AGENDA

Historic District Commission Meeting

7:00 PM - Tuesday, July 12, 2022
Ypsilanti Freighthouse

Page

1. CALL TO ORDER
2. ROLL CALL

   Alex Pettit, Chair
   Jeff Muir
   Jimmy Huffman
   James Ratzlaff
   Delrhea Byrge
   James Chesnut
   Stefan Szumko
   Ellen Thackery, Staff
3. APPROVAL OF AGENDA
4. PUBLIC COMMENT ON AGENDA ITEMS
5. PUBLIC HEARINGS
   none
6. BUSINESS SESSION
   - 6.1. OLD BUSINESS
     none
   - 6.2. NEW BUSINESS
   - 6.3. 1_506 N Adams agenda item — 3 - 76
     2_16 N Washington_agenda item
     3_218 N Adams agenda item
     4_300 W Michigan Agenda Item
   - 6.4. STUDY ITEMS — 77 - 83
     Historic District Commission Study Item
   - 6.5. ADMINISTRATIVE APPROVALS
     none
   - 6.6. OTHER BUSINESS
     1. Property Monitoring
     2. Updates from Staff
     3. Commissioner Comments
7. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS
8. HOUSEKEEPING BUSINESS
   - 8.1. Approval of meeting minutes June 28, 2022 — 85 - 88

Historic District 6-28-2022 Full Minutes DRAFT

8.2. Election of Vice Chair

9. ADJOURNMENT

HDC Work Permit Staff Review

Property address: 506 N Adams

Property History: 506 N Adams contributes to the National Register and local historic districts. In the National Register nomination from the 1980s, the house is described as "2-story, L-plan, late 19th-century with high gable roofs."

Date of Application: June 30, 2022

Date of Review: July 8, 2022

Date of Meeting: July 12, 2022

Proposed work: New Gutters and downspouts

Materials: Aluminum

Staff review:

1. Applicant explains that a former owner described that about 20 years ago, K-style gutters were removed and not reinstalled.
2. Current proposal is for 6" K-style commercial aluminum seamless gutters with 3"x4" commercial aluminum downspouts on full house.
3. Straps will be under shingles, compliant with the HDC Roofing Fact Sheet, and aluminum will match creamy white color of trim. All downspouts but one will be at corners of house.
4. Before proceeding with work, applicant must confirm whether building department permits are needed, and if they are, obtain them.

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

Recommended Motion:

Move to approve the application received June 30, 2022 and issue a certificate of appropriateness for the proposed work at

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.

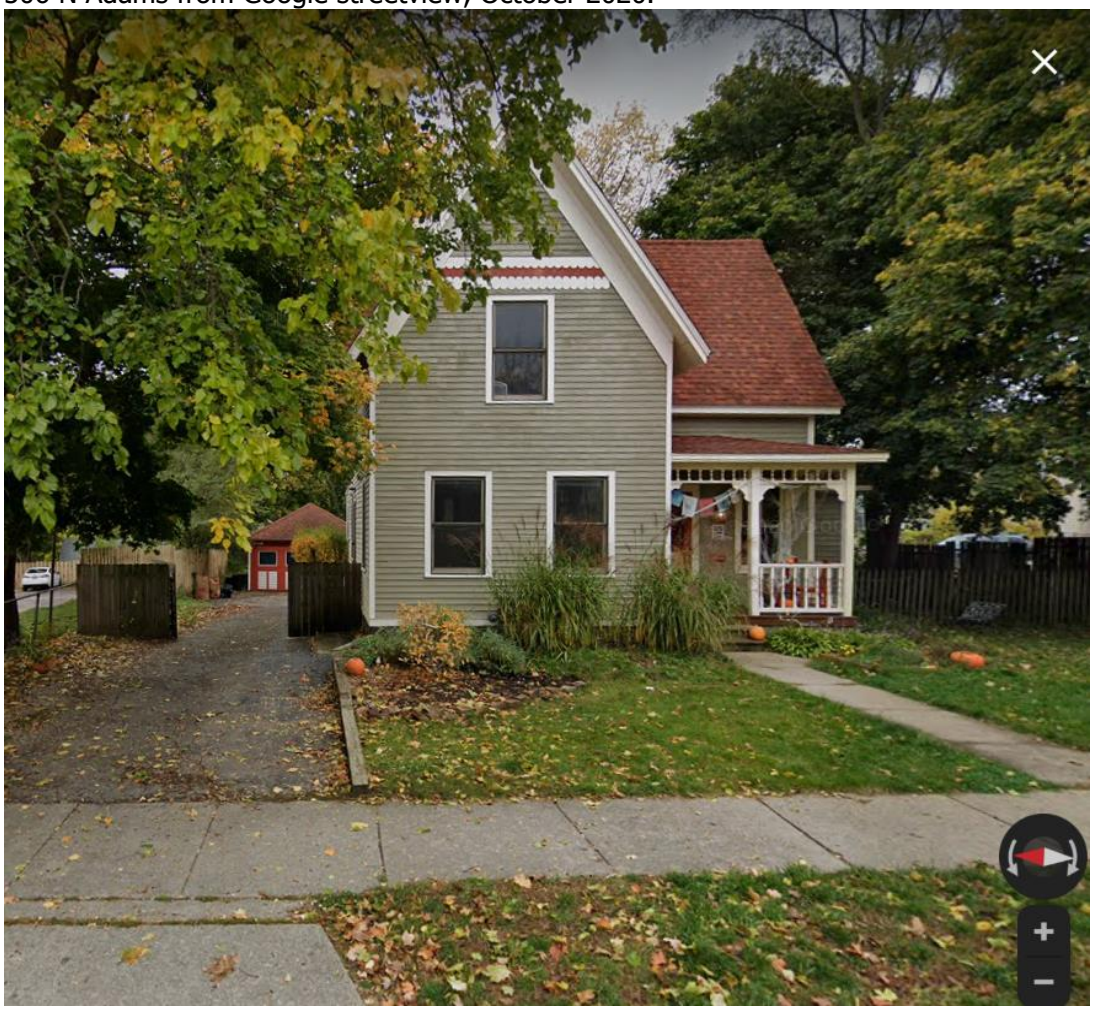
9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.

506 N Adams for the installation of 6” K-style aluminum gutters and 3” x 4” downspouts in a white color to match the house’s trim. Gutter straps will be under the roof shingles and downspouts will mostly be at corners. The proposed work meets the Secretary of the Interior’s Standards for Rehabilitation, specifically Standards 9 and 10.

Prepared by:
Ellen Thackery, Preservation Planner

506 N Adams from Google streetview, October 2020.



Applicant's Gutter/ Downspout Plan:

Front right (southwest)

Left rear (northeast)
Downspouts to existing drains (exit in backyard)

Right rear corner (southeast)

30043
3834

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: 506 N Adams St.

Applicant

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

Name: Richard Murphy

Address: 506 N. Adams St.

City: Ypsilanti | State: MI | Zip: 48197

Phone / Fax: [redacted] | E-Mail: [redacted]

Contractor

Contractor Name & Contact Info: All Season Gutters Inc.

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement
- ☐ Porches
- ☐ Sign
- ☐ Fence (or other sitework)
- ☐ Painting
- ☒ Other
- ☐ Application Amendment

506 N ADAMS

Complete Description of Proposed Work:

Bid to provide and install 6" K Style Commercial Seamless Aluminum Gutters with 3x4 Commercial Aluminum Downspouts on full house.

Notes:
* contractor has advised 6" necessary vs. 5" due to slope of roof
* no current gutters on house; previous owner noted house had K-style gutters removed during a roof replacement ~20 years ago, were not replaced at that time.
* straps under shingles, per HDC roof fact sheet
* gutter color to match trim

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:
$3,762	$45 + 5 =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.

Signatur[redacted]	Date: 6/24/2022
Print Name: Richard Murphy (owner of property)	

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.

506 N ADAMS

All Season Gutters, Inc.®

P.O. Box 2285
Ann Arbor, MI 48106
Phone: (734) 426-7960
Fax: (734) 426-7961

Proposal

Date	Estimate #
3/18/2021	021772

Name / Address	Project Location
Talaska, Cara Murphy, Richard 506 N Adams St Ypsilanti, MI 48197 [redacted]	506 N Adams ST Ypsilanti, Mi 48197

P.O. Number	Payment Terms	Rep
	Upon Completion	CM

Description	Cost
Option 1 Bid to provide and install 6" Half Round Seamless Aluminum Gutters with 4" Round Smooth Aluminum Downspouts on full house. Mounted with Internal Hardware. Color - TBD	5,546.00
Option 2 Bid to provide and install 6" K Style Commercial Seamless Aluminum Gutters with 3x4 Commercial Aluminum Downspouts on full house. Color - TBD	3,762.00
5 Year Material and Labor Warranty	
* Price increase as of 6/14/2022	
Payment is due at the time of project completion, unless prior arrangements have been made. Payments may be made via cash, check or charge, but if using a credit card an additional 3.5% will be added to the total.	
***NOTE - Due to the current metal market, estimates not accepted within 15 days may be subject to an increase in pricing.	

Thank you for your business.

Proposal total $9,308.00

HDC Work Permit Staff Review

Property address: 16 N Washington

Property History: This building contributes to both the National Register district and the local historic district. The 1980s National Register nomination describes this building as a "2-story, brick, Late Victorian commercial block."

Date of Application: 7/1/22

Date of Review: 7/8/22

Date of Meeting: 7/12/22

Proposed work: new solar array

Materials: glass, metal, CMU blocks

Staff review:

1. Applicant proposes a rooftop solar array on their flat roof covered in non-historic roofing. (Application describes the current roof as a mineral cap.)
2. Roof is not historic, and solar panels will not be visible from the street.
3. Staff doesn't fully understand where the inverter and disconnect are and whether they will be visible on the building's primary façade.
4. Staff assumes that the roof and roof structure has been tested to ensure that it can handle the weight of the panels, blocks, and other equipment.
5. Before proceeding with work, applicant must seek and obtain the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#9

Recommended Motion:

Move to approve the application dated July 1, 2022 for 16 N Washington and issue a certificate of appropriateness for the

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.

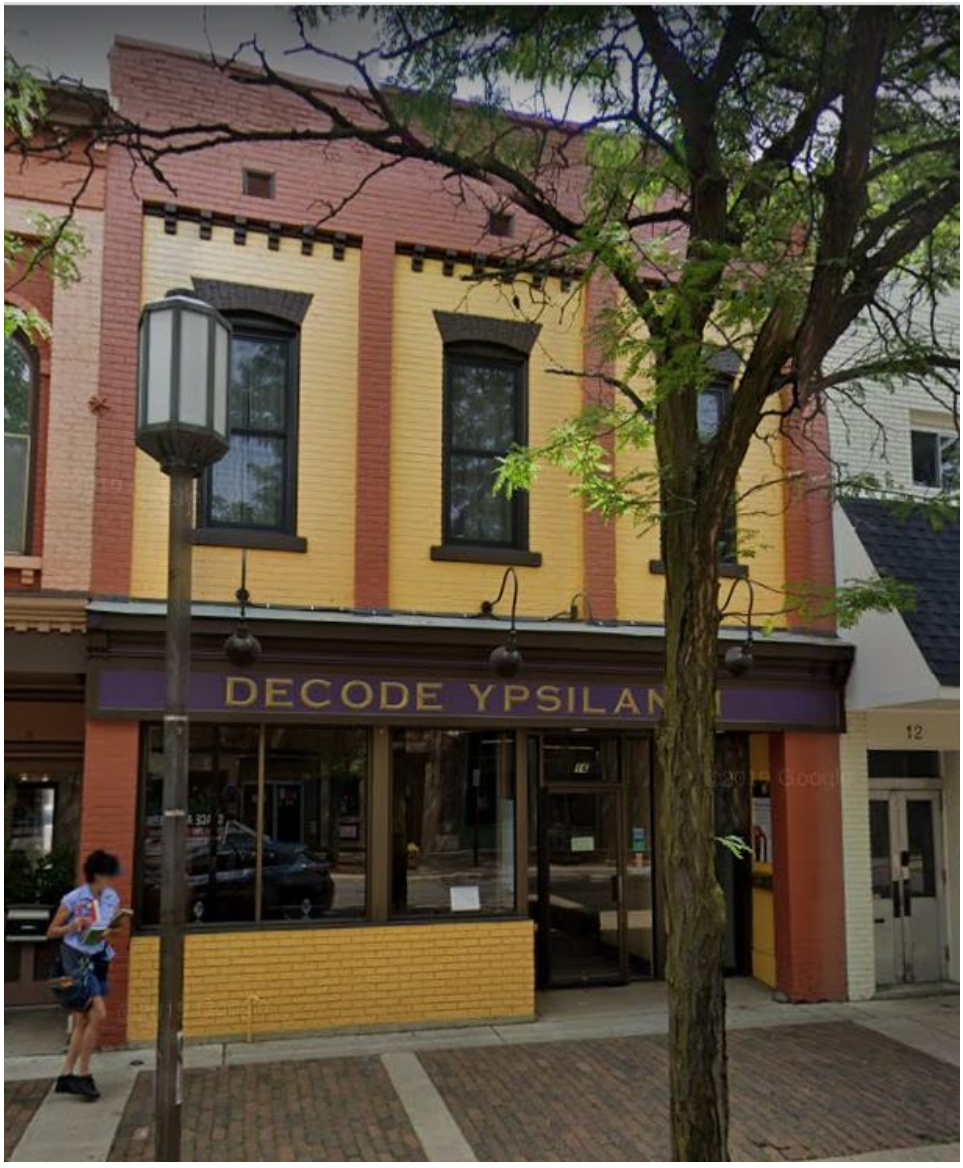
8. Preserve archaeological resources.

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

10. New work shall be removable.

installation of a solar array on the eastern section of the existing roof. [A condition could mention the location of the inverter as appropriate and/or weight of the installation as appropriate.] The work will not negatively impact the historic resource or larger district and so the proposed work meets Secretary of the Interior's Standard for Rehabilitation 9.

Prepared by:
Ellen Thackery, Preservation Planner



30045

1111

City of Ypsilanti
Historic District Commission
Work Permit Application

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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: 16 N Washington St.

Applicant

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

Name: Tim Doyle

Address: 16 N Washington St.

City: Ypsilanti | State: MI | Zip: 48197

Phone / Fax: [redacted] | E-Mail: [redacted]

Contractor

Contractor Name & Contact Info: Tim Doyle (same as above)

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement
- ☐ Porches
- ☐ Sign
- ☐ Fence (or other sitework)
- ☐ Painting
- ☒ Other Solar Array
- ☐ Application Amendment

Complete Description of Proposed Work:

New solar array to be installed on eastern section of the existing roof. No modifications to building structure or facade. Panels will not be visible from the ground.

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

N/A

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: $20,000	Permit fee: $45 + 30 = $75

Signature

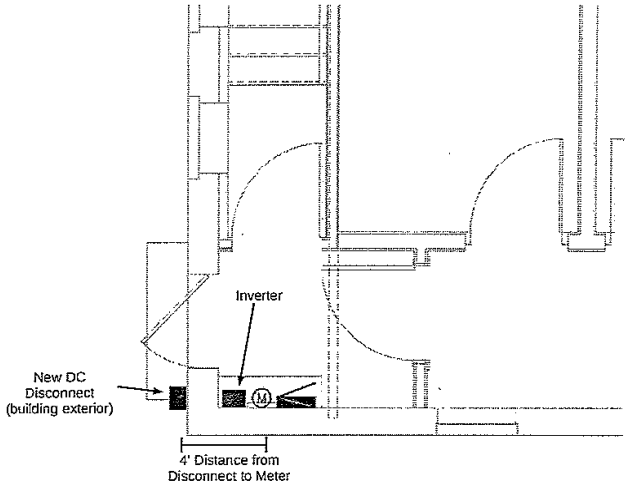
I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

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

Signature:	Date: 07/01/2022
Print Name: Tim Doyle	

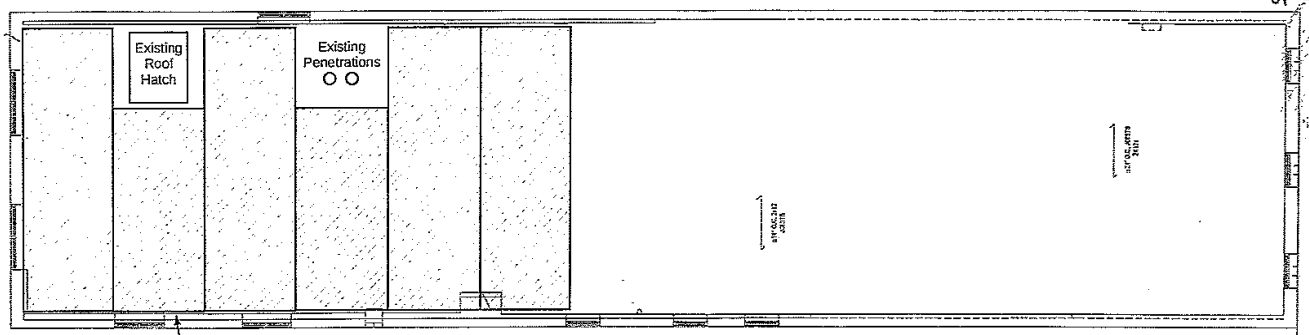
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

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



Inverter, Shutoff, and Meter Location

Roof Framing -
Structural Loads
DL = 15 PSF
Collateral Dead = 10 PSF



Roof Loads and Array Location

Decode Detroit (Ypsilanti)
16 N. Washington St. Ypsilanti, MI

Solar
Array

A-02

UNIRAC

U-BUILDER PROJECT REPORT

VERSION: 3.1.6

PROJECT TITLE	PROJECT ID	CREATED
ROOFMOUNT RM10	974E37B5	June 26, 2022, 5:50 p.m.

NAME	
ADDRESS	16 N Washington St, Ypsilanti, MI 48197, USA
CITY, STATE	Ypsilanti, MI
MODULE	Jinko EAGLE 72HM G2

Designed by pattondoyle@gmail.com

ROOFMOUNT RM10

Jinko

22 - EAGLE 72HM G2

476.50 ft^2

8.80 KW

NOTE: Installation of the project is intended to happen within the year of project designed in UBuilder. If it's past one year please rerun the design or contact Unirac Engineering Services.

ENGINEERING REPORT

Plan review

AVERAGE PSF	3.37 psf
TOTAL NUMBER OF MODULES	22
TOTAL KW	8.80 KW
TOTAL MODULE AREA	~769 ft^2
TOTAL WEIGHT ON ROOF	2590 lbs
RACKING WEIGHT	123 lbs
MODULE WEIGHT	1091 lbs
BALLAST WEIGHT	1376 lbs
MAX BAY LOAD (DEAD)	117 lbs
ATTACHMENT COUNT	0
TOTAL SEISMIC ATTACHMENTS REQUIRED	0

Loads Used for Design

BUILDING CODE	ASCE 7-10
BASIC WIND SPEED	115.00 mph
GROUND SNOW LOAD	20.00 psf
SEISMIC (Ss)	0.094
ELEVATION	734.00 ft
WIND EXPOSURE	B
MRI	25
RISK CATEGORY	II
VELOCITY PRESSURE, QZ	14.16 psf

Loads Determined by Zip 48197

CITY, STATE	Ypsilanti, MI
BASIC WIND SPEED	115.00 mph
GROUND SNOW LOAD	20.00 psf

Inspection

PRODUCT	ROOFMOUNT RM10
MODULE MANUFACTURER	Jinko
MODEL	EAGLE 72HM G2
MODULE WATTS	400 watts
MODULE LENGTH	79.06"
MODULE WIDTH	39.45"
MODULE THICKNESS	1.57"
MODULE WEIGHT	49.60 lbs
BALLAST BLOCK (CMU) WEIGHT	32.0 lbs
MAX BLOCKS PER NORTH BAY	6
MAX BLOCKS PER NON NORTH BAY	4
BUILDING HEIGHT	15.00 ft
ROOF TYPE	MINERAL_CAP
PARAPET HEIGHT	<= 1/2 Array Height (<= 6 Inches)
RISK CATEGORY	II
ATTACHMENTS OPTIMIZATION CRITERIA	Maximize Ballast
ATTACHMENT TYPE	UNIRAC FLASHLOC RM
ATTACHMENT CAPACITY UPLIFT	620.0 lbs
ATTACHMENT CAPACITY SHEAR	523.0 lbs
CONTROLLING COMPONENT UPLIFT CAPACITY	RACKING
CONTROLLING COMPONENT SHEAR CAPACITY	RACKING

Roof Area 1 - Array 1

AVERAGE PSF	3.37 psf
TOTAL NUMBER OF MODULES:	22
TOTAL KW:	8.80 KW
TOTAL AREA:	769 ft^2
TOTAL WEIGHT ON ROOF:	2590 lbs
RACKING WEIGHT:	123 lbs
MODULE WEIGHT:	1091 lbs
BALLAST WEIGHT:	1376 lbs
ATTACHMENT COUNT	0
SEISMIC ATTACHMENT COUNT	0

MINIMUM SEISMIC SEPARATION (UNATTACHED ARRAYS) *	
ARRAY TO ARRAY:	3.0"
TO FIXED OBJECT ON ROOF:	6.0"
TO ROOF EDGE WITH QUALIFYING PARAPET:	6.0"
TO ROOF EDGE WITHOUT QUALIFYING PARAPET:	9.0"
MAX ARRAY (SEISMIC) (FOR UNATTACHED ARRAYS) *	
MAX NUMBER OF NORTH-SOUTH ROWS:	30
MAX NUMBER OF EAST-WEST COLUMNS:	66

*In jurisdictions that follow SEAOC PV-1 methodology.

RM10 U-BUILDER PRODUCT ASSUMPTIONS

RM10 – Ballasted Flat Roof Systems

Limitations of Responsibility: It is the user's responsibility to ensure that inputs are correct for your specific project. Unirac is not the solar, electrical, or building engineer of record and is not responsible for the solar, electrical, or building design for this project.

Building Assumptions

1. Risk Category III
2. Building Height ≤ 50 ft
3. Building Height > 50 ft: only where (longest length of building x bu lding height)^0.5 ≤ 100 ft
4. Roof Slope ≥ 0° (0:12) and ≤ 3° (5/8:12) for Seismic Design Category C, D, E and F. For low seismic regions Seismic Design Category A and B (provided Array Importance factor = 1.0), Roof Slope ≥ 0° (0:12) and ≤ 7° (1 1/2:12).
5. Roofing Material Types: EDPM, PVC, TPO, or Mineral Cap
6. Surrounding Building Grade: Level

Ballast Blocks

The installer is responsible for procuring the ballast blocks (Concrete Masonry Units – CMU) and verifying the required minimum weight needed for this design. CMU should comply with ASM standard specification for concrete roof pavers designation (C1491 or C90 with an integral water repellent suitable for the climate it is placed. It is recommended that the blocks are inspected periodically for any signs of degradation. If degradation of the block is observed, the block should immediately be replaced.
The CMU ballast block should have nominal dimensions of 4"x8"x16". The actual block dimensions are 3/8" less than the nominal dimensions. Ballast blocks should have a weight as specified for the project in the "Inspection" section of this report.

Design Parameters

1. Risk Category I to III
2. Wind Design
    a. Basic Wind Speed: 85-120 mph (ASCE 7-05)/110-150 mph (ASCE 7-10)/90-180 mph (ASCE 7-16)
    b. Exposure: B, C or D (ASCE 7-05/ASCE 7-10)
    c. 25 year Design Life/50 year Design Life for ASCE 7-16
    d. Elevation: Insertion of the project at - grade elevation can result in a reduction of wind pressure. If your project is in a special case study region or in an area where wind studies have been performed, please verify with your jurisdiction to ensure that elevation effects have not already been factored into the wind speed. If elevation effects have been included in your wind speed, please select 0 ft as the project site elevation.
    e. Wind Tunnel Testing: Wind tunnel testing coefficients have been utilized for design of the system.
3. Snow Design
    a. Ground Snow Load: 0-80 psf (ASCE 7-10/ASCE 7-16)
    b. Exposure Factor: 0.9
    c. Thermal Factor: 1.2
    d. Roof Snow Load: Calculation per Section 7.3 (ASCE 7-05/ASCE 7-10/ASCE 7-16)
    e. Unbalanced/Drifting/Sliding: Results are based on the uniform snow loading and do not consider unbalanced, drifting, and sliding conditions
4. Seismic Design
    a. Report *SEAOC PV1-2012/ASCE 7-16 SECTION 13.6.12 – Structural Seismic Requirements and Commentary for Rooftop Solar Photovoltaic Arrays*
    b. Seismic Site Class: A, B, C, or D (ASCE 7-05/ASCE 7-10/ASCE 7-16)
    c. Importance Factor Array (Ip): 1.0
    d. Importance Factor Building (Ie): 1.0
    e. Site Class: D

Properties

1. Bay Weight: ~3.5 lbs
2. Module Gaps (E/W) = 0.25 in
3. Bays: North row bays overhang the module by ~19.5 inches.

Module Properties

1. Module return flange: Minimum of 0.9in (when using 1-3/4 in. clip bolts) is required.
2. Module return flange: Minimum of 0.65in (when using 2 in. clip bolts) is required.

Testing

1. Coefficient of Friction
2. Wind Tunnel
3. UL 2703
4. Component Testing (Bay and Clamp)

Setbacks

For the wind tunnel recommendations in U-Builder to apply, the follow ng setbacks should be observed/followed for U-Builder wind design:

1. Modules should be placed a minimum of 3 feet from the edge of the building in any direction.
2. If the array is located near an obstruction that is 3.5 feet wide anc 3.5 feet high or larger, the nearest module of the array must be located a distance from the obstruction that is greater than or equal to the height of the obstruction. Exception: When using ASCE 7-16 Building Code and using the obstruction feature in the module editor to accurately model the size and location of obstruction.
3. Installations within the setbacks listed above require site specific engineering[2]
4. The setbacks above are for wind. High seismic areas, fire access isles, mechanical equipment, etc., may require larger setbacks than listed above for wind.

Site Specific Engineering

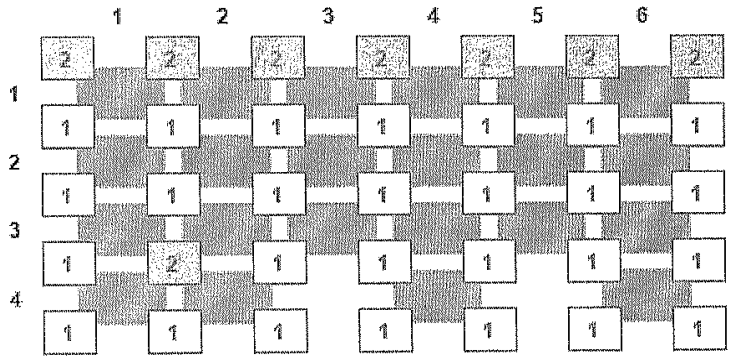
Conditions listed below are beyond the current capabilities of U-Builder. Site specific engineering is required.

1. Wind designs for a project design life exceeding 25 years[1]/ASCE 7-16
2. Building assumptions and design parameters outside of U-Builde" assumptions[2]
3. Attachments[2]
4. Risk Category III or IV projects (U-Builder can be adjusted for the correct wind, but not the seismic or snow design)[2]
5. Wind tunnel testing reduction factors are not permitted by the AL.thority Having Jurisdiction (AHJ)[3]
6. Seismic designs that fall outside SEAOC PV1-2012/ASCE 7-16 SECTION 13.6.12 recommendations (>3% roof slope, or AHJ's that require shake table testing or non-linear site-specific response history analysis)[3]
7. Signed and sealed site-specific calculations, layouts, and drawings[3]

Notes:

[1]Please contact info@unirac.com.
[2] Please contact EngineeringServices@unirac.com for more informat'on.
[3]Please contact Theresa Allen with PZSE Structural Engineers at theresa@pzse.com. These items will require direct coordination with PZSE to complete the requested services.

22 Panel Array / Roof Area 1 - Array 1



X Bay With Attachment

LEGEND

Module

1 Standard corner bay with CMU block count

2 Supplemental bay with CMU block count

NOTE

Blocks above with values greater than 4 require extra ballast bays, except north-most bays which require extra bays for values greater than 6. The proper number of bays are provided in the Bill of Materials. The installer must install these extra bays as near to the indicated location as possible.

Layout Dimensions

NS DIMENSION	~ 21.08 ft
EW DIMENSION	~ 39.66 ft

ROW	MODULES	BAYS	BALLAST BLOCKS (CMU)	BALLAST WEIGHT (LBS)
1	6	7	14	448
2	6	7	7	224
3	6	7	7	224
4	4	7	8	256
5	0	7	7	224

HDC Work Permit Staff Review

Property address: 218 N Adams

Property History: This building was listed as 214 N Adams in the 1980s National Register nomination and it was described as, "First Congregational Church (1882-83; enlarged and remodelled 1899)—L-shaped random ashlar, Gothic structure with tall pyramid-roof corner tower." The applicant describes that that wood-sided addition (the annex) was built in 1988.

Date of Application: July 5, 2022

Date of Review: July 8, 2022

Date of Meeting: July 12, 2022

Proposed work: Install a fence

Materials: 6' tall reclaimed iron fencing

Staff review:

1. Site plan (2018) specifies a wood, 6', dog-ear fence to be installed along the east property line between the church and the residential use to the east. The wood fencing was approved by the historic district commission in March, 2018.
2. Applicant was recently notified of the availability of this historic fence to be salvaged, so he is seeking an amendment to his 2018 application. Staff requested a new application since it had been about four years since the HDC and site plan approvals.
3. Whether the proposed fencing is salvaged or new, the fencing is proposed new work on this property. Staff believes the following Standards for Rehabilitation apply: 3 and 9.
4. Standard 3 states, "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." While this proposed work is not on the historic building itself, it is

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.

on the property, and it could appear that this fence has always been on the property, confusing the historic record.

5. Standard 9 states that "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." The proposed fence seems compatible with the property in these qualities, but since the fence is salvaged, staff does not believe it is differentiated enough to avoid creating a false sense of historical development.
6. Staff understands that this fence might "look" more compatible with the historic church building than a modern fence, but without any historic documentation that this church had a similar fence in the past, staff cannot see a way to approve it in its current form that does not violate Standard 3. If historic photos show a similar fence on the property, it could be found that this fence is replacing a missing feature, thus meeting Standard 6. Absent that evidence, however, staff does not see a way that this fence as it is is not a conjectural feature from another historic property.
7. If the historic fencing could be modified in some way to show that the fence is a modern addition to the property, like its base could be modified, or the sections of fencing could be incorporated into a new design, then staff could imagine that that new design could meet the Secretary of the Interior's Standards for Rehabilitation.
8. Before proceeding with work, applicant would need to seek and obtain the appropriate zoning approvals and building department permits.

Relevant Secretary of the Interior's Standards:
#3, #9

Recommended Motion:

Move to deny the application dated July 5, 2022 for the installation of a salvaged iron fence at 218 N Adams because the work as proposed does not meet the Secretary of the Interior's Standard for Rehabilitation #3. The proposed fence would create a false sense of historical development of the property.

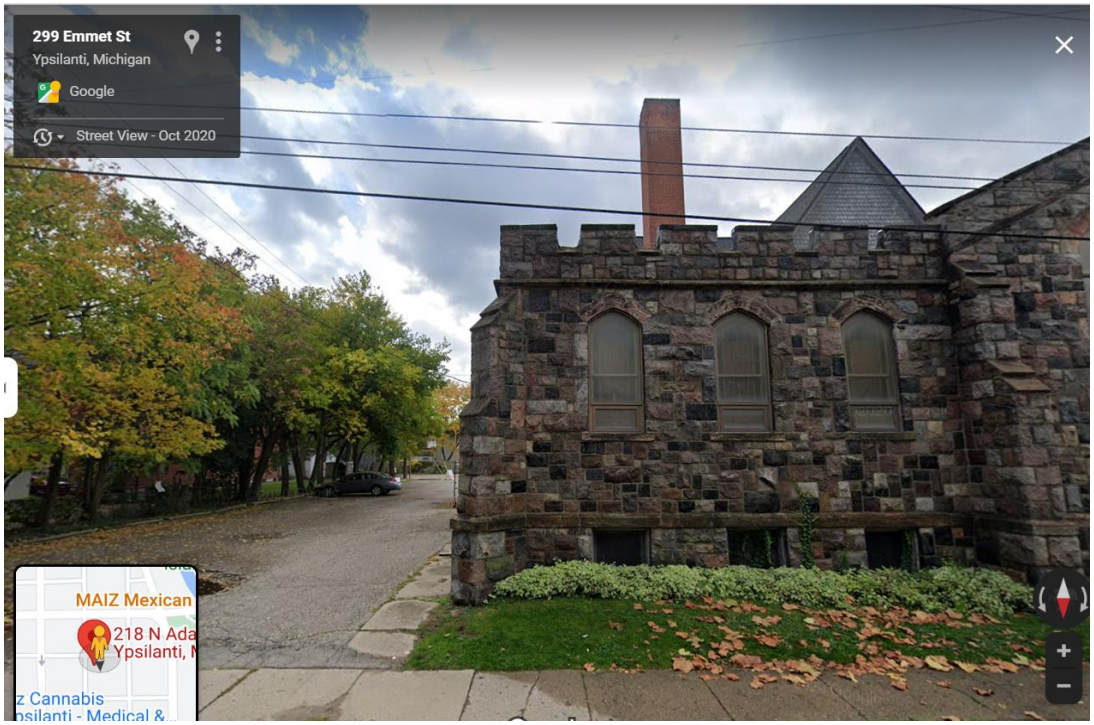
***

If historic documentation can be found that shows a similar fence to this one on the church property, move to approve the July 5, 2022 application and issue a certificate of appropriateness for the installation of a salvaged iron fence along the east property line at 218 N Adams. The proposed fence is salvaged from another historic property but the fence is similar enough to the missing historic feature documented on this property to be considered a replacement substantiated by documentary evidence, meeting the Secretary of the Interior's Standard for Rehabilitation #6.

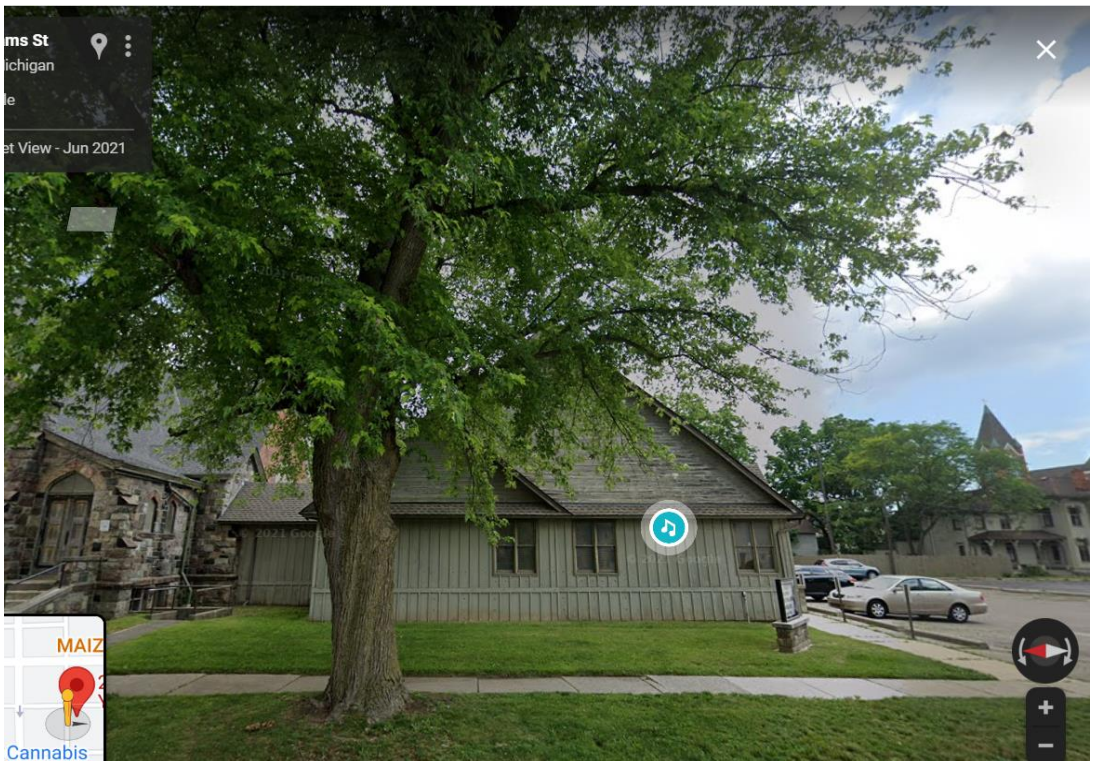
***

Prepared by:
Ellen Thackery, Preservation Planner

Images of site from Google streetview, dated October 2020 and June 2021:



This is the eastern boundary of the property where the fence would go.



The annex, built about 1988.

Fence would be visible along the rear property line seen in this picture near the dumpster enclosure. Note that the next-door parking lot has a wood 6’ tall fence that screens the parking lot from the residence beyond.

30061
1052

RECEIVED
JUL 05 2022
CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY
Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address
218 N Adams St

Applicant

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

Name		
Save Old Buildings LLC		
Address		
218 N Adams St		
City	State	Zip
Ypsilanti	MI	48197
Phone / Fax	E-Mail	
[redacted]	[redacted]	

Contractor

Contractor Name & Contact Info
n/a

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement
- ☐ Porches
- ☐ Sign
- ☒ Fence (or other sitework)
- ☐ Painting
- ☐ Other
- ☒ Application Amendment

Complete Description of Proposed Work:

Install fence along East side of property. Original fence plan was previously approved by HDC on March 27, 2018 for a 6 foot high wood dog ear fence. There are no other proposed changes in height or location to original plan. Applicant was recently able to reclaim 300 feet of 100-year-old 6 foot high iron fencing from the La Salle, Michigan area. Color to be custom matched to replicate original historic fence color similar to SW6445 Garden Grove from Sherwin Williams for reference.

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:
$3000	$45 + _____ =

Signature

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

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

Signature: [redacted] 2022.07.04 02:12:30 -04'00'	Date: July 4, 2022
Print Name: Steve Pierce	

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.

SAVE OLD BUILDINGS, LLC

HDC Application July 2022

Site Address: 218 N. Adams

Proposed Work

The Concert Hall is the historic church originally constructed in 1882 with an addition that was completed in 1898. The Annex is the attached building constructed in 1988. See attached site plan **2018-03-19-HDC.pdf** for more details.

Parking Lot, Exterior and Site Improvements

Metal Iron fence 100-year-old reclaimed six feet high along East Boundary. Color matched to historic original green, similar in color to Sherwin Williams, Garden Grove SW 6445

Custom Color match to original historic paint, similar in color to Garden Grove SW 6445

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VERIFY ALL ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS.

218 North Adams

Ypsilanti MI 48197

SITE IMPROVEMENTS AND EXTERIOR MAINTENANCE

PROJECT DESCRIPTION

- TEAR OFF AND REPLACE ROOF AND INSTALL NEW VENTING ON CONCERT HALL.
- REPLACE FLAT ROOF ON NORTH HALL.
- REPOINT AND REPAIR OF BRICK AND STONE WOERK PER THE SECRETARY OF THE INTERIOR'S STANDARDS FOR MASONRY REPAIR.
- INSTALL NEW EXTERIOR LIGHT FIXTURES ON ANNEX.
- PAINT WOOD FACIA, SOFFIT, GUTTERING, AND OTHER WOOD ELEMENTS OF CONCERT HALL.
- PAINT EXTERIOR DOORS ON REAR AND BASEMENT OF CONCERT HALL AND ENTRANCES OF ANNEX.
- PAINT ANNEX, MONUMENT SIGNS, AND RAILINGS.
- PARKING LOT IMPROVEMENTS, INCLUDING REPAIR AND RESTRIPING OF EXISTING ASPHALT PAVING, INSTALLATION OF RAISED LANDSCAPING BEDS, AND INSTALLATION OF NEW FENCE ALONG EAST PROPERTY LINE.
- INSTALLATION OF SOLAR PANELS ON SOUTH-FACING ROOF OF ANNEX.

APPLICABLE CODES

CITY OF YPSILANTI, MICHIGAN ZONING ORDINANCE
CHAPTER 122
SECTION 122-703. PLANNED ADAPTIVE REUSE PROJECTS

REQUIRED PARKING

PRIVATE ASSEMBLY: 5463 NSF @ 1 SPACE/500 NSF=	10 SPACES
OFFICE: 2473 NSF @ 1 SPACE/300 NET SF =	10 SPACES
REQUIRED	20 TOTAL
PROVIDED	**53 SPACES**

ADA REQUIREMENTS: 1 SPACE REQUIRED;
3 PROVIDED, INCLUDING VAN PARKING

PROPERTY LEGAL DESCRIPTION

COMMONLY KNOWN AS: 218 N. ADAMS ST., YPSILANTI, ML 48197-2507
PROPERTY I.D. NO.: 11-11-40-412-001

LAND SITUATED IN THE CITY OF YPSILANTI, COUNTY OF WASHTENAW, STATE OF MICHIGAN, TO WIT:

THE NORTH 60 FEET OF LOT 338, NORRIS AND CROSS ADDITION TO THE CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN, ACCORDING TO THE RECORDED PLAT AS RECORDED IN LIBER D, PAGE 864, WASHTENAW COUNTY RECORDS.

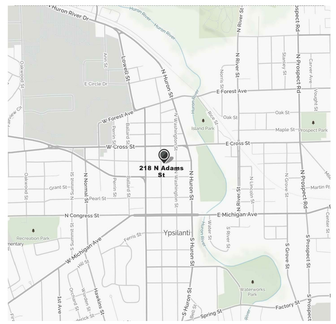
AND

BEGINNING ON THE EAST LINE OF ADAMS STREET, AT THE NORTHWEST COMER OF VILLAGE LOT 342 ACCORDING TO THE RECORDED PLAT OF THE VILLAGE (NOW CITY) OF YPSILANTI; RUNNING THENCE EAST ALONG THE NORTH LINE OF SAID LOT TO A POINT ONE ROD WEST OF THE WEST LINE OF THE ALLEY LYING BETWEEN LOTS 343 AND 344 PROJECTED SOUTH; THENCE SOUTH TO THE SOUTH LINE OF LOT 339 ON SAID PLAT; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 339 TO ADAMS STREET; THENCE NORTH ALONG ADAMS STREET TO THE PLACE OF BEGINNING.

AND

COMMENCING AT THE SOUTHWEST COMER OF LOT 337, SAID COMER ALSO BEING THE NORTHEAST COMER OF ADAMS STREET AND WASHTENAW AVENUE IN NORRIS AND CROSS' ADDITION TO THE VILLAGE (NOW CITY) OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER D OF DEEDS, PAGE 865, WASHTENAW COUNTY RECORDS, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 110.22 FEET ALONG THE NORTH LINE OF SAID WASHTENAW AVENUE; THENCE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 138.00 FEET PARALLEL TO THE EAST LINE OF SAID ADAMS STREET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 60.00 FEET PARALLEL TO THE EAST LINE OF SAID ADAMS STREET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 65.06 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 10 SECONDS WEST 60.00 FEET PARALLEL TO THE WEST LINE OF WASHINGTON STREET THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 64.82 FEET TO THE POINT OF BEGINNING, BEING A PART OF LOT 338, OF SAID NORRIS AND CROSS' ADDITION BEING SUBJECT TO EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.

PROJECT SITE



NORTH

DRAWING INDEX

3-19-18 PERMIT	SHEET #	SHEET NAME
•	T-001	Title Sheet & Project Information
•	SP-1	Site Plan
•	SP-2	Paint Colors

ARCHITECT:
BRENDA RIGDON, AIA, LEED-AP BD&C
BLACK RAVEN ARCHITECTS LLC
214 E CHURCH ST
ADRIAN MI 49221
734.717.2753
brenda@blackravenarchitects.com

OWNER:
STEVE PIERCE
SAVE OLD BUILDINGS, LLC
118 S WASHINGTON ST
YPSILANTI MI 48197
734.274.4602
steve@hdl.com

BLACK RAVEN ARCHITECTS
734.717.2753 • 214 E Church • Adrian MI 49221

SEALED BY:

STATE OF MICHIGAN
BRENDA L. RIGDON
ARCHITECT
No. 1301049427
LICENSED ARCHITECT

CONSULTANT

ISSUED

#	DATE	DESCRIPTION
1	03-19-18	PERMIT

Site Improvements & Exterior Maintenance
218 N. Adams St., Ypsilanti MI 48197

Title Sheet & Project Information

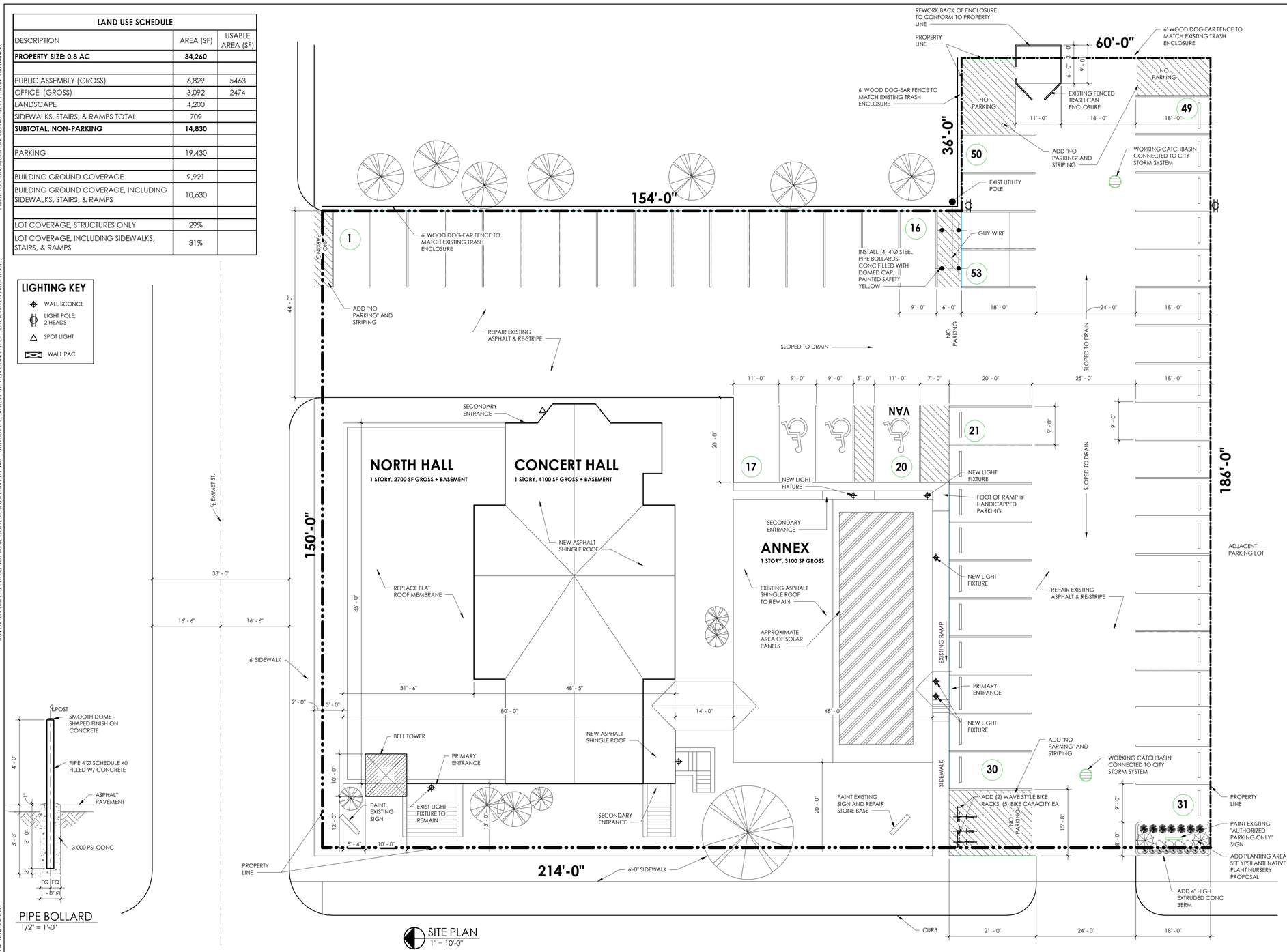
PROJECT NUMBER: 17.21
DRAWN BY: BLR
ARCHITECT: BLR
SHEET NUMBER: **T-001**

3/19/2018 4:45:13 PM

LAND USE SCHEDULE		
DESCRIPTION	AREA (SF)	USABLE AREA (SF)
PROPERTY SIZE: 0.8 AC	**34,260**	
PUBLIC ASSEMBLY (GROSS)	6,829	5463
OFFICE (GROSS)	3,092	2474
LANDSCAPE	4,200	
SIDEWALKS, STAIRS, & RAMPS TOTAL	709	
SUBTOTAL, NON-PARKING	**14,830**	
PARKING	19,430	
BUILDING GROUND COVERAGE	9,921	
BUILDING GROUND COVERAGE, INCLUDING SIDEWALKS, STAIRS, & RAMPS	10,630	
LOT COVERAGE, STRUCTURES ONLY	29%	
LOT COVERAGE, INCLUDING SIDEWALKS, STAIRS, & RAMPS	31%	

LIGHTING KEY

- WALL SCONCE
- LIGHT POLE: 2 HEADS
- SPOT LIGHT
- WALL PAC



SITE PLAN
1" = 10'-0"

PIPE BOLLARD
1/2" = 1'-0"

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3/19/2018 4:45:12 PM

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STATE OF MICHIGAN
BRENDA L. RIGDON
ARCHITECT
No. 1301049427
LICENSED ARCHITECT

CONSULTANT

ISSUED		
#	DATE	DESCRIPTION
1	03-19-18	PERMIT

Site Improvements & Exterior Maintenance

218 N. Adams St., Ypsilanti MI 48197

Site Plan

PROJECT NUMBER: 17.21

DRAWN BY: BLR
ARCHITECT: BLR

SHEET NUMBER: **SP-1**

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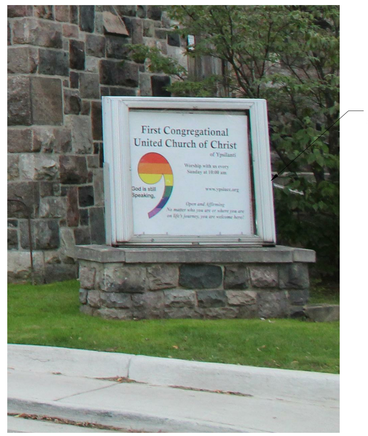
PAINT METAL FRAME
SW7020 BLACK FOX

REPAIR STONE BASE



PAINT METAL FRAME
SW7020 BLACK FOX

SIGNS

SW7020 BLACK FOX

SW7025 BACKDROP

SW7076 GRIFFIN

7580 CARNELIAN

PAINT COLORS

ANNEX PAINT COLORS

BLACK RAVEN ARCHITECTS
734.717.2753 • 214 E Church • Adrian MI 49221

SEALED BY:

STATE OF MICHIGAN
BRENDA L. RIGDON
ARCHITECT
No. 1301049427
LICENSED ARCHITECT

CONSULTANT

ISSUED		
#	DATE	DESCRIPTION
1	03-19-18	PERMIT

Site Improvements & Exterior Maintenance
218 N. Adams St., Ypsilanti MI 48197

Paint Colors

PROJECT NUMBER: 17.21
DRAWN BY: BLR
ARCHITECT: BLR
SHEET NUMBER: **SP-2**

3/19/2018 4:45:13 PM

HDC Work Permit Staff Review

Property address: 300 W Michigan

Property History: Building was built in 1990 for Eastern Michigan University as their College of Business. It was designed by Dow (Alden Dow), Howell, Gilmore, and Associates. Building is not yet 50 years old, and staff has not found evidence that the building has achieved exceptional significance. Alden B. Dow was of course a significant architect, but he died in 1983. So the building is a non-contributing building in the local historic district.

Date of Application: July 7, 2022

Date of Review: July 8, 2022

Date of Meeting: July 12, 2022

Proposed work: Stain masonry, modify overhang along top of building using industrial metal cladding, remove low brick perimeter walls, remove and replace reflective glass block in rounded feature along Michigan Avenue, reuse reflective glass block in parking structure, reorient building to the Michigan Avenue entrance and create a plaza there at the corner with Adams with pavers, planter boxes, and street trees.

Materials: metal cladding for overhang, Nawkaw breathable masonry stain, clear glass block, pavers, new landscaping

Staff review:

1. This former Eastern Michigan University building is at the edge of the historic district and is much larger than the historic resources to the east and north. Its size, scale, proportion, massing, and height are all outsized for the historic district. (Universities are exempt from local historic district review.) Brick as the material is compatible, but most of the brick along Michigan is more orange-red than the tan on this building. The buff color of the nearby library's stone is somewhat compatible with this building's color.
2. Since the building is non-contributing and not historic, the Secretary of the Interior's Standards for

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.

Rehabilitation that apply would be Standard 9, and 5 could also be used. (10 mainly applies to new additions, so isn't really applicable here.)

3. Standard 9 states that new construction will not destroy historic materials, features, and spatial relationships and that the new work will be compatible with the historic materials, features, size, scale and proportion, and massing of the environment/district.
4. Standard 5 states that distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
5. By these Standards, any proposed work that makes the building *less* compatible with its historic neighbors or the rest of the district or that would damage nearby historic resources would not be approved.
6. In staff's view, none of the work proposed would negatively impact the nearby historic resources or the larger historic district.
7. At the June 28 meeting, when this item was a study item, applicant clarified that the main windows on the building are not being replaced and that no real parking structure modifications are taking place at this time. (In the future, a floor might be added, but not now.) Staff had wondered if the darker brick stain would make the building appear even larger, especially when compared with its historic neighbors, but commissioners did not seem to share that concern. Applicant is working with the City Planner regarding trees and plantings.

Relevant Secretary of the Interior's Standards:
#9

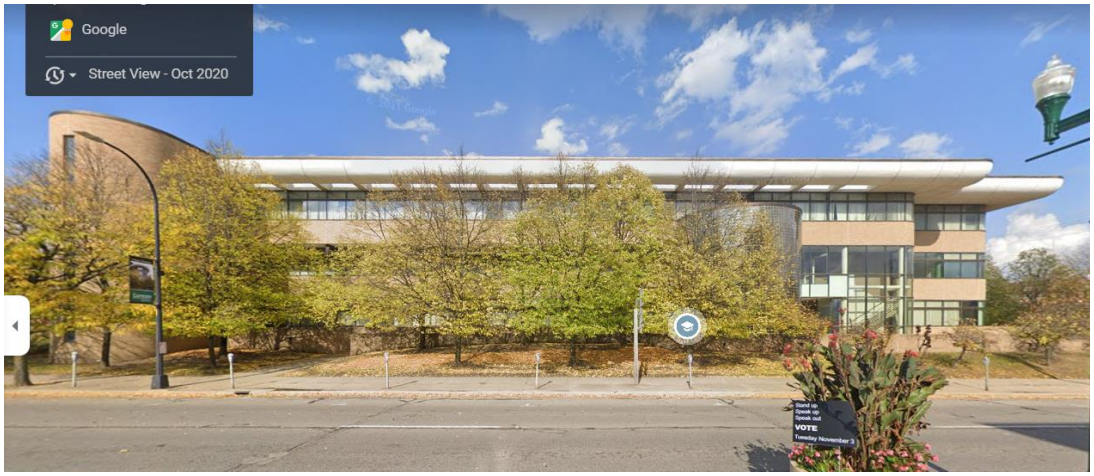
Recommended Motions:

Move to approve the July 7, 2022 application for the work proposed at 300 W Michigan, including staining the masonry; modifying the overhang along the top of the building using industrial metal cladding; removing the low, perimeter, brick walls; removing reflective glass block in rounded feature along Michigan Avenue and replacing it with clear glass block; reusing reflective glass block in parking structure; and reorienting the building to the Michigan Avenue entrance and creating a plaza there at the corner with Adams with pavers, planter boxes, and street trees. The building is not really compatible with the other resources in the historic district, but the proposed work does not make it any less compatible, in accordance with Standard 9.

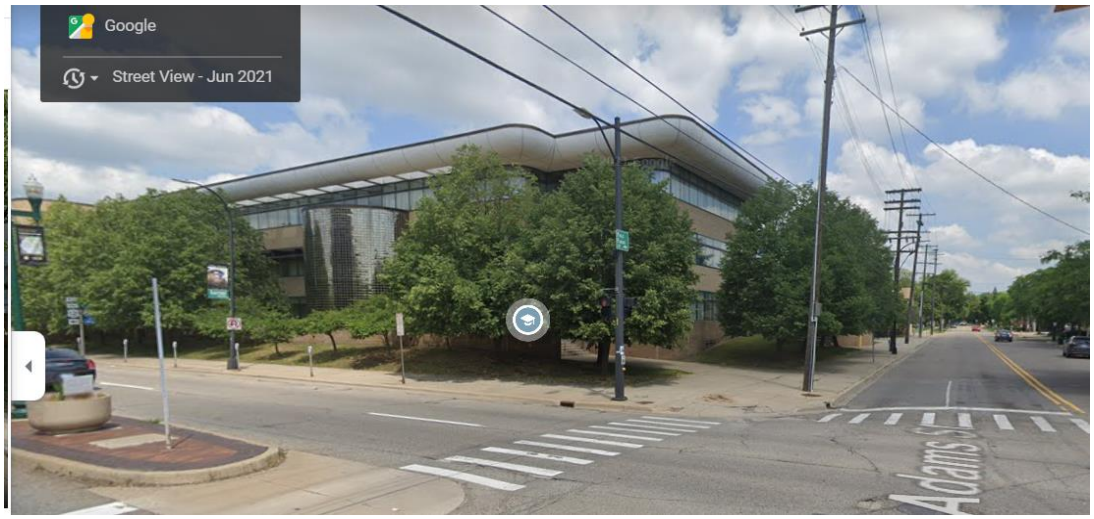
Prepared by:
Ellen Thackery, Preservation Planner

Current Building (from Google, 2020/2021):

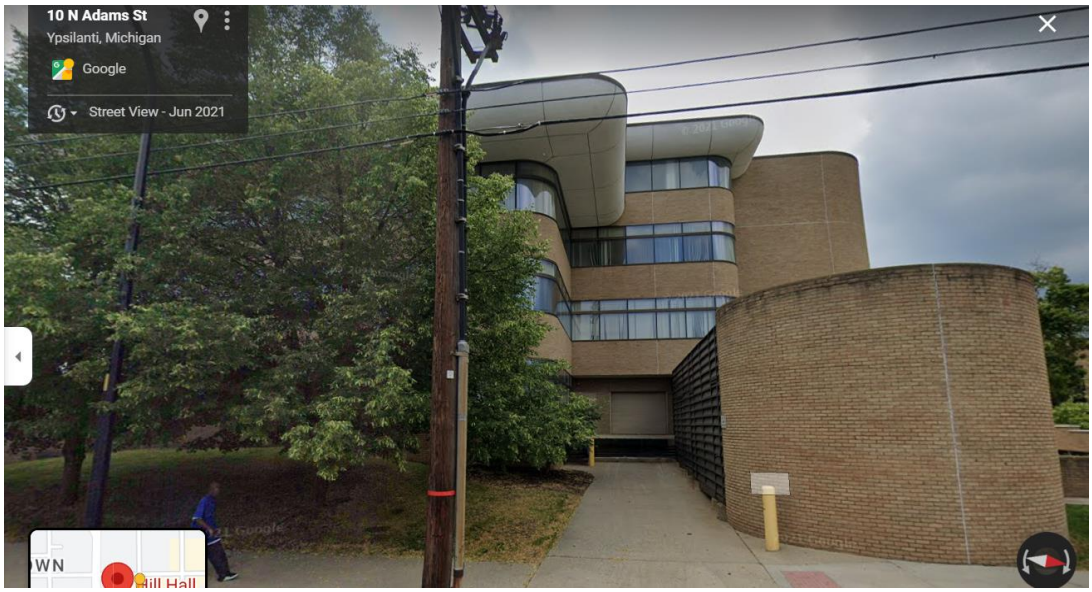
1. From Michigan Ave:



2. From the corner of Michigan Ave and Adams:



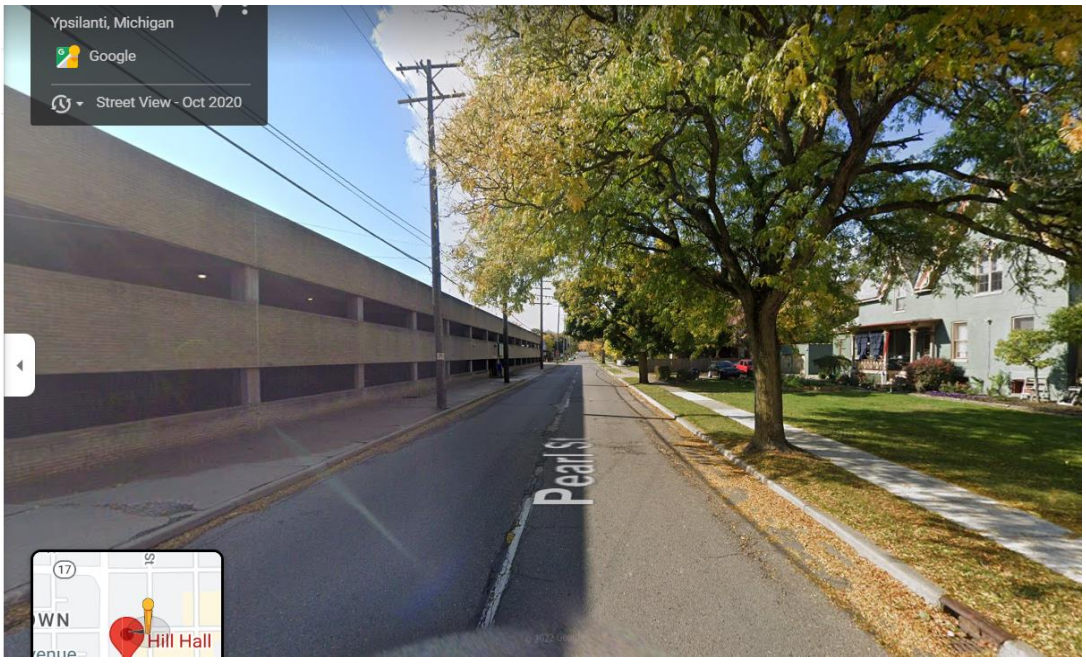
3. From Adams:

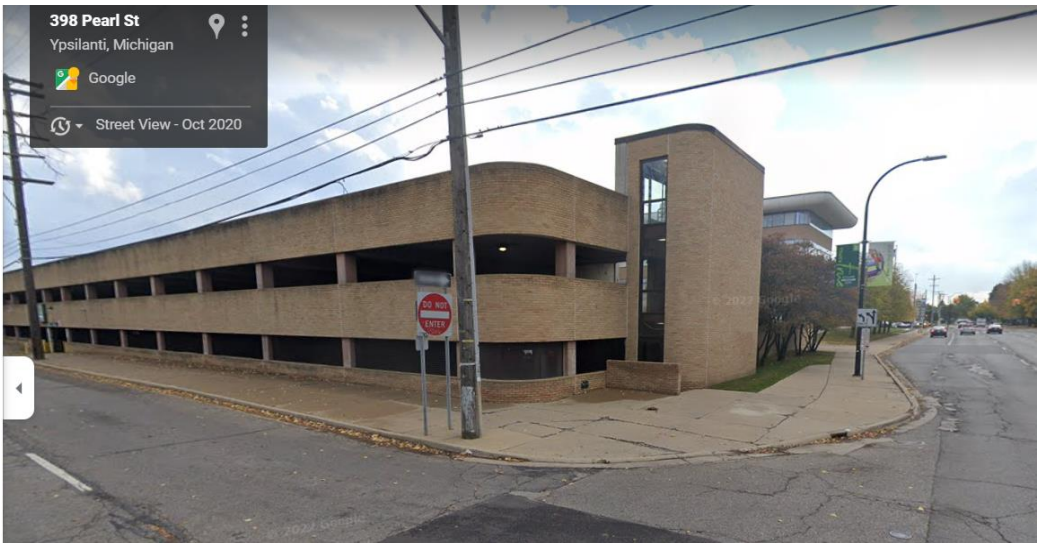


4. From Adams, parking structure on the right (some low brick walls visible):

5. Parking structure from Adams:

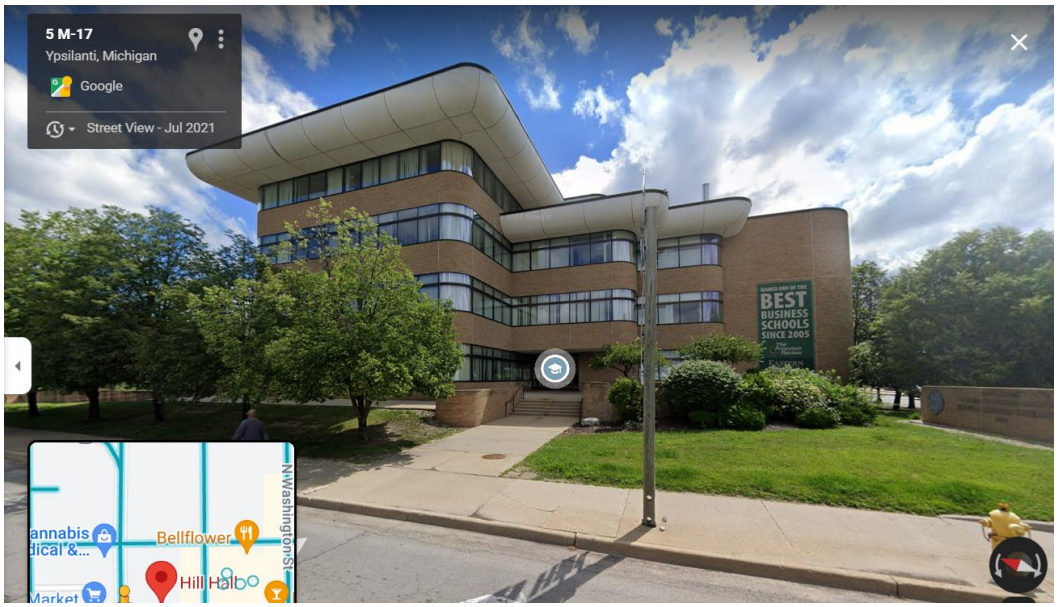
6. and 7. Parking structure from Pearl:





8. From Hamilton (some low brick walls visible):

9. From Hamilton, what seems to be the current main entrance:



10. Edge of the historic district from the west traveling east:

11. Contributing historic resources begin one block to the east:

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
300 West Michigan Avenue, Ypsilanti MI 48197

Applicant

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

Name		
600 S. Wagner LLC (Mark Smith)		
Address		
600 S. Wagner Road		
City: Ann Arbor	State: MI	Zip: 48103
Phone / Fax: [redacted]	E-Mail: [redacted]	

Contractor

Contractor Name & Contact Info
[redacted]

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement
- ☐ Porches
- ☐ Sign
- ☐ Fence (or other sitework)
- ☐ Painting
- ☒ Other
- ☐ Application Amendment

Complete Description of Proposed Work:

We will be renovating the exterior facade of the building at 300 W. Michigan Avenue.
This will include reworking the overhang around the upper perimeter of the building to add industrial metal cladding and color modification.

The brick veneer will be stained to a new color.
The glass block at the front of the building will be replaced with clear glass.
Glass block will be salvaged and used to replace plexiglass at the curved spaces on the parking deck.
Brick veneered walls along Michigan Avenue will be removed and the plaza will be expanded to "open the building up" to Michigan Avenue.
The main entrance of the building along Michigan Avenue will be relocated to the atrium.
Landscaping will be reworked to provide planter boxes and street trees per city ordinance requirements.

Where possible, we plan to replace exterior walkways with pervious cement brick pavers.

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

Materials and stain colors have been provided previously.
A rendering of the proposed changes to the overhang will be provided along with a sample of the material used to clad it.

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:
est. $250,000	$45 + $411.66 = $456.66

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: [redacted]	Date: July 7, 2022
Print Name: Mark Smith	

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.

Eastern Michigan University

Building Inventory: College of Business

Building Name: Gary M. Owen – College of Business

Architectural Style: Michigan Modern

Year Opened: 1990

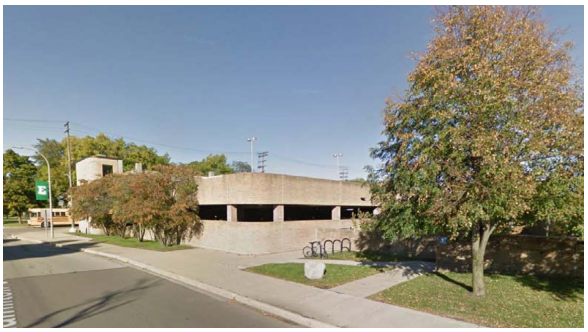
Architect: Dow, Howell & Gilmore Associates

Building Area: 130,351 gsf

Construction Methods: Concrete foundations. Steel framing. Metal and concrete composite decks

Opened in 1990, The Gary M. Owen College of Business serves the academic needs of over 3,500 students. The building is ADA accessible from two levels; the first level via the courtyard to the north, and the second level via entrances from W. Michigan Avenue to the South, N. Hamilton Street to the west, and N. Adams Street to the east. A loading dock is provided at the second level from N. Adams Street. On-street parking is available to the south on W. Michigan Avenue. A detached parking structure provides the primary parking for the structure. Four primary stairways and one elevator serve all five floors. A second elevator will be added in 2018. A three-story atrium provides natural light for interior spaces on the second, third and fourth floors. Several other "overlooks" provide multistory view opportunities.

The building is served by an independent mechanical system consisting of four boilers (3,747 MBH), four air handlers (173,900 cfm total), and a new 320 ton electric chiller with cooling tower in 2017. Electrical service is 480/277V. A new 300kW emergency backup generator was installed in 2017. All exterior (except wall packs) and 85% of interior lighting has been replaced with high-efficiency LED fixtures. (2017)



Building Name: COB Parking Structure

Architectural Style: Michigan Modern

Year Opened: 1992

Architect: Dow, Howell & Gilmore Associates

Building Area: 115,392 gsf

Construction Methods: Reinforced concrete foundations, columns, beams and decks. Brick veneer.

Designed as the final phase of the College of Business campus site improvements, the six-tiered College of Business Parking Structure provides 369 parking spaces (including 12 ADA). Four stair towers and one elevator provide access between levels. The structure is accessed from the north through a gated vehicular entrance/exit on Pearl Street. Pedestrians exit at the lowest level into a courtyard.

The structure is reinforced concrete with a brick veneer to match the adjacent Gary M. Owen College of Business. Lighting has been replaced with high-efficiency LED fixtures. (2017)

300
W. MICHIGAN AVE
MI-HQ
HOT & COOL BEANS CAFÉ
SHIPPER SKIPPER
MI-HQ
COMUS
CONSULTING

REVISIONS					
ZONE	LTR	DESCRIPTION	DATE	CHK	APPV

PEARL ST.

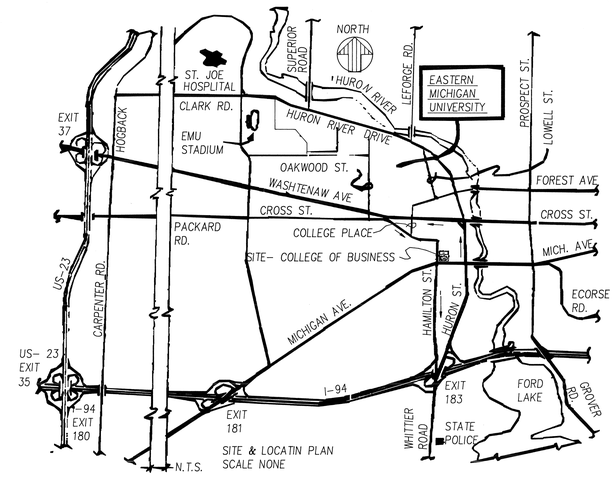
PARKING STRUCTURE

HAMILTON ST.

N. ADAMS ST.

GARY M. OWEN
COLLEGE OF BUSINESS BUILDING

MICHIGAN AVE.



SITE & LOCATIN PLAN
SCALE NONE

EASTERN MICHIGAN UNIVERSITY PHYSICAL PLANT DEPARTMENT YPSLANTI, MICHIGAN	DATE SCALE APPROVED DRAWING REVISION	TELECOMMUNICATION WIRING SYSTEM	FILE NO. COB-90-1 SHEET NO.

DO NOT SCALE DRAWING

FOR APPLICATIONS SEE ENGINEERING RECORDS

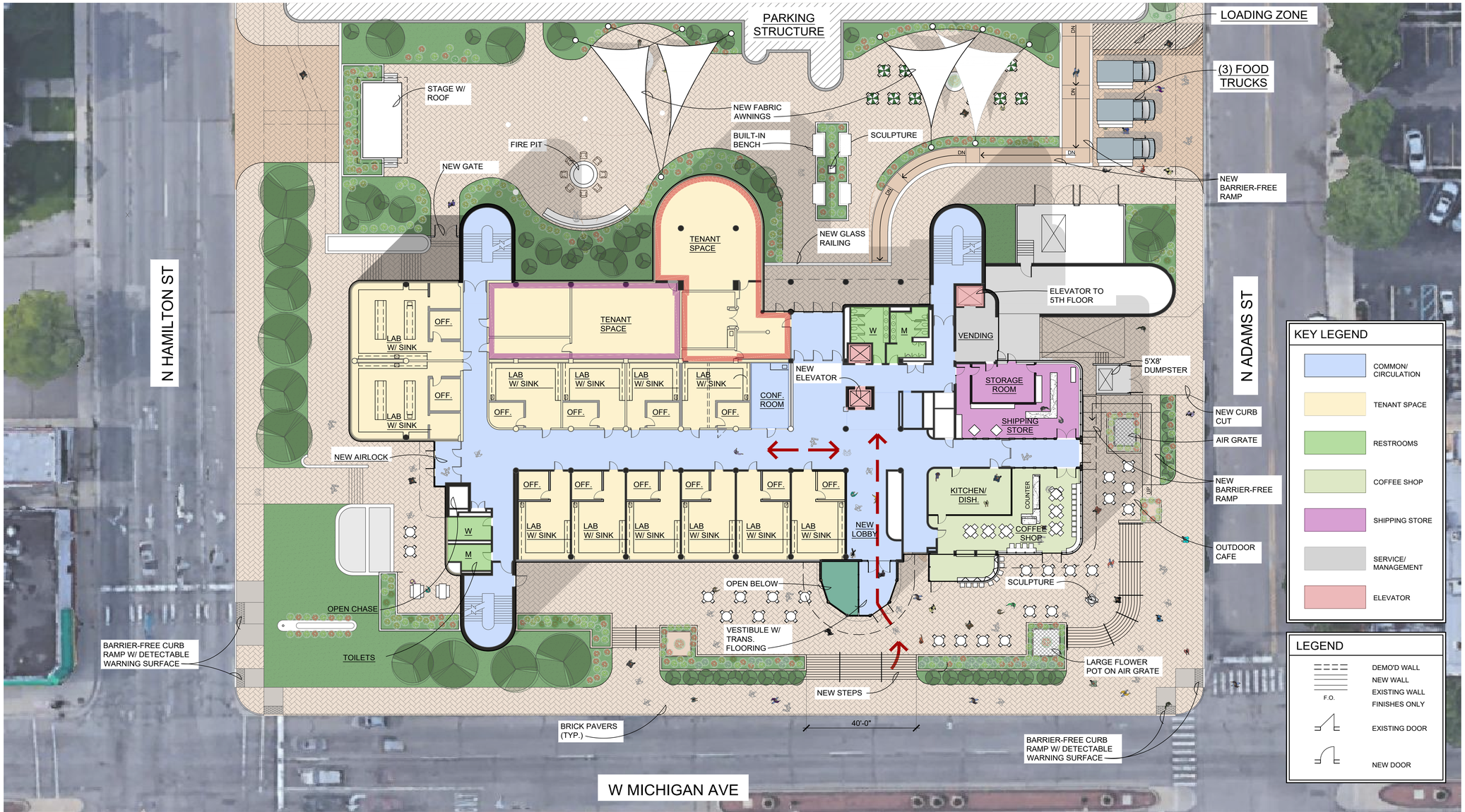
DRAWN S.SMITH		DATE 2/28/90
CHECKED		DATE
DESIGNED BY M.ROBINSON		DATE 2/28/90
ENGINEERED BY M. ROBINSON		DATE 2/28/90
APPROVAL 1		DATE
APPROVAL 2		DATE

SITE PLAN

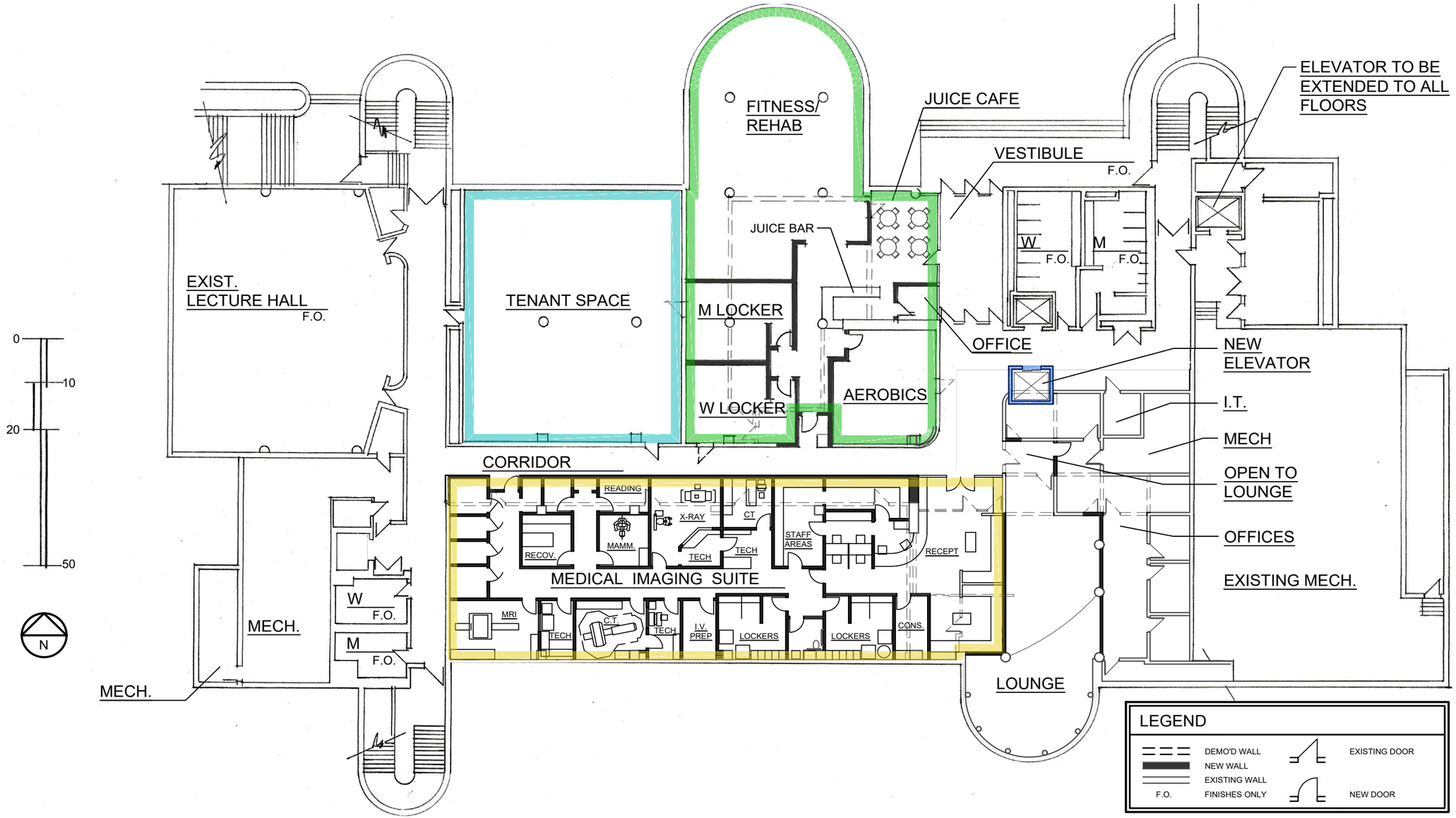
DCI TELECOMMUNICATIONS
5277 Jackson Road
Ann Arbor, Michigan 48103

EASTERN MICHIGAN UNIVERSITY
COLLEGE OF BUSINESS

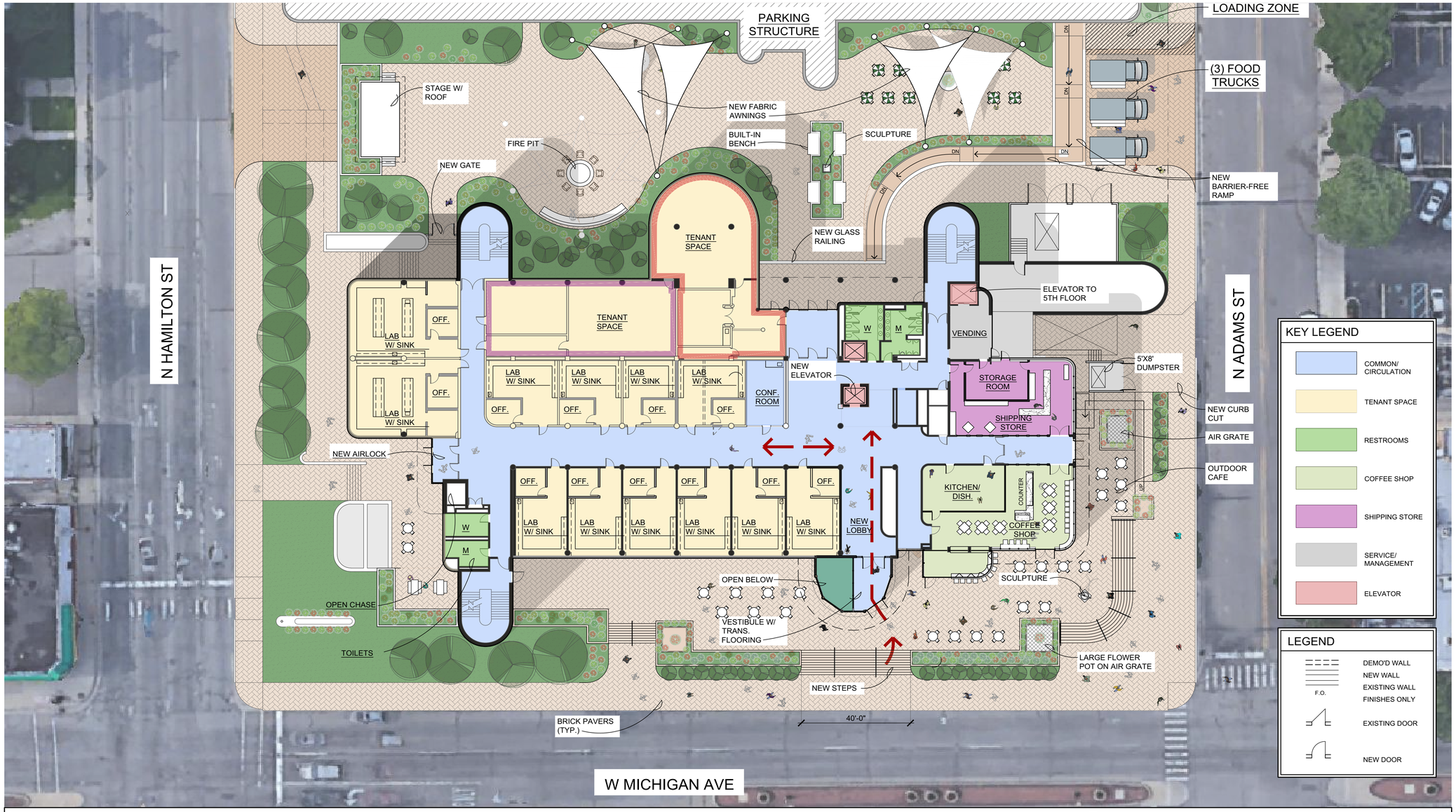
SIZE E | DRAWING NO. C-1 | REV | SCALE 1" = 20' | SHEET 1 of 9



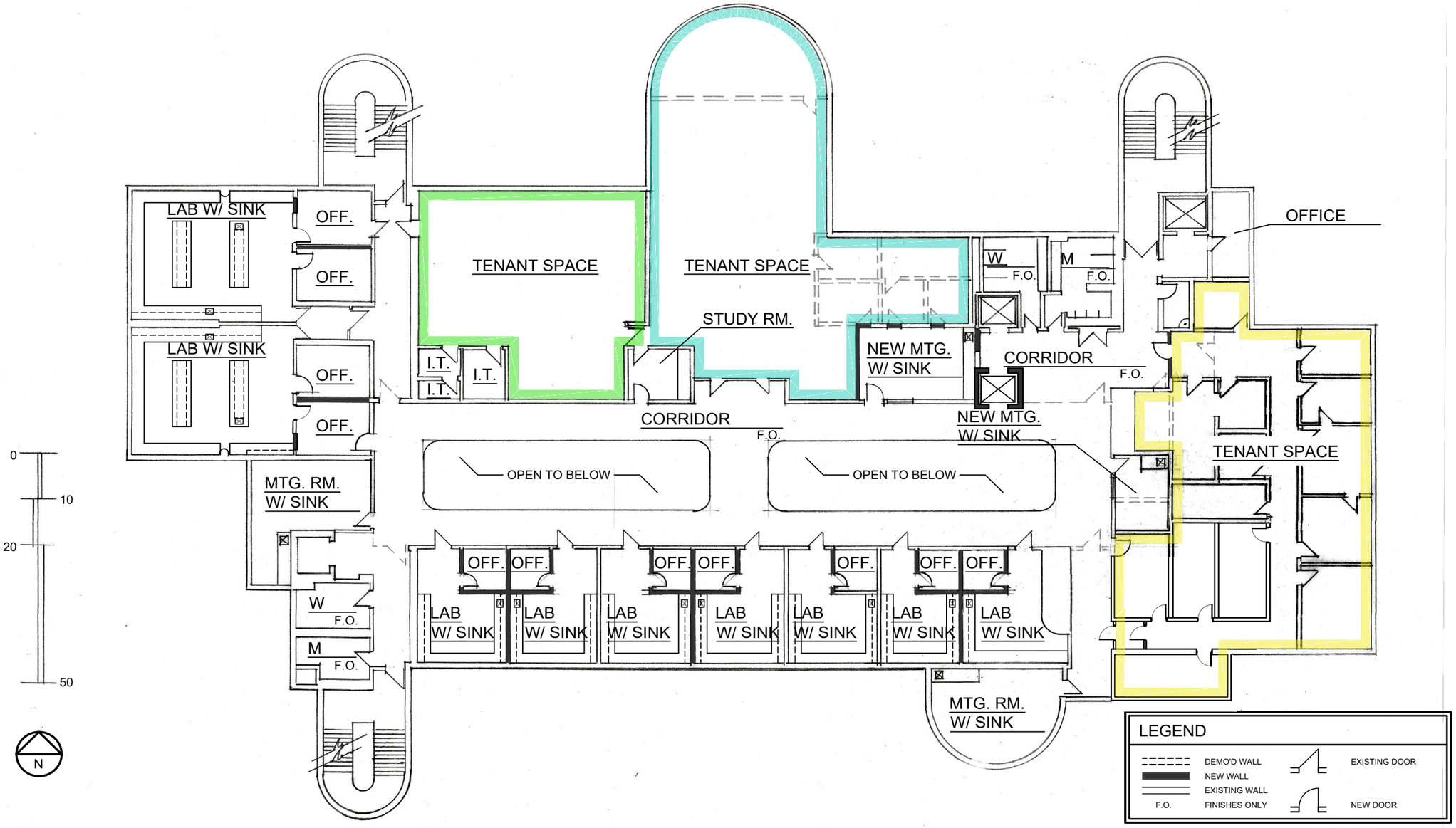
PROJECT	MI-HQ - YPSILANTI	**DATE**	JUN 2 2022
SITE PLAN EXHIBIT		COMUS CONSULTING	106 S. MAIN STREET ANN ARBOR, MICHIGAN 48104



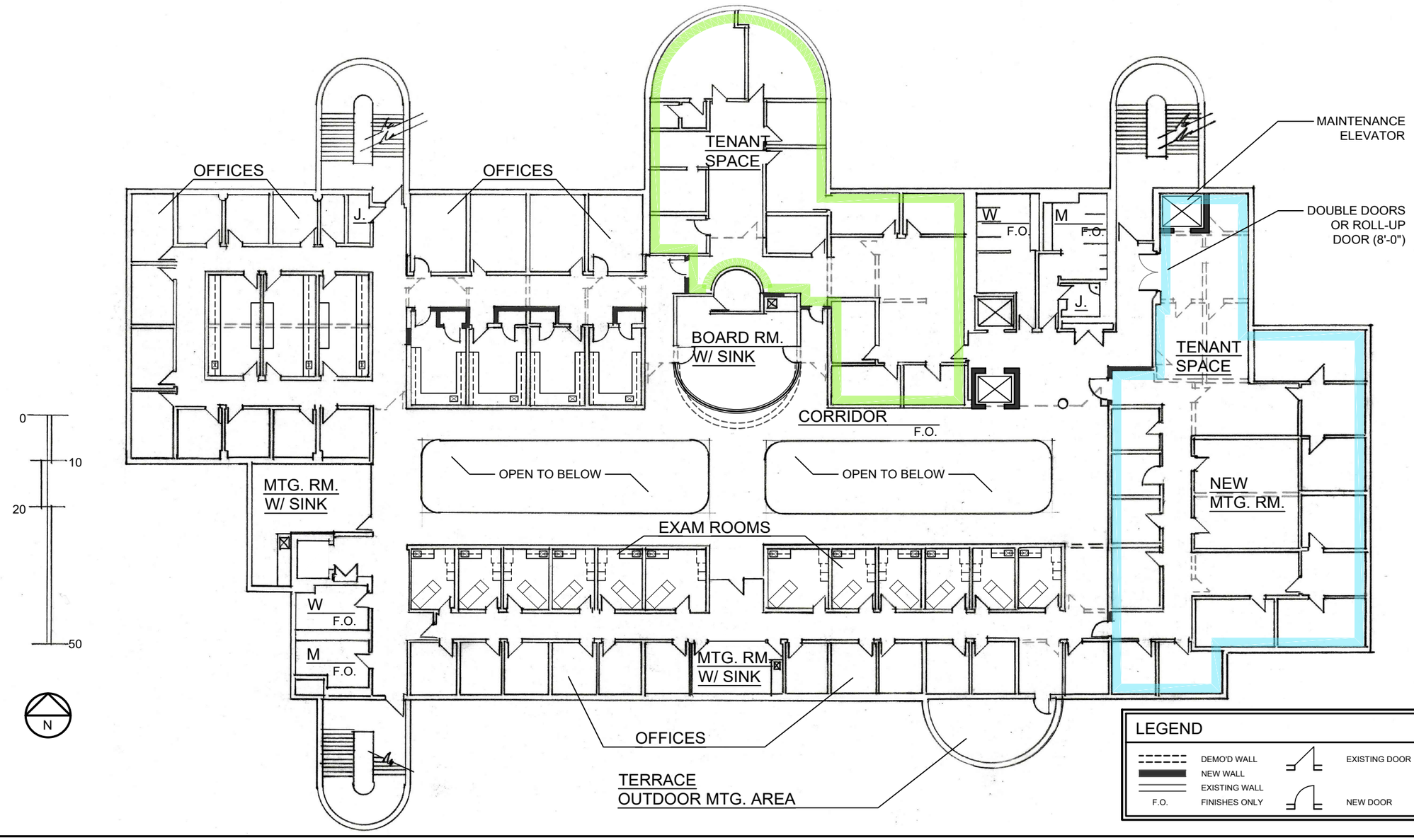
PROJECT	MI-HQ - 300 WEST MICHIGAN AVENUE - YPSILANTI, MI	**DATE**	MAY 31, 2022
PROPOSED FIRST FLOOR PLAN		COMUS CONSULTING	106 S. MAIN STREET ANN ARBOR, MICHIGAN 48104



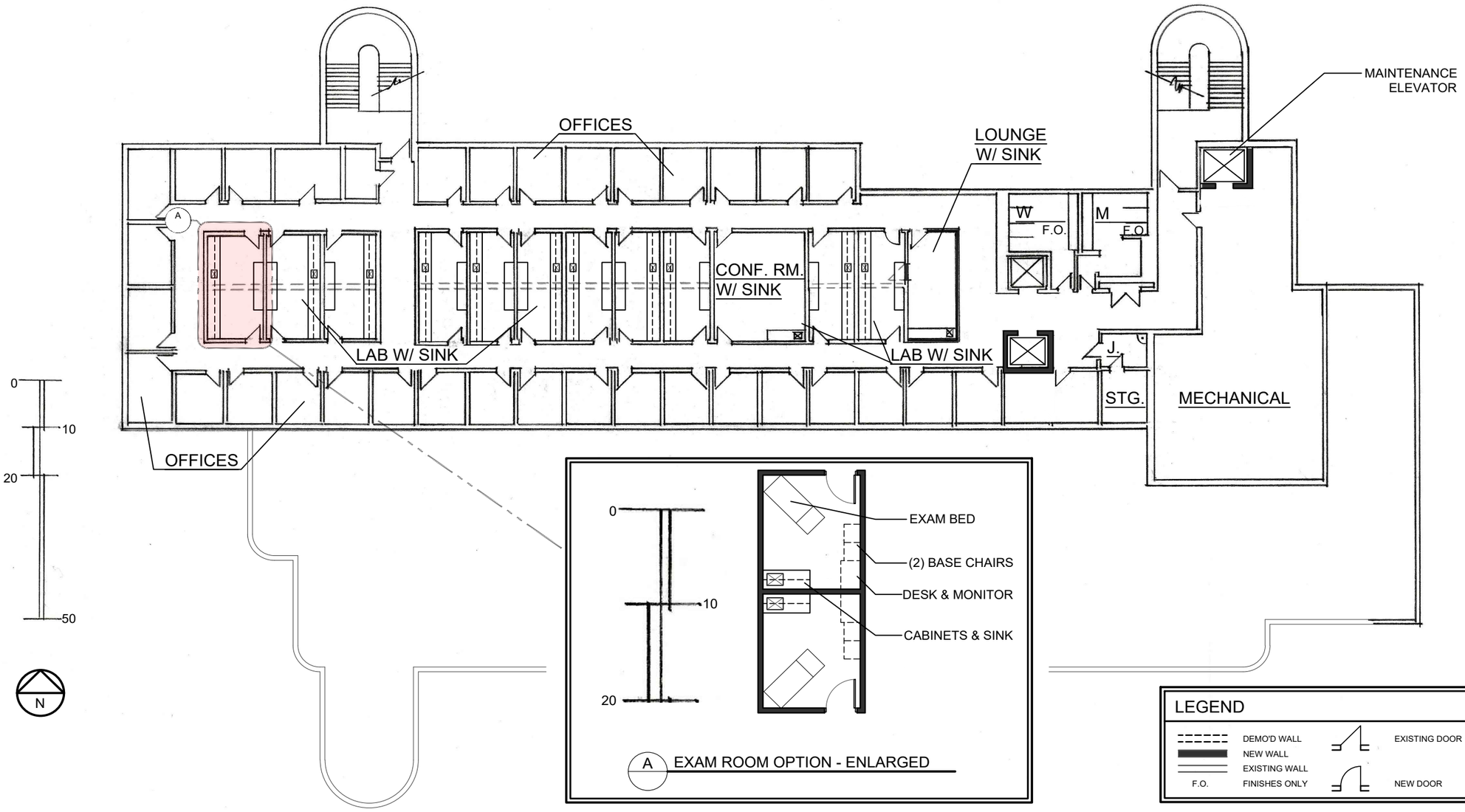
PROJECT	MI-HQ - YPSILANTI	**DATE**	MAY 31, 2022
SITE PLAN EXHIBIT		COMUS CONSULTING	106 S. MAIN STREET ANN ARBOR, MICHIGAN 48104



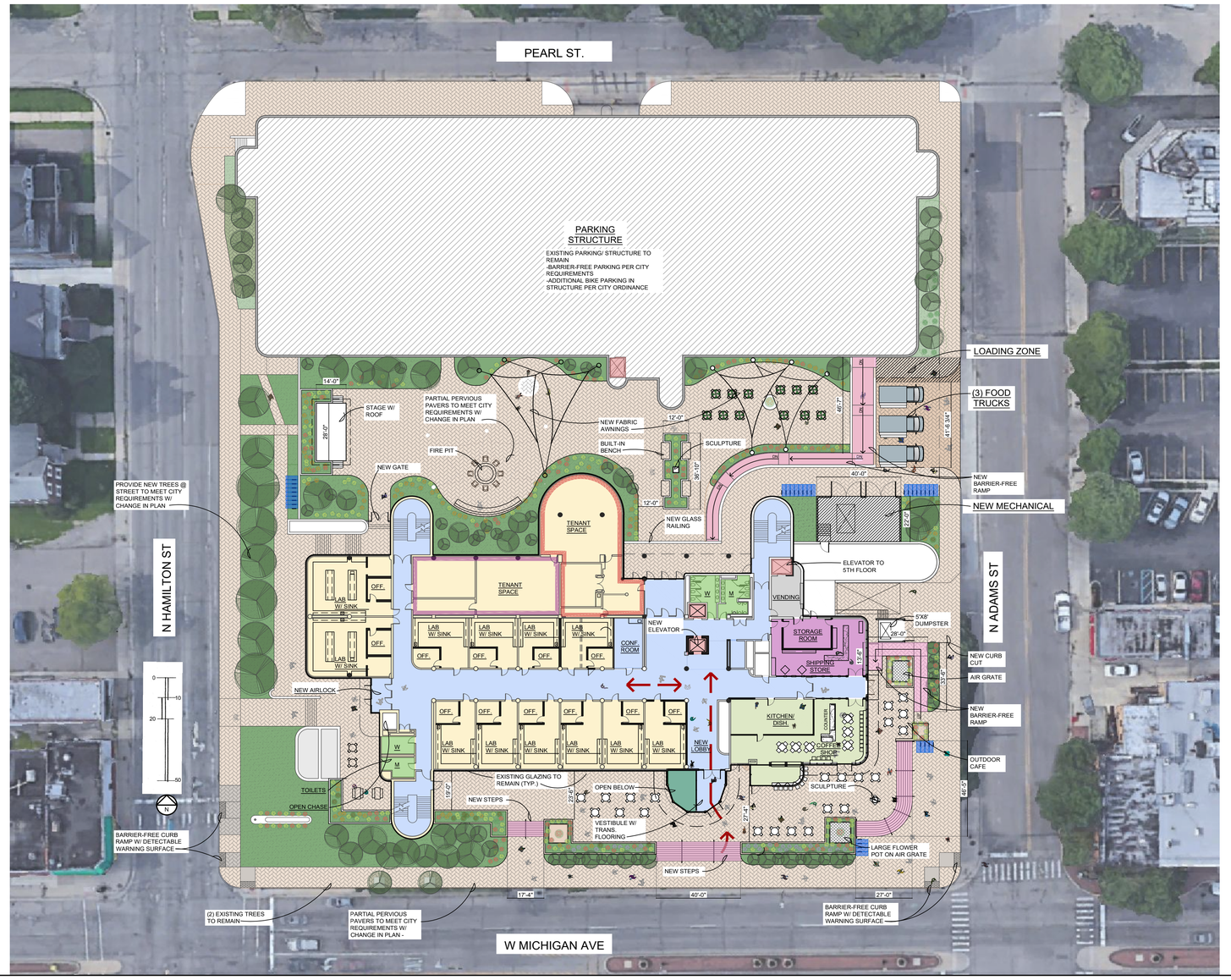
PROJECT MI-HQ - 300 WEST MICHIGAN AVENUE - YPSILANTI, MI	**DATE** MAY 31, 2022
PROPOSED THIRD FLOOR PLAN	COMUS CONSULTING 106 S. MAIN STREET ANN ARBOR, MICHIGAN 48104



PROJECT	MI-HQ - 300 WEST MICHIGAN AVENUE - YPSILANTI, MI	**DATE**	MAY 31, 2022
PROPOSED FOURTH FLOOR PLAN		COMUS CONSULTING	106 S. MAIN STREET ANN ARBOR, MICHIGAN 48104



PROJECT	MI-HQ - 300 WEST MICHIGAN AVENUE - YPSILANTI, MI	**DATE**	MAY 31, 2022
PROPOSED FIFTH FLOOR PLAN		COMUS CONSULTING	106 S. MAIN STREET ANN ARBOR, MICHIGAN 48104



KEY LEGEND

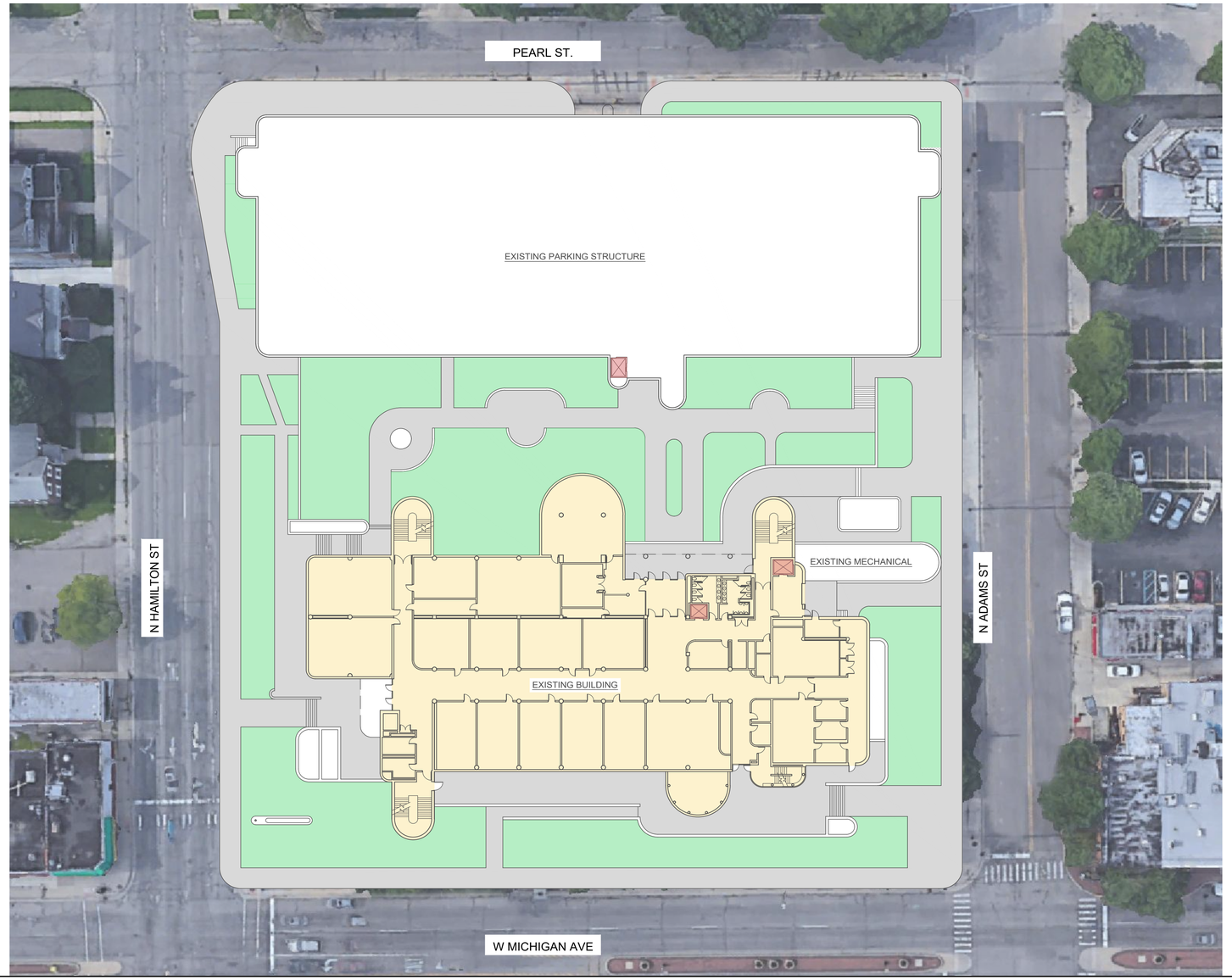
- COMMON/ CIRCULATION
- TENANT SPACE
- RESTROOMS
- COFFEE SHOP
- SHIPPING STORE
- SERVICE/ MANAGEMENT
- ELEVATOR
- NEW RAMP/ STAIR
- NEW BIKE PARKING (ADDITIONAL IN PARKING STRUCT.)

NON-LANDSCAPE SURFACE AREA:
MICHIGAN AVE./ ADAMS ST.:
9,547 SF (INCREASE OF 2,487 SF)
SOUTH/EAST OF PARKING STRUCTURE:
24,261 SF (INCREASE OF 9,399 SF)

LEGEND

- DEMO'D WALL
- NEW WALL
- EXISTING WALL
- F.O. FINISHES ONLY
- EXISTING DOOR
- NEW DOOR

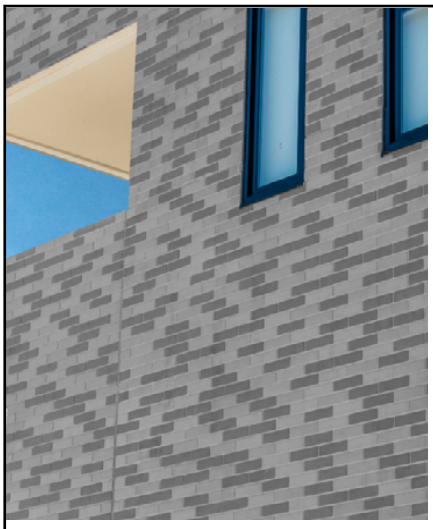
PROJECT MI-HQ - YPSILANTI	**DATE** JUN 27, 2022
SITE PLAN EXHIBIT	COMUS CONSULTING 106 S. MAIN STREET ANN ARBOR, MICHIGAN 48104

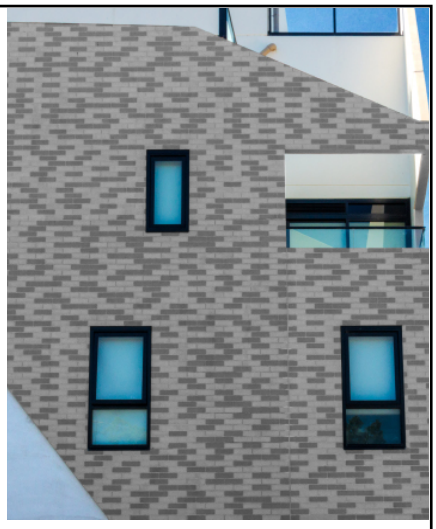


KEY LEGEND

- EXISTING HARDSCAPE
- EXISTING LANDSCAPE
- EXISTING BUILDING
- EXISTING ELEVATOR

PROJECT	MI-HQ - YPSILANTI	**DATE**	JUN 27, 2022
SITE PLAN EXHIBIT - EXISTING		COMUS CONSULTING	106 S. MAIN STREET ANN ARBOR, MICHIGAN 48104





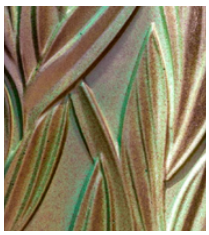
Increasing the Value of Properties since 1988!

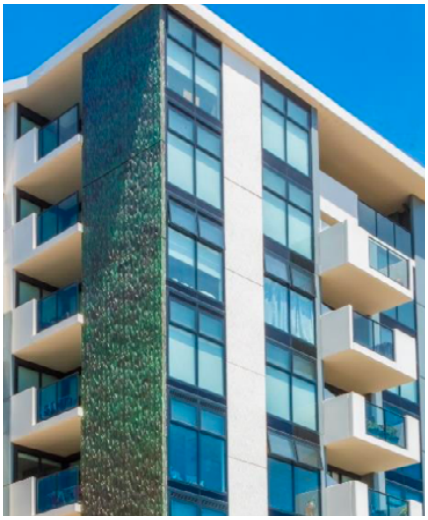
ABOUT NAWKAW

Nawkaw was founded in 1988 by CEO, Russell Gray, and has since pioneered the concrete and masonry industry with its maintenance-free, environmentally-friendly stains and outstanding services. Nawkaw not only adds color to buildings but also creates looks and finishes that are one of a kind to increase the value of buildings.

Nawkaw®

ARCHITECTURAL FINISHES INSPIRED BY **ART & SCIENCE**





Revolutionizing the Concrete & Masonry Industry

Since North America's first brick and concrete stains emerged from our laboratories over 30 years ago, Nawkaw has continued to innovate color technology that is time-tested, scientifically advanced, and adaptable to every climate.

Nawkaw's proprietary products and innovative techniques are in use around the globe. Headquartered in Athens, Georgia, USA, Nawkaw is established across the United States, Canada, Australia, and New Zealand.

Partnering with property owners, architects, and contractors, Nawkaw offers the highest quality services and the best warranties in the industry. Nawkaw transforms brick, block, stone, concrete, or other masonry surfaces with colorful finishes that won't chip, peel, or fade.

1-866-462-9529 **INFO@NAWKAW.COM** **WWW.NAWKAW.COM**

Nawkaw®

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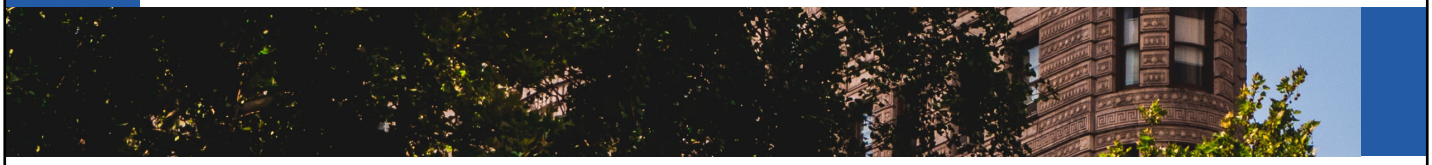
www.nawkaw.com

RENOVATION & RESTORATION OF HISTORICAL BUILDINGS & LANDMARKS

BY NAWKAW
09/2019



Preserving Historical Landmarks

Historical buildings represent far more than the sum of their parts. Beyond the concrete, wood, plaster, brick, and other materials assembled by workers at a building's inception, these creations represent a time that's long-since passed.

While all buildings may crumble and fade with time, many people see some buildings as symbols—landmarks that need preservation for their cultural significance. Restoring & renovating historical landmarks is a complex process that can involve hundreds of different techniques and skilled workers. Here's what you need to know about preserving symbols from our past for future generations.

What Threatens Historical Buildings?

No matter how well-built a structure is, various elements will slowly degrade and destroy any building material used. Here are just a few of the destructive elements that landmarks may face:

- **Neglect:** Vacant landmarks and buildings will degrade simply due to their vacancy, as all materials require upkeep and maintenance. Without people around to perform these crucial tasks, rot will set into wood, concrete will erode or change color, unique brickwork may become damaged or destroyed, and pests and other unwanted creatures will start their own tenancy where they can. Neglected buildings may also become a hotbed for crime, squatting, or vandalism. Living and working in the buildings themselves proves to be far more valuable in the long-term for preservation than simply leaving it be.

- **Changing Building Codes:** As we learn more about the forces of nature, the materials we build with, and the soil we build upon, building codes change and adjust to account for the new information. More often than not, that means that older buildings must be modernized to remain occupied—and sometimes, requires modernization to be allowed to stand in the first place. While many governmental bodies want to see the preservation of historical buildings and landmarks, building codes may lead to the condemnation and ultimate destruction of a building for not being up to snuff.

- **Wear and Tear:** While neglect can pose a threat to a historical landmark, wear and tear can wreak just as much havoc. As buildings are used and abused, the list of repairs inevitably stacks up. Not staying on top of repairs and allowing the building to operate regardless may result in code violations that revoke a historical landmark's status, cause a condemnation, and even slate a building for demolition.

- **Forces of Nature:** Strong winds can damage fixtures and throw projectiles at high speed through windows. Heavy rain can erode even the strongest of materials. Earthquakes, tornadoes, and landslides can rip a building from its foundations and destroy it completely. Natural disasters or not, forces of nature will fight for nature to reclaim the land on which a historical landmark stands. Neglect a building for too long, and the forces of nature will win.

Restoration & Preservation Methods

Depending on the age of the building, the material from which it was built, and the damage that has been done to the building over time, there are several restorative and preservative methods that can help a landmark stand the test of time and continue to serve its community for generations. Here are just a few:

- **Restoration: A Building As It Was**: Restorative methods are often utilized to bring a building back to how it had always been. This means relying on old blueprints and historical documents, such as old photos or fixtures, to restore the building. Restoration projects often face issues with building codes—as the original build process may not be acceptable in the modern day. However, on top of making adjustments to accommodate new building codes, the restorative build process often involves working with rough-cut lumber, old stonework and masonry methods, and degraded sealants & fixtures. Restoration may yield a higher fidelity to the original building, but likewise, will require a lot of work to ensure modern architectural influence is kept to an absolute minimum. For public reference, the U.S. Department of the Interior provides an online standards guide for the restoration of historic properties both inside and out.

- **Renovation & Adaptive Use; Future-Proofing Older Works:** Some historical landmarks aren't (or shouldn't) be used for their original purpose. These buildings and structures are often renovated and adapted to their new environment and may serve a purpose not originally intended. A great example of adaptive use is the current trend of renovating older warehouses to house shops, apartments, and condominiums. Renovations may not completely change a building's original design—but may make room in underused sections of the building for modern conveniences and new uses for the structure.

- **Preservation—A Building that Lasts:** Of course, the most important aspect of fixing a historic landmark is to ensure the work that's done is going to last.

Preservation methods involve affixing the exterior of a building with sealants or stains to keep the appearance of the building just as it had been for many years prior. Exterior surfaces can be treated with a water-repellant to ensure moisture doesn't cause mildew buildup or soak into a landmark.

Nawkaw specialized stains grant a range of long-lasting colors to those working on historical properties, giving them the tools they need to ensure their projects are completed with historical accuracy. Nawkaw also provides specialized application techniques. Our stains penetrate and form chemical bonds with the building material—and in the case of the NawKote-PC coating system, may protect against mold, mildew, and lend self-cleaning properties to exterior surfaces without VOCs.

The Challenge of Preservation & Restoration

Preservation efforts are sorely needed not just for the most famous of buildings in modern culture, but for small mainstays in towns and communities as well. Regardless of the size of the building and the scope of significance, however, a few challenges remain the same:

- **Sourcing Materials:** Many preservationists and renovators alike want to use the original materials in some capacity when working on historical landmarks. Unfortunately, in some cases, this is no longer possible. For instance—when the Notre Dame Cathedral was heavily damaged by fires in early 2019, restoration efforts were significantly challenged when it was uncovered that much of the wood sourced for the original build was 1,300 years old. Built from trees from forests that no longer exist, those working on the Notre Dame project have a considerable uphill battle ahead of them. The same issue exists for those working on older brick buildings. Brick is produced in batches—so if building owners do not order and save excess brick for future renovations, it will be impossible to purchase an exact match for the pre-existing brick. Newly-added brick can be stained and finished by Nawkaw specialized stain applicators to recreate the original look with modern materials. Securing authentic materials may be important to match the aesthetics of the building as it once stood, but modern technology grants us the ability to work with products of a much higher quality than was available when the building was first constructed. For instance, surfaces that once used cheap paints or stains upon construction can instead utilize high-quality mineral silicate stains that match aesthetic requirements and evoke the same look as the original material with higher sustainability in mind.

- **Talent:** Regardless of the financial burden, hiring qualified talent becomes another major issue for renovating historical landmarks. Older buildings designed and built with antiquated methods will require deeply specialized talent to repair or replace. These talented workers are a limited resource, and getting all of them in one place to work on your project may be more difficult as the project becomes more specialized.

- **Finances:** Finding a source of revenue to repair historical landmarks, particularly in underserved communities and smaller towns, will be a necessary challenge to tackle to preserve the longevity of local buildings of importance. Grants are one way to combat this issue. The federal government offers many historic preservation grants that can help ease the financial burden of repairs and renovations—these range from grants assisting underrepresented communities to hurricane damage grants.

- **Preparation:** Finally, preservation and restoration efforts rely on a solid foundation to rely upon. Surfaces that need to be re-painted or re-stained must be free and clear of mildew, mold, and similar contaminants. Without proper preparation, rot and mildew on surfaces will grow and eat away at any finishing work, forcing preservationists to start from square one. Nawkaw offers surface preparation on concrete and other building materials—backed by 30 years of experience in the industry. Properly prepared surfaces will keep your historical landmark looking its best for decades afterward.

Trust in Nawkaw's Experience & Knowledge

Historical landmarks remain a cornerstone in many towns, cities, and countries worldwide. The preservation of previous cultures and architectural styles remains essential—which is why Nawkaw offers comprehensive color matching & is often involved in Main Street Restoration Programs nationwide.

Nawkaw stains are designed to last—preserving the longevity of concrete and masonry and reducing maintenance costs over time. Missing brick for your renovation project and unable to find an exact match? Nawkaw's stains are uniquely formulated for masonry & concrete. Our custom-blended stains penetrate into those materials with a one-and-done finish that's environmentally friendly and built to last. Nawkaw can precisely match pre-existing brick to provide a seamless transition between old and new. With Nawkaw preservative techniques, strict adherence to the U.S. Department of the Interior guidelines on restorative projects, and funding through various private channels and projects, the pathway to preserving historical landmarks has never been so comprehensive. Now, with public and private interest alike, it has never been easier to preserve landmarks that may have otherwise been lost to time.

Ready to start on your historical landmark preservation project? Consider color consultation with Nawkaw and utilizing our stains & protective products to preserve your investment—and a piece of history.

Nawkaw Corporation | +1-866-462-9529 | info@nawkaw.com

Neenha Clock Tower

For over a century, the Neenha Clock Tower and city landmark suffered from pollution, grime, and dirt, which resulted in unsightly copper stains and damage to its brick and mortar. In order to restore the monument to its original beauty, Nawkaw used its proprietary stains to give the building a complete color treatment. Its brick, mortar, and stone were cleaned, restored, and mismatched brick and stone were stained to preserve the building's looks for many years to come.

Cincinnati Music Hall

The goal for the restoration and modernization of the Music Hall was to restore the heritage of the world-class facility for its performers and audiences as well as to improve the overall audience experience. Structural improvements were required to secure the legacy for future generations. All work had to meet standards of the Ohio State Historic Preservation Office and National Park Service.

"The High Victorian Gothic design was originally punctuated with an extensive decorative pattern of black brick among the red brick façade. An unfortunate sandblasting in 1969 eliminated virtually all the black brick patterning. The current project included a "re-staining," executed by coating each brick individually, based on historic photographs and telltale evidence of the locations of original black bricks."

- Masonry Design

View the video of the completed project:
http://bit.ly/NAWCMH

Margaret Mitchell House

Margaret Mitchell, also known as Peggy March to her friends and family, wrote the world's best selling book "Gone With the Wind" in this historic building. The house that was turned into a museum was in desperate need of color treatment to even out unsightly discoloration. The specifiers wanted the house to look historically accurate to the period when Margaret Mitchell lived there. To keep the looks as authentic as possible and to remain within the period of time, horsehair brushes were used instead of rollers and sprayers. The completed project turned out to everyone's fullest satisfaction and to this day remains a popular site for generations to come.

Hyatt Regency

The hotel and city landmark, Hyatt Regency, began to show considerable age. Nawkaw was hired to restore the discoloration on all 22 stories of the building. Due to many years of exposure to pollution from the busy city streets, the river rock aggregate of the poured-in-place concrete panels showed unappealing blemishes. In certain areas, the concrete had turned black, and some of the river rock texture was missing in other spots. The restoration of nearly 70,000 square feet of concrete surfaces included cleaning and preparation, application of stains to restore original coloration, and expert faux-finish work using multiple colors and custom templates to simulate the river rock.

Nawkaw®

ARCHITECTURAL FINISHES INSPIRED BY ART & SCIENCE

Contact Information:

Nawkaw Inc.
170 Whitetail Way
Bogart, GA 30622
United States

Phone: +1-866-462-9529
E-Mail: info@nawkaw.com

USA: 1-866-462-9529 | CAN: 1-888-896-6058 | INFO@NAWKAW.COM

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ARCHITECTURAL FINISHES INSPIRED BY **ART & SCIENCE**

Products

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Cookie Settings Accept All

Thirty years ago, North America's first stains for brick and concrete originated in Nawkaw's laboratories. Today, Nawkaw provides a portfolio of superior products with proven durability that has withstood the test of time. Each Nawkaw stain provides specific advantages, but all are formulated for longevity.

Locally Adapted | Scientifically Advanced | Environmentally Friendly

Because a brick home in Chicago is exposed to very different conditions than a concrete skyscraper in Sydney, Australia, Nawkaw created and educated regional teams of highly-qualified Color and Application Technicians who adjust color treatments for the specific climate and environmental factors in your area. In addition, Nawkaw's specialized research team in Athens, Georgia, can perform standardized tests on your materials and provide comprehensive advice.

Each Nawkaw stain provides specific advantages, but all are formulated for longevity. Mineral construction materials, such as brick and concrete, are open-pored, and a capillary effect naturally allows some moisture to penetrate the surface and escape as water vapor. Unlike various film-forming coatings, Nawkaw stains allow building materials to retain that natural breathability, thus preventing cracking, spalling, and delamination of the surface.

Nawkaw stains and technological processes are environmentally friendly. Developing zero VOC products and providing solutions that conserve and restore existing surface materials are just some of the ways Nawkaw is providing a better quality of life in a healthier, more beautiful environment.

Questions About The Science Of Nawkaw Products?

Briggitte Emmons-Vega

Research & Development Specialist

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NATIONAL VETERANS MEMORIAL AND MUSEUM

- COLUMBUS, OHIO, USA

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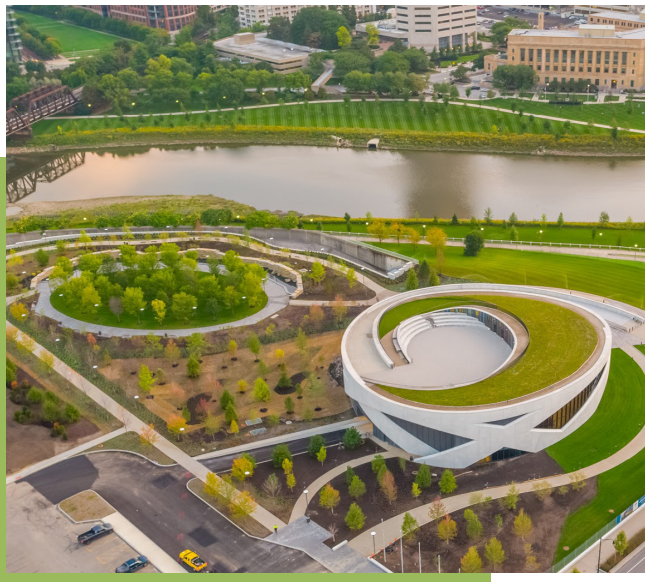
ARCHITECTURAL FINISHES INSPIRED BY ART & SCIENCE

THE CHALLENGE

The United States has always sought to honor its veterans–but in Columbus, Ohio, the foundation of a national museum had different plans in mind.

Replacing a legacy building on a plot of land lining the Scioto River, the National Veterans Memorial and Museum was designed to tell the stories of veterans beyond the scope of their national service. An inviting and inspiring façade created by **Allied Works Architecture** called for a dramatic contrast of elevated greenspaces and bold, gray concrete facades in a spiraling pattern.

However, the solemnity called for by the sheer cast-in-place concrete was dampened by discoloration of the concrete. Splotches and patches across the façade needed to be equalized to elevate the project to the level of veneration it deserved.



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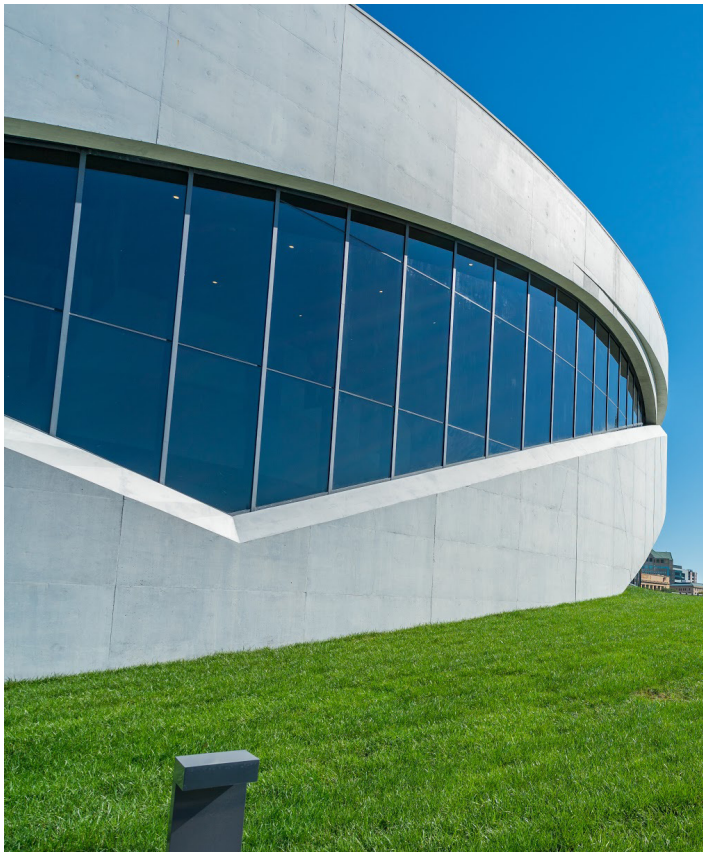
THE SOLUTION

Project managers selected Nawkaw for the lofty challenge of correcting the cast-in-place concrete paneling to create the monotone yet still-textured appearance of fair-faced concrete architects had envisioned. Nawkaw's task was to walk the fine line of recoloring the concrete surface without removing the material aesthetic desired.

To meet this need, Nawkaw utilized powerful, translucent stains–providing a long-lasting color solution without covering up the natural texture of concrete. Nawkaw reduced the variations of color without erasing them entirely. The final result beautifies the poured concrete as well as the overall project.

Today, visitors can appreciate the striking, inviting exterior of the National Veterans Memorial and Museum as they head inside to hear the ever-prescient stories contained within.



DURABLE SUSTAINABLE COLOR

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National Veterans Memorial and Museum - Columbus, Ohio

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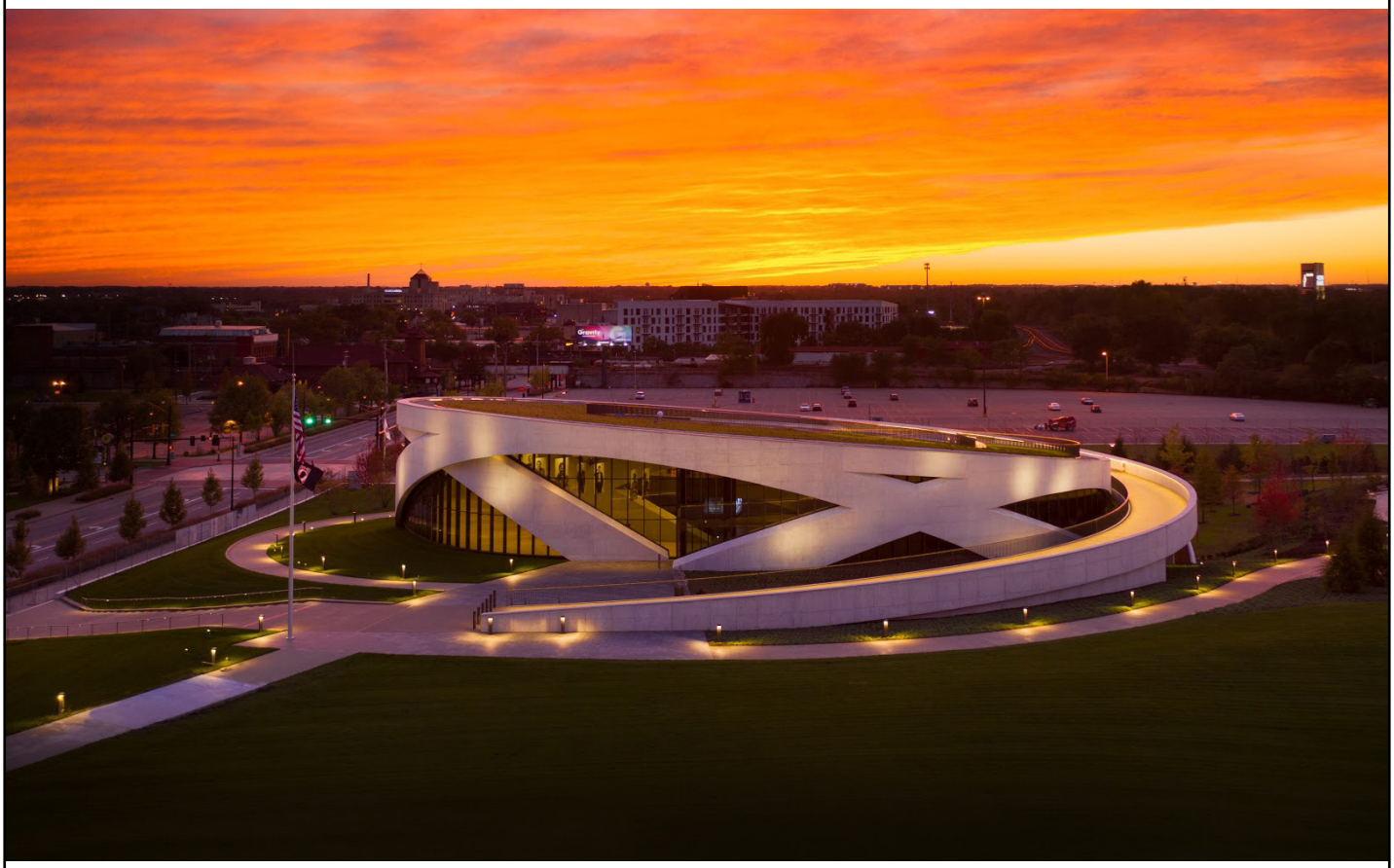
National Veterans Memorial and Museum - Columbus, Ohio



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Nawkaw MIDEAST

Changing the color of masonry — and concrete!

June 28, 2022

Dear Mark,

As requested, I am providing you with a list of references that have utilized our services in the past. Also, I am enclosing a list of projects we have worked on. Should you require anything further, please let me know.

REFERENCES

Mike Van Poppelen, The Belden Brick Sales Company, Fraser, MI	586.294.5400
Mr. Kim Mehl , Brickcraft Inc.	248.548.0777
Fidel Cashero III, Grumwell-Cashero Restoration	419.349.7846
Tom Michelini, Michelini Construction Co. Inkster	734.728.5116
Bill VanMarter Ram Construction Company	734.634.6178

PROJECTS

Cunz Hall, Ohio State University - stained pre-cast

Affleck House Frank Lloyd Wright house - stained mortar joints to original

MSU Wharton Center for the Arts - stained new brick to match existing

Knapp's Historic Dept Store, Lansing, MI - stained mortar joints in glass block walls

Kent County jail, Grand Rapids, MI - stained new brick to match existing

Chippewa Valley School's Administration Building - Changed color of existing brick

MSU Broad Modern Art Museum - Stained interior concrete to a more consistent range

Regards,

Jim Hogan, President
Nawkaw Mideast

Nawkaw Mideast • PO Box 676 • Howell, MI 48844 • **Office:** 810.599.2676 • **Fax:** 810.991.7500 • www.Nawkaw.com

Historic District Commission

Study Item and Materials

513 N River

Thanks, Ellen.

Good catch on the property line. We measured it out and it is only 5-feet from the garage. From talking with Andy last week, it is my understanding that we may build to the property line with a site survey. The building department will want us to include a 1-hour fire rating in the materials to build closer than 5-feet from the line. We would like to use Hardie-Board siding and Azek Trim both painted to match the garage and roll roofing (probably gray) since the slope will be minimal.

Also, here is the link to the closest fence product we can find to match the neighbor's fence. Unless that's accessible from hdc meetings in prior years.

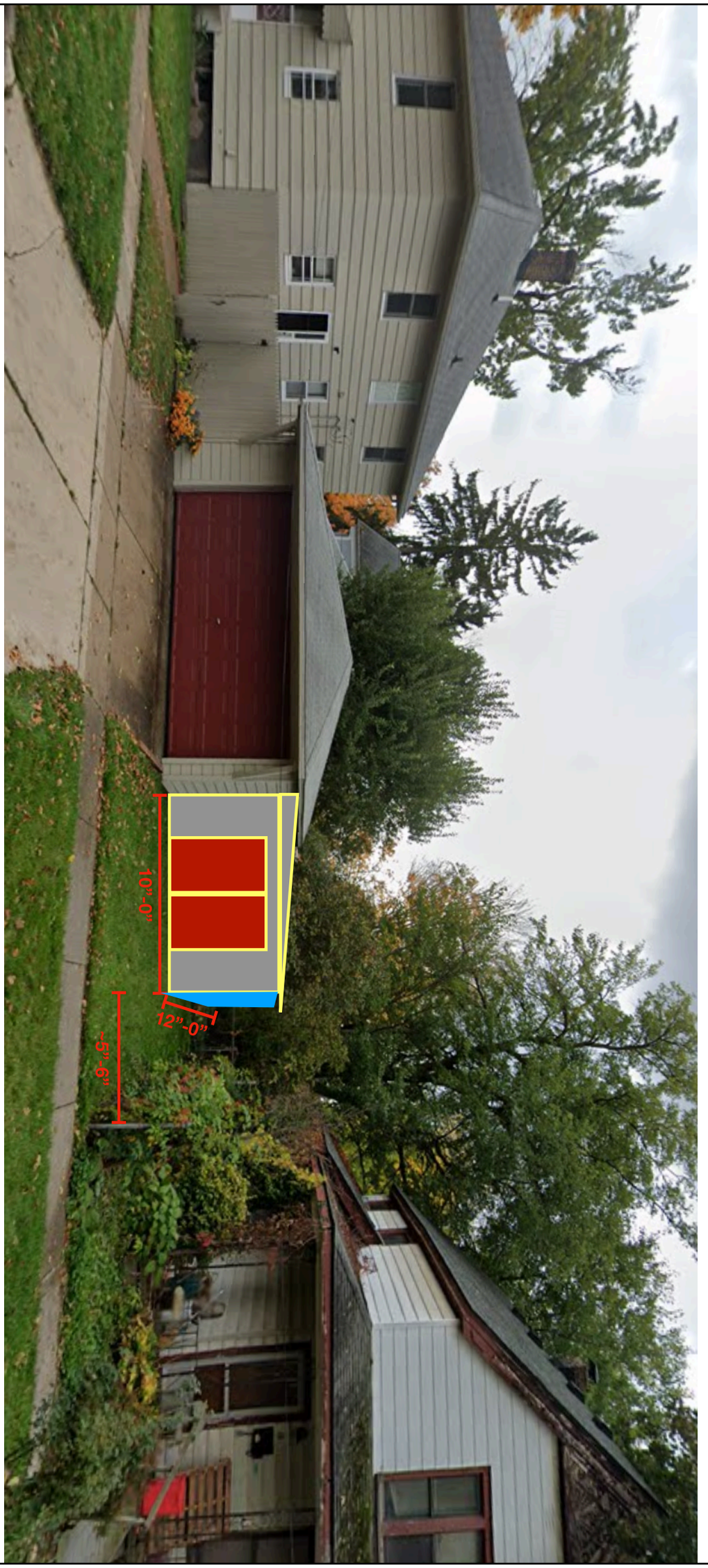
Finally, attached to the south side of the garage we are also proposing a covered patio area. Posts and framing will be exposed, treated wood stained to match the garage. Gray roll roofing will cover the top.

Looking forward to proposing this project on 7/12.

Stefan

Stefan Szumko
House-Storian, LLC
734-649-5024
house.storian@gmail.com

FORTRESS (Brand Rating: 4.6/5)
Athens 4 ft. H x 6 ft. W Gloss Black Aluminum Flat Top and Bottom Design Fence Panel


10'-0"
12"-0"
~5'-6"

St
12
Total: 9.38 ft
14
509
513
N River St

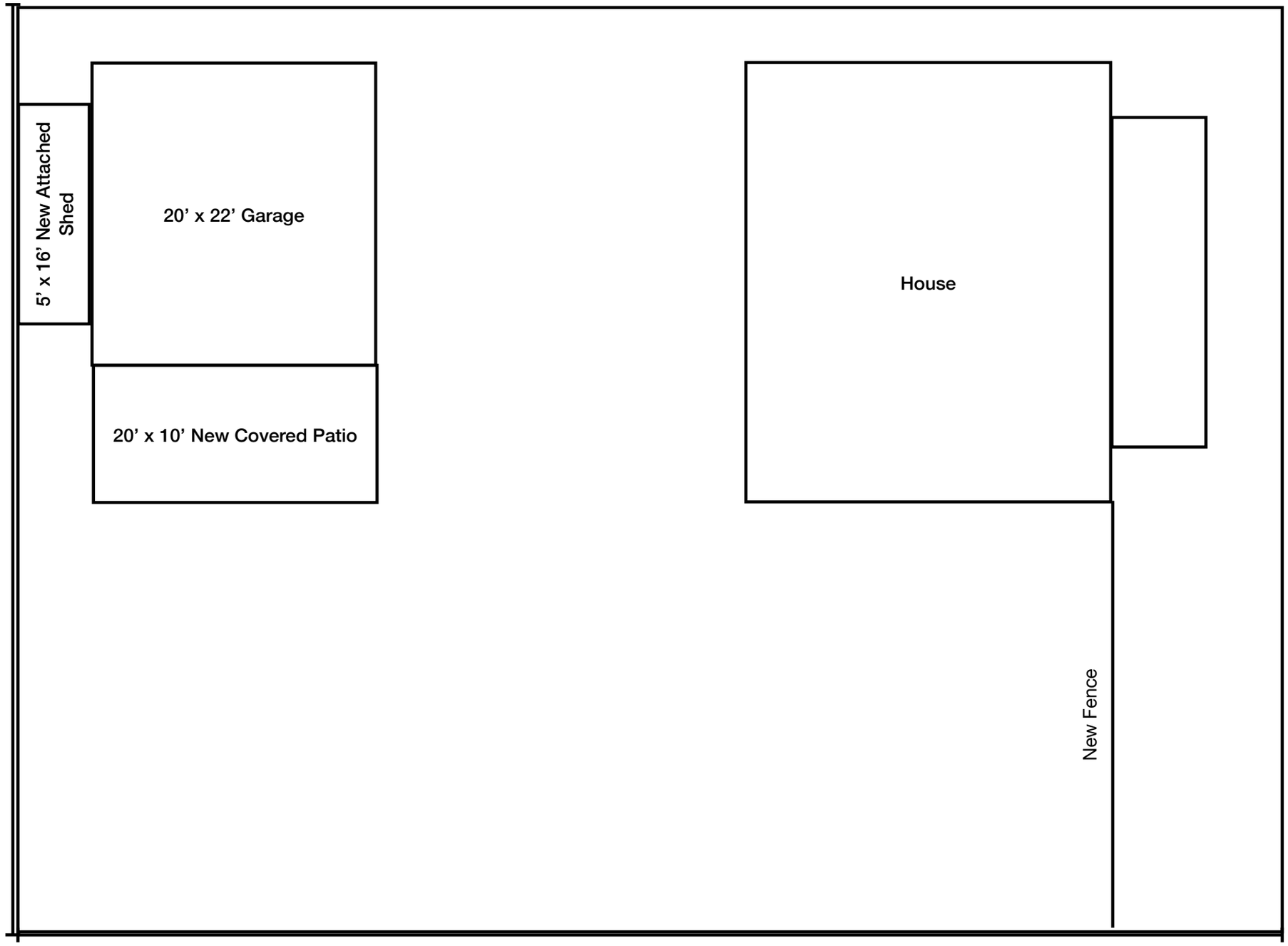
513 N River
Shed/Patio/Fence Proposal

Stefan J Szumko
House-Storian, LLC

734-649-5024
house.storian@gmail.com

4July22

1” = 8’



MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION
Meeting held in person and by Zoom at City Hall Council Chambers

Tuesday, June 28, 2022
7:00 P.M.

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CALL TO ORDER AND ROLL CALL

Meeting Called to Order 7:04 pm

Chair welcomed everyone, told public when and how they would have an opportunity to address commission.

Commissioners Present:

Alex Pettit – Washtenaw County, City of Ypsilanti
James Chesnut – Washtenaw County, City of Ypsilanti
James Ratzlaff – Washtenaw County, City of Ypsilanti
Stefan Szumko - Washtenaw County, City of Ypsilanti

Commissioners Absent: Delrhea Byrge—Washtenaw County, City of Ypsilanti, excused
Jeff Muir – Washtenaw County, City of Ypsilanti
Jimmy Huffman – Washtenaw County, City of Ypsilanti

Staff Present: Ellen Thackery, Preservation Planner

APPROVAL OF AGENDA

Motion: Szumko (second: Chesnut) moved to approve the agenda, with an amendment to change the wording under 8.1 to "Nomination of Vice Chair" instead of "Election of Vice Chair"

Approval: Roll call vote. Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

BUSINESS SESSION—none

OLD BUSINESS—none

NEW BUSINESS—none

STUDY ITEMS—

**300 W Michigan*

Staff Report: informal, because this is a study item. Staff offered that this building is the former EMU Business School, and the site includes the very large building, a concrete parking deck, and the courtyard space in between. Because EMU's proposed building would not have gone through local historic district commission review and approval at the time the building was built, the building is very large for the district. It is not a historic building (at least not at this point), so we are mainly looking at Standard 9, which says that proposed new work shall be…compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of…the environment. We could also perhaps consider Standard 5 as well that states that distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. Staff noted that the applicant seeks to stain the brick, and that it seems to staff that the curved overhang is really part of the original design team's intention so if there is a way to keep that, that would be really good for the building. There, could look at Standard 5. But, overall, the building is not historic so we are really evaluating what effects (if any) the proposal has on the building's historic neighbors and the larger historic district.

Applicant: Applicant Mark Smith attended in person. They are focused on opening the building onto Michigan Avenue and activating the space. The overhang hasn't been comprehensively investigated—it definitely has weathered and needs paint at least but might need much more intervention. Would try to keep it and enhance it. Seeks to stain the brick.

Discussion: Commissioners agree that opening building to Michigan Avenue is definitely a positive step. Building is present already—this isn't a new proposed building. It is here so commission is simply evaluating the work proposed going forward. Proposal is heading in the right general direction. Is there a functional purpose of the overhang? Applicant states that it doesn't really provide much shade. There are spots, however, where the trees/plantings have grown too much in and have not been maintained and so there is too much shade on the building in spots, and the low brick perimeter walls create an attractive nuisance and should be removed. Commissioner hypothesizes that the overhang likely does serve a functional purpose in reducing reflection off the windows below. Commissioner notes that commission doesn't have a lot of experience with brick stains. Applicant explains that this company, Nawkaw, has been selected to work on the Michigan Central Station in Detroit and the stain was used at an MSU library as well. Staff will include background information on the company and product with the packet when the actual application comes through to the commission. Brick is high quality so this stain would take well, and the project's designer thought that the brick stain would modernize the building. Product impregnates the brick [but staff notes that the company's website describes that the brick will still breathe], and the stain should last 20 years or more. A commissioner notes that the gray brick stain seems, to him, to blend the brick in even more and so is not a negative for the district. Is any work proposed on the parking garage? Not other than staining. Considering adding another level, but not definite at this point. Applicant's hope is that if this space gets activated for the public in the way he hopes, there may be more need for downtown or event parking and this structure could support that. Expanding the parking structure is expensive--$30,000 a space. Commissioner noted that the overhang is part of the original design intent and he thinks it should be preserved. Also noted that one downside of a stain is if you stain it, you must always maintain that, whereas if you leave the brick in its natural state, you don't have that

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additional maintenance step. Applicant noted that there are minimum tree requirements—the Pearl Street side will be difficult to plant because there is concrete from the structure to the road—excavation would be required. So, instead, they might overplant in other areas or make a payment in lieu of street trees for some of that. Southern and western sides will be easier to plant trees. Commissioner noted that commission tends to shy away from materials that are mimicking other materials—metal that outright mimics wood would likely not be appropriate but metal that looks like industrial metal would likely be more acceptable. Commissioner noted that the glass block used on the tower feature seems part of the design intent as well and he wondered if it should also be preserved. Applicant stated that this glass block was used in only two locations—the glass tower and an interior conference room. This glass block is bronze in color but some of it has been replaced with clear glass over the years. It's in pretty good shape. The commissioner wondered if that glass block was a significant design piece as well; he mentioned that it reminded him of a Saarinen technique where bricks would be glazed or tiles would be used to accent certain areas of a building. Applicant would like to use clear glass so that the building and its activities become transparent, open—taking down the barriers and moats like the Renaissance Center in Detroit used to have. Commissioner noted that the proposals all seem to be going in the right direction and that the applicant and his team have been very thoughtful about what they want to do and that they're managing all of the pieces of the process well.

Applicant will be looking into window films, but the windows themselves will remain as they are, and individual tenants may have different needs for light and protection from light. Some of the interior blinds and films will vary from tenant to tenant. Commissioner noted that the interior blinds or curtains are beyond the purview of the commission. Applicant stated he was considering a heated sidewalk in front of the building and seeks for his improvements to be in line with the overall vision for the downtown. Applicant stated that he plans to submit his application for action for the July 12 HDC meeting. He asks the commissioners to look at their concept for the courtyard—it will have space for scientists and the public to walk and there will also be a performance space. Commissioners have expressed that the overhang is an important feature, and one commissioner asked if Mr. Smith could ask his design team if there is any appetite for saving or reusing the bronzed glass block elsewhere. One commissioner mentioned that the awning is significant and maybe staff could research whether mention of the overhang exists in the archives at EMU. Applicant mentioned that the overhang does afford them the opportunity to add soft downlighting that could change with seasons. One commissioner mentioned that the City has lighting guidelines that protect the night sky.

ADMINISTRATIVE APPROVALS

1. 114 W Michigan—wood window restoration of the three second-floor windows, and a new EPDM roof
2. 101 S Huron—non-historic rear door replaced like for like

OTHER BUSINESS

1. Property Monitoring

a. Commissioners/Staff discussed property concerns and property issues under review.

2. Updates from Staff

b. Conflict of interest forms—please sign and return

3. **Commissioner Comments—**the stone sidewalks in front of 220 S Huron were broken during the construction work underway. Commissioners understand that sidewalk and road improvements are governed by MDOT and ADA regulations and that the HDC has no jurisdiction, but the HDC does ask if there is a way that their concerns about historic street features could be better integrated early in the process when the project is being planned? How can preservation concerns get a seat at that table earlier on? Entities working in the City need to know what historic materials need to be watched and that have value—there needs to be more awareness integrated into the process. Too, signage and/or curb colors could indicate historic district more clearly. City likely has many concerns that they're trying to inject into the project plan, but could preservation be part of those concerns and important historic resources be pointed out and planned for in the project?

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

HOUSEKEEPING BUSINESS

Approval of the Minutes of June 14, 2022

Motion: Ratzlaff (second: Szumko) moved to approve the minutes of June 14, 2022, as submitted.

Approval: Roll call. Unanimous
Motion carried.

Nomination of Vice Chair

Ratzlaff nominated Chesnut for Vice Chair, Chesnut accepted. Chesnut nominated Ratzlaff, but Ratzlaff declined. Election for Vice Chair will be next meeting.

Clarify schedule

Currently meeting every two weeks, then in November and December it would be once a month. November 8, however, is Election Day and none of our usual venues are available to us. We likely need to cancel and then call a special meeting if necessary. Commission will pick this conversation up at the next meeting and staff will clarify in the meantime what if any actions are needed to be taken by the commission when the move is made back to once/month and does Council need any feedback on this idea? What was the Commission's original motion regarding their schedule? Staff will confirm.

ADJOURNMENT

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

MEETING ADJOURNED at 8:15 p.m.

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