

1. Historic District Commission Virtual Meeting

Documents:

[00-HDC AGENDA 1-12-2021.PDF](#)
[01-216 W MICHIGAN.PDF](#)
[02-301 S WASHINGTON_DOOR.PDF](#)
[03-301 S WASHINGTON SIDING.PDF](#)
[04-301 S WASHINGTON WINDOWS.PDF](#)
[05-HISTORIC DISTRICT 12-22-2020 FULL MINUTES.PDF](#)
[PUBLIC NOTICE- JANUARY 12 2021 HDC VIRTUAL MEETING.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, January 12 - 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
James Ratzlaff	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING—none

V. BUSINESS SESSION

A. OLD BUSINESS—none

B. NEW BUSINESS

- | | |
|----------------------------|----------------------------|
| 1. 216 W Michigan | Sign |
| 2. 301 S Washington | Door replacement |
| 3. 301 S Washington | Siding replacement |
| 4. 301 S Washington | Windows replacement |

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS—none

E. OTHER BUSINESS

- 1. Property monitoring**
- 2. Updates from staff**
- 3. Commissioner comments**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

- 1. Approval of meeting minutes December 22, 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: 216 W Michigan

Property History: The property includes a ca. 1910 storefront addition to a building, which is contributing to the Historic District. The storefront is part of the Hawkins House Hotel, which extends from 214-218 W Michigan. The Italianate-style building was erected in 1879. The storefront at 216 W Michigan was formerly part of a wood verandah that was later enclosed by a one-story brick addition, sometime between 1909 and 1916.

Date Complete Application Received: January 5, 2021

Date of Review: January 7, 2021

Date of Meeting: January 12, 2021

Proposed work: New sign and repainting.

Materials: Plastic corrugated sign and paint.

Staff review:

1. The application is for work completed without a permit, including installation of a corrugated plastic signboard and painting the storefront.

Sign

2. The new sign is comprised of three panels of corrugated plastic, arranged linearly in the signboard panel of the storefront.
3. As installed, the middle sign panel is bowing, and the connecting bolts are highly visible.
 - a. Staff raised these concerns to the applicant. The applicant said they would reattach the middle panel and use either paint or caps to cover the heads of the bolts. – Staff has included a condition in the suggested motion to this extent.
4. The storefront was also repainted from white and blue to just white, specifically "Sherwin Williams Aesthetic White."

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.
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 216 W Michigan as submitted in the application dated January 5, 2021 for installation of a corrugated plastic signboard, and repainted storefront as specified; with the condition that the sign panels be appropriately attached to the building and the bolts be obscured by caps or paint.

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

Prepared by:

Scott E. Slagor, Preservation Planner



RECEIVED

JAN 05 2021

CITY OF YPSILANTI
BUILDING DEPARTMENT

PHDC 216004 R. 28268 #771

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

216 W MICHIGAN AVE, YPSILANTI MI 48197

Applicant

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

Name

SIMON BLANK

Address

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

SELF

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☒ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

- INSTALL NEW SIGN OVER EXISTING SIGN (FROM PREVIOUS TENANT). PREVIOUS SIGN WAS PAINTED, NEW SIGN FROM CORRUGATED WEATHER-PROOF PLASTIC.
- PAINT OVER EXISTING FRONTAGE TO REPLACE BLUE PAINT W/TH BELGE PAINT

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

CORRUGATED PLASTIC SIGN OVER EXISTING SIGN
NEW COAT OF PAINT OVER EXISTING PAINT

Permit Application Fee (action items only)

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

Construction Cost:

\$250

Permit fee:

\$35 + 0 = \$35

Signature

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

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

Signature

Date:

4/1/21

Print Name:

SAMON BLAKE

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

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

NEW SIGN

PHDC-21-004

- 3 X CORRUGATED PLASTIC SIGNS $\frac{1}{8}$ INCH THICK
- TO COVER EXISTING PAINTED SIGNAGE
- SECURED WITH HEX HEAD CAP SCREWS & BOLT WASHERS
SEALED WITH SEALANT



BLACK

WHITE

IN SITU MOCK UP

PHUC 21-004
NEW SIGN



REPAINT BLUE PANELS WITH BELGE





HDC Work Permit Staff Review

Property address: 301 S Washington

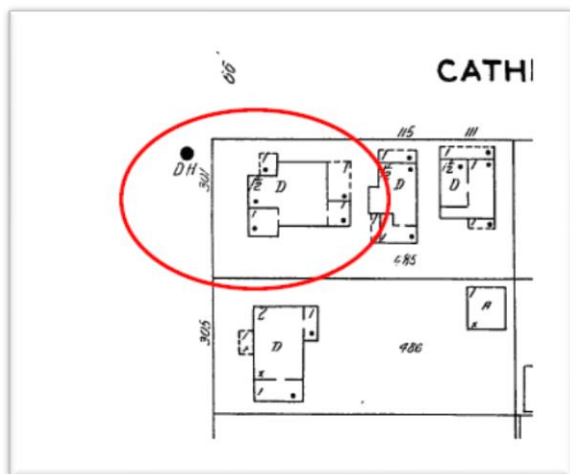
Property History: The property includes a nineteenth century house that is noted as contributing in the National Register district. The building has undergone multiple exterior changes since its construction.

There have been many inquiries into the structural history of this house. Staff worked on compiling a structural and occupant history of the property over the summer in anticipation of future work being done.

Structural History

According to City Assessing Records, the house was constructed in 1865. The building has the vernacular Gabled Ell form, albeit altered. The pediments over the windows indicate it may have once had either Italianate or Gothic Revival stylistic elements. The rear of house is depicted in an 1868 bird's eye view drawing, confirming the early construction date.

The building has an irregular footprint from multiple additions and porches. In Staff opinion, the building likely originated as a T-plan and was added to over time to reach its present shape. It is unclear when all the additions and porches were made, however a 1927 Sanborn Map indicates that the façade and east porches were extant and not enclosed (see below).



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2. Do not destroy original character. Do not remove or alter historic material or features.
3. Do not imitate earlier styles.
4. Preserve significant changes acquired over time.
5. Preserve distinctive features.
6. Repair, don't replace. Replacements shall match original.
7. Clean building gently—no sandblasting.
8. Preserve archaeological resources.
9. Contemporary designs shall be compatible and shall not destroy significant original material.
- 10. New work shall be removable.**

In Staff opinion, the building likely once had a wood-framed porch that extended along the north elevation, providing access to the front door from Washington Street. The present porch with its concrete block piers and slender columns, facing to Catherine Street, was likely added ca. 1910-1915; along with the porch on the east elevation that has since been enclosed. It appears that the original front door was reused on the entry vestibule when the early twentieth century porch was added. The porch enclosures and asbestos shingle siding were likely added in the mid-twentieth century after the property's long-time owners passed away.

Occupant History

Based on available historical City Directories, the earliest known occupants of the house were Thomas Walker McAndrew and Alice Rowley McAndrew, who resided in the house from the 1880s to 1940s. Thomas Walker McAndrew was born in 1852 in Ypsilanti to Scottish pioneers William and Dr. Helen McAndrew.¹ His father was a cabinet maker and undertaker, with a shop downtown (on Michigan Avenue, where SPARK East is today); his mother was one of the first doctors in Washtenaw county. His stepsister, Alice Rowley was born in 1866 in Dundee, Michigan. She was orphaned and later adopted by the McAndrews.² Thomas and Alice married in 1878.

Thomas built a lifelong career in business. As a youth, Thomas was engaged in his father's furniture business; starting out as an upholsterer.³ In 1876, Thomas took over for his father and partnered with George McElcheran, renaming the shop Mack & Mack. The partnership lasted until 1906 when McElcheran retired and Thomas and Alice's son, Atwood McAndrew, took his place. Presumably, having his son involved in the business enabled Thomas to branch out to other business endeavors, evidenced by the various positions noted in City Directories; including: President of Honor Specialty Shoe Co., President of US Pressed Steel Co., and Secretary/Treasurer at Ypsilanti Building & Loan Assoc. Thomas retired from business in 1939.⁴ The family furniture store continued for another generation, in operation until the 1980s.

Research did not reveal additional information on the life of Alice Rowley McAndrew. She died on December 12, 1944, and Thomas Walker McAndrew followed, passing on June 18, 1946.⁵

Date Complete Application Received: January 5, 2021

Date of Review: January 6, 2021

Date of Meeting: January 12, 2021

Proposed work: Front door replacement.

Materials: Mastercraft steel door.

¹ Ypsilanti Historical Society "The Remarkable McAndrews" *Ypsilanti Gleanings*, (Fall 2004), 11.

² Ibid.

³ German, Pamela and Robinson, Veronica, "Gone, but not Forgotten," *Ypsilanti Gleanings* (Winter 2008), 4.

⁴ Washtenaw County Historical Society, "County's Oldest Businesses Honored," *Washtenaw Impressions*, (December 1976) 2.

⁵ <https://www.findagrave.com/memorial/145894851/thomas-walker-mcandrew>

Staff review:

1. The application is for work partially completed without a permit.
2. The original door was removed and discarded. The applicant claims it was inoperable.
3. File photos show a door that appears to be original or at least historic to the building. The wood paneled door has unique inverted corners on its paneling and is not easily replicated by any modern door.
4. The owner states that the current steel paneled door is temporary and wishes to replace it with a four-light steel door.
5. The new door is consistent with the Door Fact Sheet; however, it does not replicate the historic door.

Recommended Motions:

Move to issue a notice to proceed for the work at 301 S Washington as submitted in the application dated January 5, 2021 for installation of a new Mastercraft steel door with four-light window as specified. Noting that the original door is an irreplaceable loss and this new door at minimum meets the design guidelines in the Door Fact Sheet.

Relevant Secretary of the Interior's Standards:

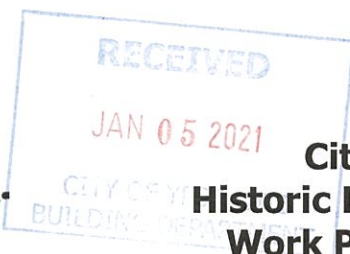
#10

Move to deny the proposed new steel door at 301 S Washington as submitted in the application dated January 5, 2021, with the recommendation that the applicant first try to find a trades professional to replicate the historic door.

#2 #5

Prepared by:

Scott E. Slagor, Preservation Planner



PHDC 21-003

R.28267
#1099

**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

301 S Washington

Applicant

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

Name

Bryan Yang - 301 Washington Ypsilanti LLC

Address

[Redacted]

City

Royal oak

State

MI

Zip

48067

Phone / Fax

E-Mail

[Redacted]

Contractor

Contractor Name & Contact Info

Type of work

- ☐ Roofing
☒ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

original Door was not functional. Installed temp Door for Security. will be installing proper Door with Accepted Application

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:

\$ 900

Permit fee:

\$45 + 50 = \$95

Signature

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

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

Signature:

Date:

1-4-21

Print Name:

Bryan Young

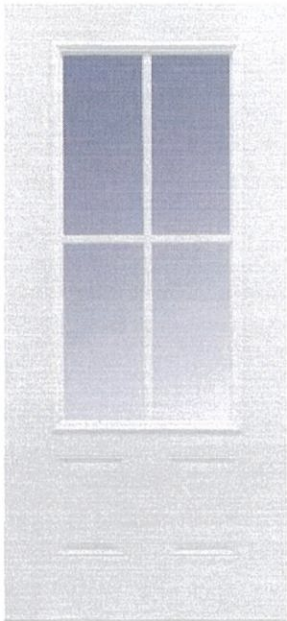
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All other necessary approvals and permits must be acquired before beginning work.



Mastercraft® 36"W x 80"H Primed Steel External Grille Three-Quarter Lite 8-Panel Exterior Door Only

Model Number: 4091114 | Menards® SKU: 4091114



Online Price
\$309⁰⁰
each

Not sure what to buy?
Check out our Buying Guides!

[VIEW NOW](#)



FREE Ship To Store

Enter Your ZIP Code for store information



Shipping

Available

Description & Documents

Add a touch of country charm to your entryway with this 3/4 Lite Primed Steel Door with External Grilles from Mastercraft®. This door features an appealing design that would be a great addition to your home and features an energy-saving core that stands up to the most extreme temperatures. It comes primed and ready to paint to give you the flexibility to customize the look of your home. This door slab does not come prebored for a knob or routed for hinges so you can determine the placement of your hardware.

MADE IN U.S.A.
with US & Global Parts
Brand Name: **Mastercraft**



Find more information about this product on the [Manufacturer's website](#)

Features

- Door slab only - no door knob bore holes and no routing on the edge-stile for hinges
- 24-gauge steel, primed and ready to paint
- Includes flexible double-bulb bottom sweep that seals by keeping out hot and cold air
- Door is reversible for right or left inswing applications
- Interior wood lock block ready to bore for lockset (purchased separately)
- 1-3/4" thick, engery-saving foam core
- triple-glazed, insulated glass measuring 22" x 48"
- Nominal size of 36" W x 80" H

Specifications

Actual Door Height	79 inch	Actual Door Width	35-3/4 inch
Color/Finish	Primed	Door Construction	Primed Steel
Door Style	8 Panel	Door Thickness	1-3/4 inch
Glass Style	External Grille	Manufacturer Warranty	Limited Lifetime
Nominal Door Height	80 inch	Nominal Door Width	36 inch
Obscurity Rating	1	View Return Policy	Regular Return

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise



Photo from February 2020, showing the original door as extant at the time.



File photo from 2004 that more clearly shows the door details.



HDC Work Permit Staff Review

Property address: 301 S Washington

Property History: The property includes a nineteenth century house that is noted as contributing in the National Register district. Please see the staff review for the door replacement for a complete property history.

Date Complete Application Received: January 5, 2021

Date of Review: January 7, 2021

Date of Meeting: January 12, 2021

Proposed work: Siding replacement.

Materials: Primed Paulownia Pine Siding.

Staff review:

1. The application is for work completed without a permit.
2. According to the applicant, a section of siding on the south elevation had already been removed upon purchase.
 - a. Staff made a site visit to the property in February 2020 and recalls missing/deteriorated siding but does not fully recall the extend of siding missing.
3. The house is currently clad primarily in asbestos shingles, except for a dormer on the south elevation which is clad in wood clapboard.
4. The applicant replaced the missing section of siding with broad wood weatherboard siding.
 - a. It is not possible to view the new siding in the same view as the clapboard-clad dormer, but the new siding appears to have a wider reveal than traditional clapboard.
5. In staff opinion, since asbestos shingle is no longer made, it is impossible to find a perfect match for replacement siding. This section of the building is largely obscured by a fence and not visible from the right-of-way. Wood shingles and composite shingles could be considered in lieu of weatherboard, and a

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5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

clapboard with a narrower reveal would be more historically appropriate; however, none of these options are going to perfectly align with the current exterior treatment. Staff has recommended two motions to this extent with language to support basing future siding decisions on historical accuracy.

Recommended Motions:

Move to issue a notice to proceed for the work already completed at 301 S Washington as submitted in the application dated January 5, 2021, for installation of Paulownia pine siding on the south elevation as specified, with the understanding that future siding alterations should be based in historical accuracy; such as the clapboard on the house's dormer, extant siding underneath the asbestos shingles, or other historical documentation.

Relevant Secretary of the Interior's Standards:

#10

Move to deny the new siding work already completed at 301 S Washington as submitted in the application dated January 5, 2020, with the recommendation that the applicant explore different siding options, such as wood or composite shingles, or clapboard.

#9

Prepared by:

Scott E. Slagor, Preservation Planner

SIDING

R-28267
#1097

RECEIVED

JAN 05 2021

CITY OF YPSILANTI
BUILDING DEPARTMENT

PHDC-21-0001

City of Ypsilanti Historic District Commission Work Permit Application

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
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INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA**Property**

Address

301 S Washington

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

Name

Bryan Yung - 301 Washington Ypsilanti LLC

Address

[REDACTED]

City

Royal oak

State

MI

Zip

48067

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Woodson Home Services

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☒ Other Siding
☐ Application Amendment

Complete Description of Proposed Work:

Siding on The Back of The House was missing. We replaced it using primed Paulowna Pine Siding. Siding was then Painted same grey as the Home to match using Sherwin Williams Paint.

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:

\$2,500.00

Permit fee:

\$45 + 50 = \$95

Signature

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

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

Signature

Date:

1-4-2021

Print Name:

Bryan Yang

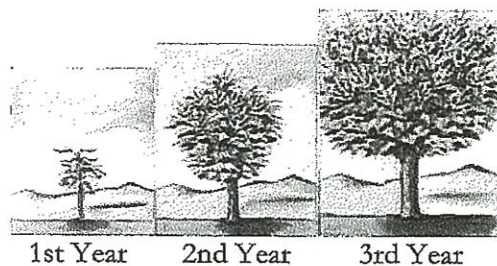
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All other necessary approvals and permits must be acquired before beginning work.

HISTORY

Paulownia wood has been used in Asia for centuries. The wood has been used in Japan for centuries which takes up 75% of all the logs imported.

Over the years, fast growth varieties of Paulownia have been cloned to produce a lighter and stronger wood that could be harvested in about 10 years, four times faster than comparable species.



These trees are now grown in well-maintained plantations. These special tree farms are predominantly in Asia. China alone has 1.2 billion Paulownia trees growing.

Paulownia is held in reverence by many of those who work with the wood, possibly due to the ability of the tree to regenerate from its root, its resistance to rot, and its freedom from checking and cracking...

COMPARATIVE PROPERTIES

Properties	Paulownia	Radiata	Western Red Cedar
Weight	Light	Heavy	Medium
Stability	Yes	No	Yes
Density	Low	Medium	Low
Texture	Coarse	Uniform	Coarse
Grain	Mostly Straight	Mostly Straight	Mostly Straight
Strength to Weight/Ratio	High	Moderate	Moderate
Shock Resistance	Low	High	Moderate
Thermal Insulating	Excellent	Good	Excellent
Resistance to Fire	Moderate	Low	Low
Gluing Properties	Excellent	Excellent	Good
Workability	Very Good	Very Good	Very Good
Finishing	Very Good	Very Good	Very Good
Heartwood Insect Resistance	Yes	No	Yes
Heartwood Durability	Yes	No	Yes
Sapwood Insect Resistance	Yes	No	No
Sapwood Durability	Yes	No	No
Tannins	No	No	Yes
Easily Split	No	Yes	Yes
Cost of Clear Grades	Low	High	High
Plantation Grown	Yes	Some	No



Kimberly Bay™
Primed Paulownia

- Light weight
- Very stable
- Paints and glues well
- Rot and insect resistant



CHARACTERISTICS

Paulownia is a soft hardwood native to China. Commonly called "Asian Cedar" or "Chinese Cedar" due to its decay and insect resistance.

The lumber can be air dried in 30 to 60 days in racks or kiln dried to 10% - 12% moisture in 24 to 48 hours!

It is about 2/3 the weight of the lightest commercial wood grown in the US. It weighs an average of 14 to 19 lbs. per cubic foot. It is almost 1/3 the weight of Oak and half the weight of Pine.

Paulownia can also be used as an alternative to Western Red Cedar, Balsa, Maranti and Basswood.



STABILITY

Paulownia remains stable in humidity and experiences little shrinkage or expansion compared to most other woods. It is highly durable and resists decay under non-ground contact conditions. The wood is insect resistant.

STRENGTH

Paulownia has one of the highest strength to weight ratios of any wood. Paulownia holds nails and screws well and does not require pilot holes to be drilled.

Density - 300 kg/m³

Specific Gravity - .265

M.O.E. - .84

M.O.R. - 5740



SIZES AVAILABLE

1x4 Thru 1x12

- S4S - All 16'

5/4x4 Thru 5/4x12

- S4S - All 16'

11/16 x 4 Pattern

- E&Ctr. BD / E&Ctr V

11/16 x 6 Pattern

- EV Ctr. BD / WP-4

All finger-jointed and edge-glued

Two coat oil-based primer applied
- Product requires exterior finish coat -

To locate a distributor near you contact



Tel: (734) 459-5808, Fax: (734) 459-6726
Detroit Forest Products



Bryan Young [REDACTED]

(no subject)

1 message

Bryan Young [REDACTED]

To: [REDACTED]

Mon, Jan 4, 2021 at 10:24 AM





Bryan Young

(no subject)

1 message

Mon, Jan 4, 2021 at 2:49 PM







Detail of extant siding on dormer



New siding on south elevation



HDC Work Permit Staff Review

Property address: 301 S Washington

Property History: The property includes a nineteenth century house that is noted as contributing in the National Register district. Please see the staff review for the door replacement for a complete property history.

Date Complete Application Received: January 5, 2021

Date of Review: January 7, 2021

Date of Meeting: January 12, 2021

Proposed work: Replacing eight windows.

Materials: Vinyl sash replacements.

Staff review:

1. The application is for work completed without a permit, including replacing 8 wood windows with full vinyl units.
 - a. The age of the wood windows is unknown, but many appeared to be from the historic period.
2. Staff has advised the applicant that this work is not likely to be approved and to start planning for appropriate replacements, using the Window Fact Sheet as a guide.
3. Staff reorganized the application to make it easier address the windows individually. Discussion of the windows begins on the north elevation (Catherine Street façade) and works around to the west elevation (Washington Street façade) and then the rear south elevation. See subsequent photos for a numbered guide.

North Elevation (Catherine Façade)

Window 1).

- This is a new window, cut into the north elevation of a former porch that has since been enclosed for at least 50 years.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

- Staff recommended that the applicant frame the new window opening with trim to match the existing parallel window and provide the Commission with the dimensions of the proposed trim.
 - o The applicant said they would be willing to enframe the opening appropriately.

Window 2).

- Window 2 was originally a double-hung wood window placed in the second story gable.
- It was replaced by a double-hung vinyl window in a rough opening.

West Elevation (Washington Façade)

Window 3).

- Window 3 was originally a double-hung wood window is placed in the second story gable.
- It was replaced by a double-hung vinyl window in a rough opening.

Window 4).

- Window 4 was originally a double-hung wood window placed on the one-story section of the west elevation.
- It was replaced by a double-hung vinyl window in a rough opening.

South Elevation

Window 5).

- Window 5 was originally an eight-light wood window placed in the gabled dormer.
- The new window is a single-light vinyl window in a rough opening.
- Staff recommended the new window be replaced with an appropriate window that has exterior muntins in a grill pattern to match the adjacent dormer window.
 - o The applicant said they would be willing to do this.

Window 6).

- Window 6 was originally a double-hung wood window on the one-story section of the south elevation.
- It was replaced by a double-hung vinyl window in a rough opening.

Window 7).

- Window 7 was originally a double-hung wood window on the second story gable of the south elevation.
- It was replaced by a double-hung vinyl window that is smaller than the opening.
- Staff recommended that the new window be replaced with a double-hung window that fills the entire opening.
 - o The applicant said they would be willing to do this.

Window 8).

- Window 8 was originally a small window on the first story of the south elevation. There are no photos showing its original appearance.
- It was replaced by a small double-hung vinyl window.

Recommended Motions:

Move to deny the work already completed at 301 S Washington as submitted in the application dated January 5, 2020 for installation of eight vinyl replacement windows. Vinyl is an incompatible material with the historic district as it does not expand and contract at the same rate as wood, is not repairable, and does not have a finish or profile matching consistent with historic wood windows. Additionally, some of new windows do not match the size and light

pattern of the windows they are replacing. The Commission recommends the applicant submit an amended application for replica sashes in an appropriate material per the guidelines detailed in the HDC Window Fact Sheet. The applicant is encouraged to approach the Commission as a study item to work through this process.

Relevant Secretary of the Interior's Standards:

#2 #6

Prepared by:

Scott E. Slagor, Preservation Planner



PHDC-21-002

K. 28267
#1018

**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

301 S Washington

Applicant

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

Name

Bryan Young - 301 Washington Ypsilanti LLC

Address

[Redacted]

City

Royal Oak

State

MI

Zip

48067

Phone / Fax

E-Mail

[Redacted]

Contractor

Contractor Name & Contact Info

Woodson Home Services

[Redacted]

Type of work

☐ Roofing

☒ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

We Had 6 Bedroom windows that were not in operational condition. We Replaced them using similar size and same Amount of light

Upon communication with the applicant, it was revealed that an additional two windows had been replaced. These two additional windows were added to the application.

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:

\$2,400

Permit fee:

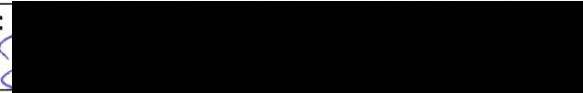
\$45 + 50 = \$95

Signature

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

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

Signature:



Date:

1-4-21

Print Name:

Bryan Young

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.

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



2

1

3

01/05/2021



3

4

5

6

01/05/2021



Window 1



01/05/2021



Window 1

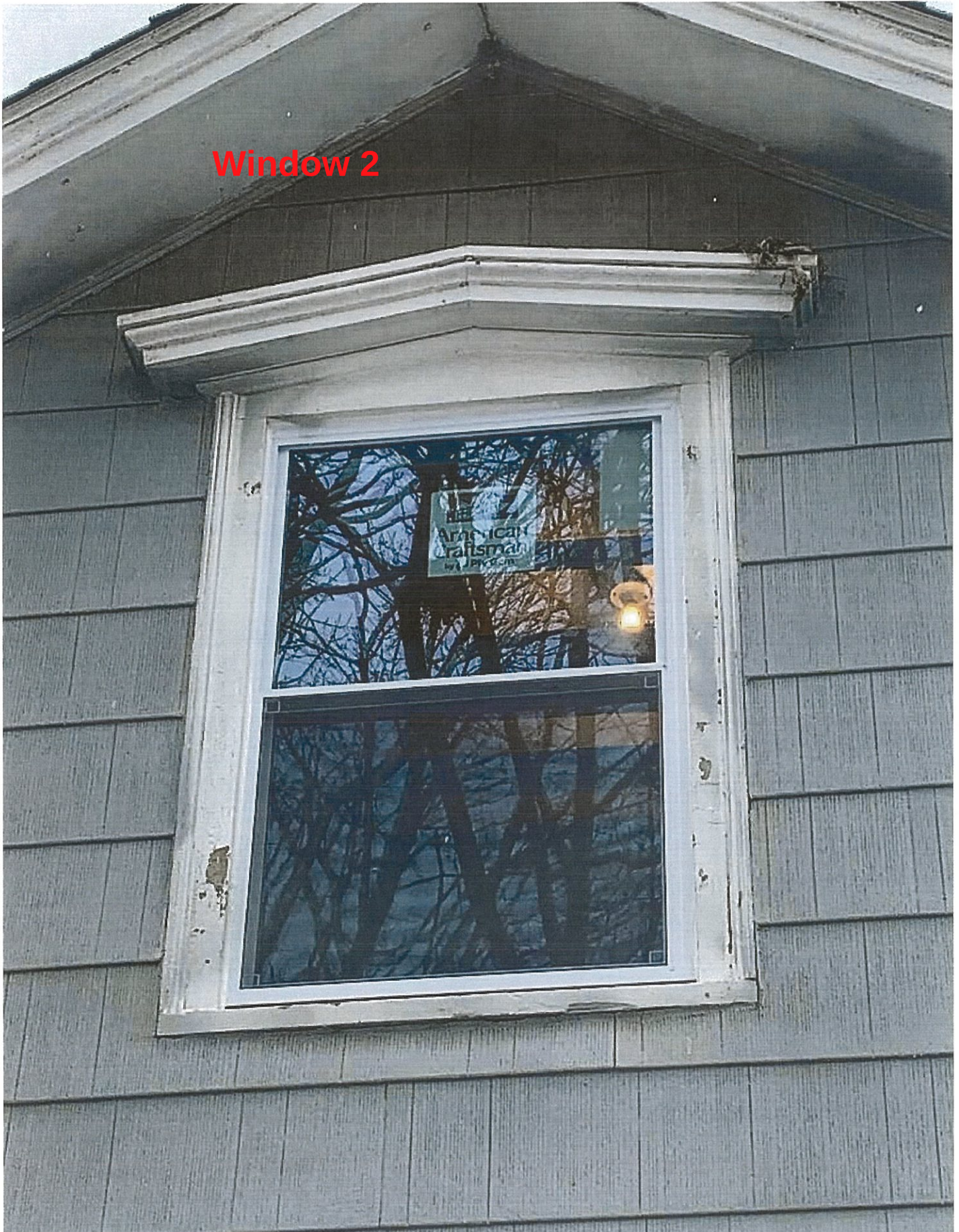
(no subject)

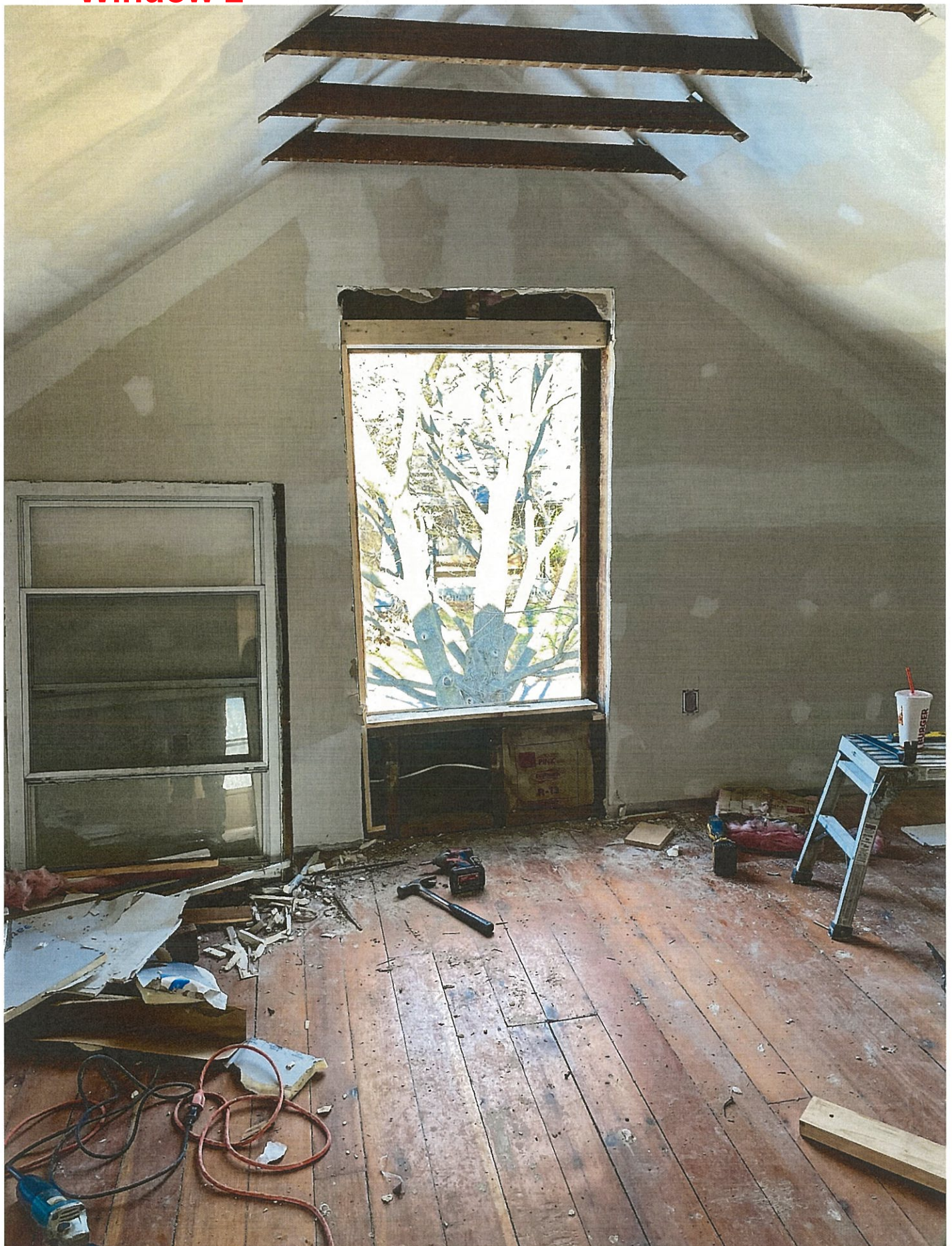
1 message

Tue, Jan 5, 2021 at 10:26 AM



Window 2

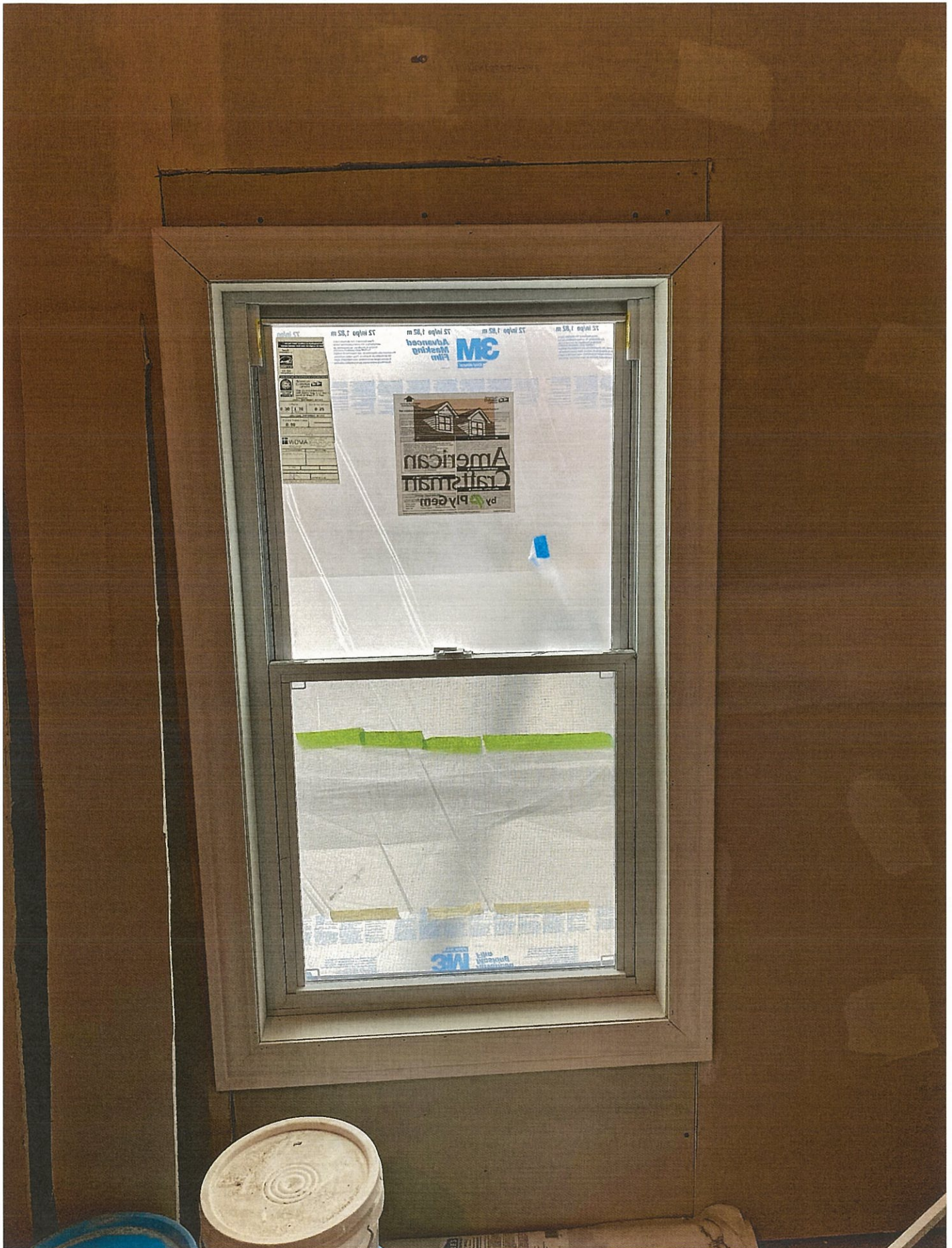












Window 5

01/05/2021





Window 6

(no subject)

1 message

Tue, Jan 5, 2021 at 10:25 AM





Window 7





Window 7

(no subject)

1 message

Tue, Jan 5, 2021 at 10:26 AM







Window 8

01/05/2021

[illegible]



MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION Virtual Meeting

Tuesday, December 22, 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 7:05pm

Commissioners Present: Alex Pettit, Amy Swift, James Chesnut, James Ratzlaff

Commissioners Absent: Anne Stevenson, Erika Lindsay, Ron Rupert

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

APPROVAL OF AGENDA

Motion: Swift (second: Ratzlaff) moved to approve the agenda as submitted.

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

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

11 E Cross

**Restored Garage Doors and New Pedestrian Door.*

Applicant: Samantha Campbell, owner - not present

Discussion: Pettit: Indicated that the application is for work that has already been completed.

Slagor: Provided an overview of the property history and completed unpermitted work, reference materials provided in packet.

[Commissioners/staff reviewed and discussed reference photos]

Swift: Summarized that it appears applicants restored what is there and it looks like the man door replacement is ultimately what is in question. Stated that it looks like it has been chosen to match the color that the doors are. Stated that there is not much historic reference in the door. Stated an opinion that the door is the only potential problem area. Suggested that the man door be discussed as to its appropriateness.

[Discussion was had regarding the man door – appearance in relation to the other doors/general façade aesthetics]

[Procedural discussion ensued; staff shared results of his Administrative Hearings Bureau contact with applicant's attorney]

Motion: Swift (second: Chesnut) moved to issue a Notice to Proceed for the work already completed at 11 E Cross as submitted in the application dated December 17, 2020 for restoration of the two garage bays with the original extant garage doors, and installation of an aluminum-framed glass entry door. Also note that the restoration of the two garage bays with the original extant garage doors may have elevated to be approved for a Certificate of Appropriateness had they been submitted in a single application.

Secretary of the Interior Standards:

#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.

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

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS

217 N River – New Roof

Motion: Swift (second: Chesnut) moved to accept the administrative approval for 217 N River – New Roof, as submitted.

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

OTHER BUSINESS

1. Property Monitoring

Commissioners/Staff discussed property concerns, issues under review and procedural query.

2. Staff Updates

Re: Historic Tax Credit

Re: City Hall closure until January 4, 2021

Re: Major IT transfer affecting staff access to phones and computers during closure period

3. Commissioner Comments

Commissioners/Staff acknowledged and welcomed James Ratzlaff, newly sworn-in HDC commissioner. Commissioner Ratzlaff introduced himself and shared background information and interests; commissioners and staff likewise reciprocated. Commissioner Pettit included a brief introduction of commissioners not in attendance.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS -none

HOUSEKEEPING BUSINESS

1. Approval of the minutes of December 8, 2020

Motion: Chesnut (second: Swift) moved to approve the minutes of December 8, 2020, as submitted.

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

Nays: None

Absent: Commissioners Stevenson, Lindsay, Rupert

Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:30 p.m.



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

The Ypsilanti Historic District Commission (HDC) will hold A Virtual Meeting on Tuesday, January 12, 2021 at 7 p.m.

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

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

January 12, 2021 HDC Regular Meeting Virtual Access Link

<https://us02web.zoom.us/j/81434909277>

When prompted, enter **Meeting ID:** 814 3490 9277

January 12, 2021 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:** 814 3490 9277, 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 participants 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 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: January 8, 2021