Product Grade:** Standard product is shipped on grade only. Special product is shipped allowing up to 10% total Good One Side (G1S) and/or Shop, identified & priced separately. Shipments of G1S and shop may be available.



## Weatherability:

| Signal® MDO                                                                                             |                  |                    |                             |             |                |
|---------------------------------------------------------------------------------------------------------|------------------|--------------------|-----------------------------|-------------|----------------|
| EMMAQUA® Outdoor Accelerated Weathering Test<br>Simulates 3.4 years in Florida and 2.9 years in Arizona |                  |                    |                             |             |                |
| Test                                                                                                    | CHALK UNWSH      | COLOR CHNGE UNWSH  | CRACK UNWSH                 | BLIST UNWSH | CHECK UNWSH    |
| ASTM #                                                                                                  | D 4214-97        | D1729-96 (2003)    | D661-93 (2000)              | D 714-02    | D660-93 (2000) |
| Cromatic                                                                                                | Barely Traceable | Moderate Bleaching | NONE                        | NONE        | NONE           |
| Oil Alkyd                                                                                               | Moderate         | Moderate Bleaching | Moderately Severe Long Line | NONE        | NONE           |
| Acrylic Latex                                                                                           | Trace            | None               | Barely Traceable Irregular  | NONE        | NONE           |

\*Equatorial Mount with Mirrors for Acceleration with Water.

CHALK UNWSH = Chalking, unwashed area: ASTM D4214-97 - Test methods for evaluation degree of chalking of exterior paint films (Method A/Cloth Method).

COLOR CHNGE UNWSH = Visual color, unwashed area: ASTM D1729-96 (2003) - Practice for visual appraisal of color and color difference of diffusely-illuminated opaque materials.

CRACK UNWSH = Cracking, unwashed area: ASTM D661-93 (2000) - Method for evaluating degree of cracking of exterior paints.

BLIST UNWSH = Blistering, unwashed area: ASTM D714-02 - Method for evaluating degree of blistering paints.

CHECK UNWSH = Check, unwashed area: ASTM D660-93 (2000) - Method for evaluating degree of checking of exterior paints.

## Standard Packaging:

| Thickness | Signal® MDO Average Weight* lbs./Panel | Pieces per Unit |
|-----------|----------------------------------------|-----------------|
| 3/8"      | 40.0                                   | 88              |
| 1/2"      | 49.5                                   | 66              |
| 5/8"      | 57.6                                   | 50              |
| 3/4"      | 71.4                                   | 44              |

\*Average product weights may vary +/- 10%

## Signal® MDO Finishing Instructions

**General:** Do not use interior grade paints, water base vinyl-acrylic, solvent based alkyd flat or alkyd solid color stains.

- Coating System:** Use a high quality exterior industrial enamel:
  - Water Based: All-Acrylic semi-gloss or gloss enamel system or:
  - Solvent Based: Industrial semi-gloss or gloss enamel system.
  - Sign Chromatic Based: Semi-gloss or gloss system.
 Application: Follow overcoat recommendations. Use good painting practices. Perform a tape pull test (ASTM D3359) before lettering.
- Prime Coat:** For good performance, 2 coats of primer should yield about 1 mil dry film thickness. Latex primers are recommended. Follow the spreading rate recommended by the manufacturer.
- Top Coat:** Once properly primed, panels must be top-coated with 2 coats of a variety of finishes, including solvent-thinned and water-thinned paints and enamels. Both primer and topcoat should be obtained from the same manufacturer to ensure compatibility. Follow manufacturer's application instructions. Do not apply automotive primers and enamels, lacquer undercoats and topcoats directly to overlaid plywood.
- Edge Coating:** Fill, prime and top coat all exposed wood with at least two coats of acrylic, polyurethane or polyurethane-acrylic primers and paints or exterior grade caulking.

**Suitability for Use and Warranty:** Nothing herein constitutes a warranty express or implied, including any warranty of merchantability or fitness for use, nor is protection from any law or patent to be inferred. The exclusive remedy for all claims is replacement of materials. Contact Swanson Group® for a copy of the complete Swanson Terms and Conditions of Sale.

## Warehouse Storage and Handling

- Store in a dry, clean, well-ventilated area indoors
- Avoid temperatures and moisture extremes. Allow panels to equalize for 72 hours or more before use
- Pieces must not be stored in contact with the ground
- Limit the stacking height to four or five units. Separate units with clean, dry spacers of uniform thickness, aligned carefully. Use three spacers for panels 8' long, four or five spacers for longer panels.

## Environmental Impact

- Swanson Group® uses process by-products to produce energy
- Swanson products are renewable, biodegradable and recyclable

**Warnings:** This product will generate wood dust from sawing, sanding, or shaping. Safety data sheets are available on Swanson's website at [www.swansongroup.biz](http://www.swansongroup.biz) and upon request.

Structural panels (PS-1) are exempt from California Air Resources Board regulations, however, this product is below CARB limits for all uses.

Find out more at [www.swansongroup.biz](http://www.swansongroup.biz)

## Signal® MDO Shelving Load Span Table:

| Table 1 - Face Grain Across Supports - Multiple Spans <sup>1</sup>      |       |       |       |       |       |       |
|-------------------------------------------------------------------------|-------|-------|-------|-------|-------|-------|
| Span <sup>1</sup>                                                       | 1/2"  |       | 5/8"  |       | 3/4"  |       |
|                                                                         | ℓ/240 | ℓ/180 | ℓ/240 | ℓ/180 | ℓ/240 | ℓ/180 |
| 4"                                                                      | 1,899 | 1,899 | 2,340 | 2,340 | 2,870 | 2,870 |
| 8"                                                                      | 730   | 730   | 900   | 900   | 1,104 | 1,104 |
| 12"                                                                     | 414   | 414   | 557   | 557   | 683   | 683   |
| 16"                                                                     | 233   | 233   | 367   | 367   | 495   | 495   |
| 19.2"                                                                   | 155   | 162   | 255   | 255   | 405   | 405   |
| 24"                                                                     | 80    | 104   | 163   | 163   | 307   | 307   |
| 30"                                                                     | 41    | 54    | 85    | 104   | 170   | 196   |
| 32"                                                                     | 33    | 44    | 70    | 92    | 141   | 173   |
| 36"                                                                     | 23    | 31    | 49    | 66    | 100   | 133   |
| 40"                                                                     |       | 22    | 36    | 48    | 73    | 98    |
| 48"                                                                     |       |       | 24    | 32    | 49    | 65    |
| 60"                                                                     |       |       |       |       | 24    | 32    |
| Table 2 - Face Grain Parallel to Supports - Multiple Spans <sup>1</sup> |       |       |       |       |       |       |
| Span <sup>1</sup>                                                       | 1/2"  |       | 5/8"  |       | 3/4"  |       |
|                                                                         | ℓ/240 | ℓ/180 | ℓ/240 | ℓ/180 | ℓ/240 | ℓ/180 |
| 4"                                                                      | 1,457 | 1,457 | 1,811 | 1,811 | 2,208 | 2,208 |
| 8"                                                                      | 560   | 560   | 696   | 696   | 849   | 849   |
| 12"                                                                     | 307   | 307   | 431   | 431   | 526   | 526   |
| 16"                                                                     | 173   | 173   | 289   | 289   | 381   | 381   |
| 19.2"                                                                   | 111   | 120   | 201   | 201   | 312   | 312   |
| 24"                                                                     | 55    | 74    | 128   | 128   | 230   | 230   |
| 30"                                                                     | 28    | 27    | 82    | 82    | 129   | 147   |
| 32"                                                                     | 23    | 30    | 71    | 72    | 106   | 129   |
| 36"                                                                     |       | 21    | 50    | 57    | 74    | 99    |
| 40"                                                                     |       |       | 36    | 46    | 54    | 72    |
| 48"                                                                     |       |       | 24    | 32    | 35    | 47    |
| 60"                                                                     |       |       |       |       | 23    |       |
| Table 3 - Face Grain Across Supports - Single Spans <sup>2</sup>        |       |       |       |       |       |       |
| Span <sup>2</sup>                                                       | 1/2"  |       | 5/8"  |       | 3/4"  |       |
|                                                                         | ℓ/240 | ℓ/180 | ℓ/240 | ℓ/180 | ℓ/240 | ℓ/180 |
| 4"                                                                      | 2,374 | 2,374 | 2,926 | 2,926 | 3,588 | 3,588 |
| 8"                                                                      | 913   | 913   | 1,125 | 1,125 | 1,380 | 1,380 |
| 12"                                                                     | 307   | 410   | 609   | 652   | 854   | 854   |
| 16"                                                                     | 125   | 167   | 257   | 343   | 507   | 619   |
| 19.2"                                                                   | 71    | 94    | 147   | 197   | 296   | 394   |
| 24"                                                                     | 35    | 47    | 74    | 99    | 151   | 202   |
| 30"                                                                     |       | 23    | 37    | 50    | 77    | 102   |
| 32"                                                                     |       |       | 31    | 41    | 63    | 84    |
| 36"                                                                     |       |       | 21    | 28    | 44    | 59    |
| 40"                                                                     |       |       |       | 20    | 32    | 42    |
| 48"                                                                     |       |       |       |       | 21    | 28    |
| Table 4 - Face Grain Parallel to Supports - Single Spans <sup>2</sup>   |       |       |       |       |       |       |
| Span <sup>2</sup>                                                       | 1/2"  |       | 5/8"  |       | 3/4"  |       |
|                                                                         | ℓ/240 | ℓ/180 | ℓ/240 | ℓ/180 | ℓ/240 | ℓ/180 |
| 4"                                                                      | 1,822 | 1,822 | 2,263 | 2,263 | 2,760 | 2,760 |
| 8"                                                                      | 690   | 690   | 870   | 870   | 1,062 | 1,062 |
| 12"                                                                     | 221   | 295   | 514   | 514   | 657   | 657   |
| 16"                                                                     | 87    | 116   | 270   | 289   | 395   | 476   |
| 19.2"                                                                   | 48    | 64    | 152   | 201   | 224   | 299   |
| 24"                                                                     | 24    | 32    | 75    | 100   | 112   | 149   |
| 30"                                                                     |       |       | 37    | 50    | 56    | 74    |
| 32"                                                                     |       |       | 30    | 41    | 46    | 61    |
| 36"                                                                     |       |       | 21    | 28    | 32    | 42    |
| 40"                                                                     |       |       |       | 20    | 23    | 30    |

Maximum allowable loads are psf. Uniform loading is assumed. Loads are for dry conditions. For wet conditions, reduce loads approximately 25%. Inquire for precise data. Basic allowable stresses (bending F<sub>b</sub> and shear F<sub>s</sub>) increase 15% for shelving use per the APA experience factor. Pallet design normally is based on higher allowable loads than given. NOTES: <sup>1</sup>Spans are center-to-center of supports. <sup>2</sup>Span is out-to-out of supports. Allow for 1-1/2" supports on each end.

# Swanson Group

## Swanson Group Sales

1651 S F. Street  
Springfield, OR 97477

Email: [overlays@swansongroup.biz](mailto:overlays@swansongroup.biz)

Toll Free: 800-331-0831

Local: 541-832-1121

Fax: 541-832-1139

[www.swansongroup.biz](http://www.swansongroup.biz)



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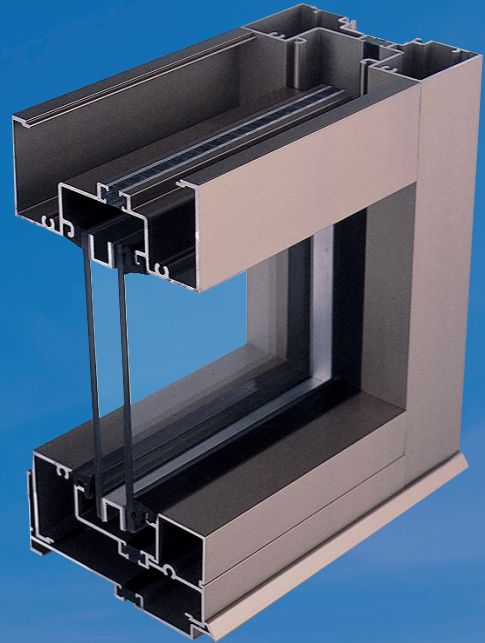
## T14000 Series Storefront

*Single cavity pour and debridge thermal barrier*

For optimal strength and thermal performance, use Tubelite's 14000 Series Storefront Framing, a flush-glazed system for use on storefront and low-rise applications. Framing is available in standard single cavity pour and debridge thermal barrier members with 2" x 4-1/2" profiles and a 1/2" bite for use with glass or panels up to 1-1/8" thick. Extra-heavy intermediate verticals are available for high performance against strong windloads.

Reduce project labor costs with the flexibility of inside or outside glazing. Members can be assembled using screw spline or clip joinery, and framing is compatible with Tubelite Narrow, Medium and Wide Stile Doors.

Our 14000 Series Storefront products are subjected to thorough testing by an independent laboratory, ensuring that you get the highest quality storefront framing products that the industry has to offer.



**Standard Medium  
Stile Entrances**



**200 Series  
Curtainwall**

**ALSO  
USED  
WITH**



Wendy's, Cemetery Road, Hilliard, OH

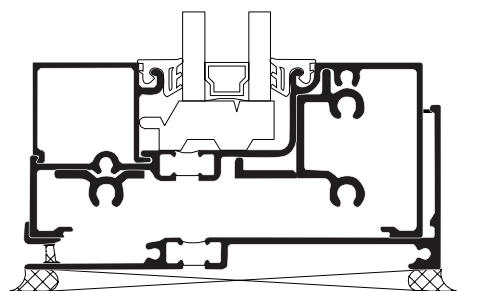
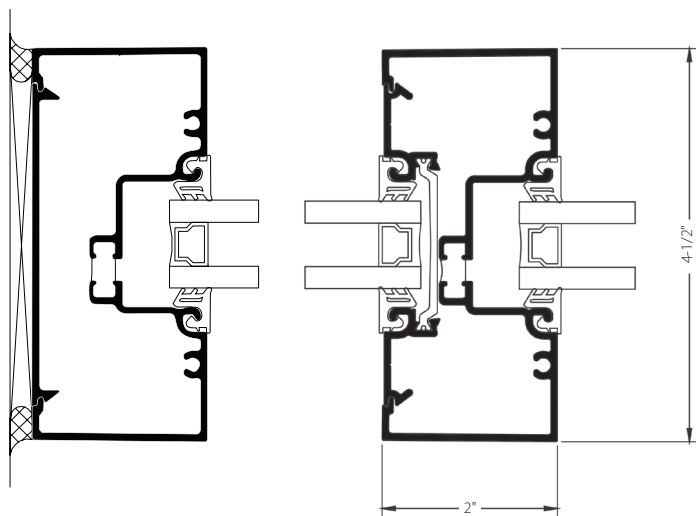
**TUBELITE®**  
**DEPENDABLE**

LEADERS IN ECO-EFFICIENT STOREFRONT,  
CURTAINWALL AND ENTRANCE SYSTEMS



# T14000 Series Storefront

*Single cavity pour and debridge thermal barrier*

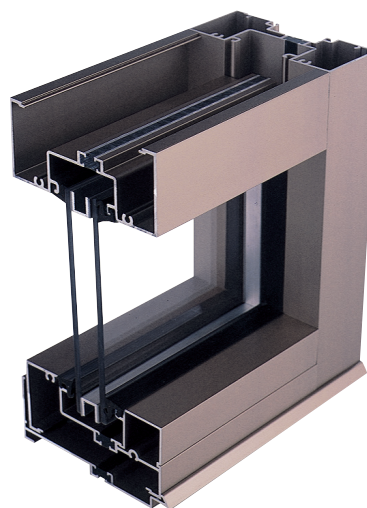


## System Features:

- Standard 2" (50.8mm) sight-line on verticals and horizontals
- 4-1/2" (114.3mm) system depth
- Single cavity pour and debridge thermal barrier with Azon's Lancer® mechanical lock
- EPDM wedge type gaskets for 1" glass or panel thickness
- Glass centered in the system depth

## Optional Features:

- Screw-spline or shear block connections
- Steel reinforcing if required
- Easily integrates with standard or thermal doors, operable vent windows & sun shades
- 7 anodized and 19 painted standard finishes
- Curved Headers
- Non-thermal Framing



## T14000 Series Product Specifications

**Application:** Low-rise commercial buildings: retail, office, healthcare, schools, etc.

**Description:** 2" x 4-1/2" center set, outside or inside flush glazed storefront

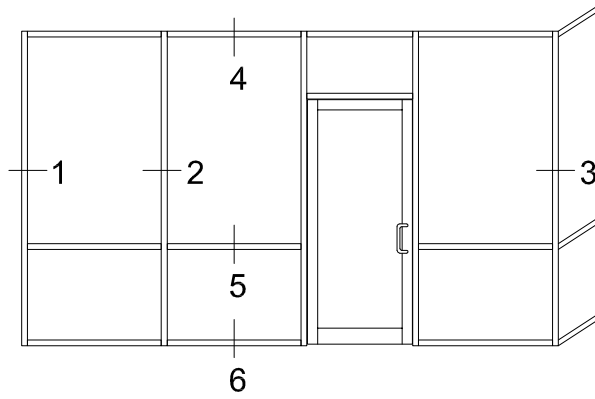
| Face Width: | System Depth: | Glass:                    | Air Infiltration:           | Water Infiltration:                 | Structural:                          | CRF:                                           | U-Factor**:                                           | Acoustic:         |
|-------------|---------------|---------------------------|-----------------------------|-------------------------------------|--------------------------------------|------------------------------------------------|-------------------------------------------------------|-------------------|
| 2"          | 4-1/2"        | 1" std<br>(1/8" – 1-1/8") | 0.06 CFM/Ft.2<br>@ 6.24 PSF | 10 PSF – Static<br>10 PSF – Dynamic | 30 PSF – Design<br>45 PSF – Overload | T (Thermal) 62 <sub>f</sub><br>68 <sub>g</sub> | 0.38 - Thermally Insulated<br>0.33 - Thermally Broken | STC 32<br>OITC 26 |

\*\* U-Factor per NFRC 100. Refer to the U-Value table at: [www.tubeliteinc.com/products/storefront/t14000-series-storefront-framing/](http://www.tubeliteinc.com/products/storefront/t14000-series-storefront-framing/)

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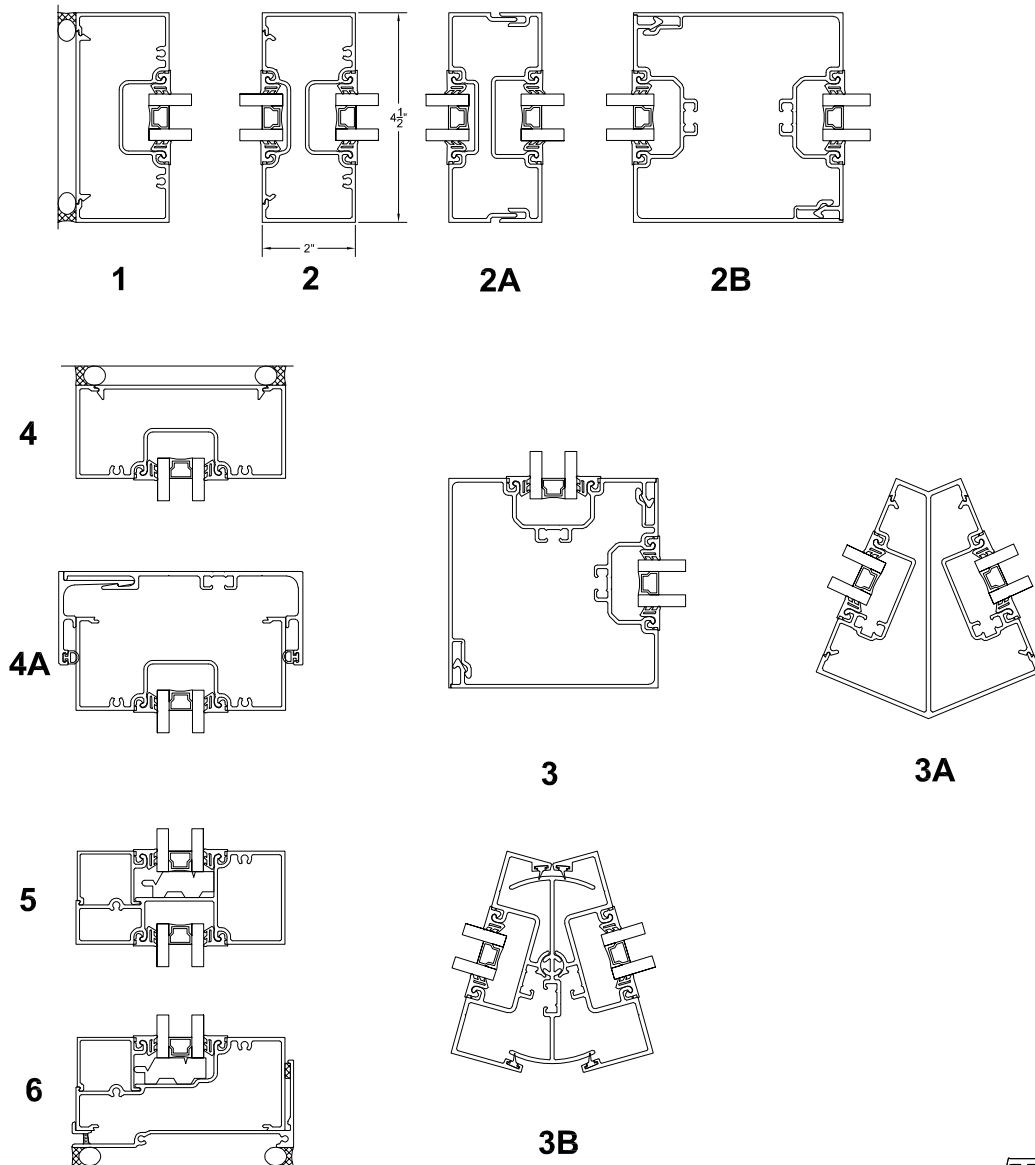
## E14000 STOREFRONT



Tubelite reserves the right to change system configuration without prior notice when deemed necessary for product improvements.

Laws and building & safety codes governing the design and use of glazed entrance, window and curtain wall systems vary widely. Tubelite does not control the selection of product configurations, operating hardware or glazing materials, and assumes no responsibility thereof.

### Standard Outside Glazed Details 1/4 scale

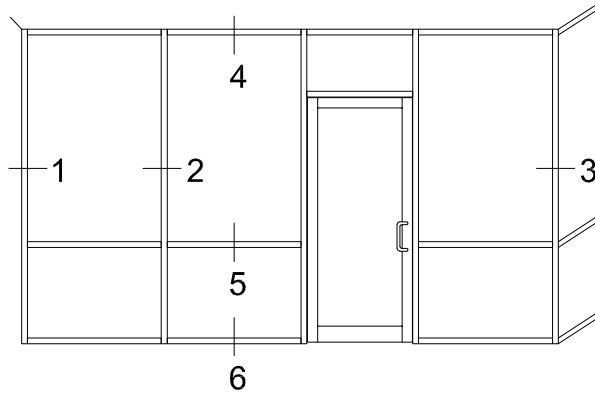


MARCH 2019

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CURTAINWALL AND ENTRANCE SYSTEMS

For specific product applications, contact your Tubelite representative.  
Details on this page represent standard details found on our website.  
For more options, visit our website at [www.tubeliteinc.com/14000-series-storefront-framing/](http://www.tubeliteinc.com/14000-series-storefront-framing/)

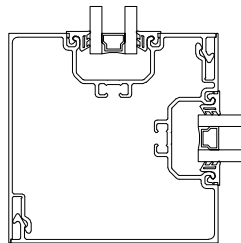
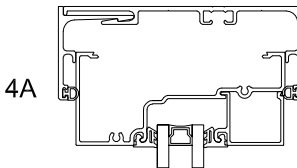
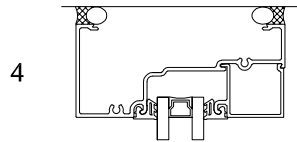
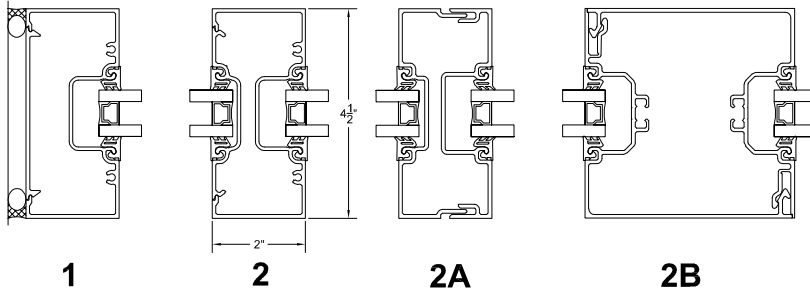




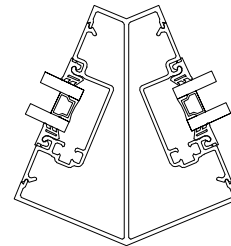
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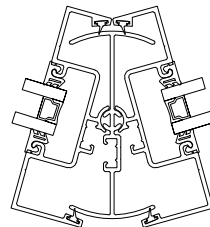
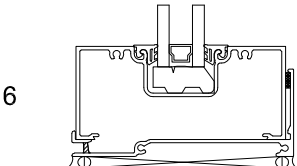
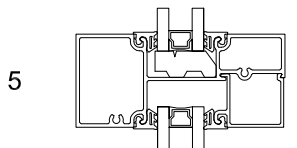
## Standard Inside Glazed Details 1/4 scale



3



3A



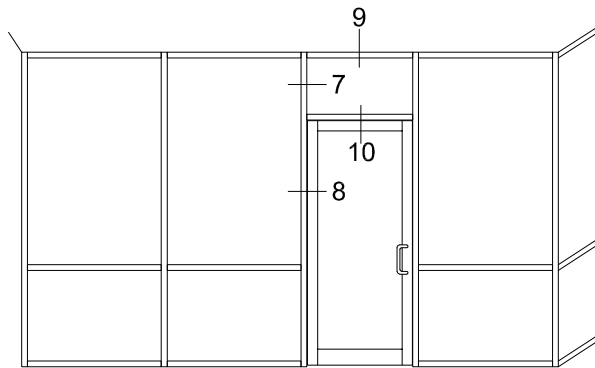
3B

MARCH 2019

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CURTAINWALL AND ENTRANCE SYSTEMS

For specific product applications, contact your Tubelite representative.  
Details on this page represent standard details found on our website.  
For more options, visit our website at [www.tubeliteinc.com/14000-series-storefront-framing/](http://www.tubeliteinc.com/14000-series-storefront-framing/)

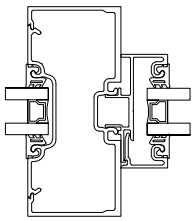
## E14000 STOREFRONT



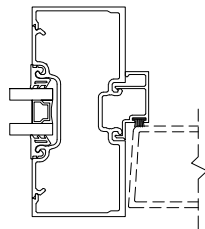
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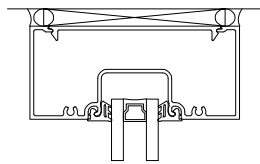
### Standard Details 1/4 scale



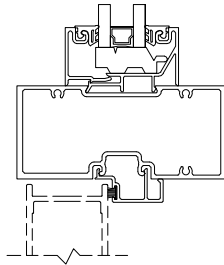
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8



9



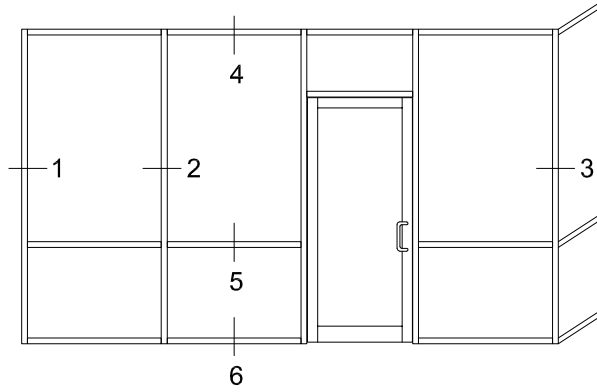
10

MARCH 2019

**TUBELITE®**  
DEPENDABLE  
LEADERS IN ECO-EFFICIENT STOREFRONT,  
CURTAINWALL AND ENTRANCE SYSTEMS

For specific product applications, contact your Tubelite representative.  
Details on this page represent standard details found on our website.  
For more options, visit our website at [www.tubeliteinc.com/14000-series-storefront-framing/](http://www.tubeliteinc.com/14000-series-storefront-framing/)

## T14000 STOREFRONT

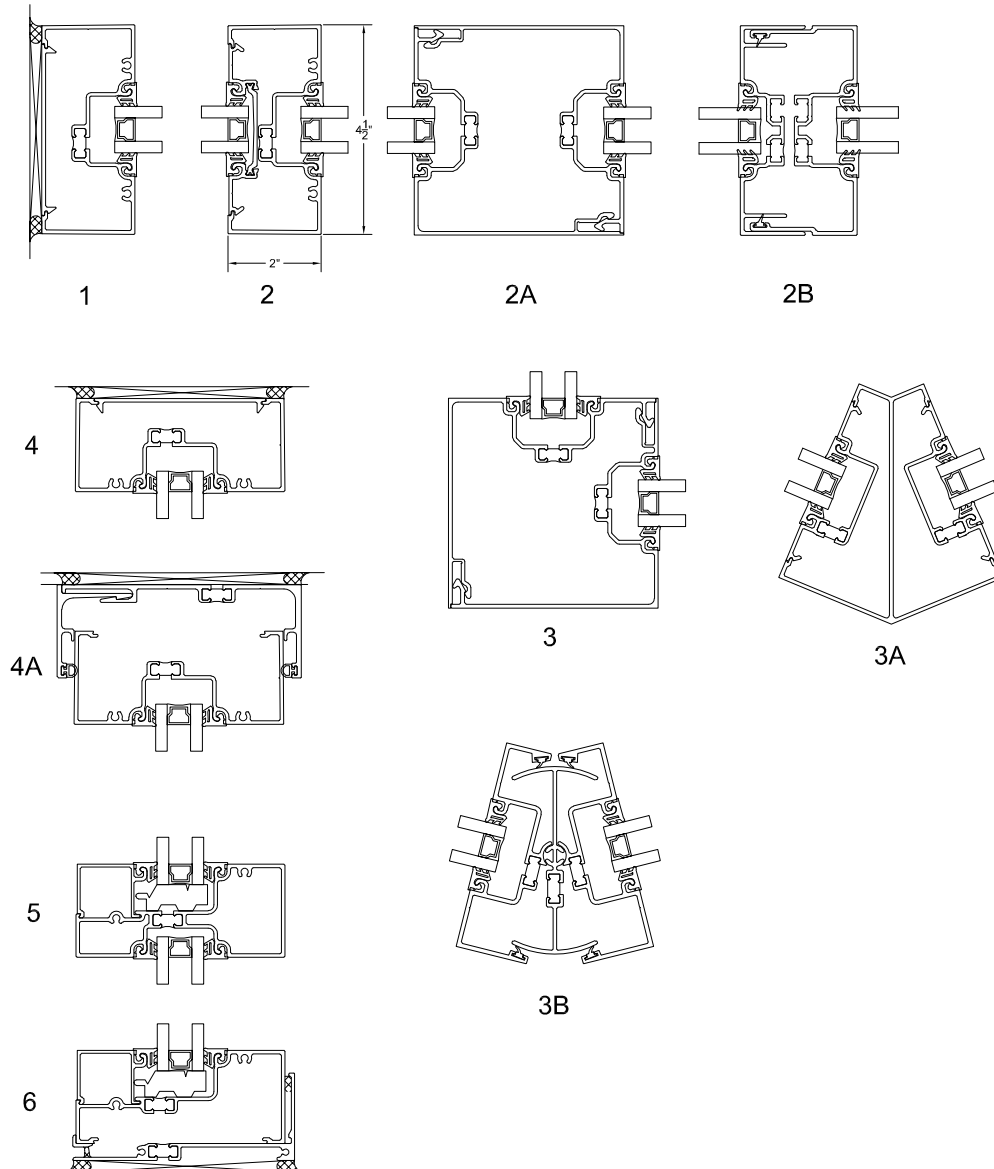


Tubelite reserves the right to change system configuration without prior notice when deemed necessary for product improvements.

Laws and building & safety codes governing the design and use of glazed entrance, window and curtain wall systems vary widely. Tubelite does not control the selection of product configurations, operating hardware or glazing materials, and assumes no responsibility thereof.

### Standard Outside Glazed Details

1/4 scale



MARCH 2019

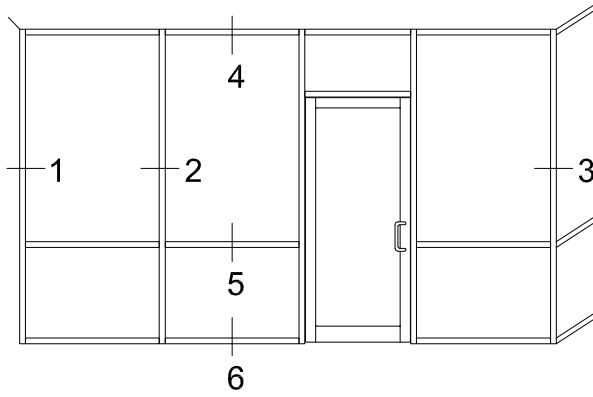
**TUBELITE®**  
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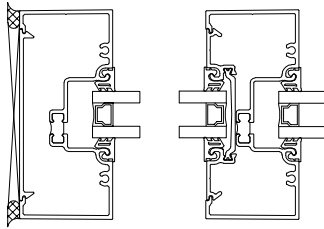
[www.tubeliteinc.com/14000-series-storefront-framing/](http://www.tubeliteinc.com/14000-series-storefront-framing/)



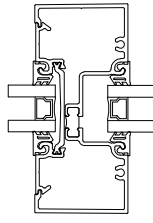
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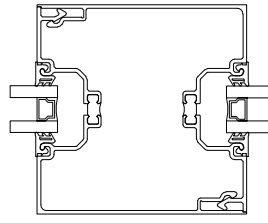
## Standard Inside Glazed Details 1/4 scale



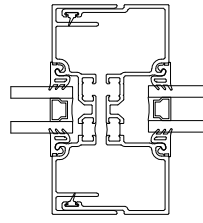
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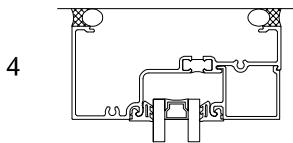
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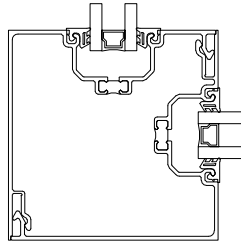
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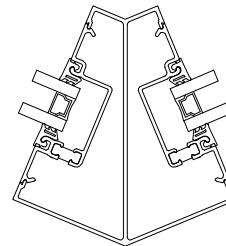
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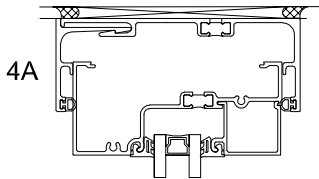
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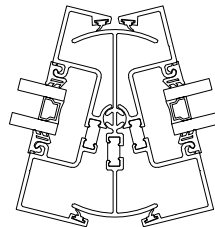
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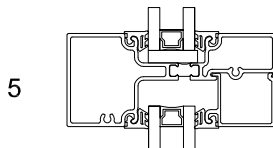
3A



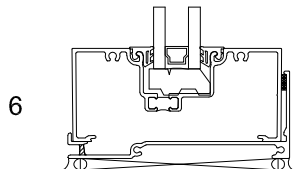
4A



3B



5



6

**TUBELITE®**  
DEPENDABLE  
LEADERS IN ECO-EFFICIENT STOREFRONT,  
CURTAINWALL AND ENTRANCE SYSTEMS

MARCH 2019

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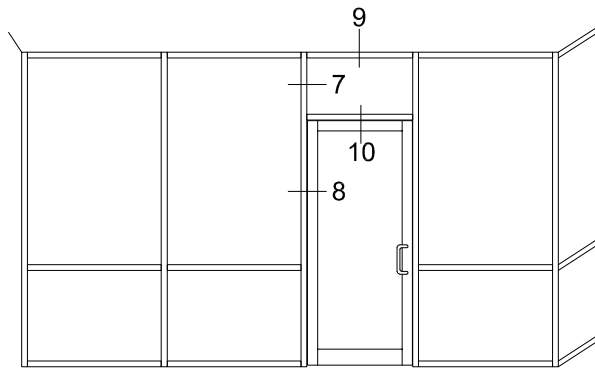
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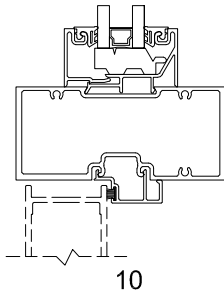
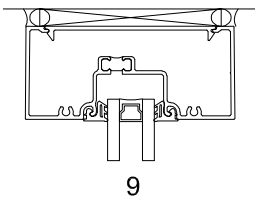
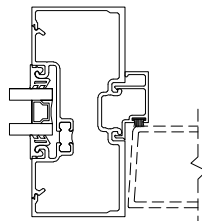
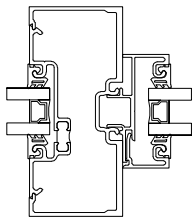
## E14000 STOREFRONT



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### Standard Details 1/4 scale



MARCH 2019

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# EXTERIOR & INTERIOR TRIM OPTIONS

Details take your project from ordinary to extraordinary. The perfect finishing touches make every window and patio door an irreplaceable part of any home or commercial building. We offer the trim and accessory metals that make the final details of your project easier to complete and more beautiful to look at.

## EXTERIOR TRIM

Designed to add depth and traditional appeal, our exterior trim options extend outward from the window or door frame, casting a shadow line consistent with true historical applications. Choose from our extended selection of flat and profiled casings, brick mould casings and sill nose. Match or contrast the trim with your windows and doors in any of our 50 exterior colors, custom colors and anodized finishes.



3 1/2" backband and bead casing and 1 1/2" sill nose shown on casement



3 1/2" flat casing shown on hinged inswing patio door



2" brick mould and 1 1/2" sill nose shown on casement



3 1/2" brick mould and 1 1/2" deep sill nose shown on double-hung

## INTERIOR TRIM COMPONENTS

### Extension Jamb

Pre-installed, dimensional extension jambs save time on jobsites and help enable a perfect installation. Available in all wood species, extension jambs can accommodate a wide variety of wall conditions.



### Drywall Returns

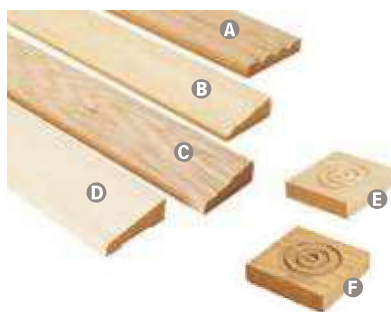
We offer drywall returns in three depths:

1 1/16", 3/16" and 7/16"



### Wood Casing

A subtle touch around the perfect window or door makes your view even more special. Choose from four different casings and add plinth blocks at the corners for just the right touch of detail.



- A** 1/2" x 3 1/4" Fluted Casing
- B** 1 1/16" x 2 1/4" Colonial Casing (WM366)
- C** 1 1/16" x 2 1/4" Colonial Casing (WM356)
- D** 1 1/16" x 2 1/4" Ranch Casing (WM324)
- E** 2 1/2" Plinth Block
- F** 3 1/2" Plinth Block



100 W Michigan Storefront





102 W Michigan Storefront





Interior Storefront Photo



Interior Storefront Photo





N Huron entry door.





N Huron display window





Facing north to facade





Facing northwest to facade and east elevation





Facing southwest to north and east elevations









DAVIS & KISHLAR.

YPSILANTI, MICH. No 306



LANDY'S  
FURNITURE

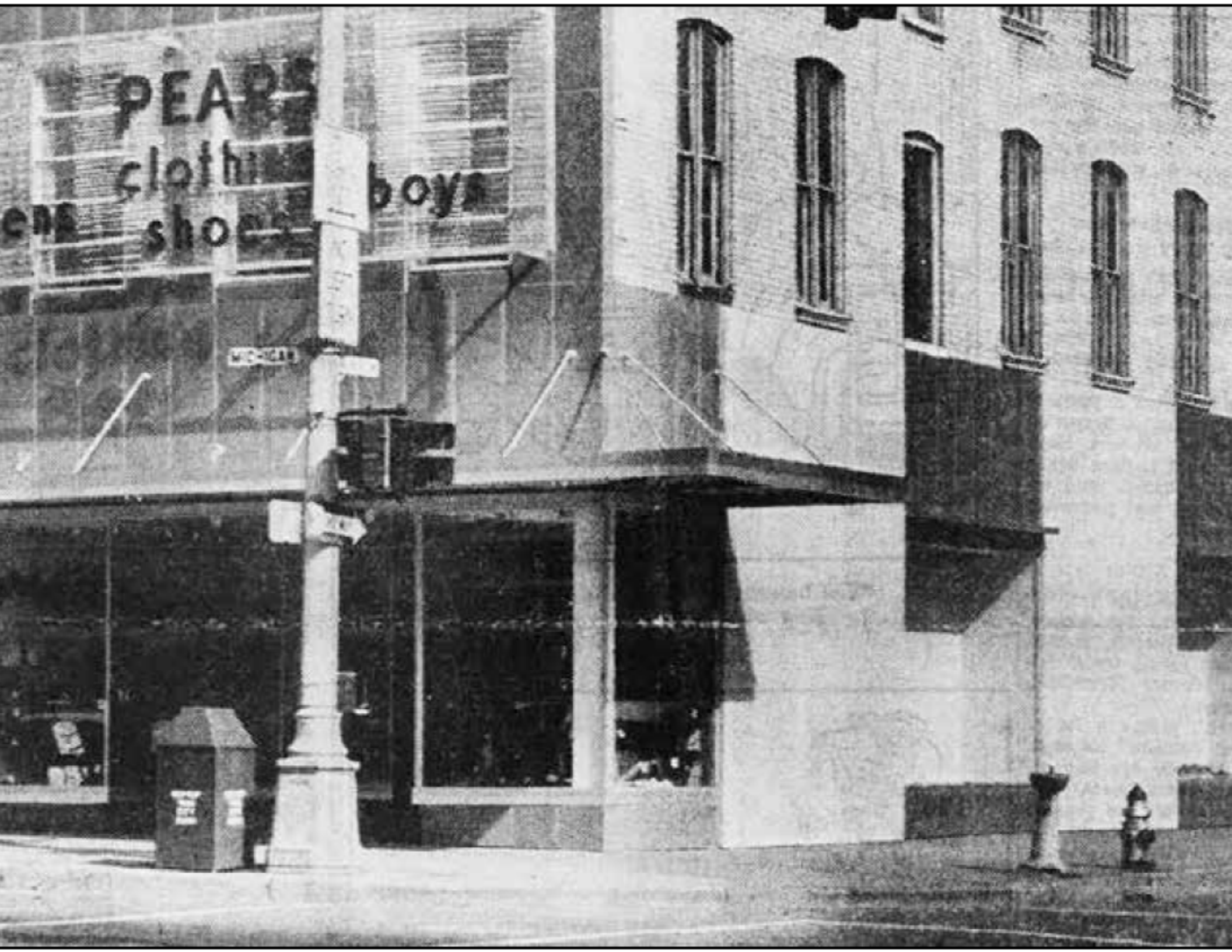
CRANE RENTALS  
STEEL ROOFS INSTALLED  
YPSILANTI STEEL FABRICATION CO.

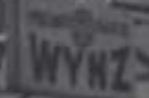
NO  
LEFT  
TURN

FAMILY DEPT. ST.  
NEWS - GROC. - MEAT  
DEAD FISH - FRESH

354 E. MAIN

















# HDC Work Permit Staff Review

*Property address:* 100 W Michigan

*Date of Application:* June 2, 2020

*Date of Review:* June 3-8, 2020

*Date of Meeting:* June 9, 2020

*Proposed work:* New façade windows on the second and third floors.

*Materials:* Andersen E Series custom windows. Windows are wood-framed with composite cladding.

*Staff review:*

1. The applicant proposes to remove the non-historic vinyl windows on the façade second and third floors and replace with custom-built windows that are similar to those in-place historically.
2. The widow replicates the original central mullion flanked by two double-hung sashes. The mutin grille pattern is replicated as well.
3. The original windows were arched. The arched opening was discussed at the May 26 meeting as a study item. The HDC seemed open to having a rectangular window placed within the remaining arched openings.
  - a. A similar window treatment was implement on the façade second floor of Thompson Block (400 N River).
4. Masonry will be repaired infilling the arched openings.
5. Several types of grill installations and trim patterns were submitted with the spec sheets. The applicant is to clarify to the HDC which will be implemented.
6. The original application included ornamental window pediments. The applicant has voluntarily removed those from the application per staff recommendation, as they were not historically appropriate.

*Recommended Motions:*

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 or power washing.

8. Preserve archaeological resources.

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

10. New work shall be removable.

Move to approve and issue a Certificate of Appropriateness for the work at 100 W Michigan, as submitted in the application dated June 2, 2020 for replacement of the façade second and third floor windows with custom Andersen E Series windows as specified.

*Relevant Secretary of the Interior's Standards:*  
#5, #9

*Prepared by:*  
Scott E. Slagor, Preservation Planner





**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

100 W Michigan Ave Ypsilanti MI 48103

**Applicant**

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

Name

Conor Doran

Address

City

State

Zip

MI

48103

E-Mail

**Contractor**

Contractor Name & Contact Info

O'Neal Construction C/O Tim Stout tstout@onealconstruction.com

**Type of work**

☐ Roofing

☒ Window/Door  
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

**Complete Description of Proposed Work:**

Windows replacements on Michigan Ave facade.

Remove existing vinyl windows

Remove exterior metal trim and 2x4 mounts surrounding each window

Tuck point and repair rectangular window opening.

Fill in arch of 3 of the windows with masonry. Currently 9 of 12 are already filled in with masonry.

Install new custom Anderson windows per specs provided.

Install new pediments above each window per specs provided.

**Materials (for paint include color chips or samples with application):****Permit Application Fee (action items only)**

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$100,000

Permit fee:

\$45 + 165 = \$210

**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:

6/2/20

Print Name:

Conor Doran 100 Michigan ventures LLC

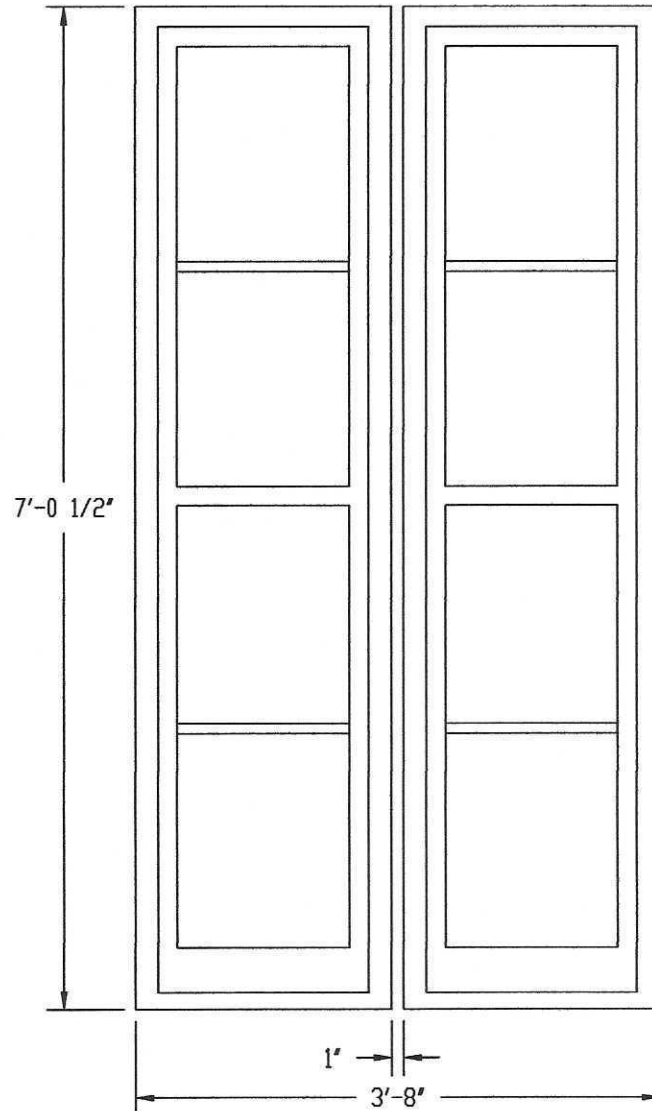
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at [cityofypsilanti.com/hd](http://cityofypsilanti.com/hd).

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

Note: Any representation of muller units is provided to show aesthetics only. It remains the responsibility of a building professional to determine the proper design of mulls to provide sufficient structural strength for load bearing and wind resistance considerations.

VIEWED FROM EXTERIOR

GRILLE TYPE:



Line 3

\*\*\* EXTERIOR VIEW \*\*\*  
 T7 Talon Double Hung  
 AFS = 1'-9 1/2" x 7'-0 1/2"  
 7/8" KD Grille (Traditional)  
 Contemporary Glass Stop  
 Tag: Standard rectangle shg

CUSTOMER SIGNOFF DRAWING

Customer Approval:

Date:

OrderTrack# 25935672

Drawn By: SMW

Date Drawn: 5/21/2020

DRAWING #

**Andersen.**  
 ARCHITECTURAL  
 COLLECTION



**E-SERIES**  
 WINDOWS & DOORS

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148376 B

REVISION # 1



# DOUBLE-HUNG WINDOW

## FEATURES

### DOUBLE-HUNG WINDOWS

#### FRAME & SASH

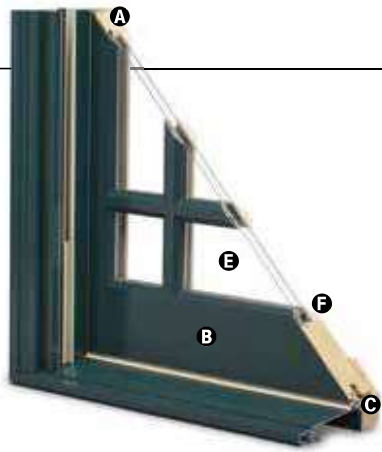
**A** Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany, maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory primed. Factory-applied finishes are available in a variety of stain and paint options.

**B** Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 and 2605 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

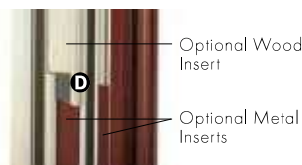
Optional vinyl installation flanges are pre-applied into a kerf on the frame exterior to facilitate installation. Optional aluminum flanges or metal installation clips are available.

**C** Compression bulb weatherstrip is applied on the bottom sash, head jamb, at the meeting rail and on side jambs for a maximum weather seal.

Jamb liners encase balancer assemblies that allow each sash to be tilted 90° inward from a bottom pivot and stay securely in place for washing.



**D** Double-hung jamb liners incorporate synthetic interior and exterior inserts or optional painted aluminum exterior and wood-veneered interior inserts.



#### GLASS

**E** High-Performance Low-E4® glass with a low-conductivity spacer. Triple-pane glass, tinted, clear dual-pane, high-altitude glass and other special glazing options are available.

**F** Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in ovolo (colonial) and contemporary profiles.

#### HARDWARE

Sash lock/tilt mechanisms and keepers give a slim, more traditional design and allow opening and tilting of the window in one operation. Tilting the sash from the inside for cleaning is effortless.

Optional surface mount sash lifts allow for easy operation. Units less than 3' wide use one lift. Units 3' wide and greater use two lifts.

#### HARDWARE OPTIONS



Lock



Sash Lift

Antique Brass | **Black** | Bright Chrome | Bronze | Gold  
Oil Rubbed Bronze | Pewter | Polished Brass | Satin Chrome | White

Windows with VeriLock® sensors use a different sash lock. See the next page for details.

#### HARDWARE FINISHES



Oil rubbed bronze is a "living" finish that will change with time and use.

## EXTERIOR & INTERIOR OPTIONS

**EXTERIOR COLORS** 50 exterior colors, 7 anodized finishes and custom colors. See exterior colors on page 11.

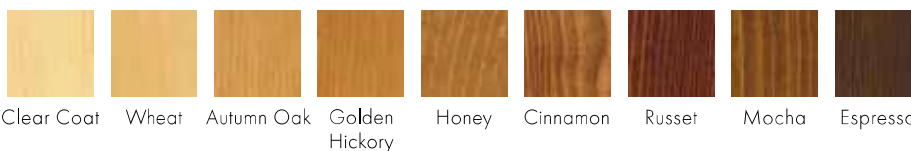
#### INTERIOR WOOD SPECIES



Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

All factory-finished options are shown on pine.

#### FACTORY-FINISHED INTERIORS



Painted options available on pine.

Dark bronze and black painted options available on pine or maple.

Anodized silver painted option available on maple only.

Interior custom stains, paints and color matching available.

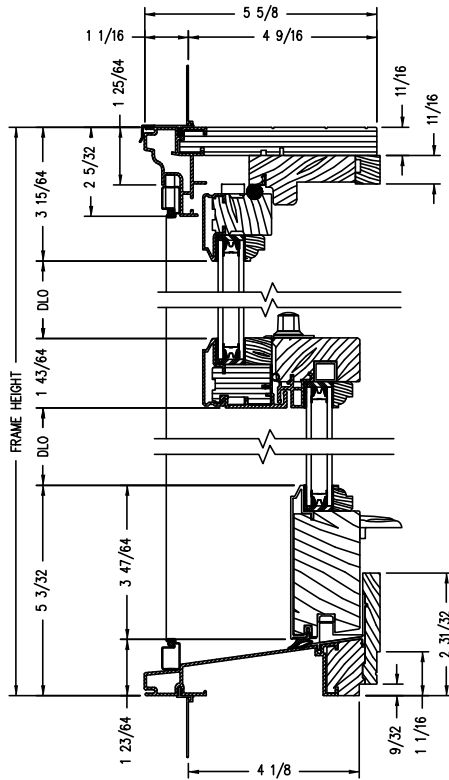
#### INTERIOR PAINTED OPTIONS



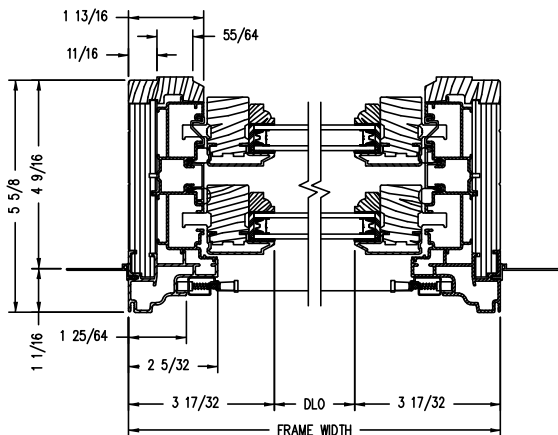
\*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies. Printing limitations prevent exact replication of colors and finishes. Please see your Andersen supplier for actual color and finish samples.

## Double-Hung Windows

**Double-Hung**

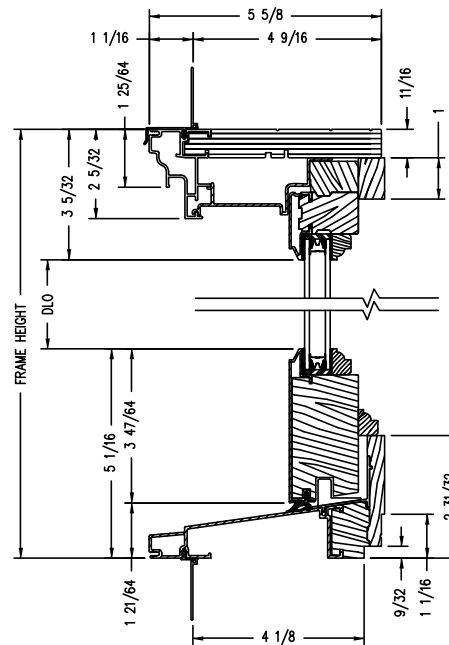


Vertical Section

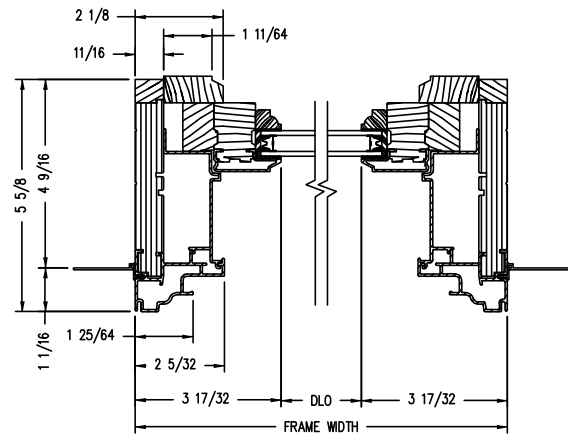


Horizontal Section

**Double-Hung Picture**



Vertical Section



Horizontal Section

Shown with ovolo (colonial) glass stops.

PROPER INSTALLATION AND MAINTENANCE OF E-SERIES PRODUCTS IS ESSENTIAL TO ATTAIN OPTIMUM PERFORMANCE AND OPERATION. WRITTEN INSTALLATION INSTRUCTIONS THAT PROVIDE GUIDELINES FOR PROPER INSTALLATION ARE AVAILABLE BY VISITING [ANDERSENWINDOWS.COM](http://ANDERSENWINDOWS.COM). CUSTOM SIZES ARE AVAILABLE. CONTACT YOUR LOCAL SUPPLIER FOR MORE INFORMATION. DRAWINGS ARE NOT TO SCALE.

# EXTERIOR & INTERIOR TRIM OPTIONS

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3 1/2" backband and bead casing and 1 1/2" sill nose shown on casement



3 1/2" flat casing shown on hinged inswing patio door



2" brick mould and 1 1/2" sill nose shown on casement



3 1/2" brick mould and 1 1/2" deep sill nose shown on double-hung

## INTERIOR TRIM COMPONENTS

### Extension Jamb

Pre-installed, dimensional extension jambs save time on jobsites and help enable a perfect installation. Available in all wood species, extension jambs can accommodate a wide variety of wall conditions.



### Drywall Returns

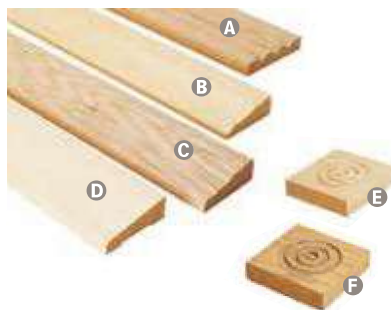
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1 1/16", 3/16" and 7/16"



### Wood Casing

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- A** 1/2" x 3 1/4" Fluted Casing
- B** 1 1/16" x 2 1/4" Colonial Casing (WM366)
- C** 1 1/16" x 2 1/4" Colonial Casing (WM356)
- D** 1 1/16" x 2 1/4" Ranch Casing (WM324)
- E** 2 1/2" Plinth Block
- F** 3 1/2" Plinth Block





Facing north to facade





Facing northwest to facade and east elevation





Facing southwest to north and east elevations









DAVIS & KISHLAR.

YPSILANTI, MICH, No 306



LANDY'S  
FURNITURE

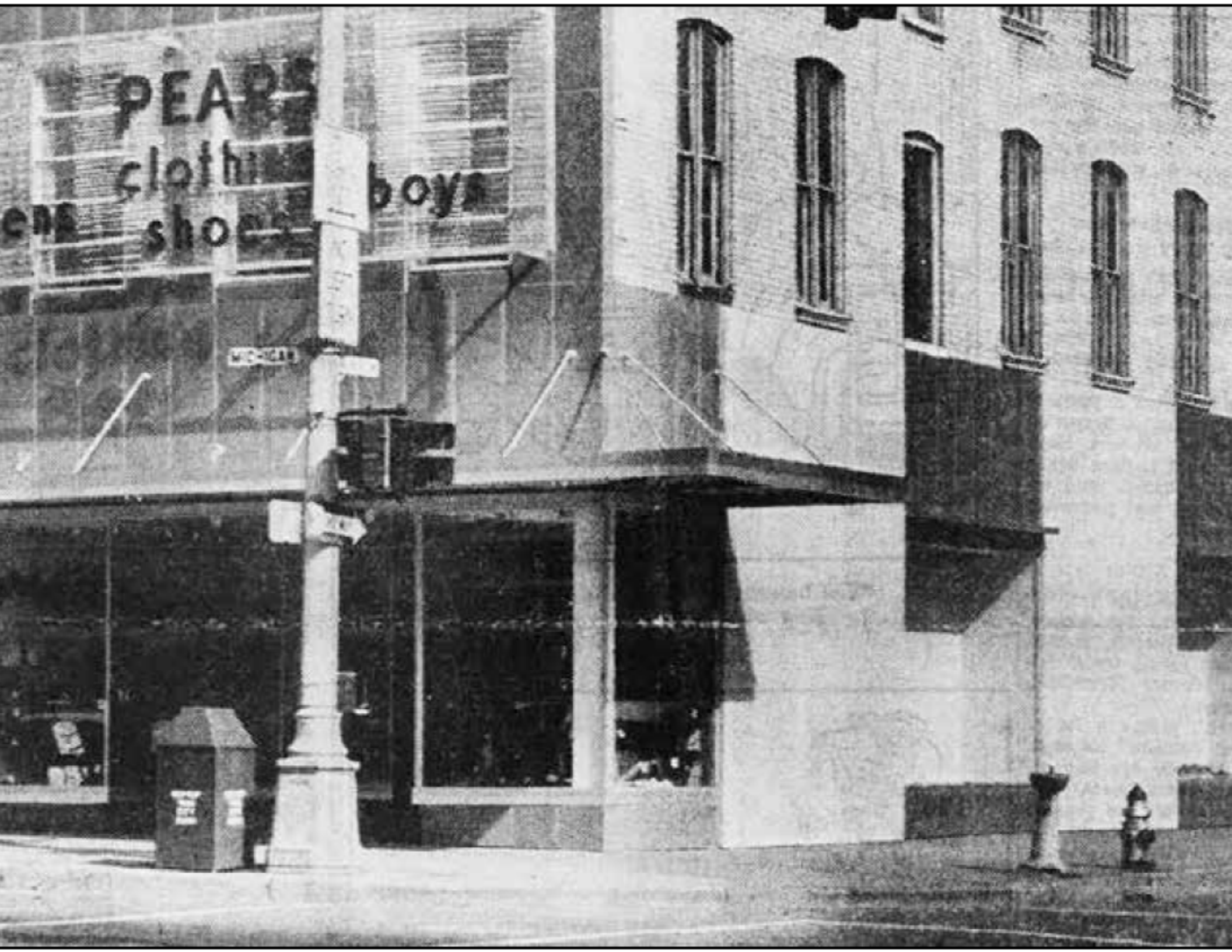
CRANE RENTALS  
STEEL ROOFS INSTALLED  
YPSILANTI STEEL FABRICATION CO.

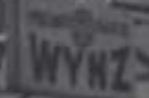
NO  
LEFT  
TURN

FAMILY DEPT. ST.  
NEWS - GROC. - MEAT  
DEAD FISH - FRESH

354 E. MAIN











ONE  
WAY



NO  
TURN  
ON RED

WEST

BUSINESS

12

WEST

17

WGM  
RADIO

PEAR'S

SALE

FOR SALE  
ON LEASE







# HDC Work Permit Staff Review

*Property address:* 228 N River

*Property History:* The property includes a Minimal Traditional-style house that was erected in 1941. At the time of the National Register listing, the house was noted as non-contributing because of its age. At some point, the second story was expanded with a large shed dormer on the rear (east) elevation. This dormer offers a secondary egress to the building.

*Date of Application:* June 2, 2020

*Date of Review:* June 4, 2020

*Date of Meeting:* June 9, 2020

*Proposed work:* Partial replacement of egress structure on east elevation.

*Materials:* Treated lumber, Trex Flooring, and aluminum coils.

*Staff review:*

1. The upper landing of the rear egress staircase has been structurally compromised and needs to be replaced.
2. The new landing will be supported by 6"x6" posts, per the attached drawings.
3. The landing will need to be attached to the house for added stability. To do this, the applicant proposes cutting out the portion of the roof below the dormer and tying the landing into the house with a joist. See page three of the drawings for a full description of the proposal.
  - a. The applicant will leave the gutter and fascia, but will cut out the original rafter tails.
  - b. The applicant proposes to cover the overhand with Azek or other composite wood. (Some of the original roof sheathing has rotted out). Then, the Azek will be covered with aluminum, painted black.
4. Trex synthetic in a gray finish flooring will be used as the deck of the landing. The deck boards are not

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 or power washing.

8. Preserve archaeological resources.

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

10. New work shall be removable.

tongue-and-groove in profile. They will be installed smooth side up so that there is no faux wood grain exposed.

- a. In staff opinion, this is a modern egress staircase on the rear of the building and synthetic flooring would not be inappropriate in this application.
  - b. Typically, the HDC has not adhered fully to standard porch requirements in secondary rear egresses.
5. Aluminum sheathing will be placed below the deck surface. The coil is a 2-ft. wide roll of aluminum, white on one side and colored on the other (could be painted/stained). It will be placed under the deck to keep water from dripping so the space below can eventually be transformed into an outdoor living space.
  - a. It is unclear where the runoff from the aluminum will be directed. Staff recommend considering directing the aluminum toward the existing gutter. The HDC is to confirm with the property owner how runoff water will be handled.
6. A stained balustrade that matches the rest of the structure will be implemented. The applicant says they are happy to consider redesigning the balustrade to meet the HDC guidelines, because they recognize the whole staircase unit will eventually need to be replaced. The corner posts of the balustrade have been salvaged so they can be reused.
  - a. The HDC typically requires that balusters are in line with the upper and lower rails, rather than on the exterior of the rails as it is currently.
7. The wood components will be stained by Cabot Solid Stain, in "Frontier."
8. The metal awning and posts will not be reinstalled.

*Recommended Motions:*

Move to approve and issue a Certificate of Appropriateness for the work at 228 N River, for reconstruction of the upper landing and balustrade on the rear egress staircase, as specified in the submitted drawings. The wood components of the system will be stained in an opaque finish. The deck shall be synthetic flooring with aluminum below to catch runoff.

*Relevant Secretary of the Interior's Standards:*

#9

*Prepared by:*

Scott E. Slagor, Preservation Planner





**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  
228 N River 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  
House-Storian, LLC - Stefan Szumko

Address  
[REDACTED]

City  
Ypsilanti

State  
MI

Zip  
48198

Phone / Fax  
[REDACTED]

E-Mail  
[REDACTED]

**Contractor**

Contractor Name & Contact Info  
House-Storian, LLC - Stefan Szumko

**Type of work**

- ☐ Roofing  
☐ Window/Door Replacement

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

- ☐ Painting  
☐ Other  
☐ Application Amendment

**Complete Description of Proposed Work:**

Replace existing wood, brown-stained rear upper egress stair landing (balcony) with similar.

New framing materials: brown-stained (to match existing stairs), treated wood.

Add 6x6 post on north side adjacent to house (~16" away from building)

Change of deck materials from wood to gray Trex, to include continuous layer of aluminum coil stock (white side up, tan side down) between decking and framing. Deck boards not visible from street.

Eliminate metal awning above downstairs window below deck.

Leave in place existing stairs at this time.

**Materials (for paint include color chips or samples with application):****Permit Application Fee (action items only)**

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

Permit fee: 5  
\$45 + \_\_\_\_\_ = 50

**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:

Print Name:

Stefan J Szumko

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 or view our factsheets online at [cityofypsilanti.com/hd](http://cityofypsilanti.com/hd).

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

June 2, 2020

To Whom It May Concern:

We authorize Stefan Szumko from House-storian LLC, to perform work at 228 N. River St, Ypsilanti, MI 48198.

We also authorize Stefan Szumko, to apply for Historic District permission/permits on our behalf for work done at 228 N. River St, Ypsilanti 48198.

Thank you,

[REDACTED] dotloop verified  
06/02/20 1:13 PM EDT  
A303-NP7Z-QJFX-A05K

Erin Cicero

[REDACTED]

[REDACTED] dotloop verified  
06/02/20 1:17 PM EDT  
2G1B-8QDY-DNZR-QQ8V

Ann O'Sullivan

[REDACTED]



PH-20-0077



½" = 1 ft.

Reuse existing awning – attached to deck rail

**Rear View**

228 N River – Rear Deck

2June2020

Stefan Szumko

734-649-5024

4x4 corners carriage bolted to framing

2x6 deck rails @36" high

Awning supports

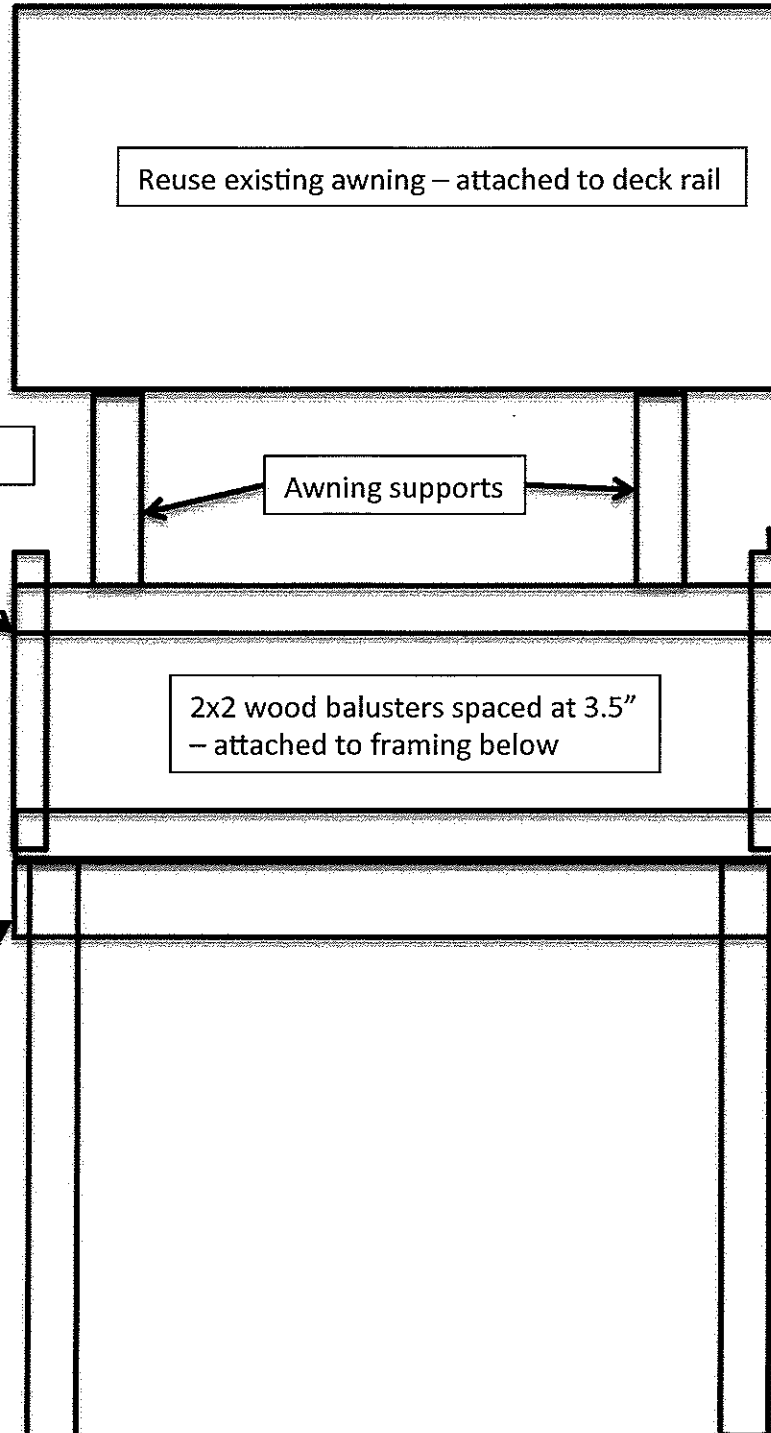
Trex deck boards on top of  
layer of aluminum coil stock  
above framing

2x2 wood balusters spaced at 3.5"  
– attached to framing below

2x8 framing, joists at 16" o.c.  
with steel joist hangers

2 – 2x10 dropped beam

6x6 posts (~12') on 42" deep  
concrete footings, with steel  
post brackets and 3" anchor  
bolts.



$\frac{1}{2}" = 1 \text{ ft.}$

**Side View**

228 N River – Rear Deck

2June2020

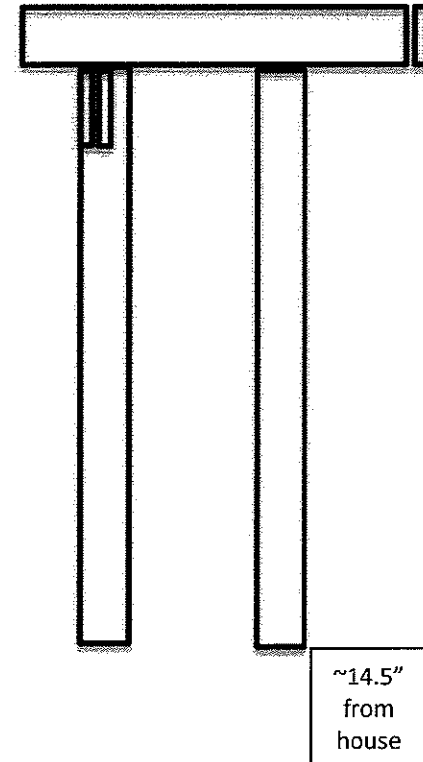
Stefan Szumko

734-649-5024

House

2-2x10 dropped beam

Add new post on north side adjacent to house  
(original had 3 posts).  
Posts to match location at stairs on south side.  
Tie existing stairs into posts on south side (no  
work to be done on existing stairs).





## Roof Removal Framing Details

228 N River – Rear Deck

2June2020

Stefan Szumko

734-649-5024

1" = 1 ft.

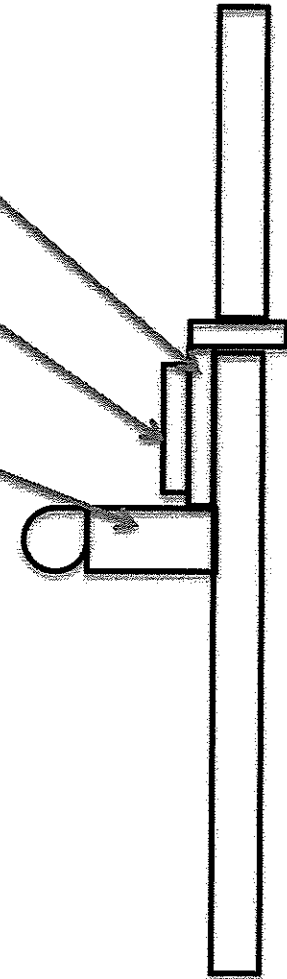
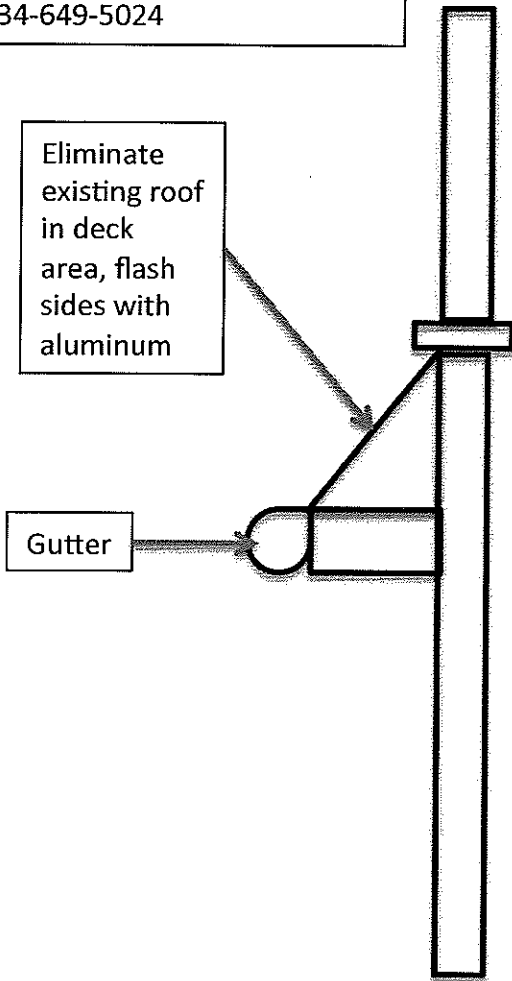
Eliminate  
existing roof  
in deck  
area, flash  
sides with  
aluminum

Gutter

2x10 – external band joist – tied into  
framing with 3" ledgerlok fasteners

2x8 ledger – tied into external  
band joists with 3" ledgerlok  
fasteners in a W-pattern

Plywood sheathing above eave  
overhangs with outward  
sloping as much as possible –  
tyvek, aluminum coil stock  
above (tucked behind gutter  
and behind ledger).



# 6x6 - POSTS - 4

- 3" - ANCHOR BOLTS (OR MANUFACTURER SPECS)
- POST BRACKETS (1" OFF CONCRETE)
- 42" DEEP FOOTINGS
- 16" CONCRETE FORM TUBES

226 N. RIVER

REAR BALCONY - FRONT VIEW

6/3/20/20

STEPAN J. SWANICK

HOUSTON, TX, LLC

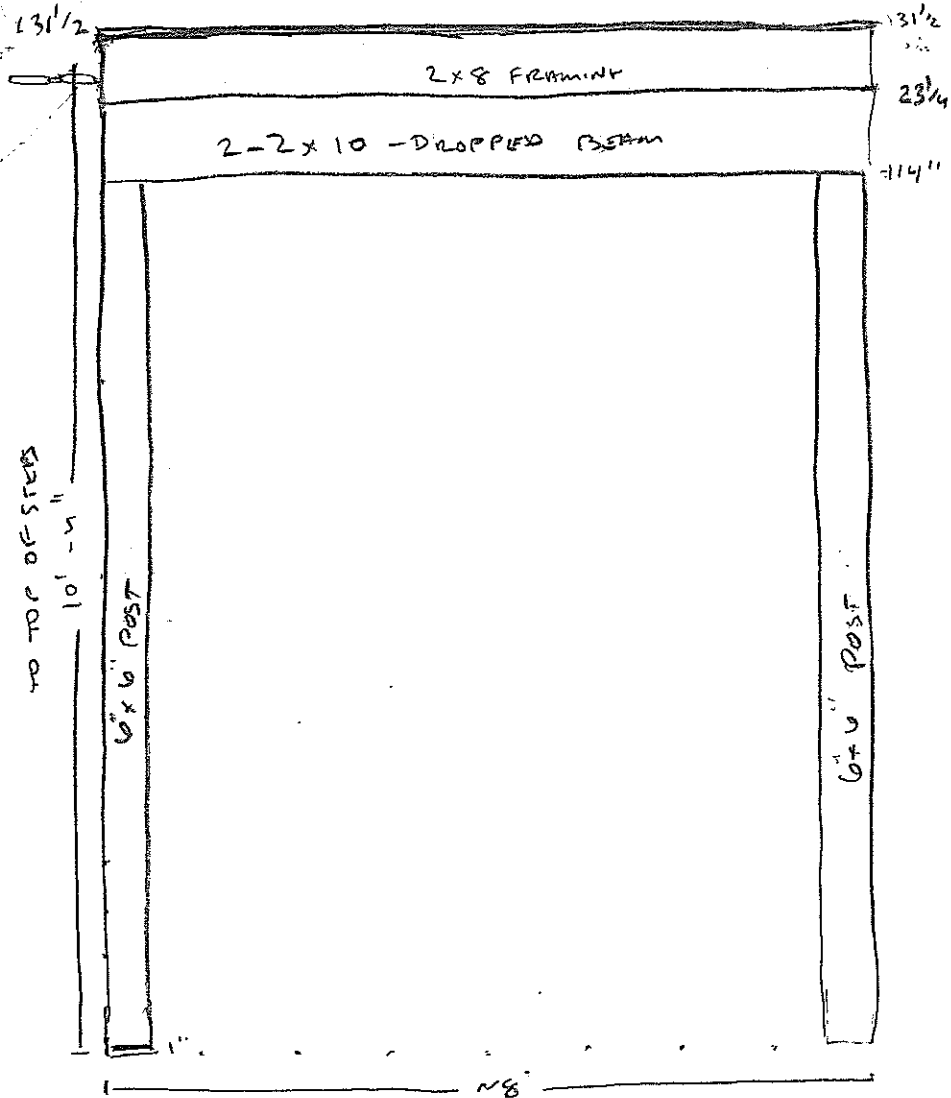
734-649-5024

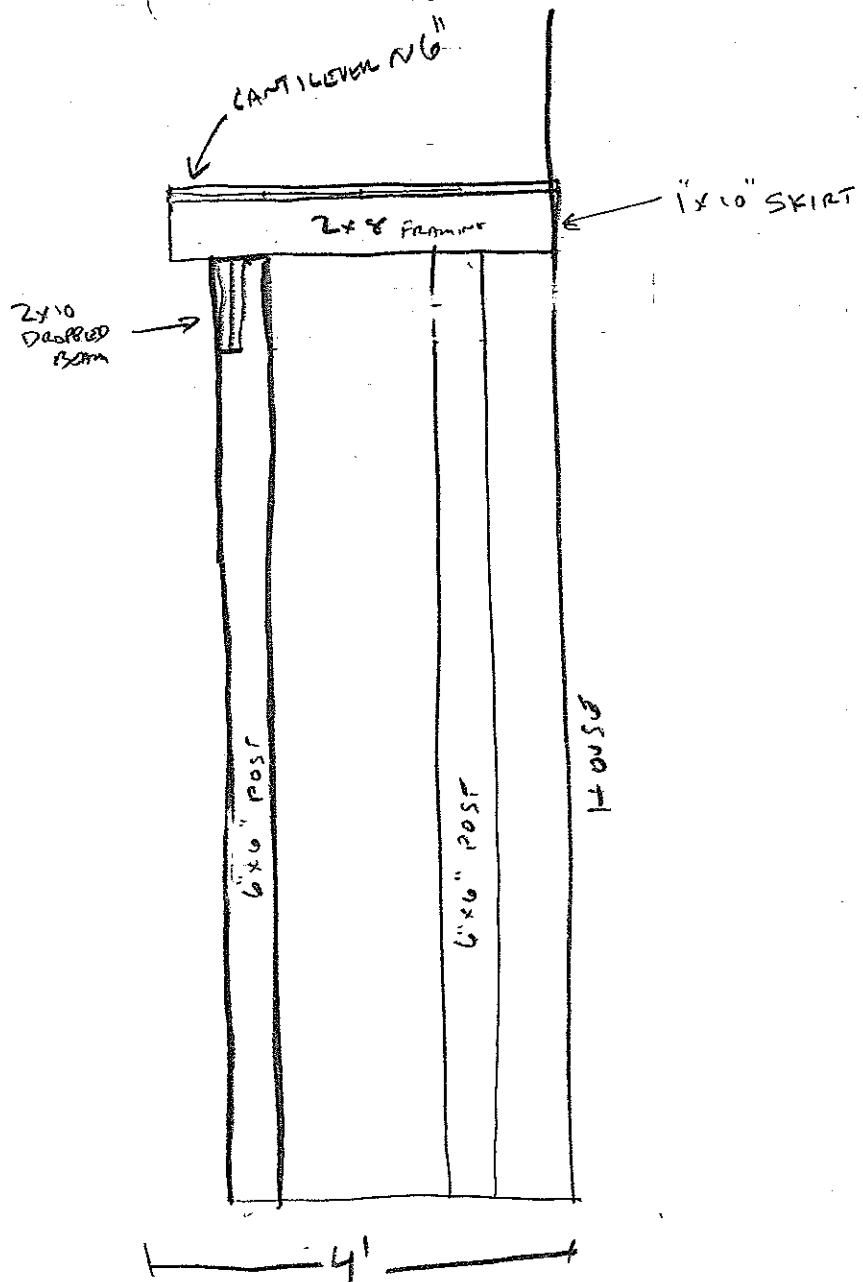
1/2" = 1'

STAIRS - NOT IN SCOPE  
OFF WORK

STAIR HEIGHT  
7 1/2"

DECK TOP  
TOP STEP  
@ 124"

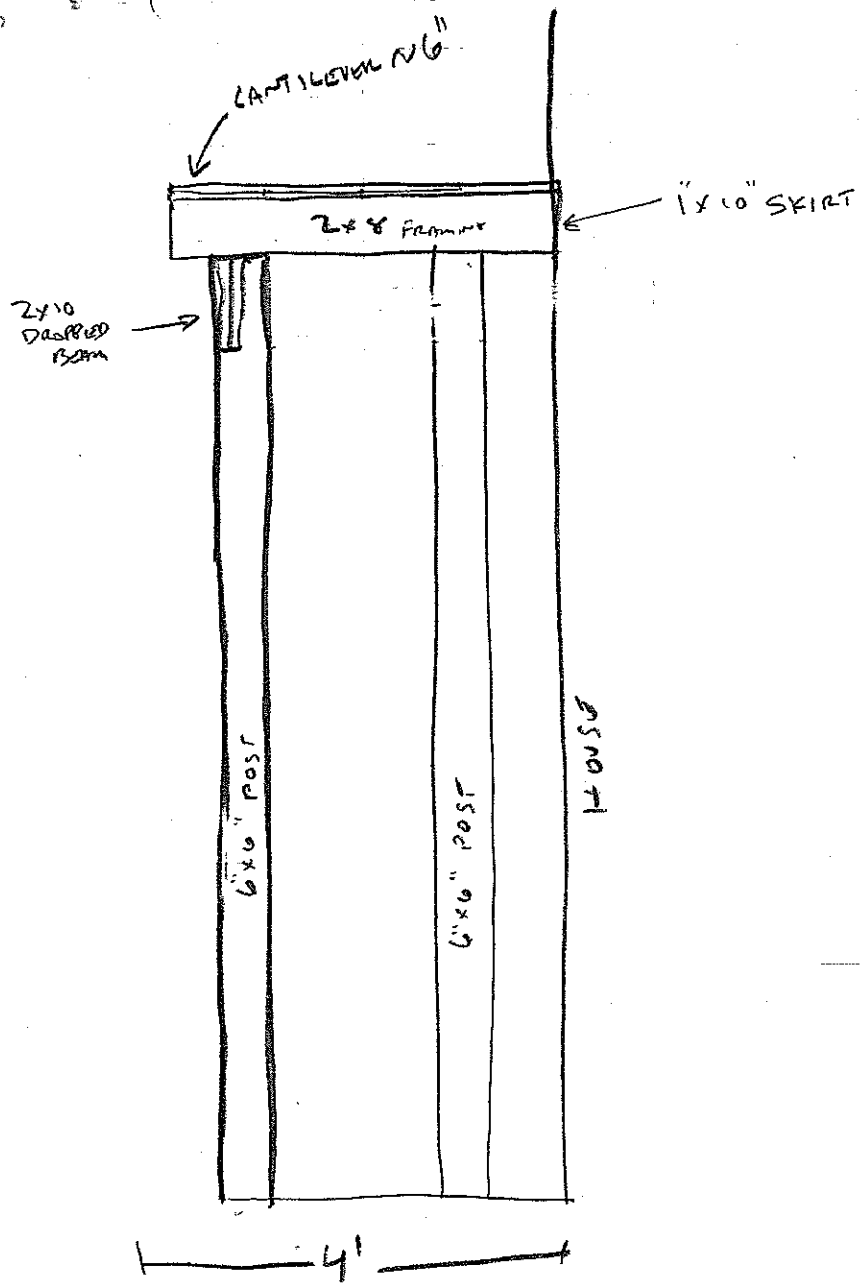




228 N. RIVER  
 NORTH BALCONY - SIDE VIEW  
 4/3/2020  
 STEPHEN J. SUMMERS  
 HOUSESTORIAN, LLC  
 734-644-5024

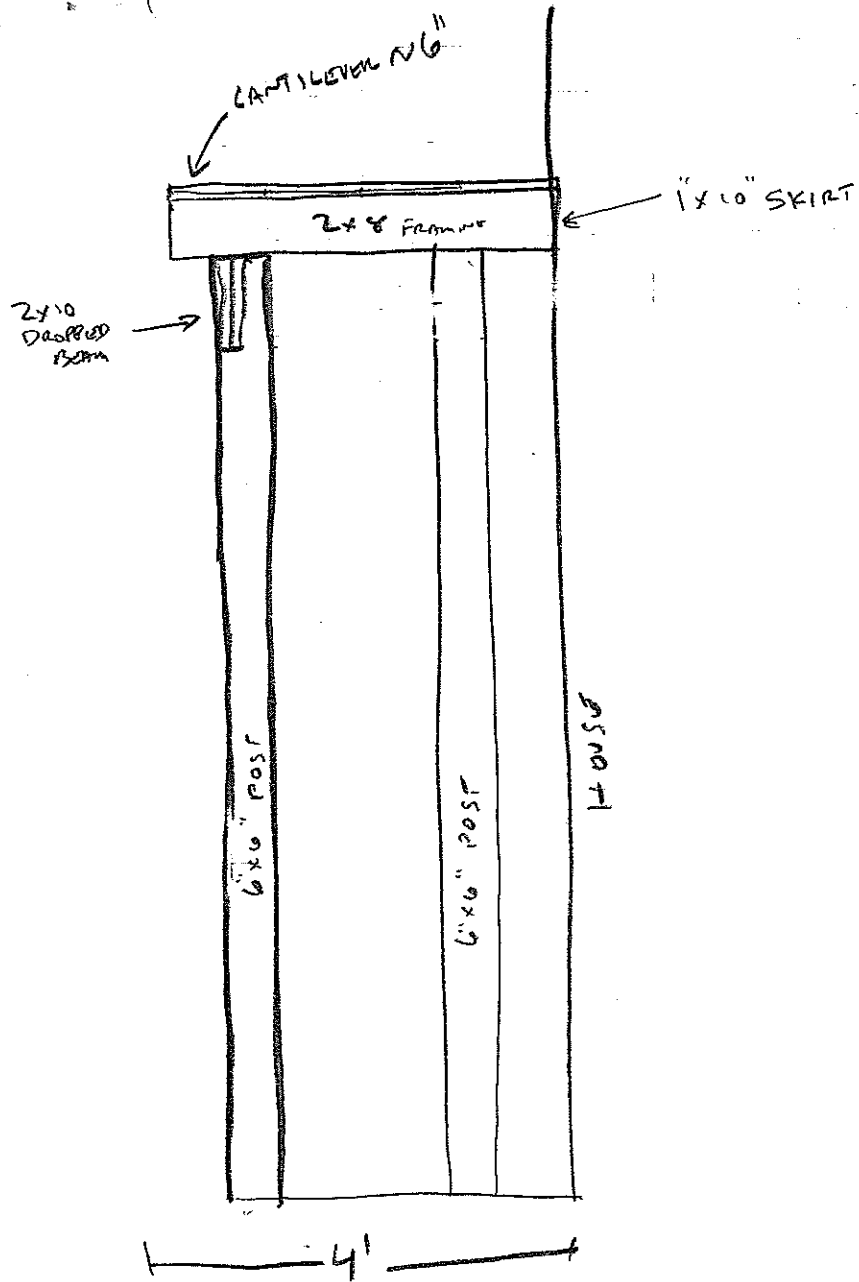
1/2" = 1'





228 N. RIVER  
 ROTAR BALCONY - SIDE VIEW  
 4/3/2020  
 STEPHAN J. SLOVICK  
 HOUSE STORM, LLC  
 734-644-5024

1/2" = 1'



228 N. RIVIERA  
 NORTH BALCONY - SIDE VIEW  
 4/3/2020  
 STEPHAN J. GUMMHO  
 HOUSESTORIAN, LLC  
 734-644-5024

1/2" = 1'

\$14.00

★★★★★ 70

[View Q&A](#)

## Trex Enhance Basics 8-ft Clam Shell Composite Deck Board

Item #1217528 Model #CS010608E2S01

- Protective outer shell for durability; resists fading and staining
- Quality low-maintenance material; cleans easily with soap and water
- Backed by 25-year Limited Residential and Fade and Stain Warranties

**Manufacturer Color/Finish:** Clam Shell



Actual Length (Feet)

8



—

1

+

Qty



## Overview

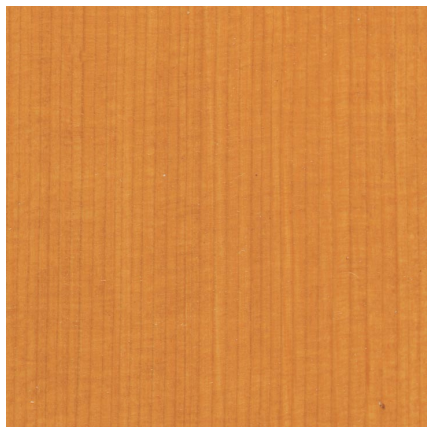
---

- Protective outer shell for durability; resists fading and staining
- Quality low-maintenance material; cleans easily with soap and water
- Backed by 25-year Limited Residential and Fade and Stain Warranties
- Available in grooved-edge boards for our hidden deck fasteners or square-edge for traditional installation
- Made of high-performance composite; won't rot, warp or splinter, unlike wood
- Made of 95% recycled materials, with a low carbon footprint
- Easy-to-build decking; no specialty tools required
- Lightweight scalloped profile for easy handling
- Priced to put the pressure on treated lumber

## Specifications

|                             |                |
|-----------------------------|----------------|
| Series Name                 | Enhance Basics |
| Material                    | Composite      |
| Type                        | Deck Board     |
| Actual Thickness (Inches)   | 0.94           |
| Actual Width (Inches)       | 5.5            |
| Actual Length (Feet)        | 8              |
| Manufacturer Color/Finish   | Clam Shell     |
| Grooved for Hidden Fastener | ✕              |
| For Use with Decking        | ✓              |

|                                     |                      |
|-------------------------------------|----------------------|
| For Use with Porches                | ✓                    |
| Color/Finish Family                 | Gray                 |
| Warranty                            | 25-year limited      |
| CA Residents: Prop 65 Warning(s)    | ⚠ Prop 65 WARNING(S) |
| Edge Profile                        | Square               |
| Square Footage Per Piece (Sq. Feet) | 3.66                 |
| Package Quantity                    | 1                    |
| Finish Texture                      | Solid                |
| Sample Item Number                  | 1289410              |

[Colors & Finishes](#) > [Exterior](#) > [Solid Stain](#) > [Frontier](#)

## Frontier

Solid Stain

[Find a Store](#)[Color Chip](#)

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## Available Products



### Semi-Solid Deck & Siding Stain

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1-800-US-STAIN

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OK





Facing southwest to north and east elevations.



Facing east to facade (for reference)



CITY OF

# Ypsilanti

PRIDE | DIVERSITY | HERITAGE

## Historic District Fact Sheet

### Alternative Materials

This Fact Sheet is not a substitute for the ordinance, but addresses common questions about City ordinances. For further information, please contact the Preservation Planner.

All permit applications are available from the Building Department and at [cityofypsilanti.com/permits](http://cityofypsilanti.com/permits).

Completed applications may be dropped off at the Building Department.

#### City Hall

One South Huron  
Ypsilanti, MI 48197

#### Building

3<sup>rd</sup> Floor, City Hall  
Phone: (734) 482-1025  
[cityofypsilanti.com/157](http://cityofypsilanti.com/157)

#### Planning

3<sup>rd</sup> Floor, City Hall  
Phone: (734) 483-9646  
[cityofypsilanti.com/planning](http://cityofypsilanti.com/planning)

#### Historic District

3<sup>rd</sup> Floor, City Hall  
Phone: (734) 483-9646  
[cityofypsilanti.com/hd](http://cityofypsilanti.com/hd)

All permits, fees, and factsheets can be found at [cityofypsilanti.com/permits](http://cityofypsilanti.com/permits).

There are a variety of home improvement products on the market today that claim to have a better quality, longevity, and affordability to traditional building materials. Not all of these products are appropriate for historic resources. Historic preservation strives for authenticity and prioritizes repair over replacement. When replacement is necessary, it should be in-kind. The HDC recognizes that an in-kind replacement is not always feasible and has produced this fact sheet as a guide for selecting appropriate alternative materials.

*PLEASE CONTACT THE PRESERVATION PLANNER FOR GUIDANCE.*

### HDC Considerations for Permitting Alternative Materials

1. Is the item proposed for replacement a historic feature of the building?
2. Does the item being addressed actually need a full replacement, or can it be repaired?
3. Are the historic building materials still available? Wood siding, for instance is still produced, while historic stone may be a greater challenge.
4. Has the historic material failed due to causes out of the applicant's control- such as environmental factors?
5. Does repeated repair and replacement of historic materials pose a threat to the structure as a whole?
6. Does Building Code prohibit the historic material?
7. Will retaining historic materials cause undue financial burden to the applicant? *Ask staff for Financial Hardship Requirements.*

### HDC Considerations for Types of Alternative Materials

1. Is the alternative material compatible with the original material in such areas as size, texture, and finish?
2. How does the material interact with the other materials on the building? Consider expansion/contraction rates and moisture permeability.
3. Is this material repairable and easily sourced- or will it pose another challenge when it needs replacement?
4. The City of Ypsilanti has committed to sustainability. Is it possible to recycle or reuse this product when it has ceased to function? Most historic materials are natural and can biodegrade or be recycled.

### General Comments on Alternative Materials

- Vinyl has proven inappropriate for historic resources and therefore vinyl siding and vinyl/vinyl-clad windows will not be approved.
- Fiber-cement siding (such as HardiePlank) has been approved on a case-by-case basis, primarily for new construction and selective repairs.
- Composite (mixture of wood and fibrous materials) windows have been approved on a case-by-case basis. Please see the Windows Fact Sheet.
- Composite decking has been approved on a case-by-case basis.
- All composite materials should have a smooth or textured finish. Faux-wood grain is not appropriate.
- Applicants presenting new alternative materials should bring samples and product information to the HDC meeting.



# MINUTES

## City of Ypsilanti HISTORIC DISTRICT COMMISSION Virtual Meeting

Tuesday, May 26, 2020  
7:00 P.M.

### CALL TO ORDER AND ROLL CALL

Chairperson Pettit                      Video/telephone usage instructions given for potential attendees  
Meeting called to order at 7:02pm

Commissioners Present:              Alex Pettit, Erika Lindsay, Amy Swift, James Chesnut

Commissioners Absent:              Anne Stevenson, Ron Rupert

Staff Present:                              Scott Slagor, Preservation Planner  
Nancy Hare-Dickerson, Commission Recording Secretary

Additional Staff Present:              Andrew Hellenga, City Clerk  
Joe Meyers, Economic Development Director  
Christopher Jacobs, Downtown Development Authority Director  
Elize Jekabson, Downtown Development Authority Coordinator

### APPROVAL OF AGENDA

Slagor:                      Staff requested to add discussion of windows at 100 W Michigan to the agenda as a study item.

Motion:                      Lindsay (second: Swift) moved to approve the agenda as amended.

Roll Call Vote - Ayes:              Commissioners Pettit, Lindsay, Swift, Chesnut  
Nays:                      None  
Absent:                      Commissioners Stevenson, Rupert

Unanimous.                      Motion carried.

**PUBLIC COMMENT ON AGENDA ITEMS-** none

**PUBLIC HEARING**—none

**OLD BUSINESS**—none

### NEW BUSINESS

**100 W Michigan**

*\*Exterior paint.*



Applicant: Conor Doran, architect- present

Discussion: Pettit: Asked applicant to talk the Commission through what is proposed.

Doran: Indicated that the proposal is to paint the building per the engineer's report which was previously submitted. Stated that the plan is to paint the entire façade, with the exception of the Landy's Furniture sign.

Pettit: Initiated discussion regarding the proposed paint color.

Doran: Stated that the goal is to hide the many imperfections and various different types of masonry and to try to make the façade more uniform. Stated that per the engineer's recommendation, the old brick is quite soft and the paint would harden and weatherproof it.

Swift: Asked about the surface prep proposed for the paint application process.

Doran: Stated that it would be as minimally invasive as possible. Stated that they do not want to damage the brick in any way.

*[Continued discussion as to prep considerations]*

Swift: Asked about the areas that are infilled with brick, the window openings - if those would be treated with the same color.

Doran: Stated -- just one solid color.

Motion: Lindsay (second: Swift) moved to approve and issue a Certificate of Appropriateness for the work at 100 W Michigan, as submitted in the application dated May 12, 2020, for painting the exterior of the building with DOWSIL™ AllGuard Silicone Elastomeric Coating in "Petoskey." The building shall not be sandblasted or power-washed in preparation for painting; gentle washing and scraping are fine. The historic "Landy's Furniture" sign shall not be painted over.

Secretary of the Interior Standards:

#7 – Clean building gently- no sandblasting or pressure washing.

#10 – New work shall be removable.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioners Stevenson, Rupert

Unanimous. Motion carried.

## **15 W Michigan**

*\*Installation of a walk-in cooler.*

Applicant: David Murabito - present.

Discussion: Murabito: Stated that the plan is to install a walk-in cooler at the rear of the building.

Pettit: Indicated that there is an existing concrete pad in place.

Murabito: Indicated that it is an ideal size for the proposed cooler. Stated that the cooler is a free-standing unit with a floor that is built in. Stated that the cooler comes fully assembled and will be dropped at the back of the building. Stated that all they have to do is then plug it in.

Pettit: Asked if the cooler is butted right up against the building.

Murabito: Confirmed, no. Stated that the supplier indicated that two to three inches should be given for proper ventilation. Stated that it does not make any contact with the building itself.

Pettit: Asked about electricity connections.

Murabito: Indicated that there is an exterior outlet on site which the cooler will be plugged in to.

Swift: Asked about the suitability for the cooler to be located outside.

Murabito: Stated that it is an exterior walk-in cooler.

Pettit: Asked if it is the natural aluminum finish.

Murabito: Confirmed. Stated that it is anodized aluminum.

Motion: Swift (second: Chesnut) moved to approve and issue a Certificate of Appropriateness for the work at 15 W Michigan, as submitted in the application dated May 19, 2020, for installation of a walk-in cooler on the existing concrete pad south of the building, as specified.

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

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut  
Nays: None  
Absent: Commissioners Stevenson, Rupert  
Unanimous. Motion carried.

### **310 N Grove**

*\*Replacement of porch floor and steps.*

Applicant: Michael Condon, contractor- present

Discussion: Pettit: Asked the applicant to talk the Commission through the application.

Condon: Stated that the proposal is for replacement of the porch surface. Stated that it has been replaced before. Stated that it has eroded significantly *[per reference photo]*. Indicated that he has replaced other similar porch surfaces with the Azek-Timbertech material that is being proposed. *[Discussed results of past installation projects using the Azek-Timbertech material]*

Swift: Asked if the finish of the new porch will match the existing.

Condon: Stated, yes, that the color planned is "Coastline", which is a kind of medium grey.

*[Further discussion clarifying color appearance per reference photos]*

Swift: Asked if the steps will also be grey.

Condon: Confirmed.

*[Clarifying discussion as to color matching of porch and steps]*

Swift: Asked -- so you are going to replace the porch surface as well as the surface of the stairs and it is all going to match, color wise.

Condon: Confirmed.

Swift: Asked if the timber would be different.

Condon: Confirmed.

Swift: Asked how the columns will be supported while replacing the deck surface.

Condon: Stated -- with shoring posts.

*[Further discussion as to the installation process]*

Chesnut: Asked if there are plans to make changes to the risers or stringers.

Condon: Stated that the plan is to just replace the surface of the treads. Indicated that he will check with the Building inspector as to Code.

*[Discussion regarding the type of porch floor finish proposed, in order to clarify wording of the appropriate motion]*

Motion: Chesnut (second: Lindsay) moved to approve and issue a Certificate of Appropriateness for the work at 310 N Grove, as submitted in the application dated May 19, 2020, for replacement of the façade porch floor and steps with the new Azek-Timbertech 5/4" x 3 1/2" tongue- and- groove porch flooring, in the "Coastline" finish. Approval is conditioned on the floor not having a faux wood-grain finish.

Secretary of the Interior Standards:

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

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut

Nays: None



Absent: Commissioners Stevenson, Rupert  
Unanimous. Motion carried.

## **STUDY ITEMS**

### **100 W Michigan**

*\*Windows.*

Applicant: Conor Doran, architect.

Discussion: Doran: *[Discussed proposed window design, reference drawing]*. Stated that the proposed window will be functional and will swing open just like the original windows did. Stated that it will not have the arched top.

Swift: Asked if the arch will remain in the brick but just be trimmed out.

Doran: Stated that that is the goal.

Swift: Asked if there are two double hung windows on either side of the mullion *[reference drawing]*.

Doran: Stated that the only information he has is that they are functional. Stated that he will have to get information from the contractor before the next meeting or have the contractor attend the next meeting.

Swift: Asked about the operability – how the windows function.

*[Discussion as to type, aesthetics and functionality of proposed windows, reference drawing]*

Pettit: Asked which window openings the proposed window will go into.

Doran: Stated on the second and third floor on the Michigan Avenue façade.

Pettit: Asked about the actual infill application.

Doran: Stated that he would need to do some more homework on that. Stated that the goal is that it would go tight up against the brick so that there is, in effect, no need for trim.

Pettit: Stated that it would make sense at this point to get some more details on the installation of the window that meets the styling.

*[Reference photo: discussion continued as to existing window infills/existing window conditions/replacement options]*

Swift: Stated that understanding how many instances of each situation will be helpful for the Commission to guide a visually cohesive approach to the façade. Stated that it is the main façade. Indicated that consistency is important.

Doran: Stated that if they have to re-create arches, that that is going to be difficult. Stated that they are putting square windows in; the easiest thing to do would be to leave the ones that are bricked in, square. Asked about the acceptability of leveling off all of the openings and making everything uniform.

Swift: Indicated that that is the reason for asking about how many of each occurrence there is.

Stated that if there are only a few that are different that are with the arches, then that is a different conversation than if most have arches and there are just a few that are different that are squared off.

*[Further discussion continued as to the above considerations]*

*[Discussion, per applicant query, as to appropriate window frame colors]*

*[Discussion regarding pediments]*

Pettit: We would need to see more detail on the pediments.

Doran: Acknowledged.

*[Commissioners explained examples of documentation to bring before the Commission which will aid in the decision-making process; e.g. window details (cut sheets), pediment details, detail of materials, condition of existing arches, multiple options for consideration where appropriate; also, contractor attendance would be beneficial]*

## **ADMINISTRATIVE APPROVALS**

### **25 S Huron – Roof Replacement**

Motion: Lindsay (second: Chesnut) moved to accept the administrative approval for 25 S Huron for roof replacement.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioners Stevenson, Rupert

Unanimous. Motion carried.

## **OTHER BUSINESS**

### **1. Draft Alternative Materials Fact Sheet**

Commissioners/Staff reviewed a draft of a new HDC Alternative Materials Fact Sheet and discussed potential revisions.

### **2. Property Monitoring**

Commissioner/Staff discussion as to property monitoring.

### **3. Commissioner Comments-** none

## **AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none**

## **HOUSEKEEPING BUSINESS**

### **Approval of the minutes of May 12, 2020**

Motion: Lindsay (second: Chesnut) moved to approve the minutes of May 12, 2020 as submitted.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioners Stevenson, Rupert

Unanimous. Motion carried.

## **ADJOURNMENT**

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

**MEETING ADJOURNED at 8:22 p.m.**

Full Minutes Prepared By: Nancy Hare-Dickerson





**PUBLIC NOTICE  
CITY OF YPSILANTI  
HISTORIC DISTRICT COMMISSION – VIRTUAL MEETING**

The Ypsilanti Historic District Commission (HDC) will hold A Virtual Meeting on Tuesday, June 9, 2020 at 7 p.m. The meeting will be in held in accordance with Governor Whitmer's Executive Order 2020-75.

The Regular HDC Meeting is being held virtual in order to prevent the spread of COVID 19.

The meeting can be attend through the below link, or through the below toll free numbers.

**June 9 2020 HDC Regular Meeting Virtual Access Link**

<https://us02web.zoom.us/j/87929274438>

When prompted, enter **Meeting ID:** 879 2927 4438

**May 26, 2020 HDC Regular Meeting Toll Free Phone Number Access**

888 475 4499 US Toll-free

877 853 5257 US Toll-free

-When prompted, enter the **Meeting ID:** 879 2927 4438, followed by the #, press # again to be connected

Members of the public will be able to make comment during the designated time for public comment. To address the HDC, meeting participates will need to "raise their hand" to indicate they want to speak.

To raise your hand while participating online, click the "Raise Hand" icon at the bottom of the Zoom Screen or press \*9 via phone. After you raise your hand you will be informed when it is your turn to speak, and your microphone will be unmuted at that time. Your microphone will be muted again when you have finished your comments or when your speaking time has expired.

**Instructions for Persons with Disabilities**

Persons with disabilities who need accommodations to effectively participate in the meeting should contact the City Clerk, Andrew Hellenga at [ahellenga@cityofypsilanti.com](mailto:ahellenga@cityofypsilanti.com) by 5:00 p.m. on the day before the meeting to request assistance. Closed Captions will be provided during the meeting.

City Clerk's Office  
One South Huron Street  
Ypsilanti, Michigan 48197  
(734) 483-1100

Andrew Hellenga  
City Clerk  
Posted: June 8, 2020